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(Continued from page 683.)

he won't, as the saying is, "walk to eat." The Record and Guide, therefore, as the leading trade and building construction paper in New York City, has decided to reverse the old saying and bring the mountain to Mohammed. We will publish an "Opportunity Number," wherein the leading brokers, operators and corporations interested in real estate will point out where, in their judgment, the great "Opportunities" lie. This number will be issued early in December, shortly after election, when people will have buckled down to business with the assurance of political calm, and no doubt with increasing business activity and confidence based upon a vastly brighter outlook. **Every sign visible today is of an optimistic nature.** Business is certainly reviving all along the line. Crops, so far, are more than satisfactory. Manufacturing are opening up, production is increasing and the purchasing power of the people is plainly much greater than it was. In other words, the procession is on the move. Some will get in on the band wagon, but others will walk, some trailing along at the end. The Record and Guide, with the "OPPORTUNITY NUMBER," wants to help those who are thoroughly alert.

This "OPPORTUNITY NUMBER" will contain important articles contributed by many of our leading constructors, building material firms, real estate brokers and operators. It will be fully illustrated so that its contents will insure its being very carefully read and studied by the vast number of capitalists, specialists and the public, who are today financially interested in real estate and building.

Everybody wants to know where money can be made. Everybody turns, in what may be called an investing frame of mind, to any serious story along this line. Everybody is seeking "Opportunities." The publication of the "OPPORTUNITY NUMBER" of the Record and Guide will be the psychological moment for all who have anything to sell in connection with building and real estate. Therefore this "OPPORTUNITY NUMBER" of the Record and Guide offers unusual advantages to advertisers and to all who are desirous of stimulating their business or increasing the force of their sales department.

THE upturn in building operations in New York since the first of July was emphasized strongly in the quarterly and monthly reports appearing in last week's Record and Guide, where it was set forth that the estimated cost of the buildings for which plans were filed in Manhattan during the last quarter exceeded the sum represented by the filings in the corresponding quarter of last year by four million of dollars, the increase being principally in office and loft buildings. In the Bronx also the record of the quarter just ended surpasses that of the corresponding quarter in the year 1907, both in the number of buildings and in the estimated cost, the increase being mostly in dwellings and tenements, as is natural for this borough if it is to make progress. It is significant of the turn which affairs have taken that tenement-

house work, taking the city over, is going ahead faster than last year at this time, for the plans filed during the last quarter represented an appropriation of six hundred thousand dollars in excess of the sum specified by the plans in the third quarter of 1907. In the month of September the total amount of all work planned in each of the three largest boroughs exceeded both in number of buildings and in estimated cost the records in these respects made by September, 1907. In Manhattan tenement work has been slower in overtaking the record of the previous year than any other class of work, but the improvement in this respect will in all probability be more marked from now on, judging from the number of loans that are being made, in amount much greater than a year ago. One of the large lending corporations, to give a specific example, reports that its mortgage business for September of this year was more than three times that in September of last year. It is to be said, however, that not all the work that has been planned since midsummer has yet been transformed into signed building contracts even when sufficient time has elapsed, as a feeling is abroad that some advantage is to be gained by waiting until political questions are settled by the election. Other investors are taking advantage of this general disposition to make their contracts before the event with the expectation that they will save both in time and cost. They have faith in the recuperating power of this great country of ours regardless of anything that can possibly happen in politics at this time. No one should worry about impossibilities. To estimate the amount of work that is being held back is not possible, but if it shall all be released after election day busy times for contractors will begin about then, though the full benefit to the trades will not be observable for several months to come, or, with allowances for the embargo of the winter season, not until next spring.

NOW that the plan for widening the roadway of Fifth Avenue from Twenty-fifth to Forty-seventh Streets has been definitely undertaken, the Bureau of Highways should consider one consequence of the widening, which hitherto has not received enough attention. We refer to the increased difficulty of crossing the widened highway. A pedestrian can cross a street forty feet from curb to curb with comparative ease even when the vehicular traffic is heavy. But a street fifty-five feet wide is a very different matter. Such a thoroughfare, when used by a large number of vehicles, cannot be crossed with safety, unless islands are placed in the middle of the roadway upon which pedestrians can remain until they find a chance of getting through the second stream of traffic, which will, of course, be traveling in a direction opposite from the first. This is the practice in all European cities, and it must eventually be adopted on Fifth Avenue. The vehicular traffic on that avenue will undoubtedly largely increase, not only on account of the widening itself, but because of the inevitable augmentation in the use of motor-cars. In the taxicab systems, New York has for the first time a cab service which is satisfactory and which is destined to grow rapidly from year to year, and, of course, the good private cars, which are now being put upon the market at a comparatively low price, will soon multiply even the existing large number of automobiles in the hands of individual owners. As a consequence, Fifth Avenue will be more than ever flooded with two streams of rapidly moving vehicles; and the safety of the pedestrian absolutely demands an island opposite every corner on which he can stop and await his chance. Moreover, these islands are just as necessary in the interest of the storekeepers of Fifth Avenue as they are in that of pedestrians. Any considerable difficulty in crossing the avenue will deprive them of a great deal of trade. It is essential for their prosperity that shoppers should be able to get to a store on the other side of the avenue without too much delay and without anxiety. The Fifth Avenue Association should, in their own interest, take this matter up, and see that the plans for the improvement comprise an adequate number of "Isles of Safety" in the middle of the widened roadway.

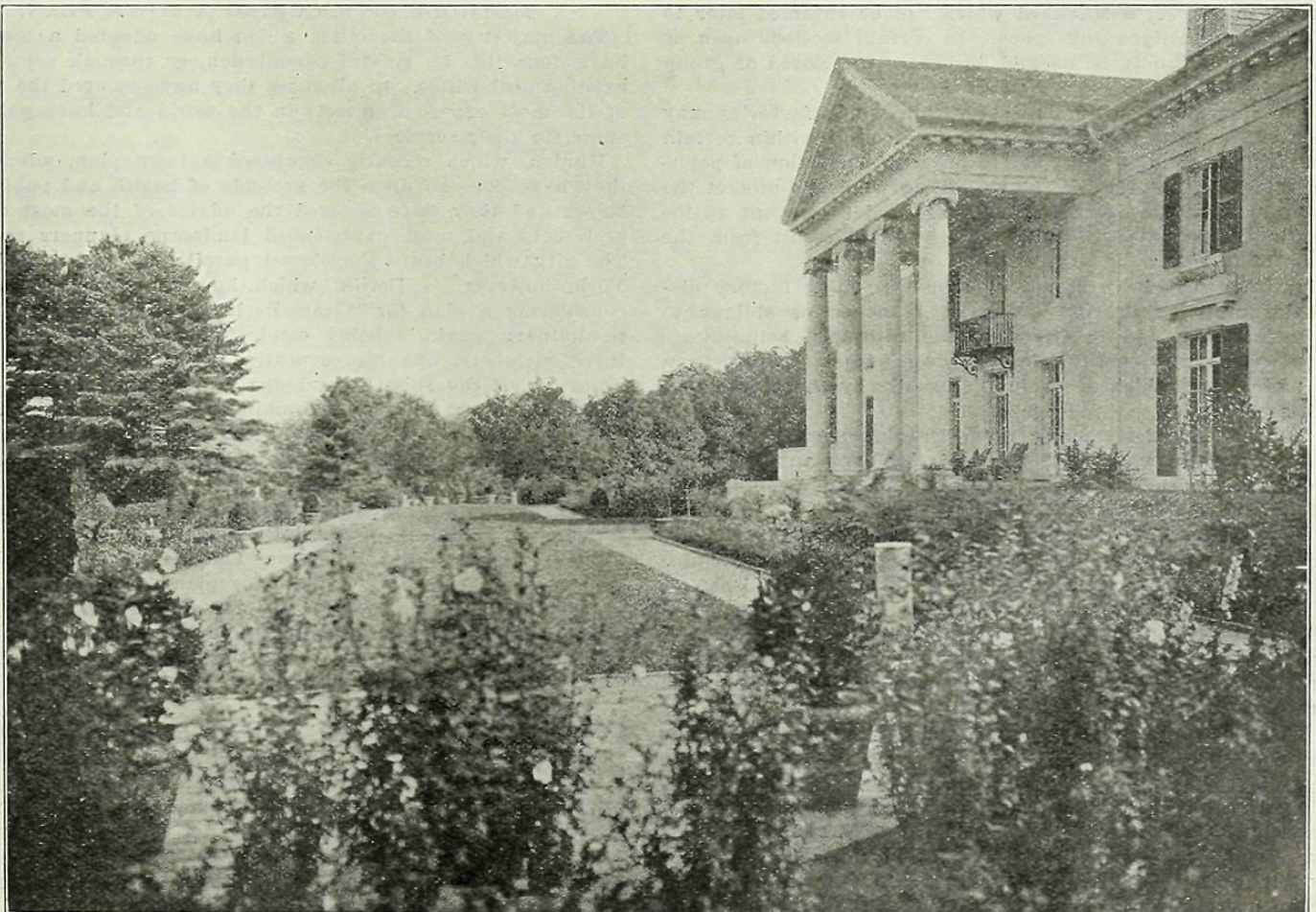
THE Building Code Revision Commission has finally announced the kind and degree of limitation which it proposes to place upon the erection of skyscrapers. In general, the proposed regulation would restrict the height of office buildings to 300 feet on ordinary streets and 350 feet on public squares. That a regulation of this kind should be called a restriction is an interesting comment on the change which has recently taken place in the standard of office building construction. Only a few years ago there was but

one office building in Manhattan whose height exceeded 300 feet, and if a restriction so worded had been proposed at that time it would not have been considered a restriction at all. No property-owner wanted to build more than a twenty-story building. But now that so many structures between twenty-five and fifty stories in height have been erected or planned, a restriction even of this extent will doubtless be considered a great deal of a hardship. It is too early to predict whether the proposed regulation of the Commission will be accepted, but the Record and Guide doubts very much the advisability of restricting the height of office buildings in just this manner. If any limitation is to be imposed on the height of office buildings in New York, such a limitation should, we believe, be made more flexible. When a property-owner controls a whole block, as does the Equitable Life, or the Metropolitan Life, public health and public safety are not endangered by the erection of a tower, covering a portion of that block, whose height is far greater than 300 or 350 feet. On the other hand, there are streets in the financial district over 45 feet wide, on which reasonable objections can be made to a building even 300 feet high. It looks to the Record and Guide as if the Commission, before this vexed question is settled, will probably have to guess again.

THE proposal of the City Club that the cost of building subways should so far as possible be assessed on the property benefited is not likely to receive a very cordial reception. The present system of assessment for regular improvements is applied in such an arbitrary manner, and is the frequent occasion of so much injustice that the owners of real estate would fight to the limit any extension of the system, which rendered them liable for heavy additional charges. In principle it does seem entirely fair that a district, such, for instance, as Washington Heights, which is made accessible by a subway, should contribute to the cost of its construction; but the application of the principle presents enormous difficulties. The proper area of assessment is always a matter which is difficult to decide and which is sure to injure some property owners without any compensating benefit; and even more difficult would it be to distribute the assessment justly throughout the given area. According to the experience of European cities, the most practicable way of making the real estate which is benefited pay some of the cost of a transit improvement is the purchase by the city previous to the improvement of a certain portion of the benefited property. But such a system can-

not be used just at present in New York. Not only would it be unconstitutional, but even if legalized, it would not be very profitable. As Comptroller Metz has pointed out during the past week, the City always pays extravagant prices for any land it condemns; and in this way would reap but a small portion of the whole benefit of a great transit improvement. There seems to be no practicable way at present to build subways except to assess the cost on all taxpayers equally, and to take care that all taxpayers shall be in the long run equally benefited.

THE plan of Mr. Wilgus for a freight subway has not aroused as much public interest as it deserves. The comments in the papers have been on the whole favorable, but their favor has not been attended by any exhibition of enthusiasm. The only opponent has been Mr. Irving Bush, of the Bush Terminal Company. He has declared that the proposed subway could not possibly pay; but inasmuch as he and the company he represents are interested in the water-front of South Brooklyn, his testimony cannot be considered to be wholly disinterested. The difficulties in the way of the plan are, however, admittedly enormous; and if Mr. Wilgus is to secure the support he needs, he will have to organize public opinion in its favor. He will have to secure, that is, the active cooperation, first, of the shippers of freight in Manhattan, and second, of the leading companies engaged in transporting it. It is the business of Mr. Wilgus, consequently, to secure the approval of such organizations as the Chamber of Commerce, the Merchants' Association, the Board of Trade and Transportation. Nor is this all. He must also be able to show that the railroad corporations with terminals in New Jersey will be glad to use the subway. If he fails to secure support of this kind, his plan is bound to be abortive. Pending, however, the efforts now being made to obtain this support, an investigation should be undertaken by the Public Service Commission in order to determine the future attitude of the local authorities towards the plan. If a freight subway is practicable and will accomplish what is claimed on its behalf, it will do more for the business prosperity of New York than any other single improvement, and it should be pushed not merely by the New Amsterdam Company, but by those responsible for the municipal welfare. The people of New York should consequently be supplied with the necessary facts. A public investigation should determine whether the plan is practicable, and if practicable, how far it would be profitable; and it is the duty of the Service Commission to make such an investigation.



House of Mr. John J. Chapman at Barrytown.

A HUDSON RIVER COUNTRY SEAT.

Charles A. Platt, Architect.



CONSTRUCTION



TOWN PLANNING IN EUROPE.

Investigations of Mr. Benjamin C. Marsh, Executive Secretary of the Committee on Congestion of Population.

[Having returned from a tour of European cities in the interest of the Committee on Congestion of Population, Mr. Benjamin C. Marsh has prepared the outline of a report upon his investigations. Mr. Marsh is the executive secretary of the committee, and just previous to his departure for the other side he addressed the New York Building Commission on the subject of the limitation of build-

ing height. While abroad he studied the subject of town planning, together with certain aspects of congestion in population in relation to real estate and building construction. Some of the matters treated in the following summary which he has prepared for publication bear a relation to some which the Building Commission now has under consideration.]



TOWN PLANNING has been a recent development in European cities, practically founded on the law of Prussia of 1875, concerning the laying out of and the alteration of streets and squares in cities and country places. Saxony adopted a general law in 1900 and Hesse adopted a law in 1902, dealing with the problem of housing and town-planning. Among the other countries which have taken up town-planning are Austria, Belgium, Denmark, Holland, Italy, France, Germany Norway, Sweden and Switzerland. The Local Government Board of England has introduced into Parliament a most far-reaching town-planning bill.

Among the most important cities which have developed town planning are Frankfurt-am-Main, Cologne, Dusseldorf, Mannheim, Munich, Zurich, Lausanne, Madgeburg and Vienna. Berlin and Paris have proposed plans. They have dealt with the problem in a thorough-going manner, including in their consideration not merely the present conditions of the city, but the probable development for a period of twenty to twenty-five years.

THE ESSENTIALS OF TOWN-PLANNING.

The matters fully taken into consideration and provided for by the various town-planning commissions and authorities invested with town-planning in the various cities are as follows:

1. The division of a city into districts in which buildings only a maximum height and a given number of stories may be erected, covering a definite proportion of the site. The number of stories and the proportion of the site which may be covered usually decreases as the distance from the centre of the city increases. The laws are based primarily upon the existing building conditions and the existing values of land in the inner sections of the city, while in the outer sections of the city there are attempts to restrict the speculation in land and to definitely set a standard which can be enforced later to provide adequate light and space. In certain sections open or detached building only is allowed, in others the closed or group system of building.

2. The determination of districts within which factories may be located, and the prohibition of their erection within certain areas. This is usually done, not to prevent congestion of population solely, but because of the prevailing winds, to protect the community from the odors and the noise and to prevent an increase in the value of the land, which would result from the location of factories.

Cities frequently have co-operated in developing factory districts by urging railroads to extend branches or sidings to certain factories, and in Germany the railroads, being State enterprises, have co-operated in this project by extendings from their main lines, which are paid for usually by the plant seeking this connection.

A number of cities, among them Frankfurt-am-Main, have mixed quarters in which factories and dwellings are permitted, but only for workers in the factories, and the dwellings are subject to very strict regulations.

3. The laying out of streets, main and secondary, the determination and laying of lines of sewers, the need for which is usually anticipated for a period of 20 or 25 years at least.

4. The provision of means of transportation for passengers. An enormous majority of the cities which have developed town-planning own their own street railways, or exercise exclusive control over the existing lines under private management, and secure a large profit from them.

5. The provision for open spaces, parks, playgrounds, squares for monuments, etc.

6. It is remarkable that a large purchase of land by the municipality has been the recognized programme in most of these cities. Goethe urged it and the Prussian Government and the government of the other provinces in Germany have endorsed it, and it is recognized as the only way in which the city can exercise a proper supervision over the development of real estate and prevent speculation in land which will make homes and gardens for its working classes impossible. Frequently the municipalities have erected houses for their own employees, although this has not been universally true.

7. Most of these cities have the right to expropriate land, not only that needed for public purposes, but more than that needed for the immediate object, with the right to resell or to relet the land, and this excess condemnation has been a most important factor in making possible the extensive improvements.

8. The replotting of land is also recognized as an essential in securing proper light and air, since these several cities deal with a block as a block and recognize (similarly to the Building Code Revision Commission of Washington) that it is impossible to provide a standard of light and air for a building on a lot, irrespective of the present or future conditions of building on the other lots of the block.

One of the most noted instances of this replotting is the "Lex Adickes," of July 28, 1902, passed by Prussia for Frankfurt-am-Main. It was the purpose of Dr. Adickes, Mayor of the city, to secure legislation giving the city the right compulsorily to throw together lots that are not built upon in a block, or even some that have buildings, if the block is badly arranged; to combine them together, make suitable streets, provide proper dimensions and redistribute lots, or the proportionate value of the lots, to the several owners. The majority of the owners, however, must usually, under this present law, make petition in order to have this redistribution effected.

9. The acquisition of additional area to the area of the city at the time town-planning was projected has been an almost universal procedure. Cologne plans to secure several times its own area in the near future. Dusseldorf in 1907 added 9½ square miles. Frankfurt-am-Main will shortly treble its area chiefly to make provision for cheap homes for working classes. Berlin is now considering the adding of an area of 468,000 acres, containing large cities with a population of over one and one-half million. Berlin, at present, owns about 2½ times the area of the city outside the city boundaries.

METHODS OF SECURING A TOWN PLAN.

The majority of the cities which have adopted a town plan have done this by special commission, or through some of the existing authorities. In all cases they have secured the services of the most expert architects in the world and have paid large sums for their services.

Munich, which recently organized a town plan, admits that they have done so upon the grounds of health and public well-being, and they have secured the advice of the most eminent architects and most experienced landscape planners available. The city which bears the closest parallel to conditions in New York, however, is Berlin, which has, for over a year, been considering a plan for "Gross-Berlin" as outlined above. The preliminary work is being conducted by a sub-committee of three members, one representative from the city, one representative of the suburbs and one representative of the Architectural League; and by a committee of labor, of about thirty members. In this latter committee sit representatives of the large participating cities, the suburbs and the League of Architects.

In a preliminary progress provisions are made in this plan for the development of special districts for tenement houses, villas (country seats), business, factories and industries. A competition is now in progress for plans of a Greater Berlin, in which competition large prizes are offered and which is generally being entered into by the prominent architects of Europe. October 1, 1909, has been set for the final day on which rough drafts or preliminary plans may be handed in.

SUMMARY OF THE TOWN-PLANNING BILL INTRODUCED INTO PARLIAMENT BY THE LOCAL GOVERNMENT BOARD OF ENGLAND.

A town-planning scheme may be made in accordance with the provisions of this part of the act, as respects any land which appears likely to be used for building purposes, with the general object of securing proper sanitary conditions, amenity and convenience in connection with the laying out and use of the land. This town-planning scheme must have the approval of the Local Government Board.

The use of land for building purposes shall include the use of the land for the purpose of providing open spaces, parks,

pleasure or recreation grounds, or for the purpose of executing any work upon the land, whether in the nature of a building work or not, and the decision of the Local Government Board, whether any purpose is a building purpose or not, shall be final.

Special provisions must be inserted in every town-planning scheme, defining the area to which the scheme is to apply and the authority to be responsible for the execution of the scheme. Where land included in a town-planning scheme is in the area of more than one local authority the Local Government Board may direct which local authority shall have jurisdiction, or whether a joint body constituted specially for the purpose of the scheme shall have the authority.

The authority responsible for the execution of a town-planning scheme may, after giving such notice as may be provided by the scheme and in accordance with the provisions of the scheme—

(a) Remove, pull down, or alter any building or other work which is such as to contravene the scheme, or in the erection or carrying out of which any provision of the scheme has not been complied with; or

(b) Execute any work which it is the duty of any person to execute under the scheme in any case where it appears to the authority that delay in the execution of the work would prejudice the efficient operation of the scheme.

Any expense incurred by a local authority under this section may be recovered from the persons in default in such manner and subject to such conditions as may be provided by the scheme.

The Local Government Board is the final authority as to whether any such building or work contravenes a town-planning scheme. Provision is made that any person whose property is injuriously affected by the operation of the town-planning scheme may obtain compensation, in respect thereof, from the authority responsible for the execution of the scheme, and where such a scheme injuriously affects any property but at the same time increases the value of certain other property, a compensation is paid under this section in this way; but the authority responsible for the execution of the scheme may recover from the persons whose property is so increased in value the whole, or any part of, any sums which the authority is liable to pay as a compensation, not exceeding in any case the amount by which the property is increased in value.

Money borrowed for the purpose of this part of the act shall not be reckoned as part of the debt of a borough or urban district for the purposes of the limitation on borrowing of similar purposes under the authority of the Public Health Act. It is the purpose, it may be noted, of this town-planning bill to provide for the restriction of the number of houses and number of rooms per acre—and the ideal of English cities is not to have more than 12 to 20 cottages per acre at the maximum, and to restrict also the location of factories, but a large measure of "Home Rule" is afforded to each city.

BERLIN AWAKENING TO THE NEED FOR TOWN-PLANNING.

European cities are awakening to the great importance of securing normal living conditions for their citizens. Prof. Muirhead has said, "The problem of the last generation was to provide gas and water; the problem of the next is to provide light and air." This fact is being recognized by every great city striving for enlargement.

A brief summary of conditions in Berlin will be of great value in explaining the need for town-planning. There is probably no European capital which more nearly parallels New York in the arrangement of its buildings than Berlin. There the barrack system has been extended and, although courts have been opened and the proportion of the area that may be built upon is restricted, so that the horrible tragedies of our dumb-bell tenements and the scarcely less pathetic travesty on good housing afforded by the present Tenement House Law in New York City, which is bound to perpetuate many of the serious problems with which charities are dealing, are not duplicated so extensively, still they are a dire menace to health.

A most careful study of conditions in the principal industrial towns of the German Empire was made recently by the Board of Trade of England, and they presented the following indictment of the conditions in Berlin which are duplicated, in most respects, by conditions in New York. The poorest houses in Berlin are those which were built under the by-laws of 1853, when it was a town of 428,000 inhabitants, with an industry of insignificant proportions.

The next important revision of the by-laws was that of January 23, 1887. Midway between 1853 and 1887 occurred the most baneful period of speculation which the real estate market of Berlin has ever experienced. It immediately followed the establishment of the Empire, and was stimulated not only by the feverish activity which at once marked the commercial and industrial life of the capital, but also by the flooding of the money market by the French indemnity. The building regulations of the time were not stringent enough to check the excesses of the house speculators, who built wherever land could be bought most cheaply and were indifferent as to the means by which their handsome profits were obtained. This period saw a wide development of the courtyard system of building, but

it was a development on unhealthy lines. As the by-laws did not specially determine the maximum proportion of a plot which might be covered with buildings, the courtyard was unduly restricted. Again, though there were basement dwellings (Kellerwohnungen) before, they multiplied during this period, with results from which Berlin suffers to the present day. Yet there were improvements as well. For example, while formerly the closets were largely found in the courtyards, they were now more frequently placed on the stairs within the house. The by-laws of 1887 were specially important, since they systematically prescribed how a building plot should be used—how much of it might be built upon, how much must be left free; they marked, in fact, the beginning of the Berlin Corporation's serious crusade on behalf of free light and air for the dwellings of the working class. Restrictions were also imposed as to basement dwellings.

PROPORTION OF BUILDING TO SITE.

Under the code of 1897 the regulations as to the proportion of a building site which may be built upon are uniform in the case of all plots not exceeding 32 meters (105 feet) in depth, whether the land has been built on before or not. Where this depth is exceeded a distinction is made between building plots situated within the former wall and those outside this area. In other words, greater density of building and thus of population is allowed in the old town. In determining the amount of a given site which may be built upon, Berlin departs from the usual German plan of fixing a definite proportion of the total surface. Here the plot is divided on the plan into two or three strips, according to its area, of which the first, having a depth of 6 meters (19½ feet) from the street building line, may be entirely covered with buildings, but the second only to the extent of seven-tenths; where the plot is deeper than 32 meters (105 feet) five-tenths or six-tenths of the remainder may, as a rule, be built on, according as the plot is outside or within the old town area. The areas of these proportions are then added together and they form the total surface which may be covered, but the actual location of the required open space is not fixed by the by-laws.

Dr. Rudolph Eberstadt, commenting upon the conditions of German tenements, says: "The system of courtyard dwellings is both from the hygienic and social standpoint equally injurious. The court is surrounded on four sides by walls 20 meters (65 feet) high, so that the air within is stagnant and never forms currents; no sufficient motion of the air is possible. During the warmer seasons of the year this evil is increased by close temperature and defective cooling of the air. The extension of the courts by a few meters offers no remedy; a thorough renewal of the air can take place neither in the walled-in courts nor in the adjacent dwellings. In-draught and through-draught are blocked in every direction, and whether this immovable cube of air is a little larger or smaller makes little difference to the faultiness of the whole arrangement."

The student of tenement house conditions in New York City will find some sad possibilities for comparison. The fact is, the Board of Trade Report continues, that, metaphorically speaking, Berlin puts its wealth in the front windows; the scarcity is kept in the background. They have been, of course, some very interesting efforts by private individuals and by co-operative societies to deal with the housing problem and to provide good houses which will be homes, at reasonable rents, but the plan for the enlargement of Berlin shows the appreciation by the authorities that private charity, as a corrective or antidote for speculation in land and exploitation of tenements, is a complete farce and absolutely ineffective. Herr Heinrich Freese, of Berlin, classified the rents of his working people in 1903 and found that, whereas in 1892 his workmen had to devote the earnings of 43½, out of a total of 300, days to rent, the earnings of 49 3-5 days went in that way in 1903.

NEW SITE FOR FIRE TESTS

The northwest corner of Norman ave and Monitor st, Brooklyn, has been selected by Ira H. Woolson, E. M., adjunct professor of civil engineering of Columbia University, as the place where he will conduct all of his tests of building material. The change from the old site on 116th st is the result of the sale of that property to Paterno Bros., who will erect an apartment house thereon. Prof. Woolson states that he was influenced to go to Brooklyn by the difficulty of securing efficient watchman's services in Manhattan, for the short time required, by the fact that he did not want to conduct fire and water tests in a neighborhood where they might prove a nuisance, and because the place chosen is more central for those interested to come from all parts of Greater New York. As a watchman is required in the immediate neighborhood of the new site it will prove more economical than others that might be available.

The first test to be conducted in Brooklyn was the one at which Prof. Woolson officiated Thursday of this week, when a concrete triangular mesh of the American Steel & Wire Co. was subjected to a temperature averaging 1,700 degrees for 4 hours, after which the firemen were called in. A load test was included. The installation was made by the Neuchatel Asphalt Co. A list of the names of the persons invited to attend was printed in last week's issue of the Record and Guide. Prof. Woolson will have his report ready in a week or so.

WHAT IS SAID OF THE NEW RULES.

Not Considered Very Definite or Imaginative, But in a General Way Not Seriously Objected To.

THREE hundred feet does not seem at first reading of the Building Commission's report to be a very severe restriction to put on building height, and for that reason the first comment on the public's part was that the Commission had been generous—also not very certain of its case, and not very determined on what should be done. Some architects said it was almost no restriction at all. Upon closer reading it was perceived that upon most classes of buildings other than office buildings there is a real restriction placed for building height, but none at all for area, and that has induced remarks that the meaning of the provision is, after all, not very clear, and needs to be explained in the light of other sections, which have not yet been submitted.

A very general feeling among architects is that the limitations should have been predicated on volume or bulk rather than on height alone, and in this connection it is thought that the weight of opinion from the fire department and underwriters' representatives must have prevailed. At any rate the commission was not very imaginative, to judge from results. The report is addressed to Hon. William Kenneally, Chairman of the Committee of Buildings, Board of Aldermen, under date of October 6, 1908, and is as follows:

The Building Code Revision Commission has tentatively approved the following affecting the limitation of the height of buildings in New York City:

Sec. —. Limits of Height.—All buildings hereafter erected shall be limited in height, except as herein otherwise provided, in general accordance with the width of streets on which they face and shall not exceed 300 ft., except where the width of streets is less than 45 ft. the height of buildings may be 135 ft. When buildings face upon a park, square, plaza, or similar public place the height shall not exceed 350 ft. Provided, that no fireproof buildings of Classes "E" and "F," except office buildings, observatories and grain elevators, hereafter erected or altered shall exceed 150 ft. in height.

The Building Code Revision Commission respectfully requests that the Committee on Buildings of the Board of Aldermen introduce the foregoing as an ordinance in the Board of Aldermen so that action may be taken in accordance with the provisions of Section 407 of the Greater New York Charter, which is as follows:

The Board of Aldermen is authorized by ordinance to regulate and restrict the height of buildings to be hereafter erected in the city. When any ordinance on that subject is introduced the Board of Aldermen shall provide for a public hearing in reference thereto, before it or appropriate committees; and no ordinance restricting the height of buildings shall be passed unless it is approved beforehand by the Board of Estimate and Apportionment by a resolution or vote of a majority of the members of such board entered on its minutes of record, and unless it shall be passed by a majority of all the members of the Board of Aldermen, the vote being taken by ayes and noes.

You will observe that before the Building Code Revision Commission can make a definite recommendation in regard to this provision the Board of Aldermen will have to hold a public hearing, and it will have to be approved by the Board of Estimate and Apportionment.

Classes "E" and "F" referred to in the foregoing are as follows:

Class E—Office Buildings, Lofts, Stores, Warehouses, Restaurants, Markets, Refrigerator Plants, Stables, Factories, Work Shops, Printing Houses, Slaughter Houses, Rendering Plants, Breweries, Sugar Refineries, Observatories.—All buildings of this class hereafter erected over 59 ft. in height shall be of fireproof construction, except as otherwise provided in section 25 of this code.

Class F—Light and Power Plants, Car Barns, Garages, Smoke Houses, Laboratories, Railroad Freight Depots, Oil Houses, Oil Refineries, Grain Elevators, Foundries, Coal Pockets.—All buildings of this class hereafter erected shall be of fireproof construction.

Awaiting your early action, I am,

Yours very truly,

(Signed) THOMAS J. BRADY,

Chairman.

VARIOUS OPINIONS.

Mr. William O. Ludlow, of Ludlow & Valentine, architects, 1 East 27th st, was one of the first to point out to the Building Commission the desirability or necessity for some restriction on building height or area. He said, this week, when asked for his views, that he was in sympathy with the proposition to limit heights in accordance with the width of streets, and also to allow buildings of greater height facing public squares. Further,

"I presume, from the wording of the recommendation of the committee, that a more detailed scheme of the method of limitation of heights, will be forthcoming, for the general provision that on streets less than 45 ft. wide, buildings must not exceed 135 ft. in height, and elsewhere must not exceed 300 ft., is entirely inadequate to carry out their suggestion that 'buildings . . . shall be limited in height . . . in general accordance with the widths of the streets on which they face.'

"I believe, however, if the new law, in its ultimate form, will permit of office buildings 300 ft. (twenty-one stories) in height on all streets over 45 ft. in width, it will be little better than no regulation, for it is to be remembered that even at the pres-

ent time when conditions of congestion are becoming intolerable, the average height of buildings on such a street as Broadway, between State and Chambers sts, is only nine stories on the west side and ten stories on the east side. Imagine, then, what twenty-one stories, or 300 ft. limit, would mean.

"I would very much regret also the lack of a provision permitting the pyramidal or mansard form of building tops, for I believe this will give greater potential land values, with but slight disadvantage in the matter of light and air."

EX-COMMISSIONER ISRAELS COMMENTS FAVORABLY.

Mr. Charles H. Israels, of Israels & Harder, architects, 31 West 31st st, who was a member of the Building Commission of 1907, expressed the view that the fire risk is not the only factor to be considered. He said, when interrogated for this paper:

"I recognize that all such recommendations must be based upon compromise," he said, "and in a general way I feel that the recommendations are more satisfactory than those proposed by the Commission in its report of last December. It is true that at that time I voted for the proposition allowing the erection of towers under certain restrictions to an unlimited extent, but I did this as a compromise, feeling that it was the best that could be done under the circumstances.

"The result of the adoption of the report now proposed would be the limitation of office buildings to 300 and 350 ft. and of other mercantile buildings to 150. It would also require all mercantile buildings over 59 ft. high to be fireproof. It is a step in the right direction, and if it is the best that can be done, I think it should be adopted. I am, however, impressed by the fact that the considerations governing the recommendations seem to have been determined mainly upon the basis of the fire risk, which is not, in my opinion, the only factor which should be considered; and my final judgment upon the propositions submitted would be influenced largely by the percentages which are allowed for the various classes of buildings. I believe that the considerations of congestion and light and air are quite as important as the fireproof question, and the fact that the class of buildings which contains fewest people have been restricted to but one-half of the height of buildings which make for congestion seems to prove that the fireproof restrictions have been considered paramount by the commission.

"I know how impossible it is to arrive at any definite recommendations which would be accepted by everybody, and I realize fully that all sides of the question have undoubtedly been thrashed out by the commission, and that whatever the shortcomings of these recommendations may be, they are certainly a decided advance upon the present situation."

LIMITATIONS REASONABLE, SAYS PRESIDENT HOPPER.

Mr. Isaac A. Hopper, President of the Building Trade Employers' Association, and formerly Superintendent of Buildings, thinks that the limitations proposed are reasonable.

"A thirty-story structure is high enough," he said. "In fact, I think that a building 17 or 18 stories high provides all of the needs of New York. On an entire block, such as that covered by the Metropolitan Building, a higher structure might be permitted, as the construction of such a building does not decrease the value of adjoining property, as happens where a small building is hemmed in between skyscrapers. I know of one instance where the rentals of a 4-story structure have decreased from six thousand to two thousand dollars annually in consequence of eighteen or twenty stories being put up on either side of it. The contiguous property owner ought to be protected. I believe in the general rule of restricting the height to twice the width of the site. From the standpoint of sanitation and architecture, as far as the community is concerned, the limitation proposed is desirable.

"Of course, this does not mean that the construction of skyscrapers will stop at once. Until final steps are taken to put the restriction into effect plans might be filed for the erection of structures to outclass the Equitable Building in size, and actual work could be postponed for some time, provided the method of construction met the requirements of the present building code. In this way the erection of sixty or seventy-story buildings might be in progress after the law was in force."

LIKE AN ATTEMPT TO OBTAIN AN EXPRESSION OF OPINION.

Mr. Electus D. Litchfield, of Tracy, Swartwout & Litchfield, architects, 244 Fifth av, who was a member of the Building Commission of 1907, said the report seemed really an attempt to obtain an expression of opinion as to whether the new code should prescribe definite limits of height for buildings, rather than the submission of a definite law.

"In the first reading it is rather difficult to understand just what is meant by the proposed law," continued Mr. Litchfield; "indeed it sounds more in the nature of a pronouncement than a law. It states, 'all buildings hereafter erected shall be lim-

(Continued on Page 691.)

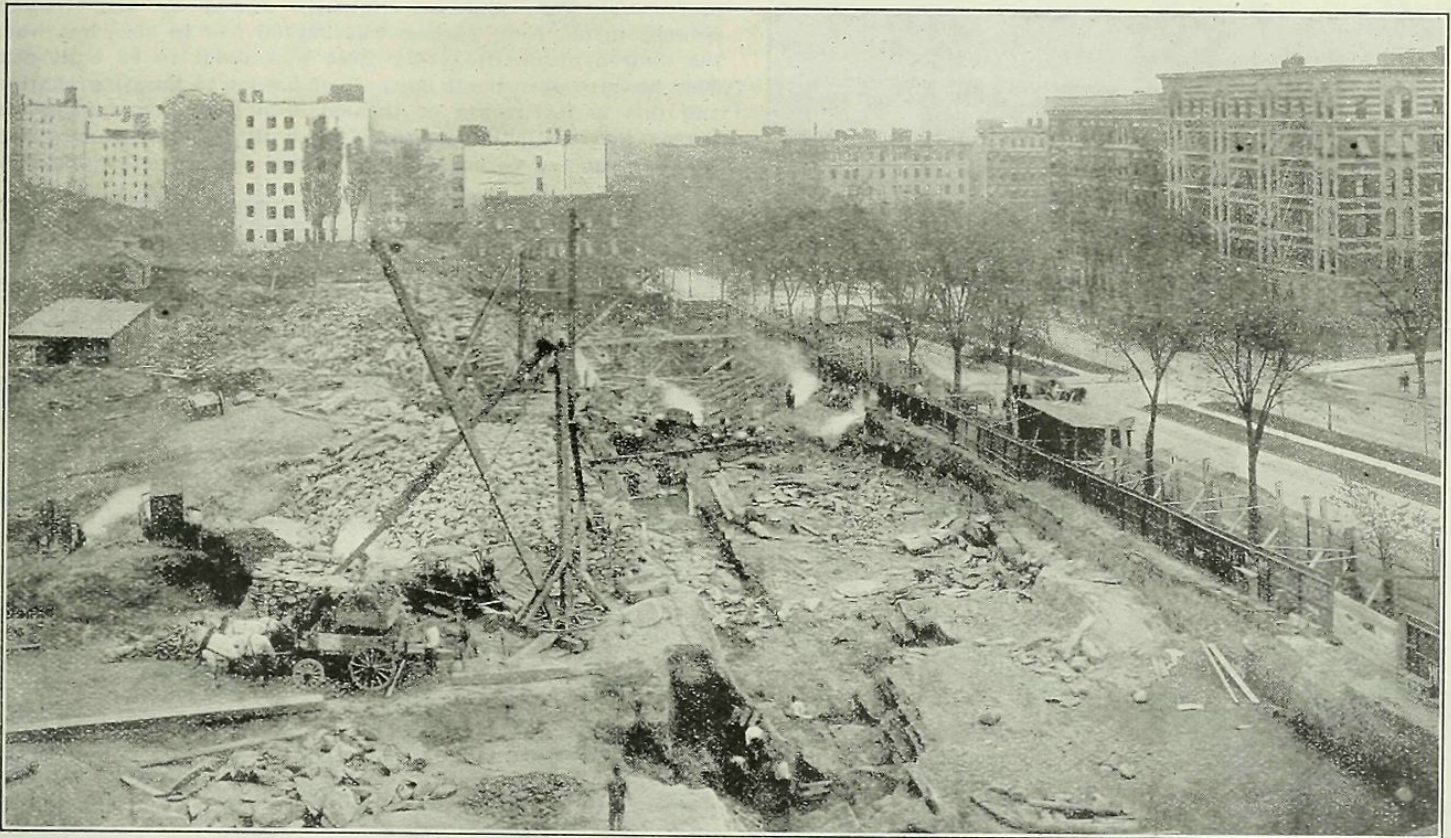
MANHATTAN SUPPLYING MANHATTAN.

TRANSFORMING EXCAVATED ROCK INTO FACADES OF \$1,000,000 STRUCTURE FOR SAME SITE.

THE wonders of Manhattan increase. The tight little island, hemmed in between the North and East rivers, with a population of 2,000,000 on an area of 22 square miles, can still fall back upon some of its natural resources, at least when it comes to erecting attractive and costly structures. With the finest of face brick at its threshold, with unsurpassed granite within a few hours' haul, with the exquisite Italian marble at available prices, this patrimony of Father Knickerbocker, with its tiers of families above and its sub-strata tunneled in every direction beneath, provides the raw material for the facade of what will be one of the best examples of collegiate architecture in the country. And more, still, it comes from the site of the building—the Union Theological Seminary. This anomaly in the history of New York, the transformation of excavated rock into the exterior facing of an educational plant that will involve an outlay of over \$1,000,000 and the use of two city blocks, conjures up in the mind the old idea of attempting to lift oneself by one's boottops.

THE STATE OF EMPLOYMENT.

In the building industry, which contains about one-third of the union members in the State and not far from twice as many as any other industry, the proportion of idleness decreased from 56.3 per cent. in February to 36.3 at the end of June, a larger improvement than appears in any other trade group. Table III. of the Appendix in the latest Bulletin of the State Department of Labor, shows that in the building industry the percentage of idleness in New York City building trades unions was 41.1, as compared with 36.3 for the State as a whole, indicating that at the middle of the year conditions in the metropolis remained as they have been for some time past worse than in the remainder of the State. The statistics of building operations furnished by the building authorities in certain leading cities indicate, however, heavy curtailment of projected building work in the second quarter in Buffalo, Rochester and Syracuse as well as in New York City. In the case of New York City there is a notable contrast between Manhattan and the other boroughs, in that the estimated cost of new buildings in this borough equalled last year's figures for the same quarter, while in the other boroughs, notably Brooklyn, a heavy decrease is shown. Projected mercantile or similar buildings comparatively few in number but of large



PRESENT STAGE OF EXCAVATIONS FOR UNION THEOLOGICAL SEMINARY.

The accompanying illustration indicates in a measure how this is being accomplished. It reproduces a photograph of the present stage of the operations in progress to construct the seminary on the plot bounded by Broadway, 122d st, Claremont av and 120th st, in the vicinity of Columbia University. The stone piled up in the centre of the site, the part to be devoted to the quadrangle, is stored there temporarily as it is being removed from where the foundations are to be laid, and will be shaped by mechanics into blocks to be used for the facade on the four streets referred to. The general appearance will be light gray. More material than will be required is available. Already the derricks have made a pile nearly 20 feet high. It was stated at the office of the general contractors, A. J. Robinson Co., 123 West 23d st, that the transformation of the crude rock will begin at once.

The illustration is a most comprehensive one to show excavation work. A little inspection will show how a bucket full of dirt is about to be emptied into the wagon in the foreground, how the large pieces of stone are raised by the boom and a workman sitting on stone as he fastens the chain about it, the jets of steam as they are thrown out by the steam drills, the appearance of the rock after a charge of powder has been touched off, and the stable where horses are quartered for convenience.

The main entrance to the seminary will be on Broadway, about where 121st st would cut through if it were continued to Riverside Drive. To the right of it will be the dormitories and to the left the library. The administration building and president's residence will front on 120th st. The chapel is to be located at the northwest corner of the site. A spacious quadrangle will take up the centre, being connected with the Broadway entrance by a wide pavement. The exterior wall will be about 2 feet 4 inches thick at the base. The Union Theological Seminary is to be ready for occupancy in about a year.

—Be not lenient to your own faults; keep your pardon for others.

cost account for this result in Manhattan rather than tenement building operations, which were far below last year's record.

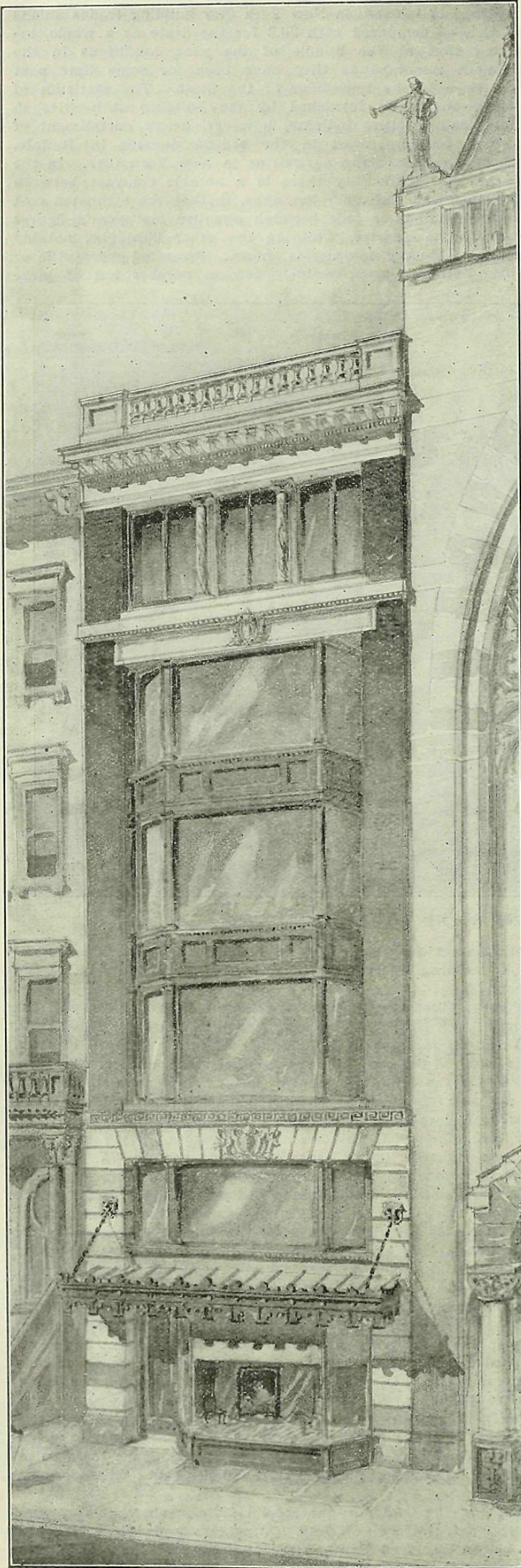
Figures given out by Mr. Roswell Tompkins, Secretary of the Consolidated Board of Business Agents for Greater New York, indicate an increase in the number of men employed of from four to seven per cent. during September for a number of trades. These are the following named; Cement and concrete masons, 90 per cent. employed at this date; housesmiths, bridgemen and structural iron erectors, 70 per cent. employed; plasterers, 60 per cent. employed; painters and decorators, 70 per cent. employed; riggers, 70 per cent. employed; roofers, 75 per cent. employed; machinists of all descriptions, 70 per cent. employed.

In the following named trades the percentage of employment is given as follows by Mr. Tompkins, with the exception that the figure for bricklayers is from the executive board of their trade, answering a special inquiry from this office: Asbestos workers, pipe coverers, etc., 60 per cent.; bluestone cutters, flaggers and setters, 75 per cent.; bricklayers, 35 per cent.; carpenters and framers, 50 per cent.; derrickmen, 100 per cent.; elevator constructors and millwrights, 65 per cent.; electricians, 60 per cent.; electrical fixture workers, 60 per cent.; engineers (portable), 60 per cent.; house shorers, 40 per cent.; marble cutters and setters, 60 per cent.; marble carvers, 60 per cent.; marble polishers, 75 per cent.; mosaic workers, 60 per cent.; machine stoneworkers and rubbers, 50 per cent.; sheet metal workers, 75 per cent.; stone cutters, 75 per cent.; steam and hot water fitters, 75 per cent.; tile layers, 80 per cent.; terra cotta workers, 80 per cent.; upholsterers, 90 per cent.; wire workers, 50 per cent.

Some of the trades in the second division show an improvement since the first of July. Carpenters and bricklayers are no better employed than at the beginning of the season. No change in the union scale of wages has been made this year, but still it can be said that in one way or another a dollar will bring a larger and better return in skilled labor than in some years past.

A PROFITABLE FIFTH AVENUE ALTERATION.

HOW shall I improve my property, and what will the cost be? This is the important question to many owners of old city dwellings. A desirable and attractive alteration in modernizing a dwelling is now under way at No. 553 5th av, between 45th and 46th sts. It is unique, as it is probably the

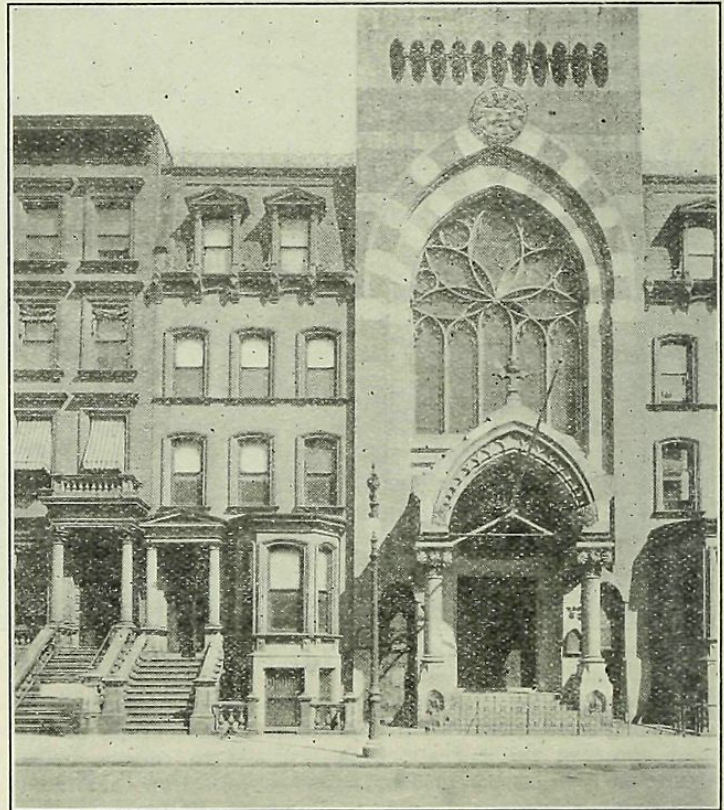


NEW BUSINESS BUILDING, 553 FIFTH AVENUE.
Walker & Hazzard, Architects.

smallest lot on 5th av, and has been in possession of the Owens family for upwards of fifty years. The heirs are making the alterations from plans of Messrs. Walker & Hazzard, architects, consisting of a six-story studio, floor and store proposition. The size of the lot is 22 feet by 51 feet, and the architects have utilized every inch of space to excellent advantage. The front, which is of Indiana limestone and Harvard brick, is most attractive, and the store and floors are effectively planned as to utility and space.

The improvements to the old building consisted in an entire new front, the addition of one story, raising the first floor so as to give a light, roomy basement, putting in an elevator, new and modern plumbing, electric lighting and a modern steam-heating system. The architects state that in using the old building's walls and floors, instead of putting up an entirely new building, a saving of at least forty per cent. was effected, the cost of the entire operation being approximately \$20,000.

The present alteration is in line with the general transformation through which 5th av is passing, with old dwellings giving way to the increasing requirements for commercial space. To this end several alterations are now in progress. The elimination of stoop, courtyards and other encroachments beyond the building line, together with the widening of the driveway, at the behest of the city government, has hastened the natural processes. This plot as originally owned by Mr. William Owens, an old New Yorker, was 22x100 feet in size, but when the Church of the Heavenly Rest was about to be built next door he gave 49 feet off the rear of his lot to the congregation, and this is the reason of the small lot now remaining. Mr. Owens was originally connected with the Church of the Holy Apostles, at the corner of 28th st and 9th av, of which Rev.



BEFORE THE ALTERATION.

(The building referred to is the one at the left of the church.)

Dr. Robert S. Howland was rector. Through the efforts of Dr. Howland, with the co-operation of Mr. Owens and other parishioners, the new church on 5th av was erected. The narrow facade gives little promise of the spacious interior.

Mr. Owens not only co-operated with Dr. Howland in building the church, but he also erected the adjacent yellow stone houses on the avenue and around in 45th st for about 150 feet. The corner house was sold to Henry N. Smith, a Wall Street broker, and General Eckert is the present owner of the house adjoining the corner. The house in 45th st, which in later years became the rectory, was also erected by Mr. Owens. The Rev. Dr. D. Parker Morgan succeeded Dr. Howland as rector, and Mr. Owens remained a member until his death, in 1898. The church building has a frontage on the avenue of only 31 feet, but is 150 feet deep, and 51 feet back from the avenue it has a width of 75 feet. The rental income of the improved building is estimated at about \$25,000 a year.

—A contract has been awarded to John R. Lee, Paterson, N. J., for the construction of a trolley line between Suffern, N. Y., and Paterson, N. J., a distance of fifteen miles, for the North Jersey Traction Railroad. Press reports state that it is intended to be the nucleus of a high speed electric line which it is understood will eventually connect with the Hudson Companies' tunnel at Hoboken. William Barbour, of Paterson, and Malcolm R. McAdoo, of Montclair, N. J., are respectively president and vice-president of the North Jersey Traction Railroad, and they, it is understood, are closely associated with the Hudson Companies' interests.

THOSE WEST POINT BIDS.

A STATEMENT FROM THE LOWEST BIDDER.

The John H. Parker Company, the lowest bidder for the five buildings to be erected at West Point, including the Gymnasium, Officers' Quarters, Chapel, Chaplain's Quarters and Guard House, made the following reply when their attention was called to the reply of the Thompson-Starrett Company which recently appeared in the World, in which reply the Thompson-Starrett Company, through Louis J. Horowitz, one of the vice-presidents of that company, defends Major Carson, the quartermaster at the West Point Post, in his actions in connection with the award of the contract for the above buildings to the C. T. Wills Company at a price equal to \$211,377 in excess of the estimates of the John H. Parker Company:

"When our representative communicated with Mr. Horowitz regarding proposed concerted action by all the bidders whose bids were more favorable to the Government than the bid of the C. T. Wills Company, which had been given the preference, Mr. Horowitz replied that he could not see how the Thompson-Starrett Company would be benefited if the action of the War Department, accepting the highest bidder's figures, was rescinded, as such a rescission could result only in throwing out all the bids and re-advertisement of the work for new bids, or the bid of the Parker Company would have to be accepted.

"Mr. Horowitz's statement that the representatives of the Department had first to 'eliminate such contractors as in the opinion of the Government were not competent or qualified to do the work and only after that was done, would the question of estimated cost and the measure of compensation become important,' either shows his lack of knowledge of the circumstances or his willingness to 'accuse the concern of which he is an officer of not being 'competent or qualified to do the work,' as his concern's estimate of the cost was less than that of the Wills Company, the successful bidder. Mr. Horowitz's reply might also be accounted for when we remember that his concern, the Thompson-Starrett Company, is now engaged in performing contract work at West Point under the authorities charged with the letting and performance of the work in question, and that it is in constant touch with the men which it now attempts to defend.

"The figures submitted to the Department on the original opening of bids were as follows:

John H. Parker Co., cost, including commissions.....	\$772,480
J. E. & A. L. Pennock, cost, including commissions....	946,016
Thompson-Starrett Co., cost, including commissions....	979,330
C. T. Wills Co., cost, including commissions.....	983,857

"From the above it will be seen that the successful bidder was given preference over the Parker Company of \$211,377; over J. E. & A. L. Pennock of \$37,841; over Thompson-Starrett Company of \$4,527. Just why this preference was given no one outside the Department knows, and no one in the Department has thus far volunteered, or even under pressure, consented to give any information. There is no question whatever but that any one of the three bidders lower than the Wills Company is amply able and competent to do the work, and it is just as apparent that over \$200,000 of the people's money is about to be paid out needlessly.

"After the bids were submitted, the Parker Company attended upon the Quartermaster upon several occasions and exhibited to him the names of their proposed sub-contractors, and the figures at which they were willing to do the different parts of the work, and by comparison convinced the Quartermaster that the estimate of the cost to do the work as made by the engineers of the Department was vastly in excess of what the work would actually cost. In almost every instance the names of the sub-contractors submitted were those of concerns which have at some time been engaged in doing work at West Point, and are known to be able and responsible people, and in no case was any exception taken to the names of the proposed sub-contractors or the character of the work which they are known to do. The authorities at West Point exchanged information with the representative of the Parker Company, making suggestions as to the methods of doing the work, where the material might be bought advantageously, etc., and led them to believe that the contract would be awarded to them, and that they should be prepared to start work as soon as definite word concerning the award had been received from the War Department. Then out of a clear sky, without notice or objection of any kind, comes the information that the contract has been awarded to the highest bidder, without regard to the \$200,000 odd additional expense to the people.

"The attorneys for the Parker Company are preparing their papers in an action for an injunction, and have been gathering information concerning other peculiar transactions affecting work done and materials supplied at the West Point Academy, going to show that the 'lowest responsible' bidder is a term which does not influence the actions of those holding positions in the Academy, although one of their chief duties is to save and not waste the enormous funds at their command."

WHAT IS SAID OF THE NEW RULES.

Continued from Page 688.

ited in height . . . in general accordance with the width of streets on which they face.' Further, buildings 'shall not exceed 300 feet in height, unless they face upon a park, square, plaza or similar public place' when 'the height shall not exceed 350 feet.' Again, buildings on streets less in width than 45 feet are not to be limited in height in accordance with the width of the streets on which they face, but may be 135 feet high. Again; lofts, stores, warehouses, restaurants, markets, refrigerator plants, stables, factories, workshops, printing houses, slaughter houses, rendering plants, breweries, sugar refineries, also light and power plants, car barns, garages, smoke houses, laboratories, railroad freight depots, oil houses, oil refineries, foundries and coal pockets shall not exceed 150 feet in height.

"It is apparent that this all means in a few words: First, that on streets less than 45 feet in width, no building shall be built exceeding 135 feet in height. Second: Of the important classes of buildings, office buildings, hotels, apartment houses and churches only, may be built over 150 feet in height and the height of these is to be limited somewhere between 150 feet and 300 feet, depending upon the width of the street on which they face.

"As no hint is given as to the width of the street requisite to the building of these structures to a height of 300 feet, there is no basis for definite criticism other than a criticism of the principle of flat limitation of height. I am convinced that the final solution of the regulation of height of buildings will be based not upon a definite limit of height, but upon the MAXIMUM AMOUNT OF AIR SPACE to be occupied per lot by any building, together with proper regulations as to courts and setbacks to provide light and air for the buildings and for the street.

"The fallacy of a flat limit of height is easily realized when one considers the fact that the comfort of the people not only in the building itself, but in the street and in adjoining buildings will be better served if the same amount of building be built high, leaving generous air spaces about it, than if it be built solid at a flat limit of height with the minimum of courts required by the law. Moreover, it is perfectly rational to limit the amount of the light and the air which the owner of a piece of property may use, but it will be very hard, I am sure, to justify a regulation which limits the shape in which a man shall build his building, provided that it is constructed safely and with proper regard to the public's right in light and air. What justification is there for limiting the height of fireproof buildings? It is not found in the fire risks; it does not lie in aesthetics; where, then, is it?

"I am quite sure that the justification for the regulation of the high building lies in its exclusion of light and air to the adjoining property owner and to the public; together, possibly, with the congestion of the street which the high building produces. These difficulties bear no direct relation to the height of the building, but do bear a direct relation to the proportion which the total volume of the building bears to the area of the lot on which it is built. The law, to be just, must, I believe, be based upon this ratio."

EXAMPLES OF APPLICATION OF ELECTRICITY.

The electrical exhibition at Madison Square Garden has many features to interest readers of the Record and Guide. The contractor can see rock drills in operation, the builder can inform himself on elevators and watch a miniature car as it travels up and down, controlled automatically, in an Otis elevator shaft; the property-owner can get some new ideas in the way of providing additional conveniences for his tenants, such as electric heaters, lighting fixtures, etc.

The Otis alternating current elevator apparatus is one of the most interesting and instructive exhibits for the contractor and property owner. This has been perfected within the last year at the Otis works in Yonkers and is now manufactured on a commercial basis.

There are now in use over two hundred of these type "H" A. C. elevator machines in connection with type "V" controlling apparatus.

Other exhibits of interest to readers of the Record and Guide are the alternating current as supplied by the United Electric Light & Power Co., the rotary washer operated by electricity, tungsten and arc lamps, and electric supplies and carbons. Thos. A. Edison is president of the show and Dudley Farrand, secretary. It continues until October 14.

—The building code for the city of Cleveland, Ohio, permits the erection of buildings in concrete to the height of six stories. Architects and builders now request that this provision be changed to permit the erection of buildings at least twelve stories in height. Plans for a new building are being delayed, awaiting the action of the city officials.

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

PRICES CURRENT.

BRICK.—Trade in Hudson River brick is so far below normal that the market takes but a very slight impression from it. All year it has been a buyer's market, and so it will continue. Fluctuations either in price or demand from week to week have been scarcely perceptible, and builders in need of brick have had exceptional advantages. It is officially stated that at the present time the number of bricklayers employed is but 35 per cent. of the total. This represents a decrease in employment in the last few weeks.

A somewhat different state of affairs favors the manufacturers of front brick. One firm reports a better business than was done last year by 25 per cent. The front brick output last year amounted to 585,943,000, valued at \$7,329,360, or \$12.51 per M.; in 1906, 617,469,000 were reported, valued at \$7,895,323, or \$12.79 per M.

The paving brick industry is having a substantial growth, which is not only due to the inherent qualities of the material but also to the educational campaign conducted by the National Association of Paving Brick Manufacturers for several years. Vitrified brick in 1907 was 7.5 per cent. of the brick and tile product.

Architectural terra cotta may be called one of the highest grades of wares classed as brick and tile. Certainly it requires the highest kind of technical skill in its manufacture. The total output increased in value last year only about 5 per cent., owing to the very general depression in the centers where the material is most used. It constituted 4.68 per cent. of the brick and tile products of the country last year.

The National Fireproofing Company, Pittsburgh, has the contract for 25,000 tons of material that will be required for the immense new building at 23d st and Broadway, New York City, on the site of the old Fifth Avenue Hotel. It will be remembered that the National Fireproofing Company has the contract for the fireproofing in the construction of the new Pennsylvania Railroad Terminal Station in New York City. This contract amounts to over \$500,000, and is the largest single order for this class of material that was ever awarded in this country.

BRICK.	Cargo Lot, Per M.
Hudson River, Common.....	\$4.50@ \$5.00
Hudson River, Light Hard.....	3.00
Hudson River, Pale .....	.....
New Jersey, Hard.....	.....
Croton Point—Brown, f. o. b.....	12.50
Croton Point—Dark and red.....	12.50
Fronts:	
Buffs, No. 1 (delivered at bldgs.)	21.00 26.00
Greys, various shades & speckled..	25.00 31.00
White, No. 1.....	27.00 30.00
White, No. 2.....	20.00 25.00
Old Gold	28.00 30.00
Enameled:	
English size	70.00 75.00
American size	60.00 65.00
Seconds, etc.	40.00 45.00

CEMENT.—It is noteworthy that at this time of depression in many building trades, cement masons are employed up to within ten per cent. of normal. Other trades which use cement in their work are also employed in a larger degree than some others.

Reports as to building expenditures in this country unquestionably point to improvement in the building industry, says Bradstreet's. The first signs of this were visible in July, but there was something like a halt shown in August. September, however, has seen for the first time this year an actual gain shown in the aggregate of expenditures over the corresponding month of 1907.

Sixty-seven cities of the United States report total building expenditures of \$41,108,581 in the month of September, as against \$37,522,945 expended in August and \$38,784,636 spent in September a year ago. There is here shown a gain of 9.7 per cent. over August and of 5.9 per cent. over September a year ago.

From week to week there is a slightly larger demand for cement, but the aggregate is still below the productive capacity.

CEMENT.

Rosendale, or Natural, in wood, per bbl	@ \$0.95
Portland, Domestic, in cloth*	1.48

(*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Atlas Portland	\$1.48@ \$1.55
Alsen (American) Portland	1.48
Vulcanite	1.48 1.53
Trowel Portland	1.48
Nazareth .....	.....
Dragon Portland	1.48
Atlantic	1.48
Dyckerhoff (German) Portland....	2.45
Alsen (German) Portland.....	2.35

IRON, STEEL, ETC.—Sales of pig iron in the Eastern section of the country since the first of the month have been light, but shipments on contracts are increasing. There is a natural hesitancy in view of the election.

Structural mills all over the country are feeling a revival, though the contracts in hand are believed to be only a foretaste. Locally, work is still being held back in a large measure. Levering & Garrigues will furnish the 700 tons required for the Rockefeller Institute, and Milliken Bros. (Inc.) have the ornamental ironwork. Milliken Bros. will supply 1,500 tons of fabricated steel for the Great Northern Hotel.

It is understood that Milliken Bros. will also get the order for the Emigrant Savings Bank, the general contract for which is with Charles T. Wills (Inc.). The contract for the extension of the Hotel Martinique has not yet been placed.

Jones & McLaughlin Steel Co. will furnish the 500 tons of fabricated material for the Peck & Warner office building at Syracuse. The Interborough's 1,800 tons and the New York Central's Buffalo work are still deferred.

Bids are now being taken on the revised plan for the Ritz-Carlton Hotel, on Madison av, between 46th and 47th sts. Two buildings will be erected, one requiring 3,000 and the other 2,000 tons of steel. The site has been cleared and excavating is going on. As yet the United States Realty & Improvement Company has not called for bids for the steel work on the Hoyt apartment house in this city.

The New York Central is taking bids on the second section of its new terminal. The Chicago & Northwestern Railroad Company has placed its first order for its new terminal at Chicago (2,200 tons) with the McClintic-Marshall Construction Co.

Very low bids are still the feature in current structural business, in some cases below the cost to unsuccessful bidders.

Fair specifications are being received for steel bars, especially from implement manufacturers, but the demand for iron bars is light and the Republic mills are reported to be turning out only 1,000 tons per month.

In light lines there is some irregularity. Tin plate, of course, is dull, the season being over, but there is a fair demand for sheets, especially corrugated.

The improvement in the building trades is stimulating the general hardware

market. Manufacturers believe that business in builders' hardware and allied lines will soon be normal. Locally, the trade is buying only small lots for immediate needs. Prices are unchanged and subject to concession from the mills.

PIG IRON.

The following are the nominal delivered prices at tidewater for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

Northern:	
No. 1 x Jersey City.....	\$17.25@ \$17.75
No. 2 Foundry x Jersey City.....	16.75 17.00
No. 2 Plain	16.75 16.25
Southern:	
No. 1 Foundry, steamship dock....	17.50 17.75
No. 2 Foundry, spot.....	16.75 17.25
No. 3 Foundry	16.75 16.25

STRUCTURAL. From store.

Beams and Channels, 15-in. and under	\$1.70@ \$2.25
Angles	1.76 2.25
Tees	1.81 2.35
Zees	1.81

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1½, base price.....	@ \$1.90
¾ to 1 in.	1-10c. extra
1 to 1½, base price (nominal)....	@ \$1.75

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price	1.90
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.	5-10c extra
4½ to 6 in. x 11-16 to 1½ in.	4-10c extra
Norway Bars	3.60 8.75
Norway Shapes	3.75 4.00
Machinery Steel, Iron finish, base	1.90
Soft Steel Bars, base or ordy sizes	1.90
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.

¾ and heavier	2.55
3-16	2.65
No. 8	2.65
Blue Annealed:	
No. 8	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

(One Pass R.G. cleaned—Cold Rolled. American.)

No. 16	\$2.90	\$3.80
No. 18	2.95	3.40
No. 20 .....	.....	.....
No. 22	3.00	3.35
No. 24 .....	.....	.....
No. 26	3.05	3.40
No. 27	3.10	3.45
No. 28	3.20	3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.....	11¼@14
Patent Planished, per lb....A, 10c.; B, 9c., net	.....
Galvanized iron jobbing, price.....	.70 and 10%
Metal Laths, per sq. yd.....	.22@.24

SOLDERS. Case. Open.

Half and Half	19½ @ 20
No. 1	17½ 18

SPELTER.

Ton lots	5½ 5%
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TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating.....	@ \$17.10
About 30-lb. coating.....	15.00
About 20-lb. coating.....	13.50
About 15-lb. coating.....	10.70 11.25
About 8-lb. coating, box.....	8.70

PIG LEAD.

Ton lots	4½ 4
Less	5 5%

LUMBER.—With the exception of North Carolina and long leaf yellow pine, the various departments in the local lumber trade have not received any new impression during the week. The two items named are the two strongest in the list, mainly owing to outside influences. The planing mills report better business from the suburbs, but the state of trade in general is indicated by the fact that only 50 per cent. of carpenters and joiners are employed. Quotations except in a few lines are weak, but nominally unchanged.

SPRUCE.

2 inch cargoes	\$17.00@
6 to 9 inch cargoes.....	18.00 \$19.50
10 to 12 inch cargoes.....	20.00 23.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$19@20 per M.

PINE, YELLOW—Long Leaf. By Sall.

Building orders, 12-in. & under....	\$23.00@ \$24.00
Building orders, 14-in. and up....	27.00 28.00
Yard orders, ordinary assort.....	21.00

Ship stock, easy schedules.....	27.00	28.00
Ship stock, 40 ft. average.....	37.00	38.00
Heart face siding, 1 and 1 1/4-in....	29.00	....
1 in. wide boards, heart face.....	36.00	....
1 1/4 and 1 1/2 in. wide boards.....	40.00	....
2 in. wide plank, heart face.....	40.00	....
Kiln dried sap siding, 4-4.....	24.00	25.00
Kiln dried sap siding, 5-4.....	25.00	26.00
Yellow Pine Box Boards (knotty).....	14.00	15.00
Yellow Pine Stepping.....	41.00	43.00
By Steam, add \$1.00 to \$1.50.		

LONG LEAF YELLOW PINE FLOORING.

"A" Heart face rift, D. & M., 13-16 x 2 1/2 counted 1 x 3.....	\$52.00@	\$55.00
"B" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3.....	46.00	47.00
"C" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3.....	31.00	....
"A" Rift, D. & M., 13-16, counted 1 x 3.....	42.00	43.00
"B" Rift, D. & M., 13-16, counted 1 x 3.....	37.50	37.75
"C" Rift, D. & M., 13-16, counted 1 x 3.....	26.00	29.00
"A" Flat, D. & M., 13-16, counted 1 x 3.....	27.00	28.00
"B" Flat, D. & M., 13-16, counted 1 x 3.....	25.00	26.00
No. 1 Com., D. & M., 13-16, counted 1 x 3.....	19.25	20.50
No. 2, Com., D. & M., 13-16, counted 1 x 3.....	13.75	15.00
"A" Heart Rift, 13-16 x 3 1/4, counted 1 x 4.....	44.50	48.50
"B" Heart Rift, 13-16 x 3 1/4, counted 1 x 4.....	39.50	42.00
"C" Heart Rift, 13-16 x 3 1/4, counted 1 x 4.....	....	....
"A" Rift, 13-16 x 3 1/4, counted 1x4.	36.25	40.50
"B" Rift, 13-16 x 3 1/4, counted 1x4.	32.25	34.00
"C" Rift, 13-16 x 3 1/4, counted 1x4.	25.25	29.00
"A" Flat, 13-16 x 3 1/4, counted 1x4.	25.25	28.50
"B" Flat, 13-16 x 3 1/4, counted 1x4.	24.25	25.50
No. 1 Com., 13-16 x 3 1/4, counted 1 x 4.....	19.75	20.50
No. 2 Com., 13-16 x 3 1/4, counted 1 x 4.....	14.00	16.00

WHITE PINE.

(Rough or dressed.)		
Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet.....	\$90.00@	\$98.00
Shelving, No. 1, 1 x 10 in.....	60.50	65.00
Shelving, No. 2, 1 x 10 in.....	37.00	39.50
Cutting up, 5-4, 6-4, 8-4, 1st.....	58.50	63.50
Cutting up, 5-4, 6-4, 8-4, 2ds.....	46.50	52.50
No. 2 Dressing Boards, 1 x 12 in.....	44.00	....
No. 1 barn boards, 8-in.....	36.00	37.50
10-in.....	36.00	36.00
12-in.....	46.00	47.50
No. 2 barn boards, 8-in.....	34.00	35.00
10-in.....	36.00	37.00
12-in.....	38.00	39.00
No. 3 barn boards, 8-in.....	....	32.00
10-in.....	32.00	34.00
12-in.....	34.00	35.00

HARDWOOD FLOORING.

K. D. Bored, End Matched or Butted and Bundled.		
13-16 Oak, 2, 2 1/4 and 2 1/2.		
Clear quartered white oak.....	\$86.00	....
Select quarter-sawed white oak.....	48.00	....
Clear quartered red oak.....	50.00	....
Select quarter-sawed red oak.....	45.00	....
Clear Plain sawed white oak.....	52.00	....
Select P. S. white oak.....	42.00	....
Clear plain sawed red oak.....	50.00	....
Select P. S. red oak.....	40.00	....
Common oak, red and white.....	35.00	....
No. 2 Factory or common oak, red and white.....	23.00	....
Plain Oak.		
4 in. 1st and 2ds.....	45.00@	\$47.00
5-4, 6-4 and 8-4 in. 1st and 2ds..	47.00	52.00
4 in. Common.....	34.00	37.00
5-4, 6-4 and 8-4 in. Common.....	37.00	40.00
4-4 in. Culls.....	24.00	27.00
5-4, 6-4 and 8-4 in. Culls.....	26.00	30.00

HARDWOOD.

White Ash, 4-4 in., 1st and 2ds....	\$52.00@	\$55.00
White Ash, Common.....	36.00	38.00
Brown Ash.....	38.00	40.00
Basswood.....	37.00	40.00
Basswood, Common.....	32.00	34.00
Red Birch.....	47.00	50.00
Red Birch, Common.....	29.00	31.00
White Birch.....	35.00	36.00
White Birch, Common.....	24.00	26.00
Cedar.....	36.00	40.00
Cherry, 4-4, Nos. 1 and 2.....	93.00	....
Cherry, Common.....	52.00	....
Chestnut, 4-4, 1st and 2ds.....	47.00	49.00
Chestnut, Common, 4-4.....	33.00	36.00
Cypress, 1st and 2ds, 1 in.....	46.00	....
Cypress, 4-4 selects.....	40.50	....
Cypress, 4-4 shop.....	29.00	....
Cypress, 4-4 common.....	25.00	....
Elm.....	25.00	30.50
Hazel.....	35.00	50.00
Maple, 4-4, 1st and 2ds.....	30.00	32.00
Walnut, Nos. 1 and 2.....	85.00	115.00
Walnut, Rejects.....	57.50	67.50
Culls.....	35.00	....
Yellow Poplar, rough 5-8, 1st and 2ds, 8-in. and up.....	42.00	45.00

PAINTS, OILS, ETC.—There is still an easy undertone to the situation for linseed oil, card prices being unchanged and more or less nominal. Turpentine is a shade easier and the spot quotation is reduced to 38 1/2c. ex-yard, at which figure a moderate business is reported.

There has been a steady run of business in lead products during the past week. The market continues firm, and outside prices on all grades of white lead are being asked. Red lead is a little easier on routine business. New business in foreign and domestic zincs shows some recession. In shellacs the jobbing move-

ment is satisfactory, but large orders are not numerous.

OILS, City Prices.

Linseed Oil, raw, 5 bbl. lots.....	\$0.44@	\$0.45
Linseed Oil, boiled.....	.46	.47

PAINTS, Dry.

Lead, red, American, in kegs.....	.06 3/4	.07
Litharge, American, in kegs.....	.06 3/4	.07
Ocher, Amer., per ton.....	8.60	16.00
Ocher, Amer. Golden.....	.02 1/2	.03 3/4
Venetian red, American.....	.75	1.25
Venetian red, Eng., 100 lbs.....	1.15	1.60
Tuscan red.....	.07	.10
Yellow chrome, pure.....	.13 1/2	.15
Vermillion.....	.07	.25
Oxide zinc, American.....	.05 1/4	.05 5/8
Oxide zinc, French.....	.08 1/2	.10 3/4

PAINTS IN OIL.

Lead, white, American, in oil:		
Lots of 500 lbs. or over.....	.06 3/4	....
Lots less than 500 lbs.....	.07 1/4	....
Lead, English, in oil.....	.10 1/8	.10 3/8
Blue, Chinese.....	.36	.46
Blue, Prussian.....	.32	.36
Blue, Ultramarine.....	.13	.16
Brown, vandyke.....	.11	.14
Green, chrome.....	.12	.16
Sienna, raw.....	.12	.15
Sienna, burnt.....	.12	.15
Umber, raw.....	.11	.14
Umber, burnt.....	.11	.14

STONE.—The revival in local building operations is more apparent in the cut-stone and granite trades than in most other lines, except structural steel. Some plants have now a good run of work, on large contracts, but the absence of sufficient small work is still noted.

The John Peirce Company has obtained the contract for the stone work for another section of the New York Central terminal, amounting to \$400,000. Kling-enbeck & Co., 100th st and East River, has the limestone work for the northwest corner of 111th st and Amsterdam av, a 6-sty apartment, to cost about \$300,000. The limestone contract will amount to about \$15,000. Gross & Herbener are the owners, and Neville & Bagge are the architects.

Importers of stone were strongly represented at the hearing this week before United States General Appraiser Charles P. McClelland of their protests against duty assessment. The classification of several consignments of rock stone by the Collector of the Port as marble, and therefore dutiable at 65 cents per cubic foot, resulted in protests being entered by importers asking that the decision be reversed. They claimed that the rock stone in question should be classified as limestone at a duty of 12 cents per cubic foot. The Journal of Commerce says:

There are many names for rock stone, and among dealers it is known as istrian, hauteville, botticonoe, bashville, pierre calcifere, eschaillo, cava porto, cava romana and cava bandiera. The United States Circuit Court of Appeals has held istrian to be marble and assessable at 65 cents per cubic foot. The same court has held hauteville to be limestone, which is only dutiable at 12 cents per cubic foot.

At previous hearings on the same question, testimony has been taken from a number of marble importers and cutters, and there has been a wide diversity of opinion expressed as to whether this stone was known in the trade as limestone or marble. It has been indisputably proved that all the stone is capable of a high polish and is actually used for the interior decoration of modern buildings, in wainscoting, balusters, steps for stair-cases, etc.

The most important and chief feature of the hearing, and one that occupied the best part of the session, was the testimony of Dr. Edmund Otis Hovey, and his opinion was that all the stone under discussion, from the scientist's standpoint, was limestone and not marble.

STONE—Wholesale rates, delivered at New York.

Nova Scotia in rough, per cu. ft....	\$0.90@	\$
Ohio freestone.....	.85	.90
Minnesota freestone.....	.75	....
Longmeadow freestone.....	.85	....
Brownstone, Portland, Conn.....	.60	.75
Scotch redstone.....	1.05	....
Lake Superior redstone.....	1.10	....
Granite, Maine.....	.45	.50
Granite, Gny.....	.50	.90

Granite, black.....	.75	8.0
Granite, Milford pink.....	....	1.00
Granite, Picton Island red.....	....	1.20
Granite, Picton Island pink.....	....	1.80
Limestone, buff and blue.....	....	.80
Kentucky limestone.....	....	.90
Caen.....	1.25	1.75
Portage or Warsaw stone.....	.90	....
Vermont white building marble.....	1.00	1.60
South Dover building marble.....	1.25	....
Bennington building marble.....	1.25	....
Georgia building marble.....	1.40	2.00
Tennessee marble.....	2.35	2.60
Wyoming bluestone.....	....	.80
Hudson River bluestone (promiscu- ous sizes, per cu. ft.).....	.80	....

Semi-Annual Meeting of B. T. E. U.

Preparations are being made for the semi-annual meeting of the Building Trades Employees' Association to be held Oct. 13. The association moved into its new quarters in the Builders' Exchange Building, West 33d st, since the last meeting was held in April and an unusually good attendance is expected. Mr. Isaac A. Hopper, president of the association, will preside.

Big Addition to Berger Plant.

E. H. Fickinger, one of the managers of the New York office of the Berger Mfg. Co., and C. E. Stevens, manager of the export department, located in the New York office at the southeast corner of 22d st and 11th av, returned last week from a visit to Canton, O., and report an astonishing condition of affairs at the company's plant in that city. President Edward Langenbach has officially announced that the erection of ten new mills to adjoin the plant will be started at once. Their completion will make the rolling mills of the Berger Co. the second largest in the United States, and will mean the employment of between 600 and 700 additional skilled men, increasing the monthly payroll about \$50,000. The mills are to be ready for use next March.

The principal structures will be of steel and the construction is to be done by the Pittsburgh Bridge & Iron Co. Their dimensions will be 350x140 ft., 80x60 ft. and 70x40 ft. Two additional brick buildings will be 210x50 ft. and 250x80 ft. Contracts for the machinery have been closed. The cement piers have been set and structural work will begin next week. The erection of ten new mills will give the Berger Co. a total of 21 mills. The City Council of Canton has closed up a street to meet the needs of the company, which will open up another avenue for public traffic.

"We have hardly felt the effect of the panic," said Mr. Geo. D. Glass, who, with Mr. Fickinger, manages the New York office. "Business has been fine all year. The erection of the new mills speaks for itself."

Some Large Interior Contracts.

Wm. J. McCormick, of John W. Rapp's office, 1 Madison av, has reason to report an encouraging outlook on the strength of contracts closed recently for kalameined doors, bronze work, metal windows and sash, etc. Mr. Rapp will put in the exterior window frames and sash, the big bronze entrance doors, the bronze revolving doors, the ceiling lights, dome and metal screens in the Educational building at Albany, all of the bronze fireproofing in the new Metropolitan Building at San Francisco, the front window frames and sash and fireproof doors in the new 12-sty structure being completed by the West 26th St. Corporation, and the window frames and sash in the Masonic Temple in course of erection in W. 24th st.

The Beaver Construction Co. has moved from its offices at 18 William st to better equipped quarters on the eighth floor of the building known as 26 Exchange pl. The number of the entrance door is 81. It was stated by one of the officers of the company that business is steadily improving.

BUILDING OPERATIONS.

Three High-Class Apartments for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three 4-sty high-class apartment houses to be located at the southwest corner of Sumner av and Kosciusko st, for the Wexler Grau Construction Co., of Brooklyn. Corner building will be 30x91 ft. and the two interior buildings 35x91 ft., in the Colonial type of architecture, with a Harvard brick front laid in a Flemish bond and terra cotta and stone trimming. The interiors will be trimmed with oak and cypress woods, and public hall's wainscoted with marble, with mosaic tile floors. The stairways will be of iron and marble, and all plumbing fixtures of "The Standard Manufacturing Company."

Architect Selected for Masonic Mosque.

BROOKLYN.—R. Thomas Short, of the firm of Harde & Short, 3 West 29th st, Manhattan, has been selected architect, as the result of a competition, to prepare plans for the new Masonic Mosque to be erected at the southwest corner of Nostrand av and Herkimer st, Brooklyn, to cost in the neighborhood of \$110,000. The building is to be 1-sty and basement, of brick and terra cotta, and will cover a plot 100x183 ft. Kismet Temple, A. A. O. N. Mystic Shrine, will occupy the premises. At the office of the architect it was stated that plans would be ready for estimates in about two months.

Five More Flat Buildings for West 144th Street.

144TH ST.—The Young Realty & Construction Company have had plans prepared by Messrs. Thain & Thain, No. 4 East 42d st, for the construction of five high-class 6-sty flat buildings, 100x86.7 and 87.6x86.11 ft., to be situated in 144th st, south side, 100 and 200 ft. east of Broadway, to cost in the neighborhood of \$520,000. The same owners have also had plans prepared for a similar building, 87.6x100 ft., on the south side of 144th st, 550 ft. east of Broadway, to cost \$120,000.

Contract for 34th St. Commercial Building.

34TH ST.—Building operations will be begun in about two weeks time for the new 6-sty commercial building which the Eleven West 34th St. Co., 1 West 34th st, will erect at No. 11 West 34th st, on a plot 25x113.11 ft., from plans by David M. Ach, 1 Madison av. The company is composed of F. A. Harris, president; Ignace I. Apfel, 116 Nassau st, secretary, and F. Amsterdam, 123 West 117th st, treasurer. The general contract was awarded this week to the Keystone Construction Company, of 3d av and 85th st.

Milliken Bros. Get New Hotel Contract.

57TH ST.—The steel work required for the 12-sty hotel building which the Great Northern Company is soon to erect at No. 118 West 57th st and 109 to 121 West 56th st, with 175 ft. fronting in 56th st, has been awarded to the firm of Milliken Brothers, No. 11 Broadway. No other contracts have yet been given out, except that for the excavating to Canavan Bros. The building is estimated to cost \$500,000. Messrs Schwartz & Gross, 347 5th av, are the architects.

Rumor of Twenty-Story Building for Fifth Avenue.

5TH AV.—It was reported in building circles this week that plans are under consideration for the construction of a

skyscraper office and store building, to contain at least twenty stories, in the neighborhood of 5th av and 31st st. The Record and Guide is unable to give further particulars in this issue.

Apartments, Flats and Tenements.

ASTORIA, L. I.—Rudolph Mantell, 1693 2d av, Manhattan, will erect on 11th av, w s, 137 n Wilson av, Astoria, two 3-sty frame tenements, 18x62 feet, to cost \$9,000.

RIDGEWOOD, L. I.—Putnam av, n s, 150 e Woodward av, Ridgewood, will be improved by Jos. Sauerwein, 290 Woodbine st, with two 2-sty frame dwellings, 25x70 ft., to cost \$10,000.

MANHATTAN.—J. W. Cole, 403 West 51st st, is planning for extensive interior changes to the 4-sty tenement No. 460 West 52d st, owned by the Church of the Sacred Heart, 457 West 51st st.

LONG ISLAND CITY.—L. Berger & Co., 300 St. Nicholas av, have prepared plans for a 3-sty brick tenement to be erected in 11th st, s s, 175 w Ely av, L I City, for Margaret Freeman, 145 5th st, L I City.

MANHATTAN.—Ferguson Bros., 119 Manhattan av, will build in 180th st, north side, 187.1 ft. west of Broadway, a 5-sty flat building, 50x98 ft., to cost \$50,000. Geo. Fred Pelham, 503 5th av, is making the plans.

MANHATTAN.—Nathan Langer, 81 East 125th st, has prepared plans for alterations to the 4-sty tenement No. 203 Henry st, owned by the Congregation Markover of Polen, 385 Grand st. The estimated cost is \$12,000.

BRONX.—Edward J. Byrne, 3025 3d av, is preparing plans for a 4-sty brick apartment house, 45x79, to be erected on northwest corner of Concord av and 147th st for the Moorehead Realty & Construction Co., to cost \$30,000.

MANHATTAN.—Chas. E. McManus, 45 East 42d st, will erect an 8-sty high-class apartment house, 75x87.2 ft., in the north side of 85th st, 125 ft. east of Riverside Drive, to cost about \$200,000. Neville & Bagge, 217 West 125th st, are making the plans.

MANHATTAN.—The Sterling Building & Operating Company, 203 Broadway, will soon begin the erection of a 6-sty high-class apartment house, 75x90x87 ft., at Audubon av, northwest corner of 181st st, at a cost of \$100,000. Geo. Fred Pelham, 503 5th av, is planning.

MANHATTAN.—Work will soon be started on two 6-sty high-class apartment houses, 99.11x90 ft., on the east side of Broadway, between 163d and 164th sts, to cost in the neighborhood of \$250,000. The Medford Realty Co., Riverside Drive and 110th st, is the owner, and Schwartz & Gross, 347 5th av, the architects.

WEST HOBOKEN, N. J.—The general contract to erect three brick flat houses at northwest corner of Clinton av and Traphagen st, West Hoboken, for Mrs. Anna V. H. T. Hervey, 15 Oak st, Far Rockaway, L. I., was awarded to August Kleinke, 383 Clinton av, West Hoboken. The estimated cost is \$31,000. E. M. Patterson, Jersey City, is the architect.

NEWARK, N. J.—Plans have been completed by Hyman Rosensohn for two detached 3-sty frame apartment buildings to go up on Elizabeth av, near Alpine st, for Jacob Frankel. The buildings will be 24x54 ft. They will be equipped with separate steam heating plants and will have combination gas and electric lighting. Work on the structure will soon be started.

Churches.

ALBANY, N. Y.—The Trinity Evangelical congregation is planning to erect a new church in the southwest part of the city.

FLATBUSH, L. I.—L. E. Jallade, 1170 Broadway, Manhattan, will soon receive estimates for a church, 80x80 ft., for the Flatbush Congregational society.

NEW BRITAIN, CONN.—Rev. August Rohrig, 84 S. Burritt st., is pastor of the Evangelical Lutheran society, which will build a church, according to plans drawn by Architect John J. McCarthy, 20 Bellden st.

BROOKLYN.—Henry Ives Cobb, 42 Broadway, is about to let contracts for a church, 87x150 ft., at New York av and Dean st., Brooklyn, for the First Church of Christ Scientist. The estimated cost is \$150,000.

ROSEVILLE, N. J.—Permit has been granted the Roseville Methodist Episcopal Church to erect a building for religious purposes, of brick construction, in Orange st, about 140 ft. east of Bathgate pl. It will be two stories high and measure 50x88 ft. The estimated cost is \$36,000. Oscar S. Teale, Newark, is the architect.

Court Houses.

SCHENECTADY, N. Y.—Bids will shortly be received by the county board of supervisors for the erection of a new county building.

Dwellings.

BOONTON, N. J.—Parfitt Bros., 26 Court st, Brooklyn, have completed plans for a 2-sty residence, 30x40 ft., to be erected at Boonton, N. J., for H. M. & C. A. Field.

CORONA, L. I.—At Corona, J. McGough 56 Prospect st, Flushing, will erect on Morton pl, n s, 20 e Jefferson st, two 2-sty brick dwellings to cost \$9,000.

RIDGEWOOD, L. I.—John G. Duser, 488 Grove st, will build on Doscher av, w s, 350 n Elm av, Ridgewood, three 2-sty brick dwellings, 20x55 ft., to cost \$12,000.

ELMHURST, L. I.—Six 2-sty brick dwellings will be erected on Cook av, n s, 50 w Toledo av, Elmhurst, by the Elmhurst Bldg. Co. Estimated cost is \$45,000.

ELMHURST, L. I.—At Elmhurst, Grace E. Watson, 128 East Grand st, Corona, will build in Grove st, west of Hanover av, one 2-sty brick dwelling to cost \$5,000.

LONG ISLAND CITY.—Ninth av, e s, 200 n Grand av, L. I. City, will be improved by G. Biek, 934 Steinway av, from plans by G. J. Fischer, with a \$4,000 dwelling.

CORONA, L. I.—At Newtown av, w s, 50 n Maple st, Corona, Jos. George, Montgomery av, Corona, will erect from plans by A. Schoeller, one 2-sty dwelling, 20x36, costing \$4,000.

DANBURY, CONN.—St. James' Episcopal parish voted unanimously to purchase a building on Terrace place, adjoining the property of the parish, as a site for the proposed new rectory.

WINFIELD, L. I.—The Norwood Const. Co., 422 Gates av, Brooklyn, will build on Woodside av, n e corner Lenox av, Winfield, a frame store and dwelling, 20 x51 ft., to cost \$5,000.

LONG ISLAND CITY.—G. W. Schwill, 1126 Bushwick av, Brooklyn, will build in Sherman st, e s, 132 s Jamaica av, L. I. City, two 2-sty brick dwellings. A. Kock is the architect.

EVERGREEN, L. I.—J. I. Denton, 614 Cooper st, will soon begin the erection of two frame dwellings at Cooper av, s w corner and Denton st, Evergreen, from plans by Wm. A. Case.

EVERGREEN L. I.—Jacob Liebermann, 55 West 16th st, will build on Surf av, n e corner Edgemere av, Evergreen, from plans by Thos. Bennett, one 2-sty frame dwelling to cost \$12,000.

METROPOLITAN, L. I.—In Pringle st, s s, 228 e Forest av, Metropolitan, Frank F. Duehler, 14 Pringle st, will erect from plans by Architect John H. Vanderbeck five 2-sty brick dwellings, 20x55 ft.

FLUSHING, L. I.—Architect I. P. Card has completed plans for a 2-sty frame dwelling, 24x33 ft., to be erected in 15th st, w s, 306 s Sanford av, Flushing, for Grace E. Watson. Estimated cost, \$5,000.

WOODCLIFF, N. J.—Eli Benedict, 1947 Broadway, Manhattan, has let the general contract for a 2½-sty frame house on the Bulls Ferry road, between 33d and 34th sts., Woodcliff, N. J., to John S. Delaney, of Woodcliff, N. J., for Mrs. B. Corr.

WATERBURY, CONN.—Architect C. Jerome Bailey has plans out for figures for a new house to be erected on West Grove st, for Miss Martha M. McMahon. Frame, 28x51 ft. with two furnaces, gas and electric lights and all improvements.

RIDGEWOOD, L. I.—L. Berger & Co., 300 St. Nicholas av, has plans ready for three 2-sty brick dwellings, to be erected in Stockholm st, s s, 20 w Woodward av, Ridgewood, for Jos. Weiss & Co., 674 Harmon st.

RICHMOND HILL, L. I.—Chas. Infanger, 2634 Atlantic av, Brooklyn, has drawn plans for two frame dwellings to be erected in Avondale st, s s, 90 w Manor av, Richmond Hill, for Anna L. McDevitt, 187 Linwood st. Estimated cost \$8,000.

RIDGEWOOD, L. I.—L. Berger & Co., 300 St. Nicholas av, have completed plans for four 2-sty dwellings, to be situated in Hancock st, s s, 265 e Doscher av, Ridgewood, for John F. Beck Co., 1355 Myrtle av, Brooklyn.

MONTCLAIR, N. J.—Eli Benedict, architect, 1947 Broadway, Manhattan, has let general contract for a 2½-sty frame house at Park st, Montclair, N. J., to Obner & Reichert, 75 North 14th st, Newark, N. J., for Mr. Gilman B. Warne East Orange, N. J., owner.

COLLEGE POINT, L. I.—I. P. Smith, 103 Nassau av, Greenpoint, will soon begin the erection of six 2-sty brick dwellings on 6th av, College Point, from plans by Wm. Fernbach; also one 2-sty brick dwelling at 6th av, s w cor, and 19th st, to cost a total of about \$35,000.

Depots.

BROOKLYN.—The Brooklyn Rapid Transit Co. is to erect a new sub-station in 38th st, near 5th av, Brooklyn, at a cost of \$65,000. The building will be 50x100 ft.

ARLINGTON, N. J.—Architect T. C. Hughes, of 22 Clinton st, Newark, has completed plans and will receive estimates for the construction of a freight depot at Arlington for the Wells-Fargo Express Company, 51 Broadway, Manhattan. Frame construction, modern improvements; cost, about \$6,000.

Factories and Warehouses.

PLAINFIELD, N. J.—Work will be begun on the erection of a new building for the Lawton Mills Co. The building, when completed and equipped with the latest models in cotton machinery, will mean an outlay of about \$258,000 and give employment to about 300 hands.

THAMESVILLE, CONN.—The contract has been awarded for rebuilding mill No. 1 of the Uncas Paper Co., at Thamesville, destroyed by fire several months ago. The beater room will be built of brick and will be 120x40, three stories high. The work will be started at once.

ROCHESTER, N. Y.—It has been decided by the directors of the Dundee Brass Manufacturing Co., recently or-

ganized, to build the factory of concrete blocks instead of wood. Samples have already been received from several firms and the order will be placed within a few days.

ROCHESTER, N. Y.—The H. B. Graves Co. will erect at once a new reinforced concrete factory building in Mill st. G. W. Todd & Co. will construct a brick factory building of two stories in University av, near Culver road. The Gleason Cold Storage Co. will remodel its East av plant, which burned some time ago.

DANBURY, CONN.—The Danbury Co., hat manufacturers, will begin shortly the erection of one of the most modern and completely equipped hat factories in the country. The company is not ready yet to make its plans public, as the contracts have not yet been awarded. The plans call for a brick building of the most approved style of mill construction with concrete floors and supporting columns. The entire structure to be practically fire-proof.

Hotels.

OCEAN CITY, N. J.—William H. Deisroth, of Philadelphia, Pa., will soon select an architect and have plans prepared for alterations and for a 4-story addition to a hotel, at Ocean City.

BROOKLYN.—Architects Helmle & Huberty, 190 Montague st, Brooklyn, are about ready to award contracts for the 12-sty apartment hotel, 78x97 ft., at the southeast corner of Hicks and Montague sts, for Louis Bossert.

SYRACUSE, N. Y.—It is determined that Syracuse is to have a hotel to cost about \$800,000. The building will be in a central section, and the committee has several options. The company is composed of Thomas W. Meachem, Deforest Settle, and Charles W. Snow as treasurer. Douglas E. Pettit is attorney.

SARATOGA SPRINGS, N. Y.—A plan is on foot for the transformation of the little hamlet of Ballston Lake into a summer resort of importance. The streets are to be improved, sidewalks repaired, lawns laid and a system of lighting installed. The Ballston Lake Improvement Association, of which N. V. Whitbeck is president, will erect a \$50,000 hotel. E. L. Moore is vice-president; Hugh J. Davies, treasurer, and W. A. Markham, secretary.

Halls and Clubs.

LONGPORT, N. J.—The Longport Yacht Club contemplates the erection of a new club house or buying and remodeling a cottage for club purposes, at Longport. Architect has not been selected. E. J. Levino, Philadelphia, Pa., has been elected commodore.

PATERSON, N. J.—Building operations on a Malta temple, to be the home of the local lodges of the Knights of Malta, will be started in the near future. Negotiations for the purchase of the site selected for the building in Market st, above Straight st, are about complete. It is estimated that the structure will cost between \$20,000 and \$25,000.

Hospitals and Asylums.

TROY, N. Y.—Demers & Campaign, of Troy, are completing plans for a 2-sty and basement hospital building, at the County Almshouse, for the board of supervisors, Victor M. Allen, chm. special committee. Estimated cost is \$30,000.

MANHATTAN.—William Crawford, 5 East 42d st, has obtained the general contract for the erection of the concrete and brick dispensary building, 50x90 ft., at Nos. 145-147 Worth st, for the New York Dispensary, 137 Centre st, to cost \$25,000. Trowbridge & Livingston, 527 5th av, are the architects.

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Libraries.

WEST HAVEN, CONN. — The Bldg. Com. of the Village Improv. Society, has engaged McLane & Wright, of Boston, Mass., to prepare plans for the Carnegie Library, which is to cost \$10,000.

Office and Loft Buildings.

BROOKLYN.—Pickering & Walker, 103 Park av, Manhattan, have completed plans for a 4-sty and basement printing plant, 52x66 ft., for the Hamilton Bank Note Engraving & Printing Co., 88 Gold st, to be erected at Adams and Sands sts, Brooklyn.

MANHATTAN. — The contract for plumbing work has been awarded to Peter Sexton, 584 Park av, for the 8-sty store and loft building, 28x100 ft., which C. G. Gunther's Sons are erecting at No. 518 5th av, from plans by James J. F. Gavigan, 1123 Broadway.

NEWARK, N. J.—Eidlitz & McKenzie, 1123 Broadway, Manhattan, are preparing plans and will receive bids for a 9-sty telephone building, 97x166 ft., to be erected on Washington, near Market st, Newark, N. J., for the New York & New Jersey Telephone Co., 15 Dey st.

PATERSON, N. J.—Rizzolo & Gonnelli, 800 Broad st, Newark, N. J., are working on plans for a market building to be erected on Society's Island, in the Passaic River, at Paterson, by John Casale. The basement and first story will be of concrete, the second story of brick, 60x200 ft. in ground dimensions. The estimated cost is \$50,000.

Public Works.

SCHENECTADY, N. Y.—No definite action has been taken by the city officials regarding the erection of a sewage disposal plant.

CAMDEN, N. J.—Bids will be received until Oct. 21 by John S. Broome, Chn. Water Com., for furnishing a 24-in. Venturi meter tube; also same date, a direct-acting boiler feed pump.

ONEONTA, N. Y.—Sealed bids will be received until October 20 for lighting the streets of the village of Oneonta with arc lights. Henry D. McLaury, Village Clk.

UTICA, N. Y.—The Committee appointed to investigate the construction of a municipal asphalt repair plant is stated to have submitted a report to Common Council recommending the erection of the same; estimated cost, \$12,500.

RYE, N. Y.—The trustees of Rye, N. Y., will receive bids until October 28 for the construction of sanitary sewers and a sewage disposal plant, the requirements including 12,600 ft. of 4 to 16-in. iron pipe, two small pumping stations.

AUBURN, N. Y.—W. Thos. Wooley, City Engr., states that bids will probably be called for about May 1, 1909, for the construction of sewers in Wards 1, 6 and 10, and a sewage disposal plant; probable cost \$110,000. J. S. Hanlon, City Clk.

SENECA FALLS, N. Y.—The Seneca Falls Water-Works Co. (H. A. Carmer, Mgr.) is considering the question of improving its plant and has engaged W. G. Stone, of Utica, and Emil Knichling of N. Y. City, to prepare plans for rehabilitating the system.

PATERSON, N. J.—Bids were opened Sept. 15 for grading, masonry and bridging on Sec. 1 of the North Jersey Rapid Transit Company's railroad, between Paterson and Suffern, and the contract has been awarded to John R. Lee of Paterson for about \$500,000.

PASSAIC, N. J.—Bids are invited until Oct. 30, for distributing and laying about 37 miles of 6-inch to 20-inch pipes, hydrants, gate valves, specials, etc.; second, furnishing and delivering said pipes, hydrants, gate valves, specials, &c.; third, furnishing a new water supply from three million gallons per day to twelve million gallons per day, to be taken from wells

or surface streams. Geo. K. Rose, Joseph Spitz, Herman Friend, committee.

HAWORTH, N. J.—Proposals for the grading, macadamizing and otherwise improving of Valley road, Haworth drive and a portion of Flatts road, lying in the borough of Haworth, Bergen County, N. J., a distance of 16,527.06 ft., will be received by the borough council of the borough of Haworth at the office of the borough clerk, at Haworth, N. J., until October 19. Plans may be examined at the offices of Watson G. Clark, the borough engineer, Tenafly, N. J., and 1123 Broadway New York, or at the office of the clerk of the borough of Haworth at Haworth, N. J.

VERONA, N. J.—Proposals for furnishing material and constructing a system of water-works for the incorporated borough of Verona, Essex County, N. J., will be received at the council room, Bloomfield av, Verona, N. J., Oct. 28. Work will embrace furnishing approximately 1,000 tons cast iron pipe, 20 tons special castings, 87 fire hydrants, and 152 valves and nine miles pipe laying. Specifications will be on file and may be obtained from the engineer's branch office, or office of David H. Slayback, Verona, N. J. Wm. A. Smith, chairman.

RYE, N. Y.—Bids will be received by the trustees of the village of Rye, N. Y., at the Municipal Hall, until October 28, for the construction of certain sanitary sewers and of a sewage disposal plant. Work consists of about 90,000 ft. of vitrified pipe, sewers, 8-inch to 18-inch, laid complete, with manholes and flush tanks, much of it in rock excavation; about 12,600 ft. of iron pipe sewers, siphons and force main, 4-inch to 16-inch; about 1,200 ft. of subaqueous iron effluent outlet into Long Island Sound; an indeterminate amount of agricultural drain tile laid in sewer trench; two small pumping stations complete; sewage tanks and coke filter beds, with appurtenances; a considerable but indeterminate amount of piling and earthwork. Address the board of village trustees Rye, Westchester County, N. Y. G. Everett Hill, engineer, 156 5th av, Manhattan.

Power Houses.

AUBURN, N. Y.—The Auburn Light, Heat & Power Co., Auburn, N. Y., is taking bids on power house building, 60x75 ft., to be erected on the site of the present power building. The building will be equipped with a 10-ton traveling crane, one 500-horsepower upright boiler, feed pumps, condenser, generators and other equipment.

YONKERS, N. Y.—Inquiries are now in the market for part of the equipment for the new foundry to be erected at Yonkers, N. Y., by the Otis Elevator Co. This building will be 90x200 ft., of brick and steel construction, and when completed will more than double the company's foundry capacity at that point and be sufficient to supply all castings required.

NEWBURGH, N. Y.—The Newburgh Light, Heat & Power Co., Newburgh, has made application through the Public Service Commission for permission to issue bonds to the amount of \$350,000. Of this amount it is intended to use \$25,000 for placing its transmission lines and conduits underground, \$18,000 for extending its transmission lines, \$39,930 for additional equipment and improvements to the power plant at Newburgh, \$100,000 for erecting new transmission lines and the balance for paying off the floating debt, etc.

Schools and Colleges.

RAHWAY, N. J.—The Common Council has adopted the ordinance calling for the purchase of a site and the erection of a new school building to cost \$65,000.

BAYONNE, N. J.—The Board of Estimate recommends the erection of a new school and a resolution was passed to issue \$265,000 worth of bonds to pay for it.

ONEIDA, N. Y.—The board of education is considering erecting a high school building in the northern part of the village, at a cost of about \$50,000. Architect has not been selected.

LYNN, MASS.—Designs will be received by the committee on education until 12 noon, Oct. 28, for the proposed West Lynn school building. Further information can be obtained at office of Chas. H. Spear, clk.

PRINCETON, N. J.—Plans for the freshman dormitory for which Mrs. Russell Sage donated \$250,000, have as yet not been submitted to Frank Miles Day & Brother, of Philadelphia. It will accommodate 120 students. It will be finished in 1910.

IRVINGTON, N. J.—No contracts were awarded at the meeting of the Board of Education, Irvington, for the proposed new school to be erected on Mt. Vernon av. The lowest bids showed that the new structure would cost about \$25,000, while the estimated cost of the building was put at \$18,000.

SOMERS CENTER, N. Y.—Raymond F. Almira, 51 Chambers st, Manhattan, has completed plans for a dormitory, 115 x71 ft. a school building, 119x74 ft. and a temporary chapel and dining hall building, to be erected at Somers Center, N. Y., for the board of trustees of New York Catholic Protectory.

PRINCETON, N. J. — Plans for the Thompson graduate school are being prepared and will be submitted to the Building Committee soon. Cram, Goodhue & Ferguson, of 170 5th av, Manhattan, and Boston, Mass., are the architects. The erection of this building will necessitate moving the president's house "Prospect," about 100 ft. in a westerly direction.

Stables and Garage Buildings.

ROSLYN, L. I.—Contracts are about to be awarded by Ditmars & Brite, 111 5th av, Manhattan, for a stable and garage building at Roslyn, Long Island, for Benjamin Stern, 7 West 53d st, Manhattan. The estimated cost is \$50,000.

CONEY ISLAND.—Waid & Willhauer, 156 5th av, Manhattan, have completed plans for a 3-sty stable, 50x100 ft., at S. Canal av and E. 3d st, Coney Island, for the department of street cleaning. Bids will soon be received by the department. The cost is placed at about \$45,000.

MANHATTAN.—F. W. Wengenroth, 29 Broadway, has completed plans for the 4-sty brick stable, 65.4x40 ft., which Burns Bros. Coal Co., 50 Church st, will erect at the southwest corner of 134th st, 200 ft. east of the North River bulkhead, to cost about \$12,500. No contracts have yet been placed.

Theatres.

MANHATTAN.—Wm. H. Day, 314 Madison av, has prepared preliminary plans for a 6-sty natatorium and amusement building, 150x30 ft., to be erected in 145th st, near Broadway, for Fred. M. Blake and others.

Bids Opened.

Bids were opened at the office of the Isthmian Canal Commission on Sept. 25 for furnishing two 10-inch wabble saws as follows: Knox & Bro., 96 John st, Manhattan (low bid). Also for furnishing 150 water gauge cocks and 50 water gauges. Nathan Manufacturing Co., 85 Liberty st, New York, low bidder.

Bids were received Oct. 3, at the Bureau of Yards and Docks, Navy Dept., Washington, for furnishing four 1,000-KW. and two 500-KW. turbo-alternators at the Navy Yards, New York, Philadelphia, Norfolk, Mare Island and Puget Sound.

Westinghouse Machine Co., 165 Broadway (low bidder). Other bidders were: Allis-Chalmers Co., Milwaukee, Wis., and the General Electric Co., of Schenectady, N. Y.

Bids opened by the Board of Education, Monday, Oct. 5: No. 1. For installing electric equipment in new P. S. 157, Brooklyn: T. Frederick Jackson, Inc., \$13,995 (low bid). Other bidders were: Reis & O'Donovan, Inc., Cowden & De Young, Inc., Commercial Construction Co., Peet & Powers, A. Feldmann Construction Co., Inc., E. J. Duggan. No. 2. For installing heating and ventilating apparatus in new P. S. 157, Borough Brooklyn: James Curran Mfg. Co., \$49,800 (low bid). Other bidders were: E. Rutzler Co., Daniel J. Rice, Hopkins-Jordan Co., Frank Dobson Co., Inc., Blake & Williams, Raisler Heating Co., William C. Ormond. No. 3. For fitting up cooking-room, workshop and science-room at P. S. 155, Brooklyn: Richmond School Furniture Co., \$1,287 (low bid). No. 4. For alteration, repairs, etc., at Brooklyn Training School for Teachers, Brooklyn: Inter-City Contracting Co., \$2,870 (low bid). No. 5. For new concrete pavement, new iron railings and gates, relaying defective pavements, etc., at P. S. 35, Bronx: William H. Quinn, \$1,021 (low bid). No. 6. For installing heating and ventilating apparatus for additions to and alterations in P. S. 132, Manhattan: Raisler Heating Co., \$9,375 (low bid). Other bidders were: E. Rutzler Co., Daniel J. Rice, James Curran Mfg. Co., William J. Olvany.

Contracts Awarded.

The John Doyle Brick Co., of Utica, is stated to have secured the contract to furnish 4,000,000 brick for Madison County Court House and Jail to be erected at Wampsville, N. Y.

MANHATTAN.—The National Fireproofing Co. has secured the contract for furnishing the terra cotta hollow tile fireproofing for the 17-sty building to be put up on the site of the old Everett House, Union sq.

MANHATTAN.—The general contract for improvements to the residence of George Gordon King, No. 33 East 83d st, has been awarded to H. H. Vought & Co., of No. 103 Park av, from plans by Jardine, Kent & Jardine, 3 West 29th st.

BROOKLYN.—M. Gould's Son & Co., 83 Reade st, Manhattan, have just completed the brass rail work for the Fulton Theatre, of Brooklyn, and the Greenpoint Theatre, of Greenpoint, Brooklyn, from plans by W. H. McElfatric, Broadway, N. Y.

MANHATTAN.—Murphy Bros., 489 5th av, have obtained the general contract for the erection of the 2-sty brick bottling house, 64x188 ft., at the northeast corner of 3d av and 90th st, for Jacob Ruppert, 1116 5th av. Estimated cost is \$40,000. Kastner & Dell, 1133 Broadway, prepared the plans.

MANHATTAN.—Gillis & Geoghegan, 537 West Broadway, have received the steam heating contract for the new Union Dime Savings Institution building to be erected at 6th av, northwest corner of 40th st. Alfred H. Taylor, 138 West 65th st, is the architect, and the Wm. L. Crow Construction Co. general contractor.

The Turner Construction Co., 11 Broadway, has obtained the contract from the N. Y. C. & H. R. R. Co., G. W. Kittredge, Chief Engineer, for the construction of the driveway floor between the postoffice and the northeast wing of the Grand Central Station at Depew Place, New York City. Work will be undertaken at once.

MANHATTAN.—Francis McNamara, 122 East End av, has received the contract for plumbing work on the new residence for James B. Clews, northeast corner of 5th av and 85th st. Henry F. Booth, 1123 Broadway, is the builder.

Horace Trumbauer, 1408 Land Title Building, Philadelphia., is the architect.

OGDENSBURG, N. Y.—John V. Schaefer, Jr., 11 East 59th st, Manhattan, has secured the general contract at \$59,000 to erect a 2-sty stone and brick academy building, 48x146 ft., for the Board of Education, at Ogdensburg, N. Y. The plans were prepared by Architect Wilson Potter, 1 Union sq, Manhattan. The heating and ventilating was awarded to E. O. Burrows, of Boston, at \$10,147.

MANHATTAN.—Walker & Chambers, 50 East 20th st, have received the steam heating contract, and Canavan & Deigan, 112 West 100th st, the plumbing work for the 12-sty apartment house, 100x100 ft., at the southeast corner of 7th av and 58th st, for the Alwyn Court Corporation, 437 5th av. The Hedden Construction Co., 1 Madison av, is the builder. The building is to cost about \$900,000.

MANHATTAN.—William F. Bartheld, 223 East 53d st, has obtained the general contract for enlarging the three-story boiler house and engine room in the north side of 92d st, 100 ft. east of 3d av, for Jacob Ruppert, 1116 5th av. The operation consists of a 4-sty rear extension, 50x37 ft., one additional story, new concrete floors, columns, girders, etc. Otto C. Wolf 1025 Arch st, Philadelphia, Pa., is the architect. Estimated cost is \$45,000.

W. P. Nelson Co., 120 West 29th st, has received the following recent contracts: Painting and decorating—Knickerbocker Trust Building, McKim, Mead & White, architects, Geo. A. Fuller Co., general contractor. National City Bank, McKim, Mead & White, architects, Geo. A. Fuller Co., general contractor. Painting—Kings County approach to Queensboro Bridge; amount, \$8,000; general contractors, Snare & Triest. Piers Nos. 54, 56, 60, 61, 62, North River; amount, \$53,000; general contractors Snare & Triest. Piers 57, 58, 59, North River; amount, \$35,000; general contractors, R. P. & J. H. Statts.

Estimates Receivable.

By the Commissioner of Bridges, Monday, Oct. 12. For furnishing and installing the electrical equipment for the overhead trolley system of the Blackwell's Island Bridge over the East River, between the Boroughs of Manhattan and Queens.

Bids will be received by the Park Board, Thursday, Oct. 15. No. 1. For paving with asphalt tiles certain walks of Central and other parks in Manhattan. No. 2. For paving with asphalt tiles the ends of the parks in Broadway, between 60th and 80th sts, Manhattan.

By the President of the Borough of Brooklyn, Wednesday, Oct. 14. For dredging in Newtown Creek Canal, at and in the canal and basin included within the boundaries of Johnson av, Montrose av, Morgan av, Varick av, and also in the Stagg st basin, in Brooklyn.

By the Fire Commissioner, Thursday, Oct. 15. No. 1. For furnishing and delivering iron and steel for use at the repair shops. No. 2. For furnishing and delivering various supplies for use at the repair shops. Monday, Oct. 19. No. 1. For furnishing and delivering supplies for the fire alarm telegraph bureau, Brooklyn. No. 2. For furnishing and delivering supplies for the fire alarm telegraph bureau, Queens.

By the Department of Public Charities, Wednesday, Oct. 14. No. 1. For the erection and entire completion (excepting steam heating and electric lighting) of an enclosed veranda at the east end of the pavilion for male blind, New York City Home for the Aged and Infirm, Blackwell's Island. No. 2. For the erection and entire completion of two fire escapes on school for feeble-minded children, and iron balconies on the north

hospital, ward 15, and old pavilion A, B, C, at the New York City Children's Hospitals and Schools, Randall's Island.

By the President of the Borough of the Bronx, Thursday, Oct. 15. No. 1. For the erection and completion of stable building, wagon house and tunnel for the use of the Bureau of Highways of the Borough of the Bronx, to be erected on plot of land situated on the north side of East 181st st, bounded by Webster av and Park av, Bronx. No. 2. For repaving with asphalt blocks on a concrete foundation the roadway of Webster av, from Welch st to Fordham sq. The intersection of East 189th st, with Hoffman st, Arthur av and Belmont av. Webster av, between East 165th st and East 171st st. Teller av, from East 162d st to East 164th st. St. Ann's av, from Rae to 3d av. For paving with asphalt pavement or with mineral rubber pavement on a concrete foundation the roadways and sidewalks of the bridges over the New York, New Haven and Hartford Railroad (Harlem River branch) at Longwood av, Tiffany st, Hunts Point road, Faile st, Bryant st, Westchester av, Tremont av, West Farms road, White Plains road, Unionport road, Williamsbridge road and Baychester av, East 134th st, from Brown pl to Brook av, and

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Government Work.

Wahle-Phillips Co., Manhattan, has secured the contract for installing lighting fixtures in the U. S. public building at Charleston, S. C.

J. E. & A. L. Pennock will make betterment amounting to \$1,064.60 at the hygienic laboratory, Washington, D. C. This is in addition to their present contract.

The bid of J. E. & A. L. Pennock Co., of Philadelphia, Pa., \$141,987 in amount, has been accepted for the construction of a new building for the bureau of standards, Washington, D. C.

The contract for decorating and painting the U. S. mint at Denver, Colo., has been awarded to John Gibson, 125 S. 11th st, Philadelphia, at \$18,000; time to complete, April 15, 1909.

Office of Constructing Q. M., Fort Hamilton, N. Y.—Sealed proposals will be received Oct. 30, for constructing a coal shed building. Address Constructing Q. M., at Fort Hamilton, Brooklyn, N. Y.

The Isthmian Canal Commission will soon call for bids for furnishing 200 sheets of Russia or planished iron, 350 sheets galvanized sheet iron, 12 checkered iron plates and a large quantity of sheet steel flanged and boiler steel plates.

A circular proposal is in course of preparation at the office of the Isthmian Canal Commission, calling for bids for furnishing 585 tons of standard steel rails, 1,600 pairs standard angle plates, 17,500 standard tie-plates, and 9,000 standard rail braces.

Supervising Architect, Washington, D. C.—Sealed proposals will be received the 5th day of November, for the interior finish of the U. S. Post Office, Custom House and Court House Building at Cleveland, Ohio. Arnold W. Brunner, 33 Union sq., Manhattan, is architect. James Knox Taylor, Supervising Architect.

The plans and specifications for the improvements and additions to the naval hospital at Philadelphia have not been issued as yet, but the work will consist of remodeling the present structure and by additions thereto increase the present capacity by about 100 beds. The work will be commenced as soon as possible, if the bids submitted result in a satisfactory offer.

The Isthmian Canal Commission will soon call for bids for furnishing 200 barrels of crude carbolic acid, 60 tons alum, 2,000 pounds flake graphite, 1,000 pounds litharge, 1,000 pounds concentrated lye, 500 pounds sea moss, 1,000 gallons creosote oil, 4 gallons pure sweet oil, 2,000 pounds dry lamp black, 500 pounds Prussian blue, 200 pounds blue ultramarine, 500 pounds chrome green, 1,000 pounds Indian red, 20,000 pounds red lead in oil, 500 pounds

Venetian red, 150 pounds burnt umber, 10,000 pounds white zinc, 5,000 pounds putty in oil, 500 pounds orange gum shellac, 10,000 pounds powdered caustic soda, 5,000 pounds sal soda, 5 pounds rotten stone, 50 gallons coach varnish, 40 gallons gear varnish, and 200 gallons rubbing varnish.

Brief and Personal.

A public hearing will be given by the Board of Estimate next Thursday, Oct. 15, to afford opportunity for discussion on the proposed limitation of building height.

Will A. Ullom, architect, Burgettstown, Pa., would like to receive samples and catalogues of reliable firms in marble, granite, plastic ornaments, bronze and ironwork.

Mr. Frank H. Taylor has resigned his office of vice-president of the Yale & Towne Mfg. Co., Manhattan. Mr. Taylor retains his position as a member of the board of directors.

The revival in building is emphasized by the U. S. Realty Company's statement that over \$5,000,000 in contracts were approved by the directors. The dividend was not reduced.

"Bradstreet's" says that recovery in business appears to be under way, owing, in a degree, to low prices, but more particularly to natural causes and to the wise policy of curtailing production.

The U. S. Civil Service Commission will hold an examination on Oct. 28-29 for the position of Superintendent of the Buildings Division of the Government Printing Office, at a salary of \$2,500 per annum, and other positions requiring similar qualifications.

The fire loss of the United States and Canada for the month of September, as compiled from the records of the Journal of Commerce and Commercial Bulletin, shows a total of \$21,431,400, an enormous increase over the figures for the same month in 1907 and 1906.

Mr. C. R. Robinson, formerly sales agent for the Inland Steel Company, of Chicago, resigned Oct. 3 to accept the position of Chicago representative for the Lackawanna Steel Co., under the title of the District Sales Agent, with offices in the Commercial National Bank Building, rooms 1726-1728.

The season of professional meetings of the American Society of Mechanical Engineers will be opened on Tuesday evening, Oct. 13, by a meeting of the gas power section in the Engineers Building at 33 West 39th st, Manhattan. Mr. H. L. Doherty, chairman of the meetings committee of the section, will present for discussion a report outlining plans for future work; there will also be a discussion of standards to be used in gas power work. Two papers will be read, one by E. A. Harvey on gas producer plants, with data upon costs, performance, etc.;

and one by N. T. Harrington, giving the results of tests to determine the loss of fuel weight in a freshly charged producer, due to increase of ash contents in the fuel bed.

The attention of builders and contractors is called to the Proposal Notice in this issue of the Record and Guide for the erection, construction and completion of a brick hospital building on Bullsberry road, in the Township of Weehawken, Hudson Co., N. J. Proposals will be publicly opened at the Town Hall, Town of Union, Hudson Co., at 8.30 o'clock P. M., on November 17, 1908. For plans and full information, apply to Hermann Horenburger, architect, 422 to 424 East 159th st, New York City.

The first meeting of the Institute of Electrical Engineers in New York for the year 1908-1909 was held in the auditorium of the Engineers' Building, 33 West 39th st, on Friday, Oct. 9, at 8 P. M. Messrs. Peter Junkersfeld and E. O. Schweitzer, of the Commonwealth Edison Company of Chicago, presented a paper entitled "High Potential Underground Transmission." The Meetings and Papers Committee proposes to accept but one paper for each meeting during the present season, to be followed by prepared discussion, closing not later than ten o'clock, at which hour open discussion will be invited. While the adoption of this practice is likely to diminish the number of papers, it should raise the standard of excellence, and make it necessary for authors to arrange for dates earlier in the season.

The Telephone Plant in the Lawyers Title Building.

The New York Telephone Company has finished the installation of the telephone system for the Lawyers Title Insurance and Trust Company in its new building at 160 Broadway, and the company's new switchboard is now in full operation. It is one of the largest private central stations in New York, and is connected with the Cortlandt Exchange by twenty trunk lines, in addition to which there are direct trunk lines connecting with the company's office in Brooklyn, and also with the Lawyers' Mortgage Company at No. 59 Liberty st. The Lawyers Title central is situated on the seventh floor of the company's new building and occupies a large room which is devoted exclusively to the telephone service of the company. It has at present no less than eighty-six interior wires extending to the desks of the different offices of the company, and provision has been made to add twenty more lines and one hundred more telephones as the growth of the business may require them. The telephone plant has been declared by electrical experts to be the most complete and up-to-date system that has as yet been installed anywhere in New York.

PROJECTED BUILDINGS

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

Christopher st, Nos 114-116, 6-sty brk and stone store and tenement, size, —; cost, \$45,000; J Lipman & S Root, 72 E 99th st; ar't, Chas B Meyers, 1 Union sq.—425.

BETWEEN 14TH AND 59TH STREETS.

34th st, No 314 East, 6-sty brk and stone loft building, 21x87, gravel or plastic slate roof; cost, \$12,000; Abele & Brown, 111 E 110th st; ar't, R Edwin Archibald Co, 147 E 125th st.—430.

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

78th st, Nos 537-543 East, 6-sty brk and stone tenement, 106.3x 88.4, gravel roof; cost, \$100,000; City & Suburban Homes Co, 281 4th av; ar't, P H Ohm, 42 E 23d st.—428.

101st st, n s, 100 w 3d av, six 6-sty brk and stone tenements, 40x 87.11; total cost, \$270,000; Benson Realty Co, 31 Nassau st; ar't, Chas B Meyers, 1 Union sq.—420.

Blackwells Island, 20 e of west pier of bridge, 1-sty brk electrical station, 31x56; cost, \$5,000; City of New York, City Hall; ar't, R F Almirall, 51 Chambers st.—427.

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

111th st, n s, 75 w Broadway, 8-sty brk and stone apartment house, 50x83.3, plastic slate roof; cost, \$150,000; Harvard Realty Const Co, 128 Broadway; ar't, Wm L Rouse, 12 W 32d st.—422.

Broadway, e s, 75 n 113th st, 1-sty iron and concrete temporary office building, 12x15; cost, \$50; Gustav Schock, 512 W 57th st; ar't, James W Cole, 403 W 51st st.—426.

8th av, s w cor 110th st, 1-sty brk office bldg, 14x20 and 27; cost, \$750; W G Ferguson, 25 Broad st; ar'ts, Daggett & Rose Contracting Co, 156 5th av.—429.

110TH TO 125TH STREET, BETWEEN 5TH AND 8TH AVENUES.

114th st, s s, 100 w Amsterdam av, three 8-sty brk and stone apartment houses, 74.10x85.11; total cost, \$540,000; Paterno Bros, Inc., 616 W 116th st; ar'ts, Schwartz & Gross, 347 5th av.—423.

Amsterdam av, s w cor 111th st, 6-sty brk and stone apartment house, 95.11x115; cost, \$200,000; Gross & Herbener, Inc, 45 W 95th st; ar'ts, Neville & Bagge, 217 W 125th st.—421.

NORTH OF 125TH STREET.

134th st, s w cor N Y C & H R R R, 200 e bulkhead North River, 4 brk and stone stables, 65.4x40; cost, \$12,500; Burns Bros Coal Co, 50 Church st; ar't, F W Wengenroth, 29 Broadway.—424.

216th st, n s, 450.7 e Columbus av, 1-sty brk and concrete storage building, 20x15; cost, \$450; 3d Av Railroad Co, 3d av and 65th st; ar't, A S Hedman, 25 W 42d st.—431.

BOROUGH OF THE BRONX.

Baker st, n s, 225 e Garfield st, two 2-sty brk dwellings, 20x52 each; total cost, \$13,000; Felix Farago, 1726 Van Buren st; ar't, Henry Nordheim, Tremont av and Bronx st.—793.

Beech Terrace, n s, 100 w Beekman av, 1-sty frame shed, 25x75; cost, \$300; H McNally, 396 Broadway; ar't, John P Boyland, 396 Broadway.—778.

Bettners lane, e s, 200 n 254th st, 1-sty frame shed, 20x38; cost, \$100; Henry W Beottger, Riverdale; ar't, Robt W Murphy, Riverdale.—784.

Fordham st, n s, 67 w City Island av, 2-sty frame dwelling, 22x48; cost, \$3,500; John W Miller, City Island; ar't, Geo S Miller, City Island.—772.

Lyman pl, w s, 167 n 169th st, two 1 and 2-sty frame dwellings, 25x41 each; total cost, \$10,000; Pasquale J Lamberti, 1369 Lyman pl; ar't, Chas B McKey, 1225 Boston road.—771.

Mead st, s s, 300 w Unionport road, 2-sty frame dwelling, 20x52; cost, \$6,500; Felix Farago, 1726 Van Buren st; ar't, Henry Nordheim, Tremont av and Bronx st.—792.

Taylor st, s w cor Van Nest av, two 3-sty frame dwellings and stores, 20x95 total size; total cost, \$9,000; Benson Childs, 502 Morris Park av; ar't, Jas E Ford, 3061 Webster av.—781.

138th st, s s, 75 w Alexander av, 2-sty brk amusement hall and billiard room, 25x100; cost, \$12,000; Alexander Development Co, John J Vause, 198 Broadway, Pres; ar't, Louis C Maurer, 22 E 21st st.—783.

158th st, n w cor Forest av, 6-sty brk tenement, 87.6x90; cost, \$125,000; Wm F Rohrig Co, 841 Kelly st; ar't, Edw J Byrne, 3025 3d av.—780.

178th st, n w cor Anthony av, 1-sty frame stable, 12x17.4; cost, \$150; George Becker, 515 Tremont av; ar't, C H Bohland, on premises.—777.

225th st, s s, 536.4 e Paulding av, 2-sty brk dwelling, 22x58; cost, \$6,000; Jos Raus, 339 E 112th st; ar't, E Wilbur, 120 Liberty st.—774.

236th st, s s, 25 e Oneida av, 2-sty frame dwelling, 21x55; cost, \$5,500; The Cushing Realty Co, Franklin A Thurston, on premises, Pres; ar't, J J Vreeland, 2019 Jerome av.—785.

Aqueduct av, w s, 312.6 s 183d st, four 2½-sty frame dwellings, peak shingle roof, 24x37.7 each; total cost, \$28,000; Wm C Bergen, Andrews av and 180th st; ar't, Chas S Clark, 445 Tremont av.—776.

Belmont av, w s, 145.10 n 180th st, 5-sty brk tenement, 50.2x69; cost, \$25,000; Pasquale D'Auria, 2113 Belmont av, ow'r and ar't.—770.

Broadway, w s, 75 n 242d st, 3-sty frame boarding house, 64x45; cost, \$8,000; James Thom, 7 Washington Terrace; ar't, Lorenz F J Weiher, 103 E 125th st.—773.

Boyd av, e s, 300 n Jefferson av, 2-sty frame dwelling, 21x45; cost, \$4,500; Wm Dodds, 828 E 222d st; ar't, Carl P Johnson, 8 E 42d st.—788.

Boston Post road, n s, 285 e 5th av, two 1-sty frame stores and dwellings, 40 and 60x45; total cost, \$5,500; George Zink, Eastchester, ow'r and ar't.—791.

Decatur av, w s, 300 n Mosholu Parkway, 3-sty frame tenement, 25.6x58; cost, \$9,500; Rosa Ersfeld, 81 W 102d st; ar't, Hugo H Avolin, 961 Stebbins av.—769.

Hoe av, w s, 250 s 172d st, 4-sty brk tenement, 25x80; cost, \$20,000; Frank Del Balso, 1481 Hoe av; ar't, J C Cocker, 2010 5th av.—775.

Nelson av, e s, 69.9 s 169th st, two 4-sty brk tenements, 37.7x89.9 each; total cost, \$40,000; St Francis Realty Co, John N McGrane, 1050 Woodycrest av, Pres; ar'ts, Moore & Landsiedel, 148th st and 3d av.—782.

Tyndall av, w s, 175 s 261st st, 2-sty stone dwelling, 26x64.6; cost, \$9,000; F P & H A Forster, 45 William st; ar't, C S Child, 17 State st.—786.

Van Nest av, n s, 230 w Bronxdale av, 2-sty brk dwelling, 21x45; cost, \$4,500; Edw J Cahill, Morris Park av; ar't, Timothy J Kelly, 782 Morris Park av.—787.

Valentine av, w s, 125 n 189th st, 3-sty brk tenement, 21.4x67; cost, \$12,000; M W Murphy, 31 Park row; ar't, Wm Guggolz, 32 North st.—789.

Webster av, e s, 145.4 s 187th st, four 4-sty brk tenements, 36x65 each; total cost, \$64,000; John Randall, 859 E 156th st; ar'ts, Daube & Kreymborg, 830 Westchester av.—790.

Webster av, e s, 140 s N Y City line, 1-sty brk boiler room and coal bin, 22½x20; cost, \$1,500; R H Macy & Co, 34th st and 6th av; ar't Wm H Barnett, 888 Home st.—779.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Baxter st, No 6, partitions, toilets, windows, tank, to 5-sty brk and stone tenement; cost, \$3,000; L Oliva, 17 Baxter st; ar't, O Reissmann, 30 1st st.—1967.

Clinton st, No 103, beams, alter stairs, store fronts, to 5-sty brk and stone tenement; cost, \$1,000; Julius Israel, 61 E 86th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—1963.

Division st, Nos 9 and 9½, 2-sty brk and stone rear extension, 25 x22, stairs, partitions, plumbing, to two 3 and 4-sty brk and stone stores and dwellings; cost, \$3,500; Wm H Carpenter, 84 William st; ar't, Max Muller, 115 Nassau st.—1951.

Division st, Nos 11-11½, toilets, partitions, walls, to 3-sty brk and stone store and tenement; cost, \$2,000; L Levinski, on premises; ar't, Libman Cont Co, 1968 Broadway.—1971.

Henry st, No 203, 3-sty and basement brk and stone rear extension, 24x39.8, partitions, stairs, new front, to 3-sty and attic brk and stone tenement; cost, \$12,000; Congregation Markover of Polen, 385 Grand st; ar't, Nathan Langer, 81 E 125th st.—1976.

University pl, No 72, partitions, skylight, windows, to 4-sty brk and stone hotel; cost, \$600; Isabella B Jones, 160 W 136th st; ar'ts, Silman & Whittle, 114 University pl.—1958.

Willett st, No 90, install steel girders, columns, piers, to 4-sty brk and stone store and tenement; cost, \$500; Bloom & Gordon, 129 East Broadway; ar't, Samuel Sass, 23 Park row.—1977.

3d st, No 133 E, partitions, toilets, windows to two 4-sty front and rear store and tenements; cost, \$3,500; Otto Schroeder, 135 East 3d st; ar't, Wm Huenerberg, 769 E 15th st.—1953.

15th st, No 427 West, install 3 ovens, to 6-sty brk and stone bakery; cost, \$9,000; National Biscuit Co, 409 W 15th st; ar't, A G Zimmermann, 409 W 15th st.—1965.

17th st, No 110 West, partitions, store fronts, stairs, to 3-sty brk and stone dwelling and store; cost, \$1,200; Max Feuerlicht, 7 W 3d st; ar't, C H Dietrich, 143 W 45th st.—1972.

19th st, No 11 E, cut openings, girders to 4-sty and basement brk and stone store; cost, \$1,500; Estate of Ogden Goelet, 9 W 17th st; ar't, James J F Gavigan, 1123 Broadway.—1946.

21st st, No 342 E, toilets, partitions, plumbing to 5-sty brk and stone store and tenement; cost, \$6,500; Amelia Hartung, 533 E 139th st; ar't, Wm Huenerberg, 769 E 158th st.—1954.

26th st, No 326 W, partitions, toilets, windows, skylight, to 5-sty brk and stone tenement; cost, \$750; Jeanie Lucinda Musgrave, East Grinstead, Sussex, England; ar'ts, Buchman & Fox, 11 E 59th st.—1948.

35th st, No 558 W, fireproof passage, ceilings to 5-sty brk and stone tenement; cost, \$200; Louis Schachne, 163 E 94th st; ar't, Alfred L Kehoe, 1 Beekman st.—1956.

39th st, No 422 West, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; Edward Brooks, 422 W 39th st; ar't, John H Knubel, 318 W 42d st.—1964.

46th st, Nos 111-115 West, partitions, windows, skylights, to three 4-sty brk and stone stores and tenements; cost, \$3,000; Bronx Investment Co, 128 Broadway; ar'ts, Jardine, Kent & Jardine, 3 W 29th st.—1966.

66th st, s s, 79.6 w 2d av, fireproof floor, partitions, to 2-sty brk and stone shop and store building; cost, \$4,000; 3d Av Railroad Co, 3d av and 65th st; ar't, A S Hedman, 25 W 42d st.—1969.

74th st, No 11a W, add, 1-sty to extension to 4-sty brk and stone residence; cost, \$2,000; Thomas J Reagan, on premises; ar't, Chas H Fox, 214 W 103d st.—1959.

78th st, No 129 W, 2-sty brk and stone rear extension, 11.4x16.4 to 3-sty brk and stone dwelling; cost, \$550; Mrs C E Harrington, 123 W 95th st; ar't, Fred W Penn, 31 W 31st st.—1955.

92d st, n s, 100 e 3d av, 4-sty brk and stone rear extension, 50x37, add 1-sty, new concrete floors, columns, girders to 3-sty brk and stone boiler house and engine room; cost, \$45,000; Jacob Ruppert, 1116 5th av; ar't, Otto C Wolf, 1025 Arch st, Philadelphia, Pa.—1960.

113th st, No 67 East, partitions, windows, new front, to 5-sty brk and stone tenement; cost, \$4,000; Gilbert F Coshland, 74 W 120th st; ar't, Nathan Langer, 81 E 125th st.—1975.

120th st, No 214 E, 3-sty brk and stone rear extension, 25x40, partitions, girders, cut openings to 4-sty brk and stone store and tenement; cost, \$7,500; Richard Webber, 208 to 214 E 120th st; ar'ts, B & J P Walther, 147 E 125th st.—1957.

135th st, No 58 W, alter store fronts, partitions to 1-sty brk store; cost, \$200; Robert Massy, 494 Lenox av; ar't, H Horenburger, 122 Bowery.—1952.

Broadway, Nos 895-901, stairs, girders, beams to 5-sty brk and stone store; cost, \$2,000; Estate Ogden Goelet, 9 W 17th st; ar't, James J F Gavigan, 1123 Broadway.—1945.

Broadway, No 893, plumbing, partitions, girders, new front to 3 and 4-sty brk and stone store; cost, \$7,500; estate of J M Dodd, 52 Broadway; ar't, James J F Gavigan, 1123 Broadway.—1947.

Broadway, Nos 463-465, new roof, alter rear wall, to 5-sty brk and stone store and office building; cost, \$300; J W T Nichols, 40 Thomas st; ar'ts, Schweitzer & Diemer, 45 Leonard st.—1974.

Central Park West, No 65, windows, doors, to 7-sty brk and stone apartment house; cost, \$500; Geo B Leonard, on premises; ar't, Louis C Maurer, 22 E 21st st.—1970.

Columbus av, No 766, iron stairs, wood columns, to 5-sty brk and stone store and tenement; cost, \$650; Columbus av; ar'ts, Gross & Kleinberger, Bible House.—1962.

3d av, Nos 926-928, toilets, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$1,500; Wm J Rooome, 101 E 57th st; ar't, P F Brogan, 119 E 23d st.—1973.

3d av, No 288, partitions, windows, to 5-sty brk and stone tenement and store; cost, \$1,000; Alfred Duane Pell, 929 5th av; ar't, W J Conway, 400 Union st, Brooklyn.—1968.

5th av, Nos 497 and 499, show windows, alter vault lights to 5-sty brk and stone bachelor apartments; cost, \$1,500; Columbia Bank, 507 5th av; ar'ts, Buchman & Fox, 11 E 59th st.—1949.

8th av, No 2164, partitions, skylights to 5-sty brk and stone tenement and store; cost, \$350; Peter Doelger, 407 E 55th st; ar't, Chas Stegmayer, 168 E 91st st.—1950.

10th av, s w cor 33d st, show windows, cellar entrance to 4-sty brk and stone tenement; cost, \$500; Chas McDermott, 411 10th av; ar't, Louis Falk, 2785 3d av.—1961.

BOROUGH OF THE BRONX.

Hall pl, No 1072, 2-sty frame extension, 10x21.6, and new partitions, to 2-sty frame dwelling; cost, \$1,000; Intervale Realty Co, 143 W 45th st; ar't, C H Dietrich, 143 W 45th st.—496.

141st st, s s, 100 w 3d av, 1-sty frame extension, 20x8.6, to 2-sty frame dwelling; cost, \$450; Henry Herrlich, on premises; ar't, Michl J Garvin, 3307 3d av.—508.

176th st, n s, 99.5 e Longfellow st, new porch, to 2-sty frame dwelling; cost, \$75; Thomas C Bolton, on premises; ar't, H G Steinmetz, 2083 Daly av.—504.

Andrews av, w s, 150 s 183d st, 1-sty frame extension, 12.7x21, to 2½-sty frame dwelling; cost, \$500; E S Lowen, on premises; ar't, Chas S Clark, 445 Tremont av.—499.

Barker av, e s, 166 n Magenta st, 2-sty frame extension, 10.6x10, to 2-sty frame dwelling; cost, \$500; Mulvihill & Bernstein, 149 E 121st st; ar't, John J Zuelch, 3414 Barker av.—502.

Barnes av, e s, 25 n 213th st, move 1-sty frame stable; cost, \$100; Patk G Hannan, on premises, ow'r and ar't.—497.

Broadway, w s, 150 n 242d st, 1-sty frame extension, 120x40, to 1-sty frame stores; cost, \$500; James Thom, 7 Washington Terrace, ow'r and ar't.—510.

City Island av, No 553, raise to grade 1-sty frame office and storage; cost, \$150; Mary Elizabeth Walters, on premises; ar't, Walter H C Hornum, 360 W 125th st.—507.

Courtlandt av, e s, 86.8 s 152d st, new partitions, to 3-sty frame store and dwelling; cost, \$20; Matilda Hillebrecht, on premises; ar't, Michael J Garvin, 3307 3d av.—509.

Clay av, w s, 176 s 167th st, 1-sty frame extension, 36.11x22, to 2-sty frame dwelling; cost, \$1,500; Leo Levinson, 1070 Brook av; ar't, Wm Kurtzer, Spring st and Bowery.—506.

Franklin av, w s, 237.7 s 170th st, 2-sty frame extension, 7x11, to 2½-sty frame dwelling; cost, \$3,000; Georgina Randall, 859 E 156th st; ar'ts, Daube & Kreymborg, 830 Westchester av.—505.

Morris av, No 1817, new partitions, to 2-sty and attic frame dwelling; cost, \$100; Edw O Binzen, 1098 Jackson av; ar't, F Hammond, 943 Washington av.—503.

McGraw av, s s, 278 w Unionport road, 2-sty frame extension, 22x31, to 2-sty frame dwelling; cost, \$1,500; Henry Kortsche, McGraw av; ar't, Thos L Newman, 41 Liberty st.—501.

White Plains road, n w cor Unionport road, 2-sty frame extension, 26x18.4, and move 2-sty frame store and dwelling; cost, \$3,000; Barbara Hahn, on premises; ar't, B Ebeling, 1136 Walker av.—500.

Zerega av, Nos 1752-4-6, three 1-sty frame extensions, 11x12 each, to three 2-sty frame dwellings; total cost, \$1,200; Jas Daly, 1760 Zerega av; ar't, J J Vreeland, 2019 Jerome av.—498.

REAL ESTATE

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.		1907.	
1908.		Oct. 4 to 10, inc.	
Oct. 2 to 8, inc.	Total No. for Manhattan	158	
Total No. for Manhattan	157	No. with consideration	12
No. with consideration	18	Amount involved	\$676,150
Amount involved	\$504,854	Number nominal	146
Number nominal	139		
Total No. Manhattan, Jan. 1 to date		7,359	10,135
No. with consideration, Manhattan, Jan. 1 to date		529	686
Total Amt. Manhattan, Jan. 1 to date		\$28,519,171	\$38,716,182
CONVEYANCES.		1907.	
1908.		Oct. 4 to 10, inc.	
Oct. 2 to 8, inc.	Total No. for The Bronx	145	
Total No. for the Bronx	124	No. with consideration	8
No. with consideration	2	Amount involved	\$36,525
Amount involved	\$17,900	Number nominal	137
Number nominal	122		
Total No., The Bronx, Jan. 1 to date		5,925	7,366
Total Amt., The Bronx, Jan. 1 to date		\$4,184,951	\$6,372,363
Total No. Manhattan and The Bronx, Jan. 1 to date		13,284	17,491
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$32,704,122	\$45,088,545
Assessed Value Manhattan.			
1908.		1907.	
Oct. 2 to 8, inc.		Oct. 4 to 10, inc.	
Total No., with consideration	18	Total No.	12
Amount involved	\$504,854	Amount involved	\$676,150
Assessed value	\$518,000	Amount involved	\$528,500
Total No., Nominal	139	Number nominal	146
Assessed value	\$6,426,800	Amount involved	\$6,143,400
Total No. with consid., from Jan. 1 to date	529	Amount involved	686
Amount involved	\$28,519,171	Amount involved	\$38,716,182
Assessed value	\$22,804,600	Amount involved	\$25,779,600
Total No. Nominal	5,830	Amount involved	9,449
Assessed value	\$345,887,300	Amount involved	\$292,227,800

MORTGAGES.

1908.		1907.	
Oct. 2 to 8, inc.		Oct. 4 to 10, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	141	166	126
Amount involved	\$ 3,331,480	\$3,088,363	\$673,308
No. at 6%	62	87	59
Amount involved	\$882,580	\$642,113	\$143,944
No. at 5½%	9	4	13
Amount involved	\$153,000	\$104,750	\$83,300
No. at 5¼%	19	43	33
Amount involved	\$1,607,500	\$1,478,500	\$292,092
No. at 5%	4	3	20
Amount involved	\$74,000	\$186,000	
No. at 4½%	1	1	1
Amount involved		\$25,000	\$1,500
No. at 4%	24	28	20
Amount involved	\$674,400	\$650,000	\$152,472
No. without interest	36	27	
No. above to Bank, Trust and Insurance Companies	19	27	
Amount involved	\$1,563,600	\$290,750	\$977,000
		1908.	1907.
Total No., Manhattan, Jan. 1 to date		6,844	10,923
Total Amt., Manhattan, Jan. 1 to date		\$220,610,523	\$267,089,173
Total No., The Bronx, Jan. 1 to date		5,500	6,678
Total Amt., The Bronx, Jan. 1 to date		\$30,018,842	\$62,298,034
Total No., Manhattan and The Bronx, Jan. 1 to date		12,144	17,601
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$250,629,365	\$330,197,207

PROJECTED BUILDINGS.

1908.		1907.	
Oct. 3 to 9, inc.		Oct. 5 to 11, inc.	
Manhattan	The Bronx	Manhattan	The Bronx
Total No. New Buildings:			
Manhattan	19	15	
The Bronx	36	25	
Grand total	55	40	
Total Amt. New Buildings:			
Manhattan	\$1,335,750	\$490,950	
The Bronx	422,550	285,050	
Grand total	\$1,758,300	\$776,000	
Total Amt. Alterations:			
Manhattan	\$129,300	\$145,925	
The Bronx	13,595	20,475	
Grand total	\$142,895	\$166,400	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date	499	847	
The Bronx, Jan. 1 to date	1,340	1,650	
Mhntn-Bronx, Jan. 1 to date	1,839	2,497	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date	\$60,906,271	\$68,864,160	
The Bronx, Jan. 1 to date	12,427,125	17,017,719	
Mhntn-Bronx, Jan. 1 to date	\$73,333,396	\$83,881,879	
Total Amt. Alterations:			
Mhntn-Bronx, Jan. 1 to date	\$9,694,717	\$15,930,943	

BROOKLYN.

CONVEYANCES.		1907.	
1908.		Oct. 3 to 9, inc.	
Oct. 1 to 7, inc.	Total number	552	
Total number	583	No. with consideration	27
No. with consideration	38	Amount involved	\$225,258
Amount involved	\$351,825	Number nominal	525
Number nominal	545		
Total number of conveyances, Jan. 1 to date		20,641	26,891
Total amount of conveyances, Jan. 1 to date		\$14,414,366	\$17,037,957
MORTGAGES.			
1908.		1907.	
Oct. 1 to 7, inc.		Oct. 3 to 9, inc.	
Total number	524	Total number	547
Amount involved	\$1,829,506	Amount involved	\$2,809,671
No. at 6%	329	No. at 6%	301
Amount involved	\$892,083	Amount involved	\$1,231,863
No. at 5½%	149	No. at 5½%	179
Amount involved	\$674,544	Amount involved	\$725,928
No. at 5¼%	33	No. at 5¼%	46
Amount involved	\$196,479	Amount involved	\$777,400
No. at 5%	2	No. at 5%	1
Amount involved	\$11,000	Amount involved	\$600
No. at 4½%	2	No. at 4½%	1
Amount involved	\$4,500	Amount involved	\$5,900
No. at 4%	9	No. at 4%	19
Amount involved	\$50,900	Amount involved	\$16,980
Total number of Mortgages, Jan. 1 to date		19,671	27,591
Total amount of Mortgages, Jan. 1 to date		\$68,478,013	\$120,096,532

PROJECTED BUILDINGS.

No. of New Buildings	166	93
Estimated cost	\$757,390	\$708,590
Total Amount of Alterations	\$74,805	\$96,152
Total No. of New Buildings, Jan. 1 to date	4,299	7,266
Total Amt. of New Buildings, Jan. 1 to date	\$26,027,686	\$55,351,998
Total Amount of Alterations, Jan. 1 to date	\$4,617,214	\$5,444,649

THE WEEK.

A DECREASED number of sales was reported in the realty market, though several of the deals brought to a successful conclusion were important and worthy of notice. A tone of uncertainty prevails for the moment, due, no doubt, in a large measure, to the Presidential election.

One of the hopeful signs of the present realty condition is the fact that outside money is coming into the market by people who always have taken some other means of investing their money. Decisions in these cases have been reached, however, only after mature consideration and the realization that bargains can be had. From a broker's standpoint this class of sale is the most difficult of any to close. A great deal of time and energy is expended explaining elementary questions, and each detail must be most carefully gone into and over, and in all probability repeated many times. As a general rule the first investment in this field does not involve much money, nevertheless it is a long-drawn out proposition which severely taxes the patience of the broker. Let this man sell his holdings at a profit and he will jump, as a rule, into almost any proposition.

The 12-sty apartment house Nos. 161 and 163 Madison av, which was advertised for sale at auction on September 23, the result of an action to foreclose a first mortgage of \$300,000, but was adjourned, as a new first mortgage of \$275,000 was placed, was sold at private sale, to an investor. This property was also advertised for sale at auction on October 7, in order to satisfy a second mortgage of \$72,000, but was adjourned to October 14. The property is under lease to Caroline Genet for a term of years, ending October 1, 1912, the yearly rental being \$30,000. This part of Madison av is in a transition state. Undoubtedly before many years pass business will have crept in, until there is hardly a residence left. At the present time a large percentage of the houses are used as boarding places, which in most cases is a forerunner of business. Several of the old structures have been converted into stores. Many properties between 23d and 34th sts, especially corners, are in the hands of speculators, which is a clear indication that a change will shortly occur.

The 5-sty factory buildings Nos. 334 and 336 East 98th st, 50x100, also figured in this week's transactions. This prop-

erty was sold at foreclosure sale on December 11, 1907, for \$25,950, and immediately transferred to the present seller for a nominal consideration over a mortgage of \$20,000. The Malvern, a 6-sty high-class elevator apartment house, 62x100, located at No. 47 Claremont av, was purchased by a speculator. There are 24 apartments in this structure, each ranging from four to six rooms. It is favorably located, having a good view of the river and adjacent universities. Of late there have been several large sales in this district, principally, however, in vacant land. For example, the Dacorn Realty Co., of No. 95 Liberty st, bought the southwest corner of this avenue and 122d st, 100x100, and have filed plans for a 6-sty brick and stone apartment house to be built to a depth of 87 feet and to cost about \$175,000. Builders are realizing more and more that the places easy of access rent the quickest, and it is a paying investment to build a good house on land so situated, even though the original cost is somewhat larger.

The number of mortgages recorded was less than the preceding week. This is a natural condition, as the number of instruments filed during the first week of every month are always larger than any subsequent week of the month. The money market is easy. Money is plentiful for real estate mortgages, but brokers still complain that good applications are scarce. Max Kurzrok, of Brooklyn, and Hyman Hein borrowed from the Metropolitan Life Insurance Co. \$210,000 on the property Nos. 15 and 17 East 16th st. This parcel is under improvement, and is located 200 feet West of Union square, 50x92. The mortgage falls due November 1, 1913, and bears interest at the rate of 6 per cent. The Title Guarantee and Trust Co. loaned Edmund Coffin \$125,000, due date and interest rate as per bond, on the property Nos. 49 and 51 West 24th st, 45x98.9. The due date and rate appear in the bond.

THE AUCTION MARKET

A NUMBER of important offerings were scheduled for sale last week, and in many ways considerable improvement was shown. As compared with some months ago, the attendance is better, the bidding brisker and more general interest in this mart felt. From these statements it must not be gathered that conditions are on a par with a couple of years ago, for such is not the case. Prices obtained as a general thing are not good, but are improving. Deficiency judgments are not as numerous as a few months ago, and a more optimistic feeling prevails. For the first time in some weeks a voluntary sale will occur next week, the property involved being No. 420 East 157th st, a 2½-sty dwelling, on a plot 50x116.4. The most important property advertised for sale during the coming week is that of the Hotel Gotham, at the southwest corner of 5th av and 55th st, 100x125. This is the result of an action in foreclosure, the Knickerbocker Trust Co. being the plaintiff and the 55th St. Co. the defendant. The amount due on the judgment is \$452,840.74; taxes and other charges aggregating \$43,163.75. There are two prior mortgages amounting to \$1,950,000, which were recorded January 29, 1904. It has been stated that the tenure of the present managers, Messrs. Wetherbee and Wood, who also manage the Hotel Buckingham, will remain undisturbed.

At the stand of Hugh D. Smyth on Monday last No. 2910 Park av, at the northeast corner of 151st st, a 5-sty tenement, 63.6x83.7x irregular, was knocked down to James T. Bell for \$17,100. The amount due was \$8,255.01; taxes and other expenses totaling up \$270. On Tuesday there were all told three parcels put up for sale by Joseph P. Day. The first one was a 6-sty tenement, No. 239 Elizabeth st, located 141 feet north of Prince st, 20x90.6, which was sold to the plaintiff for \$34,250. The first mortgage amounts to \$30,000, the amount due, \$5,555.10, and the accrued charges, including taxes, \$2,088.91. The second was a 3-sty dwelling, on a plot 110.5x224.10, known as No. 1086 Boston road, with frontages on Cauldwell av and 166th st. This piece was adjourned to October 27. The last parcel offered was No. 1446 Minford pl, located 325 ft. north of Jennings st, 37.6x100, a 2-sty dwelling. Joseph Avallone was the highest bidder and received the property for \$7,500. The amount due was \$6,517; taxes, etc., \$192.73.

At the stand of Samuel Marx on Wednesday a partnership sale, to close the co-partnership of Bloch Brothers, was held by order of Jacob Bloch, the surviving partner. A number of properties were put up, and, considering the condition of the market, fair prices were obtained. The five 3-sty dwellings Nos. 109 to 117 West 133d st, 16.8x99.11 each, went to Solomon Stern for \$47,000; No. 575 9th av, a 4-sty brick building and store, 19.9x80, to Henry Strauss for \$25,400; No. 322 East 122d st, a 6-sty brick tenement, 25x100, to Louis A. Stern for \$30,000; No. 324 West 122d st, another 6-sty tenement, 25x114, to the same purchaser for \$35,000; Nos. 306 to 312 East 108th st, three 6-sty tenements and stores, 39.3x125 each, also went to Mr. Stern for \$163,300; Nos. 411 and 413 East 56th st, a 6-sty tenement, 40x94.2x irregular, to Samuel H. Raphael for \$40,200, and Nos. 415 and 417 East 56th st, adjoining, 40x91.2x irregular, to Mr. Raphael for \$40,200.

EXHIBITING THE BUDGET.

MANY INTERESTING COMPARISONS SHOWN WHICH GIVE A CLEAR INSIGHT INTO EXISTING CONDITIONS.

THE "budget exhibit," which has been arranged by the Greater New York Taxpayers' Conference and the Bureau of Municipal Research, was opened on Monday by an interesting and well directed address delivered by Professor E. R. C. Seligman, of Columbia University, who told of the many extravagances in the various departments of the city government, and pointed out the apparent necessity of checking the enormous growth in the lavish expenditures of public funds in the indicated direction. "This increase each year in municipal extravagances, whether intentional or not intentional, is causing the tax rate to rise in leaps and bounds," said the professor, "and unless the property owners are successful in their attempts toward placing a limit on this evil substantial equities in real property will gradually fade away."

Mayor McClellan was to have opened the exhibit, but he found it impossible to keep his engagement. The city was represented by Comptroller Metz, who talked to the gathering about the expenses of running the municipality.

"You can fool the people with fake budgets part of the time," said Mr. Metz, "but the budget should show the truth. It used to be the scheme to keep down the budget and the tax rate, especially just before election, and later issue revenue bonds. I do not claim that large sums are wasted, or that you can run the municipality the same as a large private business, because you can't, but you can run it as near like it as possible under the conditions. There will be a better budget this year than before, and I shall put in a new system of accounting in all the departments, which will remedy many defects."

Among the many interesting charts shown on the walls of the long room is one showing the increase in the tax rate since 1902. Another chart shows the organization of the Department of the City Government, and still another, entitled "A Yard of Lemons," shows the cost to the city of various supplies, such as Welsbach burners, mantels, green shades and re-flex lights, amounting in all to \$48.75, which if purchased by the individual would have cost but \$24.09.

In glaring figures a large white chart shows that it cost the city \$88,433 for the operation and maintenance of automobiles in 1907. One placard, prominently placed, directs attention to the Expense of Condemnations, and illustrate the system now followed by showing the costs in the opening of White Plains road, entered June 12, 1908.

A lithograph of Borough Hall in the Bronx bears this legend: To keep this building clean cost \$19,707.25; number of rooms cleaned by one person, 1½; yearly cost, \$378.98. Number of rooms cleaned by one person in the Park Row Building, 17; cost, \$24.13. The information is added that a cleaning company offers to keep the Borough Hall as clean as it is now for \$1,800 a year, and to do a good job for \$3,600 yearly, from which it is to be inferred that that the hall is 50 per cent. filthy under municipal cleaning.

The exhibit of The Tenement House Department shows some appalling conditions in the tenement sections, and a card bears the information that there exist in the city 300,000 dark and unventilated bedrooms not up to the requirements of the law. It may be said that the Tenement House exhibit makes a strong plea for additional funds for the carrying out of a needy purpose.

If a property owner is at all in the dark with respect to where public funds are going he need spend but a short time in the examination of the showing of the various departments to be convinced that there is something radically wrong in a system which permits of such gross irregularities.

While the budget exhibit has been open but a week its influence as an educator is already being felt. In no better manner could the average taxpayer be enlightened as to the exact make-up of so important a declaration.

WOULD INTEREST TAXPAYERS.

Members of the Board of Estimate and Apportionment:

Dear Sirs—In view of the fact that taxpayers are not given an opportunity to be heard at the same time with department heads in reference to departmental estimates, I respectfully urge the following questions to be put to the various departmental heads with reference to requests for salary increases:

1. What would be the effect upon the amount and quality of work done by your department next year if you do not secure the increase in salary asked for?
2. Is the requested increase intended to provide for a higher grade man, or to increase the salary of the present incumbent?
3. Would any injury be done your department if salary increases were postponed until all inequalities of salary could be taken up at one time for all departments in the city government under conditions that would permit equalizing down as well as equalizing up?

Respectfully,

ALLAN ROBINSON,
President Allied Real Estate Interests.

LAW DEPARTMENT

GROUND LEASE RENEWALS BY LOTTERY.

Following upon our comments in the Record and Guide of September 12 as to "Wager Arbitrations" as methods of renewal of long ground leases, our contemporary, the "New York Herald," has contributed further illustration of the System in its operation with respect to Columbia College ground leases.

In the instance in mind occasioning our original remarks, an arbitration providing for naming a final arbiter by each original arbiter, the two names then to be shuffled in a hat or other convenient accessory, and the name drawn to be that of the final arbiter of the whole question,—we suggested that the whole proceeding might be simplified by eliminating the two original appraisers named by the parties to the arbitration, as obviously "mere scenery;" their function (selected naturally as experts with opinions already known) being but to register the extremes of value claimed by the original parties—landlord and lessee—and to put in nomination the names of the final experts, similarly selected, for the final balloting!

All this accessory circumlocution might be readily eliminated; a series of price figures substituted ranging in dollars, or even lower units, from one extreme to the other of claimed valuation; a trust company selected to make the drawing, for regularity sake; and thus a very popular and as yet perfectly legal system of "beating the Governor" devised. Its popularity with the public, under such a title as Columbia Leasehold Lottery, or Astorbilt Ground Lot Fluffy Raffles, could be consistently supported by the Legislative "Opposition" as well as by the "Herald" itself.

But aside from poking fun at our worthy contemporary, the system is one needing reform—many leasehold renewals are being held in suspense, as mentioned by the "Herald," and as already known to us,—and the danger of such matters being thrown into and clogging the courts, imminent! We have early and late, urged the formation or designation of some central arbitrating (and deciding) committee to be formed of delegates from the various associated real estate interests already evolved, and representing landlords', brokers' and owners' real estate interests—such committee to have a designated, admitted scope and jurisdiction in real estate matters involving brokers' commissions, landlord and tenants' disagreements, contracts of sale, needed legislation with reference to the operation of the new land registry law soon to take effect, and many other kindred subjects.

As we have often taken occasion to state, the Courts are only too anxious to follow "Custom" in making decisions relating to so comprehensive a field as real estate; and Legislatures to enact the wishes behind which stand the votes of so many interested. It but lies with the associations now in existence to come together, or for some one or more of them having leading influence to inaugurate an Arbitration Tribunal which should shortly have all the weight in its proper sphere that the Chamber of Commerce now carries in its field.

And to the formation, voicing and sustaining of such, we and other metropolitan organs would most willingly lend a sustaining and helping hand. It needs but a little effort on the part of all interests, and the Chamber of Realty will be as authoritative in Greater New York and as deservedly and influentially so as now the Clearing House and the Chamber of Commerce; neither of which has any binding force, perhaps, but a cohesive quality in dicta, to which Courts and even Governmental Departments adhere.

ANOTHER COMMISSION QUERY.

To the Editor of the Record and Guide:

An agent in charge of a property offers a house and plot to a customer who decides the property suits him. He calls twice and also sends his wife to pass on it. He mentions to a broker that he thought he would buy and told him where it was. The broker called up the owner and told him he had a customer for this same property, who proved to be in the same party the agent had waited on. He wants to claim him and collect the commission. He did not send this party to the property, nor was he with him on either of his visits to see it, nor was his name mentioned. Can the owner leave the agent out of this transaction and allow this outside broker the customer and brokerage?

J. J. K.

Answer.—We are sorry there cannot be commissions enough to go around for everybody who helps along in the effecting of a sale, but as it is, it is only the broker who brings the customer to contract who can claim the commission.—Editor.

LANDLORD MUST PAY.

To the Editor of the Record and Guide:

A landlord makes provisional agreement to give a tenant lease on store. Upon delivering leases duly signed the landlord demands payment for drawing up the leases. Tenant declines, claiming that it is customary for the landlord to pay such charge.

Answer.—We know of no law, decision or custom by which, in the absence of an agreement by tenant to pay for drawing lease, the tenant can be charged with the expense of drawing lease.—Editor.

FUTURE RAPID TRANSIT.

BUILDING SHOULD BE ACCOMPLISHED BY ASSESSMENT UPON PROPERTY BENEFITED.*

The Board of Estimate and Apportionment and the Public Service Commission:

Dear Sirs:

The City Club respectfully submits for your consideration the results of inquiries made through its Transit Bureau with relation to the feasibility of meeting the cost of future subway extensions by means of assessments on the property benefited.

The city urgently needs more rapid transit roads. Private capital seems disinclined, at present at least, to finance the work of building. The city's borrowing power is utterly inadequate to cover the need, and will be until relief may be secured through the slow process of constitutional amendment. If the necessary lines are to be built, it seems self-evident that other methods must be considered.

The Club's investigations show that in the outlying districts reached by the present subway, and to some degree the nearer sections, the value of the property served has increased to an extraordinary degree. This added value would have paid for the cost of the work several times over. While the city as a whole has benefited greatly, the scale of local benefit is naturally much greater. In our judgment, it would not only be helpful as a solution of the problem, but far more equitable to charge a proportion of the cost of constructing a rapid transit line to the property most benefited by such construction.

The argument is elaborated, and the exact results of the Club's investigation given, in the accompanying memorandum. We trust that this may have your examination, and that if the plan commends itself to your judgment, the future policy of the city may be shaped accordingly.

Very respectfully yours,

HOMER FOLKS,

Chairman, Transit Committee.

HENRY C. WRIGHT,

Bureau Director.

BUILDING OF RAPID TRANSIT LINES.

For many years the city has deemed it just to assess upon abutting property the cost of opening streets and building sewers. The theory of such a tax upon property is that it receives almost the exclusive benefit from the construction of a street or sewer adjacent to it. The question naturally arises, does not a transit line, by the benefit that it confers, fall in the same class as new streets and sewers? If a street railroad or rapid transit line be extended into an undeveloped territory, is it not built primarily for the purpose of furnishing transit facilities to future residents in that section? People will buy this property primarily because it has good transit facilities and the value placed upon it is largely based upon its accessibility. This being true and universally admitted, who should not the property thus enhanced in value by the extension to it of a transit line pay for the construction of such line, to the extent that the increased value warrants it, instead of receiving such increased value as a present from the city. This principle, in a modified and unofficial form, is operated in Berlin. The assessment is not collected by the city, but the street car company when extending a line to outlying territory requires the owners of the property benefited to guarantee to the company a certain return upon the cost of such extension.

To throw light upon the above question, the City Club has been making some painstaking investigations, extending over several months, of the rise in value of land along the present subway. The method of arriving at these values was as follows: Assessment value, as given by the Department of Taxes and Assessments, were taken for the year of 1900 on vacant lots on a basis of 60% of full value for the district from 79th to the Spuyten Duyvil; 65% between Central Park and Harlem River, and 60% in the Bronx. These were compared with the assessment values of 1907 on a 90% basis for all these districts, and in each case the full value was obtained by raising the assessment figures to 100%. In the districts which were largely built up all vacant lots were listed. Where there were few buildings, as in the extreme northern portion of Manhattan, a sufficient number of such lots were taken to show the general land values, and from these was figured the total value for this district. To ascertain the proportion of the increase in land value attributable to the building of the subway, it was necessary to deduct from the total rise what might be termed a normal rise, or the increase that would have taken place through the natural growth of the city without the added stimulus of a new transit line. The only basis of arriving at a judgment of what such a normal rise probably was is to ascertain the rise for a period of equal length under normal conditions. Accordingly the increase in value of the same land during the preceding seven years from 1893 to 1900 was determined. It was found that values rose during this period of seven years on an average of about 50% in the district on the west side below 135th street, and on an average of about 43% from this point northward to the Spuyten Duyvil. These percentages, then, may be taken in these districts as the best basis ascertainable for a judgment as to the normal rise for a period of this length, and if subtracted from the rise which took place along the subway from 1900 to 1907, should indicate the effect of the subway on land values during the latter period.

By applying this method it was discovered that the land from 79th up to 110th street and between Central Park and North River had increased on an average about 45%, which is about the expected normal rise. In the district along the Lenox avenue line south of the Harlem River the average increase was about 43%, which would indicate that land had not increased in value due to the building of the subway. The explanation of this unexpected condition is no doubt that an elevated road already existed which gave fair service to these districts, so that the additional facilities had little effect on land value, except in the immediate vicinity of subway stations.

The rise in land value along the Broadway branch from 110th to

*A memorandum addressed to the Board of Estimate and Apportionment and the Public Service Commission by the City Club of New York.

129th street was much more noticeable, averaging about 70%, but the locating of Columbia University at this point affected values to such an extent that makes it quite impossible to arrive at any reliable conclusions as to the proportion of rise that should be attributed to the subway.

The situation from 135th street northward, however, is entirely different. Between 135th street, 155th street, Convent avenue and North River the land increased in value between 1900 and 1907 about \$17,825,000. Although the elevated road paralleled this district, yet owing to the topography the road was of little service, so the subway added very materially to the transit facilities of the locality.

The district between the Harlem and North Rivers from 155th to 178th sts increased in value about \$22,450,000; from 178th to Dyckman sts the increase was about \$15,925,000; from Dyckman street to the Spuyten Duyvil the increase was about \$13,100,000. The aggregate rise in this land from 135th street to Spuyten Duyvil was about \$69,300,000. If an estimated normal rise of \$20,100,000, based upon the rise of the previous seven years, be subtracted from this, it leaves a rise of about \$49,200,000, apparently due to the building of the subway, which is 104% increase on the value of 1900.

The rise in land values of the Bronx is likewise very noticeable. Taking a district along the subway extending in width about a half mile on either side, the increase in land values was somewhat as follows: From the Harlem River to Willis and 3d avenues the rise was about \$9,200,000; from that point to Prospect avenue, about \$22,100,000; from the latter point to Bronx Park, about \$13,500,000. The aggregate rise in land values for this district from the Harlem River to the Bronx Park was about \$44,800,000. Subtracting from this an aggregate normal rise of \$13,500,000, it leaves an increase of \$31,300,000, due to the building of the subway.

Since this property has been so enhanced in value by the building of the subway by the city, could it not have contributed largely toward the expense of constructing the line and yet have reaped a good increase in addition to such assessment? As previously stated, the aggregate rise in land value above 135th street in Manhattan caused by the subway was \$49,200,000. The cost of building the subway from this point to 230th street was \$7,375,000, or but 15% of the actual rise caused by the new line. The property owners could have paid the entire cost of this portion of the line and yet have had a net profit on their land of 89%, or an aggregate of \$41,825,000 for the district.

In the Bronx the situation was in most respects similar. The aggregate increase in land value (of a district extending about a half mile either side of the subway), due to the building of the subway, and in excess of a normal rise of \$13,500,000, was about \$31,300,000. The cost of the line from 143d street to Bronx Park was about \$5,700,000. Had the property which was benefited borne this expense through the form of assessment, after paying such assessment, there would have remained an aggregate profit of \$25,600,000 in excess of the normal rise in value since 1900. This would be a profit of 77% on that property caused by the increased transit facilities of the subway.

It will be noted that the aggregate rise in land value in Manhattan from 135th street to the Spuyten Duyvil, and in the Bronx, due to the building of the subway, was \$80,500,000. The cost of the entire subway from the Battery to the Spuyten Duyvil and the West Farms branch to Bronx Park was but \$43,000,000. The property benefited, in the districts above noted, could have paid this entire cost, and yet have had a net profit, due solely to its construction and operation, of over \$37,500,000. Had it paid only for the portion running through its own territory, there would have remained a profit of over \$67,425,000. In view of this fact, would it not be reasonable to require property benefited in outlying districts to pay for the cost of a rapid transit line built to serve it?

The data gathered from the influence on land values of the existing subway may be applied to provisional rapid transit lines. Its application to the 4th avenue line in Brooklyn, contracts for which are under consideration, would indicate that the land along this proposed line might not greatly rise in value, owing to the fact that it parallels, at a distance of one block, an existing rapid transit line. This assumption is based upon the fact that the building of the subway affected but very little the value of land west and north of Central Park, owing to the proximity of an elevated road which gave reasonably good service. The possibilities of an assessment plan may be best brought out by projecting a provisional line through territory largely unoccupied, having at present no rapid transit facilities. The proposed extension of a rapid transit line through Jerome avenue in the Bronx, if built as a reinforced concrete elevated structure, in order to make it noiseless, could be constructed for about \$2,550,000, and, judging by the effect on land values caused by the existing subway in the Bronx, where the conditions were very similar, neither territory being within easy reach of a rapid transit line, such a new line would increase land values in the Jerome avenue district fully \$41,550,000. If the property holders were to pay for the cost of this new line, after having paid such assessment, they would still have a profit of 90% on their land as valued in 1907.

If, on the completion of the Blackwell's Island bridge, an elevated road were to be constructed of reinforced concrete, to connect with it and to extend out Jackson avenue to Flushing, with a branch leaving this main line at Debevoise avenue and following that avenue to the vicinity of Berriens Island, such line would be about 9 miles long and would cost about \$4,500,000. It would serve approximately 9 square miles of largely unoccupied territory, the aggregate value of which at present is not less than \$57,480,000. On the basis of the rise in value caused by the subway line in the Bronx, the aggregate rise of this land in Queens would be \$54,600,000. In other words, the landholders in this district could afford to pay for such new rapid transit line and yet enjoy an aggregate profit of \$50,100,000, or a profit of 89% upon the present value of their land.

This plan would largely solve the problem that confronts the Public Service Commission in attempting to decide between factions, each contending for a line in its particular section. The sincerity of speculators and real estate venturers would quickly be tested by the requirement that their petitions be accompanied by an assurance of a willingness to be assessed for the cost of the desired line.

Since territory now served by a rapid transit line does not greatly rise in value due to an additional rapid transit line, it would probably be unjust to assess property adjacent to a new line in such districts. That is, a subway extending from the lower part of Manhattan to the Harlem River, or extending eastward under the East River and through the congested portions of Brooklyn could not justly be assessed wholly upon adjacent property. Such portions of new subways, if built by the city, would probably have to be paid for wholly or in part at least by general taxation. It is very evident that property in the vicinity of a rapid transit line does not benefit equally; unsettled outlying territories would benefit most; territory in the vicinity of express stations would rise in value more than that adjacent to local stations. There are many conditioning factors

to be considered in any attempt to lay an assessment upon property for the building of rapid transit lines. These factors, however, are approximately ascertainable, and any judicious commission would be in a position to secure the facts as connected with the present subway, and, through them, would be able to lay an equitable assessment upon land according to the prospective benefit that it would secure. The legislative action conferring on the city the power needed to carry out this plan and providing for a better system of assessment and land condemnation could, no doubt, easily be passed.

ALLIED REAL ESTATE INTERESTS.

The Allied Real Estate Interests have formulated their plans for the coming season, and should they be carried out as per schedule, a notable year's work will have been accomplished. Naturally, at this early date all the details have not been worked out, as contingencies are likely to arise which will cause some changes to be made, but in the main the plans laid out at present will be followed. The organization will divide its work into Organization, State Work and City Work.

ORGANIZATION

The value of concentrated effort on the part of taxpayers has been shown in the work undertaken by the Greater New York Taxpayers' Conference, which is composed of all the prominent taxpayers' organizations in Greater New York. This Conference was organized under the auspices of the Allied Real Estate Interests. It is, however, entirely separate from the Allied Real Estate Interests, each organization represented in the membership having an equal vote with every other organization therein. The value, however, of the Conference, will depend upon the strength of the individual organizations composing it. It is therefore of the utmost importance that the Allied Real Estate Interests increase its membership and the sphere of its action. With this object in view, this Association purposes to organize branch associations throughout the city, probably taking the Assembly District as the unit. It is hoped that such organization will be completed by October, 1909.

STATE WORK

The State Work of the Association will be chiefly concerned with legislative matters. The Legislative Committee of the Allied Real Estate Interests is composed of Stanley W. Dexter, of the firm of Dexter, Osborn & Fleming; Walter Lindner, solicitor of the Title Guarantee & Trust Co.; Edward F. Clark, of the City Investing Co.; R. G. Babbage, of the United States Realty & Improvement Co.; Seth Sprague Terry, and Edward L. Hydecker, of the Department of Taxes and Assessments.

All legislative bills affecting real estate are examined by this committee and its report on each such bill is laid before the Board of Directors at its weekly meeting. The board meets each week throughout the legislative session and determines the action of the Association with regard to each and every such bill. Proper action is taken by the Allied Real Estate Interests, either by letter or through individual representatives appearing before the various legislative committees, in opposing or in approving all the bills thus passed upon.

CITY WORK

A branch of the State organization, known as the Allied Real Estate Interests of the City of New York, has been incorporated, and purposes to take up during the coming year matters affecting real estate in New York City. Condemnation proceedings, the city budget, purchase of real estate by the city, contracts entered into by the city, permanent improvements, rapid transit, and other subjects, will be discussed and action thereon taken by the Association in such a way as to promote the interests of real estate owners.

PAINTING WET WOODWORK.

A supposition common among owners of frame buildings is that woodwork wet or damp when painted will eventually blister. In this connection the American Carpenter and Builder points out that this does not always follow, and that there are certain occasions when it may prove advantageous to wet down the boards before painting. This is when it is desired to paint an old weather-beaten building, especially one that has never been painted before, and the woodwork of which has become almost like a sponge in its capacity for soaking up moisture. Such a surface will suck up the oil from the priming coat of paint, leaving the pigment as a dry powder on the wood, even though it is made much more oily than usual.

It has been found by experienced painters that by wetting down such a surface with water, applied freely with a white-wash brush, just long enough before painting to allow the water to soak into the wood and swell it somewhat, an oily priming coat, with rather more dryer than usual, may be safely applied, and it will not only take less paint than if it were applied to the bare wood, but the paint will actually hold better. The water is quickly absorbed into the wood and has no chance to cause blisters.

In this case the wetting down practically takes the place of a surfacer, filling the pores of the wood and preventing the paint from sinking too deeply into them. The added dryers serve to harden the oil before the moisture has been absorbed sufficiently to permit the oil to follow it, and thus the paint film remains intact on the surface instead of being denuded of its oil and left as a mere powder.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Demand in Broome Street.

BROOME ST.—Harris Bronstein sold 270 and 272 Broome st, two 5-sty tenements, 41.4x75.3, to Samuel Schechmer, who gave in exchange 68 Broome st, northwest cor of Cannon st, a 5-sty tenement, 25x75.

ELM ST.—Daniel Birdsall & Co. sold to an investor 28 Elm st, a 6-sty and basement mercantile building, 25x75. The property is in the west side of Elm st, about 50 ft. south of Pearl st. Across the st is the Edison Electric Illuminating Co.'s building. The Fidelity Trust Co. is the owner of record.

MADISON ST.—Elsie McManus sold through J. Kerner to a Mr. Dietz, 227 Madison st, northeast cor of Jefferson st, 3-sty front and rear houses, 23.10x80.2. The property has been resold to a builder for improvement. The parcel was in possession of the McManus family for over half a century.

10TH ST.—Charles Buermann & Co. sold for Valentine Tehling 271 East 10th st, to Joseph Kugler. The property is a 5-sty flat, 25x94.8. Title will be taken about Oct. 15.

39TH ST.—Pease & Elliman sold for Thomas J. McLaughlin 32 East 39th st, a new 5-sty American basement dwelling with elevator, 20.6x98.9. This house has been held at about \$150,000. It will be occupied by its new owner. The section in which this house is located is under the Murray Hill restriction.

47TH ST.—Montgomery Maze sold to T. J. Lynch the 3-sty and basement private house 133 East 47th st, 17.6x100. Mr. Maze purchased this at auction on Aug. 10 for \$16,695, subject to a mortgage of \$14,000.

65TH ST.—The Duff estate sold 222 East 65th st, a 5-sty tenement, 25x100.5.

Private Sale Stops Foreclosure.

MADISON AV.—Pease & Elliman sold for Howard Nott Potter the Warrington, a 12-sty apartment house at 161 and 163 Madison av, between 32d and 33d sts, 49.4x100. It is stated that the buyer, an investor, pays all cash. The asking price was \$500,000. The Warrington has been prominently before the real estate world of late. On several occasions it was advertised for sale, and on September 23 it was again postponed. The brokers in the present sale effected a partial settlement at that time by securing a new first mortgage of \$275,000, reducing the first mortgage then on the property by \$25,000. This was done with the consent of the second mortgagee, who has a claim of approximately \$72,000. The building is about five years old, and is one of the best known structures of its type in the city, on account of the large number of well-known persons who have lived there. The building is 90 feet deep and is located on the same block with the Park Av Hotel. The property is leased to Caroline Genet for a term of years ending Oct 1, 1912, at an annual rental of \$30,000.

NORTH OF 59TH STREET.

73D ST.—Douglas Robinson, Chas. S. Brown Co. sold for Cordelia M. Schnitzer the 4-sty private dwelling 112 East 73d st, to Frederick M. Hoyt for occupancy.

79TH ST.—F. & G. Pflomm sold for John J. White to a client 226 West 79th st, a 3½-sty limestone front dwelling, 17x102.2. There is a vacant strip of land adjoining this house, which also fronts on 78th st. A short time ago it was sold under contract for an automobile garage, but owing to restrictions the deal was not consummated. The Apthorpe apartment occupies the square block 78th to 79th sts, Broadway and West End av. The First Baptist church is on the northwest cor, and a department store is on the northeast cor of Broadway. The house just sold is one of a row of 11 similar structures built to a depth of 56 ft.

Increases Holdings.

89TH ST.—Henry D. Winans & May sold for the 89th St. Co. to Benjamin N. Duke 35x100 on the south side of 89th st, 100 ft. east of 5th av. This plot adjoins the southeast cor of 5th av and 89th st, 60x100, bought by Mr. Duke from Wm. B. Leeds through the same brokers last March. The additional property has been secured to enable Mr. Duke to increase the size of the residence which he is going to build on the site, plans for which are being prepared by Architect C. P. H. Gilbert.

98TH ST.—The H. H. Fuller Realty Co. sold for Fannie F. wife of Chas. E. Patterson to William Hagerdon the 5-sty factory building, 50x100, at 334 and 336 East 98th st, adjoining the cor of 1st av. The new owner intends to convert the structure into a cold storage warehouse. On Dec. 11, 1907, the property was put up at auction and was knocked down to Nathan Mayer, for \$25,950, who immediately transferred it to Mrs. Patterson, subject to a mortgage of \$20,000. The house is located 99.6 ft. west of 1st av.

105TH ST.—Hirsch Neiman sold to Jacob Hirsch 68 and 70 East 105th st, two 5-sty flats, 50x100.11, between Madison and Park avs. The last sale of this property took place Jan. 31, 1908, when the present seller bought these houses from Jacob Hirsch et al, subject to a mortgage of \$50,000.

132D ST.—Eugene S. Van Riper and Gibbs and Kirby sold for John J. Curry for \$15,000, the 3-sty brownstone dwelling, 228 West 132d st, 17.6x99.11. The present seller bought this property from Annie Carter on March 31, 1908, subject to a mortgage of \$10,000 due date and interest rate appearing only in the bond. This house is one of a row of 36 private dwellings. Across the street is another long row of this class of house. St. Aloysius church is on this block. A Mr. Cary is the purchaser.

CLAREMONT AV.—Arnold Byrne and Bauman sold for Robert Ferguson to the Fort Washington Syndicate the Malvern a 6-sty elevator apartment house at 47 Claremont av, 62x100. There are 4 apartments on a floor of 4 to 6 rooms and bath each, and the building has a depth of 90 feet. The athletic field of Barnard College is across the avenue. On the west is another 6-sty elevator apartment extending to Riverside Drive. This property is located on very high ground and has an exceptional outlook. It will be remembered that Columbia University and Barnard College are in the neighborhood, as well as Grant's tomb. Some properties figure in trade in this deal.

LENOX AV.—Israel Hoffman repurchased from the Fort Washington Syndicate, 145, 147 and 149 Lenox av, three 5-sty flats, 75x75. Mr. Hoffman purchased these houses from Estelle F. Taylor in December, 1906, and sold them to Alexander Grant, who made exten-

sive alterations. They were then exchanged with the Fort Washington Syndicate for the northwest cor of 178th st and Broadway. Arnold, Byrne & Bauman were the brokers in all of these transactions.

Prominent Apartment Sold.

MORNINGSIDE AV WEST.—Harry B. Davis and Edward Wagner sold through Calder & Nassoit, the Mont Cenis, a 6-sty elevator apartment house at 54 to 57 Morningside av West, southwest cor 116th st, 100.11x90, built by Paterno Bros. The present sellers acquired this property from Hannah E. Forbes on April 28, 1908, subject to a mortgage of \$205,000. Adjoining on the south is La Touraine, a 6-sty apartment, 85x100.11, built to a depth of 90 ft.; on the west is La Valenciennes, another 6-sty elevator house, 60x100, 88 ft. deep. Across the street is the West End Lawn Tennis Club, which occupies the square block 116th and 117th sts, Amsterdam av and Morningside av West. Morningside Park is on the east side of the av. An important deal was recently closed on this av affecting the block front between 121st and 122d sts, 258 ft. on the av and 176 ft. on the sts. This latter property was sold at auction last January and bought in by the Title Guarantee and Trust Co., the plaintiff in the action, for \$200,000.

5TH AV.—Pease & Elliman sold for Jefferson M. Levy 431 5th av, a 4-sty and basement building altered for business, 21.10x100. This property, which is on the east side of 5th av, between 38th and 39th sts, has been purchased by a client as an investment. The price was about \$300,000. This property is situated in the heart of the new retail district.

WASHINGTON HEIGHTS.

BROADWAY.—W. J. Huston & Son sold for Richard R. Masten 5 lots in the Dyckman section, 50x147 on the east side of Broadway, 125 ft. south of Hawthorne st.

ST. NICHOLAS AV.—Slawson & Hobbs sold for the 182d St. Co. 1445 St. Nicholas av, a 5-sty apartment house, 39.9x100.

ST. NICHOLAS AV.—Max Sarnar sold 400 St. Nicholas av, southeast cor of 130th st, a 3-sty and basement stone front dwelling, 18.11x125. The elevated railroad station is one block to the east on Columbus av, and this st. There is a flight of steps running to St. Nicholas Terrace, through St. Nicholas Park.

VERMILYEA AV.—W. J. Huston & Son sold 50x150 on the west side of Vermilyea av, 100 ft. south of Hawthorne st. Mr. Huston, in speaking of this sale said: "The purchaser of these lots is the same man who bought the lots on the east side of Broadway, 125 ft. south of Hawthorne st. At the present time he does not want his name divulged. He has not in the past been identified with the realty market, but acquired these lots at a price which seemed attractive to him. His object is to hold them for some time, and he feels confident that he will be able to dispose of them at a figure which will net him a handsome profit on his investment."

BRONX.

GERMAN PL.—Richard Dickson sold for John J. Short, 774 German pl, southeast cor of 158th st, a 4-sty triple flat, 25x87 to Charles Pinzka, who gives in trade 892 Eagle av, a 4½-sty brick flat, 18.6x100.

Will Improve Purchase.

HOME ST.—Eugene J. Busher sold for Edward Muller 33x115 on the south side of Home st to the Thos. D. Malcolm Construction Co., who will build a 5-sty flat. Title will pass on Nov. 15.

189TH ST.—Donato Picciolo sold for the Belmont Bond & Mortgage Co. the block front 40x150 on the north side of 189th st, between Cambreling and Beaumont avs, to the Beaumont Realty Co., which will immediately erect two 5-sty flats on the plot.

198TH ST.—Von der Linden & Co. sold for a Mr. Foster to Jacob Amsler, a cor plot on Valentine av and 198th st, 57.8x130.9.

198TH ST.—Von der Linden & Co. sold for a Mr. McAdam, the 2-family house, 25x156, on 198th st, 127 ft. east of Jerome av.

235TH ST.—Von der Linden & Co. sold to the West Mount Vernon Realty Co., 25x85, on 235th st, 85 ft. west of Katonah av.

BRIGGS AV.—Von der Linden & Co. sold for Frederick Stubenvoll to a Mr. Busch the 2-family house, 25x94, on Briggs av, 50 ft. south of 197th st.

BRUNER AV.—The Whitehall Realty Co. sold, in the Bathgate estate in the Bronx, the plot on the east side of Bruner av, 450 ft. south of Nereid av, 50x97.5 to E. F. Clayton.

Lots in Demand.

CRESTON AV.—Fitzgerald & Broderick sold 2 lots at Creston av and 181st st for H. W. Davison to a Mr. Phelan.

DECATUR AV.—Von der Linden & Co. sold for Joseph Rushon the 2-family house on Decatur av, 305 ft. north of Woodlawn road.

EAGLE AV.—Richard Dickson sold for Charles Pinzka, 892 Eagle av, a 4½-sty brick flat, 18.6x100 to John J. Short, who gives in trade 774 German pl, a 4-sty triple flat, 25x87.

ELLSWORTH AV.—Silk Bros. sold to Mrs. Mary Kane a 7-room dwelling, 50x100, on the north side of Ellsworth av, 100 ft. east of Fairmount av, in the Lohbauer Park property.

GLEASON AV.—Geo. J. McCaffrey sold the 2-family frame dwelling on the south side of Gleason av, 25 ft. west of St. Lawrence av, 25x100, for S. Geller.

GLEASON AV.—George J. McCaffrey sold for Samuel Geller two 2-family houses at the southeast cor of Gleason av and 172d st, 25x106.

HOE AV.—J. J. Haggerty sold for Mary Matthews the 2-family house 1281 Hoe av, 25x100, to Charles W. See.

KATONAH AV.—Von der Linden & Co. sold to the West Mount Vernon Realty Co., 25x85, on Katonah av, 25 ft. north of 235th st.

MAPES AV.—Geo. J. McCaffrey sold for Pauline Levy 66x145 on the west side of Mapes av, 205 ft. south of 182d st, to a builder, who contemplates improving same with a 4-sty building.

PLYMPTON AV.—A. L. Mordecai & Son sold for the Realty Mortgage Co. and Sonn Bros, 201.7x75, on the west side of Plympton av, 75 ft. south of 170th st, to James C. Picken, who will erect nine 2-sty and basement 2-family dwellings.

PROSPECT AV.—R. H. Scobie sold for the Gaines-Roberts Co. to a client the 5-sty apartment house, 959 Prospect av, near 163d st.

Malcolm Construction Co. Buildings.

STEBBINS AV.—Eugene J. Busher sold for Edward Muller, of Greeley, Pike Co., Pa., 100x100 on the east side of Stebbins av, 100 ft. north of 170th st, to the Thos. D. Malcolm Construction Co., who will take title about Nov. 15 and build 5-sty flats.

STEBBINS AV.—Eugene J. Busher sold to Edward A. Bell 25x80 on the east side of Stebbins av, about 272 ft. north of Westchester av. Mr. Bell now owns 75x80.

UNIONPORT.—Marcus Nathan sold to a Mr. Arnold three 2-family sold for Benjamin M. Tucker a plot of about 7 lots at the junction of West Farms road and Bryant av, running through to Longfellow av.

VALENTINE AV.—Von der Linden & Co. sold for a Mr. Thomas to the Valentine Construction Co., 25x100, on Valentine av, 155 ft. north of 198th st.

WEST FARMS ROAD.—Douglas Robinson, Charles S. Brown & Co. houses at Unionport, 2 on 7th st and 1 on 12th st, near Avenue C.

LEASES.

Louis Schrag leased for the Nelson Greenfield estate the dwelling 340 West 22d st to H. Smith for a term of years.

The Chas. F. Noyes Co. leased the entire 5-sty building 166 Maiden lane for G. W. Hunter to David Grow for a long term of years.

L. J. Greenberger leased the following dwellings: 116 East 121st st, 118 East 122d st, 338 East 124th st, 215 East 126th st, and 116 East 127th st.

Chris Schierloh leased for Mrs. Kate D. Drey the 4-sty and basement brownstone house 326 West 58th st to Mrs. Henry Etta M. Parker for a term of years.

Barnett & Co. leased the following dwellings: 1989 Madison av to a Mrs. Heinrich; 221 West 122d st to Mrs. G. Mandheimer, and 240 West 127th st, to H. Parker.

Wm. C. Flanagan leased these dwellings: 323 West 138th st for Mary J. Burns; 92 Edgecombe av, for Germania Life Insurance Co.; 319 West 139th st for James C. Fargo.

E. H. Wendell & Co. leased in conjunction with Gross & Gross Co. the Columbia College leasehold 46 West 49th st, for Miss Sarah A. Knight to Mrs. Gertrude M. Foster for a term of 5 years.

James O. Wright leased for Simon Shloss to W. H. Lockwood the 4-sty private dwelling 2144 5th av, 20x80, for a term of years; also for Leonarov E. Gwyer to Mrs. Anna Loughran the 3-sty private dwelling, 451 Lenox av, 16.8x74, for a term of years.

The Underwriters' Realty & Title Co. leased for Benjamin B. Woog to Frank Simmons for a term of 21 years the premises 695 Lexington av, southeast cor of 57th st, at an aggregate rental of \$135,000. The new lessee proposes making extensive alterations during the coming spring and summer.

Douglas Robinson, Chas. S. Brown & Co., in conjunction with Glendinning & Martin, leased for the Interborough Rapid Transit Co. to Harry Schiff the irregular lot on the west side of 8th av, between 110th and 111th sts, under the "110th st curve" of the elevated road. The lessee, who owns abutting property on the south side of 111th st, will put up store buildings on the site.

Duross Co. leased the 3-sty and basement high-stoop dwelling 132 West 13th st, 21x103.3, for Miss Frances B. Hubbel to Mr. Askew for a term of years; also the 4-sty English basement brownstone house 437 West 22d st, 15.9x92, for Leonard Velez to Ed. M. Mackey for a term of years; also the 4-sty and basement residence 141 West 31st st, 19x102.2, for Leo G. Rosenblatt to Miss Jennie B. Slezinger for a term of three years, with privilege of renewal.

William Cruikshank's Sons leased to William Sittenham for 10 years the property 59 West 37th st, Mr. Sittenham, who is the owner of the adjoining properties 57 and 61, will alter 59 for business purposes. 37th st, between 5th and 6th avs, is rapidly being transformed into a business thoroughfare, and Mr. Sittenham was the first owner to alter his property to meet the requirements of this rapidly changing section. He now controls, either as owner or lessee, 5 buildings in this block.

SUBURBAN.

MT. VERNON, N. Y.—The Wheeler Corporation reports the sale of lots 21 to 25 on Beechwood av, Vernon Park, Mt. Vernon. This plot has 125 ft. frontage. The purchaser intends to improve it immediately.

TARRYTOWN, N. Y.—H. W. Nichols sold for the estate of Chalmers Dale the country seat formerly occupied by Henry Dale at Tarrytown, consisting of 5 acres, a dwelling and several outbuildings to P. C. Costello.

MT. VERNON, N. Y.—Neason Jones sold for the Chamberlain estate the row of old buildings 110 to 116 South 1st st, Mt. Vernon, 100x105. The buildings were erected in 1854 by Moses Chamberlain, Jr., and the property has been in the Chamberlain family up to the present time.

BERNARDSVILLE, N. J.—Post & Reese sold for J. McGee Ellsworth to Oden H. Hammond his country estate at Bernardsville, N. J., of 40 acres with modern dwelling and outhouses. The property is situated on the highest point of Mine Mountain and adjoins the estates of J. H. Ballentine, Robert L. Stevens and George H. Gaston.

MAHWAH, N. J.—The Ezra Miller estate, at Mahwah, N. J., containing about 140 acres, has been sold by C. I. Smith, of Mahwah, to Geo. M. Dunlop, of Spring Valley, N. Y. Mr. Dunlop will commence immediately to make improvements, and it will shortly be offered for sale in plots of half an acre or more. The property is one of the most picturesque in the Ramapo foothills.

UPPER MONTCLAIR, N. J.—At Oakcroft, Upper Montclair, the Godfrey Land & Building Co. sold a 2-sty, cellar and attic new concrete house, 200x125, in Princeton pl, to Fred. A. Dibble; a similar house, 50x125, in Edgemont road, to Miss Agnes W. Smith, and a similar house, 50x125, in Princeton pl, to John R. Brandon, all for immediate occupancy. This makes 5 of the 10 houses finished in July on Oakcroft that have been sold to date.

HUGUENOT, S. I.—The Prince's Bay Realty Co. sold 16 lots on Broadway, Huguenot Park, S. I., to a Mr. Gleason, who will erect dwellings on the property.

BOARD TO ELECT GOVERNORS.

The committee appointed at the annual meeting November 19, 1907, to nominate candidates for governors to be voted for at the annual election on Tuesday, October 20, 1908, report as follows:

For governors, nine of whom are to be elected: to serve one year: F. R. Wood, Edward L. King, Edwin H. Hess, Leon S. Altmayer, James E. Taylor, Oscar L. Foley. To serve two years: Francis E. Ward, Joseph P. Day, Alfred V. Amy, E. de Forest Simmons, Chas. Griffith Moses, Arthur E. Wood. To serve three years: A. N. Gitterman, W. J. Van Pelt, John L. Parish, G. Owen Tucker, E. A. Tredwell, R. C. Nichols.

UNCLASSIFIED SALES

The total number of sales reported is 50, of which 9 were below 59th st, 16 above, and 25 in the Bronx. The sales reported for the corresponding week last year were 64, of which 11 were below 59th st, 31 above, and 22 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 141, as against 161 last week, and in the Bronx 125, as against 151 last week. The total amount involved is \$4,170,129, as against \$5,749,335 last week.

The amount involved in the auction sales this week was \$726,534, and since January 1, \$44,270,887. Last year the total for the week was \$477,461, and from January 1, \$32,552,320.

PEARL ST.—The Chas. F. Noyes Co. sold for Edward G. Hewitt to Henry Leerburger the three 5-sty store and loft buildings 295, 295½ and 297 Pearl st, each building covering a lot about 17.6x100. The combined plot is about 5,000 ft. The seller purchased the property through the same brokers in 1901. This is Mr. Leerburger's first purchase since he returned from Europe.

56TH ST.—H. M. Bennett sold 363 West 56th st, a 4-sty dwelling, 16.8x100.5.

78TH ST.—Bryan L. Kennelly sold for Ida B. Dodge to Daisy Meade Jacobsen 315 West 78th st, a 5-sty dwelling, 16x102.2.

LIND AV.—Harold H. Harding sold for Joseph Bierhoff 2 lots on the west side of Lind av, 275 ft. north of 168th st.

ST. NICHOLAS AV.—The Reilly estate has sold the block front on the west side of St. Nicholas av, between 180th and 181st sts, a plot fronting 219.6 ft. on the av and 100 ft. on each st.

REAL ESTATE NOTES

Samuel Colcord, for ten years with Henry D. Winans & May, has opened offices at 500 5th av, corner of 42d st.

A meeting of the Harlem Property Owners' Association was held last Thursday evening at 147 West 125th st. The election of directors took place.

The estate of Wolf Kronanthal borrowed \$65,000 for 5 years at 4½ per cent. on the property 1270 Madison av, southwest corner of 91st st.

The property No. 13 West 38th st, 19.3x98.9, was transferred by Eleazar Parmly and others, as executors, to the American Mortgage Co. (Bowers and Sands). The stated consideration was \$80,000.

The Harlem Property Owners' Association discussed its proposed theatre party on Thursday evening. The date decided upon is Thursday, November 5. Dinner will be served at Mouquin's, 6th av near 28th st.

A lease was recorded on Monday to Albert O. Brown and others of part of the ground floor and basement of the Johnstone Building, at the southwest corner of Broad st and Exchange pl, for 10 years, at an aggregate rental of \$360,000.

The House and Real Estate Owners' Association of the 12th and 19th Wards met Friday evening in Turn Hall, 85th st and Lexington av. Delegates were elected to the United Real Estate Owners' Association. State and city officials have been invited to attend this social rally.

W. K. Aston, owner of Peperidge estate at Oakdale, L. I., will offer at auction on October 22, in the salesroom, 14 Vesey st, New York, through Bryan L. Kennelly, more bungalow plots on the Great South Bay. Mr. Aston has had several auction sales of lots in this vicinity, all of which have been so successful that he is encouraged to sell the balance of his holdings.

That many people took advantage of the tax rebate granted in former years is clearly shown by the large decrease in the amount paid in on the first day that the tax books were opened. The amount received this year, including the mail payments, amounted to about \$2,000,000 as against \$12,000,000. The taxpayer must look out to have his taxes paid this month, however, in order to escape the penalty, which begins November 1st.

In discussing the improvement in the building trade, Bradstreet's today says: "Sixty-seven cities in the United States report total building expenditures of \$41,108,581 in the month of September, as against \$37,522,945 expended in August and \$38,784,636 spent in September a year ago. There is here shown a gain of 9.7 per cent. over August and of 5.9 per cent. over September a year ago." September's building operations, according to the figures compiled by Bradstreet's involved \$4,449,200 in Manhattan, an increase of 15.7 per cent. over the corresponding month last year, and \$1,888,250 in the Bronx, an increase of 54.5 per cent.

On October 26, at the stand of Joseph P. Day, the Somerset, a 12-sty apartment hotel at 150 West 47th st, will be sold at auction. This sale is the result of a judgment secured by the Title Guarantee and Trust Co., as trustee, against the Realty Investment Corporation et al. The amount due is about \$290,000. There is a prior mortgage on this property of \$315,000. The structure has a frontage of 70.10 feet and a depth of 100.5 feet and is of fireproof construction. There are a number of hotels in this block, including the King Edward and Longacre Hotels.



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DUMONT CLARKE, WILLIAM P. DIXON, HENRY MORGENTHAU,
EDWIN W. COGGESHALL, JULIAN D. FAIRCHILD, JAMES N. WALLACE.

To Owners of Flats and Tenements

For 18 years we have made a specialty of the rental and care of this class of property, and owners with whom we have dealt are unanimous in praise of our system.

Our methods are up to date, the proof thereof being that vacancies in property under our control are unusual. An important element in our business is our force of renting agents who are conversant with the various foreign languages.

Owners of property of this nature, desiring the cooperation of an agency with the above record and advantages, will find it to their interest to call and convince themselves of these facts.

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Dodge Reports follow, step by step from the architect's office to the finished building, all building operations throughout the United States. By these reports you learn not merely what goods are needed, but also the moment when they are needed. The F. W. DODGE COMPANY, 11 East 24th Street, N. Y., also Boston, Philadelphia, Pittsburg and Chicago.

St. Mary's Church is located 18.9 feet to the east of the property to be disposed of. It was acquired from George L. Felt by the present sellers in October, 1902.

During next week, at the Budget Exhibit, which is being held in the City Investing Building, 165 Broadway, and possibly the week following, there will be noonday meetings, at which time officials of the city will speak. There has been a widespread interest in this exhibit, and the eyes of many citizens have been opened to conditions that exist, but unrealized by them. Work along this line, however, has only just commenced, and the Greater New York Taxpayers' Conference and the Bureau of Municipal Research intend to stick to the work undertaken by them to the end. Realty interests should attend this exhibition and keep thoroughly posted as to the present state of affairs, and give their support in every possible way, so that a betterment of conditions will result.

At the West Side Young Men's Christian Association on Tuesday evening, October 13, the fifth year of the evening real estate classes will be opened. Robert Simon will deliver the first lecture, taking for his subject "The Operator's Method of Handling and Improving Property." All told there will be twenty-five lectures by men prominently identified with the profession. Among the speakers and their subjects announced thus far are:

"Auctioneering and Brokerage," Joseph P. Day; "Developments—The Bronx," J. Clarence Davies, president of the Association of Bronx Real Estate Brokers; "Suburban," William E. Harmon; "Real Estate Investing," Henry Morgenthau; "Management Apartment and Tenement Property," R. E. Wilcox; "Business Property," Edwin H. Hess; "Downtown Buildings," Joel S. de Selding; "Appraisals—Expert Testimony," Charles Griffith Moses; "Appraisals," E. H. Gilbert; "The Standardizing of Real Estate Valuations," Irving Ruland; "Operating—The Operator in His Relation to the Broker," Joseph L. Bittenwieser; "Selling," Lawrence B. Elliman; "Leasing," Albert B. Ashforth; "Loaning—Building Loans," G. Richard Davis; "Insurance—Title," Phillip S. Dean, attorney Lawyers' Title Insurance and Trust Company; "Fire," R. O. Haubold and W. R. Crane; "Real Estate Corporations," Robert E. Dowling, president City Investing Company; "Corner Property," Edward L. King; "Transportation," George S. Rice, engineer of Public Service Commission; "Condemnation Proceedings—How and Why Property is Condemned," John H. Hallock; "Taxation," Lawson Purdy, president Board of Tax Commissioners; "The City Budget," William H. Allen, secretary of Bureau of Municipal Research; "News and Advertising," Henry Harmon Neill, real estate editor of the Evening Mail; "Tenement House Problems," Lawrence Veiller.

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

170TH ST.—Petition for paving with asphalt block the roadway of East 170th st, from Wilkins av to Charlotte st, and setting curb where necessary, will be presented to Local Board on Oct. 15.

149TH ST.—Petition for repairing sidewalks, etc., where necessary, in East 149th st, between Morris av and Courtlandt av; at the following locations: No. 303 East 149th st; No. 319 East 149th st; No. 276 East 149th st; No. 312 East 149th st; No. 344 East 149th st, will be presented to Local Board on Oct. 15.

237TH ST.—Petition for constructing a temporary sewer and appurtenances in East 237th st, between Vireo av and Martha av, will be presented to Local Board on Oct. 15.

RECEIVING BASINS.—Petition for constructing receiving basins and appurtenances at northwest corner of Minford pl and East 172d st; northeast corner of Minford pl and East 172d st; northwest corner of Charlotte st and East 170th st; northeast corner of Charlotte st and Seabury pl, and southeast corner of Charlotte st and Seabury pl, will be presented to Local Board on Oct. 15.

151ST ST.—To construct sewer between Riverside drive and Broadway. Proceedings initiated by Local Board of Washington Heights.

ASSESSMENTS.

FLETCHER ST.—Sewer, between South and Front sts. Area of assessment: Both sides of Fletcher st, extending about 145 feet west of South st. Assessment entered Oct. 8. Payable within 60 days.

ANDERSON AV.—Regulating, etc., from West 164th st to Shakespeare av. Area of assessment: Both sides of Anderson av, from West 164th st to Shakespeare av, and to the extent of half the block at the intersecting of streets and avenues. Assessment entered Oct. 8. Payable within 60 days.

WESTCHESTER AV.—Regulating, etc.—from Bronx River to Main st, Westchester. Area of assessment: Both sides of Westchester av, from Bronx River to Main st, and to the extent of half the block at the intersecting sts and avs. Assessment entered Oct. 8. Payable within 60 days.

BAILEY AV.—Regulating, etc., in Bailey av, from a line north of West 233d st to its junction with Fort Independence st, together with a list of awards for damages caused by a change of grade. Assessment completed and ready for examination.

170TH ST.—Regulating, etc., in West 170th st, from Jerome ave to Cromwell av, together with a list of awards for damages caused by a change of grade. Assessment completed and ready for examination.

202D ST.—Paving with asphalt block pavement, curbing and recurbing from the easterly line of 10th av to a point 200 feet east of the easterly line of 9th av. Assessment completed and ready for examination.

ANTHONY AV.—Sewer and appurtenances in Anthony av, between Burnside av and East 179th st, in Bush st, between Anthony av and the Grand Boulevard and Concourse; in the Grand Boulevard and Concourse (east side), between Bush st and East 179th st, and in East 179th st, between Anthony av and the Grand Boulevard and Concourse. Assessment completed and ready for examination.

180TH ST.—Paving with asphalt block pavement, curbing and recurbing, between Amsterdam av and Broadway. Assessment completed and lodged in office of Board of Assessors for examination.

201ST ST.—Paving with asphalt block pavement, curbing and recurbing, from the easterly line of Academy st to a point 200 feet east of the easterly line of 9th av. Assessment completed and ready for examination.

REALTY INTERESTS CONFER.

Ever since the decision to widen 5th av from 25th to 47th sts was made final by the authorities, property owners along the avenue within the described limits have been troubled particularly about that portion of the order requiring the removal of every part of a building which encroached even a few inches beyond the street line. From time to time the worrisome subject has been earnestly canvassed until finally Chief Engineer George W. Tillson, of the Bureau of Highways, allayed the misgivings of the association of 5th av owners by explaining that the resolution of the Board of Estimate would not be too literally enforced.

Mr. Tillson pointed out that when the question of widening came before the Board of Estimate the resolution was so drawn up as to prevent any encroachment whatever, and that as the ordinance stands at present, owners are compelled to keep strictly to the property line. He further expressed the belief that

if the Fifth Avenue Association appeared before the Board of Estimate little difficulty would be encountered in securing a modification of the order in its original form.

As a matter of fact, many of the encroachments along the avenue are less than a half dozen inches, the removal of which would not only be expensive, but a detriment to the looks of the thoroughfare as well.

The question of alterations, which is still troubling 5th av owners, was also gone over on Monday. Those present at the session affirmed that it would be inimical to good judgment to compel the alteration of buildings during the winter season, when business on that thoroughfare is at its height. In this regard Mr. Tillson thought that the Borough President's office would willingly consult the convenience of owners as to the date of commencing alterations, and thereupon a committee was appointed to take up the matter with the Board of Estimate.

Among those in attendance at the conference were: Mr. Coler, representing the John Jacob Astor estate; C. R. Agnew, of Farmers' Loan & Trust Co.; Paul W. Orvis, of Hotel Lorraine; Simon Brentano, Mr. Darling, late proprietor Fifth Av Hotel; John S. Helbrook, of Gorham Co.; Henry A. Siebrecht, of Siebrecht & Son; William Knabe, of William Knabe & Co.; William P. Sackett, of Reed & Barton Co.; Gustave Baumann, of Holland House; Max Landay, of Landay Bros.; William M. Kendall, of McKim, Mead & White; Timothy J. Martin, of Davis, Collamore & Co., and Richard W. Meade, of Fifth Avenue Coach Co.

34TH ST. SECTION INACTIVE.

Owners of property in the streets from 35th to 39th and between 5th and 6th avs, are somewhat concerned at the falling off in the demand for old buildings in that neighborhood. Not a few speculative buyers who acquired holdings within the limits mentioned, and who have thus far been unsuccessful in unloading at a profit, may also be included in the number.

"To what cause do you attribute the shrinkage in realty transactions in your locality?" was asked of a prominent owner in that section.

"Over-speculation and premature attempts to force the construction of loft buildings may be assigned as good reasons for the present stagnation, although it cannot be denied that the deplorable condition of business is equally responsible for the unsatisfactory realty market in the 34th st section."

"Do you look for any immediate change in the situation?"

"Not until a stronger disposition is manifested on the part of substantial business concerns to locate along 5th and 6th avs will there be any noticeable movement in realty in this vicinity. In the interim, a few small alterations will be made by owners in an attempt to carry their investments."

"How do you account for so many vacancies in buildings that have been partly remodeled?"

"That question can easily be answered. Many millinery and other shopkeepers who lately branched out in some of the streets near the two thoroughfares spoken of were forced to vacate their quarters purely on account of the lack of business. While the migration has not been general it has had the effect of handicapping agents in reletting the shops. As long as such conditions exist there is not likely to be any marked quickening in trading."

Opinion is divided with respect to the rental situation in the zone in question, but if the large number of vacant lofts and stores in that quarter may be taken as a criterion there is unlikely to be any considerable improvement in the speculative demand for property within the described boundary for some time to come.

NEW JERSEY—NEW YORK EXCHANGE.

The Board of Governors of the New Jersey-New York Real Estate Exchange, at their meeting on October 6, elected the following new members: Herbert M. Woodard, of New York City; J. A. Karet, of Hackensack, N. J.; New York Suburban Land Co., of New York City; Chas. L. Schwerin, of New York City; E. L. Sawyer, of Jersey City, N. J., and Herbert J. Morris of Paterson, N. J.

The following prominent real estate men were elected as Governors of the Board: Frank Hughes, of Passaic, N. J.; E. L. Sawyer, of Jersey City, N. J.; Stewart Hartshorn, of Short Hills, N. J., and Wilbur F. Brower, of West Summit, N. J.

In view of the very successful meeting and luncheon that was held last month, a similar function has been arranged for, to be held on November 12, 1908. The speakers on that occasion are to be ex-Governor of New Jersey Edward C. Stokes and Mr. Calvin Tomkins, president of the New Jersey Waterways Association. A further discussion on the means and methods of selling real estate will follow the official speakers.

SMALL PARK PLOTS.

TRIANGULAR SPACES AT INTERSECTION OF STREETS OF IMMENSE VALUE IF PROPERLY UTILIZED.

By REGINALD PELHAM BOLTON.

THE desirability has been generally recognized of the policy of the acquisition by the city of small gores of land, which are left by the opening of streets, between the intersections of diagonal avenues. A number of these small pieces of property have already been secured by the city. Such small segments of land do not offer opportunities for desirable building improvements, and if they be not secured by the city are likely



to become a detriment to the surrounding property, and, indirectly, to be the cause of serious loss to the city by affecting adversely the taxable values in their vicinity. It has not been uncommon to see such neglected triangular plots boarded in and used as advertising spaces for many years, as has been the case with the gore at the intersection of Convent and St. Nicholas avs at 151st st, which has been an eye-sore and detriment to surrounding property, owing to the use to which it has been put. If not utilized in this manner, it is apt to be left in an unkempt and uncared-for condition,—a place of deposit for every kind of rubbish, and in such shape of equal detriment to contiguous property. Such was the case with the triangle at the intersection of Broadway, Hamilton pl and 138th st, which, happily, by the action of the Washington Heights Taxpayers' Association, has recently become a little public park with convenient crosswalks and seats, adding considerably to the desirable appearance of the locality. Another such happy instance is the gore at the intersection of St. Nicholas pl, St. Nicholas av and 105th st, which was improved as a result of the energetic interest of ex-Alderman Max. S. Grifenhagen, and has considerably enhanced the desirability of the surrounding properties, from a residential point of view.

NEEDING ATTENTION.

There remain, however, several plots which, although they have been secured by the city, are in a wild and neglected condition, urgently needing attention and improvement. Two such cases may be cited, at important points—the first being at the intersection of Hamilton pl, Amsterdam av and 143d st, where at one time a Liberty pole was maintained, which being struck by lightning, has never been replaced. This little plot should be properly improved, with a view to placing within a monument to General Hamilton, which public-spirited citizens in that locality hope, ere many years have passed, will be placed at this appropriate spot.

Another case is the recently acquired triangle at Broadway, St. Nicholas av and 167th st, which is not merely a waste receptacle for rubbish, but has been utilized by lunch wagons and peanut venders, some of whom appear to have received permission for permanent occupation of public property. This little park might be made a very great convenience to the large number of the public utilizing the subway and surface roads and this important junction, and plans have been drawn and submitted to the Borough President, by the Washington Heights Taxpayers' Association, for the erection at this point of a public shelter and comfort station, and for a future additional entrance to the 168th st station.

A number of such plots and gores which the city should be urged to acquire at the earliest possible date, in order to anticipate the enhancement of prices, can be seen on the map, and are clearly such as will require acquisition as public property. One of the most conspicuous is that at the intersection of Amsterdam and St. Nicholas avs, between 162d and 163d sts. The triangle has for many years been occupied by a low class of saloons and shanties. The owners of surrounding property have gone so far as to express their willingness to bear the entire cost of its acquisition as a public park, by assessments upon their properties, and yet it has been difficult to induce the city authorities to take the least interest in the subject.

WOULD IMPROVE CONDITIONS.

A proposition was recently brought before the Local Board of Public Improvements, Washington Heights District, for the acquisition of the triangular plot lying between 165th st and the old diagonal Croton st, and extending between Amsterdam and St. Nicholas avs. This little park would greatly improve conditions, as they will be likely to develop under private ownership. Croton st is a narrow lane, and the triangle which

is left between it and 165th st is not of sufficient area to attract the erection of desirable buildings. There is growing up a dense population in apartments around this section, and the south side of 165th st is already improved with the handsome church of St. Rose of Lima, and good apartment properties, the taxable values of all of which would be enhanced by the park plot.

In this general connection it is appropriate to again draw attention to the desirability of completing the Plaza at the intersection of 181st st with Amsterdam av, at the head of the beautiful Washington Bridge. At present a half-circle of park land and approaches extends east of Amsterdam av, and this presents a very incomplete appearance. The extension of a similar half-circle on the west side of the avenue would make the bridge approach appropriately spacious, and would tend towards the erection of the highest class of buildings, having the noble prospect which they would possess, together with ample space between them and the car-tracks.

There is another important intersection where a circular Plaza is needed, and where every opportunity exists to-day for its establishment, without serious expense, namely, at the intersection of the five streets coming together at 158th st, Audubon pl and Riverside Drive. The need for this space will be undoubtedly acutely felt upon the opening of the Riverside Drive extension, which connects at this point.

Passing further north, we find upon the map several triangular spaces which at the present time are surrounded by vacant and cheap lands, and so should be acquired at an early date. Of these, one is the acute point of intersection between Fort Washington av and Broadway, at the head of Sherman av and Ellwood st. This plot, for about 150 feet, averages only about 10 feet wide, and is totally unsuitable for desirable improvement.

ANOTHER SMALL GORE.

At the intersection of 207th st with 10th av, Post av and Emerson st, a small gore exists which would make at this important section a much required open space, and if secured and improved, will lead to the erection of desirable buildings. Another somewhat larger triangle at the intersection of 10th av, 209th st, Sherman av and Isham av, is of much the same character, and a much smaller but equally important plot is that at the intersection of Broadway and 10th av, and 216th st.

The foregoing suggestions relate only to the upper portion of the city, but that is the section in which development has been most recent, and from which the city has derived the greatest relative increase of values in recent years. The policy of acquiring and improving these plots at the earliest possible date is one that would seem to be dictated by good financial common sense, and would in every case, unquestionably, bring back to the city a large return for its expenditure.

NOW IT IS THE JANITORS.

At a meeting held in a hall in Manhattan st last Saturday evening an effort was made to organize the janitors of New York into a body that would have self-protection as the primary aim. The many nationalities represented in the janitor service, despite the predominance which Yan Jansen has acquired in this very important phase of apartment life, appear to be one of the principal obstacles in the way of consummating the wishes of the promoters. However, the preliminary steps are enough to make one shudder when one thinks of a morning with the mercury below zero and all of the janitors spending their energies exchanging counsel at a union hall instead of firing the boilers. It may mean that the psychological time will have arrived for the invention of a "fuelless" heat or some automatic arrangement whereby the tenant can regulate the temperature of his apartment as easily as he can enter it by pushing a button.

At any rate the announcement of a contemplated union of janitors ought to put another block in the pedestal on which important personage has been placed by the exigencies of New York life.

THE TENANT WON OUT.

That it is not always good judgment on the part of a property owner to be too exacting, even where the terms of a lease especially provide for the fulfilment of unusual covenants, is illustrated by the following:

In the closing of a lease in a fashionable city suburb recently, the lessee failed to examine closely the terms of the instrument. After a short period the landlord in the case visited and reminded him that he was obliged to do all the outside painting on the premises at stated intervals. The tenant thereupon protested and finally resorted to stratagem.

Engaging painters he ordered that the entire front of the house be painted red, white and blue. Immediately the neighbors rose up in arms and the landlord was agitated. The lessee explained politely that there was nothing in the lease relating to the color, so he intended to finish the job by decorating the rear of the premises in green, with large yellow spots.

The owner realized that the tenant had the best of the argument, and within the course of a few days a new lease was drawn in which the owner agreed to do all outdoor painting.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.
 At 90-92 West Broadway.

Monday, Oct. 12.
 Sedgwick av, widening, at 4 p m.
 Hatfield pl (Richmond), opening, at 3 p m.
 Boston rd, opening, from White Plains rd to city line, at 2 p m.
 East 222d st, opening from 7th av to Hutchinson River, at 3 p m.
 Pleasant av, opening, from Gun Hill rd to 219th st, at 1 p m.
 East 180th st, opening, from Bronx River to West Farms rd, at 11 a m.
 Gun Hill rd, opening, from Webster av to Elliott av, at 1 p m.
 Bronx st, opening, from 177th to 181st st, at 2 p m.

Tuesday, Oct. 13.
 Haven av, opening, from 177th to 181st st, at 11 a m.
 Eden av, opening, from 172d to 174th st, at 1 p m.
 Fairview av, opening, from 11th av to Broadway, at 4 p m.
 Trafalgar pl, opening, from 175th to 176th st, at 3 p m.
 Northern av, opening, north of 181st st, at 12 noon.
 Exterior st, opening, from 64th to 81st st, at 12 noon.
 West 176th st, opening, from Amsterdam av to St Nicholas av, at 2 p m.
 West 150th st, opening, from Broadway to Riverside Drive, at 3 p m.
 City Island Bridge, approaches, at 1 p m.

Wednesday, Oct. 14.
 Washington av (Queens), opening, at 11 a m.
 Main st (City Island), extending, at 3 p m.
 De Kalb av, opening, from 208th st to Gun Hill road, at 2 p m.
 Seaview av (Richmond), opening, at 2 p m.
 Rosedale av, opening, at 12 noon.

Thursday, Oct. 15.
 Ditmars av (Queens), opening, at 2 p m.
 East 140th st, assessment, at 11 a m.
 St Nicholas Park, extending, at 11 a m.
 Paulding av, opening, from 222d to 223d st, at 1 p m.
 Riverside Drive, widening, from 139th to 142d st, at 2 p m.
 Bronx Boulevard, opening, from Boston rd to 242d st, at 3 p m.
 East 222d st, opening, from 7th av to Bronx River, at 4 p m.

Friday, Oct. 16.
 Baychester av, opening, from 4th st to Pelham Bay Park, at 11 a m.
 Sewerage District, No 43, at 3 p m.

At 258 Broadway.
 Monday, Oct. 12.

A new st, adjoining Manhattan Bridge, at 10 a m.
 Clinton st, police station, at 9.30 a m.
 Fort George, rapid transit, at 10 a m.
 Hamilton pl, school site, at 12 noon.
 Whale Creek, dock, at 1 p m.
 Centre, Walker & Canal sts, rapid transit, at 3 p m.
 Cleveland pl, rapid transit, at 2 p m.

Tuesday, Oct. 13.
 Brooklyn Bridge, at 10.30 a m.
 Centre & Walker sts, rapid transit, at 2 p m.
 A new st adjoining Manhattan Bridge, at 3 p m.
 Pier 51, at 3 p m.
 Delancey st and Bowery, rapid transit, at 4 p m.

Wednesday, Oct. 14.
 Pier 36, at 10.30 a m.
 Pier 53, at 2.30 p m.
 18th to 23d st, dock, at 3.30 p m.

Thursday, Oct. 15.
 Fort George, rapid transit, at 10 a m.
 15th to 18th sts, dock, at 10.30 a m.
 Brooklyn Bridge, at 2 p m.

Friday, Oct. 16.
 120th st, sub police station, at 11 a m.
 15th to 18th st, dock, at 2.30 p m.
 Pier 14, at 4 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 9, 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 Advertised Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.
 JOSEPH P. DAY.
 Minford pl, No 1446 on map No 1486, e s, 325 n Jennings st, 37.6x100, 2-sty frame-dwell-

ing. (Amt due, \$6,517; taxes, &c, \$192.73.)
 Joseph Avallone\$7,500
 Boston rd, No 1086 s e cor 166th st, 110.5x166th st 224.10 to Caudwell av, Caudwell av x100x178, 3-sty frame dwelling and 2-sty frame chapel and vacant. (Amt due, \$27,207.27; taxes, &c, \$3,882.24; sub to a mort of \$14,000.) Adj to Oct 27
 *Elizabeth st, No 239, w s, 141.4 n Prince st, 20x90.6, 6-sty brk tenement and store. (Amt due, \$5,555.10; taxes, &c, \$2,088.91.) Arthur Baur34,250
 214th st, s s, 75 e 9th av, 225x99.11, vacant. (Amt due, \$28,125.73; taxes, &c, \$3,480.44.) Mark L Kelly, defendant31,000
 Vickery lane, s s, 321.3 e Main st, 134.2x78.10, City Island, two 2-sty frame dwellings. (Partition.) R W Vickery, party in interest.5,000
 *12th st, Nos 641 and 643, on map No 643, n s, 108 w Av C, 37.6x103.3, 6-sty brk tenement and store. (Amt due, \$24,157.61; taxes, &c, \$1,974.43; sub to a first mort of \$36,000.) Joseph L Bittenweiser45,768
 *12th st, No 639, n s, 145.6 w Av C, 37.6x103.3, 6-sty brk tenement and store. (Amt due, \$24,151.16; taxes, &c, \$1,974.43; sub to a mort of \$36,000.) Joseph L Bittenweiser45,768
 141st st, No 461, n s, 160 e Amsterdam av, 18x99.11, 4-sty brk dwelling. (Amt due, \$709.63; taxes, &c, \$—; sub to two mort aggregating \$23,000.) Withdrawn
 Gouverneur st, Nos 59 to 71 s w cor Cherry st, Cherry st, Nos 369 to 373 68x71.2x65x69.6, 5-sty brk stable and vacant. (Amt due, \$30,312.78; taxes, &c, \$2,619.10.) Adj sine die.
 Washington st, Nos 719 and 721 n e cor 11th 11th st, Nos 337 to 345 st, runs n 75 x s e 11.5 x e 86.8 x s 60 x w 115.10 to beg, 6-sty brk loft and store building. (Amt due, \$7,816.37; taxes, &c, \$—; sub to three mort aggregating \$177,000.) Adj sine die.

BRYAN L. KENNELLY.
 137th st, No 241, n s, 451 w 7th av, 19x99.11, 5-sty brk dwelling. (Amt due, \$17,233.54; taxes, &c, \$262.02.) G. S. Wells17,000
 *12th st, Nos 82 and 84, s s, 65.6 e 6th av, runs s 84.8 x s e 3.7 x s 16.4 x e 39.9 x n 103.3 x w 43.4 to beg, 6-sty brk tenement. (Amt due, \$33,510.37; taxes, &c, \$2,197.50.) Harry Rosenwasser30,000
 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, 133.11x50x99.11x211th st
 139.3, vacant
 (Amt due, \$17,139.23; taxes, &c, \$6,499.42; sub to several prior mort aggregating \$67,200.) Withdrawn
 *Franklin av, Nos 1251 and 1253, w s, 116.3 n 168th st, runs w 115.3 x s 46.2 x w 44.8 x n x e 11 x n 60 x e 168.7 x s 76.6 to beg, two 2-sty frame dwellings and vacant. (Amt due, \$3,864.24; taxes, &c, \$250.) Pauline Rosner16,491
 Intervale av, Nos 1146 to 1152, s s, 57.5 e Kelly st, runs s e 80.3 x s 18.7 x e 29.11 x n 18.11 x e 10.5 x n 25 x e 10.5 x n 25 x e 18.3 x n 7.3 x n w 80 x s w 100 to beg, two 5-sty brk tenements and stores. (Amt due, \$61,258.55; taxes, &c, \$1,900.) Grace Hardie64,500

SAMUEL GOLDSTICKER.
 *146th st, s s, 275 e Lenox av, 75x99.11, vacant. (Amt due, \$6,601.98; taxes, &c, \$600.) Harris Schwartz16,807
 161st st, Nos 767 and 769, old No 947, n s, 155.8 e Forest av, 28.6x47.6, two 2-sty frame dwellings and stores. (Amt due, \$1,150.83; taxes, &c, \$12; sub to a prior mort of \$3,500.) Peter Both, party in interest4,950

HUGH D. SMYTH.
 Park av, No 2910 n e cor 151st st, 63.6x61.4x151st st, No 221 59.3x83.7, 5-sty brk tenement and store. (Amt due, \$8,255.01; taxes, &c, \$270.) Jas T Bell17,100

SAMUEL MARX.
 133d st, Nos 109 to 117, n s, 116.8 w Lenox av, 83.4x99.11, five 3-sty and basement brk dwellings. (Partnership sale.) Solomon Stern47,000
 9th av, No 575, w s, 59.2 s 42d st, 19.7x80, 4-sty brk building with store. (Partnership sale.) Henry Strauss25,400
 122d st, No 322, s s, 250 e 2d av, 25x100.11, 6-sty brk tenement with stores. (Partnership sale.) Louis A Stern30,000
 122d st, No 324, s s, 275 e 2d av, 25x114.3, 6-sty brk tenement with stores. (Partnership sale.) Louis A Stern35,000
 108th st, Nos 306 to 312, s s, 139.4 e 2d av, 118x125, three 6-sty brk tenements with stores. (Partnership sale.) Louis A Stern163,300

56th st, Nos 41 1to 417, n s, 174 e 1st av, 80x97.3x80x91.11, two 6-sty brk tenements with stores. (Partnership sale.) S Raphael\$9,700
 Total \$726,534
 Corresponding week, 1907 477,461
 Jan. 1st, 1908, to date 44,270,889
 Corresponding period, 1907 32,552,320

VOLUNTARY AUCTION SALES.
 Oct. 14.
 JAMES L. WELLS.
 157th st, No 420, 200 w Elton av, 2 1/2-sty dwelling on plot 50x116.4x50x118.11.
 Oct. 15.
 LEWIS PHILLIPS.
 West st, No 406, n e cor Charles st, 4-sty brk building, 20.1x92x20.3x86.5.

ADVERTISED LEGAL SALES.
 Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
 Oct. 10.
 No Legal Sales advertised for this day.
 Oct. 12.

128th st, No 52, s s, 277.6 e Lenox av, 20x99.11, 3-sty and basement brk dwelling. Sara V B Meer agt Anna F Haendle et al; John H Henshaw, att'y, 20 Nassau st; Alfred J Talley, ref. (Amt due, \$11,010.10; taxes, &c, \$1,180.) Mort recorded Aug 3, 1893. By Joseph P Day.
 St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c, which Chas A Coutant had on March 19, 1908. David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.
 Oct. 13.
 14th st, No 607, n s, 131.4 e Av B, 21.10x103.3, 5-sty brk tenement and store. Meyer Goldberg et al agt Adolph Kagel et al; Henry Bergman, att'y, 132 Nassau st; Louis B Hasbrouck, ref. (Amt due, \$3,684.64; taxes, &c, \$170.77; sub to two mort aggregating \$9,200.) Mort recorded June 5, 1906. By Joseph P Day.
 Av A s w cor 67th st, 40.5x100, 6-sty 67th st, No 436 brk tenement and store. Clementine M Silverman agt Dora Bernstein et al; Action No 1; J Chas Weschler, att'y, 299 Broadway; Adam Weiner, ref. (Amt due, \$22,455.94; taxes, &c, \$1,203.16.) Mort recorded July 17, 1907. By Joseph P Day.
 Av A, No 1237, w s, 80.5 s 67th st, 40x100, 6-sty brk tenement. Same agt same; Action No (Continued on page 710.)

NOTICE TO Builders and Contractors

Sealed proposals for the erection, construction and completion of a Brick Hospital Building, on Bullsferry road, in the Township of Weehawken, Hudson County, N. J., will be received at the office of the undersigned, Chairman of the Building Committee of the North Hudson Hospital Association, up to seven o'clock p. m. on November 17, 1908, and will be publicly opened at the Town Hall, in the Town of Union, Hudson County, N. J., at half-past eight o'clock of the same evening.

For plans, specifications and full information apply to Hermann Horenburger, Architect, 422 to 424 East 159th street, New York City.

Each proposal must be accompanied by a proper bond in the sum of two thousand dollars that the bidder will enter into contract if awarded.

Successful bidder must furnish satisfactory bond for the performance of the contract.

Board of Governors reserve the right to reject any or all bids.
 Dated October 5th 1908.

HERMAN WALKER,
 72 Hudson avenue,
 Guttenberg, N. J.

OFFICIAL LEGAL NOTICES

PUBLIC NOTICES.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, No. 57 CHAMBERS STREET, BOROUGH OF MANHATTAN, NEW YORK, September 28, 1908.

NOTICE TO TAXPAYERS.

NOTICE IS HEREBY GIVEN THAT THE assessment rolls of real estate and personal property in The City of New York for the year 1908, and the warrants for the collection of taxes, have been delivered to the undersigned, and that all the taxes on said assessment rolls are due and payable on

MONDAY, OCTOBER 5, 1908

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

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.
Borough of The Bronx, corner of Third and Tremont avenues, The Bronx, N. Y.

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

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

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

All taxes become liens on the day due and payable.

PAID TO AVOID PENALTY TAXES MUST BE PAID IN OCTOBER.

Under the provisions of section 916 of the Charter, as amended by chapter 447, Laws of 1908, it is provided, "If any tax shall remain unpaid on the first day of November it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax interest upon the amount thereof at the rate of seven per centum per annum to be calculated from the day on which the taxes become due and payable (October 5), as provided in section 914."

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

Checks dated October 5 should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

DRAW CHECKS ONLY TO THE ORDER OF THE RECEIVER OF TAXES.

DAVID E. AUSTEN,
Receiver of Taxes.

NOTICE TO CONTRACTORS.

Sealed proposals, for the General Construction of the SCHENECTADY COUNTY COURT HOUSE, Schenectady, N. Y., will be received by the Board of Supervisors at the office of the Clerk of the Board, John H. Peters, 311 State Street, Schenectady, N. Y., on or before noon on the tenth day of November, 1908, when they will be opened and publicly read. Plans and specifications can be seen at the office of the Building Committee of the Board, 87 Parker Building, Schenectady, N. Y., or at the office of the Architects, Stoddart & Weathers, 31 Union Square, New York City.

Proposals shall be accompanied by certified check upon a New York State Bank for an amount equal to 3% of the bid as required by the specifications, and the Contractor to whom the award is made will be required to furnish Surety Company Bond within the time and under the conditions stated in the specifications.

The right is reserved to reject any and all bids or any part or parts thereof.

The proposal shall be placed in a plain sealed envelope and addressed, "Proposal for Building the Schenectady County Court House, Schenectady, N. Y.," and addressed to the Clerk of the Board, John H. Peters, 311 State Street, Schenectady, N. Y. (together with all drawings and specifications), on or before the time set for receiving the bids.

Blank forms of proposals and drawings and specifications for the exclusive use of the bidder may be obtained only upon written application to Stoddart & Weathers, Architects, 31 Union Square, New York, on or after the tenth day of October, 1908, and by a cash deposit of \$35.00 for each set of drawings and specifications, said amount to be refunded less the actual cost of production upon the return of the drawings and specifications in good order. Complete drawings and specifications will be on file at the office of the Building Committee of the Board of Supervisors, 87 Parker Building, Schenectady, N. Y.

JOHN H. PETERS,
Clerk of the Board.

Dated at Schenectady, N. Y., Oct. 6th, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 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 assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3. 45TH STREET—SEWER, between 6th and 7th Avenues, and 46TH STREET—SEWER, between 6th and 7th Avenues. 26TH WARD, SECTION 5. PARK PLACE—SEWER, between Hopkinson Avenue and Eastern Parkway Extension, and SEWER BASIN at the northeast corner of PARK PLACE AND HOPKINSON AVENUE. 30TH WARD, SECTION 18. 96TH STREET—SEWER, between Marine Avenue and Shore Road. 30TH WARD, SECTION 19. BAY 23D STREET—SEWER, between 86th Street and Benson Avenue, and RECEIVING BASINS at the northerly and easterly corners of BENSON AVENUE AND BAY 23D STREET, also BAY 23D STREET—OUTLET SEWER, between Benson and Bath Avenues.

HERMAN A. METZ,
Comptroller.

City of New York, October 6, 1908. (6489)

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 218, No. 1. Paving with asphalt block pavement, curbing and recurbing West One Hundred and Eightieth street, between Amsterdam avenue and Broadway.

List 222, No. 2. Paving with asphalt block pavement, curbing and recurbing West Two Hundred and First street, from the easterly line of Academy street to a point 200 feet east of the easterly line of Ninth avenue.

List 223, No. 3. Paving with asphalt block pavement, curbing and recurbing, West Two Hundred and Second street, from the easterly line of Tenth avenue to a point 200 feet east of the easterly line of Ninth avenue.

BOROUGH OF THE BRONX.

List 9681, No. 4. Sewer and appurtenances in Anthony avenue, between Burnside avenue and East One Hundred and Seventy-ninth street; in Bush street, between Anthony avenue and the Grand Boulevard and Concourse; in the Grand Boulevard and Concourse (east side), between Bush street and East One Hundred and Seventy-ninth street, and in East One Hundred and Seventy-ninth street, between Anthony avenue and the Grand Boulevard and Concourse.

List 9682, No. 5. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences where necessary in Baily avenue, from a line north of West Two Hundred and Thirty-third street to its junction with Fort Independence street, together with a list of awards for damages caused by a change of grade.

List 9881, No. 6. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences where necessary in West One Hundred and Seventieth street, from Jerome avenue to Cromwell avenue; together with a list of awards for damages caused by a change of grade.

BOROUGH OF QUEENS.

List 9970, No. 7. Regulating, grading, curbing and flagging Fifteenth avenue, from Broadway to Newtown road.

List 9976, No. 8. Regulating, grading, curbing and flagging Norman street, from Wyckoff avenue to Cypress avenue.

List 130, No. 9. Sewer in Thirteenth avenue (Grace street), from Vandeventer avenue to Grand avenue.

List 146, No. 10. Sewer in Bartow street, between Jackson avenue and Webster 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 November 10, 1908, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

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

WILLIAM H. JASPER, Secretary,
No. 320 Broadway,
City of New York, Borough of Manhattan,
October 8, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 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 assessments for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:

FIRST, SECOND, THIRD AND FOURTH WARDS. FLAGGING AND REFLAGGING THE SIDEWALKS IN CHESTNUT AVENUE, between New York Avenue and the railroad crossing; in MAPLE AVENUE, between New York Avenue and the railroad crossing; in CLARKE STREET, between Broad and McKeon Streets; in CANAL STREET, between Bay and Brook Streets; in CANAL STREET, between Wright and Broad Streets; in ANDERSON AVENUE, between Washington and Simonson Places; in HARRISON AVENUE, between Nicholas and Lafayette Avenues; in MAPLE AVENUE, between Grove and Harrison Avenues; in MORNINGSTAR ROAD, between Cedar Street and Richmond Terrace; in MORNINGSTAR ROAD, between Cedar and Prospect Streets; in RICHMOND AVENUE, between Mesereau Avenue and Elizabeth; in SHARP AVENUE, between Harrison and Grove Avenues; in SLAUGHT STREET, between Nicholas and Lafayette Avenues; in BROADWAY, between Forest and Myrtle Avenues; in BROADWAY, between Castleton Avenue and Britton Street; in DAVIS AVENUE, between Henderson and Castleton Avenues; in RICHMOND TERRACE, between Broadway and Vane Street; in TAYLOR STREET, between Cary Avenue and Prospect Street; in DANIEL LOW TERRACE, between Vine Street and Hamilton Avenue; in RICHMOND TURNPIKE, between Montgomery and Monroe Avenues; in CARROLL PLACE, between Church Street and Westervelt Avenue; in CASTLETON AVENUE, between Jersey Street and Cebra Avenue; in JERSEY STREET, between Henry Street and Richmond Turnpike; in DANIEL LOW TERRACE, between Fort Place and Vine Street; in SEVENTH AVENUE, opposite Bismarck Avenue; in RICHMOND TURNPIKE, between Brook and Oak Streets; in OAK STREET, between Richmond Turnpike and Brook Street; in BROOK STREET, between

Oak Street and Richmond Turnpike; in HENDERSON AVENUE, between Lafayette and Clinton Avenues; in LAFAYETTE AVENUE, between Henderson and Prospect Avenues; in HENDERSON AVENUE, between Lafayette Avenue and Fourth Street; also SETTING CURB in front of SOUTHEAST CORNER OF BROOK STREET AND JERSEY STREET.

HERMAN A. METZ,
Comptroller.

City of New York, October 6, 1908. (6487)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 9 to 23, 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 MANHATTAN:

2ND WARD, SECTION 1. FLETCHER STREET—SEWER, between South and Front Streets.

HERMAN A. METZ,
Comptroller.

City of New York, October 8, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 9 to 23, 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 THE BRONX:

23D WARD, SECTION 9. ANDERSON AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES, AND PLACING FENCES, from West 164th Street to Shakespeare Avenue. 24TH WARD, ANNEXED TERRITORY. WEST-CHESTER AVENUE—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES, PLACING FENCES AND BUILDING DRAINS, from Bronx River to Main Street, Westchester.

HERMAN A. METZ,
Comptroller.

City of New York, October 8, 1908.

ADVERTISED LEGAL SALES.

(Continued from page 709.)

3; same att'y; same ref. (Amt due, \$12,-841.69; taxes, &c, \$1,002.80.) Mort recorded July 17, 1907. By Joseph P Day.

Av A, No 1239, w s, 40.5 s 67th st, 40x100, 6-sty brk tenement. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$12,-841.69; taxes, &c, \$1,002.80.) More recorded July 17, 1907. By Joseph P Day.

5th av | s w cor 55th st, 100.5x125, 55th st, Nos 2 and 4 | 19 and 20-sty brk and stone hotel Gotham. Knickerbocker Trust Co agt Fifty-fifth Street Company et al; Alexander T Mason, att'y, 15 William st; Adam Wiener, ref. (Amt due, \$452,840.74; taxes, &c, \$43,-165.75; sub to two mortgages aggregating \$1,-950,000.) Mort recorded Jan 29, 1904. By Joseph P Day.

Lenox av, Nos 300 to 306 | n e cor 125th st, runs 125th st, Nos 77 to 83 | n 74.10 x e 60 x n 25.1 x e 25 x s 99.11 x w 85 to beg, four 2-sty brk and one 3-sty frame stores, leasehold. Peter Doelger Jr agt John J Mooney et al; Guggenheimer, Untermyer & Marshall, att'ys, 37 Wall st; Edward Jacobs, ref. (Amt due, \$20,554.41; taxes, &c, \$3,000.) By Samuel Goldsticker.

Oct. 14.

Belmont av, No 2451 | n w cor 188th st, 50x87.6, 188th st | vacant. Zeltner Brewing Co agt Wm H Zeltner et al; Kenneson, Emley & Rubino, att'ys, 15 William st; Alexander Brough, ref. (Amt due, \$1,479.25; taxes, &c, \$2,032.75.) Mort recorded Oct 21, 1895. By Joseph P Day.

Nelson av, n s, 116 s e and e 169th st, 75x125, vacant.

Sherman av, c 1, 130 n c 1 166th st, runs w 130 x e 50 x e 130 x s 50 to beg, 3-sty frame dwelling.

Mutual Bank agt John Monaghan et al; Rushmore, Bisbee, Rogers & Stern, att'ys, 40 Wall st; Benno Lewinson, ref. (Amt due, \$5,-021.16; taxes, &c, \$2,323.20; sub to a mort of \$5,000.) By Bryan L Kennelly.

94th st, No 241, n s, 131.4 w 2d av, 25.9x100.8, 5-sty brk tenement. George Sinram et al agt Max Fleischer et al; Moss, Laimbeer, Marcus & Wels, att'ys, 299 Broadway; James B Kilburn, ref. (Amt due, \$16,088.75; taxes, &c, \$275.) Mort recorded Feb 7, 1908. By Joseph P Day.

Madison av, Nos 161 and 163, e s, 98.9 n 32d st, 49.4x100, 11 and 12-sty brk and stone hotel, sub to lease. Ronald H MacDonald indivd and exr agt Howard N Potter et al; Harold Swain, att'y, 176 Broadway; Samuel Strasburger, ref. (Amt due, \$73,397.78; taxes, &c, \$448.30.) Mort recorded June 28, 1904. By Joseph P Day.

Oct. 15.

74th st, No 410, s s, 213 e 1st av, 25x102.2, 7-sty brk tenement and store. Jonas Fishel agt John J Jaffin et al; Fleischer & Fox, att'ys, 346 Broadway; Louis F Doyle, ref. (Amt due, \$8,798.76; taxes, &c, \$1,300.) Mort recorded Nov 28, 1905. By Joseph P Day.

135th st, No 309, old No 559, n s, 150 w Alexander av, 25x100, 4-sty brk tenement. Margaret E Rich agt William Fritzel et al; Greene, Hurd & Stowell, att'ys, 43 Exchange pl; Erle L Anstell, ref. (Amt due, \$8,690.85; taxes, &c, \$450.) Mort recorded Jan 4, 1905. By Joseph P Day.

Belmont av | n w cor 186th st, 50x87.6, vacant. 186th st | James G Wentz agt Ignatz Rosen-

zweig et al; Boothby, Baldwin & Hardy, att'ys, 31 Nassau st; Sylvester L H Ward, ref. (Amt due, \$6,048.67; taxes, &c, \$552.54; sub to a first mort of \$1,200.) Mort recorded Jan 9, 1902. By Joseph P Day.

Greenwich st, No 533; n e cor Vandam st, 25x51, Vandam st, No 103 | 7-sty brk loft building. Earl A Smith agt Charlton Contract Co et al; Geo A MacDonald, att'y, 40 Wall st; Lee Philipps, ref. (Amt due, \$4,875.22; taxes, &c, \$—; sub to five mortg aggregating \$22,-253.03.) Mort recorded Nov 15, 1906. By Joseph P Day.

101st st, n s, 80 e Lexington av, 240x100.11, vacant. Milton Stern agt Raphael Kurzrok et al; A Stern, att'y; Isham Henderson, ref. (Amt due, \$56,882.06; taxes, &c, \$—; sub to a blanket mort of \$100,000.) Mort recorded Feb 25, 1908. By Joseph P Day.

Oct. 17. No Legal Sales advertised for this day.

REAL ESTATE RECORDS

CONVEYANCES

October 2, 3, 5, 6, 7 and 8. (No.15.) BOROUGH OF MANHATTAN.

Broome st, No 270, n s, 39.8 e Allen st, 24x75.6x24x75.3, 5-sty brk tenement and store. Broome st, No 272, n s, 22.4 e Allen st, 17.4x75.3x17.6x75.1, 5-sty brk tenement and store. Morts \$74,900. 2:414-64 and 65. A \$37,000-\$52,000. CONTRACT to exchange for Broome st, No 68 | n w cor Cannon st, 25x75, 5-sty brk tenement Cannon st, No 25 | and store. Morts \$41,250. 2:332-69. A \$26,000-\$40,000. Harris Bronstein with Samuel Schechner. July 29. Oct 7, 1908. exch Cannon st, No 71, w s, 75 s Rivington st, 35.6x100, 6-sty brk tenement and store. Jonas Weishaus to Frank Hillman. Morts \$53,200. Oct 1. Oct 2, 1908. 2:333-59. A \$25,000-\$55,000. Cathedral Parkway, Nos 235 to 239, or | n s, 175 e 8th av, old line, 110th st | 125x70.11, two 6-sty brk tenements. FORECLOS, Oct 1, 1908. Russell L Tarbox referee to Benj J Weil. Oct 2, 1908. 7:1826-8 and 12. A \$75,000-75,000. Cathedral Parkway | n s, 110 e Manhattan av, runs n 85.8 x e 183 8th av | x n e on curve 107.10 x n e again 23.10 to s 111th st | w cor 8th av and 111th st x s 191.10 to n s Cathedral Parkway x w 260 to beginning, except part for Parkway, 2 and 3-sty brk station, 1-sty frame building and vacant. City Real Estate Co to Manhattan Railway Co. Oct 2. Oct 8, 1908. 7:1846-6. A \$—\$. other consid and 100 Cherry st, Nos 369 to 373 | s w cor Gouverneur st, 69.6x65x71.2 Gouverneur st, Nos 59 to 71 | x68, 5-sty brk loft and stable and vacant. Rebecca Horowitz to London Realty Co. Mort \$43,500. Oct 7, 1908. 1:259-12. A \$20,000-\$36,000. other consid and 100 Cherry st, No 227, s s, 180.9 e Pike slip, runs s 9.6(?) x e 23.11 x n 99.9 to st x w 24.5 to beginning, probable error, 5-sty brk tenement. Cherry st, No 229 | s s, 205.2 e Pike slip, runs e along Water st, Nos 486 and 488 | Cherry st 13.6 x s 50 x e 0.6 x s 70.4 to n s Water st x w 37.11 x n 20.10 x e 23.11 x n 99.6 to beginning, 5-sty brk tenement and 7-sty brk loft and store building on Water st. Wolf Bloom to Meyer Grotzky. Mort \$58,475. Sept 10. Oct 2, 1908. 1:248-85 and 86. A \$27,000-\$55,000. nom Chrystie st, No 84, e s, abt 125 n Hester st, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Matilda Sohst to Minna Boehm. Mort \$27,000. Sept 30. Oct 2, 1908. 1:305-6. A \$22,000-\$35,000. nom Clinton st, No 244, e s, 70.9 n Cherry st, 30.1x71.11x29.10x71.11, 6-sty brk tenement. Aron Goodman to Rosie Punch. Morts \$40,-025. Mar 11. Oct 2, 1908. 1:258-39. A \$21,000-\$40,000. other consid and 100 Delancey st, Nos 242 and 244, n s, 25 w Sheriff st, 50x75, two 5-sty brk tenements and stores. Isaac Huppert to David Jacobowitz. Mort \$46,000. Jan 5, 1906. Rerecorded from Jan 5, 1906. Oct 2, 1908. 2:338-73 and 74. A \$34,000-\$50,000. other consid and 100 Goerck st, No 32, e s, 150 n Broome st, 25x100, 6-sty brk tenement and store. Herman J Boldt to Minnie Brothers. Morts \$36,350. Oct 2. Oct 6, 1908. 2:322-4. A \$12,000-\$32,000. nom Grand st, No 379 (old Nos 353 and 353 1/2), s s, 50 e Norfolk st, 25x100, 6-sty brk tenement and store. Sarah Krellman to Max Krellman her husband. Mort \$56,000. Aug 31. Oct 7, 1908. 1:312-14. A \$32,000-\$52,000. other consid and 100 Greenwich st, No 406 | s w cor Hubert st, 50x79.9, 6-sty brk Hubert st, Nos 19 to 27 | loft and store building. Isaac S Long to The German-American Coffee Co. 1/2 part. All title. Sept 19. Oct 2, 1908. 1:216-26. A \$38,000-\$70,000. nom Same property. Mary J Long et al EXRS Samuel S Long to same. 1/2 part. All title. Sept 19. Oct 2, 1908. 1:216. 100 Hamilton Terrace, No 58, w s, 119.6 s 144th st, 17x100, 3-sty stone front dwelling. Benj H Newell to Harriet H Wilcox, of Westerly, R I. C a G. July 8, 1899. Oct 2, 1908. 7:2050-66. A \$3,700-\$14,000. nom Same property. Wm D Hoxie et al EXRS Harriet H Wilcox to Anthony Irsch. Oct 1, 1908. Oct 2, 1908. 7:2050. 15,500 Houston st, Nos 497 and 501, s s, 80 w Mangin st, 40x75, 7-sty brk loft and store building. Leo Roth to Herman Baum. All liens. Oct 7, 1908. 2:325-15. A \$18,000-\$45,000. other consid and 100 Lewis st, No 193, n w s, abt 80 s 6th st, 19.7x75.4x19.5x78, 3-sty brk tenement and store. Bernard Harris et al to Abraham Bayer. B & S. Sept 30. Oct 5, 1908. 2:360-58. A \$7,500-\$8,500. other consid and 100 Monroe st, No 274 | s w cor Jackson st, 25x89.7x25x89.6, 6-sty Jackson st, No 35 | brk tenement and store. Sam Weinstock to Morris Beer and Sam Katz. All title. All liens. Sept 30. Oct 2, 1908. 1:261-37. A \$24,000-\$50,000. other consid and 100 Same property. Morris Beer et al to Leading Realty Co, a corpn. All liens. Oct 1. Oct 2, 1908. 1:261. other consid and 100 Mulberry st, No 221, w s, 72.5 n Spring st, 44.2x74.2x44.3x74.5, 6-sty brk tenement and store. Albert S Del Gaudio to Olimpia

D'Addezzio. Morts \$54,000. Oct 6. Oct 7, 1908. 2:495-38. A \$23,000-\$55,000. other consid and 100 Norfolk st, No 152, e s, 75 s Stanton st, 25x100, 5-sty brk tenement. Morris Rosen et al to Israel Levin. All title. All liens. Oct 6, 1908. 2:354-49. A \$24,000-\$42,000. other consid and 100 Oliver st, No 64, e s, 54.2 s Oak st, 26x100x25x100. Agreement to discontinue action for partition and to cancel lis pendens. Martin Garone with Giuseppe Torino. Oct 7. Oct 8, 1908. 1:252. Prince st, No 21, n s, 40 w Elizabeth st, 20.10x73.2x20x75.9, 4-sty brk tenement and store and 3-sty brk tenement in rear. Achille Starace TRUSTEE in bankruptcy of Pasquale and Salvatore Pati to Frank Verrastro. B & S. Morts \$18,000. Oct 1. Oct 5, 1908. 2:508-48. A \$12,500-\$18,000. 19,750 Rivington st, No 54 | n e cor Eldridge st, 25x80, 4-sty brk Eldridge st, Nos 192 to 194 | tenement and store. Jennie Goldstein to Louis H Levin. Morts \$49,500. July 27, 1906. Oct 2, 1908. 2:416-39. A \$30,000-\$45,000. nom Same property. Louis H Levin to Max Gold, of Brooklyn. Morts \$47,900. Sept 30, 1908. Oct 2, 1908. 2:416. nom Rivington st, No 182, n e s, 25 s e Attorney st, 26x100, 5-sty brk tenement and store and 1-sty brk building in rear. Sam Weinstock to Sam Katz and Morris Beer. All title. All liens. Sept 30. Oct 2, 1908. 2:344-36. A \$22,000-\$31,000. nom Same property. Sam Katz et al to Leading Realty Co. All liens. Oct 1. Oct 2, 1908. 2:344. nom Spring st, No 7 (3), n s, abt 50 e Elizabeth st, 25.3x107.9x25x101.5 w s, 5-sty brk tenement and store. Cristina Minetti to Pasquale Farese. Morts \$35,000. Sept 11. Oct 7, 1908. 2:492-42. A \$21,000-\$31,000. nom Vandam st, No 51. All title to buildings. Bill of sale. Chas E J Boyd to John Swanson. Sept 14. Oct 5, 1908. 2:580. 1,100 Same property. All title to buildings. Bill of sale. John Swanson to Margaret Horan. Sept 14. Oct 5, 1908. 2:580. nom Wall st, Nos 82 to 88 | n w cor Water st, runs n 50.9 x w 80.7 x n Water st, No 118 | — x w 20 x s 53.6 to n s Wall st, x e — to beginning, 12-sty brk and stone office and store building. Warren E Scoville to John B O'Donohue, N Y; Chas A O'Donohue of Bay Shore, L I; Peter J O'Donohue of Toledo, Ohio; J Elmer O'Donohue, N Y, and Charlotte O'Donohue Wigand of Englewood, N J. B & S and C a G. Feb 25, 1907. Oct 6, 1908. 1:39-1. A \$370,000-\$600,000. nom Water st, No 630 | n w cor Scammell st, 24.1x68x24.8x68, 6-sty brk Scammell st, No 59 | tenement and store. Wm C Hyde to Mabel Orem. Mort \$28,800. Oct 1. Oct 3, 1908. 1:260-5. A \$10,-000-\$26,000. other consid and 100 Water st, No 370, n s, 61.11 e James slip, 16.6x50x16.6x49.10, 2-sty brk tenement and store. Wm E Murphy EXR, &c, Thomas Murphy to Frank S Newkirk. Sept 24. Oct 2, 1908. 1:251-45. 4,500 West st, No 391, e s, abt 80 s 10th st, —x—, 5-sty brk tenement and store. Assignment of right, title and interest in estate of Edmund Terry. Geo D Terry to James T Terry. Oct 2, 1906. Oct 7, 1908. 2:636-4. A \$8,000-\$10,500. nom Willett st, No 89, w s, 190.2 n Rivington st, 30.5x100.3. Willett st, No 91, w s, 220.7 n Rivington st, 30.5x100.3. two 5-sty brk tenements. Heiman Glasser to The Sun Construction Co. Mort \$70,000. Sept 21. Oct 2, 1908. 2:339-26 and 27. A \$43,000-\$84,000. other consid and 100 Wooster st, No 158, e s, 95 s Houston st, 25x100, 6-sty brk loft and store building. Francis wife Isaac Stiebel to Isaac Stiebel. Mort \$30,000. Sept 23. Oct 2, 1908. 2:514-13. A \$22,000-\$37,000. exch 3d st W, No 60 | s e cor West Broadway, 21.6x75, West Broadway, Nos 559 to 563 | 2-sty brk loft and store building and 1-sty brk store. John B Ireland to James D Ireland. All liens. Oct 2. Oct 7, 1908. 2:536-15. A \$23,000-\$24,000. nom 3d st W, No 20, s s, 40 e Greene st, 40x75, 6-sty brk loft and store building. The Islip Corporation to Francis J Curley. B & S. Mort \$65,000 and all liens. Oct 6. Oct 7, 1908. 2:533-14. A \$42,000-\$85,000. nom 4th st E, No 169, n s, 150.9 w Av A, 24.6x96.2, 6-sty brk tenement and store. PARTITION, Sept 15, 1908. Edw H Maddox ref to Jacob S Berliner. Oct 7, 1908. 2:432-40. A \$17,000-\$25,000. 21,800 6th st E, Nos 712 and 714, s s, 145.8 e Av C, 39.5x97, 6-sty brk tenement and store. Sigmund Moses to Harry Miller, of Philadelphia, Pa. Morts \$56,500. July 31. Oct 8, 1908. 2:375-15. A \$25,000-\$58,000. other consid and 100 6th st E, Nos 705 and 707, n s, 105.5 e Av C, 44.11x90.10, 6-sty brk tenement and store. Sigmund Moses to Harry Miller, of Philadelphia, Pa. Morts \$62,500. July 31. Oct 8, 1908. 2:376-60. A \$25,000-\$62,000. other consid and 100 9th st E, No 428, s s, 213 w Av A, 25x94, 5-sty brk tenement and store. Jacob Berlin to Joseph Isaac. Q C. Mort \$35,300. Sept 30. Oct 3, 1908. 2:436-23. A \$17,000-\$29,000. nom Same property. Sam Goldberg to same. Mort \$35,300. Sept 30. Oct 3, 1908. 2:436. other consid and 100 12th st E, No 20, s s, 325 e 5th av, 19.9x103.3x22.3x103.3, 5-sty brk loft and store building. Emily Utee to Julia Fitzgerald. Mort \$36,000. Oct 3. Oct 8, 1908. 2:569-16. A \$21,000-\$32,000. other consid and 100 12th st E, No 526, s s, 270.6 w Av B, 25x103.3, 6-sty brk tenement and store. Sam Katz et al to Sam Weinstock. All title. All liens. Sept 30. Oct 2, 1908. 2:405-21. A \$16,000-\$39,-500. other consid and 100

- 13th st W, No 306, s s, 28.10 e 4th st, 28.6x41.5x25x55.2, 5-sty brk tenement and store. John B Ireland to James D Ireland. All liens. Oct 2. Oct 7, 1908. 2:616-43. A \$8,000-\$12,000. nom
- 15th st E, No 415, n s, 369 w Av A, 25x103.3, 5-sty brk tenement and store and part 1-sty brk building in rear. Max Wachsmann to Max and Louis M Rosenthal. Mort \$18,000. Sept 1. Oct 2, 1908. 3:947-11. A \$13,000-\$18,000. other consid and 100
- 25th st W, Nos 545 to 551, n s, 175 e 11th av, 125x98.9, 1-sty brk foundry. Release mort. U S Mortgage & Trust Co as TRUSTEE to J B & J M Cornell Co. Sept 24. Oct 3, 1908. 3:697-8 to 12. A \$40,000-\$50,000. nom
- Same property. J B & J M Cornell Co to Chas A Christman. Mort \$30,000. Oct 1. Oct 3, 1908. 3:697. nom
- 28th st W, No 219, n s, 247.1 w 7th av, 24.10x98.9, 5-sty brk tenement and store and 3-sty brk tenement in rear. Yette Oestreicher to The Oestreicher Realty Co. Mort \$18,000. Sept 21. Oct 2, 1908. 3:778-29. A \$14,500-\$22,000. other consid and 100
- 29th st E, No 407, n s, 125 e 1st av, 25x98.9, 5-sty brk tenement. Achille Starace TRUSTEE in bankruptcy of Pasquale and Salvatore Pati to Leonardo Cario. B & S. Mort \$12,500. Oct 1. Oct 3, 1908. 3:961-7. A \$7,000-\$13,500. 13,600
- Same property. Pasquale Pati et al to same. All liens. Mar 23. Oct 3, 1908. 3:961. other consid and 100
- 29th st W, No 542, s s, 200 e 11th av, 25x98.9, 3-sty frame tenement and store and 4-sty brk tenement in rear.
- 29th st W, No 544, s w s, abt 175 e 11th av, 25x98.9, 3-sty brk tenement and store and 2-sty frame tenement in rear. G Edw Escher et al to Heff Realty Co. Mort \$15,000. Oct 5. Oct 7, 1908. 3:700-57 and 58. A \$16,000-\$19,500. nom
- 33d st E, No 251, n s, 75 w 2d av, 25x98.9, 5-sty brk loft and store building. Joseph Metzger to Eva Rosenstock. Q C. Sept 28. Oct 3, 1908. 3:914-25. A \$11,500-\$25,000. nom
- 33d st E, No 251, n s, 75 w 2d av, 25x98.9, 5-sty brk loft and store building. PARTITION, Sept 10, 1908. Alfred J Amend to Eva Rosenstock. Oct 2, 1908. 3:914-25. A \$11,500-\$25,000. 32,300
- 38th st W, No 13, n s, 259.6 w 5th av, 19.3x98.9, 4-sty stone front dwelling. Eleazar Parmly et al EXRS Ehrick Parmly to American Mortgage Co. Oct 1. Oct 8, 1908. 3:840-34. A \$60,000-\$66,500. 80,000
- 38th st E, Nos 216 and 218, s s, 229.6 e 3d av, 42x84, 4-sty brk tenement and store and 4-sty frame tenement in rear and 1-sty frame store. Jane L Ahern INDIVID and as ADMRX, &c, Cornelius Ahern to Margt T Ryan LEGATEE Cornelius Ahern. All title. B & S. Mort \$4,000. Jan 21, 1907. Oct 6, 1908. 3:918-48 and 49. A \$16,000-\$19,500. 11,238.55
- Same property. Margaret T Ryan to Jane L Ahern. 1/2 part. Mt \$4,000. Oct 1, 1908. Oct 6, 1908. 3:918. nom
- 41st st W, No 120, s s, 260 w 6th av, 20x98.9, 5-sty stone front dwelling. Robt H Strahan to Mary A Donaghy. Mort \$40,000. Aug 18. Oct 2, 1908. 4:993-43. A \$40,000-\$43,000. other consid and 100
- 44th st E, No 246, s s, 77 w 2d av, 23x75.5, 5-sty brk loft and store building. PARTITION, Sept 10, 1908. Alfred J Amend referee to Eva Rosenstock. Oct 2, 1908. 5:1317-28 1/2. A \$8,000-\$13,000. 18,750
- 44th st W, No 557, n s, 100 e 11th av, 25x100.4x25x-, 4-sty brk tenement and 2-sty brk tenement in rear. Robert Stewart to Bernadina Gorgers. Q C. Oct 6. Oct 7, 1908. 4:1073-5. A \$9,000-\$13,500. nom
- 46th st W, Nos 126 and 128, s s, 350 w 6th av, 50x100.4, 3-sty brk stable. Patrick J Frawley to Ess Eff Realty Co. Mort \$68,000. Sept 30. Oct 6, 1908. 4:998-47 and 48. A \$64,000-\$70,000. other consid and 100
- 48th st E, No 19, n s, 300 e 5th av, 25x100.5, 4-sty stone front dwelling. Charter Realty Co to Frank P Mitchell, of Washington, D C. Mort \$69,000. Oct 2. Oct 5, 1908. 5:1284-13. A \$70,000-\$80,000. other consid and 100
- 48th st W, Nos 352 and 354, s s, 125 e 9th av, 50x100.5, two 5-sty stone front dwellings. Henry W Remington to Harold J Remington. Mort \$40,000. Oct 6, 1908. 4:1038-58 and 59. A \$30,000-\$56,000. 100
- 49th st W, Nos 536 to 540, s s, 225 e 11th av, 80x104.10x49.11x 104, 1-sty frame office and wagon shed and 4-sty frame tenement in rear and 1 and 2-sty brk store. The Ess Eff Realty Co to Patrick J Frawley. Sept 30. Oct 6, 1908. 4:1077-53 and 55. A \$21,000-\$26,400. other consid and 100
- 49th st W, No 540, s s, 225 e 11th av, 25x100.4, 1-sty frame store and shed and 4-sty brk tenement in rear.
- 49th st W, Nos 536 and 538, s s, 250 e 11th av, 55x104.10x24.11x 100.5, 1 and 2-sty brk store. Daniel J Ahern to the Ess Eff Realty Co. Mort \$30,000. Aug 27. Oct 6, 1908. 4:1077-53 and 55. A \$21,000-\$26,400. other consid and 100
- 49th st E, Nos 337 and 339, n s, 385 e 2d av, 40x100.5, 6-sty brk tenement and store. FORECLOS, Sept 28, 1908. Adam Wiener referee to Caroline Harris. Mort \$35,000. Oct 1. Oct 2, 1908. 5:1342-16. A \$15,500-\$49,000. 50,000
- 54th st E, No 315, n s, 150 e 2d av, 25x100.5, 4-sty brk tenement. Ludwig Klein to Louis Vogel, of Brooklyn. Oct 8, 1908. 5:1347-7. A \$9,000-\$15,000. nom
- 55th st E, No 143, n s, 175 e Lexington av, 16.8x100.5, 3-sty and basement stone front dwelling. James R McKinless et al to James R, Frank V, Chas E McKinless and Mary A O'Keefe HEIRS James C McKinless. 1/4 part. Oct 5, 1908. 5:1310-27. A \$9,000-\$13,000. other consid and 100
- 58th st E, No 333, n s, 279 w 1st av, 21x100.4, 5-sty brk tenement. PARTITION, Sept 10, 1908. Alfred J Amend referee to Eva Rosenstock. Mort \$10,000. Oct 2, 1908. 5:1351-15. A \$8,200-\$17,000. 18,100
- 58th st E, No 333, n s, 279 w 1st av, 21x100.4, 5-sty brk tenement. Joseph Metzger to Eva Rosenstock. Q C. Sept 28. Oct 3, 1908. 5:1351-15. A \$8,200-\$17,000. nom
- 60th st E, No 345, n s, 150 w 1st av, 25x100.5, 5-sty brk tenement and store. Irving Bachrach to Seal Realty Co. All liens. Sept 25. Oct 6, 1908. 5:1435-20. A \$9,000-\$17,500. other consid and 100
- 60th st E, No 347, n s, 125 w 1st av, 25x100.5, 5-sty brk tenement and store. Irving Bachrach to Seal Realty Co. All liens. Sept 25. Oct 6, 1908. 5:1435-21. A \$9,000-\$17,500. other consid and 100
- 61st st W, No 203, n s, 92 w Amsterdam av, 27x100.5, 5-sty brk tenement and store. Samuel Liebovitz to Jacob Liebovitz. 1/2 part. All title. Mort \$15,150. Oct 8, 1908. 4:1153-28. A \$6,500-\$15,500. 100
- 62d st W, Nos 228 and 230, s s, 350 e West End av, 50x100.5, two 5-sty brk tenements and stores. Benj J Weil to Celia Siegel. All liens. Oct 1. Oct 2, 1908. 4:1153-49 and 50. A \$12,000-\$32,000. nom
- 63d st E, No 330, s s, 250 w 1st av, 25x100.5, 5-sty brk tenement and store. John Bozzuffi to Illinois Surety Co, a corpn of Ill. Sept 3. Oct 2, 1908. 5:1437-37. A \$9,000-\$19,000. nom
- 63d st E, Nos 332 and 334, s s, 200 w 1st av, 50x100.5, two 5-sty brk tenements and stores. John Bozzuffi to Illinois Surety Co, a corpn of Illinois. Sept 1. Oct 2, 1908. 5:1437-35 and 36. A \$18,000-\$38,000. nom
- 66th st W, No 36, s s, 300.5 w Central Park West, 25x100.5, 3-sty brk stable with 1-sty brk extension. James L D Kearney to John W Clark. Mort \$20,000. Oct 3. Oct 8, 1908. 4:1118-45. A \$20,000-\$27,500. other consid and 100
- 69th st E, No 316, s s, 125 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. William Crockett to Catherine A wife of William Crockett. Mort \$5,000. Oct 6, 1908. 5:1443-47. A \$5,000-\$8,000. nom
- 72d st E, No 348, s s, 416.8 e 2d av, 16.8x102.2, 3-sty and basement stone front dwelling. Harry G Hecht to Louis Rosenblueth. 1-3 part. C a G. Mort \$8,000 and all liens. Oct 7, 1908. 5:1446-35 1/2. A \$6,500-\$10,000. other consid and 100
- 72d st E, No 427, n s, 200 w Av A, 25x100.2, 4-sty stone front tenement. Bertha Picker to Isidor Picker. All liens. Oct 3. Oct 5, 1908. 5:1467-16. A \$9,000-\$16,000. other consid and 100
- 73d st E, No 320, s s, 325 w 1st av, 25x102.2, 5-sty brk tenement. Bertha Picker to Isidor Picker. All title. Mort \$11,000 and all liens. Oct 3. Oct 5, 1908. 5:1447-40. A \$9,000-\$22,500. nom
- 78th st E, No 55, n s, 193.9 w Park av, 18.9x102.2, 4-sty stone front dwelling. Lothair I Siegel to Julius A Siegel. Mort \$25,000. Sept 18. Oct 6, 1908. 5:1393-28 1/2. A \$26,000-\$31,000. other consid and 100
- 79th st E, No 136, s s, 56 w Lexington av, 18x102.2, 4-sty stone front dwelling. Bernhard Klingenstein to Tillie wife Bernhard Klingenstein. Mort \$14,000. Oct 2, 1908. 5:1413-59. A \$21,500-\$29,000. other consid and 100
- 79th st E, No 329. Agreement as to ownership and as to a conveyance upon request, &c. Isabel Lindeman with Herman Lindeman. June 6, 1905. Oct 7, 1908. 5:1542.
- 79th st W, Nos 114 and 116. Waiver as to mechanics lien. Christopher Campbell to Robt T Varnum. Sept 22. Oct 8, 1908. 4:1150. nom
- 80th st E, No 140, s s, 19.2 w Lexington av, 18.4x102.2, 3-sty stone front dwelling. Samuel Kraus to Jacob Asiel. Oct 5. Oct 6, 1908. 5:1508-57 1/2. A \$11,500-\$16,500. nom
- 83d st W, No 43, n s, 350 e Columbus av, 18.9x102.2, 3-sty and basement brk dwelling. Michael J Kelly to Ora M Russell. Mort \$11,500. Oct 1. Oct 2, 1908. 4:1197-15. A \$13,000-\$16,000. other consid and 100
- 88th st E, No 107, n s, 133.4 e Park av, 25.6x100.8, 5-sty stone front tenement. Max Funt to Seymour Realty Co. Mort \$30,550. Oct 6. Oct 7, 1908. 5:1517-7. A \$14,000-\$26,000. nom
- 90th st W, No 122, s s, 300 w Columbus av, 20.6x100.8, 5-sty stone front tenement. Augusta Chambers EXTRX John A Chambers to Emil L Kieger. Mort \$15,000. Oct 6, 1908. 4:1220-45. A \$10,000-\$21,000. 23,000
- 93d st W, No 169, n s, 134 e Amsterdam av, 17x89.4 to s s Apthorps lane x17x90.1, with all title to Apthorps lane in rear, 3-sty and basement stone front dwelling. Geo B Radford to Priscilla T P Starin. Mort \$15,000. Oct 7. Oct 8, 1908. 4:1224-6 1/2. A \$9,000-\$17,000. other consid and 100
- 95th st W, No 31, n s, 327 w Central Park West, 17.6x100.8, 3-sty and basement brk dwelling. Abraham D Weinstein to Abraham Siegel. Mort \$15,000. Oct 7, 1908. 4:1209-19. A \$9,500-\$17,000. nom
- 95th st E, Nos 324 and 326, s s, 250 w 1st av, 50x100.8, 1-sty brk store. Alfred H Ackers to David Kidansky and Louis J Levy. Mort \$10,000. Mar 17. Oct 3, 1908. 5:1557-37 and 38. A \$16,000-\$16,000. nom
- 97th st E, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. Ida Posternack to Wm C Hyde. Mort \$19,650. Oct 1. Oct 2, 1908. 6:1669-18. A \$7,000-\$25,000. nom
- 98th st E, Nos 336 and 338, s s, 99.6 w 1st av, runs s 25.5 x w 0.6 x s 75.5 x w 50 x n 100.11 to st x e 50.6 to beginning, 5-sty brk factory. Fannie S wife Chas E Patterson to William Hagedorn. Mort \$20,000 and all liens. Oct 7. Oct 8, 1908. 6:1669-31. A \$15,000-\$38,000. 100
- 100th st E, No 403, n s, 50 e 1st av, 50x63.5, 6-sty brk tenement and store. Berliner & Greenberg Inc, to Yetta Lefkowitz. Mort \$37,000. Oct 6. Oct 7, 1908. 6:1694-5. A \$10,000-\$41,500. other consid and 100
- 101st st W, No 310, s s, 100 w West End av, 17x100.11, 5-sty stone front dwelling. Anna T Geyer to Samuel F Engs, Borough of Queens. Mort \$18,000. Oct 1. Oct 2, 1908. 7:1889-25. A \$10,800-\$27,000. other consid and 1,000
- 104th st E, No 163, n s, 225 w 3d av, 25x100.11, 4-sty brk tenement. Clara Feldman to Mabel Orem. Mort \$16,400. Sept 24. Oct 3, 1908. 6:1632-27. A \$10,000-\$15,000. other consid and 100
- 105th st E, Nos 68 and 70, s s, 130 w Park av, 50x100.11, two 5-sty brk tenements. Hirsh Neiman to Jacob Hirsch. All liens. Oct 7. Oct 8, 1908. 6:1610-44 and 45. A \$22,000-\$50,000. nom
- 110th st E, s s, 300 e 2d av, 50x100.11, vacant. Albert Saggese to Mario Marino, of Philadelphia, Pa. Mort \$12,600. Oct 1. Oct 2, 1908. 6:1681-39 and 40. A \$14,000-\$14,000. other consid and 100
- 111th st E, Nos 238 and 240, s s, 140 w 2d av, 40x100.11, 6-sty brk tenement and store. Herman J Rubenstein et al to Mabel Orem. Mort \$45,500 and all liens. Sept 22. Oct 6, 1908. 6:1660-31. A \$13,000-\$50,000. other consid and 100
- 113th st E, No 209, n s, 137.10 e 3d av, 16.8x100.11, 4-sty brk tenement. Rebecca Finkelstein and ano to Gaetano J Comparato. Morts \$9,150. Sept 30. Oct 5, 1908. 6:1663-6. A \$5,000-\$10,000. other consid and 100
- 115th st E, No 429, n s, 284 w Pleasant av, runs n 100.11 x w 85 x s 15.7 x s e - x s 30.11 to st, x e 33.11 to beginning, 6-sty brk tenement and store. Louis Forliano et al to Filomena di Benedetto. Mort \$35,000. Oct 1. Oct 6, 1908. 6:1709-13. A \$12,500-\$50,000. nom
- 115th st W, No 10, s s, 170 w 5th av, 25x100.11, 5-sty stone front tenement. Sidney Lyons to Pauline Lyons. Mort \$26,000. Oct 3. Oct 7, 1908. 6:1598-43. A \$14,000-\$27,000. nom
- 115th st E, No 167, n s, 257.6 w 3d av, 12.6x100, 3-sty stone front dwelling. Noel B Sanborn TRUSTEE for Mary Van Dyke to Emanuel Alexander. C a G. Oct 8, 1908. 6:1643-27. A \$5,000-\$6,000. 6,554
- 116th st E, No 354, s s, 88.4 w 1st av, 18.4x90, 3-sty stone front dwelling. Paul A Vaccarelli to Joseph R Vaccarelli. All title. Mort \$7,500. Oct 1. Oct 2, 1908. 6:1687-30 1/2. A \$6,000-\$10,000. nom
- 117th st W, No 115, n s, 194 w Lenox av, 19x100.11, 5-sty brk tenement. Margaret O Sage widow to L Sonora Harper. Sept 30. Oct 2, 1908. 7:1902-24. A \$9,800-\$20,000. nom

- 117th st W, No 38, s s, 400 e Lenox av, 25x100.11, 5-sty brk tenement. Mary A Young to Charles Horning, Jr. Morts \$26,450. Sept 5, 1908. Oct 5, 1908. 6:1600-55. A \$14,000-\$26,000.
other consid and 100
- 117th st W, No 40, s s, 375 e Lenox av, 25x100.11, 5-sty brk tenement. Mary A Young to Paul Miklowitz. Morts \$24,050. Sept 6. Oct 7, 1908. 6:1600-56. A \$14,000-\$26,000.
other consid and 100
- 118th st E, Nos 411 to 415, n s, 144 e 1st av, 50x100.11, 6-sty brk tenement and store. Max Gold to Louis H Levin. Mort \$40,000. Sept 30. Oct 2, 1908. 6:1806-7. A \$15,000-P \$40,000.
other consid and 100
- 121st st W | n s, 200 e Amsterdam av, runs n 191.1 to s w s Morningside av W | Morningside av West x s e on curve 257.9 to n s 121st st x w 176.9 to beginning, vacant. Merida Realty Co and ano to The West Side Construction Co, a corp. Mort \$146,000. Oct 1. Oct 2, 1908. 7:1963-42 to 55. A \$166,000-\$166,000.
other consid and 100
- 122d st E, Nos 314 to 320, s s, 175 e 2d av, 75x100.11, two 6-sty brk tenements and stores. Ray Perelman to Dean Holding Co. B & S. All liens. Mar 31. Oct 6, 1908. 6:1798-48 and 50. A \$22,000-\$90,000.
other consid and 100
- 126th st E, No 223, n s, 237.6 e 3d av, 17x99.11, 5-sty brk tenement. Gerson Seklie to Christina Kriete. Mort \$13,400. Aug 31. Oct 8, 1908. 6:1791-11. A \$5,700-\$16,000. 100
- 132d st W, No 554, s s, 325 w Amsterdam av, 25x99.11, 5-sty brk tenement. Aaron Simon to Mark Jalonack, of Hackensack, N J. Mort \$20,000. Oct 6. Oct 7, 1908. 7:1986-46. A \$7,500-\$22,000. nom
- Same property. Stella Cohn by Isaac Zandman GUARDIAN to Aaron Simon. All title. B & S. Mort \$20,000. Oct 6. Oct 7, 1908. 7:1986. 301.98
- 132d st W, No 111, n s, 132.6 w Lenox av, 17.6x99.11, 3-sty brk dwelling. Emily L Landon to Jesse Shipp and Thomas Brown. Mort \$8,000. Aug 28. Oct 2, 1908. 7:1917-26. A \$7,700-\$11,000. nom
- 133d st W, No 206, s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. Timothy D Healy to Catherine Healy. Mort \$33,000. Oct 2, 1908. 7:1938-41. A \$15,000-\$36,000.
other consid and 100
- 136th st W, n s, 85 w 5th av, 150x99.11, four brk tenements abandoned at 2d sty. Meyer Gendel to The Initial Realty & Construction Co. Mort \$72,750 and all liens on this and other property. Sept 30. Oct 2, 1908. 6:1734-28 to 32. A \$64,000-P \$72,000.
other consid and 100
- 136th st W, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11, four 6-sty brk tenements. FORECLOS, Sept 22, 1908. Richard H Clarke ref to Morris Levy. All liens. Sept 29. Oct 7, 1908. 7:1988-111 to 115. A \$54,000-\$120,000. 5,000
- 140th st W, Nos 159 and 161, n s, 264 e 7th av, 136x99.11, 7-sty brk tenement. Waldemar F Timme to Dora Shubert. Mort \$185,000. Oct 8, 1908. 7:2009-assessed with lot 12.
other consid and 100
- 141st st W, No 469, n s, 88 e Amsterdam av, 18x99.11, 4-sty brk dwelling. Picken Realty Co to Sound Realty Co. Mort \$17,000. Oct 2, 1908. 7:2058-4½. A \$4,300-\$14,000.
other consid and 100
- 143d st W, Nos 517 and 519, n s, 312.6 e Broadway, 70.10x99.11, 5-sty brk tenement. Release mort. Realty Mortgage Co to The West Side Construction Co. Sept 24. Oct 2, 1908. 7:2075-part of lot 5. nom
- 143d st W, No 240, s s, 325 w 7th av, 25x99.11, 5-sty brk tenement. Margaret Graham to Lucy Feinberg. All liens. Oct 1. Oct 2, 1908. 7:2028-47. A \$8,000-\$32,000. nom
- 143d st W, No 239, n s, 300 w 7th av, 25x99.11, 5-sty brk tenement. Morris Stern to L Friedman. All liens. Sept 28. Oct 6, 1908. 7:2029-19. A \$8,000-\$20,000. other consid and 100
- 152d st W, No 547, n s, 590.6 w Amsterdam av, 15x99.11, 3-sty brk dwelling. Anthony Irsch to Mary E Toumey and Catharine A Smyth. Sept 24. Oct 6, 1908. 7:2084-9. A \$6,000-\$11,500. 100
- 152d st W | n s, 350 w Broadway, 25x199.10 to s s 153d st, vacant. 153d st W | Annie M Kelly to Michael J Kelly. Mort \$2,750. Feb 9, 1900. Oct 7, 1908. 7:2099-17. A \$6,000-\$6,000. 5,400
- 165th st W, s s, 100 e Amsterdam av, 20.6x45.5x-x42.7, vacant. Eliz A Ryan McPolin et al to Anna Ryan. Sept 16. Oct 5, 1908. 8:2111-part of lot 10. nom
- 172d st W, n s, 100 w St Nicholas av, 50x94.6, vacant. Joseph S Stillwell to Louis D Beck. July 22, 1901. Oct 2, 1908. 8:2129-28 and 29. A \$10,000-\$10,000. nom
- 173d st W, Nos 566 and 568, s s, 100 e St Nicholas av, 75x100, two 5-sty brk tenements. John E Simons et al to Abraham Ruth. Mort \$80,000. Oct 1. Oct 3, 1908. 8:2129-9, 11. A \$21,000-\$72,000. nom
- 176th st W, No 514, c 1, as proposed, 231 w Amsterdam av, runs s 129.11 x w 44 x n 129.11 x e 44 to beginning, 5-sty brk tenement. The Elm Realty Co to Morris Moses. Correction deed. Mort \$37,000 and all liens. Sept 15. Oct 2, 1908. 8:2132-80. A \$8,800-\$35,000. other consid and 100
- 176th st, No 510, c 1, as proposed, 187.6 w Amsterdam av, runs s 129.11 x w 43.6 x n 129.11 x e 43.6 to beginning, 5-sty brk tenement. The Elm Realty Co to Morris Moses. Correction deed. Mort \$37,000. Sept 15. Oct 2, 1908. 8:2132-82. A \$8,700-\$35,000. other consid and 100
- 178th st W, n s, 85 e Audubon av, 85x100, vacant. Bessie Ruth to Heights Town Construction Co. Mort \$21,000. Sept 3. Oct 2, 1908. 8:2152-28. A \$20,500-\$20,500. other consid and 100
- 187th st W, s s, 164.6 e Broadway, late Kingsbridge road, 25x150, vacant. Mort \$3,500.
- Wadsworth av, e s, 150 s 187th st, 25x150, vacant. Mort \$4,000. Thos F Russell to Mary R Smith. Sept 30. Oct 8, 1908. 8:2167-52. A \$6,000-\$6,000; 2166-63. A \$6,000-\$6,000.
other consid and 100
- Av B, No 210, w s, 50.5 s 13th st, 24.11x70, 4-sty brk tenement and store. Katie and Henry Schnitzler EXRS, &c, Jacob Schrupf to Amelia C Becker, Theo C Uhink and Helen R Zeihmer. Oct 1. Oct 2, 1908. 2:406-32. A \$15,000-\$20,000. nom
- Av C, No 158 | s e cor 10th st, runs s 23.4 x e 60 x s 0.4 x e 23 10th st, No 400 | x n 23.9 to st, x w 83 to beginning, 3 and 4-sty brk tenement and store. FORECLOS, Aug 25, 1908. Louis F Doyle ref to Bruno Benziger. Oct 6. Oct 7, 1908. 2:379-8 and 9. A \$23,000-\$31,000. 25,000
- Amsterdam av | s e cor 185th st, 79.11x100, two 6-sty brk tenements and stores. FORECLOS, July 17, 1908. John E Duffy ref to Amsterdam Avenue Realty Co. Mort \$63,000. Oct 7, 1908. 8:2149-35 and 37. A \$29,600-\$113,000. 2,000 over mort
- Amsterdam av | n w cor 169th st, 101.7x100, vacant. FORECLOS, 169th st | Sept 15, 1908. Wm H Hirsh referee to Gerhard Kuehne, Jr, of Leonia, N J. Oct 8, 1908. 8:2126-45 to 48. A \$53,000-\$53,000. 57,000
- Amsterdam av, Nos 1329 and 1331 | s e cor 126th st, runs e 4.6 to 126th st | Manhattan st x s e 155.4 x s Manhattan st, Nos 52 to 62 | 81 x w 6 x n 40.10 x w 100 to av x n 99.11 to beginning, six 5-sty brk tenements and stores. Agnes J Hutchins INDIVID and as EXTRX Margt A Swan and Waldo Hutchins as EXR same to Ernest A Fairbanks. Oct 1. Oct 5, 1908. 7:1966-22. A \$50,000-\$100,000.
other consid and 100
- Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100, 6-sty brk tenement and store. Frederick Ruth Realty Co to Caroline Uhlig. Morts \$70,850. Oct 1. Oct 2, 1908. 7:1867-41. A \$29,000-\$65,000. other consid and 100
- Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100, 6-sty brk tenement and store. Morris Levy to Louis Franco. All title. Mort \$32,000 and all liens. Sept 30. Oct 3, 1908. 8:2123-42. A \$12,000-\$32,000. nom
- Bloomingtondale road, closed, e s, — e Broadway and in blks bet 134th and 136th sts, and being plot bounded e by e s said road, w by w s said road, n by n line farm or tract of land conveyed by Enos Alley and ano to McGown, and s by line formerly the s line of farm or tract of land conveyed by said Alley to McGown, vacant. Neal M Dunning to Chelsea Realty Co. Q C. All title. All liens. Oct 3, 1908. 7:1988-part of lots 74, 76, 78, 134 and 135. 75
- Broadway, Nos 1608 and 1610 | s e cor 49th st, 47.3x58.10x55.7x65.1, 49th st, Nos 204 to 208 | 2-sty brk tenement and store and two 3-sty brk dwellings. Dora Shubert to Century Holding Co. Mort \$140,000. Oct 8, 1908. 4:1020-37 to 39. A \$142,000-\$146,000. nom
- Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100, 7-sty brk tenement. Augusta Buchner to Caroline Uhlig, Boro of Richmond. Mort \$75,000. Sept 28. Oct 7, 1908. 6:1595-3. A \$28,000-\$70,000. other consid and 100
- Madison av | n e cor 93d st, 20.8x74, 3-sty stone front dwelling. 93d st, No 51 | Isaac Stiebel and Francis his wife to Francis Stiebel. Mort \$15,000. Sept 23. Oct 2, 1908. 5:1505-22. A \$33,000-\$38,000. exch
- Park av, No 48, w s, 59 s 37th st, runs s 36 x w 87.10 x n 17.2 x n e 23.2 x e 74.4 to beginning, 4-sty brk dwelling. Walter Jennings et al HEIRS, &c, Oliver B Jennings to Annie B Jennings of Fairfield, Conn, also an HEIR of Oliver B Jennings. 4-5 parts. B & S. Oct 7, 1908. 3:866-40. A \$100,000-\$125,000. other consid and 100
- Park av, Nos 981 and 983 | n e cor 83d st, runs n 76.11 x e 39.10 83d st, Nos 101 to 109 | x n 0.4 x e 48.6 x n 24.10 x e 21.11 x s 102.2 to n s 83d st, x w 110.4 to beginning, 9-sty brk and stone tenement. West Side Construction Co to Isaac Sakolski. Mort \$300,000. Oct 1. Oct 2, 1908. 5:1512-1. A \$97,000-P \$197,000. other consid and 100
- Same property. Isaac Sakolski to Merida Realty Co. Mort \$390,000. Oct 1. Oct 2, 1908. 5:1512. other consid and 100
- Pleasant av, Nos 335 to 337 | s w cor 118th st, 38.6x75, two 3-sty 118th st | stone front dwellings. 137th st W, No 30, s s, 335 w 5th av, 37.6x99.11, 6-sty brk tenement and store. The Sun Construction Co to Lina Glasser. Morts \$64,750. Sept 21. Oct 2, 1908. 6:1711-28 and 29. A \$13,000-\$25,000; and 1734-50. A \$14,000-\$46,000. other consid and 100
- Riverside Drive, No 36, e s, 64.5 s 76th st, 20x90.7x20x94, 5-sty and basement stone front dwelling. Marie L Wood to Elise Boyd. Morts \$38,000. Oct 2. Oct 3, 1908. 4:1185-45. A \$22,000-\$47,000. other consid and 100
- St Nicholas av, e s, 508.9 s 145th st, 50x100, vacant. Theo A Grasmuck to Gracehull Realty Co, a corp. Mort \$5,000. Oct 2. Oct 3, 1908. 7:2051-33 and 34. A \$10,000-\$10,000. other consid and 100
- West End av, No 792, e s, 84.1 n 98th st, 16.10x100, 4 and 5-sty stone front dwelling. Peter J Brennan to James Dunne. Mort \$17,500. Oct 26, 1896. Oct 6, 1908. 7:1870-4½. A \$12,500-\$22,000. 25,000
- 1st av, Nos 1889 to 1893, w s, 25 s 98th st, runs w 99.6 x s 0.5 x w 0.6 x s 75.5 x e 20 x s 0.8 x e 80 to av x n 76.7 to beginning, three 5-sty brk tenements and stores. Chas A Person to Seal Realty Co. Mort \$43,000. Sept 30. Oct 2, 1908. 6:1669-27 to 29. A \$30,000-\$66,000. other consid and 100
- 1st av, No 220, e s, 155 s 14th st, 25.6x66, 5-sty brk tenement and store. Carmelo Albanese et al to Antonino Rossello. All liens. Sept 28. Oct 7, 1908. 2:441-2. A \$16,000-\$25,000. other consid and 100
- 1st av, Nos 538 and 540 | n e cor 31st st, runs n 49.4 x e 100 x | 31st st, No 403 | n 49.4 x e 25 x s 98.9 to 31st st, x w | 125 to beginning. 31st st, No 405, n s, 125 e 1st av, 25x98.9, 6-sty brk loft and store building. Emil B Meyrowitz to Meyrowitz Mfg Co. Mort \$97,000. Oct 2. Oct 7, 1908. 3:963-1. A \$58,000-\$155,000. nom
- 2d av, No 1873, w s, 75.11 s 97th st, 25x100, 4-sty brk tenement and store. Sam Katz et al to Sam Weinstock. 2-3 parts. All title. All liens. Sept 30. Oct 2, 1908. 6:1646-25. A \$12,000-\$18,000. other consid and 100
- 2d av, No 823 | s w cor 44th st, 20x77, 4-sty brk tenement and 44th st, No 248 | store. PARTITION, Sept 10, 1908. Alfred J Amend referee to Eva Rosenstock. Oct 2, 1908. 5:1317-28. A \$15,000-\$20,000. 23,600
- 2d av, No 1824 | n e cor 94th st, 25.8x79.9, 5-sty brk tenement and 94th st, No 301 | store. Annie and Adolph Messer to David Armm, of Newark, N J. Mort \$38,000 and all liens. Sept 22. Oct 3, 1908. 5:1557-1. A \$18,500-\$31,000. other consid and 100
- 2d av, No 823 | s w cor 44th st, runs w 100 x s 75.5 x 44th st, Nos 246 and 248 | e 23 x n 55.5 x e 77 to av x n 20 to beginning, 4-sty brk tenement and store and 5-sty brk loft and store building in st, Joseph Metzger to Eva Rosenstock. Q C. Sept 28. Oct 3, 1908. 5:1317-28 and 28½. A \$23,000-\$33,000. nom
- 2d av, Nos 132 and 134 | n e cor St Marks pl, 34.6x68, with all title St Marks pl, No 37½ | to 8-ft strip bet s s of above and n s 8th st, as existed prior to 1835, 6-sty brk tenement and store. Leopold and Bertha Adler to Esther Adler. ½ part. Mort \$69,500. July 28, 1908. Oct 8, 1908. 2:450-1. A \$40,000-\$75,000. 100
- 3d av, Nos 247-251. | }
20th st, No 205 East. | }
Easement to window, &c. Marie G Barth owner of 1st parcel to John T Delaney, owner of 2d parcel. Oct 2. Oct 3, 1908. 3:901. | }
- 5th av, No 1082, e s, 50.2 n 89th st, 22.11x102.2, 6-sty brk and stone dwelling. Archer M Huntington to Eleonore Phillips. B & S. Sept 18. Oct 2, 1908. 5:1501-3. A \$105,000-\$195,000. other consid and 100
- 5th av, e s | } triangular block with all rights to wharfrage, Exterior st, w s | } &c, on e s of Exterior st, between 142d and 142d st, n s | } 143d sts, on the Harlem River and sub to grant

of land under water, &c, vacant. Mary G Pinkney to Peter Duffy. B & S. Oct 1. Oct 6, 1908. 6:1766-15. A \$8,000-\$8,000.

6th av, Nos 454 to 458, e s, 49.4 s 28th st, 58.9x100, two 3 and 4-sty brk and frame restaurant. Frank J Ransom to A Harding Hartshorn. Oct 1. Oct 7, 1908. 3:829-5. A \$190,000-\$210,000. other consid and 100

10th av, No 657, w s, 50.2 n 46th st, 25.1x100, 6-sty brk tenement and store. Henrietta Zoeller to Joseph Oppenheimer. Mort \$32,000. Oct 2, 1908. 4:1075-31. A \$15,000-\$31,000. nom

12th av | n w cor 131st st, runs w 95.10 x — 39.10 x — 56.7 x — 131st st | 5 x — 39.9 to w s 12th av, x s 17 to beginning, contains 3,213,992 sq ft, and all land between n and s lines of said plot prolonged westerly to land of N Y C & H R R R Co, part 4-sty brk building. Richard Webber to Conron Bros Company, a corpn. B & S. All liens. July 1. Oct 7, 1908. 7:2004—part lot 68. other consid and 100

MISCELLANEOUS.

General release. Margt A More to Nathan H More. All title. Sept 29. Oct 8, 1908. 500

Power of attorney. Fordham Morris to Hermann H Cammann, of Merrick, L I. Sept 16. Oct 2, 1908.

Power of attorney. Robert Saggese to Gaetano Saggese. Apr 15. Oct 2, 1908.

Power of attorney appointing agents to sell in N Y 4 1/2% bonds of 1933 and 6% income bonds. The Underground Electric Railways Co of London, Eng, to Walter Abbott and Alexander Amend et al. Aug 21. Oct 3, 1908.

Power of attorney. Morris Schiff to Harry Schiff. Sept 16. Oct 8, 1908.

Power of attorney. Amelia L McGinnis to Edward L H McGinnis. Oct 7. Oct 8, 1908.

Power of attorney. Edw J Collins to James G Collins. Feb 8, 1908. Oct 8, 1908.

Power of attorney. Francis X Mulligan to Ellen S Mulligan his wife. Oct 5, 1908.

Power of attorney. Katharine Elias to Frederick W Kroehle. Aug 12, 1903. Oct 7, 1908.

BOROUGH OF THE BRONX.

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

*Arthur st, n s, 75 e Tilden av, 25x100, Laconia Park. Arthur J Mace and ano EXRS Malinda C Mace to Max Rosen. All liens. Oct 3. Oct 7, 1908. 225

Elsmere pl, No 821, n s, 50 w Marmion av, 25x100, 2-sty frame dwelling. August Gross et al to John Hoffmann. Mort \$6,000. Oct 1. Oct 3, 1908. 11:2956. nom

*Green lane, w s, 179.9 s Castle Hill av, 50x104.3. Joseph Gordon to Jennie Brown. Mort \$7,000. Oct 1. Oct 2, 1908. other consid and 100

*Green lane or av, e s, 139 s 5th st, 19x100, Westchester. Ida S Johnson to William Judge. Mort \$1,800. Oct 3. Oct 5, 1908. other consid and 100

Hoffman st | n w cor 188th st, 39.7x97.5, vacant. Archibald H 188th st | Murdock to Twenty-Third Ward Bank of City of N Y. B & S and C a G. Mort \$1,500. Sept 24. Oct 8, 1908. 11:3058. nom

Irvine st, No 896, e s, 107.5 s Garrison av, 25x100, 2-sty frame dwelling. Adolph Lowy to Angelika Gilfrich. Mort \$6,000. Oct 6. Oct 8, 1908. 10:2761. other consid and 100

Kingsbridge Terrace, No 2730, late Nathalie av, e s, 529.3 n Kingsbridge road, 50x125, 2-sty frame dwelling and 2-sty frame stable in rear. Richard Webber to Theo H Mulch. B & S. July 1. Oct 7, 1908. 12:3253. nom

Kelly st, e s, 350 n Longwood av, 80x100, vacant. Emanuel Stern to Longvale Construction Co. Mort \$165,600 on this and other property and all liens. Sept 16. Oct 7, 1908. 10:2710. other consid and 100

Kelly st, e s, 350 n Longwood av, 80x100, vacant. Release mort. Geo F Johnson to Longvale Construction Co. Oct 1. Oct 7, 1908. 10:2710. 6,000

*Liberty st, n w cor Amsterdam av, 25x—x—x—.

Amsterdam av, w s, abt 80 n Liberty st, 23x100, Westchester. Wm H Rice to John S Rumienski. Mort \$3,000. Oct 6. Oct 7, 1908. other consid and 100

*Leland st, w s, 105.10 n Meadow Drive st, 25x100. Tommaso Torregrossa to Louis Patricolo. Sept 26. Oct 6, 1908. nom

Mt Hope pl, No 18, s s, 550 w Fleetwood av or Morris av, 25x125, 3-sty brk dwelling.

Mt Hope pl, n s, adj above on west.

Encroachment and wall agreement. Fremont Realty Co with Solmax Realty Co. Sept 30. Oct 6, 1908. 11:2851. nom

Minford pl, e s, 120.3 s 173d st, 104.9x100x126x102.3. Abraham M Baumann to Morris Freundlich. Morts \$10,920. Sept 18. Oct 2, 1908. 11:2977. other consid and 100

Minford pl, e s, 120.3 s 173d st, 104.9x100x126x102.3, vacant. Morris Freundlich to Picken Realty Co. Morts \$10,000. Oct 1. Oct 2, 1908. 11:2977. other consid and 100

*Matilda st, n w s, 100 s 242d st, 33.4x100. Bradley L Eaton to Geo J Harlow. Oct 2. Oct 5, 1908. nom

Oakland pl, No 742, s s, 123.7 e Clinton av, 23.7x100x23.6x100, 2-sty frame dwelling. Gaetano Annunziata et al to Celestino Piva. Mort \$5,000. Sept 30. Oct 2, 1908. 11:3094. other consid and 100

Simpson st, e s, 100.6 s Freeman st, 40x100, vacant. Milton Realty Co to Simpson Construction Co. Mort \$5,000. Sept 17. Oct 7, 1908. 11:2975. other consid and 100

*Sheil st, or 214th st, n s, 425 e Tilden av, 25x—x—x—, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to Benjamin Black. Mort \$225 and all liens. Oct 3. Oct 5, 1908. other consid and 184

*Vine st, e s, 100 s Troy av, 100x100, and being lot 340 map No 1106 Westchester Co of Arden property, Westchester. J Henry Esser to Walter W Taylor. Mort \$500. Sept 14. Oct 7, 1908. nom

*Van Buren st, e s, 100 n Columbus av, 25x100. Emma Wanner to Mathilda Mack and Wilhelmina Nickel. Mort \$3,000. Oct 7. Oct 8, 1908. other consid and 100

*Van Buren st, e s, 100 n Columbus av, 25x100. Edwd G Mack et al to Emma Wanner. Mort \$3,000. Sept 12. Oct 8, 1908. other consid and 100

*Washington st, n e cor Carroll pl, 25x78.9x28.10x75.4. Maria A Conrado to Vito Conrado. Mort \$4,500. Oct 5. Oct 6, 1908. nom

*7th st, n s, 405 w Av B, 50x108, Unionport. Christian H Werner to Lizzie Sallinger. Mort \$1,000. Oct 6. Oct 7, 1908. other consid and 100

*12th st, s s, 380 e Av D, 25x100, Unionport. Philip Kaufman to John Cook. Mort \$4,000. Oct 1. Oct 2, 1908. other consid and 100

134th st, Nos 530 and 532, old Nos 810 and 812, s s, 250 w St Anns av, 50x100, 5-sty brk tenement. Henio Siff to Minnie Siff. 1/2 part. Morts \$42,000. Mar 4. Oct 8, 1908. 9:2261. nom

134th st, Nos 530 and 532, s s, 250 w St Anns av, 50x100, 5-sty brk tenement. Isaac N Dallin to Louis Dallin. Mort \$40,000. Sept 30. Oct 8, 1908. 9:2261. other consid and 100

139th st, Nos 460-464, s s, 550 e Willis av, 75x100, two 5-sty brk tenements. Pauline Levy to Celeste B Levy. Morts \$64,000. Oct 3, 1908. 9:2405. nom

153d st, No 378, old No 624, s s, 225 e Courtlandt av, 25x100, 4-sty brk tenement. William Engel to Karl Jaeger. Mort \$14,000. Oct 1. Oct 3, 1908. 9:2399. other consid and 100

154th st, No 311, old No 549, n s, 400 w Courtlandt av, 25x100, 1-sty frame dwelling and 1-sty frame stable in rear. Elizabeth Kramer to Bertha C Kramer of Yonkers, N Y. All title. Q C. Sept 30. Oct 5, 1908. 9:2414. nom

154th st, No 334, s s, 150 w Courtlandt av, 25x100, 4-sty brk tenement. George Stolz to Catharine and Elizabeth Heckmann. Q C. Sept 30. Oct 6, 1908. 9:2413. nom

157th st, No 421, old No 677, n s, 200 w Elton av, 50x100. 2-sty frame dwelling and 2-sty frame stable in rear and vacant. John T Magan to Richard F Magan. Oct 3. Oct 5, 1908. 9:2379. nom

163d st, No 574, s s, 139 w Eagle av, 39x100, 6-sty brk tenement. Pauline Levy to Celeste B Levy. Mort \$38,500. Oct 3, 1908. 10:2620. nom

166th st, Nos 428 and 430, s s, 97.7 e Park av, runs s 238.4 x e 12 x s 25 x e 38 x n 263.2 to st, x w 50 to beginning, 1 and 2-sty frame store and dwelling and 2-sty frame dwelling. FORECLOS, mechanics lien, Oct 2, 1908. Alfred H Townley ref to Joseph Wuytack. All title, &c, of Albert V Wuytack, John Duda and Bohemian United Society. Oct 5. Oct 7, 1908. 9:2387. 7.00

168th st, No 410, s s, 55 w Brook av, 25x71, 4-sty brk tenement. John W Bock to Olgar Martin, of Floral Park, L I. Mort \$11,000. Oct 1. Oct 2, 1908. other consid and 100

*173d st, w s, 431.8 s Gleason av, 25x100, Westchester. Andrew Siefertmann to Mary A Farrelly. Mort \$3,500. Oct 1. Oct 2, 1908. 100

*174th st, e s, 288 s Westchester av, 25x100. Tillie M Stadler to Edwin T Bothner. Mort \$4,500. Oct 1. Oct 2, 1908. other consid and 100

176th st, No 57, n s, 475 w Fleetwood av or Morris av, 25x125, Mt Hope pl, Nos 24 and 26, s s, 115 w Walton av, 50x125. Mt Hope pl, No 18, s s, 215 w Walton av, 25x125. four 3-sty brk dwellings. Solmax Realty Co to Theo A Grasmuck. Mort \$30,500. Oct 2. Oct 3, 1908. 11:2851. other consid and 100

178th st, No 1005, n s, 58.8 e Bryant av, runs n e 91 x s e 38 x s w 89 to st x n w 38 to beginning, 2-sty frame dwelling. Minnie wife Vincent Bonagur to Bonagur Building Co. Mort \$3,700 and all liens. Oct 6. Oct 8, 1908. 11:3136. other consid and 100

Same property. Release judgment. Jennie Kind to Vincent Bonagur and Bonagur Building Co. Oct 7. Oct 8, 1908. 11:3136. nom

179th st, late Centre st, s w s, 132 n w Boston road, 83x90, vacant, except part for 179th st. Chelsea Realty Co to August F Schwarzler. Mort \$8,000. Oct 1. Oct 8, 1908. 11:3136. other consid and 100

181st st (John st), s s, 132 e Crotona av, late Grove av, 132x150, except part for st, vacant. John H Doherty et al to Amelia Pirk. Morts \$6,250 and all liens. Apr 1. Oct 6, 1908. 11:3096. other consid and 50

201st st, late Gambril st, s s, 153.4 e Marion av, 25x115.4x26.2x 123.9, 2-sty frame dwelling. William Gully to Modesto J Chiapino. Mort \$3,500. Sept 30. Oct 2, 1908. 12:3306. other consid and 100

205th st, s s, 431.5 w Cadiz pl, being lot 484 map property Geo F and Henry B Opydyke, 25.7x132.6x25x127.2, 2-sty frame dwelling. Nicola Coiro to Margaretha Coiro. Mort \$2,500. Sept 30. Oct 8, 1908. 12:3311. nom

206th st, or St Georges Crescent, n s, 117.8 e Grand Boulevard and Concourse, 26x100x25x92.9, 3-sty frame tenement. Release mort. Wm B Hobby TRUSTEE Benj Bailey to Maria G Del Gaizo. Sept 26. Oct 5, 1908. 12:3313. nom

Same property. Release mort. Arvilla P Keeler to same. Sept 30. Oct 5, 1908. 12:3313. nom

Same property. Release mort. Samuel Keeler to same. Oct 2. Oct 5, 1908. 12:3313. nom

*217th st, s s, 205.3 e White Plains road, 25x114, Wakefield. Theodore Pfodenhauer to Sadie Pfodenhauer. Oct 5, 1908. nom

*219th st (5th av), n s, 455 w 5th av, 16x114, Wakefield. Emilio Magaldi to Effie Watkins. Oct 1. Oct 2, 1908. other consid and 100

*220th st, late 6th av, n s, 155 w 4th av, 50x114, Wakefield. Emile Robiole to Frances Robiole. Mort \$3,400. Oct 3. Oct 7, 1908. other consid and 100

*225th (11th) st, n s, 105 e 2d st, 25x114, Wakefield. Eliz Polchinski widow and LEGATEE Louis Polchinski to Christina Leibrock. Oct 6, 1908. other consid and 100

*230th st, n s, 256.3 e 4th av, 50x114, Wakefield. Joseph Sutorowski to Besse M McQuade. Sept 30. Oct 6, 1908. other consid and 100

*232d st, late 18th av, s s, 52.1 e 2d av, Wakefield. John Eisele or Eisele to Henry Fulle, of White Plains, N Y. Sept 25. Oct 2, 1908. nom

*232d st, late 18th av, s s, 355 e 6th av, 25x114.5, Wakefield. Release mort. Fannie Cannon to Peter Henderson. Sept 10. Oct 8, 1908. nom

*232d st, late 18th st, n s, 455 e 5th av, 25x114, Wakefield. Julia A Herlihy to Mary Russhon. Oct 8, 1908. nom

*232d st, late 18th av, n s, 183 w White Plains road, 18x114, Wakefield. Wm H Keating to John H Tierney. Mort \$2,000. Oct 7. Oct 8, 1908. other consid and 100

235th st, s s, 100 w Keppler av, 25x100, vacant. Henrietta Isaacs to Jennie Kind. Oct 7, 1908. 12:3369. other consid and 100

*241st st, n s, abt 133 e Fulton st, 33.4x150, being lot 32. Marian st, w s, 307.5 s 240th st, 17x145.3 to 1st av, being lot 361, also lots 406, 407 and 408 map Washingtonville. Lucy W wife of Jacob Mandrey to Wm D Miller. Q C. Oct 2, 1908. Oct 7, 1908. nom

*241st st, late Becker av, n e s, abt 133 e Fulton st and being lot 32 map Washingtonville, 33.4x150. Marian st, n w s, 307.5 s 240th st and being lot 361 same map 34.5x145.3 to 1st av. Mitchell Wetherhorn to Wm D Miller. Q C. July 28, 1905. Oct 7, 1908. nom

*Av D, n w cor 5th st, 103x100 and being lot 123 map Unionport. Ephraim B Levy to Regent Realty Co. Q C. Oct 3. Oct 5, 1908. nom

*Amsterdam av, e s, 106 n Liberty st, 50x75.

Pelham av, w s, abt 114 n Liberty st, 50x71x50x— Westchester.

John H Schroder et al to Henrietta C Wettje. Sept 24. Oct 2, 1908. other consid and 100

Albany road, e s, 140 s 231st st, 140x115x101.8x134.5, vacant.

Albany road | n e cor 231st st, 72.8x95x58.9x100, vacant. 231st st

John Shradly to Margt F Graham, Jeannie L Buxton, John E Shradly and Arthur M Shradly. B & S. Oct 5. Oct 6, 1908. 12:-3261, 3266, 3267. nom

*Barker av, w s, 225 n Waring av, 50x100. Franklyn J Studley to Thomas Scott. Mort \$875. Oct 7. Oct 8, 1908. other consid and 100

Beekman av, Nos 347 and 349, w s, 25 n Oak Terrace, 50x100, 5-sty brk tenement. Coleman Ebb to Henrietta Ebb. All liens. Oct 3. Oct 8, 1908. 10:2555. other consid and 100

Boston road, No 1218, e s, 118.5 n 168th st, 41.4x101x38.2x116. 5-sty brk tenement. Hudson Realty Co to Alfred E Hanson, of Brooklyn. Mort \$34,000. Aug 14. Oct 8, 1908. 10:2663. other consid and 100

Same property. Alfred E Hanson to Hudson Realty Co. Mort \$30,000. Oct 8, 1908. 10:2663. other consid and 100

Beaumont av, Nos 2444 and 2446, late Jackson av, e s, 450 n 187th st, late Clay av, 50.8x90x50x100, two 2-sty frame dwellings. Michael Madden to Delia Treacy. Oct 7. Oct 8, 1908. 11:3105. nom

Same property. Delia Treacy to Michael Madden and Mary his wife. Oct 7. Oct 8, 1908. 11:3105. nom

*Boyd av, e s, 300 n Jefferson av, 25x100. William Uffand to Chas E Portecus and William Dobbs. Mort \$4,000. Oct 3. Oct 5, 1908. 100

Boston road, Nos 1057 to 1061, w s, 317.11 s 166th st, 76.1x117.9 | x75x129.2.

Boston road, Nos 1065 to 1069, w s, 242.7 s 166th st, 74.4x129.2x | 75.6x140.5.

four 5-sty brk tenements.

Triboro Realty & Construction Co to Rachel Cassel. Mort \$134,000. Mar 19. Oct 2, 1908. 10:2607. other consid and 100

*Bassett av, w s, 300 s Saratoga av, 25x100. Hudson P Rose Co to James Lista. Sept 14. Oct 3, 1908. nom

Boston road, Nos 2145 and 2147 | n w cor 181st st, 124x100x130x100, 181st st

two 3-sty frame dwellings and vacant. Pauline Levy to Celeste B Levy. 1/2 part. All title. All liens. Oct 3, 1908. 11:3138. nom

Brook av, No 1462, e s, 59.2 n St Pauls pl, 25x100.7, 4-sty brk tenement. Harry Tannenbaum to Ida Lerman. Mort \$14,500. Oct 1. Oct 3, 1908. 11:2895. other consid and 100

Brook av, No 459, w s, 75 n 145th st, 25x90, 1-sty brk store. Pauline Levy to Celeste B Levy. Oct 3, 1908. 9:2290. nom

Belmont av | n w cor 179th st, 81.7x11.9x80.9x1.8, vacant. 179th st

Hughes av | n e cor 179th st, 66.5x95x80.9x96, vacant. 179th st

William Seidman to Belmont Bond and Mortgage Co. Morts \$10,000 and all liens. July 21. Oct 6, 1908. 11:3080. nom

Carter av, w s, 98.10 s Tremont av, 16.8x74.4x16.8x75.2, 3-sty frame tenement. Besse M McQuade to Joseph Sutorowski. Mort \$5,500. Oct 1. Oct 6, 1908. 11:2892. other consid and 100

Cambreling av | n e cor 189th st, 40x150.6 to w s Beaumont av, Beaumont av | x40x149.7, vacant. Sarah Cohen to Belmont Bond 189th st | and Mortgage Co. Mort \$9,000 and all liens. Aug 15. Oct 6, 1908. 11:3090 and 3091. nom

Same property. Belmont Bond and Mortgage Co to Joseph Shanske. Mort \$19,000 and all liens. Sept 28. Oct 6, 1908. 11:3090 and 3091. nom

Clinton av | s w cor 176th st, 157.10x149.10x191.1x149.10, vacant. 176th st | Pauline Levy to Celeste B Levy. 1/2 part. All liens. Oct 3. Oct 7, 1908. 11:2949. nom

College av, No 1039, w s, 194 n 165th st, 22x92.6, 3-sty brk tenement. Emily Stahl to Joseph Krinsky. Morts \$11,500. Oct 3. Oct 7, 1908. 9:2437. 200

*Cottage Grove av, e s, 375 n McGraw av, 57.8x108, Westchester. Jennie Brown to Joseph Gordon. Oct 1. Oct 2, 1908. exch and 100

Concord av, w s, 158 n 147th st, or Dater st, 19.9x100, 3-sty frame dwelling. D J Dillon Co to Henry C E Hintz. Mort \$5,500. Oct 1. Oct 5, 1908. 10:2579. other consid and 100

Courtlandt av, Nos 814 and 816, e s, 50 s 159th st, 48.5x92, 5-sty brk tenement and store. Pauline Levy to Celeste B Levy. Oct 3, 1908. 9:2405. nom

*Doris av, w s, 303.10 n Westchester av, runs w 118.9 x n 52.8 and 25 x e 101.8 to av, x s 75 to beginning, Westchester. Mary I Ehr Gott to Mary Welcker. Mort \$3,000. Oct 5. Oct 6, 1908. other consid and 100

Daly av, No 1928, e s, 259.2 s Tremont av, 21.8x152.3, with all title to any strip adj above on east, —x—, 2-sty frame dwelling. Charles Keil to Wm J Edwards. Mort \$6,000. Sept 18. Oct 6, 1908. 11:2992. other consid and 100

Eagle av, Nos 682 to 690, e s, 324.6 s 156th st, 100.6x115, five 2-sty brk dwellings. Declaration and agreement correcting description in deed recorded May 18, 1900. Julius Schledorn with Louis and John Brandt. Sept 24. Oct 2, 1908. 10:2624. —

Eagle av, No 682, e s, 405 s 156th st, 20x115, 2-sty brk dwelling. Fannie Cohen and ano to Michele Di Benedetto. Mort \$6,250. Sept 30. Oct 2, 1908. 10:2624. nom

Eastburn av | n e cor 174th st, 38.3x95, vacant. Wm J Edwards 174th st | to Chas L Keil. Mort \$2,450. Sept 18. Oct 6, 1908. 11:2796. other consid and 100

Forest av | n w cor 163d st, 67.5x27.6, 4-sty brk tenement 163d st, No 739 | and store. M L Ida Bierling to John A Bennett. 1-3 part. Mort \$20,000. Oct 1. Oct 3, 1908. 10:2649. nom

Fulton av, Nos 1233 to 1235, w s, 41.8 n 168th st, 87x118.4x87x 111.1, two 2-sty frame dwellings and vacant. FORECLOS, Sept 16, 1908. Ralph Holland referee to Abraham C Quackenbush. Sept 30. Oct 2, 1908. 10:2610. 14,000

*Fordham av, s s, 258 w Main st, 24x150, City Island. Jane Franklin to Estelle F Schlesinger. Sept 17. Oct 2, 1908. other consid and 100

Fulton av, Nos 1237 to 1241, n w s, 128 n e 168th st, 52x178x52x 182, except part for av, three 2-sty frame dwellings. Chas D Newton to Marion E Tether. Mort \$6,000. Sept 30. Oct 3, 1908. 10:2610. other consid and 100

*Fowler av, e s, 200 s Neil av, 50x100. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Mar 27. Oct 5, 1908. nom

Grant av, No 943, w s, 55.9 n 163d st, 20x95.2, 3-sty brk dwell-

ing. Wm E Diller to John Yule. Mort \$8,000. Sept 30. Oct 3, 1908. 9:2446. nom

Katonah av, No 4317, w s, 75 n 237th st, 25x85, 2-sty frame dwelling. Release mort. Antonio Papantonio to Hibbert C Simmonds, of Yonkers, N Y. Oct 7, 1908. 12:3378. 100

Same property. Hibbert C Simmonds to Ludwig H Baum. Mort \$4,500. Oct 1. Oct 7, 1908. 12:3378. other consid and 100

Katonah av, No 4302, e s, 127.6 n 236th st, 28x85x27.1x85, 2-sty frame dwelling. Eliza J wife Samuel Moore to said Samuel Moore. Mort \$4,000. Oct 7. Oct 8, 1908. 12:3385. other consid and 100

*Lydig av, s w cor Matthews av, 50x100. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Sept 30. Oct 5, 1908. nom

Locust (1st) av | e s, at point 255 n 138th st, runs n along av, 260 139th st | to c l 140th st, late 2d st, x e 325 to East River, 140th st | x s 261 to c l 139th st, late 3d st, x w 364 to beginning, with all title to land under water of East River, one 2 and 3-sty brk buildings of marble works. Ellen Tompkins INDIVID and EXTRX David A Sullivan and Thos D Tompkins EXR Edw B Tompkins to Robt C Fisher of New Rochelle, N Y. 1/2 part. All title. All liens. Oct 1. Oct 5, 1908. 10:2597. other consid and 1,000

*Middletown road, s s, 100.7 e Mapes av, 50x111x50x113. C Wm Herwig to Anna wife said Wm Herwig. Oct 1. Oct 5, 1908. nom

*Maple av, n w cor 213th st, 25x100. Cesare Palmieri to Francesco Zampini. Mort \$4,000. Oct 3. Oct 5, 1908. other consid and 100

*Morris Park av, s w cor Jefferson st, 50x100. Emil N Sorgenfrei to Henry C and Frank H G Helfst. Oct 1. Oct 2, 1908. other consid and 100

Mapes av, late Johnson av, n w s, 594 n 180th st, 66x150, except part for Mapes av, vacant. Pauline Levy to Celeste B Levy. Mt \$3,750. Oct 3, 1908. 11:3110. nom

Norwood av, No 3063, or Deatur av, n s, 275 e Mosholu Parkway, 25x110, 2-sty frame dwelling. Wm C Bergen to Simon Farasen. Mort \$7,000. Sept 28. Oct 5, 1908. 12:3332. other consid and 100

Prospect av, No 759 | n w cor 156th st, 25x95.5x28.9x94.3. 156th st

Prospect av, w s, 25 n 156th st, strip, 0.3x95.5, 3-sty frame tenement and store and 1-sty frame store in st. Pauline Levy to Celeste B Levy. 1/2 part. Mort \$15,000. Oct 3, 1908. 10:2676. nom

Prospect av, e s, 125 n 183d st, 50x104x50x107.6, vacant. John Cook to Philip Kaufman. Mort \$3,150. Oct 1. Oct 2, 1908. 11:3114. other consid and 100

Prospect av, No 959, on map No 957, w s, 111.6 n 163d st, 40.3x 195, 5-sty brk tenement. The Gaines-Roberts Co to Jacob Eckhoff and Adelena his wife, tenants by entirety. Mort \$30,000. Oct 1. Oct 2, 1908. 10:2678. other consid and 100

*Pilgrim av, w s, 295 n Pelham road, 50x100, Westchester. Regent Realty Co to Felix Prost. Oct 5. Oct 7, 1908. nom

"River Drive" | e s, 154.1 n "Park Drive," 115x110x120x125, with Palisade av | right of way over 15 ft strip to Palisade av, Spuyten Duyvil, vacant. Along the Hudson Co to Huntington W Merchant. Mort \$5,700. Sept 25. Oct 3, 1908. 11:3411. nom

*Road from Eastchester Church to Public Landing, w s, adj lands of Coburn & Duncombe, contains 5 15-100 acres, Eastchester. J C Julius Langbein to George Hooks. 1-3 part. Mort \$9,000 and all liens. Sept 30. Oct 2, 1908. nom

*Rosedale av, e s, 125 s Mansion st, 25x100. Annie E Funk to Harry F Funk. Mort \$2,500. Oct 1. Oct 5, 1908. nom

Sherman av, e s, 125 s 167th st, 50x100, vacant. North Side Realty & Impt Co to Jacob Garbov. All liens. Oct 1. Oct 3, 1908. 9:2452. other consid and 100

Stebbins av, No 1052, e s, 388.4 n 165th st, 25x150x25.4x145.10, 2-sty frame dwelling. Karl H Keller to Sedy Judelovitz. Mort \$3,100. Oct 1. Oct 2, 1908. 10:2691. other consid and 100

St Anns av, No 141, w s, 26.6 n 134th st, 24.6x100, 5-sty brk tenement and store. Coleman Ebb to Henrietta Ebb. All liens. Oct 3. Oct 8, 1908. 9:2262. other consid and 100

Southern Boulevard, e s, 250 n Tiffany st, 100x100, vacant. James F Meehan Co to John J Tully Co, a corpn. All liens. Aug 31. Oct 1, 1908. Corrects error in last issue when location was south of Tiffany st. 10:2733. other consid and 100

*Tremont road | n w cor Pilgrim av, runs w 148.4 x n e 251.6 to Pilgrim av | w s Pilgrim av, x s 203 to beginning, Tremont Terrace. Lewis A Colford to Wm J Hyland. Mort \$2,250. Sept 22. Oct 3, 1908. nom

*Town Dock road, n e cor Dean av, 25x100. Michael Ilg to Lidwina wife of Casimir Ilg. All liens. Aug 24. Oct 7, 1908. nom

Tiebout av, w s, 37 n 182d st, 91x67.10x90.3x60.11, vacant. Release mort. Wm D Lent to Hagemann Construction Co. Q C. Sept 29. Oct 6, 1908. 11:3145. nom

Union av, No 585, w s, 245 s 151st st, 20x100, 2-sty frame dwelling. Anna A Moritz to Margaret and Eliz A Doran. Oct 7. Oct 8, 1908. 10:2664. other consid and 100

Union av, No 771, w s, 133.4 n 156th st, 16.8x54.4x17.10x65.2, 2-sty frame dwelling. Anna Wienecke to Clara Minami. Dec 21, 1907. Oct 2, 1908. 11:2676. omitted

Van Courtlandt av, s w cor Rochambeau av, 55x101.4x50x124.3, vacant. John M Linck to Philip M Fisher. Sept 30. Oct 3, 1908. 12:3335. other consid and 100

Vyse av, w s, 120.9 n 178th st, deed reads at s cor lot 26, being lot 27 map No — of land of which Thos Walker died seized, 25x 143.3x25x143, except part for Vyse av, 2-sty frame dwelling. Chas P Hallock to Anna G, Margt L, Grace and Josephine F Crosson. Mort \$2,500. Oct 7. Oct 8, 1908. 11:3127. other consid and 100

Vyse av, Nos 1219 and 1221, w s, 210.1 n Home st, 37.6x100, vacant. Harry C Benline to Wm L Phelan. Q C. Oct 1. Oct 2, 1908. 11:2986. nom

Same property. Wm L Phelan to Henry Wollner and Helena S Moss. Mort \$15,000. Oct 1. Oct 2, 1908. 11:2986. other consid and 100

Vyse av, w s, 75 n 172d st, 63x—x2.2x100.

Vyse av, w s, 138.10 n 172d st, 11.2x100x72.10x117.6. vacant. Henry Wollner and ano to Wm L Phelan and Harry C Benline. Mort \$4,500. Oct 3, 1908. 11:2989. other consid and 100

Vineyard av, e s, 50 s 176th st, late Woodruff av, 50x70, 2-sty frame dwelling. Theo Fowler to Lizzie wife Harris Berger. Q C. Oct 3. Oct 5, 1908. 11:2958. nom

Verio av, late 1st av, n s, 96.8 w 238th st, late 1st st, 25x100, vacant. Samuel Garland to Carl W Schmidtke. Sept 28. Oct 6, 1908. 12:3391. other consid and 100

Villa av, Nos 3183 and 3185, w s, 128.4 s Van Courtlandt av, 50x 100, 3-sty frame tenement and 1-sty frame building. FORE-

CLOS, Sept 2, 1908. Leonard A Snitkin referee to Leopold Hutter. Oct 2, 1908. 12:3322. 3,900
 Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x100, 3-sty frame tenement and 1-sty frame building in rear. Leopold Hutter to Agnese Pistone. Oct 2. Oct 6, 1908. 12:3322. nom
 Same property. Agnese Pistone to Antonio Costa, of East Orange, N J. Mort \$—, Oct 6, 1908. 12:3322. 300
 Washington av, Nos 2385 and 2387 n w cor 186th st, 50x91, 1-sty 186th st | frame store and vacant. Ellen Theall to Philip W Saitta, of Brooklyn. Mort \$9,800. Oct 1. Oct 7, 1908. 11:3040. (nom
 Whitlock av, No 849, on map No 847, w s, 450 s Tiffany st, 25x100, 3-sty brk dwelling. Release mort. Theodore Wentz to Wm H Schaefer. Sept 10. Oct 2, 1908. 10:2732. 5,500
 Willis av, w s, 75 s 143d st, a strip, runs e — to c l Willis av x s 50 x w — to w s of av x n 50 to beginning. Pauline Levy to Celeste B Levy. Oct 3, 1908. 9:2305. nom
 *Westchester av, s e s, 30 n e Green av, 20x100x19x100, Cebrie Park. Thomas Scott to Clementina McElroy, of Bearbrook, Can. All liens. Oct 1. Oct 3, 1908. other consid and 100
 Webster av, e s, 543.3 s 200th st, 16.9x65x16.11x64.11, 1-sty frame store. Release mort. The Northern Bank of N Y to John C Heintz and Jacob Siegel. Q C. Sept 18. Oct 5, 1908. 12:3273. nom
 Washington av, No 1993, w s, 295.10 n 178th st, 53.10x145.9x53.8x 146, 5-sty brk tenement. Dorman Realty Co to Jos J Meaney. Mort \$—, Jan 11. Oct 8, 1908. 11:3035. other consid and 100
 *2d av, w s, 300 s 1st st, 100x100, and being lot 47 map Olinville, 100x100. Mary A Vought to Ellen Damon. B & S. Jan 20, 1899. Oct 6, 1908. 215
 3d av | n e cor 180th st, runs n 74.2 to s e s Monterey av. | 180th st | x n e 94.11 x n e 138.5 to w s Monterey av x s 160.6 Quarry road | to 180th st x w 235.3 to beginning. Consent to railroad station, &c. Seth S Terry of Montclair, N. J. and Thos P Kelly, N Y, to Interborough Rapid Transit Co., the N Y Fordham & Bronx Railway Co, the Suburban Rapid Transit Co and the Manhattan Railway Co. Sept 25. Oct 7, 1908. 11:3062. nom
 3d av | s w cor 180th st, 175x88. Consent to R R station, &c. 180th st | Isaac N Heberd to same. Nov 18, 1907. Oct 7, 1908. 11:3045. nom
 3d av | s e cor 180th st, —x—. Consent to R R station, &c. Sam- 180th st | uel and Rachel Weil to same. Jan 18. Oct 7, 1908. 11:3061. nom
 Plot begins at s line lot 35 on map Samuel Ryer Homestead at e s of a 3-sty frame house, runs s 0.10 x w — x e — to begin- ning. William Thatcher to Jules Schroeder of Brooklyn. Sept 26. Oct 6, 1908. 11:3168. nom
 *Plots 182, 183, 196, 197, 215, 216, 228, 229, 230, 237 and 255 map (No 1106) of Arden property at Eastchester and Westchester. Wesley Thorn to Robt W Elder, Jr, of East Orange, N J. All liens. July 14. Oct 8, 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.

October 2, 3, 5, 6, 7 and 8.

BOROUGH OF MANHATTAN.

Broad st, No 105 n e cor Water st, 36.2x37.8x35.4x46.8, all. Ad- Water st, No 26 | rian G Hegeman et al EXRS, &c, Aletta M Hegeman to Fritz Lindinger; 21 years, from Oct 1, 1907. Oct 3, 1908. 1:7.....taxes, &c, and 2,500 and 3,000
 Broad st | space on ground floor and basement. The Owners Exchange pl | of the Johnston Building to Albert O Brown et al; New st | 10 years, from May 1, 1908. Oct 5, 1908. 1:24. 36,000
 Hester st, Nos 197 and 199. Assign lease. Andrea Grosso to Giuseppe Andrenzo. Sept 4. Oct 2, 1908. 1:236.....nom
 Houston st, No 27 East, s w cor Lafayette st, store 10x16. Harry Hochberg to Abraham Novick and ano; 5 years, from Sept 16, 1908. Oct 8, 1908. 2:510..... 420 and 444
 Norfolk st, No 152, all. Morris and Louis Rosen to Joseph Seinfeld; 3 years, from Oct 1, 1908. Oct 3, 1908. 2:354.....3,418
 Stanton st, No 257.....
 Sheriff st, Nos 98 and 100.....
 Surrender lease. Moses Katz to William Konovitz. Sept 30. Oct 2, 1908. 2:343.....nom
 Stanton st, n s, 99.4 e Bowery, 25x100, the lot. U S Trust Co of N Y et al TRUSTEES Caroline S Wilson will William Astor to Minnie F Owens; 20 years, from May 1, 1908. Oct 8, 1908. 2:427.....taxes, &c, and 1,250
 South st, Nos 366 and 367, all. J Fleischhauer & Bro to Felix Goldfarb; 5 years, from June 1, 1908. Oct 6, 1908. 1:247.....4,000
 Same property. Assign lease. Felix Goldfarb to Herman Burger. 1/2 part. Sept 18. Oct 6, 1908. 1:247.....nom
 Same property. Consent to assign lease. J Fleischhauer & Bro to Felix Goldfarb. Sept 19. Oct 6, 1908. 1:247.....
 Varick st, No 192, e s, the lot. Consent to assign lease. The Rector, &c, of Trinity Church to John H Evans EXR Kate E Evans. July 10. Oct 6, 1908. 2:520.....
 Same property. Assign lease. John H Evans EXR, Kate E Evans to Lucy Madden. July 10. Oct 6, 1908. 2:520.....other consid and 100
 Water st, No 332, main store. Giuseppe Masi and ano to Fernando Castro and Juan Suarez; 3 years, from Aug 1, 1907. Oct 5, 1908. 1:110.....420
 Water st, No 332. Assign lease. Fernando Castro and ano to Joseph Suarez. Sept 12. Oct 5, 1908. 1:110.....nom
 Same property. Consent to assign lease. Guiseppe Masi to Fernando Castro and ano. Oct 5, 1908. 1:110.....
 4th st, No 159, n s, 275 w Av A, 25x96.2. Leasehold. PARTITION, Sept 15, 1908. Edw H Maddox ref to Joseph Gans. All title. Oct 7, 1908. 2:432. 700
 4th st, No 32 East. Assign lease. Wm or Wilhelm Wahl to Se- frin Saile. Oct 3. Oct 7, 1908. 2:531. nom
 6th st, n s, 143 w Av D, —x—. Assign lease. Morris Kempe to Max Kempe. Sept 1. Oct 8, 1908. 2:376.....300
 8th st, No 317 East, store, basement and 2d floor. David J Simon to Robert Nimsgern; 3 years, from Sept 1, 1908. Oct 3, 1908. 2:391.....1,320
 14th st, No 28 East. Leasehold. Covenant by assignee. Joseph

and Isaac Guzy with Eleanor C Wittman et al. May 10, 1907. Oct 6, 1908. 2:571.....nom
 18th st, No 220 West, front house. Ranald H Macdonald AGENT for Edward A Thompson and ano to Geo A Graber; 2 years, from May 1, 1909. Oct 2, 1908. 3:767.....1,500
 37th st, No 59 West, all. Angelina M de Quesada to William Sittenham; 10 years, from Oct 1, 1908. Oct 5, 1908. 3:841.....3,000 and 3,500
 86th st, Nos 206 and 208 East. Surrender lease. Denis Keasy to Mary S Prendergast. All title. Sept 30. Oct 3, 1908. 5:1531. nom
 86th st, Nos 206 and 208, s s, 100 e 3d av, 50x100, all. Mary A Prendergast to Wm C Beutel and Charles Heiser; 9 7-12 yrs, from Oct 1, 1908. Oct 3, 1908. 5:1531.....2,750 to 3,500
 102d st, No 418 East, store, &c.....
 102d st, No 420 East, 2d floor.....
 John Hunt to Hermann Gerken; 3 7-12 years, from Oct 1, 1908. Oct 2, 1908. 6:1695.....960
 110th st, No 170 East, double store. Henry C Glaser to Jacob Lederfind; 3 years, from Oct 15, 1908. Oct 5, 1908. 6:1637.....600 and 720
 129th st, Nos 122 and 124 East, office and shop in front building and 2-sty rear building and east 1/2 of yard. Theodore Dieterlen to Wm B Deyo; 10 years, from Oct 1, 1908. Oct 2, 1908. 6:1777. 900
 133d st, No 36 West. Surrender lease. Louis Lehman and ano to Gustav Frankenberg. All title. Oct 1. Oct 2, 1908. 6:1730. nom
 Av A, No 208, s e cor 13th st. Assign lease. Frank Carlisi to S Liebmanns Sons Brewing Co of Brooklyn. Mort \$1,888.50. Sept 30. Oct 3, 1908. 2:406.....nom
 Same property. Assign lease. S Liebmanns Sons Brewing Co to Charles Carlisi. Sept 30. Oct 3, 1908. 2:406.....nom
 Same property. Assign lease. Charles Carlisi to Frank Carlisi. Sept 30. Oct 3, 1908. 2:406.....nom
 Av A, No 1670, store. Caroline F A Bullwinkel to John Naumann; 3 7-12 years and 21 days, from Sept 11, 1908. Oct 8, 1908. 5:1584.....900
 Av A, No 56, store and basement. Carl Klingelhoef to Adolf Blum; 5 years, from Sept 1, 1908. Oct 7, 1908. 2:399.....1,500 and 1,700
 Audubon av, n e cor 178th st, corner store and basement also store adl. Bessie Ruth to Louis Michel; 10 years, from Sept 15, Oct 6, 1908. 8:2152.....2,160 to 2,760
 Amsterdam av, n w cor 170th st, store, &c. Hudson Trust Co to Jacob Halper; 5 9-12 years, from Aug 1, 1908. Oct 3, 1908. 8:2127.....900
 Broadway, No 775, 1st loft. The estate of Henry King and Bernard King to Henry Noll; 4 3-12 years, from Feb 1, 1909. Oct 7, 1908. 2:561.....1,500
 Broadway, No 3528, 5th store from n e cor 144th st. George A Fisher Co to Oetjen & Luessen Confectionery Co; 5 years, from Oct 1, 1908. Oct 2, 1908. 7:2076.....1,600 to 2,100
 Greenwich av, Nos 18 and 20 | all. Horatio B Cushman to Burritt 10th st, No 125 West | A Cushman; 10 years, from Oct 1, 1908, with 5 years renewal. Oct 3, 1908. 2:606.....4,000
 Lenox av, No 387. Assign lease. Emil Probst to Joseph Stephan and ano. All title. July 27. Oct 7, 1908. 7:1914.....nom
 Lexington av, No 695, s e cor 57th st, 20.5x80, all. Meriden Bldg Co to Frank Simmons; 21 years, from Nov 1, 1908. Oct 8, 1908. 5:1311.....taxes, &c, and 4,000 and 5,000
 1st av, No 945. Assign lease. Abraham I Meyer to Charles Menkes. June 3. Oct 6, 1908. 5:1345.....nom
 1st av, No 2295, store, &c. Michael Labriola to Pasquale Curzio and ano; 7 7-12 years, from Oct 1, 1908. Oct 8, 1908. 6:1795. 900
 1st av, Nos 1971 and 1973, w s, 50.7 s 102d st, 50.4x100. Assign lease. Lena Holl to William Hagedorn. All title. Sept 30. Oct 2, 1908. 6:1673.....other consid and 100
 2d av, No 2038, s e cor 105th st. Assign lease. Rudolph Martini to Frank La Scala. Oct 1. Oct 3, 1908. 6:1676.....nom
 2d av, No 943. Assign lease. John Dvorak to Jean Stradt. Mort \$4,500. May 3, 1907. Oct 2, 1908. 5:1324.....nom
 Same property. Assign lease. Jean Stradt to Dick Schlichting. Mort \$4,020.50. Oct 1. Oct 2, 1908. 5:1324.....nom
 3d av, No 664, all. Jacob Morch and ano TRUSTEES Anna M Rothmann to Wilhelm Severlein; from Nov 1, 1910, to May 1, 1913. Oct 2, 1908. 5:1297.....1,920
 3d av, No 664. Assign lease. Jacob Mandelowitz to Wilhelm Seyerlein. Mar 16. Oct 2, 1908. 5:1297.....nom
 3d av, No 1570, all. Kate Halk et al to Herman and Henry Sinigen; 3 years, from May 1, 1908. Oct 3, 1908. 5:1517.....3,000
 3d av, No 394. Agreement as to cancellation of lease. Edw B Corey with Isaac Finkelstein. Oct 1. Oct 5, 1908. 3:884.....
 3d av, No 969, store, &c. Herman Joveshof to Edward Gorman; 5 years, from May 1, 1908. Oct 7, 1908. 5:1331.....2,100
 4th av, Nos 330 and 332, w s, 49.4 n 24th st, 49.4x100. Assigns 1/4 interest of all title in lease. Abraham Schwab to Maurice B Blumenthal. June 15, 1905. Oct 6, 1908. 3:854.....250
 Same property. Edward B Wesley to Abraham Schwab; 21 years, from May 1, 1906. Oct 6, 1908. 3:854.....taxes, &c, and 4,000
 5th av, No 218, ground floor and basement and portion 2d floor. Adelia D Ireland by J D Ireland ATTY to Meriden Britannia Co; extension of lease for 1 year, from May 1, 1909. Oct 3, 1908. 3:828.....21,600
 5th av, No 374, w s, 37 n 35th st, 37x100. Confirmation of sur- render of lease recorded Sept 22, 1908. J C Lyons Building and Operating Co to Charlotte A Haig. Oct 2. Oct 6, 1908. 3:837. nom
 7th av, No 269, all. Emma E Horn and ano to Jacob Paletz; 3 years, from Oct 1, 1908. Oct 6, 1908. 3:801.....2,000 to 2,200
 7th av, No 362, 3-sty building. Prudential Real Estate Corp to John T McBride and ano; 5 years, from Sept 1, 1908. Oct 8, 1908. 3:780.....2,500 and 3,000
 8th av, w s, 26 s 111th st, runs s 81 x s w on curve 105 to n s Cathedral Parkway x w 60 x n — x n e on curve — x n w 10 x n e 70 x e — to beginning, all, except part occupied by Elevated R R. Manhattan Railway Co and The Interborough Rapid Trans- it Co to Morris Schiff; 21 years, from Jan 1, 1909. Oct 8, 1908. 7:1846.....5,300
 General release, especially from a deposit of \$1,000 as security of a lease dated Feb 25, 1905, between Raymond Guarini and ano and Antonio Lavalva. Ciro Trentacosti to Giovanni Parisi. Sept 16. Oct 6, 1908. nom

BOROUGH OF THE BRONX.

Arthur av, No 2396, store. Pietro C Cinelli to Ferdinando Cafozzo and Francesco Tenore; 5 years, from Sept 1, 1908. Oct 6, 1908. 11:3073.....980
 Boston road, Nos 1154 and 1156, n e cor Home st, Assign lease.

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John Bartels to Thos M Sheehan. Mort \$4,000. Oct 1. Oct 5, 1908. 10:2663.
Brook av, No 452, n e cor 145th st, store, &c. Anton Schwartz to Hermann Neensteadt; 3 7-12 years, from Oct 1, 1908. Oct 8, 1908. 9:2272.
Prospect av, n w cor 160th st, 2 stores and basements. Sykes Realty Corpn to Thos F Purcell; 10 years, from Oct 1, 1908. Oct 8, 1908. 10:2667.
3d av, No 2576, store, &c. Thos F Coleman EXR Patrick T Coleman to William Grosskopf and ano; 2½ years, from Nov 1, 1908. Oct 8, 1908. 9:2314.

to Greenwood Cemetery. 72d st, Nos 521 to 525, n s, 373 e Av A, 75x111. Oct 1, 5 years, 5%. Oct 2, 1908. 5:1484. 70,000
Buchanan, Josephine B, of Haverstraw, N Y, to Maude E Hall. 141st st, Nos 313 and 315, n s, abt 95 e Edgecombe av, 50x99.11. Prior mort \$13,000. Sept 23, due, &c, as per bond. Oct 3, 1908. 7:2043. 4,000
Berliner, Jacob S to DRY DOCK SAVINGS INST. 4th st, No 169, n s, 150.9 w Av A, 24.6x96. P M. Oct 7, 1908, 3 years, 5%. 2:432. 15,000
Beekman, Chas K trustee Chas H Neilson and Cornelia B Schwartz with Helen Figge. 11th st, No 223, n s, 329 w 2d av, 17x100. Extension mort at increased interest from 4½% to 5%. June 10. Oct 6, 1908. 2:469. nom
Curley, Francis J to the Islip Corporation. 3d st, No 20, s s, 40 e Greene st, 40x75. P M. Prior mort \$65,000. Oct 6, 1 year, 5%. Oct 7, 1908. 2:533. 20,000
Cosentino, Biagio and Andrew Novello to Benjamin Wertheimer and ano. 107th st, No 238, s s, 100 w 2d av, 25x100.4. Prior mort \$7,000. Oct 7, 1908, installs, 6%. 6:1656. 1,500
Cosentino, Biagio and Andrew Novello to FRANKLIN SAVINGS BANK in City N Y. 107th st, No 238, s s, 100 w 2d av, 25x100.11. Oct 7, 1908. 5 years, 5½%. 6:1656. 7,000
Conron Bros Co to Richd Webber. 12th av, n w cor 131st st, runs w 95.10 x — 39.10 x — 56.7 x — 5 x — 39.9 to av, x s 17 to beginning. P M. Oct 1, 4 years, 6%. Oct 7, 1908. 7:2004. 40,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

October 2, 3, 5, 6, 7 and 8.

BOROUGH OF MANHATTAN.

Adler, Marcus with Wm F Moore. 134th st, No 129, n s, 300 e 7th av, 25x99.11. Subordination agreement. Oct 6. Oct 7, 1908. 7:1912. nom
Amsterdam Avenue Realty Co to Harriet D Wolryche-Whitmore. Amsterdam av, e s, 39.11 s 185th st, 40x100. Oct 6, due, &c, as per bond. Oct 7, 1908. 8:2149. 25,000
Same to same. Same property. Certificate as to above mort. Oct 6. Oct 7, 1908.
Amsterdam Avenue Realty Co to MECHANICS AND TRADERS BANK. Amsterdam av, s e cor 185th st, 79.11x100. P M. Prior mort \$65,000. Oct 6, 1 year, 6%. Oct 7, 1908. 8:2149. 26,600
Amsterdam Avenue Realty Co to Wm L Condit. Amsterdam av, s e cor 185th st, 39.11x100. Oct 6, 3 years, 5½%. Oct 7, 1908. 8:2149. 40,000
Armstrong, Martha E to John M Dempsey et al. 2d av, No 532, e s, 80 s 30th st, 20x75.9; 24th st, No 313, n s, 160 e 2d av, 20 x98.9; Lexington av, No 222, n w cor 33d st, 26.8x100; 97th st, No 135, n s, 333 w Columbus av, 16x100.11; 50th st, No 248, s s, 80 w 2d av, 20x100.5; 1st av, Nos 1971 and 1973, w s, 50.7 s 102d st, 50.4x100. Oct 6, 3 years, 6%. Oct 7, 1908. 3:930, 935, 889; 6:1673; 5:1323; 7:1852. 8,368.10
Andresen, Ludwig to MUTUAL LIFE INS CO of N Y. 102d st, No 185, n s, 100 e Amsterdam av, 25x96. Oct 8, 1908, due, &c, as per bond. 7:1857. 15,000
Alexander, Emanuel to Noel B Sanborn. 115th st, No 167, n s, 257.6 w 3d av, 12.6x100. P M. Oct 8, 1908, due, &c, as per bond. 6:1643. 4,500
Alexander Emanuel to Arthur Essing. 115th st, No 167, n s, 257.6 w 3d av, 12.6x100. Prior mort \$4,500. Oct 8, 1908, 2 years, 6%. 6:1643. 1,500
American Mortgage Co with Herman and Carrie Baruch. 10th st, No 210 East. Extension mort. Oct 2, 1908. 2:451. nom
Aronson, Philip N with METROPOLITAN LIFE INS CO. 16th st, Nos 15 and 17 East. Subordination agreement. Sept 28. Oct 6, 1908. 3:844. nom
Berge, Christian L to LAWYERS TITLE INS & TRUST CO. Willett st, No 96, e s, 100 s Stanton st, 25x100. Oct 3, 3 years, 4½%. Oct 5, 1908. 2:339. 9,000
Bolande, Annie E to Alphonse Andre. West End av, No 879, s w cor 103d st, No 300, 20.11x79.3. Oct 2, 1 year, 5%. Oct 5, 1908. 7:1890. 2,000
Bernardik, Jacob to LAWYERS TITLE INS AND TRUST CO. 51st st, No 226, s s, 295.4 e 3d av, 17.8x79.11x19.3x88.8. Oct 6, 1908. 5 years, 5%. 5:1324. 5,500
Bornhoft, Edw to John F Nageldinger. East End av, No 190, w s, 50.8 s 89th st, 25x96. Prior mort \$13,000. Oct 6, 1908, 3 years, 6%. 5:1585. 3,000
Barry, Patrick to Fredk W Jockel and ano exrs Fredk Wm Jockel. West End av, No 175, s w cor 68th st, No 300, 25.5x100. Sept 28, 3 years, 5%. Oct 6, 1908. 4:1179. 27,000
Same and Wm C G Wilson with same. Same property. Subordination agreement. Oct 6, 1908. 4:1179. nom
Bornhoft, Edw to Wm Ossmann. East End av, No 170, w s, 50.8 s 88th st, 25x96. Prior mort \$12,000. Oct 6, 1908. 3 years, 6%. 5:1584. 4,000
Boriss, Hyman and Hyman Galef to Thos J O'Neill. 7th st, No 127, n s, 125 w Av A, 25x97.5. Oct 1, due Dec 1, 1908, 6%. Oct 2, 1908. 2:435. 600
Baum, Jeannette H wife of and Benjamin to MUTUAL LIFE INS CO of N Y. 102d st, No 183, n s, 125 e Amsterdam av, 25x96. Oct 8, 1908, due, &c, as per bond. 7:1857. 15,000
Bailey, Theo L with LAWYERS TITLE INS & TRUST CO. Lewis st, No 55. Agreement as to share ownership in bond and mort. Sept 22. Oct 8, 1908. 2:328.
Boehm, Auguste to Emil Stern. 93d st, No 263, n s, 117 e West End av, 16x100.8. Prior mort \$—. Jan 8, due May 1, 1909, 6%. Oct 8, 1908. 4:1241. 10,000
Brown, Margaret, of Bardonia, N Y to Helena Berk. 6th av, No 151, n w s, at n e s 11th st, Nos 101 and 103, 25.3x60. Prior mort \$32,000. Oct 1, due, &c, as per bond. Oct 2, 1908. 2:607. 7,000
Bohemian-American Workingmens Gymnastic Assoc Sokol, a corpn,

Chavin, Morris and Cath C Monninger with Ida Sondheim trustee Meyer Sondheim. 79th st, No 313, n s, 185 e 2d av, 20x102.2. Subordination agreement. Oct 7, 1908. 5:1542. nom
Cravin, Morris to Ida Sondheim trustee Meyer Sondheim. 79th st, No 313, n s, 185 e 2d av, 20x102.2. Oct 7, 1908, 5 years, 5%. 5:1542. 13,000
Chebra Anshei Borison Uminsk with Schalem Goldberg. Henry st, No 89, n s, 185.7 w Pike st, 29x75. Extension of mort for \$4,500. Sept 30. Oct 2, 1908. 1:282. nom
Cochrane, Thomas with SEAMENS BANK FOR SAVINGS in City N Y. 83d st, No 71 West. Extension mort. Oct 7. Oct 8, 1908. 4:1197. nom
Cochrane, Thomas with SEAMENS BANK FOR SAVINGS in City N Y. 83d st, No 71 West. Extension mort. Oct 7. Oct 8, 1908. 4:1197. nom
Cohen, Fredericka with Ben Cohen. 144th st, Nos 553 and 555, n s, 202.6 e Broadway, 52.6x99.11; 144th st, Nos 557 and 559, n s, 150 e Broadway, 52.6x99.11. Agreement as to payment of \$2,600 per annum to party 2d part for life, &c. Oct 1. Oct 8, 1908. 7:2076. nom
Coffin, Edmund to TITLE GUARANTEE AND TRUST CO. 24th st, Nos 49 and 51, n s, 155 e 6th av, 45x98.9. Sept 28, due, &c, as per bond. Oct 6, 1908. 3:826. 125,000
Carter, Ada E, of Brooklyn, N Y, to Wm Miles. Monroe st, No 242, s s, abt 245 e Scammel st, 64x97.4. Sept 30, due April 30, 1909, 5½%. Oct 6, 1908. 1:261. 2,000
Cone, Emma W to FRANKLIN SAVINGS BANK in City of N Y. 109th st, Nos 67 and 69, n s, 250 w Manhattan av, runs n 127.2 x s w — x s 91 to st, x e 37.6 to beginning. Oct 6, 1908, 1 year, 5%. 7:1845. 30,000
Comparato, Gaetano J to Rebecca Finkelstein and ano. 113th st, No 209, n s, 137.10 e 3d av, 16.8x100.11. P M. Prior mort \$—. Sept 30, installs, 6%. Oct 5, 1908. 6:1663. notes, 1,200
Campbell, Anna to Henry Doscher. Washington Terrace, No 9, e s, 71 s 186th st, 17.9x62.6. Oct 5, 1908, 5 years, 5%. 8:2156. 5,000
Carman, Richard F to LAWYERS TITLE INS & TRUST CO. West End av, No 528, e s, 83.2 s 86th st, 19x100. Oct 5, 1908, 3 yrs, 4½%. 4:1233. 20,000
di Benedetto, Filomena of Boro of Queens, N Y, to Maria A Forliano. 115th st, No 429, n s, 284 w Pleasant av, runs n 100.11 x w 85 x s 15.7 x s e — x s 30.11 to st, x e 33.11 to beginning. Oct 1, due as per bond, 5%. Oct 6, 1908. 6:1709. 10,000
Dunne, James to Geo H Baker. West End av, No 792, e s, 84.1 n 98th st, 16.10x100. Prior mort \$17,500. Oct 3, due Feb 3, 1909, 6%. Oct 6, 1908. 7:1870. 5,000
De Benedictis, Carmela to Albert Seligmann and ano. 1st av, No 176, e s, 41.5 s 11th st, 17.9x94. Prior mort \$—. Oct 2, 1908, 3 years, 6%. 2:438. 6,000
Delli, Paoli Alessandro to Morris Klein. Broome st, No 387, s w cor Mulberry st, No 177, 25.3x106.3. Prior mort \$66,250. Oct 8, 1908, 1 year, 6%. 2:471. 7,000
Dreyer, Esther to TITLE INS CO of N Y. 37th st, Nos 221 and 223, n s, 275 w 7th av, 35.8x98.9. Oct 2, 5 years, 5%. Oct 8, 1908. 3:787. 40,000
Equitable Trust Co of N Y with Edw B Corey. 3d av, No 394, n w cor 28th st, Nos 161 and 163, 25x63.7. Extension mort at increased interest from 4 to 5%. June 22. Oct 6, 1908. 3:884. nom
Freundlich, Martha with Isidor Bleiman and ano. 144th st, Nos 140 and 142, s s, 334.11 e 7th av, 40x99.11. Extension mort. Oct 2. Oct 3, 1908. 7:2012. nom
Ferrett, Edmund M, of Jersey City, N J, to Benj F Edsall. 124th st, No 410, s s, 225 w Columbus av, 25x100.11. Sept 28, 1 year, 6%. Oct 5, 1908. 7:1964. 900
Fairbanks, Ernest A to Agnes J Hutchins individ and Agnes J and Waldo Hutchins exrs Margt A Swan. Amsterdam av, Nos 1329 and 1331, s e cor 126th st, runs e 4.6 to Manhattan st, Nos 52 to 62, x s e 155.4 x s 81 x w 6 x n 40.10 x w 100 to av x n 99.11 to beginning. P M. Oct 1, 5 years, 5%. Oct 5, 1908. 7:1966. 155,000
Fiske, Abraham C to BOWERY SAVINGS BANK. Amsterdam av, No 566, w s, 109 s 88th st, 26x100. Oct 5, 1908, 5 years, 5%. 4:1235. 24,000
Freedman, Joseph and Morris Matz firm Freedman & Matz to ALBANY SAVINGS BANK. Riverside Drive, No 220, n e cor 94th st, runs e 139.9 x n 100.8 x w 50 x s 25.2 x w 68 x s 0.1 x w 30.4 to Drive x s 76 to beginning. Oct 8, 1908, 5 years, 5%. 4:1253. gold, 285,000
Same to John O Baker. Same property. Prior mort \$285,000. Oct 8, 1908, due Nov 1, 1908, 6%. 4:1252. 31,500
Frank, Jacob with Amy Angell C Montague and Jennie Hauptschein. 55th st, No 157 East. Subordination agreement. Sept 25. Oct 6, 1908. 5:1310. nom

THE GEORGE A. JUST CO. || IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY NEW YORK**

- Farley, Edw J, Margt A Brennan, Laura J Mack and Margt A Brennan as special guardian Danl J and Leo T Rogers to TITLE GUARANTEE AND TRUST CO. 84th st, No 10, s s, 160 w Central Park West, 21x102.2. Oct 5, due, &c, as per bond. Oct 6, 1908. 4:1197. 16,000
- Frankfield, Adolph A to FARMERS LOAN & TRUST CO. 34th st, No 38, s s, 275 e 6th av, 25x98.9. Oct 7, 3 years, interest as per bond. Oct 8, 1908. 3:835. 210,000
- Fricke, Henry D and Henry C Schmidt to Diedrich Niemeyer. Park av, Nos 1815 and 1817, and 125th st, Nos 100 to 106 East. Saloon lease. Oct 8, 1908, demand, 6%. 6:1773. notes, 9,800
- Fox, Charles and Philip Hollender and Joseph Fuhrman to Herman S Bachrach. 112th st, No 8, s s, 130 w 5th av, 30x100. Prior mort \$26,000. Oct 7, 5 years, 6%. Oct 8, 1908. 6:1595. 6,000
- Friedlander, Louis with Robt S Morris. 71st st, No 152, s s, 292.6 w 3d av, 16.3x100.5. Extension mort. Sept 3. Oct 7, 1908. 5:1405. nom
- Fassler, Herman to Morris H Westin and ano. 1st av, No 797. Leasehold. All title. Oct 1, demand, 6%. Oct 7, 1908. 5:1337. 750
- Finger, Annie and Marcus Rosenthal with Antoinette B DeWitt. Av C, No 110, s e s, 48.9 n e 7th st, 18.3x82.5. Subordination agreement. Oct 6. Oct 7, 1908. 2:377. nom
- Greenbaum, Jacob to LAWYERS TITLE INS AND TRUST CO. Rivington st, No 273, s s, 45.8 e Columbia st, 18.1x56x18.1x55.11. Oct 7, 1908, 5 years, 5%. 2:333. 7,500
- Gorman, Edward L to Lion Brewery. 3d av, No 969. Saloon lease. Oct 1, demand, 6%. Oct 7, 1908. 5:1331. 2,500
- Golde & Cohen, a corpn, to LAWYERS TITLE INS AND TRUST CO. 2d av, No 2079, n w cor 107th st, No 237, 25x73. Sept 30, 5 years, 5%. Oct 7, 1908. 6:1657. 19,000
- Same to same. Same property. Certificate as to above mort. Sept 29. Oct 7, 1908. 6:1657. —
- Goldberg, Maurice to Rose Goldberg. 116th st, No 129, n s, 325 w Lenox av, 25x100.11. Prior mort \$35,000. Oct 3, 1908. 1 year, 6%. 7:1901. 1,000
- Guntzer, Fredericka with Nathan Levy. 3d st, No 70, s s, 300 e 2d av, 25x101. Extension mort. Oct 1. Oct 2, 1908. 2:444. nom
- Goldstein, Jennie with Kath Rainsford. Rivington st, No 54, n e cor Eldridge st, Nos 192 to 194a, 25x80. Extension mort. Oct 18, 1907. Oct 2, 1908. 2:416. nom
- German-American Coffee Co of City N Y to Mary J Long et al as exrs Saml S Long. Hubert st, Nos 19 to 27, s w cor Greenwich st, No 406, 79.9x50. P M. Sept 19, 2 years, 5%. Oct 2, 1908. 1:216. 45,000
- Graber, Geo A to Lion Brewery. 18th st, No 220 West. Saloon lease. Sept 25, demand, 6%. Oct 2, 1908. 3:767. 2,000
- Gould, Ethel S to Chas A Gould. 75th st, No 55, n s, 108.4 w Park av, 20x102.2. Oct 2, 1908, 5 years, 5%. 5:1390. 40,000
- Guttman, Eugene with Saml J Luckings. 163d st, No 463 West. Subordination agreement. Oct 1. Oct 2, 1908. 8:2110. nom
- Gray, John H, of New Rochelle, N Y, to Deborah J Shipman. Madison av, No 1340, n w cor 94th st, 100.8x42.9. Prior mort \$75,000. Oct 6, 1908, due, &c, as per bond. 5:1506. 5,000
- Harding, Robert C with Alfred Van Beuren. 134th st, No 123 West. Subordination agreement. Oct 3. Oct 5, 1908. 7:1919. nom
- Hillman, Hattie M with Alfred Van Beuren. 134th st, No 123 West. Subordination agreement. Oct 5, 1908. 7:1919. nom
- HUDSON TRUST CO with John F, Henry A and Wm A Gerdes. 53d st, No 421, n s, 300 w 9th av, 25x141.11x25x139.8; 53d st, No 423, n s, 325 w 9th av, 25x143.6x25x141.7; 53d st, No 425, n s, 350 w 9th av, 25x145.5x25x143.6; 53d st, No 427, n s, 375 w 9th av, 25x147.4x25x145.5. Extension 4 morts for \$25,500 each at increased interest from 4½% to 6%. Sept 25. Oct 3, 1908. 4:1063. nom
- Heiser, Charles and Wm C Beutel to Mary Keary. 86th st, Nos 206 to 208 East. Leasehold. P M. Prior mort \$6,000. Sept 30, due. Oct 1, 1910, 6%. Oct 5, 1908. 5:1531. 6,750
- Harper, L Sonora to Margt O Sage. 117th st, No 115, n s, 194 w Lenox av, 19x100.11. P M. Sept 30, 5 years, 5½% until payment of \$3,000, and 6% thereafter. Oct 2, 1908. 7:1902. 18,000
- Hooker, Harry S as trustee in bankruptcy of Herman and Jack Mayer individ and as firm Herman Mayer & Co with Lizzie and Millie Toch. 163d st, No 463, n s, 150 e Amsterdam av, 25x112.6. Subordination of 2 judgments to mort. Sept 30. Oct 2, 1908. 8:2110. nom
- Heights Town Construction Co to North American Mortgage Co. 178th st, n s, 85 e Audubon av, 85x100. Oct 1, 1 year, 6%. Oct 2, 1908. 8:2152. 62,000
- Same to same. Same property. Certificate as to above mort. Oct 1. Oct 2, 1908. 8:2152. —
- Hearn (John J) Construction Co to Chas C Cunnion. St Nicholas av, No 880, e s, 154.10 n 153d st, runs n 89.9 x e 117.4 x s 14.10 x e 8 x s 66.3 x w 106.8 to beginning, except part for Croton water aqueduct; also strip begins St Nicholas av, e s, 225.7 s 155th st, runs e 117.4 x n 0.3½ x w 117.5 to av x s 0.3½. Prior mort \$110,000. Sept 30, 2 years, 6%. Oct 2, 1908. 7:2069. 15,000
- Same to same. Same property. Certificate as to above mort. Sept 29. Oct 2, 1908. 7:2069. —
- House, Julie F to Adolph Ammon. 73d st, No 258, s s, 225.8 e West End av, 20x102.2. Prior mort \$25,000. Oct 8, 1908, 2 years, 6%. 4:1164. 5,000
- Heimann, Julius and Morris C Lichten with SEAMENS BANK FOR SAVINGS. 77th st, No 64 West. Extension of mort for \$112,500 at 4½%. July 30. Oct 8, 1908. 4:1129. nom
- Hagedorn, William to Fannie S wife Chas E Patterson. 98th st, Nos 336 and 338, s s, 99.6 w 1st av, runs s 25.5 x w 0.6 x s 75.5 x w 50 x n 100.11 to st x e 50.6 to beginning. P M. Prior mort \$—. Oct 7, 1 year, 6%. Oct 8, 1908. 6:1669. 5,000
- Hyde, Wm C to Ida Posternack. 97th st, No 329, n s, 200 w 1st av, 25x100.11. Prior mort \$25,000. Oct 1, due Sept 24, 1909, 6%. Oct 3, 1908. 6:1669. 112.31
- Henrich, Rosa and Carrie A to MANHATTAN SAVINGS INST. 140th st, No 457, n s, 201 e Amsterdam av, 18x99.11. Oct 2, due, &c, as per bond. Oct 3, 1908. 7:2057. 5,000
- Higgins, Geo to Harold Andresen. 3d av, No 677, e s, 20.5 s 43d st, 20x80. Prior mort \$12,000. Oct 1, 1 year, 6%. Oct 3, 1908. 5:1316. 2,500
- Hartshorn, A Harding to Frank J Ransom. 6th av, Nos 454 to 458, e s, 49.4 s 28th st, 58.9x100. P M. Oct 1, 3 years, 5%. Oct 7, 1908. 3:829. 200,000
- Imhof, Anthony G to American Mortgage Co. 18th st, No 249, n s, 178 e 8th av, 26x63; plot begins at n e cor above lot, runs n 27 x w 26 x s 27 x e — to beginning. Oct 18, 1908, 5 years, 5%. 3:768. 14,000
- Initial Realty & Construction Co to Joseph Polstein. 136th st, n s, 85 w 5th av, 150x99.11. P M. Prior mort \$120,000. Sept 30, 1 year, 6%. Oct 2, 1908. 6:1734. 3,000
- Johnson, Geo F with LAWYERS TITLE INS & TRUST CO. 2d av, Nos 26 and 28. 2 agreements as to share ownership in 2 morts. Sept 30. Oct 8, 1908. 2:443. nom
- Johnson, Geo F with LAWYERS TITLE INS & TRUST CO. 2d av, No 26. Agreement as to share ownership in bond and mort. Sept 30. Oct 8, 1908. 2:443. —
- Jacobowitz, David to Seig Goldstein. Delancey st, No 244, n s, 25 w Sheriff st, 25x75. Oct 6, 1908, 3 years, 5%. 2:338. 22,000
- Same and A Fred Silverstone with same. Same property. Subordination agreement. Oct 6, 1908. 2:338. nom
- Jacobowitz, David and Louis Simon with same. Same property. Subordination agreement. Oct 6, 1908. 2:338. nom
- Kurzrok, Max of Brooklyn and Hyman Hein to METROPOLITAN LIFE INS CO. 16th st, Nos 15 and 17, n s, 200 w Union sq W, 50x92. Oct 6, 1908, due Nov 1, 1913, 6%. 3:844. 210,000
- Kieger, Emil L to Augusta Chambers extr John A Chambers. 90th st, No 122, s s, 300 w Columbus av, 20.6x100.8. P M. Oct 6, 1908, 1 year, 6%. 4:1220. 3,000
- Kramer, Max J and Henry Rockmore to Louis Rinaldo. Av A, No 109, s w cor 7th st, Nos 130 and 132, 22.11x100. Building loan. Prior mort \$42,000. Sept 28, due Mar 28, 1910, 6%. Oct 3, 1908. 2:434. 15,000
- Same to same. Same property. Prior mort \$35,000. Sept 28, due Mar 28, 1910, 6%. Oct 3, 1908. 2:434. 7,000
- Kohn, Yetta with Leo Roth. Houston st, No 501 East. Extension mort. Oct 1. Oct 7, 1908. 2:325. nom
- Krulewitch, Emanuel M to State Realty and Mortgage Co. 148th st, Nos 402 to 420, s s, 75 e Convent av, 200x99.11. Prior mort \$280,000. Oct 7, 1908, 1 year, 6%. 7:2062. 27,300
- Krulewitch, Emanuel to SEAMENS BANK FOR SAVINGS in City N Y. 148th st, Nos 402 to 420, s s, 75 e Convent av, 2 lots, each 100x99.11. Two morts, each \$140,000. Oct 7, 1908, 5 years, 5%. 7:2062. 280,000
- Kuck, Geo J to Henry Menken. 7th av, No 1983, n e cor 119th st, No 159, runs n 26.11 x e 86 x e 12 x s 26.11 to st x w 98 to beginning. Oct 3, 3 years, 5%. Oct 8, 1908. 7:1904. 7,500
- Same with Frederick B Ryan. Same property. Extension mort. Oct 7. Oct 8, 1908. 7:1904. nom
- Louvre Realty Co to Henry Jones and ano. 136th st, No 626, s s, 331.3 w Broadway, 43.9x99.11. Prior mort \$41,000. Oct 6, 2 years, 6%. Oct 7, 1908. 7:2002. 12,500
- Same to same. Same property. Certificate as to above mort. Oct 6. Oct 7, 1908. 7:2002. —
- Louvre Realty Co to Henry Jones and ano. 136th st, No 620, s s, 287.6 w Broadway, 43.9x99.11. Prior mort \$—. Oct 6, 2 yrs, 6%. Oct 7, 1908. 7:2002. 12,500
- Same to same. Same property. Certificate as to above mort. Oct 6. Oct 7, 1908. 7:2002. —
- Leichtag, Mindel to Jacob Rieger. 3d st, No 306, s s, abt 250 w Av D, 22.7x106. Prior mort \$—. Oct 6, due Feb 6, 1909, 6%. Oct 7, 1908. 2:372. 2,500
- Lilienthal, Ida C with Emilie Salberg. 125th st, No 442, s s, 250 e Amsterdam av, 25x100.11. Extension mort. Oct 1. Oct 2, 1908. 7:1965. nom
- Levinson, Leo, of Borough of Bronx, N Y, August Schroeder, of Borough of Brooklyn, N Y, and John H Schroeder, of Borough of Bronx, N Y, to Louisa Braun. 168th st, No 514, s s, 145 e Audubon av, 25x95. Prior mort \$15,000. Sept 25, due, &c, as per bond. Oct 8, 1908. 8:2123. 4,000
- LAWYERS TITLE INS & TRUST CO with Daisy B McCloskey. 121st st, No 302, s s, 100 w 8th av, 33.6x100.11. Extension mort. Oct 2. Oct 7, 1908. 7:1947. nom
- Lesinsky, Bertha, Helen Katz and Leo Lesinsky exrs Charles Lesinsky, dec'd, and Bernard Katz with ALBANY SAVINGS BANK. 15th st, Nos 31 to 35, n s, 420 e 6th av, 75x103.3. Extension of mort for \$165,000 at 5%. Sept 29. Oct 5, 1908. 3:817. nom
- Lesinsky, Bertha and Leo and Helen Katz exrs Charles Lesinsky with ALBANY SAVINGS BANK. 15th st, Nos 31 to 35, n s, 420 e 6th av, 75x103.3. Extension mort. Sept 29. Oct 5, 1908. 3:817. nom
- Loos, Emilie to Alice E Worthington. 127th st, No 12, s s, 166.3 w 5th av, 18.9x99.11. Oct 5, 1908, 3 years, 6%. 6:1724. 2,500
- LAWYERS TITLE INS AND TRUST CO with Hinda S Tausky. Monroe st, No 266, s s, 100 w Jackson st, 25x87.6x25x89.4. Extension mort. Sept 10. Oct 5, 1908. 1:261. nom
- Levin, Louis H to Max Gold. 118th st, Nos 411 to 415, n s, 144 e 1st av, 50x100.11. P M. Prior mort \$40,000. Sept 30, 10 years, 6%. Oct 2, 1908. 6:1806. 17,900
- Lederer, Sam to Frances Blumenthal. Manhattan av, No 23, w s, 27.6 n 101st st, 27x99.11. Oct 1, 5 years, 5%. Oct 2, 1908. 7:1837. 25,000
- MUTUAL LIFE INS CO of N Y with J B & J M Cornell Co. 25th st, Nos 545 to 557, n s, 100 e 11th av, 195.7x98.9x196x98.9. Extension mort. May 16. Oct 3, 1908. 3:697. nom
- May, Emily D, of Lee, Mass, to Alfred Van Beuren. 134th st, No 123, n s, 350 w Lenox av, runs n 99.11 x w 11.8 x s w 16.6 x s 90 to st x e 25 to beginning. Sept 23, due, &c, as per bond. Oct 5, 1908. 7:1919. 15,500
- McSwegan, Francis to FARMERS LOAN & TRUST CO. 57th st, No 340, s s, 241.8 w 1st av, 16.8x66.11x16.8x68.5. Prior mort \$4,500. Oct 2, 1908, 3 years, —%. 5:1349. 500
- McCarthy, Alex, Sr, to TITLE GUARANTEE & TRUST CO. 100th st, No 64, s s, 174.6 e Columbus av, 25x100.11. Sept 30, due, &c, as per bond. Oct 2, 1908. 7:1835. 14,000
- Mandelbaum, M Joseph to LAWYERS TITLE INS & TRUST CO. 145th st, No 332, s s, 60 e Edgecombe av, 18x99.11. Oct 2, 1908, 5 years, 5%. 7:2051. 10,000
- Maze Realty Co to LAWYERS TITLE INS & TRUST CO. 49th st, Nos 152 and 154, s s, 100 w 3d av, 2 lots, each 25x100.5. 2 morts, each \$20,000. Oct 6, 5 years, 5%. Oct 7, 1908. 5:1303. 40,000

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McBride, John T and Mary E Coley to Beadleston & Woerz. 7th av, No 362, Saloon lease. Oct 2, demand, 6%. Oct 8, 1908. 3:780. 1,000

Maryson, Katherina E to American Mortgage Co. East Broadway, No 250, n s, 92 w Montgomery st, runs n 60.1 x w 22.3 x s 62.2 to East Broadway x e 23 to beginning. Oct 8, 1908, 5 yrs, 5%. 1:286. 13,000

Maze Realty Co to LAWYERS TITLE INS & TRUST CO. 49th st, Nos 152 and 154 East. Certificate as to mort for \$40,000. Oct 2, Oct 8, 1908. 5:1303. —

Moore, Frank J to Emma wife Henry A King. Lexington av, No 1386, w s, 59.1 n 91st st, 18.11x75x19x75. Oct 1, 5 years, 5½%. Oct 7, 1908. 5:1520. 10,000

Marx, Ferdinand to Belle L Marx. Houston st, No 26, n s, 50 w Mercer st, 25x105. Jan 25, 1907, demand, 6%. Oct 3, 1908. 2:523. 5,000

Murray, Mary McGowan wife of Hugh C to BANK FOR SAVINGS in City N Y. Mulberry st, No 82, e s, abt 180 s Canal st, 25x100. Oct 2, 1908, 5 years, 5%. 1:200. 8,500

Murphy, Mary J to John S Richardson. 58th st, No 316, s s, 228.2 e 2d av, 21.10x100.5. Prior mort \$10,000. Oct 1, 3 years, 6%. Oct 2, 1908. 5:1350. 1,500

Meyer, Geo W, of Yonkers, N Y, to Christin Yore. Central Park West, No 390, s w cor 99th st, No 2, 25.2x100. Prior mort \$35,000. Oct 3, 1908, 1 year, 6%. 7:1834. 10,000

Meyer, Geo W, of Park Hill, Yonkers, N Y, to Benj B Johnston. Central Park West, No 390, s w cor 99th st, No 2, 25.2x100. Oct 3, 1908, 5 years, 5½%. 7:1834. 35,000

Maynard, Mary H to TITLE INS CO of N Y. Park av, No 869, e s, 76.10 n 77th st, runs e 100 x n 25.4 x w — x s 0.1 x w — to av x s — to beginning. Oct 2, 3 years, 4½%. Oct 8, 1908. 5:1412. 20,000

Muller, August to Fredk F Kortlucke. Amsterdam av, No 1307, e s, 75.11 n 124th st, 2x99.5. Certificate as to reduction of mort. Oct 1, Oct 2, 1908. 7:1965. —

Mayer, Clara wife of and Moritz to Anton Szilagyi. 82d st, No 147, n s, 27.9 e Lexington av, 30x102.2. Oct 2, 1908, 2 years, 6%. 5:1511. 2,000

Naumann, Henry C to Prospect Investing Co. Broadway, w s, 93.8 n 190th st, 50x200 to Bennett av, Building loan. Oct 2, due April 2, 1909, 6%. Oct 3, 1908. 8:2180. 30,000

Neumann, Eda G of Brooklyn. Certificate as to receipt of \$15,000 in full satisfaction of all right, title and interest to mort made by Nora M Hannon. 134th st, n s, 350 w Lenox av, 25x90.1x irreg x99.11. Sept 29, Oct 5, 1908. 7:1919. —

New York Protestant Episcopal Public School with John Rumore. 80th st, Nos 522 and 524, s s, 348 e Av A, 50x102.2. Extension mort. Sept 26, Oct 5, 1908. 5:1576. nom

Nealis, Thos J to Emily E Carpenter extrx Leonard J Carpenter. 20th st, Nos 414 and 416, s s, 199.6 e 1st av, 40x92. Feb 5, 3 years, 5%. Oct 8, 1908. 3:951. 12,000

New York Protestant Episcopal Public School with Lewis H Schultz and ano trustees Jackson S Schultz. 79th st, Nos 505 to 515, n s, 98 e Av A, 125x102.2. Extension mort. June 12, Oct 8, 1908. 5:1576. nom

Newmann, Malvina individ and Bella Breslauer, Emma Solomon and Malvina Newmann extrxs Henry Newmann to Albert Hochster. Orchard st, No 60, e s, abt 100 s Grand st, 25x87.6. Oct 1, 3 yrs, 5½%. Oct 8, 1908. 1:309. 20,000

Nash, Adelaide W to MUTUAL LIFE INS CO of N Y. 12th st, No 9, n e s, 225 s e 5th av, 25x127x26x121. Prior mort \$—. Oct 7, 1908, due, &c, as per bond. 2:570. 4,000

Newmark, Helene to Wm F Moore. 134th st, No 129, n s, 300 e 7th av, 25x99.11. Oct 6, due, &c, as per bond. Oct 7, 1908. 7:1912. 15,000

Ottendorfer, John with Louis Frankenstein. 126th st, No 231, n s, 255 w 2d av, 25x99.11. Extension mort. Oct 1, Oct 2, 1908. 6:1791. nom

Paterno Bros, a corpn, Certificate as to consent of stockholders to mort dated Aug 26, 1908, for \$140,000 on No 610 West 116th st. Aug 26, Oct 8, 1908. 7:1896. —

Peters, Anna M C to Charles Schmitt. 132d st, No 123, n s, 243 w Lenox av, 17x99.11. Sept 30, 3 years, 5½%. Oct 2, 1908. 7:1917. 6,000

Paletz, Jacob to V Loewers Gambrinus Brewery Co. 7th av, No 269. Saloon lease. Oct 6, 1908, demand, 6%. 3:801. 1,000

Rosenstock, Eva to GERMAN SAVINGS BANK. 33d st, No 251, n s, 75 w 2d av, 25x98.9. P M. Oct 2, 1908, 1 year, 5%. 3:914. 12,000

Ryan, Anna to Anita E Siebert. 165th st, s s, 100 e Amsterdam av, 20.6x100. Sept 25, 3 years, 6%. Oct 5, 1908. 8:2111. 3,000

Roman Catholic Church of Our Lady of Good Counsel to EMI-GRANT INDUST SAVINGS BANK. 90th st, s s, 200 w 2d av, 100x100.8. Oct 2, 1908, 3 years, 5%. 5:1535. 35,000

Rogge, John H and Albert H to TITLE GUARANTEE & TRUST CO. 2d st, No 105, s s, 142.11 e 1st av, 20x105.11. Sept 25, due, &c, as per bond. Oct 2, 1908. 2:429. 10,000

Rosenstock, Eva to GERMAN SAVINGS BANK. 44th st, No 246, s s, 77 w 2d av, 23x75.5. P M. Oct 2, 1908, 1 year, 5%. 5:1317. 8,000

Russell, Ora M to Michl J Kelly. 83d st, No 43, n s, 350 e Columbus av, 18.9x102.2. P M. Prior mort \$11,500. Oct 1, due, &c, as per bond. Oct 2, 1908. 4:1197. 3,500

Ruth, Abraham with North American Mortgage Co. 178th st, n s, 85 e Audubon av, 85x100. 2 subordination agreements. Oct 1, Oct 2, 1908. 8:2152. nom

Roos, Wm A to Robt C Fulton. Broadway, n w s, at n e s 225th st, runs n e 40.1 x n w 94.8 x n e 27.6 x n w 29.6 x s w 98.6 to st x s e 116 to beginning. Prior mort \$28,000. Oct 2, 1908, 5 years, 5%. 13:3402. 30,000

Rosenstock, Eva to GERMAN SAVINGS BANK. 2d av, No 823, s w cor 44th st, No 248, 20x77. P M. Oct 2, 1908, 1 year, 5%. 5:1317. 10,000

Rodenstein, Sarah C with Joseph Parisi. Catharine st No 66 (74), w s, 25x50, also privilege of 3 ft alley on rear extending to Oak *st. Extension mort. Sept 30, Oct 5, 1908. 1:278. nom

Rosen, Morris, Louis and Saml to Jennie Sapiro. Norfolk st, No 152, e s, 75 s Stanton st, 25x100. Prior mort \$—. Feb 14, 1908, 1 year, 6%. Oct 6, 1908. 2:354. 2,000

Ridabock, Frances M widow, and Francis A, Arthur J and Henry G Ridabock, Louisa wife of Geo E Marks and Grace M wife of Samuel G Lindeman children Francis M Ridabock to U S TRUST CO of N Y. 29th st, No 42, s s, 165 e 6th av, 20x98.9. Oct 6, 1908, 5 years, 5%. 3:830. 10,000

Rosenblum, Rachel with Abraham Korn. 89th st, Nos 118 and 120 West. Extension mort. July 28, Oct 6, 1908. 4:1219. nom

Ryan, Ada, of Bay Ridge, Brooklyn, to James O'Connell. 56th st, No 68, s s, 174 w Park av, 20x100.5. 1-6 part. All title. Sept 22, due Oct 1, 1909, 6%. Oct 5, 1908. 5:1291. 800

Segal, Geo G, of Brooklyn, N Y, to S P Pearson & Co. Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4. Prior mort \$55,000. Oct 7, 1 year, 6%. Oct 8, 1908. 2:530. 3,500

Streppone, Maria to Felice Rubano. 109th st, No 330, s s, 382 e 2d av, 25x100.11. Prior mort \$—. Aug 31 3 years, 6%. Oct 8, 1908. 6:1680. 5,000

Sun Construction Co to Heiman Glasser. Willett st, Nos 89 and 91, w s, 190.2 n Rivington st, 2 lots, each 30.5x100.3. 2 morts, each \$8,750; 2 prior morts, \$35,000 each. Sept 21, 7 years, 6%. Oct 2, 1908. 2:339. 17,500

Shipp, Jesse and Thomas Brown to Emily L London. 132d st, No 111, n s, 132.6 w Lenox av, 17.6x99.11. P M. Aug 28, 1 year, 6%. Oct 2, 1908. 7:1907. 1,500

Spencer, Sarah to Oliver N Hitchcock and ano exrs Oliver Hitchcock. 135th st, No 8, s s, 135 w 5th av, 25x99.11. Oct 1, 3 years, 5%. Oct 2, 1908. 6:1732. 7,000

Schlachetzky, Philip to Harry E Chapman. Madison av, No 1853, e s, 67.4 s 121st st, 17.7x83. Oct 1, 5 years, 5%. Oct 2, 1908. 6:1747. 14,000

Sun Construction Co to Lillian Peters. Pleasant av, Nos 335 and 337, s w cor 118th st, 38.6x75. Sept 21, due Aug 1, 1909, 6%. Oct 2, 1908. 6:1711. 3,500

Schiff, Bertha to Julia Block. 7th av, No 2322, w s, 32.5 n 136th st, 27x100. Prior mort \$23,000. Oct 1, due, &c, as per bond. Oct 2, 1908. 7:1942. 5,000

St Lukes Home for Aged Women with Caroline F Manice. Park av, No 591, s e cor 64th st, No 100, 80x20. Extension mort. Sept 30. 5:1398. nom

Seiniger, Samuel with LAWYERS TITLE INS & TRUST CO. 7th st, No 127 East. Agreement as to share ownership in mort. Sept 29, Oct 5, 1908. 2:435. nom

Sarconi, Nicola to H B Scharmann & Sons, of Brooklyn. Houston st, No 74, n s, 152.6 w Bowery, 20x71.11x23.1x74. Prior morts \$57,000. Sept 25, demand, 5½%. Oct 7, 1908. 2:521. 3,000

Seiferth, George to Eliz Bucholz. 114th st, No 81, n s, 80 w Park av, 25x100.11. Oct 6, due Feb 20, 1910, 6%. Oct 7, 1908. 6:1620. 4,000

Sakolski, Isaac to The West Side Construction Co. Park av, Nos 981 and 983, n e cor 83d st, Nos 101 to 109, runs n 76.11 x e 39.10 x n 0.4 x e 48.6 x n 24.10 x e 21.11 x s 102.2 to st x w 110.4 to beginning. P M. Prior mort \$300,000. Oct 1, installs, 6%. Oct 2, 1908. 5:1512. 86,000

Schiff, Bertha to Abraham Metzger and ano. 2d av, No 2265, w s, 40.10 n 116th st, 20x70. Prior mort \$6,000. Oct 1, 1 year, 5%. Oct 2, 1908. 6:1666. 1,500

Sun Construction Co to Jessie Gillender. Pleasant av, No 337, s w cor 118th st, 20x75. Extension mort. June 10. Oct 2, 1908. 6:1711. nom

Trenkmann, August to SEAMENS BANK FOR SAVINGS in City of N Y. Lafayette st or Elm st, Nos 167 to 171 and Centre st, Nos 241 to 249. Extension mort at increased interest from 4½ to 5%. Sept 30, Oct 6, 1908. 2:472. nom

Toch, Lucas to Samuel J Luckings. 163d st, No 463, n s, 150 e Amsterdam av, 25x112.6. Oct 2, 1908, due, &c, as per bond. 8:2110. gold, 20,000

Tarrytown Building Co to Charles Wein. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Prior mort \$154,150. Oct 6, demand, —%. Oct 8, 1908. 3:804. 8,400

Tarrytown Building Co to Harry McNally. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Prior mort \$135,000. Oct 2, 1908, demand, 6%. 3:804. 19,500

Same to same. Same property. Certificate as to above mort. Oct 1, Oct 2, 1908. 3:804. —

Vernon (Samuel) Estate, a corpn, with SEAMENS BANK FOR SAVINGS in City N Y. Duane st, Nos 65 and 67. Extension mort. July 30, Oct 5, 1908. 1:156. nom

Vogel, Harry W and Bernard W to Metropolitan Museum of Art, a corpn. Madison av, No 697, e s, 60.8 n 62d st, 19.4x50. Oct 8, 1908, 5 years, 4½%. 5:1377. 25,000

Warm, Joseph to Simon Freiman. Monroe st, No 254, s s, 250 w Jackson st, 25x97.8. Prior mort \$27,000. Sept 26, due Mar 26, 1911, 6%. Oct 6, 1908. 1:261. 10,000

Wilner, Leon to Stephen A Clark. Water st, Nos 18 and 20, n w cor Broad st, No 108, 68.5x31x74.2x31.6. Oct 2, due, &c, as per bond. Oct 6, 1908. 1:8. 60,000

Warm, Joseph and Rebecca Kalt with Simon Freiman. Monroe st, No 254. Subordination agreement. Oct 6, Oct 8, 1908. 1:261. nom

Waterside Construction Co to Fredk R Gillespie. Certificate as to mort for \$5,000 covering steam screw or vessel "Anna E Combes." Oct 5, Oct 8, 1908. —

Weiss, Max and Carolina Mascher with GERMAN SAVINGS BANK. Amsterdam av, No 32, w s, 60.5 s 61st st, 20x80. Subordination agreement. Oct 1, Oct 3, 1908. 4:1152. nom

Warszawski, Etta to Henry Jones et al exrs Jos Jones. Clinton st, No 173, w s, abt 125 s Grand st, 25x100. Oct 2, 5 years, 5½%. Oct 3, 1908. 1:313. 30,000

Wright, Eugenie S to Flora E Rogers. 88th st, No 336, s s, 420 w West End av, 21x100.8. Certificate as to payment of \$15,000 on account of mort. Oct 1, 1908. Oct 2, 1908. 4:1249. —

West Side Construction Co to Kate Mordecai and ano as trustees Allen L Mordecai. 143d st, Nos 517 and 519, n s, 312.6 e Broadway, 70.10x99.11. P M. Oct 1, due, &c, as per bond. Oct 2, 1908. 7:2075. 83,000

Same to same. Same property. Certificate as to above mort. Oct 1, Oct 2, 1908. 7:2075. —

Weiss, Max to GERMAN SAVINGS BANK. Amsterdam av, No 32, w s, 60.5 s 61st st, 20x80. Oct 1, 3 years, 5%. Oct 2, 1908. 4:1152. 17,000

Wiener, Joseph Jr to Edw W C Arnold. 119th st, No 114, n s, 165 e Park av, 25x100.11. Oct 6, 5 years, 5%. Oct 7, 1908. 6:1767. 18,000

Whalen, Henry F to Richd H Powers. East Broadway, No 275, s s, 145.9 e Montgomery st, 23x78.5x23x77.11; East Broadway, No 277, s s, 168.9 e Montgomery st, 20x78.10x20x78.5; East Broad-

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way, No 279, s s, 188.9 e Montgomery st, 20x79.4x20x78.10. All title. Aug 19, with interest on said sum of \$4,000 at 6% from Apr 6, 1913, unless payment thereof shall be made sooner. Oct 7, 1908. 1:287. 4,000

Walfish, Morris to Edw Zipser and ano. 12th st, No 716, s s, 233 e Av C, 25x103.3. Extension mort. Sept 24. Oct 6, 1908. 2:381. nom

Young, Mary A with Jacob Wildenberg. 117th st, No 40 West. Extension mort. Oct 2. Oct 7, 1908. 6:1600. nom

Same with Louis Sandberg. Same property. Extension mort. Oct 1. Oct 7, 1908. 6:1600. nom

Young, Mary A with Jacob Wildenberg. 117th st, No 40 West. Extension mort. Oct 2. Oct 5, 1908. 6:1600. nom

Young, Mary A with Louis Sandberg. 117th st, No 38 West. Extension mort. Oct 1. Oct 5, 1908. 6:1600. nom

Zisola, Mary to Theodore L Bailey. Lewis st, No 55, w s, 175 n Delancey st, 25x100. Aug 1, 5 years, 5½% until Aug 1, 1909, and 6% thereafter. Oct 2, 1908. 2:328. 15,000

BOROUGH OF THE BRONX.

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

Alexander Development Co to LAWYERS TITLE INS & TRUST CO. Alexander av, No 233, w s, 20 s 138th st, 26.7x75. Oct 8, 1908. 5 years, 5½%. 9:2313. 11,000

Same to same. Alexander av, No 231, w s, 46.8 s 138th st, 26.8x75. Oct 8, 1908. 5 years, 5½%. 9:2313. 11,000

Same to same. Alexander av, Nos 231 and 233. Certificate as to 2 mortg for \$11,000 each. Oct 1. Oct 8, 1908. 9:2313. —

*Amelia, Rosie to Ebling Brewing Co. 214th st, or Av A, s s, 294 e White Plains av, 25x100, New Village of Jerome. Sept 25, demand, 5%. Oct 7, 1908. 1,000

Bostroem, August W to J Brownson Ker as trustee Howell L Williams. 162d st, n s, 198.5 e Prospect av, 22x95. Sept 22, 2 years, 5½%. Oct 2, 1908. 10:2690. 6,000

Blumberg, Wm I and Jacob S Salkey firm Salkey & Blumberg with Abraham Lipps and Fanny Nikop firm A Lipps & Co. 181st st, s s, 115.2 w Hughes av, 17.2x100.5x16.8x96.2. Agreement that Abraham Lipps will execute to parties 1st part a mort for \$2,500, &c. Oct 1. Oct 2, 1908. 11:3070. nom

*Brown, Edward to Michl J Sullivan. Columbus av, n s, 50 w Garfield st, 25x100. Prior mort \$5,500. Oct 1, due, &c, as per bond. Oct 2, 1908. 263.50

*Blake, Johanna C to James H Fanning. Monaghan av, e s, 150 n Jefferson av, 25x100; Jones av, e s, 275 s Jefferson av, 50x100. Sept 28, 1 year, 6%. Oct 2, 1908. 750

Burghard, Josephine F with Eleanor A and May F Morison, and Lillie L Kidder. Whitlock av, No 849, on map No 847, w s, 450 s Tiffany st, 25x—. Subordination agreement. Sept 1. Oct 2, 1908. 10:2732. nom

Babcock, Henry C, Jr, Philip Yockel and Charles Schrott with Eleanor A and May F Morison, and Lillie L Kidder. Whitlock av, No 849, on map No 843. Subordination agreement. Sept 4. Oct 2, 1908. 10:2732. nom

Burghard, Edward M with Eleanor A and May F Morison, and Lillie L Kidder. Whitlock av, No 849, on map No 847, Subordination agreement. Sept 1. Oct 2, 1908. 10:2732. nom

Brook Paint and Varnish Works to Louise C Haag. Brook av, e s, 151 s 168th st, 35x95. Prior mort \$4,800. Feb 10, 3 years, 6%. Oct 3, 1908. 9:2393. 1,000

Buscall, John H to TITLE INS CO of N Y. Webster av, e s, 279.11 n e 168th st, 45x90. Oct 2, 1 year, 6%. Oct 3, 1908. 9:2396. 20,000

Battenfeld, Henry with Mollie Hirshfeld. 3d av, No 4056, e s, 289.10 n 174th st, 33.4x100. Extension mort. Sept 30. Oct 2, 1908. 11:2930. nom

Burghard, Edward M with John V Irwin. Whitlock av, No 851, on map No 847, w s, 425 s Tiffany st, —x—. Subordination agreement. Sept 14. Sept 28, 1908. 10:2732. Corrects error in last issue, when mortgagees name was Eliz V Irwin and av No 853. nom

Burghard, Josephine F with Eliz V Irwin. Whitlock av, No 853, on map No 849, w s, 400 s Tiffany st, 25x—. Subordination agreement. Sept 1. Sept 28, 1908. 10:2732. nom

Same with John V Irwin. Whitlock av, No 851, on map No 847, w s, 425 s Tiffany st, 25x—. Subordination agreement. Sept 1. Sept 28, 1908. 10:2732. Corrects error in last issue, when mortgagees name was Irvin. —

Burghard, Edw M with Eliz V Irwin. Whitlock av, No 853, on map No 849, w s, 400 s Tiffany st, 25x—. Subordination agreement. Sept 14. Sept 28, 1908. Corrects error in last issue when mortgagees name was Irvin. 10:2732. nom

Same with same. Same property. Subordination agreement. Sept 4. Sept 28, 1908. 10:2732. nom

Bindewald, Henry with Wm Engel. 153d st, No 624, s s, 225 e Courtlandt av, 25x100. Extension mort. Oct 1. Oct 3, 1908. 9:2399. nom

*Burlando, Adelaide to John W Fincke trustee. White Plains road, s e cor 211th st, runs e 100 x s 24.2 x w 100.11 to road, x n 2.9 to beginning, Williamsbridge. Oct 2, 3 years, 6%. Oct 5, 1908. 786.44

*Black, Benj to Arthur J Mace and ano as exrs Malinda G Mace. Sheil st, n s, 425 e Tilden av, 25x—x—, Laconia Park. P M. Oct 3, 3 years, 6%. Oct 5, 1908. 225

Bartels, Anna D to Peter H Henkel. Brook av, e s, 25 n 145th st, 24.6x100; Brook av, e s, 99.8 n 145th st, 25x100. April 2, 1907, due April 2, 1908. 5%. Oct 6, 1908. 9:2272. 4,425

*Burger, Otto R to Rosalie Muller. Pelham road, e s, 100 n Lee st, 75x100, Throgs Neck. Sept 28, 3 years, 6%. Oct 6, 1908. 1,500

Bibo, Edw C to Bettie S Lindeman. Steuben av, e s, 350 n 208th st, runs n 48.2 x e 14.9 x s 11.4 x e 91.2 x s 75.10 x w 100 to beginning; Steuben av, e s, 300 n 208th st, 25x100. Oct 3, given to secure lease on property in Arverne, L I, —. Oct 7, 1908. 12:3337. 3,300

Bonagur Building Co to Prospect Investing Co. 178th st, n s, 58.8 e Bryant av, 38x88.8x38x91.1. Building loan. Oct 6, due July 1, 1909, 6%. Oct 7, 1908. 11:3136. 22,500

Baum, Ludwig H to Hibbert C Simmonds. Katonah av, No 4317, w s, 75 n 237th st, 25x85. P M. Prior mort \$4,500. Oct 1, 1 year, 6%. Oct 7, 1908. 12:3378. 1,000

*Bentz, John E to PUGHKEEPSIE TRUST CO. 6th st, n s, 155 e Av C, 25x108, Unionport. Building loan. Oct 8, 1908, 3 yrs, 5½%. 3,750

Berger, Lizzie wife Harris to Theo Fowler. Vineyard av, e s, 50 s 176th st, late Woodruff av, 50x70. P M. Oct 3, 5 years, 5½%. Oct 8, 1908. 11:2958. 2,800

Bonagur Building Co to Prospect Investing Co. 178th st, n s, 58.8 e Bryant av, 38x91.1. Certificate as to mort \$22,500. Oct 6. Oct 8, 1908. 11:3136. —

*Blum, Harriet, of Borough of Queens, N Y, to Joseph Ferrara, Jr. Kingsbridge road, n w s, at s s 233d st, runs w along st 02.4 x s 89.6 to road x n e 128.11 to beginning. Oct 7, 3 years, 6%. Oct 8, 1908. 1,500

Crosson, Anna G, Margt L, Grace and Josephine F to Chas P Halllock. Vyse av, w s, 120.9 n 178th st, mort reads being lot 27 map No — of land of which Thomas Walker died seized, 25x143.3x25x143, except part for Vyse st. P M. Oct 7, 3 years, 5½%. Oct 8, 1908. 11:3137. 2,500

Cohen & Eckman Corporation to Morris Bregman. Grant av, No 1060, e s, 232.8 n 165th st, 25x101.3x25x101.5. Oct 3, due, &c, as per bond. Oct 5, 1908. 9:2448. 1,500

Same to same. Same property. Certificate as to above mort. Oct 3. Oct 5, 1908. 9:2448. —

Same to same. Grant av, e s, 257.8 n 165th st, 25x101.5x25x101.3. Oct 3, due, &c, as per bond. Oct 5, 1908. 9:2448. 1,500

Same to same. Same property. Certificate as to above mort. Oct 3. Oct 5, 1908. 9:2448. —

Cahill, Cornelius J to Louis Hausler. Washington av, e s, 95 n 181st st, 25x84x25.4x80. Oct 3, 3 years, 6%. Oct 5, 1908. 11:3049. 3,000

Crotona Realty Co with Abraham M Baumann. Minford pl, e s, 120.3 s 173d st, 104.9x102.3x126. Extension of two mortg for \$7,500 and \$2,500 at 6%. June 25. Oct 2, 1908. 11:2977. nom

*Cohen, Jacob to PUGHKEEPSIE TRUST CO of Poughkeepsie, N Y. Columbus av, s e cor Taylor st, 25x100, except part for Taylor st. Oct 1, 3 years, 5½%. Oct 2, 1908. 8,000

Cohen & Eckman Corpn to Margarethe Diefenthaler. Grant av, e s, 32 s 166th st, 25x100.8x25x100.6. Prior mort \$—. Oct 2, 1908, 2 years, 6%. 9:2448. 1,000

Same to same. Same property. Certificate as to above mort. Oct 2, 1908. 9:2448. —

*Chateaufort, Cecelia Z by James White as committee to Archibald Dorman. 231st st, late 17th av, s s, 105 e 2d st, 109x114, Wakefield. Oct 6, 1908, 3 years, 5½%. 3,000

*Colorado Realty Co to Patrick Higgins. Eastern Boulevard, n s, at n s Willow lane, runs n w along lane 185 x n w 188.6 x n e 307.6 to Eastern Boulevard x s w 292.2 x s w 93 x s w 77 to beginning; Gainsborg av, e s, 275 s Tremont road, 111.1x200.11 to Eastern Boulevard x91.9x200, Tremont Terrace. Oct 5, 3 years, 6%. Oct 7, 1908. 20,000

*Same to same. Same property. Certificate as to above mort. Oct 5. Oct 7, 1908. —

*Carroll, Harry to Moses L Frazier. Plot begins 240 e White Plains road, at point 150 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Sept 26, installs, 6%. Oct 7, 1908. 690

Damm, Albert to Sarah A Brush. Morris av, e s, 255 s Fordham road, late Highbridge road, 100x125, except part for av. Oct 7, 3 years, 5%. Oct 8, 1908. 11:3173. 10,000

Del Gaizo, Maria G to Manhattan Mortgage Co. 206th st, n s, 117.8 e Grand Boulevard and Concourse, 26x100x25x92.9. Oct 2, due May 1, 1909, 6%. Oct 3, 1908. 12:3313. 6,200

Dellac, Clara and Auguste Bertrand as extrs, &c, Ludwine A Bertrand with John J Greene. 142d st, n s, 230 w College av, 20.7x74.6. Extension mort. Aug 20. Oct 5, 1908. 9:2334. nom

Dougan, John J exr Sarah J Dougan with Chas D Newton. Fulton av, Nos 1237 to 1241. Extension mort. Sept 23. Oct 3, 1908. 10:2610. nom

Di Benedetto, Michele to Fannie Cohen. Eagle av, No 682, e s, 405 s 156th st, 20x115. P M. Sept 30, due Jan 31, 1912, 6%. Oct 2, 1908. 10:2624. 1,150

Dacorn Realty Co to LAWYERS TITLE INS & TRUST CO. Washington av, e s, 70 s 173d st, runs e 100 x s 30 x s 9.11 x s 10 x w 109.11 to av x n 40 to beginning. Oct 2, 1908, 5 years, 5½%. 11:2914. 27,500

Same to same. Same property. Certificate as to above mort. Oct 2, 1908. 11:2914. —

Same and Harris Bernstein with same. Same property. Subordination agreement. Oct 2, 1908. 11:2914. nom

Ebb, Coleman to Fannie Levine. 134th st, n s, 225.1 e Lincoln av, 49.11x100x50x100. Oct 1, 3 years, 6%. Oct 7, 1908. 9:2310. 8,000

Eckhoff, Jacob and Adelena as tenants by the entirety to Gaines-Roberts Co. Prospect av, No 959, on map No 957, w s, 111.6 n 163d st, 40.3x195. P M. Prior mort \$12,500. Oct 1, 3 years, 6%. Oct 2, 1908. 10:2678. 12,500

Ebb, Coleman to Fannie Levine. St Anns av, s w cor 158th st, 25x100. Oct 1, 3 years, 6%. Oct 7, 1908. 9:2360. 6,000

*East Borough Impt Co to KNICKERBOCKER TRUST CO. Railroad av, s s, extends from Jackson st to Jefferson st, 216x205, Unionport. Prior mort \$—. Collateral security for note of \$10,000. June 7, 1906, demand, 5%. Oct 8, 1908. 10,000

*East Borough Impt Co to KNICKERBOCKER TRUST CO. Railroad av, s s, extends from Jackson st to Jefferson st, 216x205, Unionport. Certificate as to mort for \$10,000. June 7. Oct 8, 1908. —

Eysser, Geo to TITLE GUARANTEE AND TRUST CO. Grand av, No 2261, w s, 50 s 183d st, 25x100. Oct 2, due, &c, as per bond. Oct 5, 1908. 11:3208. 3,500

Frey, Francis to Ernst G Idler. 179th st, s s, 47.3 e Creston av, 50x80.3x50x80.7. Oct 1, due Jan 1, 1912, 6%. Oct 6, 1908. 11:2808. 4,000

Fearn, Robert J with Terence Quinn. Grand Boulevard and Concourse, w s, 150 s Irving st, and 239.11 s 189th st, 25x80.8x25x80.11. Extension mort. Oct 3. Oct 5, 1908. 11:3165. nom

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

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Farasen, Simon to Wm C Bergen. Norwood av, No 3063, or Decatur av, n s, 275 e Mosholu Parkway, 25x110. P M. Prior mort \$7,000. Sept 28, due April 1, 1911, 6%. Oct 5, 1908. 12:3332. 2,500

Falconer, John L to John E Browning. 156th st, n s, 80 e Prospect av, 20x105. Oct 1, 3 years, 5%. Oct 6, 1908. 10:2688. 6,000

Fisher, Robt C of New Rochelle, to Ellen Tompkins individ and as extrx Edw B Tompkins and David A Sullivan and Thos D Tompkins exrs of same. Locust av, e s, 255 n 138th st, runs n 260 to c 1 140th st, late 2d st, x e 325 to East River x s 261 to c 1 139th st, late 3d st, x w 364 to beginning. All title to land under water East River adj above. Oct 1, 10 years, 6%. Oct 5, 1908. 10:2597 and 2760. 100,000

Finley, Freeman J with Geo W Moore. 179th st, late Berry st, s s, 128.6 w Anthony av, 25x77x25x75.11. Extension mort. Sept 25. Oct 8, 1908. 11:2811. nom

*Farrelly, Mary A to Andrew Siefertmann. 173d st, w s, 431.8 s Gleason av, 25x100. P M. Prior mort \$3,500. Oct 1, 3 yrs, 5%. Oct 2, 1908. 1,400

Feder, Julia wife of Wm to Martha C Bergman. Prospect av, w s, 231 n 181st st, 33x150. Oct 1, installs, 6%. Oct 2, 1908. 11:3097. 500

Franz, Josephine to Margaret Polye. Grant av, No 880, e s, 130.5 s 162d st, 25x105, all title to strip on south. Prior mort \$1,000. Oct 2, due, &c, as per bond. Oct 3, 1908. 9:2444. 3,000

Green, John J to James V Kennedy. 142d st, n s, 230 w College av, 20.7x74.6x20.7x75.6. Oct 3, 1 year, 6%. Oct 5, 1908. 9:2334. 550

*Gordon, Joseph to Jennie Brown. Cottage Grove av, e s, 375 n McGraw av, 57.8x108. P M. Oct 1, 3 years, 5%. Oct 2, 1908. 1,800

Hagemann Construction Co to LAWYERS TITLE INS & TRUST CO and ano. Tiebout av, w s, 37 n 182d st, 18.2x—; Tiebout w, s, 55.3 n 182d st, 18.2x—; Tiebout av, w s, 73.5 n 182d st, 18.2x—; Tiebout av, w s, 91.8 n 82d st, 18.2x—; Tiebout av, w s, 109.10 n 182d st, 18.2x—. Certificate as to 5 mortg aggregating \$17,750. Sept 28. Oct 6, 1908. 11:3148. —

Hanson, Alfred E to LAWYERS TITLE INS & TRUST CO. Boston road, e s, 118.5 n 168th st, 41.4x101x38.2x116. Aug 17, due Oct 8, 1911, 5½%. Oct 8, 1908. 10:2663. 30,000

*Hyland, Wm J to Richard W Buckley and ano trustees Chas Guidet. Tremont road, n w cor Pilgrim av, runs w 148.4 x n e 251.6 to Pilgrim av x s 203 to beginning, Tremont Terrace. P M. Sept 23, 3 years, 6%. Oct 3, 1908. 8,000

*Harlow, Geo J to Church E Gates & Co Inc. Matilda st, n w s, 100 s 242d st, 33.4x100. P M. Oct 3, 2 years, 6%. Oct 5, 1908. 600

Hintz, Henry C E to D J Dillon Co. Concord av, w s, 158 n 147th st, 19.9x100. P M. Prior mort \$5,500. Oct 1, 3 years, 6%. Oct 5, 1908. 10:2579. 2,500

*Heath, Margt T of Pelham Manor to Rosa May. Scofield av, s s, 150 w Main st, 50x108.3, City Island. Oct 5, 1908, 3 years, 6%. 1,500

Hennessy, Joseph P to Kath Gass. Crotona Park South, s s, 208.11 e Franklin av, 25x100. Prior mort \$6,000. Oct 3, 1908, 2 yrs, 6%. 11:2936. 1,500

IRVING SAVINGS INSTN with Agnes M Pragnell and Matilda Remlein. Webster av, n w cor 179th st, 23.4x100.8x42.11x94. Extension mort and consent to same. Oct 7. Oct 8, 1908. 11:3142. nom

Judelovitz, Sedy to Karl H Keller. Stebbins av, No 1052, e s, 388.4 n 165th st, 25x150x25.4x145.10. P M. Prior mort \$3,100. Oct 1, 3 years, 5%. Oct 2, 1908. 10:2691. 3,400

Jaeger, Karl to Wm Engel. 153d st, No 378, old No 624, s s, 225 e Courtlandt av, 25x100. P M. Prior mort \$14,000. Oct 1, due, &c, as per bond. Oct 3, 1908. 9:2399. 3,500

Johnson, Geo F with LAWYERS TITLE INS & TRUST CO. Dawson st, e s, 456 n Longwood av, 2 lots, each 40.8x100. 2 agreements as to share ownership in 2 mortg. Sept 30. Oct 8, 1908. 10:2702. nom

Johnson, Lina wife of and Gunder to Manhattan Mortgage Co. Manida st, e s, 266.8 s Spofford av, 25x80.5x25.3x76.9. All title to strip formerly known as Old Hunts Point road. Oct 8, 1908, 3 years, 5½%. 10:2768. 3,500

Kelly, Eliz with Seymour Realty Co. Burnside av, No 253. Extension mort. Sept 30. Oct 2, 1908. 11:3156. nom

Kaufman, Philip to John Cook. Prospect av, e s, 125 n 183d st, 50x104x50x107.6. P M. Prior mort \$2,150. Oct 1, 3 years, 6%. Oct 2, 1908. 11:3114. 1,000

Kraus, Joseph to Max Borck. Prospect av, e s, at n w s Dawson st, runs n along av, 65.11 x e 106.10 to st, x s w 127.9 to beginning, except gore described as follows: Dawson st, n s, 127.9 e Prospect av, runs w 14 x n w 8.5 x e 16.4 to beginning. Prior mort \$33,000. Mar 5, due June 5, 1909. 6%. Oct 3, 1908. 10:2687. 1,500

Kearney, James exr Michl O'Brien to Mary J Hanna and ano. Hoffman st, w s, 127 n 3d av, late road leading from Kingsbridge to West Farms, 50x100, except part for st, declaration as to reduction of mort. Sept 22. Oct 2, 1908. 11:3054. —

*Kane, Mary to C W H Arnold. Middletown road, s s, 250 e Mapes av, 50x100. Prior mort \$2,000. Oct 8, 1908, 2 years, 6%. 600

*Kosikowski, Felix to Elizabeth Rohr. Eastern Boulevard, n s, 27.11 w Augusta pl, 27.11x124.6x25x111.11, Throgs Neck. Oct 6, due Oct 1, 1911, 6%, secures advances. Oct 8, 1908. 3,000

Kind, Jennie to Henrietta Isaacs. 235th st, s s, 100 w Keppler av, 25x100. Oct 7, 1908, due Apr 7, 1909, —%. 12:3369. 500

Klein, Friedrich to Valentin Klein. St Anns av, No 447, w s, 99.11 s 146th st, 24.11x99.4. Oct 6, 1 year, 6%. Oct 7, 1908. 9:2272. 2,000

Longvale Construction Co to City Mortgage Co. Kelly st, e s, 350 n Longwood av, 80x100. Building loan. Oct 7, 1908, demand, 6%. 10:2710. 45,000

Same to same. Same property. Certificate as to above mort. Oct 7, 1908. 10:2710. —

Same to Emanuel Stern. Kelly st, e s, 350 n Longwood av, 80x100. P M. Prior mort \$165,600 on this and other property. Sept 16, 1 year, 6%. Oct 7, 1908. 10:2710. 6,000

*Lavin, Bernard to Chas J Anthes. Bear Swamp road, at intersection West Farms road, late road from Westchester Village to West Farms, contains ½ acre; Walker av, near intersection Bear Swamp road and adj above premises, runs n w — to Bear Swamp

road, x e — x s e — to West Farms road, x s w — to beginning, contains 1 56-100 acres, except owned by Harlem River & Portchester R R Co, also 35-100 of an acre conveyed to Patrick Lavin by Harlem River & Portchester R R Co by deed recorded in Liber 781, cp 201 Westchester Co, 1-3 part. Oct 1, 1 year, 6%. Oct 5, 1908. 2,500

*Langia, Joseph to Cyrus Hitchcock. Grant av, n s, 50 e Garfield st, 25x100. Oct 3, due Dec 1, 1911, 5½%. Oct 5, 1908. 1,600

*Leske, Emil to Manhattan Mortgage Co. 226th st, late 12th av, s s, 230 e White Plains road, 50x114, Wakefield. Oct 3, due Apr 1, 1909, 6%. Oct 5, 1908. 7,800

Lipps, Abraham to Jacob S Salkey and Wm I Blumberg firm Salkey & Blumberg. 181st st, s s, 115.2 w Hughes av, 17.2x100.5x16.8x96.2. Prior mort \$— . Oct 1, due, &c, as per agreement. Oct 2, 1908. 11:3070. 2,500

LAWYERS TITLE INS AND TRUST CO with Samuel Prais and ano. 183d st, s s, 98.9 w Southern Boulevard, 16.8x125. Extension mort. July 30. Oct 5, 1908. 11:3113. nom

*Leibroek, Christina to Eliz Polchinski. 225th st (11th st), n s, 105 e 2d st, 25x114, Wakefield. P M. Oct 3, 3 years, 6%. Oct 6, 1908. 500

Lang, Emil, of Brooklyn, N Y, to Frank W Honerkamp. Balnbridge av, No 2953, w s, 220.4 n 200th st, 25x111.5x25x111.3. Prior mort \$— . Oct 5, 1 year, 6%. Oct 6, 1908. 12:3298. 1,200

Liberti, Carmino and Frank Cusati to Ysidro Pendas. Hoe av, e s, 75 s 172d st, 25x100. Oct 2, due, &c, as per bond. Oct 6, 1908. 11:2988. 3,300

*Lewine, Julius with Minnie Watzky. Lots 315 to 318 map (No 1108B) part of Penfield property, lying east of White Plains av at Wakefield. Extension mort. Sept 28. nom

*McDonald, Joseph with Minot C Kellogg. Johnson st, e s, 269 s Kingsbridge road, 50x200 to 5th av, and being lots 8, 9, 46 and 47 map of J E Bullard at South Mt Vernon. Extension mort. Sept 17. Oct 6, 1908. nom

*McDonald, Joseph to Minot C Kellogg. Johnson st, e s, 269 s Kingsbridge road, 50x200 to 5th av; Johnson st, e s, 469 s Kingsbridge road, 125x100; Johnson st, w s, 191.5 s Kingsbridge road, 30x87.4x—x87.2, and being lots 8, 9, 35 to 39, 46, 47 and 64 map (No 789 Westchester Co) property J E Bullard & Co, adj South Mt Vernon. Prior mort \$2,500. Sept 17, 3 years, 6%. Oct 6, 1908. 200

Morrisania Construction Co to Arthur Smith. St Anns av, e s, 150 s Westchester av, 25.3x84x25x80.3. Building loan. Oct 7, 1 year, 6%. Oct 8, 1908. 10:2616. 9,000

Same to same. Same property. Certificate as to above mort. Oct 7. Oct 8, 1908. 10:2616. —

Mulch, Theo H to Richard Webber. Kingsbridge Terrace, late Nathalie av, e s, 529.3 n Kingsbridge road, 50x125. P M. Oct 6, 2 years, 5½%. Oct 7, 1908. 12:3253. 5,400

Moore, William W with Max Goldstein et al. Prospect av, e s, 94.10 n Beck st, 38x100. Extension mort. Oct 6. Oct 7, 1908. 10:2685. nom

Morris, Fordham and Lewis individ and N Y LIFE INS & TRUST CO as trustee for Alice M Chessman with Henry C Lytton. Jerome av, n w cor 176th st, 100x100x141.2x103.3. Extension mort. Aug 8. Oct 8, 1908. 11:2861. nom

Same with same. Jerome av, n w cor 177th st, 221.11x—x—x105.3. Extension mort. Aug 8. Oct 8, 1908. 11:2862. nom

Same with same. Jerome av, s w cor 177th st, 137.8x100x104.8x105.3. Extension mort. Aug 8. Oct 8, 1908. 11:2861. nom

*Mirabella, Santo and Francesco Miano to Jacob A Besemer. 223d st, late 9th av, s s, 230 e White Plains road, 50x114, Wakefield. Oct 1, due Sept 15, 1911, 6%. Oct 2, 1908. 2,500

Moorehead Realty & Construction Co to CENTRAL TRUST CO. 149th st, s s, 229.4 w St Anns av, 40x100. Oct 7, 1908, 3 years, 5%. 9:2275. 31,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 7, 1908. 9:2275. —

Moorehead Realty & Construction Co to TITLE GUARANTEE & TRUST CO. 149th st, s s, 149.4 w St Anns av, runs s 84.11 x w 0.7 x s 15.1 x w 39.4 x n 100 to st x e 40 to beginning. Oct 7, 1908, due, &c, as per bond. 9:2275. 28,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 7, 1908. 9:2275. —

Same to same. 149th st, s s, 189.4 w St Anns av, 40x100. Oct 7 1908, due, &c, as per bond. 9:2275. 28,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 7, 1908. 9:2275. —

Merchant, Huntington W to Along the Hudson Co. River Drive, e s, 154.1 n Park Drive, 115x110x120x125, with right of way over strip 15 ft wide on n s. P M. Sept 25, 5 years, 5%. Oct 2, 1908. 13:3411. 5,700

McDonald, Mary A to GLOBE & RUTGERS FIRE INS CO. Tiebout av, w s, 216.1 n 184th st, 100.1x235. July 1, 2 years, 5%. Oct 7, 1908. 11:3147. 14,000

Same to same. Tiebout av, e s, 176.5 n 184th st, 50x85. July 1, 2 years, 5%. Oct 7, 1908. 11:3147. 3,500

*Maurer, Ludwig of Guilford, Conn, to Henry C Scheer. White Plains av, w s, 100 s w Morris Park av, 25x45. Oct 6, 1 year, 6%. Oct 7, 1908. 800

*Miller, Wm D to Letitia McMurty. Becker av, or 241st st, n s, abt 133 e Fulton st, and being lot 32 map Washingtonville, 33.4 x150. Sept 15, 3 years, 6%. Oct 7, 1908. 4,500

*Malone, Bernard P to Martin Korn. Plot begins 195 w White Plains road at point 420 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Oct 5, 3 years, 5½%. Oct 6, 1908. 3,500

*Maurer, Rosa to Danl J O'Conor as trustee Owen Byrne. Unionport road, w s, 76 n Grant av, runs s 52 x w — x n 25 x n 25 x e — to beginning. Oct 1, due Nov 1, 1911, 5½%. Oct 6, 1908. 7,000

*McQuade, Besse M to Warren B Sammis. 230th st, late 16th av, n s, 256.3 e 4th st, 50x114, Wakefield. Oct 5, due Aug 1, 1911, 6%. Oct 6, 1908. 1,500

*Nelson, Bengt to Eliz Cummings. Boyd av, e s, 200 s Barnes av, 25x97.6. Oct 5, 3 years, 6%. Oct 6, 1908. 500

N Y LIFE INS AND TRUST CO with Hudson Realty Co. Boston road, n e cor 168th st, 37.6x117.11x35x131.8. Extension mort of mort for \$45,000 at 5½%. Aug 24. Oct 5, 1908. 10:2663. nom

MAPLEDORAM & CO. REAL ESTATE BROKERS

Bay Ridge Property Our Specialty

FIFTH AVE. AND 79th ST. BROOKLYN, N. Y. TELEPHONE, 724 BAY RIDGE

- *Nelson, Bengt to Nathaniel Niles. Seton av, e s, 125 n Randall av, runs e 200 to w s Amundson av, x n 150 x w 100 x s 50 x w 100 to Seton av, x s 100 to beginning. Oct 1, 2 years, 6%. Oct 6, 1908. 1,500
*Putnam, Percy S to TITLE GUARANTEE AND TRUST CO. Barker av, e s, 233.4 n Elizabeth st, runs e 120 x n 0.8 x e 5 x n 32.8 x w 125 to av, x s 33.4 to beginning. Oct 2, due, &c, as per bond. Oct 5, 1908. 1,000
Pistone, Agnese to Leopold Hutter. Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x100. P M. Oct 2, 3 years, 6%. Oct 6, 1908. 12:3322. 3,900
Pirk, Amalie to John H Doherty an dano. 181st st, late John st, s s, 132 e Crotona av, late Grove av, 132x150, except part for 181st st. P M. Apr 1, due Feb 15, 1909, 6%. Oct 6, 1908. 11:3096. 3,750
Papay, Daniel to Emil W Klappert. Cauldwell av, n e cor 164th st, 120x25. Prior mort \$—. Oct 8, 1908, 2 years, 6%. 10:2632. 2,500
Pragnell, Agnes M to Matilda Remlein. Webster av, n w cor 179th st, 23.4x100.8x42.11x94. Prior mort \$18,000. Oct 3, due, &c, as per bond. Oct 8, 1908. 11:3142. 3,000
Purcell, Thos F to George Ehret. Prospect av, n w cor 160th st, —x—. Saloon lease. Oct 8, 1908, demand, 6%. 10:2667. 8,000
*Palmieri, Vincenzo to Hester J Morrison. Nereid av, s s, 82.11 w Barnes av, 25x100 to Barnes av x34.2x76.7. Oct 2, 1908, 3 years, 6%. 3,250
Phelan, Wm L and Henry C Benline to Wm F Smith and ano. Vyse av, w s, 75 n 172d st, 63x—x2.2x100; Vyse av, w s, 138.10 n 172d st, 11.2x100x72.10x117.6. Prior mort \$4,500. Oct 1, due Apr 1, 1909, 6%. Oct 3, 1908. 11:2989. 1,000
Perry, Ida L and Robt Perry of Cooks Falls, N Y, to Geo I Treyz. Grand av, No 2314, e s, 100 n North st, 25x100; Grand av, No 2316, e s, 125 n North st, 19.1x103.3x44.11x100. Sept 18, due April 1, 1910, —%. Oct 6, 1908. 1:3197—3198. 2,200
Piva, Celestino to Gaetano Annunziata and ano. Oakland pl, No 742, s s, 123.7 e Clinton av, 23.7x100x23.6x100. P M. Sept 30, due Apr 26, 1910, 6%. Oct 2, 1908. 11:3094. 600
Pirk, Amalia to Lizzie Gunther. Grand Boulevard and Concourse, n e cor 197th st, 90x8.3x90x7.5; 197th st, n s, 37.5 e Grand Boulevard and Concourse, 25x90. Oct 2, 1908, 2 years, 6%. 12:3304. 1,500
*Randall, Evelyn to Chelsea Realty Co. Pelham Bay Park, n s, at w s Long Island Sound at high water mark, runs w 290.6 to e s Pelham road x n e 150 x e 273.3 to Long Island Sound x s — to beginning, all title to land under water Long Island Sound in front of and adj above. Prior mort \$10,000. Oct 8, 1908, due Feb 21, 1910, 5 1/2%, until Oct 8, 1909, and thereafter at 6%. 5,000
Rawlings, Frank exr Francis Bourne with Augustus T Kingston. 168th st, s s, 105.2 w Franklin av, 51x78. Extension mort. Oct 5, Oct 7, 1908. 10:2611. nom
Redmond, Julia H of Brooklyn, N Y, to Atlantic Co-operative Savings & Loan Assoc. Perot st, n s, 100 w Sedgwick av, 15.9x98. Oct 5, installs, 6%. Oct 8, 1908. 12:3254. 500
Ragette, Eliz to Greenwich Mortgage Co. 143d st, No 277, n s, 125 w College av, 50x100. Apr 18, due Sept 1, 1908, 6%. Oct 7, 1908. 9:2324. 500
Rahn, Irvin P with Peter Schwartz. Forest av, w s, 20 s 158th st, late Cedar st, 20x100. Extension of mort for \$3,000. Sept 19, Oct 6, 1908. 10:2646. nom
Riche, Pasquale A to Ebling Brewing Co. Morris av, s e cor 150th st, 50x70.3, except part for av. Oct 2, demand, 5%. Oct 7, 1908. 9:2331. 9,000
Richter, Joseph A to N Henry W Schutt. Wilkins pl, s e cor Jennings st, 50x96x50.5x100; Boston road, s e s, 50 n 165th st, 59.8x98x50x130; Cauldwell av, w s, 100.5 n 165th st, 70x119.4 x82.11x163; Boston road, w s, 288.4 s Jefferson pl, 50x70x75x70.9. Prior mort \$—. Sept 16, 2 years, 6%. Oct 6, 1908. 11:2976. 2977 and 2934; 10:2622. 3,000
Rafferty, Timothy J to James Forbes. Clinton av, s e cor 178th st, 25x100x24.8x100. Sept 30, due, &c, as per bond. Oct 2, 1908. 11:3093. 20,000
*Raymond, Bernard to Wm W Penfield. 242d st, s s, 141.3 e Baker av, 50x100. P M. July 28, 1906, 3 years, 5%. Oct 7, 1908. 1,160
Ritchie, Peter C, Jr, to LAWYERS TITLE INS & TRUST CO. Washington av, w s, 444 s 171st st, 21x140.6. Sept 30, 3 years, 5 1/2%. Oct 2, 1908. 11:2902. 5,000
Ritchie, Mary A to LAWYERS TITLE INS & TRUST CO. Washington av, w s, 415 s 171st st, runs w 130.10 x s 5.6 x w 9.8 x s 23.5 x e 140.6 to av x n 29 to beginning. All title to rectangular plot adj above on n s, 5.6x9.8. Oct 1, 3 years, 5 1/2%. Oct 2, 1908. 11:2902. 7,000

JUDGMENTS IN FORECLOSURE SUITS.

- Oct. 1. Morris av, n w s, intersection s w s 140th st, 25x100. Laura C Crane agt Clarence D Baldwin; Crane & Lockwood, att'ys; Henry S J Flynn, ref. (Amt due, \$23,240.25.)
109th st, No 309 East. Abraham Levenstein agt Samuel B Cooper; Jacob Gordon, att'y; William Klein, ref. (Amt due, \$8,074.47.)
Oct. 3. Av A, n e cor 55th st, 25.5x79.8. Leon S Alt-mayer agt Bernat Springer; Albert Erdman, att'y; Andrew Gilhooly, ref. (Amt due, \$5,450.38.)
47th st, s s, 216.8 e 7th av, 70.10x100.5. Title Guarantee & Trust Co agt Realty Investment Corporation of N Y et al; Bowers & Sands, att'ys; Myron Sulzberger, ref. (Amt due, \$287,604.17.)
Oct. 6. Wooster st, Nos 84 to 88. Spring st, Nos 134 and 136. Germania Life Ins Co agt Pauline Gomprecht et al; Dulon & Roe, att'ys; Geo W Clune, ref. (Amt due, \$7,766.66.)
97th st, No 225 East. Norbert Landau agt Fannie Rosenblum; Samuel Bitterman, att'y; Wm T Keleher, ref. (Amt due, \$5,915.70.)

- Oct. 7. 3d av, e s, 105.2 n 178th st, 50x102.1x49.11x100. Max J Klein agt Northwestern Realty Co et al; Action No 1; Lese & Connolly, att'ys; Isidor Wels, ref. (Amt due, \$12,480.79.)
3d av, e s, 155.2 n 178th st, 50x104.1x49.11x 102.1. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$12,480.79.)
Market st, No 71. Morris Rose agt Morris Lipschitz et al; Moses N Schleider, att'y; Isham Henderson, ref. (Amt due, \$6,812.56.)
16th st, No 512 East. Italian-American Trust Co of N Y agt Eliza Palumbo; Ferdinand E M Bullowa, att'y; Gabriel L Hess, ref. (Amt due, \$12,675.93.)
Dawson st, e s, 537.4 n Longwood av, 40.7x 100.
Dawson st, e s, 618.6 n Longwood av, 162.6x 100; except
Dawson st, e s, 659.2 n Longwood av, 40.7x 100.
Lambert Suydam Jr agt Twelve Forty-two Dawson Street Co et al; Quackenbush & Adams, att'ys; Harvey T Andrews, ref. (Amt due, \$17,225.05.)
138th st, n s, 285 w Broadway, 15x99.11. Pennington Whitehead agt Thomas R De Lacey; Duer, Strong & Whitehead, att'ys; Denis O'L Cohalan, ref. (Amt due, \$9,612.50.)

LIS PENDENS.

- Oct. 3. 8th av, Nos 711 and 713. Mayer Malbin agt Wm W Astor et al; action to foreclose mechanics lien; att'ys, Morrison & Schiff.
Oct. 5. Thompson st, No 15. Geo G Milne agt Barbara Fischer et al; action to declare deeds void; att'ys, Wyatt, Parks & Dawes.
Henry st, No 167. Benjamin W Foster agt Geo H Foster et al; partition; att'y, L F Doyle.
Oct. 6. 67th st, No 211 West. Fannie J Roddy agt Wm S J Roddy et al; action to set aside deed, &c; att'y, F Leonard, Jr.
Rivington st, No 345. Mangin st, No 67. Augusta Greenspan agt Gussie Goldbaum et al; action to set aside deeds; att'y, B Reit-bart.
Oct. 8. 8th st, No 363 East. George Schor agt Joseph Schenkein et al; action to foreclose mechanics lien; att'ys, Morrison & Schiff.
Oct. 9. Clinton av, No 2066. Ewald Weber agt Thomas J Eustace et al; action to foreclose mechanics lien; att'y, D Arthur.

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

57th st, Nos 120 to 124 West. D H Darrin Co agt Anthony S Van Bergen et al; action to foreclose mechanics lien; att'y, C E Thornall.

135th st, Nos 40 to 44 West. Morris Wolf agt Aaron Coleman; action to foreclose mechanics lien; att'y, A H Schwarz.

80th st, Nos 505 and 507 East. Rogers Terra Cotta Co agt Fanny Heilbrun et al; action to foreclose mechanics lien; att'y, S Goodelman.

FORECLOSURE SUITS.

Oct. 3.

141st st, No 461 West. Picken Realty Co agt Katharine Van Alstyne et al; att'y, G J Krug, Jr.

84th st, n s, 450 w West End av, 18x102.2. Elizabeth J Haynes agt Matthew T Murray et al; att'y, W F Clare.

97th st, s s, 335 e 3d av, 25x100.11. Sophia Rabinovitch agt Jennie Goldbaum et al; att'y, M A Rabinovitch.

22d st, No 423 East. Joseph Rabinowitz agt Jacob Hurovitz et al; att'y, S I Frankenstein.

62d st, s s, 89.6 e 2d av, 60x75.5. Mechanics & Traders Bank agt Nicholas Conforti; att'ys, Strauss & Anderson.

Cherry st, Nos 227 and 229.

Water st, Nos 486 and 488. Harris Goldman et al agt Wolf Bloom et al; att'ys, Spiro & Wasservogel.

9th st, No 433 East. August Albert et al agt Yettie Sambo et al; att'ys, Guggenheimer, Untermeyer & Marshall.

Amsterdam av, n e cor 129th st, runs n 24.9 x e 100 x s 17.9 x s w 8 x w 96.3 to beg. Elizabeth Bache et al agt Emilia A Peper et al; att'ys, Wolf & Kohn.

135th st, n s, 100 e Amsterdam av, 72.5x99.11. Sol L Kaye agt Wm M Janpole et al; att'y, B M Kaye.

Lenox av, n e cor 113th st, runs n 201.10 to 114th st, x125x201.10x125. Sphinx Realty Co agt Herman Harris et al; att'ys, House, Grossman & Vorhaus.

Oct. 5.

165th st, n s, 177 w 3d av, 26.2x192. The Northern Bank of N Y agt Edgar W Roylance et al; att'ys, Keener, Lewis & Layng.

52d st, No 110 West. Abner T Bowen agt Raymond S Wood et al; amended; att'ys, Niles & Johnson.

73d st, s s, 121 w Columbus av, 18x102.2. Edmund E Murphy, exr, agt Harry A Buchman et al; att'y, W C Arnold.

165th st, n s, 177 w 3d av, 26.2x192. The Northern Bank of N Y agt Edgar W Roylance et al; att'ys, Keener, Lewis & Layng.

227th st, s s, 105 w 4th av, Wakefield, 50x114. Mary M Stegmann agt Yoodel Seligman et al; att'ys, R E & B J Prime.

Prospect av, w s, 26.11 s Dawson st, 24x95x21 x94.11. Chas F Walters agt Henry Demmerle et al; att'y, A J Talley.

Park av, No 1063. An Association for the Relief of Respectable Aged Indigent Females in the City of N Y agt John T Meyer et al; att'y, F de P Foster.

Garfield st, w s, 325 s Columbus av, 25x100. Cyrus Hitchcock agt Elizabeth Smithson et al; amended; att'y, H S Ogden.

94th st, No 70 East.

94th st, s s, 80 w of Park av, 50x108. John F Calder agt Samuel Kahn et al; att'y, M Nussbaum.

9th av, n e cor 29th st, 20.9x70. James McGinnis agt James C Smith et al; att'y, T Costigan.

Brook av, e s, 123.10 s 165th st, 26.6x155.11x 25x164.9. Jacob Metzger agt Armor Realty Co et al; att'y, R H Bergman.

Oct. 6.

Crotona av, s e s, 314.3 n e 181st st, 22.5x65.10. City Real Estate Co agt Ferdinand Pfeifer et al; att'y, H Swain.

156th st, n s, 378.6 w Amsterdam av, 78.6x99.11; two actions; Elise Boyd agt Louis Meryash et al; amended; att'ys, Johnston & Johnston.

Fulton st, e s, 330 s 240th st, Washingtonville, 33 x 151. Chas T Marvin agt Donata De Carlo et al; att'y, O E Davis.

63d st, s s, 250 e West End av, 37.6x100.5. Catharine A Lawrence agt Fanny Heilbrun et al; att'ys, Bowers & Sands.

144th st, n s, 450 e Lenox av, 100x99.11. Anna Sands agt Joseph A Pucci et al; att'ys, Bowers & Sands.

So Boulevard, e s, 35 n Briggs av, 75x100. Isidore Gartner agt Nicholas Hodes et al; att'y, A Furber.

Robbins av, No 468 and being lot 162, map of Wilton, Port Morris. Joseph Corbett agt Thomas J Granville et al; att'y, W L Allen.

133d st, n s, 240 w 7th av, 20x99.11. John S Bussing agt Lizzie Paley et al; att'ys, Stitt & Phillips.

Oct. 7.

66th st, n s, 75 w 1st av, 37.6x100.5. Israel M Cohen agt Louis J Jacoves et al; att'y, H Cohen.

Crosby st, No 49. Union Dime Savings Institution agt Moses Greenwood et al; amended; att'ys, Ritch, Woodford, Bovee & Butcher.

Park av, No 1712. Henry De F Weekes agt Mendel Diamondston et al; att'ys, Weekes & Forster.

4th or Barnes av, w s, 100 n 223d st, 28x205. Sarah O Mason agt Elizabeth Smithson et al; att'y, W C Arnold.

Wadsworth av, w s, 250 s 187th st, 25x150. Rosa Schleissner agt David Carfolite; att'y, E Jacobs.

St Raymond av, No 119. John Popp agt John Gaynor et al; att'ys, Stillwell & Decker.

Monroe st, Nos 27 and 29. Jacob Fischel agt Hyman A Brody et al; att'y, H M Plateau.

Oct. 8.

172d st, n s, 187.6 w Amsterdam av, 87.6x94.6. Albert London agt Louis Meryash et al; att'ys, James, Schell & Elkus.

Lewis st, Nos 72½ and 74. Dora Bruder et al agt Dora B Perlmutter et al; att'y, P Hellinger.

West Broadway, No 555. Benjamin S Sugarman agt Adelia D Ireland et al; att'ys, Bloomberg & Bloomberg.

Oct. 9.

Front st, No 36. Farmers Loan & Trust Co agt Benjamin A Mason et al; att'ys, Turner, Rolston & Horan.

97th st, No 224 East. Julia E Bambeay agt Hyman Rubin et al; att'y, M J Sullivan.

13th st, Nos 646 and 648 East. David Gordon agt Bertha Wolkenberg et al; att'ys, Engel Bros.

13th st, s s, 280 w Av C, 25x103.1, Bronx. Herbert S Ogden agt Rosa Flood; att'y, H S Ogden.

JUDGMENTS.

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

The Judgments filed against corporations, etc., will be found at the end of the list.

Oct.

3 Albanese, Carlo & Leborio Baldenzo—D Lindborn\$27.65

5 Adelson, Harry M—C Link142.31

6 Applebaum, Mendel—M Davidson55.43

6 Abruscata, Vincenzo & Frank Locuto—People, &c300.00

7 Abramson, Isaac—City of N Y210.80

7 Anderson, Robert H—38th Street & Madison Av Co.127.40

7 Abramson, Isaac—City of N Y210.80

7 Allison, Martin—C T Bradley20.00

8 Areskog, Otto E—Albert Plant et al519.41

9 Adler, Arnold—E J Butler221.83

9 Angle, Geo W—Sheppard Knapp & Co.22.11

9 Anderson, Solomon—DeWitt C Weed et al748.10

9 Altman, Israel—D Schumer25.72

3 Broc, Victor H—B Craft219.69

5 Barton, Theo V—S Lichtenstein et al323.38

5 Buddin, Robert—J Barile69.41

5 Bartoli, Guiseppi—M Girardi et al72.41

5 Buchanan, Chas P—S Strassbourger1,064.32

5 the same—the same2,056.52

5 Beals, Eugene M—Corlies, Macy & Co.1,098.03

5 Breen, Thomas K—Mercantile Finance Co.47.27

5 Blair, George & Hawley Mfg Co—H L Watts2,039.98

6 Beinfeld, Hyman—Bauer & Black41.08

6 Bernstein, Samuel—Harstn & Co.87.15

6 Blumberg, Rose—P Goldman308.55

6 Bauer, Max—M Levy71.25

6 Berkowitz, Samuel—Jay C Wemple Co.434.09

6 Behrendt, Oscar W—J S Ridley et al93.28

6 Bushong, John T—J E Smith46.91

6 Berenson, Hattie B—A Beckcosts, 46.91

6 Buckley, John B—J Wilson76.40

7 Baker, Thomas H—C D P Taylor319.81

7 Barton, Sarah W & Mary L—S Fisher360.15

7 Brodli, Chas J—R Colin et al83.61

7 Bogdany, Joseph—S Kaplan et al223.05

7 Bell, Clarence F—E T Bell2,618.27

7 Battalia, Orlando F—R W Tebbs83.71

7 Berman, Nathan—Murtha & Schmoel Co.60.15

7 Buchanan, Marcella, Margaret P Buchanan & Margaret L Buchanan—I H Miller4,183.84

7 Baumell, Jacob M—H Greenfield79.43

7 Beckelman, Rose, Harris Beckelman & Hyman Schwartz—L Markel400.21

7 Beckelman, Harris & Hyman Schwartz—the same350.36

7 the same—the same616.71

7 Bradley, Gordon B & Winnifred H—J Ballantyne Jr et al642.30

7 Bjork, Joel & Anders Back—J E Buttenworth1,031.51

8 Bleiweiss, Adolph F—W Simon286.21

8 Bryden, Katherine—Simpson-Crawford Co.181.46

8 Bernays, Eli—City of N Y47.66

8 Bick, Philip & Joseph—M Nathan426.20

8 Brodhead, Walter—L Wolfson46.91

8 Borkstrom, Peter—Hudson Structural Steel Co.59.41

9 Bayand, Geo T—J Bardes398.00

9 Black, Samuel & Isaac Brodsky—M Nirenberg et al429.30

9 Baumgarten, Louis—J Auerbach89.72

9 Burnett, Wm E—Barrett Mfg Co151.70

9 Bailey, Thomas—M B Moshercosts, 26.81

9 Borelli, Raffaele—D Smith et al130.33

9 Bloomberg, Leon—J C Simon et al261.61

9 Bramson, Louis—J W Hay114.46

9 Briggs, S Ellis—W Willis727.42

9 Bistrovich, Harry & Israel Mittleman—People, &c500.00

9 Blumberg, William & Samuel Davis—People, &c100.00

9 Buchman, Aaron & Max Gross—the same100.00

9 Brownell, H A & H A Brownell Co—G R Sutherland202.94

9 Berger, Louis—L Klein1,103.06

9 Brown, George—F Madlener149.51

3 Carling, Arthur M & John McDonald—J Beck et al65.81

3 Carrasatt, Francis—A Eligi et al176.67

3 Ciaffoni, Charles—M R Horowitz46.60

3 Cuddeback, Myron W & Catherine Flood—Northern Bank of N Y554.41

3 Colucci, John S—L Brunhill et al127.98

3 Cohn, Harris—City of N Y37.81

5 Conner, Jacob—E M Dixon & Co.315.18

5 the same—Standard Fish Co.522.45

5 the same—Central Fish Co.193.70

5 Chamberlin, Arthur B—Charles & Co.76.28

5 Canitz, Paul—L McConnell43.41

5 Chapman, Walter S—Columbia Phonograph Co.31.30

5 Crisci, Sebastino—the same30.65

6 Cullen, Bernard—J T Haverty90.29

6 Caplan, Paul L—Bauer & Black32.71

6 Carroll, Emma—L Singer62.41

6 Coster, Arthur E—W S Tothill214.65

6 Chester, Philip—F T Kunkemann et al264.67

6 Corr, Joseph A & Margaret A Coleman—G F Sterchi45.72

6 Conner, Jacob—Mizel & Brownell41.19

6 Cooper, Geo R—C M Lefferts500.00

6 Cevelli, Policarpo—W G Whaley50.00

7 Cooper, Borit—D Drill265.61

7 Cone, John E—P Spiegel69.10

7 Coleman, Catherine—M Coylecosts, 71.18

7 Carr, Frank—United Parlor Shoe Store79.27

7 Constantian, Raphael—Central Bridge Coal Co.204.01

7 Constantian, Florence M—H G Silleck Jr.201.85

8 Clifford, Michael—Wm H Kay Co.324.69

8 Cragg, Geo C—C Bevan45.34

8 Crosney, Abraham—H Milgrim et al141.40

8 Conklin, Frank H—City of N Y251.06

8 Cooper, Nathan—the same210.80

8 Crandall, Florence J—M Raymond235.65

8 Cooley, Mildred L—H R Hoytcosts, 117.88

9 Cronenberger, George & Katie, Fred & Augusta S Knecht—Northern Bank of N Y1,049.76

9 Cohn, Nathan & Nicholas Goldman—C F Fischer Lumber Co.114.92

9 Cohn, Nathan & Nicholas Goldman—C F Fischer Lumber Co.246.26

9 Clements, Nicholas D & Anton Mandania—L Esposito70.01

9 Carroll, Wm P & David Davis—L Vannata103.21

9 Chester, Michael—W Hagedorn et al231.61

9 Cahn, Arthur & Jacob—M E Troutman27.72

9 Cogden, Stewart H & Morland Conklin—P S Hildreth et al1,150.32

9 Carpenter, Chas R—Chicago, Milkauke & St Paul Ry Co.costs, 106.70

3 Duberstein, Sara—J E Beck40.61

3 Danglor, Joseph & Pietro Fantano—H L Gurley310.90

5 Duganne, James W—J E Langstaff119.52

5 Duganne, J Winslow—G Stanley82.69

5 Downey, Thomas F—B C Collins59.95

5 Dunn, Nicholas J—J Kuhn35.71

5 Donnelly, Peter E—S Sharf625.79

7 De Luca, Enrico—G Aquino272.41

7 Douthitt, John F—United Electric Light & Power Co.68.21

7 Drew, Wm F—City of N Y306.90

7 De Kovessy, Albin—Brentanos77.09

8 Dodge, Chas C—S W Bower547.92

8 Dickson, Clarence H—J T Ackerman2,661.98

8 Dean, Harry W—M J Bogert et al161.94

8 Dwyer, Elinore C—J E Simon et al77.62

9 Durand, Alphonse—R B Henry & Sadler Co.40.49

9 Dickler, Isidor—W Scher41.40

9 Dean, Harry W—Joseph Walter Box Co74.59

9 Dillenbeck, Sadie R—I Stern et al180.82

9 Duffy, Joseph A—A L Meyercosts, 381.48

9 Demian, Elias, Max & Joe—Brooklyn Heights R R Cocosts, 121.63

9 Dougherty, Joseph L & James S Murphy—F Rubano et al22.67

5 Edwards, Edwin—F J Ruhlman et al158.25

5 Eckhardt, Edward—H Isaacs108.62

5 Emanuel, Pinkus—Congress Brewing Co. Ltd169.40

6 Eames, Harrison W—Bauer & Black25.13

6 Edson, David O—Lord & Taylor234.54

7 Essense, Oscar S—F A Davis Co.44.01

7 Ehbrenzweig, Gustave—L Goldman35.05

8 Erber, Emil—Simpson-Crawford Co.136.33

8 Elkin, Abraham—City of N Y403.00

8 Engel, Herman—S Yudin94.65

9 Ehrigott, Geo H & Lizzie W and William A Mallett—Northern Bank of N Y1,045.22

9 Ettlinger, William—J A Hadden Jr et al371.32

9 Einwich, Franz & Herman Roller—L B Montanye519.40

9 Eustaphie, Eliza C—Acker, Merrill & Condit Co.80.52

3 Fritzel, William & Geo L—Twenty-third Ward Bank of N Y City372.46

3 Finkelstein, Max—Hudson Electrical Supply Co.201.12

3 Funston, Hugh M—S Frank61.40

3 Frank, Kate F—L Stork240.40

3 Flagg, Minnie E & Geo W—Northern Bank of N Y114.70

3 Faust, Paul—City of N Y114.70

3 Frankel, William & George Schor—J Rabinowitz454.65

5 Forrester, Mary E—J S Bryant130.82

5 Falcone, Romildo & Vincenzo—E Magaldi57.04

6 Frank, Alfred—State Bank33.39

6 Fitzpatrick, Philip A—J H Barr169.58

6 the same—H Petri143.73

7 Felt, Abraham, Harry Malakoff & Samuel Mandel—John C Orr Co.1,813.69

7 Frankel, Israel—A Frankel146.62

7 Frankel, Israel or Ike or Isaac—Y Simonson63.47

7 Flichtend, Moses—Hebrew Bermilath Chassodim Assn32.15

7 Flacksenhauer, Harry—City of N Y57.03

7 Fleck, August—the same308.95

7 Frankel, Simon—N Y Desk Dining Room Furniture Co.152.56

7 Fritzel, George & Adolph—H Karrow45.96

GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HANNOVER GERMANY ALSEN ON HUDSON RIVER, N. Y.	ANNUAL CAPACITY 3,000,000 BBLs	<h1 style="font-size: 4em; margin: 0;">ALSEN</h1> <p style="font-size: 1.2em; margin: 0;">"THE ABSOLUTELY SAFE CEMENT"</p>	This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.
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<p>7 Fritzel, George—H Karrow92.31 8 Froehlich, Adolph—City of N Y.....45.71 8 Finkelstein, Harry—the same47.96 8 France, Millard H—E Dwight.....287.78 8 Feltz, Florent A—M T Flanagan.....54.29 8 Farrington, Jonas M—A Campbell.....379.49 8 Fox, Isaac—Rosehill Realty Corp.....8,600.68 8 Friedman, Louis—J A Holland.....392.60 8 Friedman, Samuel—J A Zibell Co.....147.78 9 Fritzel, William & Geo L—J Meerbeck.153.55 9 Ferber, Sarah—B Griffin31.25 9 Friedberg, Morris—Title Guarantee & Trust Co.....66.70 9 Faulhaber, Charles & Jacob—People, &c.....1,000.00 3 Gelenter, Joseph—Richter Mfg Co.....156.67 3 Greff, Harry—D Frank et al.....105.31 5 Gay, E H & Joseph W Jackson—E Norton357.91 5 Grossman, Adolph—R Herschman et al.....124.60 5 Gay, E H & Pittsburg Binghamton & Eastern R R Co—I N Beardslee3,087.93 5 Glick, Hyman—W M Young159.02 5 Garrabrant, Tunis D or T D—G M Butler.....159.02 5 Gray, Joseph A, John Ryan Sons Inc & John Ryan—Northern Bank of N Y.....531.02 5 Gogay, Henry R—Frederick Hollender Co.....52.01 6 Grunewald, Auguste—A M Herring.....431.16 6 Gimbernat, Jules R—C L Simbernat.....1,517.95 6 Ginsberg, Adolph—S Toplitz104.94 6 Gun, William & Andrew Grant—S J Schwartz et al.....191.16 6 Goldman, Nicholas & Nathan Cohn—Raymond-Van Pragg Supply Co.....899.23 6 Golden, Edw L—J M Kerrigan.....208.90 6 Grand, James—S Hudes136.95 6 Ginsburg, Harris—City of N Y.....262.74 7 Galanter, Nathan A—E L Appel.....89.65 7 Getelson, John—M Rothbart50.01 7 Glickman, Leib—M Teitelbaum et al.....45.90 8 Gurvitz, Isaac—City of N Y.....37.81 8 Geiger, Nathan—Kreiger Shoe Co.....70.61 8 Graft, Henry—L Franc62.26 8 Galley, Felix M—H D C Berner et al.....costs, 199.07 9 Guidici, Edward—A Arachtingi996.13 9 Gravier, Henry—B Blumenthal et al.....369.91 9 the same—the same284.41 9 Grodnick, Jennie—J Shapiro162.47 9 Goldman, Rachel & Henry Pearl—People, &c.....100.00 9 Gross, Max & Aaron Buchman—People, &c.....200.00 9 Giannone, Raffaello—A Arrigoni.....399.72 9 Glatt, Samuel & Henry Spalter—Title Guarantee & Trust Co.....53.10 9 Gobber, Frederick—Wittermann Bros Inc.....82.08 9 Graham, Ada—Pease Piano Co.....65.31 9 Green, Isaac—Modern Fireproofing & Reconstruction Co.....101.22 9 Goodstein, Louis—L Krower et al.....322.97 9 Glicksman, Louis—Bottlers & Mfrs Supply Co.....90.32 9 Gordon, Ben L—W Alsberg et al.....217.18 9 Gouonsky, Max—M O Salmansohn59.79 9 Golub, Abraham—J D Khodoff29.26 3 Harris, Cecilia—Burns Bros61.86 3 Hannon, John—J Gold34.30 3 Hutchinson, Chauncey E—J H Van Tine.....932.95 3 Hogan, Chas H & William Ingram—C B Hubbell Co.....50.38 3 the same—the same64.99 3 Hart, Gustavus—A Provenzano.....144.41 3 Hannon, John—A N Levin127.50 3 Hughes, Augustine F exr, &c—E B Crothers750.00 5 Hoffbauer, Carl—Independent Salt Co.....32.23 5 Hicks, Norman P—C Porter151.92 5 Hoffman, Chas H—E C Stuffer.....120.93 5 Herzig, Sigmund—S F Myers Co.....73.41 6 Hill, James A—Winnebago National Bank of Rockford999.00 6 Hemming, Henry S—De Dietrich Import Co.....51.12 6 Hochhaus, Samuel—S Tynberg Jr.....39.65 7 Hulbert, Hugh B—City of N Y.....595.20 7 Hale, Wm J—the same403.00 7 Hand, Patrick—the same403.00 7 Hillers, August H—F Berske102.05 7 Hillery, Ellen—Ridley & Ottinger Co.....371.43 7 Haines, Franklin—Waterbury Co.....506.91 7 Harfield, Matilda—United Electric Light & Power Co.....13.81 7 Hetrick, Chas B—G B Hurd376.85 7 Hesselson, Simon—G Seaman43.29 7 Hines, Edw V—Ruy Suarez & Co.....206.53 7 Hengstler, Julius & Rustic Construction Co—A W Uckel37.02 8 Hecht, Alex—City of N Y.....210.80 8 Holland, John H—the same787.19 8 Hall, Essie—P Fehr.....145.72 8 Hopton, Chas G—J Marx et al.....973.42 8 Haines, Franklin—L Clark1,128.30 8 Hoadley, Joseph H—Boston Inc Co.....283.16 8 Hirschman, Ulrich—C H Smith126.05 9 Heyman, Samuel—United Oil Cloth Co.....179.15 9 Hermelin, Harris—M Silverman et al.....261.98 9 Hampson, Arthur—W R Bohmert et al.....14.81 9 Hirsch, Julius—C Bergenstein.....65.65 9 Heal, Wm S—J J Pheelan194.41 9 Hersey, Ada—L B Montague403.15 9 Hampson, Arthur—R Rives64.65 9 Hyman, Samuel & Morris Chauls—United Oil Cloth Co.....179.15 9 Hanalis, Isaac—S Breglass185.81 9 Hurst, James & James King—People, &c.....500.00 3 Isaacs, Joseph—J Best304.87 9 Irving, Clarence J—F Faubel.....20.90 9 Iginbene, Louis & Gaetano Abbato—People, &c.....1,000.00</p>	<p>3 Jordan, John S & Alex M C Smith—Hayes Rubber Co.....153.46 6 Johnson, A Sidney—I Stern et al.....169.27 6 Jacquelin, Chas L—G B Hewlett.....1,724.92 6 Jacoves, Louis J—J H Semel et al.....113.71 6 the same—Berg Bros.....115.77 6 Jordan, Charles—B Meyer58.26 6 Jameson, Mary C—Bronx Borough Bank.....270.97 7 Johansen, Alfred—F Rubano et al.....325.72 7 Jacoves, Louis J—J Savino.....135.49 8 Jordan, Frank M—M J Moloughney.....77.36 8 James, Morgan T—L Wolfson95.26 8 Johnson, Chas C—City of N Y.....114.70 8 Joline, Adrian H & Douglas Robinson recvrs—A Daniels500.00 9 Joline, Adrian & Douglas Robinson recvrs—A Cinque114.31 9 Jacobs, Joseph—A Shapiro98.14 3 Kelly, Mary & Alberto Di Miceli—I Stern et al.....552.14 3 King, Wm I—Curtis Blaisdel Co.....642.11 3 Kolyer, Richard—C E White173.53 3 Krause, Edward & Rachmael Abramowitz—H Shaffer75.80 3 Katz, Jacob & Max Wimple—N Kirsh8,741.53 5 Keatinge, Joseph M—C P Blaney.....689.73 5 King, James D—F Ambs73.88 5 Klein, Dezzo—A Silz Inc.....274.53 5 Kessel, Louis—Business Press.....239.41 6 Koch, Walter W—I S Vought et al.....150.65 6 Kosower, Abraham—H H Rabat82.15 6 Kosower, Abraham—F Katz114.57 6 Kandel, Sam—S Dorfman52.65 6 the same—S Itzokowitz50.65 7 Kennin, John L—City of N Y.....595.20 7 Kancosky, Jacob—the same45.71 7 Kloest, Samuel—S Feinstein122.31 7 Kleist, John E & Annie—J Jordan et al.....331.32 7 Kenney, John J—Vogel Clothing Co.....27.31 7 Keller, Morris—Acker, Merrill & Condit Co.....218.29 7 Keenan, Thomas & Louis M Klute—H Biven.....44.66 7 Kasower, Abraham—B Ribakove et al.....77.90 7 Klatzko, Joel—M D Spektorsky—Possession of property or209.58 7 Kaminski, Robert S—L Goldman.....31.72 7 King, A Arthur—J H Sturck116.31 8 Kaufman, Adolph—City of N Y.....114.70 8 Kelly, Stephen A—American Radiator Co.....364.06 8 Kuppenheimer, Joseph A and Helena—A I Lewis et al.....54.11 8 Korn, David—G Campbellcosts, 140.91 8 Kramer, Meyer—A Tonkonogy492.95 8 Kelly, Francis W—G W Burns101.76 8 Koch, Wm F—Andrews & Coupe.....40.51 9 Klein, Derco—J Beck et al.....202.81 3 Lipke, Abraham—Burns Bros.....51.01 3 Lee, Hampton—H L Herbert & Co, Inc.....122.51 3 Lechuyr, William—M Germansky.costs, 27.22 3 Limmer, Harry E—Columbus Distilling Co.....42.02 3 Langan, Patrick—J Schiebel.....435.04 5 Leo, Benjamin, Jennie Petchaft & Kati Lebdorf—A Kiendl et al519.40 6 Lynch, Michael—C Reiss et al.....40.98 6 Lyle, John A—Morningside Realty Co.....231.83 6 Levy, Carrie—B Rosenbaum174.18 6 Lanasse, Frederic—G F Gourdoux.....72.94 6 Lentin, David—Grassi Bros621.84 6 London, Albert & Louis Meryash—M S Kornheim et al162.15 6 Lee, Walter W—J H Edwards.....44,311.46 6 Loizeaux, Wm S—J Armstrong2,136.36 7 La Marra, Enrico & Henry Pitti—S Levor.....49.31 7 Leiman, Samuel H—J Teiman et al.....93.62 7 Langere, Raphael—E C Molby421.47 7 Littlejohn, Andrew S—H Herrmann Lumber Co.....69.30 7 Levinson, Morris—A M Levy290.51 7 Lancaster, James H—U S Addressing & Printing Co.....107.16 7 Lehr, Harry—G Schamberger51.06 7 Logan, Edgar—Acker, Merrill & Condit Co.....379.85 8 Lynch, Edw F—American Type Founders Co.....33.98 8 Lillibridge, Ray D—Simpson-Crawford Co.....146.03 8 Leake, Malcolm E—the same449.04 8 Levy, Alex M—Schroeder Ice Co.....161.18 8 Levittan, Nathan W & Henry Wolfson—U S Trust Co of N Y exrs217.15 9 Lyons, Dennis F—J Dolan80.56 9 Levintan, Henry—J Spero et al.....235.31 9 Lasner, Frank—Title Guarantee & Trust Co.....36.50 9 Liso, Guisepppe & Raffalo Carbone—People, &c.....500.00 9 Liebenthal, Jacob, Joseph & Louis—Globe Fire Proof & Sash Co371.32 9 Lesser, Joe & Max Wolgin—M B Willcox.....79.72 9 Lippmann, Joseph—Lyons Mfg Co.....86.64 9 Lesowitz, Joseph—E Voska et al.....593.80 3 Matheson, Adam McD—A L Morris et al.....826.18 3 McDonald, John—J Beck et al.....155.81 5 Minami, Clara—T A Keppler124.72 5 Madden, Michael—Byron W Greene Jr Co.....78.36 6 Mack, Blanche—J Shapiro.....679.52 6 Monhaupt, William—Frantz Wall Paper Co.....77.74 6 Manheim, Hyman & Abraham I Weinstein—O Huber13,113.25 6 Molinelli, Andrew L—Thomas G Knight Co.....370.56 6 Manheim, Hyman & Abraham I Weinstein—O Huber13,108.76</p>	<p>6 Markewich, Samuel—E Wissman.....190.40 6 McVeigh, Mary—A C Dodge.....38.36 6 McGarry, Thomas & Thomas J Smith—F Gross90.91 6 McVuade, James—John Simmonds Co.....133.36 7 Moxham, Edgar C—City of N Y.....210.80 7 McKean, Archibald—the same403.00 7 Marder, Abraham—Hebrew Gemilath Chas-sodin Assn32.65 7 McGuire, Michael—H Fields35.55 7 Marcus, Samuel, Henry D Mayer & Arnold Realty Co—H Pomrinse.....148.96 7 Maratto, Michele—J M Raber1,135.49 7 Manson, Morris, George Jacobson & Newman Dube—J Welz3,195.76 7 Meade, Chas N—J Ratner119.40 7 Meehan, Patrick A—J H Bernstein.....66.46 7 Mandel, Samuel—John C Orr Co.....2,223.80 8 Martyn, Harry M—Muhlenberg Coal Co.....114.05 8 Moritz, Minna—F H Lockwood et al.....53.83 8 Misicki, Thomas—the same301.54 8 Murray, Thomas—City of N Y.....306.90 8 Mann, David F—S Cohen61.65 8 Martin, John H—I Bernheim et al.....86.52 8 Montegriffo, Helen F—J Levett.....29.11 8 Meade, Martin J—H Wark74.45 9 Murphy, Wm F—E V Slanson.....812.68 9 Myers, Simon—I S Williams496.10 9 Marcus, Simon, Henry W Mayer & Arnold Realty Co—A Thompson219.41 9 Mann, Emma K—H Breslin et al.....2,038.37 9 McCabe, Chas F—J F Snow966.23 9 Miller, Richard T—I Stern et al.....168.65 9 Monahan, John & Joseph Halpin—People, &c.....100.00 9 Monetsky, Michael and William Reilly—the same100.00 3 Nelson, Norman E—Alvin Mfg Co.....320.30 5 Newman, Harry—Francis H Leggett & Co.....84.10 6 Nitke, Maurice—H Cohen et al.....131.91 6 Niemeyer, Diedrich—M N Clement.....1,819.47 6 Newman, Benjamin—G R Sutherland.....221.60 6 Nelson, Neils—H Orths27.41 7 Nord, Peter W—H Kislak250.41 7 Newman, Isidor—D Temmer102.72 7 Nelson, G M & Elbert Wakeman—Mutual Life Ins Co of N Y567.72 7 Neyer, Richard—C F Flaacke264.48 8 Newman, Isidor—C H Peckworth249.42 8 Naliboff, David—City of N Y.....403.00 9 Nash, David—E J Dinger225.34 9 Natale, Raffaele—G Sciorra.....60.01 5 O'Donoghue, Theresa—S Rosenbaum.....104.67 6 Obegfoll, Chas L—American Blue Stone Co.....362.37 6 Oppenheim, Albert, Benjamin & Elsie, also Rose Berg—P I Ansoerge1,440.03 7 O'Connor, John D—M Charters3,381.37 7 Ornstein, Tobias—Hebrew Gemilath Chas-sodin Assn59.65 7 Ott, Charles—City of N Y114.70 7 Oseroff, Isaac—the same37.81 7 O'Rourke, Thomas—N Y Edison Co.....74.07 7 O'Brien, Mary—C B Fowler et al.....459.58 7 O'Reilly, Joseph—H J Cohen18.65 7 O'Neil, Helen, Joseph O'Reilly & James M Sullivan—H J Cohen165.65 9 O'Rourke, Timothy B—C Appel61.81 9 Ordovery, Bernhard—I Leventhal84.65 9 Orendly, Abraham—Candee, Smith & Howland Co.....1,119.01 3 Patti, James, John, Joseph or Angelo & Milo or Casmir—Florence Distilling Co.....341.74 5 Post, Walter S—A S Pettit.....199.19 5 Pupki, Chas J—Electric Launch Co.....153.41 5 Petchaft, Jennie—B Leo343.10 6 Pringle, Frank—J H Edwards.....9,510.74 6 Parrett, John W—J B Wilden et al.....65.58 6 Parker, Samuel W—Wilson Distilling Co.....872.81 6 Pfitzner, Frederick—Employees of Rosenthal Mfg Co Benevolent Ass'n.....126.09 7 Pashowsky, Israel—City of N Y.....403.00 7 Petroville, Nicholas—the same403.00 7 Peopole, Fitzgerald—the same114.70 7 Pulling, Henry S—the same37.81 7 Pavlovitch, Peter—J Chankin55.00 7 Poillon, John E—H N Baruch273.95 7 the same—the same368.56 7 Perkins, John—J G Powers97.87 7 Pannill, Chas J—F F Baynon74.41 8 Petreanu, Zaller—A Syrkin et al.....40.21 8 Paull, Samuel & Dora—I Reisler392.31 8 Pike, Montague J—Vehicle Realty Co.....982.89 8 Perrin, Chas S—J Burfiend et al.....151.66 9 Pletsch, William—J J Kiley et al.....124.81 9 Pearsall, Edw—American Radiator Co.....136.54 9 Penna, Rocco or Joseph—F S Cicio.....84.63 9 Porazzi, Michael—M Harris44.31 9 Paull, Edw C—H E Gaudy188.36 3 Quennard, Geo H—City of N Y.....787.40 8 Quigley, James—City of N Y.....218.35 8 Quinn, Edw J—the same210.80 3 Reifschneider, Geo F—J W Weber.....162.92 3 Ryan, Matthew A—M Ryan339.72 3 Resnikoff, Max & Samuel Friedberg—E Shimpelsky434.41 3 Rosen, Abraham J—I Kashare et al.....121.81 3 Rose, Alfred E—W R Phelps et al.....70.02 3 Robinson, Isidor, Bethoven Englander & Emma Frank—H G Silleck Jr.....2,233.25 5 Richter, Wilner H—F H Leggett & Co.....40.66 5 Reihl, Geo A—H Isaacs34.72 6 Reilly, Lincoln A—F H Thompson.....294.67 6 Rice, Luke—Jaros Co.....59.41 6 Rachaelson, Harris—A Grossman.....191.11 6 Rhodes, Alfred A—W H Hussey et al.....206.51 6 Robinson, Horace G—F L Crocker.....1,542.03 6 Robinson, Douglas & Adrian H Joline, rec's—J Elvers3,000.00 6 Roth, Paul—N Bowden130.50 6 Rads, Adolph—J H Edwards.....28,493.04</p>
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ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

7 Rothschild, Samuel—City of N Y...595.20	5 Von Eulenberg, Vector W—N Goldenberg...163.04	7 Fultonville Lumber Co & Charlton Contract Co—P Comes...634.86
7 Rosenthal, Isaac—the same...210.80	5 Van Buren, Wm H—M Van Buren Holmes...9,016.25	7 Rustic Construction Co—A W Uckele...37.02
7 Rakus, Michael—the same...210.80	6 Van Buren, Jacob—J M Cohen...565.11	8 White Star Transfer Co—E Moore...387.56
7 Robinson, Douglas & Adrian H Joline, recvrs—R Kraus...300.00	7 Von Erlenbell, Walter—N Y Edison Co...120.01	8 Eagle Garage & Machine Co—Valvoline Oil Co...371.61
7 the same—S Coyle...1,000.00	9 Vegara, Leonardo—H S Lake...114.41	8 American Taximeter Co—City of N Y...38.94
7 the same—T Moran...250.00	9 von Dewitz, Baron—J P Mueller...46.93	8 Illustrated Fashion Co—the same...67.02
7 the same—M Crowley...350.00	9 Volz, Edward—Welsbach Gas Lamp Co...40.41	8 Industrial & Commercial America Co—the same...86.39
7 Rubin, Rudolph—Moneywright Scale Co...124.63	3 Worth, Augustus—City of N Y...218.35	8 Fred D Johnson Co—the same...86.04
7 Rinzier, Sam—M Sumner...112.71	3 Wood, Frederick J—the same...57.03	8 Marston Securities Co—the same...86.39
7 Rasner, Jacob—H Kramer et al...45.96	3 Whitman, Eugene S—the same...218.35	8 Moore Co—the same...45.71
8 Rothschild, David—City of N Y...403.00	3 Wulff, Mary J—the same...218.35	8 Motherlode Copper Mining Co—the same...67.02
8 Robertson, Charles—the same...129.01	3 Woods, John—the same...218.35	8 Organization Co—the same...66.76
8 Rodie, Alex H—H A Shomo...109.58	3 Ward, Edw M—C Leopold...279.58	8 Curley Cutlery Co—E F Cole...3,007.04
8 Rhodes, Alfred A—G A Feld Co...79.37	3 Wolkenberg, Joseph—Hencken & Willenbrock Co...264.95	8 Dry Dock, East Broadway & Battery R R Co—A Bloom...1,250.00
8 Rosenberg, Theresa—M Weingarten et al...78.35	6 Wendelken, Dederick—J Beck et al...66.56	8 Empire Steel & Equipment Co—F E Fonseca & Co...71.81
8 Rosenberg, Irene—the same...78.35	6 Wolf, Benjamin—H W Vogel et al...97.58	8 Forty-second Street, Manhattanville & St Nicholas Ave Ry Co—J Schuster...costs, 173.10
9 Rudd, Wm W—Thomas D Murphy Co...28.15	6 Walton, John—S I Schwartz et al...32.00	8 Hardware Jobbers Purchasing Co—E I Dupont De Nemours Powder Co...158.11
9 Rosen, Louis—P Bernstein...143.13	6 Wolf, Bernhard, exr—C Rosenfeld...257.85	8 Edward Johnson Building Co—Graff Furnace Co...447.85
9 Robinson, Douglas & Adrian Joline recvrs—A Cinque...114.31	6 Wire, Edw B—J H Edwards...44,311.46	8 T S Napier & Co and Thomas S Napier—E Storer...49.40
9 the same—H Wintermann...300.00	7 Whitney, Bella A—J L Meyers & Co...225.80	8 Societa Molini Pastificu & G Fabrocino—J Musolino...3,950.28
9 Rappaport, Samuel H & Armin, William Katz, Aron H Schrafer & Samuel Greenfeld—M Neuwirth...164.20	7 Wood, Frederick E—City of N Y...499.10	8 May Fass Co—G Fass...975.08
3 Seif, Julius—J Aberbach...62.55	8 Wadsworth, Gerald B Co Inc—S C Beckwith Special Agency...91.41	8 Kornit Mfg Co—Manhattan Electrical Supply Co...112.41
3 Stein, Jacob & John Smofsky—J E Bates et al...149.85	8 Wolt, Betsie—A A Herrman...291.51	8 Zellman Social Piano Mfg Co—City of N Y...403.00
3 Sully, Daniel J—L M Starr et al...680.84	8 Wiles, Wm F—Simpson-Crawford Co...89.81	9 Lochinvar Realty Co—Northern Bank of N Y...947.76
3 Shea, Daniel N—F Westheimer et al...119.96	8 Warner, John J—S Lichtenstein et al...1,531.20	9 Lester Realty Co—Central Chandelier Co...184.81
3 Snow, Wm B—F I Helmuth...576.64	8 Weiss, George—J T Dill Co...55.35	9 Arnold Realty Co, Simon Marcus & Henry W Mayer—A Thompson...219.41
3 Sugden, Fred H—W J Kress...199.45	8 Warner, John J—A Williams et al...105.89	9 Eveleth-Brown Co—R C Crouch...539.41
3 Shea, Maurice A—H B Marinelli...50.76	8 Warm, Jacob & Frank Messer—T J Mooney...2,021.38	9 Friede Globe Tower Co—G Lovello...1,805.37
5 Salomon, Walter J—D A Wilson Jr...60.12	8 the same—the same...1,689.26	9 Warp Twisting Machine Co—A Duppler...3,030.40
5 Sportaro, Emanuele—A Musica et al...71.35	8 the same—the same...382.70	9 the same—A Gloss...2,942.56
5 Smith, Edw G—Bonwit Teller & Co...222.02	9 Weill, Gus—J Vogelfanger...120.57	9 Alcorn Woolen Mfg Co—S G Siegel et al...823.19
5 Smith, Alfred H & Harrison B—M G Boeck...costs, 117.78	9 Wall, Leila B or Leila B Dressner—T P McKenna...310.67	9 City of N Y—Continental Asphalt Paving Co...169.61
6 Shoben, Jacob—Bauer & Black...24.41	9 White, Samuel—M J Kramer et al...40.72	9 American Tobacco Co—C Minsky...301.60
6 Saltzman, Louis H—C Garden...190.15	9 Waterbury, Lawrence—G J Gould...10,097.39	9 Congregation Kehal adath Jeshurun M'Yassy—Universal Bldg & Construction Co...1,226.00
6 Shain, Joseph—M Kubersky...127.65	9 Wolrab, Richard—B Bernard et al...111.91	
6 Strackerjan, Josephine—Monogram Realty Co...45.51	9 Waner, John J—Palmer & Pierce...454.51	
6 Schlesinger, Alex—S Hoffman...44.41	9 the same—W F Collins et al...212.66	
6 Schoenberg, Edward—State Bank...335.71	9 Wakeley, James—C Schueler...262.66	
6 Schweig, Henry T—Blackstone Realty Co...108.41	9 Winter, Frederick—Consumers Brewing Co of N Y, Ltd...4,651.66	
6 Schwartzbart, Abraham & Max Blitzer—State Bank...215.95	8 Young, Elliott or Elias & Samuel Berman—S Haas et al...302.80	
6 Samuels, Lionel E—Buck Silver Co...costs, 193.06	9 Young, John B—J Ratner...41.15	
6 Silverman, Haskel—T Boyd et al...139.21	3 Ziegler, Samuel H—City of N Y...114.70	
6 Sheahan, John F—C Neppach...29.17	6 Zuckerman, Louis—W Lerner...73.89	
6 Shotwell, Edw D—J H Edwards...9,510.74	9 Ziegler, Julia K—J W Abraham...89.41	
6 Shea, Mary I—P J Holler...152.88	9 Zuckerman, Philip—L Klein...1,040.96	
6 Smith, R Wilson & Garrett H Melorum—Electric Fireproofing Co...costs, 28.88		
7 Schiff, John—J Jereb...111.76		
7 Saplan, Solomon—City of N Y...403.00		
7 Smith, Edw G—H Townsend...costs, 156.74		
7 Simon, Fannie—M D Spektorsky...218.57		
7 Sullivan, Jeremiah—E A McSkane...112.15		
7 Sondheim, Leopold & Eugene—F A Cauchois...151.22		
7 Schwartz, Hyman—L Markel...346.36		
7 Stewart, Robert A & Max Jorrich—J Tea...1,948.65		
7 Schneiderman, Jacob—G Gillarsky...162.20		
8 Schwarz, Barbara—National Linoleum Mfg Co...374.24		
8 Schwarz, Charles—P Curran et al...90.53		
8 Schultz, Lewis R, James P Gaylord & Caroline F Marsh—M S Operti...1,498.43		
8 Strosensky, Rebecca & Rachel Scholfrock—R P White...198.99		
8 Springer, Max—F Wolters...145.88		
8 Steinberg, Moses—C Campbell...costs, 118.35		
8 the same—A Blaurock...costs, 106.75		
8 Stevens, David M—City of N Y...114.70		
8 Stanger, Bertha—H Krakower...162.01		
8 Sheffer, Winifred G—A Ferris...141.81		
8 Swick, Samuel—M Nathan...43.14		
8 Sullivan, Margaret G—Teff, Weller Co...138.50		
8 Spooner, T Edw—Sun Printing & Pub Assn...486.31		
8 Swartz, Abraham—L Ehrenberg...125.26		
8 Stetson, John P—A L Woarms et al...89.89		
8 Schreiber, Ezekiel—A Hochster...159.41		
8 Stillwell, Geo W—T Corrigan...260.68		
8 Schrader, William—M C Milnor...126.69		
9 Sussman, David & Samuel Blick—Standard Lime Co...139.45		
9 Sindel, Joseph & Joseph L Schwartz—People, &c...1,500.00		
9 Sussman, David—Standard Line Co...139.45		
9 Sarney, Daniel—Kulenkampff & Co...47.52		
9 Spencer, Scott C—E F Spencer...costs, 148.43		
9 Sapery, Helman & Louis—Goulds Mfg Co...626.83		
9 Sher, Sarah & Abraham—M Krug...49.29		
9 Schwartzman, Goodman—Asiel Putzel Co...237.31		
9 Sinel, Joseph—L Kalina...133.82		
3 Toch, Maximilian B—R J Secor...99.41		
5 Totten, Joseph—K Krauth...119.67		
6 Tassi, Raffaelo—C A Lock...37.71		
6 Trotta, Pasqual—J P Coughlan...125.00		
6 Tassi, Raffaelo—C A Lock...136.12		
6 Toggart, Lucius B—Central Syndicate Building Co...216.49		
6 Thompson, Edw M—S H Congdon...446.67		
7 Travin, Samuel—Hebrew Gemilath Chassodram Assn...32.15		
7 Tennebaum, Hyman—H J Livingston...287.40		
7 the same—C Schaffer...183.40		
8 Terry, Benjamin—City of N Y...218.35		
9 Tribbit, William & Chas F R Quern—People, &c...1,000.00		
9 the same—the same...1,000.00		
6 Ure, Wm H—A Hunter...272.24		
7 Underhill, Edw B—F D Langstrath...547.21		

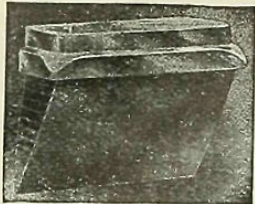
CORPORATIONS.

3*Congregation Anshi Sholem—E Shimpelsky...434.41
3 Delaware Fire Ins Co of Dover, Delaware—M Fromer...106.65
3 Union Ry Co of N Y City—M Deegan...793.53
3 Elizabeth Lyons Inc & Elizabeth Lyons—Abendroth Bros Inc...32.65
3 Whipple & Co—N Y Telephone Co...62.64
3 Standard Piano Hammer & Felt Co—City of N Y...57.57
3 Concrete Plant Mfg Co—B C Stickney...costs, 29.53
3 Mt Vernon Pub Co—Barnhart Type Foundry Co...91.13
3 Lederer Amusement Co—G Kerker et al...costs, 102.15
5 Typewriter Inspection Co—R A R Brown...89.09
5 I S Van Loan Co—G H Schreck et al...118.65
5 Why Dairy Lunch Co—Bramhall Deane Co...205.26
5 Sherman Square Hotel Co—A M Cardani...470.54
6 New York Taxicab Co—J T Haverty...384.15
6 Silk Textile Waterproofing Co—B Altman et al...191.96
6 Westchester Heating & Engineering Co, John Cullen, Chas B Ash & Arthur S Lewis—American Radiator Co...167.58
6 Backman & Doyle Construction Co—Alsens American Portland Cement Works...156.48
6 Rutland Realty Co—Frantz Wall Paper Co...89.59
6 Congregation Adath Jeshurun, Elias Hechtman, Morris Buchman—State Bank...114.11
6 Oppenheim Realty Co—P I Ansonge...1,440.03
6*Jacobson Brilliant Trimmed Hat Co—J H Semel et al...113.71
6*Jacobson Co & Max Jacobson—the same...113.71
6 the same—Berg Bros...115.77
6 Atlas Motor Co—D L Martin...costs, 25.01
6 Park View Co—Italian American Trust Co of the City of N Y...218.13
7 Florence Realty & Construction Co—S Sobel...51.85
7 Hygeia Tobacco Mfg Co—City of N Y...595.20
7 Imperial Braid Co—the same...86.05
7 Illustrated Press Syndicate—the same...37.81
7 Italian Cheese Co—the same...66.05
7 Paramount Construction Co—G S Cammack et al...217.21
7 Polish American Pub Co—City of N Y...57.03
7 Zinc Property Co—City of N Y...218.35
7 United States Title Guarantee & Indemnity Co—D Griffin...121.33
7 F W Carlin Construction Co—J K Larkin et al...379.59
7 Moss Realty Co—New Netherland Bank of N Y...531.40
7 Hawthorne Building Co—R P Wardwell...235.52
7 North Side Iron Works—D Berman et al...335.82
7 Streber Tobacco Co—City of N Y...80.62
7 St Dunstan Society—C & M Envelope Co...592.33
7 Duffie Pub Co—Beekman Paper & Card Co...45.41

SATISFIED JUDGMENTS.

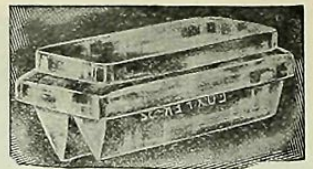
Oct. 3, 5, 6, 7, 8 and 9.

Aron, Mark—C H Latasa, 1908...274.23
Boyd, Agnes D—J R Cowen, 1908...329.41
Barkin, Samuel—D T Flynn et al, 1908...300.67
Barbanell, Hyman, Yetta Barbanell, Ida Kuslandzik & Max Alpert—I Mosson et al, 1908...170.48
Bonagura, Vincenzo—J Rizzi, 1908...225.36
Ballard, Wm R—Stanley Court Realty & Construction Co, 1908...473.71
Bechtel, Eva & George Bechtel Brewing Co—R Schneider, 1905...10,138.42
Brooks, Byron—Stone, 1908...318.83
Benson, Joseph & Bertha—M D Kopple, 1908...323.70
Chalmers, Thomas C—P Smith, 1908...17.41
Clark, Francis A—M Lyons, 1901...306.97
Same—Becker Bros, 1902...160.50
Same—R E Thibaut, 1901...365.90
Same—M Oberfelder, 1902...575.63
Same—W G Davies et al, 1899...348.06
Coxe, James A—J P Nolan, 1908...304.91
Clark—Francis A—R Theford, 1902...289.72
Same—City of N Y, 1902...148.00
Same—Moquin-Offerman-Heissenbuttel Coal Co, 1902...2.91
Same—same, 1902...285.50
Same—Twelfth Ward Bank, 1902...6,089.38
Same—H A Sperry, 1904...69.41
Same—W G Davies et al, 1901...3,807.50
Same—Aeolipyle Co, 1903...39.66
Same—N Balevre, 1900...27.35
*Clark, Francis A—Manhattan Electric Light Co, 1902...199.87
Clark, Francis A—G Seklir et al, 1903...25.19
Conroy, Edw H—C H Latasa, 1908...274.23
Clar, Francis—T E Crimmins et al, 1902...52.71
Same—Henry Elias Brewing Co, 1903,1,612.45
Denham, George—I Elbe, 1907...145.40
De Loches, George or George Russell—G E Wilson, 1908...54.31
Dammon, Frederick—M Cohn, 1908...24.72
Etkin, Louis—D Crystal et al, 1908...468.88
Same—same, 1908...309.56
Goodman, Frederick F—A Wallenstein, 1908...1,452.57
Garner, Elizabeth—W W Tinsley et al, 1904...40.34
Goldbach, Saul W & Samuel E Pick—S Rothaus, 1908...45.01
Grissler, Louis—M Shidlowky, 1907...74.65
Grover, Clara A—Ennis & Stoppani, 1907,52.79
Same—same, 1907...113.97
Same—same, 1908...142.55
Garfel, Louis—S Kaplan, 1908...33.00
Gerhards, Albert—K Krower et al, 1902...130.77
Grimm, Edw G—J C Loudon et al, 1903...124.49
Gardner, Bertha & Warren—M Moore, 1908...138.57
Gwyer, Geo W—J A Vincent, 1908...433.41
Herring, Anna—Snare & Treist Co, 1908,244.32



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Helme, John C & Lewis Hopner—People, &c. 19061,000.00
Hollister, Harry M—City Real Estate Co. 1905.3,004.30
Hatcheson, Ralph—D M Nesbit Co. 1908.266.79
Hamilton, Thomas L & Alexander H—M M Smith. 190692.02
Heller, Harry & Ike Borodkin—T R Martin. 19072,093.88
Jungman, Charles—I D Brokaw. 1908.1,872.52
Kock, Charles—J H Meyer et al. 1908.51.31
Kay, Geo J—Phoenix Soapstone Co. 1908.209.71
Kohrman, John & Owen E Kelley—J De Fago. 19082,065.97
Kiefer, Lena & Magdalena—G Schlenker. 1908.4,236.27
Leggett, Francis H—M Field. 1908.175.15
Leacraft, John D—N Y Telephone Co. 1907.470.07
Myer, Max—J K Vogel et al. 1903.51.04
Miller, Fanny S—Majestic Hotel Co. 1908.222.41
Marcus, Louis—Butler Bros. 1908.257.66
Macrery, Andrew—Caledonian Ins Co. 1908.544.32
Nowak, David—Zahn & Bowley Co. 1908.70.41
Orr, Frank—J Seligman et al. 1908.47.31
Orr, Frank—J Busse. 1908342.75
Orr, Frank—A J Connick. 1907163.16
Olds, Franklin M—A G Evans et al. 1908.254.83
Oppenheimer, Leopold—M McKown. 1908.17.72
Piza, Anita—D Lubelsky. 190789.32
Papa, Felix—H Hoeningsberg et al. 1908.18.73
Perkins, Thomas C—Phoenix Towing & Transportation Co. 1908264.06
Perlman, Samuel—Douglass Phonograph Co. 1906192.94
Partridge, Henry C, Louis L Wendell, Andrew Ruegamer & William Auer—John Simmons Co. 1908195.43
Pulver, Frank—J F Makley. 1904.421.41
Same—same. 1904413.11
Rafterym, Mary T—P W Cullinan. 1905.241.34
Ryan, Anna—J H Feister. 1907.122.13
Ryan, James F & John Lever—M D Williamson Co. 1905223.01
Steinberg, Louis, Solomon Steinberg, Joseph Kovall & Wald, Lewis Co—M Pestly. 1908.116.06
Siegel, Davis—C S Truax. 1900.146.27
Singer, Mayer—City of N Y. 1908.59.91
Steindler, Caroline—Kohn & Decker. 1908.37.22
Solomon, Leah & Joseph Bernstein—People, &c. 1908500.00
Solomon, Leah & Dora Buchbinder—same. 1908500.00
Solomon, Bernard & Philip J Levine—same. 1908500.00
Scommodau, Richard & Joseph R Dixon—same. 19081,000.00
Strazza, Giovanna—M Rosen. 1908.74.15
Stewart, Joseph—C E Pannaci. 1908.78.49
Shaikowitz, Isidor—M M Goldschmidt. 1908.37.04
Sarconi, Nicola & Joseph di Bernardo—Excelsior Brewing Co. 1904597.82
Stone, Max—G Marder. 1903.85.29
Simon, Alfred M, Louis M Adler & Joseph Hahn—H Roth et al. 1907137.37
Streiffner, Jacob—Farmers Loan & Trust Co. 19011,533.32
Same—J W Rapp. 1898195.02
Same—J Miller. 1898226.59
Shonnard, Horatio S—Geo C Flint Co. 1908.107.66
Tiffany, Lucille A—E S Rosmer. 1907.343.89
Van Sise, Chas E & Henry Madden—A Kleffmann. 1901225.75
Wulf, Emma—B Kaplan. 190863.65
Same—M Fogel. 190828.90
Williams, Isaac C—H Kelly. 1903.131.91
Wells, Arthur—J Harris. 1908.108.65
Wells, Arthur—J Harris. 1908.28,745.86
Williams, Belle W—P Locher. 1908.469.41
Yokai, Tokola—Simpson, Crawford Co. 1906.290.47

CORPORATIONS.

Arch Realty & Construction Co—Tenement House Dept. 1908264.72
Same—same. 1908264.72
Selected Securities Co—A T H Heise et al. 1908251.84
Globe Art Mfg Co, Frederick D Cary, Joseph Landsman, Samuel W Weiss & Frederick Lendenbaum—M Solomon. 19081,047.87
Tuohy Bros Co—Whitcomb Blaisdell Machine Tool Co. 1907457.93
Automobile Club of America—W Sommer. 1908.160.15
United Cloak & Suit Co—Mott Engraving Co. 1908271.74
Paramount Construction Co—Rogers & Pyatt Inc. 1908271.74

MECHANICS' LIENS

Oct. 3.

10—Daly av, n w cor 178th st, 75x100. Antonio Guiri agt Wahlig & Sonsin Co and Carmine Cioffi\$125.00
11—135th st, Nos 40 to 44 West. Herman Rohrberger agt Aaron Coleman140.00
12—Same property. Morris Wolf agt same.22.75
13—McClay av, n e cor St Peters av, runs — 250 x — 250 to Overing x — 150 x e 100 to beg. Henderson Contracting Co agt McClay Realty Co and Michael J Rush.99.50
14—114th st, No 81 East. Abraham Weiss agt George Seiferth and Samuel Schnur.73.00

Oct. 5.

15—Av A, No 18. Alberne Stone Co agt Geo W Folsom and Abraham Dan.96.00
16—Terrace View av, s s, 445.3 w Jansen av, 25x100. Ames Transfer Co agt Emil Sutting and E H Watson & Co.371.84
17—98th st, Nos 318 to 324 West. Filippo Pinto agt Century Holding Co and Gabriele Valentini1,388.37

Oct. 6.

18—3d av, No 3052. Ernest H Watson & Co agt Adam Stein.432.60
19—Willis av, No 371. Lorenzo Rasario agt Celeste Lanz and St John Issing.380.00
20—Prospect av, s e cor Grote st, 94.10x38.4x irreg. Alfonso Lucchini agt Anna C Klemm and Paul C Campbell.365.00
21—Amsterdam av, e s, 40 s 185th st, 39.11x 100. Casper Rein agt Louis Meryash.(R) 215.00
22—Terrace View av, s s, 445.3 w Adrian av, 25x100. Ahneman & Younkheere agt Emil M Sutting and E H Watson & Co.119.77
23—123d st, No 180 East. Alexander Winick agt Jacob Marks100.00
24—20th st, No 122 West. Isidor Aronsohn agt Rebecca Haims and Schenker & Reichman.600.00
25—Same property. Benny Gamsu agt same.240.00
26—Same property. Oscar Kolodny agt same.91.00
27—Mott st, No 283. Max Zwerdling agt John Plunkett and John Griller.20.00
28—3d st, No 65 East. Same agt Congregation Wisdom of Men of Plonsk of N Y, Nathan Freedman and Barnet Malmeld.(25.0)

Oct. 7.

29—133d st, s s, 160 e Lenox av, 25x100. Louis Rosenbaum agt Max J Klein et al; Morris Zimmerman275.00
30—Grote st, s e cor Prospect av, 38x94.1. Paul C F Campbell agt Anna C Klemm.413.67
31—117th st, No 33 West. Manhattan Marble & Slate Works agt Nathan K Habel and Samuel Kessler & Co.140.00
32—215th st, s s, 229.5 e Barnes av, 50x97. Mike Bellotti Jr agt Domenica Pazio and Francesco Schepis60.87
33—216th st, n s, 300 w Tilden av, 25x100. Irene Cappiello et al agt Rosario Spitaleri and James Martinelli394.00
34—44th st, No 110 West. Abraham Straus agt J Kornhauser and Max Matz.42.00
35—West side of tracks between 135th and 136th sts, known as Port Morris Station. Henry J McCoy Co agt New York, New Haven R R Co, George Vassar, Son & Co and Royal Contracting Co.212.41
36—Satisfied.
37—80th st, Nos 505 and 507 East. Harbison-Walker Refractories Co agt Unfelde & Weinberg & Louvre Realty Co.312.00

Oct. 8.

38—Mott st, No 283. Gabriel Rosenberg agt Mary Larkin and Paul Grillo162.00
39—Mott st, No 185. Moritz Klein agt Henry Kensing and Sigmund Fox & S Fox Construction Co.4,150.00
40—Anderson av, n s, 164 e 165th st, 25x100. Israel Bornstein agt R S Garton and Gilbert Bros and Eugene Rose (renewal).265.00
41—77th st, s s, between 1st av and Av A, —x—. Charles Schreiber agt Benjamin, Bernard & Richard C Sack and Richard Woherab76.90
42—215th st, s s, 229.5 e Barnes av, 50x97. Church E Gates & Co agt Domenico Fazio and Francesco Schepis139.89
43—20th st, No 122 West. Sanitary Fire Proofing & Contracting Co agt Rebacca Haims and Schenker & Reichman175.00
44—Grote st, s e cor Prospect av, 38x94.1. Henry J Trant agt Anna C Klemm.122.00
45—181st st, s s, 100 w Audubon av, 125x119. Standard Plumbing Co agt Wm H Bingham Plumbing & Construction Co and Wm H Bingham (renewal).2,798.67
46—Market Slip, No 94. Herman Schapiere agt Isaac Moss, Benjamin F Feiner and Morris Zack600.00
47—Broad st, No 30.|
New st, No 30.|
Caroline Schaeffler extr agt Hubert Johnston et al and A O Brown & Co.18,117.44

Oct. 9.

48—7th st, Nos 213 and 213½ East. Jacob Leibovitz et al agt Mary Krasnoff and Moritz Leibowitz400.00
49—118th st, Nos 411 to 415 East. Rider Ericsson Engine Co agt Max Gold, Lipman & Gold and Israel Grossman200.00
50—10th st, No 81 East. Hyman Schwartz et al Nathan Schwab & Joseph Bernstein.127.00
51—8th st, No 405 East. Joseph Kroman agt Samuel Wohlstadter and Kalman Goldman.128.13
52—Garfield av, e s, 100 n Van Nest av, 30x 100. Henry Nordheim agt First Van Nest Hebrew Congregation and Samuel Lieman.40.00
53—114th st, No 81 East. Sam Schnur agt George Seiferth and Samuel Hyams270.00
54—Same property. Samuel Hyams agt George Seiferth600.00
55—14th st, No 502 West. Ahearn Construction Co agt Conron Bros Co, Patrick Derry and Frank J Davidson18,964.10
56—7th st, No 213 East. Wm A Thomas Co agt Mary Krasnoff and Moritz Leibowitz.123.45
57—105th st, Nos 211 and 213 East. Abraham Sturman agt Kalman Sadowsky and Charles Sermunsky58.00
58—Madison st, Nos 94 and 98. Abraham Sturman agt Louis Frank125.00
59—Cannon st, Nos 2 and 4. Abraham Sturman agt Kassel Ashinsky41.00
60—3d st, No 306 East. Jacob Rosenbloom agt Mindel Leichtag900.00

BUILDING LOAN CONTRACTS.

Oct. 3.

Av A, No 109. Louis Rinaldo loans Max J Kramer and Henry Rockmore to erect a — sty building; — payments.\$15,000
Broadway, w s, 93.9 n 190th st, 50x200 to Bennett av. Prospect Investing Co loans

Henry C Naumann to erect a —sty building; — payments30,000
Webster av, e s, 279.11 n e 168th st, 45x90. Title Ins Co of N Y loans John H Buscall to erect a —sty building; — payments.20,000
Oct. 5.

206th st, n s, 117.9 e Grand Boulevard and Concourse, 25x94.9. Manhattan Mortgage Co loans Maria G Del Gaizo to erect a 3-sty dwelling; 7 payments.6,200
226th st, s s, 230.9 e White Plains road, 50.2x 114.6. Same loans Emil Leske to erect a 2-sty dwelling; 6 payments.7,800
Grant av, s s, 50 e Garfield st, 25x100. Herbert S Ogden as atty loans Joseph Langia to erect a 2-sty dwelling; 2 payments.1,600
Oct. 6.

Plympton av, w s, 75 s 170th st, 201.7x75x irreg. Hyman Sonn, Henry Sonn & Realty Mortgage Co loans James C Picken to erect nine 2-sty dwellings; — payments.39,500
Oct. 8.

178th st, n s, 58.7 e Bryant av, 38x88.8x38x 91.2. Prospect Investing Co loans Bonagur Building Co to erect a 5-sty apartment; 10 payments22,500
Belmont av, w s, 280.11 n 181st st, 49.5x80. James G Wentz loans Cerra Realty & Construction Co to erect a 5-sty apartment; 6 payments20,000

24th st, Nos 49 and 51 West. Title Guarantee & Trust Co loans Edmund Coffin to erect a 12-sty office building; — payments.125,000
6th st, n s, 155 e Av C, 25x108, Bronx. Poughkeepsie Trust Co loans John E Bentz to erect a 2-sty dwelling; 2 payments.3,750
St Anns av, e s, 150.1 s Westchester av, 25.2x 80.4x irreg. Arthur Smith loans Morrisania Construction Co to erect a 4-sty tenement; 3 payments9,000
Oct. 9.

Simpson st, e s, 100.6 s Freeman st, 40x100. City Mortgage Co loans Simpson Construction Co to erect a 5-sty flat; 11 payments25,000
Kelly st, e s, 350 n Longwood av, 80x100. Same loans Longvale Construction Co to erect two 5-sty flats; 13 payments.45,000
Daly av, n w cor 178th st, 65.3x110.4. Theodore Wentz loans Wahlig & Sonsin Co to erect a 4-sty apartment and three 3-family dwellings; 8 payments39,000

SATISFIED MECHANICS' LIENS.

Oct. 3.

28th st, No 14 East. Henry Huber Co agt 28th Street Co et al. (Sept 29, 1908).\$27.35
Kelly st, No 38. John J Fallhee agt Joseph Corn et al. (Apr 18, 1908).208.45
Oct. 5.
Teller av, w s, 150 s 170th st. John E Felter agt Mrs Edw F Shubert et al. (Sept 15, 1908)14.00
Oct. 6.
216th st, n s, 435 e Paulding av. Standard Damp Proofing & Roofing Co agt Eusello Spitaleri. (July 13, 1908).75.00
Oct. 7.

Hughes av, No 2243. Adolph Liroff agt August Krabo. (Aug 13, 1908)144.10
Broadway, Nos 153 to 157. Crane Co agt Singer Mfg Co et al. (June 21, 1907).137.07
80th st, Nos 505 and 507 East. Thomas F McLaughlin agt Uhlfelder & Weinberg et al. (July 16, 1908)249.75
Same property. Same agt Fannie Heilbrun. (July 17, 1908)249.75
79th st, No 69 East. Benjamin Gillespie Co agt Sara Rives et al. (Oct 7, 1908)501.68
Oct. 9.

Water st, No 656. Paul Bernstein agt M & B Jaffe et al. (Nov 15, 1907).869.36
61st st, No 210 West. Harris Kaufman agt John J Bowes et al. (Sept 17, 1908).350.00
Same property. Hyman Loshen agt same. (Sept 4, 1908)240.00
Spring st, Nos 182 and 184. Trinlzi Bros agt Caroline E Marshall et al. (Sept 29, 1908)83.04
Same property. Francesco Ruggiere agt same. (Sept 29, 1908)114.40
Riverside Drive, n e cor 94th st. Cambridge Tile Mfg Co agt Joseph Freedman et al. (Sept 28, 1908)1,338.50

ORDERS.

Oct. 8.

Madison st, No 85. Paul Grillo on Samuel Tarshis to Hans Schwartzkopf.2,700.00

CHATEL MORTGAGES.

Oct. 2, 3, 5, 6, 7 and 8, 1908.

AFFECTING REAL ESTATE.

Dusenbury, E C. Tremont av w of Anthony av. Abendroth Bros. Ranges. 531
Gorden, M. 24 1st av. Abendroth Bros. Ranges. 199
Grossman & Sundelewich. 86th st near 1st av. W Messer Co. Plumbing Fixtures. 7,300
Hayman, F E. 180 Broadway. F Scallion. Office Fixtures. 200
Irving C Co. Ryer av N Burnside av. Abendroth Bros. Ranges. 100
Same. Ryer av N 180th st. Same. Same. 100
Kaestler, M. 1275 Hoe av. E J Gillies & Co. Refrigerator. 135
London, A. 185th st and Amsterdam av. B W Rod Co. Plumbing Fixtures. 1,690
Messenger, H. 244 E 75th. The Maintenance Co. Elevator. 1,500
Orem, M. 238-40 E 11th. A Spiro. Chandeliers, Tubs, etc. 350
Same. 163 E 104th. Same. Same. 300
Same. 59 Scammel. Same. Same. 450
Perry, R & C Co. Amsterdam av and 148th st. A B C E Co. Elevator. 2,675
Regelsen & Fischer. 705 1st av. J M Knopf. Rallings. 221