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THE explicit refusal of the Public Service Commission to approve the plans for subway extensions prepared by the management of the Interborough Company only gives an official confirmation to a decision for which everybody should have been prepared. The Commission has given many indirect intimations that it would not allow any proposals of the Interborough Company to be substituted for its own Broadway-Lexington avenue route. The reasons given for the refusal are in part convincing, and in part wholly unconvincing. The broad, general principle upon which Mr. Willcox bases the decision of the Commission is undoubtedly correct. He declares that in Manhattan a complete subway system should look, so far as possible, towards the occupation of each available longitudinal thoroughfare, with a single direct subway. This rule, the ordinary good sense of which will appeal to everybody, is fatal to the proposal of the Interborough Company to run two tracks up Lexington and two tracks up Third avenue. The space under Third avenue, north of 42d street, should unquestionably be reserved for the day when a subway along the whole length of the Bowery and Third avenue is needed. The Commission is, consequently, right in rejecting this part of the Interborough Company's plans; but it is wrong in assuming that the reasons for this rejection would apply to a proposal for an extension of the existing subway up Lexington avenue alone. The plain fact is that the occupation of Park avenue, north of 42d street, by the New York Central tunnel makes it impossible to stick rigidly to the rule that each subway should occupy one longitudinal thoroughfare. If the present subway is to be given a northerly extension on the east side, it must run up either Lexington or Madison avenue. The Interborough Company has always wanted Lexington avenue; but the Commission's answer to this demand is that Lexington avenue should be kept for a subway running south of 42d street to a connection with Broadway; and it suggests that the Interborough Company should occupy Madison avenue north of 42d street. To this reasoning the natural retort is that Madison avenue is really much better adapted to a northerly extension of a lower Broadway subway than is Lexington. A subway running up Broadway and turning into Madison avenue at 23d street would be both a more useful and straighter subway than the Broadway-Lexington avenue route as laid out by the Commission. Lexington avenue, from 42d street to 23d street, does not need additional means of transit. Neither does Madison avenue, between the two streets; but a subway on Madison avenue would at least be much more convenient to the large number of passengers who want to reach points along Fifth avenue. As a matter of fact, the whole difficulty is gratuitously created by the proposal to lay out any longitudinal subway situated altogether on the East Side. Such a subway is bound in part to duplicate the existing subway. The economical way to obtain additional rapid transit is to extend the Interborough's subway route from 42d street on the East Side and south from 42d street on the West Side. Then, as a next step, new through West and East Side lines could be constructed down Madison avenue and Broadway and down Eighth avenue and Hudson street.

THE fact remains, however, that the Public Service Commission has definitely abandoned the sensible and economical policy of the old Rapid Transit Commission of seeking, in the first place, the extension of the existing subway and

of using independent routes only as an alternative, in case sufficiently good terms could not be obtained from the Interborough Company. For better or worse, the Commission has definitely adopted an unreasonable attitude in this matter, and their lack of good sense must be taken as one of the conditions of the problem. If the management of the Interborough Company is wise, it will adapt its plans to this condition—as it can perfectly well do. The Broadway-Lexington avenue route is in part a wasteful duplication of existing means of transit; but it should be a profitable route to build and operate, and the Interborough Company, in its own interest, should bid upon the official plans of the Commission. By the time the construction can be completed, there will be abundant traffic to make remunerative the Broadway-Lexington avenue route, as well as a West Side extension of the existing subway south from 42d street along Seventh avenue. This would mean three subways south of 42d street and only two north thereof; but the three subways south of 42d street would have the additional traffic furnished by the New York Central lines and the Belmont tunnel, and the local traffic south of 42d street would be very dense. A few years later an extension could be constructed along Madison avenue to the Harlem River, which would mean three direct and complete longitudinal subways, each of them provided with proper connections in the Bronx. In the mean time the wants of the inhabitants of the East Side, east of Third avenue, could be met by building third tracks on the elevated structures, one of which could be connected with the Queensboro Bridge. The next step in the development of the complete transit system would be, of course, the construction of another West Side line. In case the Interborough Company allows this development to take place without its co-operation, it will be acting not like a cool-headed and sensible business organization, but like an ill-tempered child. The Record and Guide agrees that its claims to consideration have not been sufficiently entertained by the Commission, and that the official plans of that body demand the temporarily wasteful and undesirable expenditure of a good many million dollars. But a corporation should not have any feelings. The one object of the company's policy should be to preserve its monopoly without incurring any wholly unprofitable expenditure, and it is certain that the preservation of its monopoly should be worth even greater pecuniary sacrifices to the company than those demanded by the obstinate unreasoning of the Commission. The plain fact is that a Broadway-Lexington avenue route and a Seventh avenue extension can be made to pay, and with that salutary fact the management of the company should be satisfied.

COMMISSIONER WILLCOX is entirely confident that the proposed amendment to the Constitution, exempting money expended on self-supporting subways from computation as part of the net debt of the city, will be adopted by popular vote; and it is very much to be hoped that this confidence will not be misplaced. It is just as desirable as ever that the city should be free, if necessary, to construct subways with its own funds. The offers of various bidders to provide the capital necessary for subway construction, without calling on the city's credit, apparently does away with the possibility that the city will need to exercise its power; but, in any event, the power should exist. Every corporation naturally seeks to make a bargain as advantageous as possible to itself; and in case bidders for transit privileges understood that the only way the city could obtain additional means of rapid transit was by means of capital furnished by themselves, they would inevitably put on the screws. The constitutional amendment is needed, consequently, as a weapon to be used in negotiations with private companies; and the mere fact that such a weapon exists will be the best possible guarantee that it will not be the cause of any increase in the city's obligations. The one serious objection to the amendment has been removed by the new rapid transit law. There was a danger that a clamorous local public opinion might force the authorities to use the city's credit to build unremunerative subways in the outlying district on the ground that they might be remunerative. But under the new law subways of that kind, when they are built at all, must be constructed in large measure out of assessments levied on the property benefited; and this provision will both cool the ardor of local property owners for unnecessary subways and protect the city's treasury. The passage of the amendment is necessary as part of a comprehensive policy of transit development, and this fact should be made plain to the voters all over Greater New York.

THE lesson of the removal of the former Borough President of the Bronx is obvious, and has frequently been written down in these pages; but it will bear repetition. Borough Presidents should not be elected, but should be appointed by the Mayor, because in no other way can he be made responsible for the economical and efficient administration of his office. The responsibility to the voters, which is supposed to exist at present, can usually be evaded. A Borough President is not elected or defeated on his personal record; he is carried into office on the tide of some general movement of opinion; and when once he is elected he knows that his renomination and re-election will depend partly on the continuation of his personal popularity and partly upon the general political situation at the end of his term of office. He has every temptation, consequently, to be extravagant and irresponsible. The money he spends is derived from the general fund, but benefits only his own constituents. His constituents, that is, profit by his extravagances, but do not have to pay more than a small part of the bills; naturally, they look leniently on expenditures which benefit them, but for which they are only partly responsible. Such a system not merely does not prevent inefficiency and waste, but positively encourages it; and the only way to prevent such semi-dishonor and wasteful practices is to make the official who spends the money responsible to the central authority which disburses it. Comptroller Metz is absolutely right in asserting that the opposition on the ground of "home rule" to the appointment of the chiefs of the borough administration is wholly in the interest of "graft." If the boroughs had a local system of taxation and paid for their own extravagances they would be entitled to elect their own administrative heads; but under existing arrangements, "home rule" means practically local extravagance at the expense of the whole city.

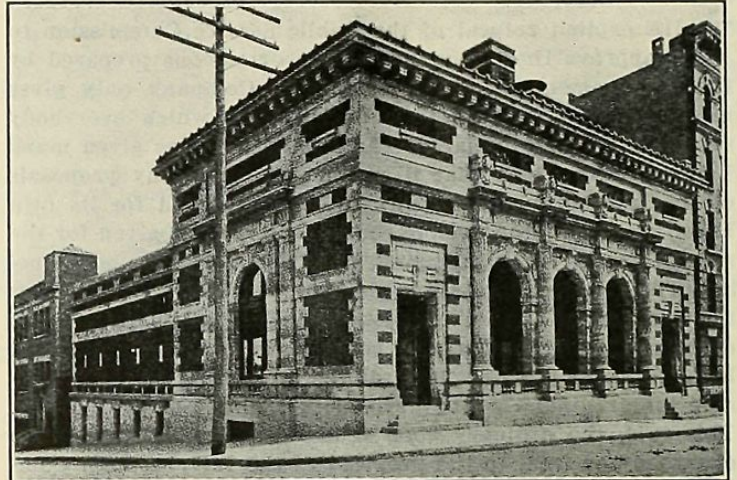
CO-OPERATIVE BUILDING.—Park and Madison avs, above 59th st, seem to be the favorite locations for a new order of architectural construction; new in the sense that in its latest form it is fancied and approved by people of wealth when they have opportunities for studying its advantages. The names that have been used to designate the method of building, for it is more particularly a new "method" than a new "kind" of building, have hardly had an attractive power of themselves with families not allied to Art and having no predilection for "studios," or with families which, being independently situated, are not at once interested in the term "co-operative." A certain amount of misunderstanding has probably to be removed in each case that would not have been necessary had a more magnetic designation attached itself to the method in the first instance. The fundamental feature is the formation of a stock company whose members each invest an amount sufficient to purchase, each for himself, one of the floors in the house. If there are not in the corporation members enough to occupy the whole house, then the remainder of the floors, or apartments, are leased to other families approved by all the owners. The net expenses are divided pro-rata, and the advantage to the members of the syndicate is that they obtain a home elegant in its appointments and choice in its location for a sum which, while large in itself, is much less than a private dwelling would cost in the same locality. The quality of the house is superior to the speculative apartment house, it is differently planned and finished, and usually has a choicer location. The method differs from speculative operations in that the owners build for their own occupancy. There is nothing communistic in the idea. A few friends to whom the private dwelling appears impracticable, organize a stock company, buy their site outright, select an architect and sub-contractors. It need not necessarily be either a "duplex" apartment house or a "studio building," but in any event the owners find it a pleasant compromise between a private dwelling of the first rank and the only alternatives—an apartment hotel and the regulation apartment house. There would seem to be a new field for a few architects, builders and estate managers in filling the office of organizers of such corporations. It would be their part to suggest the method to a group of friends already desirous of getting a home under such circumstances, but needing a guide and counselor to bring them together and be their executive. The idea has been found susceptible to various modifications and some men who have tried it predict that it will inspire a large amount of construction sooner or later. This paper recently made mention of a syndicate organized by Alwyn Ball, Jr., that will erect a 12-story house by this method on Park av at the southeast cor of 75th st, on a plot which measures 177 feet on the av and 100 on the st; but two dwellings now there will be permitted to remain, in order to provide a light and air court for the larger building.

FINISHED.—A street preacher standing in front of the Metropolitan Tower took for his text: "It Is Finished." So it is. The scaffolding is down and the golden pinnacle stands revealed. A stupendous and magnificent work is ended.

THE MELROSE PUBLIC BATH.

THE handsomest and most commodious municipal bath owned and operated by the City of New York, has just been completed and opened in the Melrose section at Elton av and 156th st. This is the first interior bath in the Bronx. It was erected by the Calumet Construction Company at an approximate cost of \$140,000 from plans of Michael J. Garvin, architect and superintendent. The ground cost \$8,000, making a total cost of about \$150,000. The architecture is modern French, and the greatest care and skill have been applied by architect and contractor to make the building the most sanitary, complete and practical public bath in the city. They have succeeded most admirably. The edifice has a height of two stories of 40 feet, a frontage of 67 feet on Elton av and a depth of 100 feet on 156th st. The elevations are faced with granite, limestone and highly colored velvet brick. The Elton av facade is enriched with columns, an arcade and artistically carved ornaments. A heavy ornamental stone cornice and copper roof surmount the structure.

Separate entrances for men and women on Elton av open into a spacious and impressive loggia, richly ornamented with mosaic floor, massive stone walls and arches, bronze tablets and bronze



THE FIRST INTERIOR BATH IN THE BRONX.
Elton Av. and 156th St. M. J. Garvin, Architect.

ceiling. In the loggia are entrances to waiting rooms for men and women. These rooms are of ample size and of attractive proportions. They are provided with ice water fountains and other accessories to the comfort of the patrons of the baths. The baths are reached from the waiting rooms. On the main and upper floors there are 130 of them, each in a separate room consisting of two compartments, the outer compartment being the dressing-room and the inner the bath proper. Besides the shower baths, a number of porcelain finished tubs have been installed for people who prefer them. All the baths are provided with hot and cold water and are equipped with anti-scalding valves. Every drop of water is thoroughly filtered before it is available for use in the baths. The plumbing is open and of the most modern description. The walls of the baths are wainscoted with polished Tennessee marble to a height of 8 feet; the floors are of terrazzo. Above the wainscoting, the walls and ceilings are finished in Keene cement. In the basement of the building are the coal cellars, store-rooms, ventilating and steam and hot-air heating apparatus, boilers and pumps, and the huge filtering machines.

MR. HARRIMAN and the daily newspapers behaved very nicely toward each other. The interest which the news organizations manifested in the condition of his health was reasonable and proper, in view of the great public concern; but when Mr. Harriman himself issued a frank statement of the case and, after extending his compliments, asked to be let alone, the reporters at once departed. Every newspaper respects frankness, but fights craftiness. The great financier was in no danger on account of his health, and the bull market started off again.

"THE GREAT NAIL."—For hundreds of years men and nations have tried to find the North Pole and fly their flags from it. For thousands of years they have tried to navigate the air. This present year sees both feats achieved, and both by Americans. Mother Shipton's prophesies have at last all been fulfilled. There yet remains the South Pole, but otherwise this planet has been pretty thoroughly explored. The next stunt is to get into communication with other worlds, and no doubt some one of Uncle Sam's sons will do this trick also.

—Is your business all that it ought to be? If you are not satisfied, note the difference between your equipment and that of successful real estate offices. At least 95 per cent. of the real estate business in Manhattan is done by subscribers of the Real Estate Directory and the Record and Guide Quarterly. Why do you think this is?

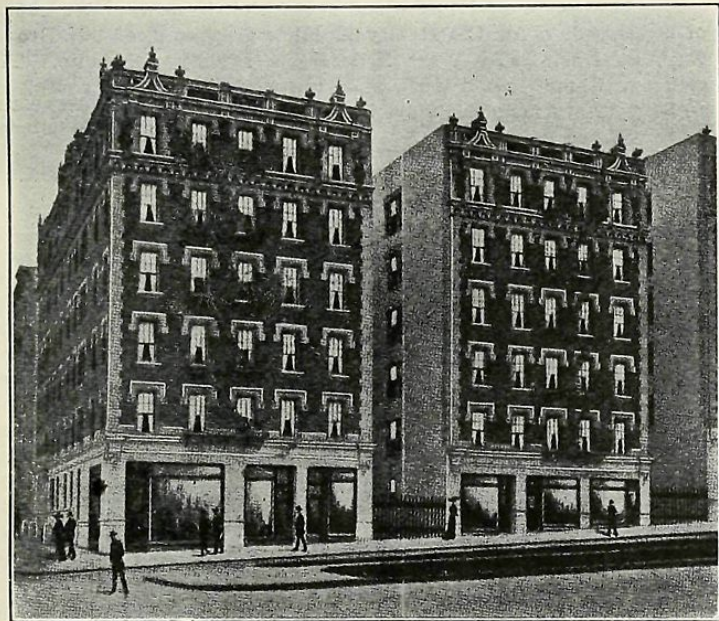
CONSTRUCTION

NEW STANDARD OF APARTMENT CONSTRUCTION.

Perhaps the Minimum for All Future Work on Manhattan Island—The Six-Story Elevator House as a Builder's Proposition.

Manhattan builders have practically stopped erecting non-elevator apartment houses. Nearly all the residential work this year is for six-story elevator houses or better. The rates to tenants in the six-story houses are twice as much as in the old five-story houses. Broadway, the scene of the most building, on Washington Heights at the present time, is to be all taken up with houses of this quality, each occupying half the frontage of a block. Similar houses will also be erected in the side streets. Is this to be the minimum standard for all future apartment house construction in Manhattan Borough? If so what changes in household economy are implied for families hitherto unaccustomed to such rates?

THE two long lines of apartment houses that in two years have grown out of lands long vacant on Broadway, north of 137th st, can be studied in several ways, but one of the most interesting will take them as the basis of a comparison between the construction ideals of the present day and those



"WINDSOR COURT."

Broadway, southeast corner of 161st Street.

of previous eras. We never had in any previous building movement of a speculative nature an average quality of construction to equal the present workmanship.

The houses which now frame the same thoroughfare in the sections south of Cathedral Parkway are many of them superior in size and relative cost, but these were put together intermittently, and their construction did not constitute ONE COMPACT AND UNIFIED MOVEMENT like the swift operations which have raised two miles of elevator buildings on Washington Heights in two years or less. With but few breaks the lines of new houses extend northward to the baseball park, and two other lines from the north have reached down to 178th st; in another year the extremities may be joined.

PREVIOUS BUILDING BOOMS.

Before the financial depression the principal building centers for apartment houses on Manhattan Island were in the streets intersecting Amsterdam av on Washington Heights, and in the upper Lenox av section. In the decade following 1890 the seat of apartment house operations was principally on the plains of Harlem, and in a less intensified form on what was then the "Upper West Side." It was in the year 1880 that the overflow from the East Side began to trickle into the Upper West Side. Rents in Harlem in that year were advancing rapidly and the influence of the Third Avenue Elevated Road was stimulating building.

During the year 1883 plans were filed for 183 buildings to cost \$3,398,075, between 59th and 125th sts, west of 8th av, and in the same period 849 buildings, to cost \$13,754,047, were filed for the East Side—a comparison which shows more clearly than any description where the real seat of operations was at that era. But operations on the West Side steadily enlarged from this time on and in the year 1885 plans were filed for 689 buildings in that part of town, which was equal to the number filed

during the same year on the East Side. In 1886 plans were filed for 948 buildings on the Upper West Side, and in the following year 824 were planned.

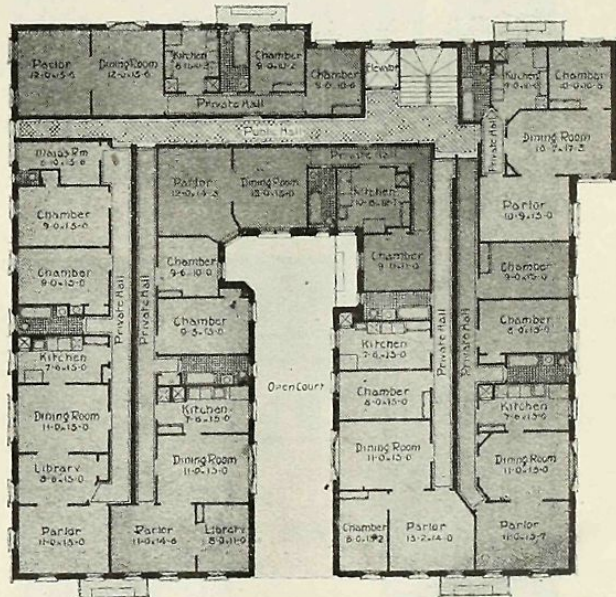
That was the culmination of the first great West Side boom. Among the leading operators and builders were D. Willis James, the Clarks, W. E. D. Stokes, Charles Buek, John D. Crimmins, Edward J. King, Ralph F. Townsend, David H. Knapp, Joseph F. de Navarro, George C. Edgar & Sons, Richard Deeves, Thomas Cochrane, J. G. Prague, Lamb & Rich, Walker & Lawson, Charles Batchelor and Samuel Colcord.

In our day the names of individuals are obscured by the titles of their operating corporations, and oftentimes a single building is all that stands in a corporation's name. This fact of itself indicates that building operations require more capital than in former years, and that organized syndicates have largely superseded the lone hand. Twenty-five years ago private dwellings represented the best and most general form of builders' operations. Up to the year 1897 but few large elevator apartment houses had appeared.

HIGH-GRADE CONSTRUCTION.

The 6-sty semi-fireproof elevator apartment house represents the prevailing form of residential construction at the present time on this island. Very few houses of the 5-sty non-fireproof, or "walk-up," class are being erected. The Broadway-Washington Heights house usually occupies one-half of a block front, and its ground dimensions are therefore about 100 feet square. It is better planned and designed and altogether is a far higher grade of building than its 5-sty predecessor.

The floor plans have a close resemblance to the 12-sty fireproof class of apartments, and no resemblance at all to the 5-sty non-fireproof class. Many are planned with a "forecourt" and some have a side court also; a few are built on the "H" plan. They have large marble foyers, a waiting-room for visitors, a telephone switchboard and operator, corridors tiled and



PLAN OF UPPER FLOORS IN "WINDSOR COURT."

carpeted, mail chutes, either garbage closets or garbage chutes, and hardwood floors, with parquet borders in some of the rooms. Above all, the rooms are of much larger size than in the old flats, and they are all light and airy, whereas nearly all the old flats contained some rooms which were small and dark.

RELATIVE COST.

Apartments in these houses rent for ten to twelve dollars a room, or just twice the average rate charged for the previous prevailing type of apartment. Proportionately the buildings cost more also. The Broadway houses which we have in mind represent an investment averaging ten times greater than the builders of twenty-five years ago put into the average West Side tenement house.

"Not only is the total investment many times larger for the present-day apartment house than for its predecessor," said William L. Rouse, the architect, "but the cost is also greater relatively. This is owing to the higher standard of construction, following from the higher standard of public taste. Tenants and investors require more from the builder than formerly. There is a great deal of misconception in regard to the higher



"PAVONAZZA COURT."

Broadway, southwest corner of 152d Street.

relative cost of apartment house construction now than in previous times. The increase results principally not from higher wages to mechanics, but from the higher standard of public requirements. The standard of living is higher and tenants and investors demand finer buildings than formerly, and necessarily materials, workmanship and equipment must be correspondingly better.

"The design is better, dimensions larger, the masonry, the mortar, the plastering, the decorations, the fixtures—all are better than in the houses of other days."

AS AN INVESTMENT.

The fact that builders have selected the 6-sty elevator house in preference to any other for present work is clear proof that they pay better, and the inside fact is that they produce a very much larger net income than the non-elevator houses. As we have said, they rent for twice as much per room, but they do not cost twice as much per cubic foot. The return from the actual cash investment of owners has thus far been very satisfactory. There is found to be economy in large houses.

Most builders very considerably increase the ratio of profit by borrowing half to two-thirds the cost of the property at as

How many more families are there who can afford to pay the price? Is this class of housing or better to be the standard for all future apartment-house construction on Manhattan Island? Some of these questions will be answered before another year passes.

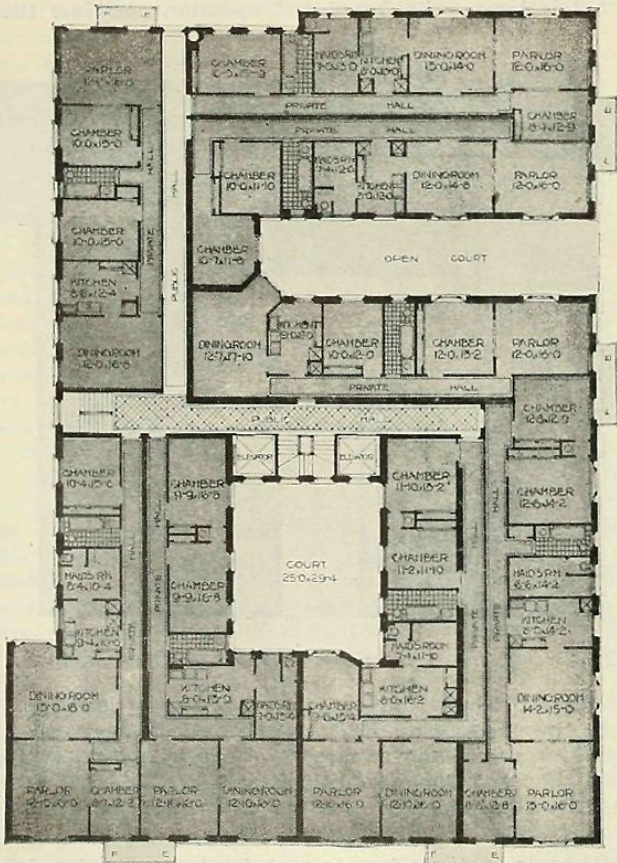
EXAMPLES.

The "Pavonazza Court," at the southwest corner of 152d st, erected and owned by the Sun Construction Co. (B. Neiberg, president), has a frontage of 100 feet and a depth of 150 feet. It has a central court and also a side court. Eight apartments on the floor, with two baths to each apartment. The interior finish is in cabinet hardwoods, with parquet floors in the master rooms. Every apartment contains a wall safe. The kitchens have porcelain tubs and sinks, tile-lined refrigerators, separate dumbwaiters, sanitary garbage closets and plenty of dresser room. The vestibule and hall are beautifully finished in marble, with mosaic floors, and the stoop is enhanced by a marquise extending its whole length. From some of the rear apartments there is a view of the river.

The "Windsor Court," at the southeast corner of 161st st and Broadway, has a "forecourt," lined with white enameled brick, and stores on the first floor. The entrance is on the street. The Crystal Realty & Construction Company is the owner. The facade is in Harvard brick and limestone. All the floors are of oak, with parquetry in the dining-rooms and parlors. The dining-rooms have solid panel wainscoting capped with plate shelf, and are separated from the parlors by French casement doors. The parlors are finished in white enamel, with mahogany finished doors and Colonial mirror consols. The bedrooms are finished in bird's-eye maple and curly birch. The bathrooms are tiled and have Trenton pottery ware, flushometers and showers.

NEW BUSINESS BUILDING IN THE TWENTIES.

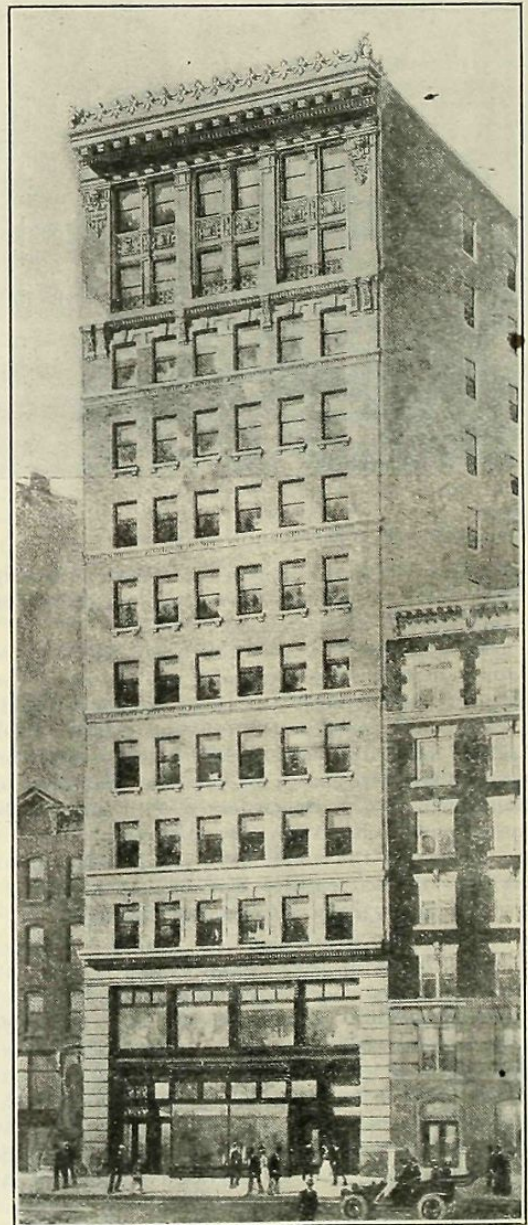
The new store and loft structure which is now under course of construction for the Realty Holding Company, of 907 Broadway, at Nos. 22-24 West 27th st, is rapidly going up. The structural steel frame work and side walls have been completed and the 12-sty facade is more than half up. The building covers a



PLAN OF UPPER FLOORS IN "PAVONAZZA COURT."

low a rate of interest as they can. The value of corner plots having frontages on Broadway and comprising about four lots averages about \$125,000, or \$1,250 a front foot. The average total investment for house and building approximates \$275,000.

We are at an interesting stage of the construction history of New York. The people have rebelled against small and dingy rooms and plain construction, and the builders have provided beautiful houses with large and airy rooms and new conveniences. The same class of tenants that were in the old houses are flocking into the new, and are paying twelve dollars per room instead of six as heretofore. HOW LONG CAN THIS PROCESS BE CONTINUED?



LATEST 27TH STREET BUILDING.

Buchman & Fox, Architects.

plot having ground dimensions of 50x90 feet. The approximate cost of the building is about \$250,000. N. J. Hess is president, and E. H. Hess secretary. Buchman & Fox, 11 East 59th st, the architects, and C. Matlock, 949 Broadway, steam and electrical engineer.

FIREPROOF HOUSES OF TERRA COTTA HOLLOW TILE.

New Examples of This Form of Construction in the Vicinity of New York—Details of Construction and the Cost.

AS the price of lumber has risen in recent years, the tendency to choose fireproof materials for home-building has become general, especially in the more thickly-populated centres far from the timber supply. Perhaps the most conspicuous feature of this movement has been the introduction of terra-cotta blocks for structural purposes. In the last two or three years hundreds of homes have been built of these blocks—which were formerly used only for fireproofing; still more are under construction and are projected.

"Hollow tile," as the terra cotta blocks are commonly called, is known to every New Yorker who has eyes for the tall build-

ings going up around him. It is used there for column covering, floors, and partitions. In homes it is this same material that is used for the walls and every other part of the house—the same material made heavier and thicker.

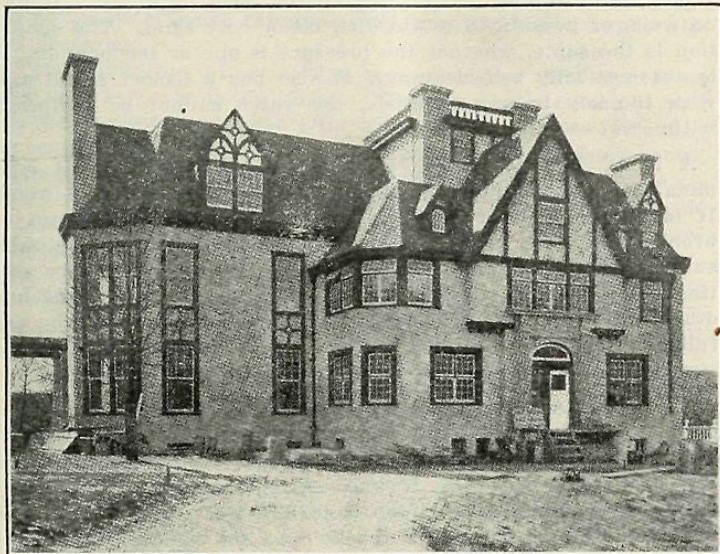
The block is made of clay burned very hard. In the way in which it is laid in home construction, the cores, or hollow spaces, run vertically, making so-called continuous dead air spaces from top to bottom. These cause the walls to be non-conductors of heat, with the result that the interior of the house is warmer in winter and cooler in summer than if the walls were solid.

Various sizes of blocks are open to the choice of the builder. The commonest one, which has come to be taken as a standard, is 12 inches long, 12 inches high and 8 inches thick. This are laid across the walls' blocks as a rest for the window-sill. For lintels blocks two inches thick are used, one on the outside and one on the inside of the wall, the space between them being filled with concrete. Thus, by the use of terra cotta for the wall surfaces throughout, the stucco finish can be applied to the lintels, frames and sills at the same time as the rest of the building, and the color of the exterior will be uniform.

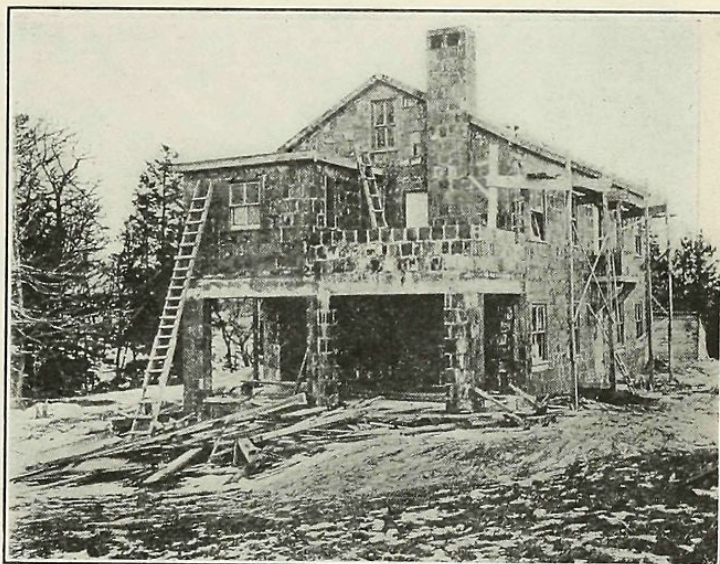
All the wall blocks are made with parallel depressions in the two surfaces, running up and down, so that the stucco may be applied on the exterior and plaster inside.

In the application of a stucco finish, the tile should be well wetted, and the mortar composed of sharp sand and a standard Portland cement. Sand and cement, in proportions of three to one, with 6 per cent. of lime putty, all thoroughly mixed, make the first coating. This is called the "brown coat." When that has set, the "rough-cast coat" is applied. This consists of limestone screenings, sharp sand and cement. The mixture should be put on carefully, so that the coat will be even and so that no discolorations will appear. The depressions in the terra cotta blocks give the stucco a good fast grip, so that it neither cracks nor falls off.

Roof construction was for a long time a serious problem to the man who wished to put up a fireproof home at moderate cost.



RESIDENCE OF CHARLES W. CLINTON, ESQ., AT TUXEDO, N. Y.



A HOUSE AT BRIARCLIFF IN PROCESS OF CONSTRUCTION.

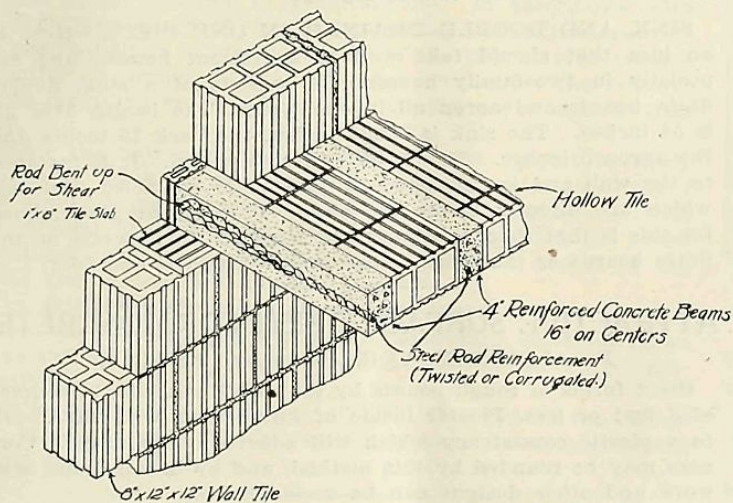
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It was difficult to design a pitched roof—one that would be satisfactory from an architectural standpoint—without using steel, and steel is expensive. A combination of hollow-tile blocks, with beams of reinforced concrete has solved the problem. By this system, the weight of the roof bears on the end, or gable, walls and upon the cross partitions, thus relieving the side walls of the "thrust." The finished roof, slate or tile or composition, may be fixed to nailing strips which are inserted in a thin covering of concrete.

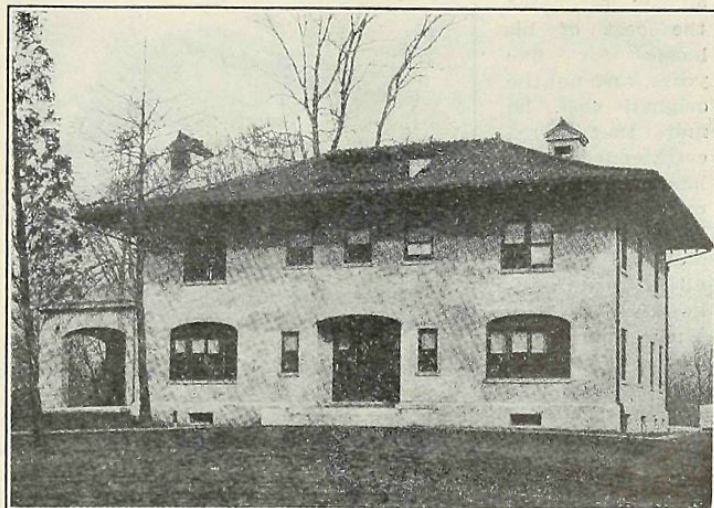
A home may have walls of hollow tile and floors of wood. This cannot, of course, be called a real fireproof construction; it is sometimes called "semi-fireproof." There is a type of floor construction, however, which justifies the application of the term "fireproof" to the home. In this the tile blocks are laid flat, between reinforced concrete beams, the hollow spaces running



FIREPROOF FLOOR CONSTRUCTION WITH HOLLOW TILE BLOCKS.

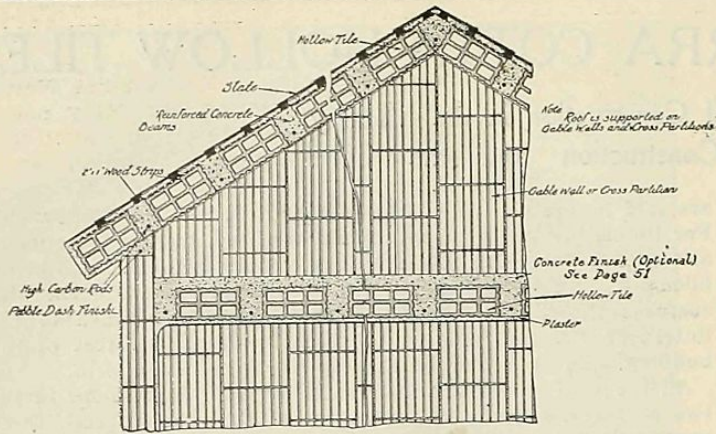
is quite stout enough for the average home, but, when more than ordinary strength is desired, blocks 12x12x10 and 12x12x12 are used. Proper shapes in terra cotta have been devised for the different positions in the wall. For example, there are the Jamb Block, used for window openings, and the Wall Corner Block. The latter, being longer than the regular wall block, makes possible a perfect bond by the overlapping of joints at the corner.

Window sills and lintels, for which concrete or brick was once used, are now built of tile. A "lip," jutting out from one end of the block, forms a perfect case for the window-frame, and prevents moisture from penetrating to the inner surface of the wall. Blocks four inches thick, with the cores horizontal,



A RESIDENCE AT ENGLEWOOD. (Hollow Tile Walls and Floors.)

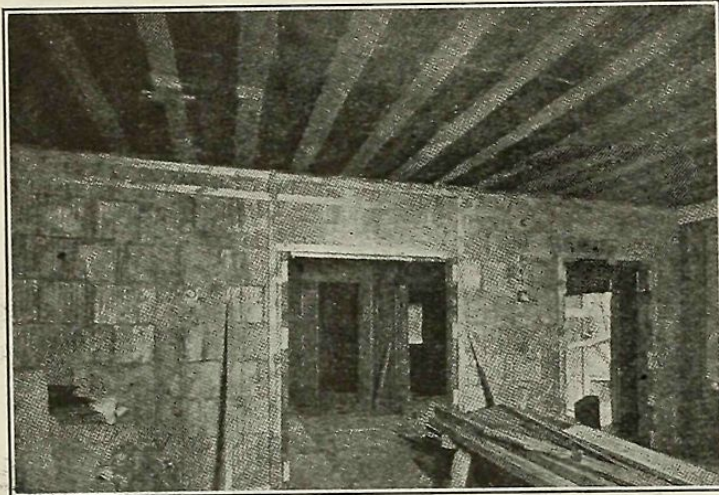
NOVELTIES.



FIREPROOF ROOF CONSTRUCTION WITH HOLLOW TILE BLOCKS.

horizontally, and not, as in the walls, vertically. The ends of the concrete beams rest squarely upon the walls, with a tile slab one inch thick between.

Persons unfamiliar with the new materials are, naturally, curious to know something of its strength. To determine the capacity of hollow tile, Mr. R. D. Bradbury, of Massachusetts Institute of Technology, subjected several of the blocks to elaborate tests a few months ago. He found that the blocks, 10 inches thick, with the outside shell seven-eighths of an inch and webs three-fourths of an inch thick, sustained to full-load capacity of the Emery testing machine. This means that each block developed a strength of 300,000 pounds, or a strength of



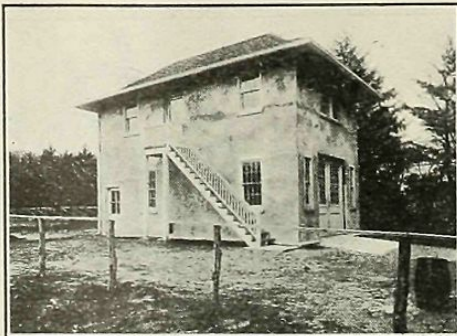
SHOWING FIREPROOF WALL AND FLOOR CONSTRUCTION.

5,560 pounds to every square inch. The results with the six-inch blocks were equally satisfying, one of them sustaining the whole load of the machine and the other showing a strength of 9,940 pounds to the square inch of cross-sectional area.

THE ITEM OF COST.

The cost of hollow-tile houses, with fireproof floors, has been variously estimated at from 12 to 20 per cent. more than that of a frame house of the same size and plan. The economy in the fireproof construction, however, lies in the permanence, the decreased cost of maintenance, and the lower insurance premium. A peculiarly forcible illustration of the ultimate saving is to be found at Glen Cove, Long Island. Here a four-story hotel has been built of hollow tile; the builder has found that he saves \$500 a year in insurance premiums, as compared with what he would have to pay if the hotel were a frame building. This one item will, it is said, in a few years, compensate for the entire difference in original cost.

If the home-builder estimates the cost of his house for five years, and not the original cost, he finds that terra-cotta construction has an advantage over some others. Two architects and two builders, all of them well-known in New York, have approved the following figures as



D. H. MORRIS'S UNBURNABLE GARAGE, WESTCHESTER, N. Y.

showing the approximate comparative costs of a home in the vicinity of the metropolis: (1) Frame, \$10,000; (2) Outside brick walls, wooden inside, \$11,000; (3) Stucco on expanded metal, wooden inside, \$10,250; (4) Hollow terra-cotta blocks, stuccoed, wooden inside, \$10,500; (5) Hollow terra-cotta blocks stuccoed, fireproof throughout except roof, \$12,000; (6) Hollow terra-cotta walls, faced with brick, fireproof floors and roof, \$14,000; (7) Brick walls, fireproof floors and roof, \$15,000.

A REFRIGERATOR THAT IS PART OF THE HOUSE.—A certain concern has a new proposition to make to builders in the form of a refrigerator that is made from the owner's or architect's measurements, and which may be installed within the wall so as to save room space in small kitchens and at the same time protect its surfaces from the heat from the stove. The refrigerators are well built, tile lined and exterior surfaced, and conform to the United States standard specifications. The ice chamber is built to any size desired, although regular sizes are carried in stock.

A SELF-CLEANING RADIATOR AIR VALVE.—Every house-keeper knows something about the annoyance of a radiator air valve that will not work. Architects are aware of the fact that inventors have been at this problem for years. There are today, several on the market, but there is a local concern that has a simple contrivance that seems to have real merit. The valve itself has been on the market for twelve years. It is not a new, untried scheme. It has merely been improved. It has no wells or pockets to retain dirt, oil or core sand. The operation is the same, whether the pressure is one or ten pounds. It is automatically self-cleaning. It also has a locked shield and with the key in proper hands, the valve cannot be tampered with.

A NEW METAL SASH FOR STORE FRONTS.—This is a metal sash, embodying in its construction absolutely no wood. It is made in either cold drawn, copper, brass, aluminum or bronze. The face piece and inside piece unite forming a self-supporting construction. It is made in two styles, one for setting plate glass in window frames above the first floor and another for setting panes in sashes on the ground floor. They are fully equipped with drainage and ventilation device. The design is simple and entirely practical.

SLIDING DOOR LOCKS ITSELF.—Other locks perfected for sliding doors are self-acting, to be sure, but this one is so constructed that no matter how hard the jar or how frequent the shock, the lock cannot be broken. At the same time the lock is a double one, in as much as it is a "bite," that is, one jaw comes down over the top of the holding lug while an under one raises and fastens itself to it. At the same time, all that is necessary to open the door is to give a single pull on lever in the mortised handle and the jaws fly apart. It is an ideal arrangement for sliding elevator doors as well as for sliding parlor doors. The lock must act. Only one tumbler is used in its mechanism. It can be operated from one or both sides. The secret of the contrivance is that the door, not the lock, gets the jolt from the slam.

DINING-ROOM RADIATOR WITH OVEN IN.—All kinds of dining-room radiators are on the market to-day. Some combine dish warmers or tea or coffee warmers. A novel idea is displayed in a contrivance that a well-known radiator firm has put on the market. It is an ordinary sectional, diningroom radiator which embraces, about half way down from the top and through about nine segments, an oven-like shelf wherein a whole dinner may be set or the entire dish equipment for a good-sized dinner may be placed in it until wanted. By keeping the viands entirely enclosed meats cannot dry up.

SINK AND DOUBLE DRAINER IN ONE PIECE.—Here is an idea that should take well in apartment houses, and especially in two-family houses. It consists of a sink, double drain boards and apron all in one piece. The length over all is 54 inches. The sink is 20x24 inches, the back 15 inches and the apron 5 inches. This is all white enameled. It is fastened to the wall and is supported by two white enameled iron legs which are directly under the sink. The advantages claimed for this is that there are no cracks through which water on the drain boards or the splashers can seep through to the floor.

ATTRACTIVE SURFACE FINISH FOR CONCRETE.

By ALBERT MOYER, Assoc. Am. Soc. C. E.

Erect forms of rough boards by the usual methods, in courses of 3 feet or less. Plaster inside of forms with wet clay, work to a plastic consistency which will adhere to the forms. Corners may be rounded by this method, and by indentations bead work and other designs can be accomplished.

While the clay is wet, apply evenly loose buff, red or other colored sand, after which pour in the concrete by the same method as applied to ordinary wet concrete construction; remove forms in usual time, and after clay is dry wash off the clay with water, and, if necessary, scrub slightly with a brush. The sand will thus adhere to the concrete, giving a surface of pleasing color and texture.

THE ADDITION TO ST. LUKE'S HOSPITAL, on Morningside Heights, will have reinforced concrete floor slabs in connection with a steel frame and brick construction. The top flooring will be tile and cement; the roof construction of terra-cotta tile, covered with slate; two-inch solid metal lath and plaster partitions; two skylights, 25x25 feet, wireglass; wire mesh protection; kalameined doors to stairs and connecting passages; four-inch standpipe with hose on each floor. Ernest Flag is the architect.

REGISTRATION CIRCULAR BY NEW YORK AND BROOKLYN CHAPTERS.

A letter sent out by D. Everett Waid, secretary of the New York chapter, shows the progress made toward registration and the attitude of the leading chapters of the Institute in the City of New York. The conclusions of the committee having this matter in charge are worthy of attention:

"The joint committee found that present registration or license laws are charged, justly or unjustly, with savoring too much of the principle of trade unionism. We believe that the profession should scrupulously avoid any attitude which might subject it to the suspicion of trying to get business by law or of interfering with the rights of others who wish to design buildings.

"The American Institute of Architects has already won a high place in public estimation for architecture as a profession and it cannot afford to place itself in the attitude of trying to create its standing, or increase its importance, by law. On the other hand, the Institute cannot place itself in opposition to legislation which may have as its object the regulation of the practice of architecture so far as it may conserve the safety of life and property.

"This committee, after making some study of the registration laws now in force in California, Illinois and New Jersey, and also the proposed enactments for New York, and after reviewing the sentiments of architects in the three states mentioned above, concludes that the profession should adopt a conservative attitude towards such proposed legislation. We believe that the profession would prefer to see recognition by law deferred indefinitely rather than to accept faulty laws which would be difficult to amend. We should not hesitate to oppose the passage of any act which omits a single one of certain essentials of a wise law. These essential provisions we would describe as follows:

"First—A proper definition of the term 'architect' which must express clearly the fact that the architect's function is a professional one in the interest of the client and in securing the best building for the price.

"Second—That the assumption of the title 'architect' without proper authority of the law shall be a violation of said law and punishable as such.

"Third—That work drawings of every building must be signed by the author, as 'architect,' 'owner' or 'contractor,' and that such signature shall carry with it the responsibility for the structural design of the building.

"Fourth—That in the event a building is not supervised by the architect, the owner and the contractors concerned shall each file an affidavit with the superintendent of buildings (or other designated authority) certifying that the building has been erected in accordance with the drawing and specifications.

"Fifth—That if the law requires a fee to carry the expense of the registration board it shall be a gross sum and not a periodical tax, and that such fees shall be kept in a trust fund for the expenses of the registration board and not be paid into the public treasury."

HARMONY OF STYLE IN BERLIN.

The city of Berlin is taking effective measures to insure the success of the program of beautification. In accordance with an ordinance approved by the municipal authorities, permits for new buildings in many portions of the city may be refused hereafter on purely esthetic grounds, even where the requirements regarding fire protection and sanitation are satisfactorily filled.

Under the new regulations, which are the subject of lively discussion, plans for new buildings and proposed alterations of any kind can be approved only in case they correspond with the general style and character of the surroundings. New structures must "not impair the characteristic aspect of the street view of which they form a part."

The neighborhoods of certain historic churches are especially designated as localities where particular care must be taken as to the impression created upon the eye by the entire perspective.

Berlin has now a population of 2,000,000. Old as the city is the larger number of the buildings have been constructed within the last 15 years.

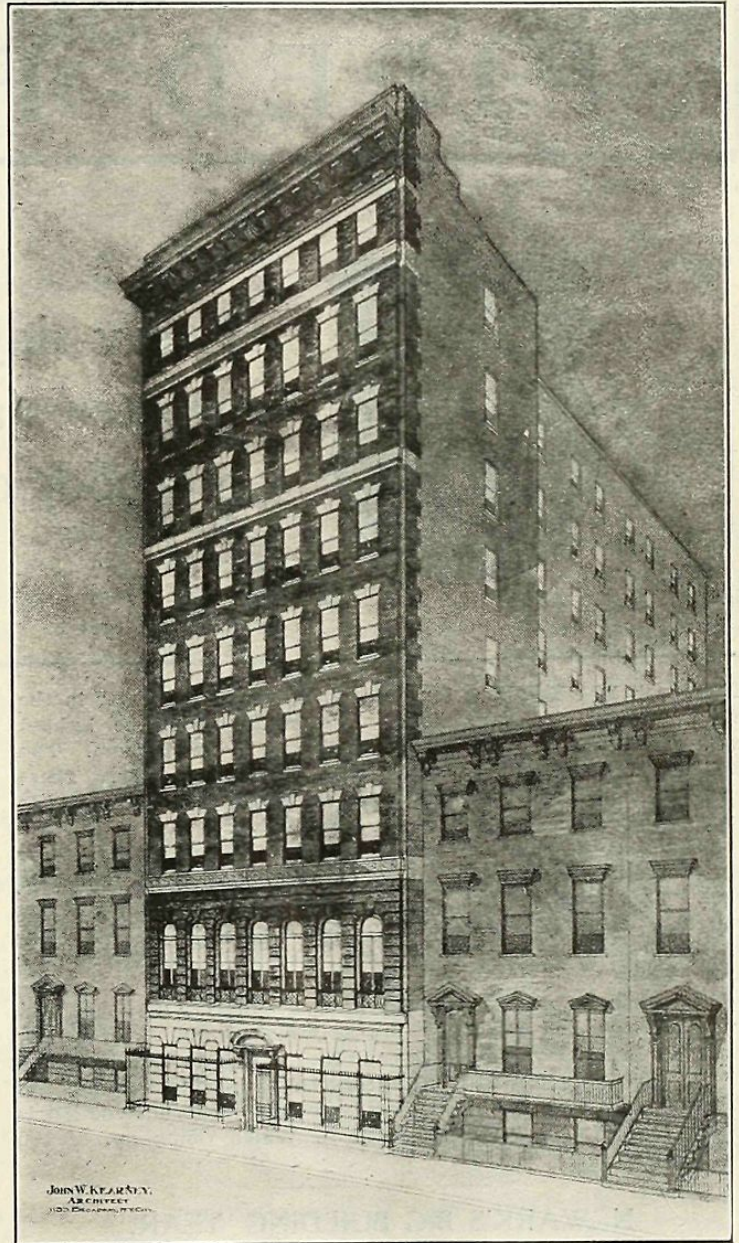
SIDEWALK GUARANTEES.—Theodore S. Oxholm, engineer in charge of the Bureau of Engineering of the Department of Public Works in the Borough of Richmond, has noticed that in certain cities of New Jersey, contractors for building cement sidewalks must give the city a guarantee before they can procure a permit for constructing same. This appears to Mr. Oxholm as an excellent innovation, at it is impossible for the sidewalk Division of the Engineering Bureau to watch the mixing of the concrete on private sidewalk work; and it would be beneficial to both the owner and the city. Any contractor who refused to repair the walk where necessary during the first two years under his guarantee, could be refused a permit for new work, and this regulation would gradually become self-enforcing.

NEW CONVENT BUILDING IN WEST FIFTEENTH STREET.

THE new building now being erected at Nos. 222-224 West 15th st, as an addition to the Convent of Jesus-Mary, now located at Nos. 225-227 West 14th st, will be an innovation in the architectural field for which it was designed. It will consist of nine stories and cellar, with a frontage of 50 feet and a depth of 109 feet. The front will be of Indiana limestone for the first story, with red brick and terra-cotta trimmings above, and finally copper cornices.

The work throughout will be absolutely fireproof, being of steel with reinforced concrete floors and fireproof-block partitions. The roof will be of flat tile with copper flashings, and will offer a pleasant promenade in summer.

On the ground floor there will be a spacious dining-room with a tile floor. In connection with the dining-room will be the service pantries and kitchen arranged so as to give the quickest and best service. The kitchen will have tiled walls to ceiling, and will be fitted with the finest cooking apparatus obtainable.



CONVENT OF JESUS-MARY

222-224 West 15th st.

Convenient to the kitchen will be large store and refrigerator rooms cooled by a refrigeration system located in the cellar.

The lowest story, or cellar, will contain boiler and engine rooms, laundry, bakery and storage rooms. The boiler will be of the horizontal tubular type with a capacity of 125 horsepower, supplying heat and power, and also steam for cooking purposes. An electrically-driven refrigerating apparatus will be located in the engine room for cooling the refrigerators and supplying ice water on all floors.

On the first floor will be located a handsome chapel in the Roman style of architecture. The columns and pilasters will be of the Corinthian order and the ceiling will be coffered with richly ornamental cornices. The windows will extend to the ceiling and will have circular heads and will be fitted with handsome stained glass. On this floor there will also be a meeting-room, library and an infirmary.

Above the first floor there will be seven bedroom floors containing in all one hundred and twelve single rooms and twenty-one suites. Each room will have running water and ample wardrobes. A number of bathrooms with tiled walls and floors and open nickel-plated plumbing will be located on each floor.

Mr. Real Estate Man and Messrs. Architect-Owner-Agent

The use of Gas has become so universal that no matter what purpose your building is designed for it will not be complete and meet all requirements of the occupants unless it is

PIPED FOR GAS



Every day Gas is becoming a greater factor in up to date methods of working and living.

There will be a drinking fountain with filtered ice water in the main corridor on every floor. The building will be lighted with electricity throughout, with switches in every room. The lighting fixtures will be fitted with Tungsten lamps. There will be an electric passenger elevator running from the cellar to roof equipped with all modern safety devices.

A building of this character provides a delightful home for ladies seeking quiet and refined surroundings at a moderate cost. The establishment will be under the management of the religious order of Jesus-Mary, whose houses have long been noted for their success throughout the United States, Canada and Europe.

The preparation of the plans have been given most careful consideration and study by the architect, John W. Kearney, of 1133 Broadway, who has examined a number of buildings of similar character and has incorporated in this building the most modern and up-to-date improvements. The construction is being carried out by the Richard L. Walsh Company, of 100 William st.

NEWARK'S BIG BUILDING YEAR.

Figures supplied by the Building Department of Newark for the eight months beginning January of this year, show that Newark has had a record year in building construction. This has meant business for building material and construction firms in this city. The total is nearly \$6,000,000 greater than for the same period last year. The total for 1909 is \$10,408,528 as against \$4,631,422 for 1908. Allowances, of course, must be made for the fact that the depression had a retardant effect upon building operations last year.

The Building Department of that city figures that half the increase should be attributed to the Prudential Building addition, the actual cost of which is \$2,250,000, the telephone building and the Firemen's Insurance Company's building amounting to about \$900,000 more. In 1907, the banner year for that city, the total construction work for the year was \$10,412,000. The Building Department gave out these figures showing building operations by months:

	1909.	1908.
January	\$620,090	\$333,698
February	495,844	271,901
March	1,278,025	499,757
April	1,443,169	759,493
May	3,715,881	619,842
June	1,148,641	751,208
July	990,990	747,271
August	715,888	648,252
	\$10,408,528	\$4,631,422

CONVENTION OF THE ILLUMINATING ENGINEERING SOCIETY.—The third annual convention of the Illuminating Engineering Society will be held in the Engineers' Building, 33 West 39th Street, New York, on September 27, 28 and 29, 1909. The following papers will probably be presented: "Ethics of Illuminating Engineering," by E. L. Elliott; "Some Notes on Illuminating Engineering Practice in Europe," by H. Thurston Owens; "The Importance of Illuminometry in Practical Illuminating Engineering," by Norman MacBeth; "Efficiency of Lighting Installations," by A. L. Eustice; "Shades and Reflectors," by Dr. Louis Bell; "The Design of Reflectors," by A. J. Sweet; "Diffusing Mediums," by A. J. Marshall; "Absorption and Diffusion of Various Forms of Glass Surfaces," by Basset Jones, Jr.; "Factory and Mill Lighting," by L. B. Marks; "The Photometric Laboratory of the United Gas Improvement Co.," by C. O. Bond; "The New Physical Laboratory of the National Electric Lamp Association," by E. B. Hyde; "Modern Photometric Practice in an Incandescent Electric Lamp Factory," by Charles Deshler; "The Problem of Heterochrome Photometry," by E. S. Millar; "Description of a Demonstration Lighting Installation," by W. C. Morris; "Discussion of the Efficiency of the Moore Light," by Messrs. Hyde, Woodwell, Sharp and Millar.

ROAD-BUILDING PROBLEMS are troublesome. It has been found that ordinary macadam won't do. The motor cars tear up the surface, no matter how well it may have been constructed, and scatter it in the form of fine particles. Roads that were built a year or two ago are in worse shape than if they had been subjected to the wear and tear of horse-drawn vehicles for fifteen years. The New York State authorities are experimenting with a surface covering made of bitumen. Allegheny County, Pa., the second in the State of Pennsylvania in population and wealth, will build no more macadam roads, but will use vitrified brick instead. Brick pavement is now in the ascendency.

—The Secretary of War has approved the recommendation of the Quartermaster General of the Army for the allotment of the funds, amounting to \$1,528,346, for barracks and quarters of the seacoast defenses. This was the amount available for the present fiscal year and represents a reduction in the original estimate as sent to Congress. This fact necessitated a revision of the various projects at different seacoast forts. The largest expenditures are authorized at Forts Andrews, Mass., \$177,449; H. G. Wright, N. Y., \$97,474; Monroe, Va., \$182,750, and Williams, Me., \$135,600.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

AN AID TO ALL SALES DEPARTMENTS.—Plans have been drawn for new buildings to be erected at the locations given below; details as to cost of the new construction, the names and addresses of the architects and the owners are included in each item. This building news represents new construction, including alterations about to be commenced, in the Boroughs of Manhattan and the Bronx, plans for the work having been filed this week in the Department of Buildings. The official plan number in each case is given at the end of each paragraph.

Building contractors and building material firms may be assured that the information herein given includes every building enterprise of every sort and description contemplated in the two boroughs. The news is absolutely complete, irrespective of cost, including both the highest and the lowest grade of operations. By carefully following the news printed in these columns weekly, contractors and building material firms can possess for their sales departments absolutely reliable and absolutely complete information as to new projects.

HOW TO USE PROFITABLY.—It is hardly necessary to do more than indicate the many ways in which this information may be used.

Architects, owners and contractors can be solicited personally for orders.

Trade literature can be distributed with the certainty of reaching its destination.

Buyers can be apprised of the values of materials and equipment.

Time should not be allowed to elapse in the prosecution of the work of salesmanship. Steps should be taken immediately to handle each case. Even orders not obtained in any single case frequently prepare the way for subsequent sales. Records should be kept of each of these "possibilities," and the results of work done tabulated. Figures will be thus obtained that will throw considerable light on the efficiency of sales methods in operation.

It will not be necessary for us to point out in detail how much information a well-informed building material firm or contractor can easily READ INTO THESE NEWS ITEMS, a constant repetition of which in our columns would only take up space without any equivalent advantages. For instance, the instructed reader does not need to be told what the average equipment would be for, let us say, a seven-story brick and stone loft building, 25x75, costing \$35,000, to be built on East Broadway. Plainly an elevator is inevitable; steam heat is inevitable; fireproofing is quite problem-

atic, considering the cost. Everyone can figure that lumber will go into such a building, and a certain amount of rough trim, plastering, window sashes, hardware, plumbing fixtures, etc., etc.

Moreover, it will be understood that as the information that we publish is of an early character, the details of construction and equipment are probably open to a good deal of discussion with the architect and the owner. Red brick might be substituted for white brick, limestone for terra cotta, or vice versa, one type of elevator for another type, and so on throughout all the elements of construction equipment and finish. These points will naturally be very closely followed by an aggressive sales department. Here is where salesmanship, the price and value of a firm's materials will count. **THOUGHT AND AGGRESSIVENESS IN THE USE OF THIS INFORMATION THAT WE FURNISH WEEKLY WILL PRODUCE BUSINESS.** Don't forget that the entire market for your goods in the two boroughs is here, placed under your eyes, not for reading, but for ACTION. Follow up the news!

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

44TH ST, n s, 150 e 10th av, 6-sty brk and stone tenement, tin roof; cost, \$40,000; owners, Lipman & Root, 72 East 99th st; architect, Chas B Meyers, 1 Union sq. Plan No. 677.

93D ST, n s, 425 w Central Park West, 8-sty brk and stone apartment; cost, \$225,000; owner, Julius Tishman, 25 West 90th st; architect, Chas B Meyers, 1 Union sq. Plan No. 679.

CLAREMONT AV, w s, 309 n 116th st, 11-sty brick and stone apartment house, 78.1x82, tile roof; cost, \$300,000; owner, B. Crystal & Son, 21 West 34th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 680.

The owners will build, letting all sub-contracts.

Stores, Offices and Lofts.

AV D, e s, 14.1 s 14th st, 2-sty brk and stone office building, 12x24.6, tar and gravel roof; cost, \$800; owner, J. Reinfrank Coal Co., 800 East 14th st; architect, John E Nitchie, 150 Nassau st. Plan No. 676.

RIDGE ST, No. 89, 5-sty brk and stone loft building, 25x67 and 75, tin roof; cost, \$20,000; owner, L Levy, 13 Catharine st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 681.

GRAND ST, Nos 570-572, 7-sty brick and stone loft building, 50.2x65, tin roof; cost, \$30,000; owner, Joseph Freyer, 320 Broadway; architects, Sommerfeld & Steckler, 19 Union Sq. Plan No. 682.

Dwellings.

75TH ST, No 2 East, 4-sty and attic brick and stone residence, 30.2x120, tar and felt roof; cost, \$173,382; owner, Edwin Gould, 195 Broadway; architects, Carrere & Hastings, 225 5th av. Plan No. 675.

J. W. Bishop Co., 345 5th av, has general contract. James McCullagh, 218 West 36th st, plumbing.

Theatres.

13TH ST, n s, 138 e 4th av, 4 and 5-sty brk and stone theatre, 136x106, slag roof; \$100,000; owner, City Theatre Co, 1493 Broadway; architect, Thomas W Lamb, 224 5th av. Plan No. 678.

T D Sullivan, president; Wm. Fox, 1943 Broadway, treasurer. Old buildings have been removed. Not let.

Storage and Warehouse.

RIVERSIDE DRIVE, e s, at 155 ft on sidewalk, 1-sty frame storage building, 32.6x17.1; cost, \$400; owner, New York Edison Co., 55 Duane st; architect, Wm Weissenberger, 55 Duane st. Plan No. 683.

MANHATTAN ALTERATIONS.

BAYARD ST, No. 25, windows, to 3-sty brick store and dwelling; cost, \$600; owner, Abraham Lefkowitz, 25 Bayard st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1979.

BROOME ST, No 262, toilets, partitions, tank, windows, to 6-sty brk and stone tenement and store; cost, \$2,000; owner, Mrs Mary O'Neill, 157 East Broadway; architect, H Horenburger, 122 Bowery. Plan No. 1992.

DIVISION ST, No 25, add 1-sty to extension, partition, stairs, chimney, to 2-sty and attic brk store and dwelling; cost, \$2,500; owner, Morris Funkelstine, premises; architect, Chas M Straub, 147 4th av. Plan No. 2026.

ESSEX ST, No 21, toilets, partitions, windows, tank, to 5-sty brk tenement; cost, \$5,500; owners, Nathan Schoenapp and M Goldberg, 11 W 119th st; architect, M Zipkes, 353 5th av. Plan No. 2004.

FULTON ST, No 144, installs electric elevator, partitions, stairs, to 3-sty brk and stone restaurant; cost, \$5,000; owner, not given; architects, Israels & Harder, 31 West 31st st. Plan No. 2030.

Bughoff Brewery Association, Fort Wayne, Ind, is lessee. Richard L Walsh Co, 100 William st, has contract.

HOUSTON ST, Nos 217-219 East, partitions, plumbing, piers, to 5-sty brk tenement; cost, \$5,000; owner, Egerton L Winthrop and others, 242 East Houston st; architect, C B Meyers, 1 Union sq. Plan No. 2000.

MADISON ST, No. 198, alter walls, fire-proof partition to 5-sty brick store and tenement; cost, \$300; owner, Philip Starr, 17 Essex st; architect, Herman Horenburger, 122 Bowery. Plan No. 1975.

RIDGE ST, No 154, toilets, sinks, to 5-sty brk tenement; cost, \$500; owner, J. Burger, 22 Av C; architect, B Z Stanger, 150 Nassau st. Plan No. 2024.

RIVINGTON ST, No 263, vent shaft, windows, toilets, to 5-sty brk tenement; cost, \$2,000; owner, H Jaffe, 22 Hope st, Brooklyn; architect, O Reissmann, 30 1st st. Plan No. 1993.

SPRING ST, No 55, install two ovens, partitions, to 5-sty brk tenements; cost, \$5,000; owner, Rocco M Marasco, 57 East Houston st; architects, Sommerfeld & Steckler, 19 Union Sq. Plan No. 2031.

WASHINGTON ST, Nos 666-672, 1-sty brk rear extension, 10.6x26.2, skylights, toilets, tubs, sinks, store fronts, to four 4-sty brk stores and tenements; cost, \$6,000; owner, Leon Ottinger, 31 Nassau st; architects, Schwartz & Gross. Plan No. 1998.

1ST ST, No 31, partitions, windows, piers, to 5-sty brk tenement; cost, \$300; owner, Jacob Kerner, 19 Av A; architect, O Reissmann, 30 1st st. Plan No. 2007.

2D ST, No 219 East, partitions, toilets, windows, to 5-sty brick store and tenement; cost, \$3,000; owner, Susie Heye, 245 West 111th st; architect, Chas H Richter, 68 Broad st. Plan No. 2015.

5TH ST, No 411 East, partitions, windows, tank, toilets, to 5-sty brk and stone tenement; cost, \$2,000; owner, H. Neugass, 415 W 145th st; architect, O Reissmann, 30 1st st. Plan No. 2002.

8TH ST, No 352 East, 1-sty brk rear extension, 19x27.2, toilets, partitions, skylights, to 4-sty brk tenement; cost, \$2,000; owner, F Klimsinger, 176 East 123d st; architect, Geo Haug, 103 Park av. Plan No. 2017.

12TH ST, No. 407 East, toilets, partitions, windows, to two 5-sty brick tenements; cost, \$1,500; owner, Mrs. Mary E. Daly, 210 E 14th st; architect, Henry Regelmann, 133 7th st. Plan No. 1984.

13TH ST, No 54 West, girders, alter floors, to 2 and 4-sty brk storage; cost, \$500; owner, Robert Elliott, 13 Stone st; architect, Wm W Christie, 39 Cortlandt st. Plan No. 2027.

P S Van Kirk Co, Fulton st, Paterson, N J, has contract.

15TH ST, No. 503 East, partitions, windows, toilets, to 4-sty brick and stone tenement; cost, \$600; owner, Estate Wm Klumpf, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 1983.

17TH ST, Nos 608-610 East, partitions, toilets, windows, to two 5-sty brk stores and tenements; cost, \$450; owner, Wm. Figundio, 156 Mott st; architect, Robert Cohn, 247 E 68th st. Plan No. 1997.

17TH ST, No 41 West, 6-sty brk and stone side extension, 25x92, cut walls, to 6-sty brk loft and restaurant building; cost, \$20,000; owner, Samuel P Tull, Alenhurst, N J; architect, Ernest A Arend, 170 5th av. Plan No. 2011.

18TH ST, No 460 West, skylight, partitions, toilets, to 3-sty brk and stone tenement; cost, \$1,500; owner, Wm L Faucett, 35 Dominick st; architect, A. Bal-schun, 402 E 136th st. Plan No. 2010.

20TH ST, No. 35 West, partitions, show windows, to 4-sty brick dwelling; cost, \$500; owner, Emma Bryon, 17 W 21st st; architect, O. Reissmann, 30 1st st. Plan No. 1978.

20TH ST, No 204 W, bath room, skylights, to 3-sty brk dwelling; cost, \$500; owner, Chas Schaverin, 160 7th av; architect, James J Kinsella, 204 W 17th st. Plan No. 2025.

27TH ST, Nos 200-202 West, plaster ceilings, to 6-sty brk tenement; cost, \$200; owners, Geo F Gregory, 32 White st, and Thomas B Graham, Shippan Point, Stamford, Conn.; architect, C B Brun, 1 Madison av. Plan No. 2023.

30TH ST, Nos. 642-652 West, add 1-sty to 5-sty brick and stone factory; cost, \$2,500; owner, John T. Stanley, 448 W 23d st; architect, Wm. H. Rahmann, 103 Park av. Plan No. 1976.

32D ST, No 354 East, toilets, partitions, windows, to 4-sty brk tenement; cost, \$1,500; owner, A Bachrach, 61 E 91st st; architect, M Zipkes, 353 5th av. Plan No. 2005.

33D ST, No 33 West, alter walls, to 4-sty brk and stone dwelling; cost, \$1,200; owner, C Wahlbaum, 33 W 33d st; architect, Louis R Sheinart, 1496 Bryant av. Plan No. 2019.

36TH ST, No. 204 East, partitions, windows, toilets, skylights to 5-sty brick tenement; cost, \$600; owner, Wm. W. Thomas, 712 Lafayette av, Brooklyn; architect, Walter B. Wills, 32 Ditmars st, Brooklyn. Plan No. 1986.

36TH ST, No. 345 East, windows, skylight, toilets, partitions, to 5-sty brick tenement; cost, \$2,000; owner, Mrs. Anna Jones, 381 E 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1985.

38TH ST, No 142 East, 3-sty and basement brick and stone rear extension, 20x10, chimney, partitions, baths, to 3-sty brk dwelling; cost, \$6,000; owner, Henry C Meyer, Montclair, N J; architects, Man & MacNeille, 12 East 45th st. Plan No. 2016.

James McWalters, 2434 Broadway, has contract.

41ST ST, No 149 East, alter floors, to 3-sty brk stable and dwelling; cost, \$475; owner, Mrs Robert Winthrop, 38 E 37th st; architect, J F Gayler, 225 5th av. Plan No. 2020.

J W Bishop Co, 345 5th av, has general contract.

42D ST, No. 471 West, show windows, to 4-sty brk and stone hotel; cost, \$500; owner, John Tierney, 471 West 42d st; architect, Louis Falk, 2756 3d av. Plan No. 1995.

42D ST, Nos 244-246 West, partitions, pent house, to 6-sty brk loft; cost, \$600; owners, Robert Miller Sons, on premises; architects, Hedman & Schoen, 25 West 42d st. Plan No. 1999.

44TH ST, Nos 311-313 West, toilets, partitions, windows, to four 4 and 5-sty brk stores and tenements; cost, \$4,000; owner, Harry J Meyer, 343 Convent av; architect, James W Cole, 403 West 51st st. Plan No. 2001.

47TH ST, No 14 West, partitions, show windows, to 4-sty brk dwelling; cost, \$5,600; owner, Mrs Ethel Norwood, on premises; architect, C H Dietrich, 25 West 42d st. Plan No. 2008.

55TH ST, Nos. 149-151 East, fireproof partitions, passage to 6-sty brick and stone tenement; cost, \$2,000; owner, Max Radt, 20 E 90th st; architect, Samuel Sass, 23 Park Row. Plan No. 1982.

70TH ST, No 250 East, windows, to 5-sty brk tenement; cost, \$100; owner, H Gordon, 102 Bleeker st; architect, O Reissmann, 30 1st st. Plan No. 2003.

73D ST, No 312 West, skylights, doors, windows, columns, to 5-sty brk and stone residence; cost, \$15,000; owner, S Baruch, The Ansonia, Broadway and 73d st; architect, J H Freedlander, 244 5th av. Plan No. 1989.

No contract has yet been issued.

74TH ST, No. 216 East, toilets, partitions, windows, to 4-sty brick tenement; cost, \$1,500; owner, Hyman Harkavy, 510 E 85th st; architect, C. H. Dietrich, 25 W 42d st. Plan No. 1980.

106TH ST, No. 62 East, 1-sty brick and stone rear extension, 29x38.4, partitions, plumbing fixtures, stairs to 4-sty brick tenement; cost, \$6,000; owner, Thomas A. Clark, 3 E 106th st; architect, Nathan Langer, 81 E 125th st. Plan No. 1988.

106TH ST, No. 174 E, alter vent shaft, toilets, to 5-sty brick tenement; cost, \$2,500; owner, Alphonse Dryfoos, 42 West Broadway; architect, Chas. A. Millner, 368 E 149th st. Plan No. 1973.

108TH ST, No. 317 West, alter piers, walls, to 5-sty brick dwelling; cost, \$300; owner, Wm. F. Clare, premises; architect, Edwin Rossbach, 2010 Bway. Plan No. 1987.

112TH ST, Nos 252-254 East, 1-sty brk rear extension, 18.8x21, alter walls, to 3-sty brk and stone home; cost, \$1,300; owner, Rev Pietronilla Borzi, 254 E 112th st;

architect, N Serracino, 1170 Broadway. Plan No. 2014.

Wm Somerville, 317 East 132d st, has the contract.

121ST ST, Nos 214-216 East, partitions, toilets, windows, skylights, to two 4-sty brk stores and tenements; cost, \$4,000; owner, Edward Callan, 2211 3d av; architects, B & J P Walther, 147 E 125th st. Plan No. 2032.

125TH ST, No 122 East, store front, to 2-sty brk store and office; cost, \$200; owner, Henry E Fox, 81 East 125th; architect, L F J Weiher, 271 West 125th st. Plan No. 2006.

AV B, Nos. 41-43 partitions, store fronts to two 5-sty brick tenements and stores; cost, \$700; owner, Deffaa Estate, 541 6th st; architect, Henry Klein, 505 E 15th st. Plan No. 1981.

AV D, No 48, 1-sty brk rear extension, 22x43.4, to 3-sty brk and stone dwelling and hall; cost, \$1,000; owner, Paul Weiss, 48 Av D; architect, L F J Weiher, 271 W 125th st. Plan No 2029.

AMSTERDAM AV, No 149, partitions, windows, columns, to 1 and 4-sty brk dwelling and store; cost, \$1,500; owners, Peter J McDowell and Morris Sturman, 149 Amsterdam av; architect, L F J Weiher, 271 W 125th st. Plan No. 1994.

MADISON AV, No 776, 2-sty brk and stone rear extension, 9.2x20, partitions, show windows, to 5-sty brk residence; cost, \$5,000; owner, Raymond Hoagland, 16 William st; architect, A H Taylor, 138 West 65th st. Plan No. 2012.

MADISON AV, No. 619, alter walls, iron beams to 3-sty brick and stone theatre; cost, \$875; owner, Walter J. Solomon, 15 W 42d st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1972.

MADISON AV, Nos 1632-1640, partitions, show windows, to five 4-sty brk tenements; cost, \$1,500; owner, Francis E Johnson, East Orange, N J; architect, Louis F Fick, 534 W 178th st. Plan No. 2021.

3RD AV, No. 1070, dumbwaiter shaft, fire escapes, plumbing, alter store front, to 5-sty brick and stone store and tenement; cost, \$3,000; owner, John T. Baner, 212 E 62d st; architect, Geo. Dress, 1321 3d av. Plan No. 1074.

3D AV, No 1259, windows, to 4-sty brk tenement; cost, \$100; owner, Estate Lewis Jones, 25 Liberty st; architect, C H Dietrich, 25 West 42d st. Plan No. 1996.

4TH AV, No 379, store front, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,200; owner, John J Cuskery, 129 West 59th st; architects, B W Berger & Son, Bible House. Plan No. 2009.

5TH AV, No. 394, alter vault, sidewalk, to 4-sty brick and stone store; cost, \$400; owner, Geo. C. Boldt, Waldorf Astoria Hotel; architect, A. M. Barrows, 45 W 34th st. Plan No. 1971.

Barrows & Norton Const. Co., 45 W 34th st, has the contract.

5TH AV, No 226, alter walls, to 5-sty brk store and loft; cost, \$445; owner, Herbert Frazill, 2 Rector st; architect, W Dana Bigelow, 134 W 82d st. Plan No. 2028.

Joseph J Thumer, Long Island City, has contract.

6TH AV, Nos 250-252, alter stairs, show windows, to two 4-sty brk and stone stores and show rooms; cost \$2,000; owner, Max Kurzrok, Shore road and 99th st, Brooklyn; architect, Chas E Reid, 105 E 14th st. Plan No. 2022.

A G Imhof, 249 W 18th st, has general contract.

8TH AV, No 781, show windows, to 3-sty brk and stone club house and store; cost, \$800; owner, Chas J Leonard, 943 8th av; architect, Louis A Sheinart, 1496 Bryant av. Plan No. 2018.

8TH AV, Nos 2296-2300, toilets, partitions, windows, to 6-sty brk warehouse and stores; cost, \$150; owner, Washington Warehouse Co, 2300 8th av; architect,

Frank Hausle, 81 East 125th st. Plan No. 2013.

STH AV, No 312, alter roof, to 1-sty brk theathre; cost, \$2,000; owner, H C Miner Estate, 1402 Broadway; architect, Geo Keister, 12 West 31st st. Plan No. 1990.

Cramp Const Co, 36 East 23d st, has contract.

STH AV, No 676, 1-sty brk and stone rear extention, 20x21.10, partitions, windows, to 4-sty brk and stone dwelling and store; cost, \$1,800; owner, Benj Young, on premises; architect, Wm G Clark, 438 West 40th st. Plan No. 1991.

11TH AV, No. 557, partitions, alter elevator shaft, windows, to 4-sty brick and stone dwelling; cost, \$1,000; owners, Hirschfeld & Beck, 163 Av B; architect, O. Reissmann, 30 1st st. Plan No. 1977.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

BRONXDALE AV, w s, 210 n Morris Park av, five 2-sty frame dwellings, tin roof, 21x50; total cost, \$25,000; owner, Jos. Gamache, 1739 Van Buren st; architect, B. Ebeling, 1136 Walker av. Plan No. 973.

190TH ST, n w cor Creston av, 2-sty frame dwelling, tin roof, 26.4x53.11; cost, \$10,000; Leroy Con. Co., 3 Broad st; architect, J. C. Crocker, 2017 5th av. Plan No. 974.

CRESTON AV, w s, 38 n 190th st, 2½-sty frame dwelling, tin roof, 25x47; cost, \$8,500; owners, Leroy Const. Co., 3 Broad st; architect, J. C. Cocker, 2017 5th av. Plan No. 975.

CRESTON AV, w s, 76 n 190th st, 2-sty frame dwelling, tin roof, 27x55; cost, \$8,500; owners, Leroy Const. Co., 3 Broad st; architect, J. C. Cocker, 2017 5th av. Plan No. 976.

TIEBOUT AV, w s, 298.6 s 184th st, two 2-sty frame dwellings, tin roof, 21x55; total cost, \$12,000; owner, Nathan B. Levine Co., 1910 Westchester av; architect, John E. Kirby, 481 5th av. Plan No. 851.

Corrects error in issue of July 24, when it read south of 84th st.

SPUYTEN DUYVIL PARKWAY, w s, 115 n 231st st, 2½-sty brk dwelling, slate roof, 78.2x33.8; cost, \$12,000; owners, Along-the-Hudson Co., 84 William st; architect, Robt W Gardiner, 122 W 29th st. Plan No. 982.

232D ST, n s, 230 s 5th st, 2-sty and attic frame dwelling, shingle roof, 21x38; cost, \$3,500; owners, Thos D & Marie L Rivers, 55 W 105th st; architect, Harry B Van Benschoten, 1296 Union av. Plan No. 983.

Apartments, Flats and Tenements.

SOUTHERN BOULEVARD, s e cor 174th st, 6-sty brick tenement, slag roof, 50x90; cost, \$50,000; Wendover Hall Co., August F. Schwarzler, 1910 Webster av., pres; architect, John E. Kerby, 481 5th av. Plan No. 978.

HOME ST, s e cor Intervale av, 4-sty brick stores and tenement, slag roof, 21-99x55; cost, \$17,000; owners, Hecht & Kaufman, 368 E 149th st; architects, A. Arcander Co., 368 East 149th st. Plan No. 969.

236TH ST, n s, 450 e Kipler av, 4-sty brick tenement, tin roof, 25x89; cost, \$18,000; owners, Melillo Const. Co.; architect, Chas. S. Clark, 445 Tremont av. Plan No. 970.

Ph. Melillo, 25 Bronx place, Yonkers, pres.

HOME ST, n s, 116.55 w Prospect av, three 5-sty brick tenements, plastic slate roof, 41.32x115; total cost, \$135,000; owners, Ittner Const Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 971.

Jacob Leitner, 836 Westchester av, pres. HULL AV, w s, 154.6 n 205th st, two 3-sty brk tenements, tin roof, 21x61; total cost, \$18,000; owner, Anna Seelig, 888 Forest av; architect, M W DelGaudio, Tremont and Webster av. Plan No. 979.

BROOK AV, w s, 121 s 168th st, 4-sty brk tenement, slag roof, 30x65.7; cost, \$20,000; owner, Jacob Schappert, 1218 Brook av; architect, Wm Schnauffer, 363 E 149th st. Plan No. 980.

Stables and Garages.

GRAND BOULEVARD, e s, 143 s 185d st, 2-sty frame stable slate roof, 30x26; cost, \$2,000; owner, Chas. W. McDonald, 229 W Kingsbridge Road; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 972.

Miscellaneous.

MELROSE AV, e s, 100 n 150th st, 3-sty brick shop, tin roof, 18x20; cost, \$3,000; owner, Regina Neubert, 401 E 150th st; architect, A F A Schmitt, 604 Courtlandt av. Plan No. 981.

SOUTHERN BOULEVARD, e s, 170 s 167th st, 1-sty brick stores, 70x100; owner, Jas. T. Meehan Co., Hunts Point Road and Laffayette st; architects, Koppe & Daube, 2830 Westchester av. Plan No. 977.

BRONX ALTERATIONS.

VICTOR ST, e s, 350 n Morris Park av, 2-sty frame extension, 25x12.6 to 2-sty frame dwelling; cost, \$1,200; owner, Omfrio Mamscalco, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 377.

146TH ST, n e cor 3d av, new stairs, new store front, new partitions, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Thos. Lelane on premises; architect, P. J. Murphy, 371 E 144th st. Plan No. 378.

BRIGGS AV, e s, 178 n 190th st, 1-sty added to 1-sty frame extension of 2-sty and attic frame dwelling; cost, \$500; owner, Wm Corbett, on premises; architect, Louis Falk, 2756 3d av. Plan No. 380.

BRONXDALE AV, n e cor Holland av, move 1½-sty frame dwelling; cost, \$500; owner, Astor Estate, 13 W 26th st; architect, Fred Damm, 213 E 144th st. Plan No. 375.

MAYFLOWER AV, e s, 425 n Alice st, move 2-sty and attic frame dwelling; cost, \$1,100; owner, Leonard Delavo, 1933 Pilgrim av; architect, Henry Lane, 1499 Zerega av. Plan No. 379.

TREMONT AV, Nos. 471-473, new girders, new beams, new windows, etc., to 3-sty brick stores, offices and dwelling; cost, \$5,000; owner, Chas. Finger on premises; architect, Chas. Ramsey, 486 Prospect place, Brooklyn. Plan No. 374.

TREMONT AV, No. 405, new show windows to 2-sty brick store and loft; cost, \$400; owner, C. A. Becker, Tremont and Park avs; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 376.

ADVANCE REPORTS.

Two More Loft Buildings for Fourth Avenue.—To Cost \$3,000,000, and Cover the Block Opposite the Metropolitan Building.

4TH AV.—The old Ashland House, located at the southeast corner of 4th av and 24th st, purchased last April by Henry Corn and later bought by Philip Braender, 143 West 125th st, the builder, is now to be improved by Mr. Braender with a tall office and loft structure, having a total height of either 20 or 24 stories, the exact height of which will be determined within a few days. The site takes in one-half of the block front on 4th av, or about 98.9x150 ft., and includes the property now adjoining in 24th st, taking in Nos. 104 and 106 East. The present lessee of the hotel is protected by a ninety-day cancellation clause, so that in all

probability building operations will not be started until the first of January. The plans are now being prepared by William C. Frohne, architect, of No. 38 East 21st st, and on account of undetermined height it will be about three weeks yet before plans will be finally completed. It is also learned that the steel contract has already been awarded, and that Mr. Braender will do the mason work himself. The cost of the building will approximate \$1,200,000.

At the northeast corner of 4th av and 23d st, Nos. 303-311 4th av, and 101-107 East 23d st, the old 3-sty brick school building occupied by Packard's Business College, recently owned by J. M. Horton, is also to be replaced with a similar business building covering a frontage of about 98.9x155 feet, abutting the new Ashland building. This corner is owned by Joseph Milbank, of Greenwich, Conn., and 33 Wall st, this city, and will be constructed by him. As far as could be learned on Friday no architect has yet been officially retained to prepare these plans. The new 16-sty office structure also to be erected at the southwest corner of 4th av and 25th st, by Mr. Milbank, is from plans by Geo. B. Post & Son, of 341 5th av. The total expenditure of the two buildings together is estimated at \$3,000,000, and it is planned to have both buildings ready by February, 1911.

Fifth Avenue Baptist Church Plans.

46TH ST.—It has been decided by the Building Committee of the Fifth Avenue Baptist Church, consisting of Edgar L. Marston, A. S. Walker, F. L. Froment, E. M. Foote, Colgate Hoyt, Harry Hubbard, J. E. Thompson, Charles T. Peck and E. L. Ballard, for the new church edifice which it was recently determined to erect on the site of the old place of worship, No. 8 West 46th st, immediately west of 5th av, to have the competitive plans all in by Sept. 9. It is understood that the committee is receiving competitive designs from six invited architects all of whom are New York men. The architectural character of the new building has not as yet been announced, although it is to measure 100x100 ft., and cost in the neighborhood of \$600,000. The Rev. C. F. Aked, 2 West 86th st, is pastor, and Edgar Marston, 24 Broad st, is president of the Board of Trustees.

H. M. Baer to Plan "Churchills."

BROADWAY.—Herbert M. Baer, 542 5th av, has been commissioned to prepare plans for the new restaurant and hotel building which is to be erected for Captain James Churchill further up on Broadway. The site secured by Captain Churchill comprises 1603 to 1609 Broadway and 216 and 218 West 49th st, which forms an L around the southwest corner of Broadway and 49th st. William B. Lockwood, the owner, will erect the building and has leased the new structure to Mr. Churchill for a term of 21 years. It has frontages of 58.11 on Broadway and a depth of 176.4 ft., and there is an L fronting 50 ft. in 49th st. At present there are 3-sty dwellings on the site. The number of stories has not been determined, and work will not be started for some months yet. No contract has yet been issued.

Contract for Jersey City Building.

JERSEY CITY.—The general contract was awarded on Saturday last to W. H. & F. W. Cane, 13-21 Park Row, Manhattan, for the new fireproof, brick and stone bank and office building, 75x100 ft., to be erected by the Union Trust Co., of 65 Montgomery st, at the southeast corner of Montgomery and Washington sts, Jersey City. As planned, the building will contain two stores and banking

rooms on the first story, and from fifty to sixty offices above. C. F. Long, 1 Montgomery st, is engineer; John T. Rowland, Jr., and Frank Eurich, Jr., associated, 15 Exchange pl, are the architects. Officers of the Trust Company are Samuel Ludlow, Jr., president; J. J. Gorman, vice-president; C. E. Bailey, secretary, and J. G. Hasking, treasurer. The cost will exceed \$100,000.

Plans for Central Islip Hospital.

CENTRAL ISLIP, L. I.—The New York State Commission in Lunacy, Albany, N. Y., will probably call for bids this fall, for the construction of a 3-sty fireproof hospital building to be established at Central Islip, Long Island, by the State. It is estimated by Franklin B. Ware, State Architect, Albany, that the building will cost about \$300,000. The construction will be of light brick, limestone and steel and will be equipped with every modern convenience. The plans are now well under way. T. E. McGarr, secretary, Capitol Building, Albany, can give information.

Publishing House for Plainfield Courier.

PLAINFIELD, N. J.—Frank B. Gilbreth, 60 Broadway, Manhattan, has just received a contract from George H. Frost, 745 Watchung av, Plainfield, N. J., president Engineering News Pub. Co. for the construction of a brick and reinforced concrete building for the Plainfield Courier-News, at Plainfield, to be used as a publishing house. This building will be strictly fireproof and modern in every respect. Frederick A. Waldron, 37 Wall st, Manhattan, has been selected as architect and industrial engineer in charge of the mechanical layout of the plant.

To Enlarge 89th Street Telephone Building.

89TH ST.—The Riverside Exchange Telephone Building, No. 112 West 89th st, is soon to be enlarged with two or more stories and other important changes will be made. The present structure has 3-stys, 75x93 ft., and is of fireproof construction. The plans are being prepared by Messrs. Eidlitz & McKenzie, 1123 Broadway. R. M. Ferris is chief engineer for the New York Telephone Co., 15 Dey st. No contract has yet been issued.

Dawson & Archer to Build Trinity Warehouse.

DESBROSSES ST.—The general contract for the 6-sty fireproof warehouse, brick, stone and steel construction, about to be erected at Desbrosses and Watt sts, on the lower West Side, by the Trinity Corporation, 187 Fulton st, has been awarded to Messrs. Dawson & Archer, of 150 5th av. Plans have been prepared by Ernest Flagg and A. F. Sutcliffe, 35 Wall st.

Improvements to Steeplechase Pier, Atlantic City.

ATLANTIC CITY, N. J.—Plans are about to be prepared for a large addition to the "Steeplechase Pier," on the beach at Pennsylvania av. The new annex will include a convention hall having a seating capacity of 5,000, an observation tower and ballroom. The estimated cost is placed at about \$500,000. No contracts have yet been arranged for.

Factory for Royal Baking Powder Co.

BROOKLYN.—The Turner Construction Co., 11 Broadway, Manhattan, has just received the building contract for the new factory to be erected for the Royal Baking Powder Co., at Kent av and Morton st, Brooklyn. This building will be of reinforced concrete throughout,

216x53 ft., and six stories high. Benjamin Finkensieper, 134 Broadway, Brooklyn, is the architect.

47th Street Dwelling for Business Use.

47TH ST.—Mrs. Ethel J. Norwood, owner of No. 14 West 47th st, is having plans prepared for making over this building from a private dwelling into stores and small suites for business and private use. This is the first building on this block to be turned into business property. The general contract has been let to Herbst & Co., builders, 25 West 42d st.

Edison Co. to Build New Sub-Station.

41ST ST.—The New York Edison Company, 55 Duane st, is having plans prepared by Wm. Weissenberger, 55 Duane st, for a new 4-sty fireproof, brick and steel sub-station, to measure 50x100 ft., to be erected at Nos. 314-316 East 41st st, at a cost of about \$100,000. The company will take figures on the general contract about the last of November.

Apartments, Flats and Tenements.

47TH ST.—The Model Fireproof Tenement Co., 35 Wall st, will erect a 6-sty flat, 92.10x88.5 ft., at Nos. 601-603 West 47th st, to cost \$85,000. Ernest Flagg, 35 Wall st, is preparing plans.

UNION AV.—Herbst & Co., builders, 25 West 42d st, having purchased No. 1117 Union av, will erect a 5-sty modern flat building. Plans are being prepared by Young & Gronenberg, of 1328 Broadway, and will be ready to be figured about September 5th.

ST. NICHOLAS AV.—B. W. Levitan, 20 West 31st st, is preparing plans for a 6-sty high-class flat building, 100x87 ft., for the Kirby Construction Co., 299 Broadway, to be erected on the east side of St. Nicholas av, 308.9 ft. south of 145th st, to cost \$150,000.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have plans for a 6-sty apartment house to be erected at Riverside Drive, Audubon place and 157th st, Washington Heights, for the Centre Realty Co., 289 4th av, of which H. D. Lounsbury is treasurer.

PARK AV.—The Metropolitan Life Insurance Co., has made a building loan of \$625,000, for the 12-sty elevator apartment house, 106.4x100 ft, which the "Eight Hundred and Twenty-Nine Park Avenue Co." 103 Park av, is to erect at the southeast corner of Park av and 76th st, from plans by Pickering & Walker, 103 Park av. (See issue Aug. 14, 1909.)

Banks.

FALL RIVER, MASS.—Work will be started at once on an addition to the bank building at Second and Market sts of the Massasoit Pocasset National Bank. The addition will be brick and stone, 1-sty, and cost \$50,000. Mack & Moore, Blagden st, Boston, builders, and Aaron Gould, 17 Milk st, Boston, are the architects.

WESTFIELD, MASS.—Architects Carpenter & Dennison, 475 5th av, Manhattan, have plans about ready to figure for a business building to be erected for the Woronoco Savings Bank. Will be of gray brick, 80x100, with gravel roof, steam heat, electric lights, elevators, plate glass, etc.

Churches.

SCHENECTADY, N. Y.—The contract for heating and ventilating apparatus for the new Second Reformed Church, to be erected at Union st and Morris av, has been awarded to Lewis & Kitchen, of Chicago. The general construction plan for the new edifice will be ready for contractors to figure upon in about one week.

HARRISON, N. J.—The Polish Catholics of Harrison are negotiating for the

purchase of property 100 ft. on Harrison av and 200 ft. in 5th st, for the purpose of erecting a new church and school building. It is said that the price agreed upon for the property is in the neighborhood of \$25,000. Address Pastor Polish Catholic Church, Harrison.

Competitions.

NAUGATUCK, CONN.—Competitive sketches for a new engine house to be erected in Maple st have been submitted by several architects. A meeting of the Common Council will be held September 7, when an architect will be selected. The City Clerk can give information.

DOVER, DEL.—The Commission appointed by Act of Assembly of the State of Delaware invites all qualified architects to enter a competition for the selection of an architect for alterations and additions to the State House at Dover. Programme can be had on application by mail to the Architectural Advisor to the Commission, M. B. Medary, Jr., 1414 South Penn Square, Philadelphia, Pa.

Dwellings.

BRISTOL, CONN.—James T. Mather, of Bristol, has purchased a lot in Stearns st from W. H. Carpenter and contemplates the erection of a new residence.

JAMAICA, L. I.—C. N. Neier, 80 Broadway, Manhattan, is to build three 2-sty frame dwellings, costing \$11,000, on the north side of Torrage av, west of Victoria st, Jamaica.

DOUGLAS MANOR, L. I.—E. J. Preston, of Douglas Manor, will erect a 2-sty frame dwelling, 40x45 ft., on the south side of Arleigh road, 150 ft. west of Center Drive, costing \$8,000.

FLUSHING, L. I.—Joseph Kastner, 338 Madison av, Flushing, will erect a 2-sty frame residence, 24x34 ft., in the west side of 23d st, 340 ft. north of State st, Flushing, to cost about \$4,500.

GLENDALE, L. I.—S. H. Schmidt, 1660 Myrtle av, Brooklyn, will start at once the erection of eight 3-sty brick dwellings, 25x72 ft., at the northwest corner of Forest and Summerfield avs, Glendale, to cost about \$60,000.

DOUGLAS MANOR, L. I.—Dr. J. Johnson, 719 Lexington av, Manhattan, will soon begin the erection of a 2-sty frame residence, 34x38 ft., at the northeast corner of Shore and Arleigh roads, Douglas Manor, to cost \$7,500.

NEW LONDON, CONN.—Architect W. P. Crabtree of New Britain is drawing plans for a summer residence to be erected at New Neptune Park by H. C. Hine, of the Traut & Hine Mfg. Co., New Britain. Complete details have not been decided as yet.

78TH ST.—The general contract for the new residence, 4-stys, 19x75 ft, for the Satz Co., of 135 Broadway, to be erected at 116 East 78th st, from plans by Wm. L. Rouse and L. A. Goldstone, 12 West 32d st, has been let and will be soon announced. The estimated cost is \$30,000.

WEST NEW YORK, N. J.—Plans have been completed by William E. Borries, Jersey City, for the erection of a two-family residence for G. F. Kuppler, 345 5th st, Union Hill, on Fischer av, West New York. All modern improvements will be called for, including open plumbing, cabinet mantels, gas fixtures and hot air furnaces. The building will cost about \$6,000.

DEAL, N. J.—Edwin Popper, of Oppenheim Collins & Co., 35 West 34th st, Manhattan, has awarded to August Weber, of Long Branch, N. J., the general contract, to erect his new residence and garage, 2½-stys, 60x60 ft, at Jerome av and Pleasant Place, Deal, N. J., to cost about \$50,000. Buchman & Fox, 11 East 59th st, Manhattan, are the architects, C. Matlock, 949 Broadway, steam engineer,

Factories and Warehouses.

BURLINGTON, N. J.—It is announced that the Martin L. Cohn Co. contemplates the erection of a silk factory at Burlington, to cost about \$50,000.

ROME, N. Y.—The Rome Soap Co., 223 Dominick st, is preparing to erect a fire-proof soap plant of reinforced concrete to cost about \$200,000. M. Brown is president.

STONINGTON, CONN.—The American Velvet Co. has requested the Stonington Building Co., owners of the factory which they now occupy, to enlarge the plant by the erection of an addition, 100x125 ft., and costing about \$30,000.

AMSTERDAM, N. Y.—The capital stock of McCleary, Wallin & Crouse, manufacturers of carpets and rugs at Amsterdam, is to be increased from \$1,000,000 to \$2,000,000. An extension 50x80 ft. to the mill of the concern will be erected.

NEW HAVEN, CONN.—From plans by Brown & Von Beren, the David H. Clark Co. has taken the contract to build a new storehouse in Brewery st for the Smedley Co. The structure will be 80x125 ft., 4-stys, of brick, heavy mill construction, and will have a gravel roof. An elevator will be installed.

NEW BRITAIN, CONN.—Builders are figuring plans for the new factory to be erected at Myrtle and High sts by the Corbin Screw Corporation. It will be brick mill construction, 50x380 ft., with alternate bids for either four or six stories high. The plans are by A. H. Rice, engineer for the American Hardware Co.

NEW LONDON, CONN.—The Bigelow-Harriman Construction Co. is preparing to start work on a large paper mill at Johnson's Wharf, in Montville, to cost \$200,000. It is to be of brick construction. G. F. Hardy, 309 Broadway, Manhattan, has plans ready. Buildings include storage room, beater room, machine room and finishing room; also a concrete dam.

Halls and Clubs.

BOSTON, MASS.—Maginnis & Walsh, 100 Boylston st, have completed plans for a memorial and hall building, to be erected at Boston, for Boston College, to cost \$300,000.

PRINCETON, N. J.—The Campus Club of Princeton University is having a 3-sty brick and limestone club house built to cost \$40,000. C. W. Kaffer has the contract. The building is to be 50x75 ft. and was designed by R. C. Gildersleeve, of Manhattan.

BROOKLYN.—Figures are being received by St. Anthony's Roman Catholic Parish, Rev. P. O. Hara, pastor, for a 2½-sty, fireproof, brick and terra-cotta clubhouse, 78x95 ft, to be erected at Leonard and Calyer sts, Brooklyn, from plans by H. E. Oborno, 295 Amherst av, Jamaica, L. I. Estimated cost, about \$50,000.

Hospitals and Asylums.

AKRON, OHIO.—The County Commissioners will receive bids until September 10, for erection of a tuberculosis hospital, dining-room and kitchen. Harpster & Bliss, Akron, Ohio, are the architects.

BINGHAMTON, N. Y.—The management of the Mountain Sanatorium and a member of the board of trustees is strongly advocating a building for tuberculosis. Dr. Beach is the attendant physician.

Libraries.

BOLIVAR, N. Y.—The Bolivar Free Library trustees have purchased a site at Main and Olean sts, Bolivar, for the erection of a library.

STAMFORD, CONN.—At a meeting of the Common Council it was voted to purchase the Wilson L. Baldwin property at Main st and Suburban av as a site for the

proposed public library. No architect yet named. Address clerk Board of Education.

Miscellaneous.

ARVERNE, L. I.—The Long Island Railroad Co. will erect a new station at Arverne. The selected site is between Remington and Vernam avs. Work will probably be started immediately. Ralph Peters is president of the Long Island Railroad, Long Island City.

NEW HAVEN, CONN.—The project of building a fine hotel in New Haven seems to be assuming definite shape. An agreement has been entered into between W. H. Moseley, ex-Senator Frank S. Butterworth, representing a syndicate of capitalists, by which it is expected that the present New Haven House will be taken over as the site for the proposed new structure. It is planned to erect an 8-sty building, with every modern improvement.

Municipal Work.

MANHATTAN.—On Sept. 7, the Department of Public Charities, will open bids for furnishing and delivering 63,000 vitrified brick.

MANHATTAN.—Sept. 7, bids will be opened by the Fire Commissioner for alterations and alterations to store house, located at No. 20 Eldridge st, Manhattan.

BROOKLYN.—On Tuesday, Sept. 7, the Fire Commissioner will open bids for repairs to quarters of Engine Company 140, Prospect av, near Greenwood av, Brooklyn.

MANHATTAN.—Bids will be received by the Fire Commissioner Tuesday, Sept. 7, for labor and materials required for alterations and additions to repair shop, northeast corner of 12th av and 56th st, Manhattan.

BROOKLYN.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, Sept. 8, for labor and materials necessary to reline and re-set brick setting of three boilers, etc., Municipal Building, Brooklyn.

BRONX.—The Park Department will open bids on Thursday, Sept. 9, for furnishing and delivering vitrified stoneware drain pipe (No. 2, 1909) for parks, Bronx, and for 4,000 linear ft. 6-inch cast-iron water pipe for parks (Botanical Garden), Bronx.

MANHATTAN.—The President of the Board Bellevue Hospital will open bids, Sept. 7, for labor and materials required for the erection of the laundry building, including plumbing, heating, electric and refrigerating work of the new Bellevue Hospital, 1st av, 26th to 29th sts.

MANHATTAN.—Bids will be received by the President of the Borough of Manhattan, Wednesday, Sept. 8, for furnishing and delivering cast-iron sign posts, with flange; cast-iron sign posts, with ground piece; cast-iron criss-cross sign holders, with standard, and cast-iron street sign boxes, with clamps.

MANHATTAN.—Bids will be received by the Police Commissioner, Tuesday, Sept. 7, for completing contract executed by New York Steam Fitting Co., Feb. 18, 1905, which was declared abandoned, for

THE
LIME
FOR EVERY PURPOSE

ROCKLAND-ROCKPORT

Selected Finishing

350 lb. Bbl. Guaranteed

Rockland-Rockport Lime Co.

Morgan Ave. & Meserole St. Fuller Building
BROOKLYN NEW YORK

Manufacturers of the LIME OF QUALITY

ESTABLISHED OVER A CENTURY

OUR engineering department will co-operate with architects and engineers in the planning and executing of difficult foundations, dock work, etc.

RAYMOND CONCRETE PILE COMPANY

NEW YORK, 140 Cedar Street
CHICAGO, 135 Adams Street
PITTSBURGH, Union Bank Building
PHILADELPHIA, Land Title Building
BALTIMORE, Pratt and Concord Sts.
ST. LOUIS, 620 Chestnut Street
NEW ORLEANS, 204 Perrin Bldg.

PROMISES

We won't make any that we can't keep. We have several specialties, and keeping our promises is one of them. We deliver the kind of front bricks you bought at the time you were told to expect them.

HOUGHTALING & WITPENN

44 EAST 23d ST., NEW YORK

FRONT BRICK—All Colors

WHITNEY-STEEN CO.

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HALF THE WORRY OF A CONTRACTOR

IS IN WAITING FOR LUMBER AND MATERIALS

15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK
SAW, PLANING AND MOULDING MILLS

F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J

**TENEMENT HOUSE LAW
PARTITION WINDOWS
FURNISHED AND SET**

Fred C. Sumner

Doors, Window Frames,
Sash and Glass

244 CANAL STREET
Telephone, 1173 Franklin

furnishing labor and erecting all the materials necessary to install the heating and ventilating system, boilers and steam piping in the new building to be erected on the block bounded by Grand, Centre and Broome sts and Centre Market place, Manhattan.

Office and Loft Buildings.

NEW BRITAIN, CONN.—Estimates are being received on plans of W. P. Crabtree for the office building to be erected in Park st by the New Britain Lumber & Coal Co.

3D AV.—B. & J. P. Walther, 147 East 125th st, are ready for figures for extensive alterations to the 4-sty store and loft building, 2211-2217 3d av, for Edward Callan, on premises. The cost is estimated at about \$80,000.

FAILE ST.—The Empire Fringe Co., 103 Mott st, M. Sacks, president, has awarded to John Kennedy & Sons, 103 Park av, the general contract for the brick and stone loft and store building, 50x130 ft, to be erected at Faile st, and Garrison av, Bronx, at a cost of about \$20,000. H. S. Lion, 12 West 32d st, is architect.

45TH ST.—The general contract has been awarded to the Mandel Building Co., 47 West 34th st, for a new 6-sty rear extension, 25x30 ft, and a new front to the 6-sty store office and loft No. 21 West 45th st, for A. F. James, of 495 5th av, to cost \$25,000. H. C. Severance, 500 5th av, is architect, and upon the completion of alterations will occupy the top floor of this building.

Schools and Colleges.

PLEASANTVILLE, N. Y.—Work will soon be started on a 2-sty and basement school, 70x100 ft., brick and limestone, at Pleasantville, to cost about \$50,000. Wilson Potter, 1 Union sq, has prepared plans.

BUFFALO, N. Y.—The general contract for the 3-sty Technical High School, to be erected on Broadway, Buffalo, from plans by Martin C. Miller, Mutual Life Building, will probably be awarded by Oct. 1. Estimated cost, \$412,000.

WATERTOWN, MASS.—Plans are being prepared for a high school for the town of Watertown. Brick, cost from \$125,000 to \$150,000. Brigham, Coveney & Bisbee, 184 Boylston st, Boston, are the architects. Plans will be ready to figure in two or three months.

BRIARCLIFF, N. Y.—H. W. Otis Co., 39 East 42d st, Manhattan, recently received the general contract to erect the 2-sty brick, stone and terra cotta school, 72x97 ft, at Briarcliff, Westchester County, N. Y., from plans by Wilson Potter, 1 Union sq, to cost \$50,000.

KENSINGTON, CONN.—At a special town meeting it was voted to appropriate \$32,000 for a new school house, to be erected in Kensington. Eight rooms, brick, but complete details have not yet been decided. Dr. R. M. Griswold, chairman, was authorized to appoint a committee of three to choose a site and report at another meeting.

STRATFORD, CONN.—Plans of A. S. Meloy, Bridgeport, has been accepted for the new school to be built on Barnum av, Stratford. The building will be of brick or terra cotta, containing eight classrooms, steam heat and composition blackboards. Work will be started this fall. James McQuillan is chairman of the building committee.

SCHENECTADY, N. Y.—Edward Hannigan, 24 Knott Terrace, Schenectady, has received the general contract, and Walter Wellman, of Schenectady, the mason work, for the Chapter House, brick, 2½-stys and basement, 34x74 ft, for the Delta Upsilon fraternity house, to

be erected on South College Lane, Schenectady, to cost \$20,000. Van Vieck & Goldsmith, 111 5th av, are the architects.

Bids Opened.

LONG ISLAND CITY.—The Bureau of Water Supply, Gas and Electricity has opened bids for furnishing and connecting two pumping engines with steam piping, at the Bayside pumping station, Queens, Henry R. Worthington, 115 Broadway, N. Y., \$29,700, being the low bidder.

BRONX.—The Lord Electric Co., 213 East 40th st, has submitted the lowest bid to the Board of Water Supply for Contract 39, for furnishing and installing two 12,500,000-gallon steam turbo-turbine pumps, two 225-HP. water-tube boilers, and all accessories, at Jerome av pumping station, The Bronx, at \$36,100.

BLAUVELT, N. Y.—The bids received on Aug. 31 by the State Armory Commission for the construction of concrete rifle pits at the Rifle Range at Blauvelt, Rockland County, N. Y., were: Frank Besch, Troy, N. Y., \$28,640 (low bid). Other bidders were: John R. Lee, Paterson, N. J.; Merrill-Ruckgaber Co., 50 Church st, N. Y.; N. D. Peters & Co., Utica, N. Y.; Geo. C. Hudson, Highland Falls, N. Y.

NEW BRIGHTON, S. I.—Bids were received by the Bureau of Water Supply, Gas and Electricity for furnishing, delivering and laying water mains in Bay, Griffin and other sts in Richmond Borough: The Hanover Contracting Co., 215 West 125th st, \$212,168 (low bid). Other bidders were: Clinton Beckwith, Herkimer, N. Y.; Daly Bros. Contracting Co., 145th st and Harlem River, N. Y.; Joseph Johnson Sons, Staten Island; Rodgers & Hagerty, 41 Park Row, N. Y.; James H. Holmes, Brooklyn; Newman & Carey, Brooklyn; Harlem River Contracting Co., 21 Park Row, N. Y.; MacArthur Bros., 11 Pine st, N. Y.; James King, Brooklyn; Cuzzo & Co., 63 Park Row, N. Y.

Contracts Awarded.

HACKENSACK, N. J.—The T. M. McLeod Co., 90 West st, Manhattan, at \$39,950, submitted the lowest bid for concrete and pipe sewer at Hackensack.

DESBROSSES ST.—Snare & Triest, 143 Liberty st, have received the general contract for extensive alterations to Pier No. 31 North River, at Desbrosses st, for the New York Central & Hudson R. R. Co.

MANHATTAN.—Contracts have been awarded to the Atlanta Contracting Co., 434 East 91st st., by John H. O'Brien, Commissioner Water Supply, Gas and Electricity, for high pressure fire service mains and appurtenances in several sts.

HENRY ST.—Rufus H. Brown, 1357 Rogers av, Brooklyn, has received the general contract to erect the 3-sty brick and stone parish house, 25x100 ft, at 61 Henry st, to cost about \$35,000. The Church of the Sea and Land, O. G. Cocks, pastor, will erect the building from plans by Cady & Gregory, 6 West 22d st.

LONG ISLAND CITY.—The Turner Construction Co., 11 Broadway, Manhattan, has just obtained the general contract for a reinforced concrete factory building for John F. Galvin, East av and 13th st, Long Island City. This building will be 200x100 ft, 6-stys and basement. William Higginson, 13-21 Park Row, Manhattan, is the architect. Work will be undertaken at once.

Government Work.

SANDY HOOK, N. J.—U. S. Engineer Office, Army Building, New York, N. Y.—Sealed proposals for erection of wood jetties for protecting east shore line at Sandy Hook, N. J., will be received Sept. 14. S. W. Roessler, Col., Engrs.

SARATOGA SPRINGS, N. Y.—Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 9,

for the construction complete of the U. S. post office at Saratoga Springs, N. Y. James Knox Taylor, supervising architect. (Continued on page 467.)

Brief and Personal.

Blake & Williams, heating and ventilating, are now situated at 24 Barrow st, near Washington pl.

The B. F. Sturtevant Co., a Massachusetts corporation with a capital of \$500,000, has been reorganized and recapitalized.

August M. Kleeman, architect, has opened an office at 741 Broad st, Newark, N. J., and desires to receive manufacturers' catalogs and samples.

Only one plan was filed on Tuesday, and that for a \$2,000 stable to be erected on the Grand Concourse and Boulevard. Rather a feeble start for the Boulevard building movement.

Mr. M. J. Degnon, head of the Degnon Contracting Company, of 60 Wall st, will build a cottage to cost \$30,000 at Jamaica. The Degnons made a fine record in building their sections of the Manhattan subway.

The State Civil Service Commission will hold examinations on Sept. 18 for the following positions: Architectural Designer, State Departments, \$1,501 to \$2,400. Open to men only. The position requires expert drafting and designing.

Arising out of a visit to Belgium last year of the Sheffield Master Builders' Association, a large party of Belgian builders, representing the Associations of Antwerp, Brussels, and Ghent, have visited England; and in Sheffield, Liverpool, and London they have been received by representatives of the associations belonging to the National Federation of Master Builders.

The Burt Manufacturing Co., of Akron, Ohio, oil filters, reports that the month of August was the largest and busiest month for business in its history, which extends over a period of seventeen years. The fact that the concern has unfilled orders on the books amounting to nearly 40 per cent. of the entire output for August is an indication of a rapidly increasing demand for this specialty during the last few months.

Nelson P. Lewis, chief engineer to the Board of Estimate, has returned from his vacation, and has taken up the subject of experiments with cinder concrete, reinforced concrete and hollow tile, as directed by the Mayor. Mr. Lewis says he is having trouble getting together a satisfactory committee of experts to pass upon the results of the tests. Nearly everybody claiming to be an authority on fireproof construction, it seems, appeared either on one side or the other during the building code hearings. As far as the place for carrying on the experiment work is concerned, the Columbia University testing station at Greenpoint has been offered, but it is too small. Considerable money will have to be spent in enlarging this site if it is used.

The employees of C. J. O'Brien, printer of the Record and Guide, held their annual outing at Feltman's, Coney Island, on last Saturday. Over one hundred employees and invited guests of Mr. O'Brien sat down to an old-fashioned clambake, preceding which a set of resolutions handsomely engrossed, were presented to Mr. O'Brien by his employees, bearing the signatures of practically every man in his employ, numbering nearly one hundred. The resolutions expressed appreciation of the personal and friendly interest shown by Mr. O'Brien in every one of his employees. After the bake there was speaking, singing and other amusements, and the prevailing sentiment was, to quote one of the orators, "if there were more employers like Mr. O'Brien the labor problem would be solved."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Building Material Market Encouraging.

September first came in with brighter prospects for fall business than has been reported this year. The feeling is general that with the passing of August the late depression becomes nothing but history. The brick situation is firmer and prices are moving upward. Cement prices are going up and thirty-day deliveries still rule. Iron is doing a big business at advancing prices. Structural steel is firming up for a general advance. Sheets are behind demand in both black and galvanized. Lumber prices are going forward, spruce following yellow pine and the hardwoods. Stone has almost entirely recovered with big orders in hand and inquiries for liberal quantities. Increasing business is being done in the suburbs by local material men. Fabricators are working nigh to capacity. Spring operations that were held up, only to be further delayed by shaky market conditions during the summer, are expected to go ahead within the next two weeks. This is a good time to buy material because prices will be much higher within a fortnight.

Brick Prices Stiffen as Market Improves.

The Hudson River brick market is improving both from the wholesaler's and the retailer's points of view. Sales yesterday were made at from \$5.50 to \$6 for hard commons. This is an advance of two shillings around. Shipments continue regular and the demand is steady, but in the former case the disposition is spreading among the manufacturers to ease up on shipments until the local market becomes stronger. Up to date, however, the shipments received here are nearly up to capacity figures, the arrivals for the week ending on Aug. 28 being 84; sales, 85; and holdovers on Aug 23d, 6. Holdovers on Aug. 30th, 6. Under present towing conditions and availability of barges it is considered not possible to receive more than 90 barges a week at the Exchange docks. It will therefore be seen that a good supply of brick is coming down the river. That the demand here is good, is proved by the fact that on Wednesday there was only one barge load of brick at West 52d st.

SOME DEALERS STACKING.

Although it is said that some dealers announced early in the spring that as soon as Hudson River Common got above \$5.50 they would stop stacking, most of them have ceased but there are some who are still storing. Manufacturers complain that labor is beginning to get scarce, which is quite usual at this time of the year. Most of the manufacturers are well stocked, but there are some who are piling for holdover stock. On the whole it may be said that the manufacturers are only fairly well stocked.

SEASON'S OUTPUT MAY REACH 800,000,000.

The opening of September business brought changed conditions in the brick market. The orders are better and the inquiry is firm, general and for large amounts. One dealer has one for 10,000,000, which is understood to be for three operations. If the present market continues to improve and the inquiries now in hand materialize in orders, it is estimated that the output this year will have been about 800,000,000. This is better than last year, of course, and a little better than 1907. It was prophesied that the demand within a week or two would be greater than the supply.

EMPRIE BRICK & SUPPLY CO.'S IMPROVEMENTS.

The improvements at the Empire Brick & Supply Company's Glasco and Stockport yards are nearing completion. At the former yards one of the largest crushers along the river has been installed. This will be belt driven and will be used to crush bats and refuse. At the Stockport yards a new dock is being constructed and the channel is being deepened so as to accommodate the company's larger barges, which have a capacity of 500,000 brick each and a greater draft than barges formerly used.

The Empire company has been doing its own towing of late, having chartered the tug "Leonard Richards," of Albany, since its contract with the Cornell Steamboat Co. expired. The fact that the company requires larger barges also necessitates larger tow boats and has given rise to a report that the company is now building a powerful craft of this description. The company is merely looking about and has several propositions concerning some first-class craft under consideration, but it is not building at present.

BIG DEMAND IN NEW JERSEY.

Mention has been made of the great demand for Hudson River brick that has shown itself in New Jersey within the summer months and herewith are some specific figures. The Lorillard Tobacco plant in the West End, Jersey City, will require 8,000,000; Cook & Genung, of Newark, are receiving deliveries of 3,000,000 from Washburn Brothers for small work; School No. 3, Bright st, Jersey City, will take 2,000,000; School No. 32, Eighth and Cole sts, Jersey City, is taking 7,000,000; School No. 17, in Duncan av Jersey City, which is just being completed, took 4,000,000; School No. 33, in Glendenny st, Jersey City, took 3,000,000; and school No. 15, in Dwight st, took as many more; the Adams Express Company's Exchange stables took 900,000, the Prudential Insurance Company's extension in Newark is taking 5,000,000 from the Newark Mason's Material Supply Co. through the Hedden Construction Co., the general contractors, besides numerous smaller jobs in Hoboken, Jersey City and Newark.

To show that the situation there is not merely one of the moment, the futures which will require large quantities of brick are the new skyscraper office building of the Union Trust Co. at Washington and Montgomery sts, Jersey City; the new post office directly opposite, upon both of which sites 4-sty brick and stone structures are about to be razed; the new office building of the Colgate Soap and Perfume Co., at York and Hudson sts, for which no contracts for the building have been let so far, although R. Waddington & Sons, of Jersey City, are excavating for Sanford & Ross, pile contractors. Then there is the First National bank building in Hoboken for which a 4-sty building is being razed.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	\$5.50@	\$6.00
Hudson River, Common.....	4.25		
Hudson River, Light Hard.....	3.25		
Hudson River, Pale.....	5.25		5.75
Raritan River, Hard.....	12.50		
Croton Point—Brown, f. o. b.....	12.50		
Croton Point—Dark and red.....			

Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Bufs, No. 1.....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.).....	22.00	28.00
Greys, various shades & speckled.....	27.00	31.00
White No. 1.....	26.00	35.00
White No. 2.....	25.00	31.00
Old Gold.....	26.00	32.00
Trenton or Philadelphia Red Fronts.....		21.00

Enameled:		
English size.....	70.00	75.00
American size.....	62.00	68.00
Seconds, etc.....	40.00	45.00

LIME.

500-bbl. lots delivered to the trade in Greater New York.		
State common, cargo rate, per bbl.....	@\$0.75	
Rockland-Rockport, Com., per bbl.....	.92	
Rockland-Rockport, L., per bbl.....	1.02	
Rockland-Rockport, special, 320 lbs.....	1.37	
Select finish, per 350 lbs., net.....	1.60	

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.		
West Stockbridge, finishing, 325 lbs.....	1.40	
New Milford Lime.....	1.30	
New Milford (small barrel).....	1.00	

PLASTER PARIS.

Calcined, ordinary city, in barrels		
250 lbs.....	1.25	
In barrels, 320 lbs.....	1.60	
In bags, per ton.....	\$8.50	10.00
Calcined, city casting, in barrels,		
250 lbs.....	1.45	
In barrels, 320 lbs.....	1.85	
Neat wall plaster, in bags, per ton.....	9.25	
Wall plaster, with sand, per ton.....	5.25	
Browning, in bags, per ton.....	4.25	
Scratch, in bags, per ton.....		

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT.

Dock, New York.		
Screened Cow Bay sand.....	\$0.30	cu. yd.
Screened Cow Bay gravel.....	.50	cu. yd.
White quartz roofing grit.....	1.50	cu. yd.

Cement Men Preparing for Meeting.

The regular quarterly meeting of the Association of American Portland Cement Manufacturers will be held in the Sagamore Hotel, Lake George, N. Y., on Sept. 14 and 15. On Monday, Sept. 13, the New York Portland Cement Licensees Association will meet in quarterly session. Mr. John B. Wight, representing the Alpha Portland Cement Company in this city and Secretary of the Licensees Association, said that he did not think that there would be any formal discussions regarding the cement price situation. The meeting, he said, would be entirely formal, and of a routine nature.

PRICE STILL REMAINS AT \$1.43.

No change in the price of Portland cement was announced this week. It is looked for at any time however. The Lehigh offices here report July and August, usually the two dullest months in the year, the two best. The Alpha Company reports business fair with a good prospect for improved conditions in this month. The Allentown Portland Cement Co. is about ready to begin operations in the Lehigh Valley where several other new concerns are getting ready to operate. The Atlas Company has had a good summer, during which time it has conducted an aggressive advertising campaign in trade and popular magazines and in some newspapers. The Edison Company also has had a good business season, but the sales department expects a marked improvement this fall. The Pennsylvania and Lawrence report business under the general heading "It might have been better." Bath, Trowel, Alsens and Vulcanite have felt the effect of the price embargo, but have done a fair business despite that handicap. All are taking business only under thirty-day delivery provisos.

CEMENT.

Portland, Domestic, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.90

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7½ cents, or 50 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 figure given:

Alsens (American) Portland.....	\$1.43@	....
Atlantic brand.....	1.43	....
Atlas Portland.....	1.43	\$1.53
Bath Portland.....	1.43	....
Dragon Portland.....	1.43	1.53
Edison Portland.....	1.43	....
Lehigh Portland.....	1.43	....
Trowel Portland.....	1.43	....
Vulcanite Portland.....	1.43	....
Alsens (German) Portland.....	2.43	....
Dyckerhoff (German) Portland.....	2.43	....

Much Activity in Pig Iron.

Continued activity and strength characterizes the pig iron market. Inquiries were in hand as late as Wednesday for 5,500 tons for a Connecticut foundry, and New Jersey was in the field with inquiries for 3,000 tons. With prices as high as they are this might be termed an unusual condition. The cause is found in the fact that, while the mills are filled to capacity and the furnaces hardly able to keep abreast of the shipments, there is no abatement in sight of the demand of consumers. One lot of about 6,000 tons of Eastern basic sold this week at about \$18, delivered for shipment over the balance of the year. General Electric is in the market for 5,000 tons. There is every indication that business will continue good, at least until the first of the year. Buyers tell the jobbers that they are not purchasing on speculation, but to keep up with outgoing finished products. In other words, the market in pig iron is entirely legitimate. Forge iron is scarce and strong, with higher prices obtained in both the North and South. There is still a good demand for malleable Bessemer. All grades are in demand, and prices in some quarters are fifty cents higher.

SHEETS FLUCTUATING IN DEMAND.

A decided change has come over business in the sheet metal market this week. What was reported a fortnight ago as being a strong, steady market, has become a fluctuating one. With the opening of September business, Bruce & Cook are taking orders with deliveries up to December 31. There is a general stiffening in prices and therefore no business is taken for the first quarter even with premiums. This week's orders were not as large as those which feature the month, but the inquiry is fair and indicates good fall business. Other sheet metal firms report practically the same conditions. The mills are making four to five week deliveries on black sheets, but on galvanized are keeping well up to orders.

SUMMER SOMEWHAT DISAPPOINTING.

Speaking of the sheet metal business only, the summer was somewhat disappointing in amount of business done. One old house found that sales did not come up to within thirty per cent. of what had been expected. Another placed the percentage a little lower and still another placed it a little higher. The consensus of opinion, however, is that the real business improvement will come this fall, an improvement being generally expected to manifest itself early this month.

STRUCTURAL STEEL BRISK.

There is a good, brisk business being done in structural shapes. Prices remain firm, but show a tendency to rise. Orders fell off during the week, but inquiries were more numerous and of better quality. The largest fabricators are catching up with their deliveries and building operations depending upon structural steel deliveries in New York, Brooklyn, The Bronx and New Jersey are moving forward. Milliken Brothers' plant at Milliken, S. I., is working near to capacity, although the court order prohibiting the company taking any new business is still in force. This company is fabricating the steel for the Gimbel Brothers store and is ready to make deliveries whenever the general contractors, The Thompson-Starrett Co., is ready for it. It is expected that the reorganization of the company will take place this month, as the company is now in good shape to effect this change and to clear itself of its legal entanglements. The fabricating shops of Ravitch Brothers, Radley and the Hay Iron & Foundry Co., of Newark, are also busy.

PIG IRON.

Northern:	
No. 1 x Jersey City.....	\$18.25@18.75
No. 2 Foundry x Jersey City....	18.00 18.25
No. 2 plain	17.50 17.75
Southern:	
No. 1 Foundry, steamship dock....	18.25 18.75
No. 2 foundry, spot.....	17.75 18.25
No. 3 Foundry	17.25 17.75

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.	
Beams and Channels, 15-in. and under	\$1.56
Angles	1.56 1.61
Tees	1.61 1.66
Zees	1.61 1.66

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1 1/2, base price.....	1.80
3/4 and 1/2 in.	1-10c. extra
FLAT IRON.	
1 1/2 to 4 in. x 5/8 to 1 in., base price ...	1.80
1 1/2 to 4 x 1/4 x 5-16.....	2-10c extra
2 to 4 in. x 1 1/2 to 2 in.	5-10c extra
4 1/2 to 6 in. x 1 1/4 to 1 1/2.....	4-10c extra
Norway Bars	3.30
Norway Shapes	3.30
Burden Best Iron	\$3.15 base
Burden H. B. & S.	\$2.95 base
Machinery Steel, Iron Finish, base. ...	1.80
Soft Steel Bars, base or ordy. sizes. ...	1.80
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.	
3/4 and heavier	2.10
3-16	2.20
No. 8	2.30
Blue Annealed.	
No. 8	2.30
No. 10.....	2.30
No. 12.....	2.35
No. 14.....	2.40
No. 16.....	2.50

RUSSIA, PLANISHED, ETC.		
Genuine Russia, according to assortment, per lb.....	11 1/2	14
Patent planished per lb. A., 10c.; B., 9c., net.		
Metal laths, per sq. yd.....	22	24

GALVANIZED STEEL.		
Nos. 14 and 16.....	per lb.	\$2.85
" 18 and 20.....	" "	3.00
" 22 and 24.....	" "	3.20
" 26	" "	3.40
" 27	" "	3.60
" 28	" "	3.75
" 30	" "	4.40
No. 20 and lighter, 36 ins. wide, 25c. higher.		

GENUINE IRON SHEETS.—Galvanized.		
Nos. 22 and 24.....	per lb.	\$5.75
" 26	" "	6.25
" 28	" "	7.25

FABRICATED SLAB REINFORCEMENT.		
"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.		
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.		

TERNE PLATES.		
N. B.—The following prices are for 1C 20x28, the rate for 14x20 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.....		8.70

PIG LEAD.		
Ton lots		4 1/2 @ 5
Less		5 5 1/2
ZINC.		
Sheet, oak lots	per lb.	8
Sheet	per lb.	8 1/2
COPPER.		
Sheet Copper, hot rolled, 16 oz.	per lb.	18 @ 19
Sheet Copper, hot rolled, 14 oz.	per lb.	19 20
Sheet Copper, cold rolled, 1c per lb above hot rolled.		
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.		
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.		

Lumber Advance No Bar to Business.

Although long leaf yellow pine and the hardwoods were quoted higher than at any time this summer, the business in these woods in this city last week showed no material decrease, thus showing that the market in these departments, at least, is strong. Further advances are likely if present conditions continue. There was still a scarcity of maple and oak in the market. Cypress moved strong and firm with prices tending toward an advance. Spruce had a good market and white pine showed a remarkable improvement. The American Lumber Company reports good business generally and it has encouraging orders for September

and October deliveries. The beginning of September witnesses an improvement in the wholesale yards and a decrease usually in the retail ones. This does not seem to be the case this year. The retailers show no signs of a falling away in business and the wholesalers say that August has been one of the best months in two years. The American Lumber Co. is delivering 50,000 ft. of 16-in. timbers for the caisson that is being sunk by the F. R. Long Co., of Hackensack, N. J., for the new bridge over the Paterson Plank Road. F. L. & A. Heidritter, of Elizabethport, N. J., have 18 factory buildings under course of erection in and near Elizabeth, N. J., valued at between \$75,000 and \$100,000 each.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

SPRUCE (Eastern; Random Cargoes.)	
2 inch cargoes	\$25.00@28.00
6 to 9 inch cargoes	26.00 28.00
10 to 12 inch cargoes	29.00 31.00
LATH.	
1 1/2 in. round wood lath.....	3.50 3.60
Eastern spruce, slab.....	3.75 4.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$20.50 per M. West Virginia Hemlock, base price, \$20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE.		
(Rough or dressed.)		
Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet		\$94.00@95.00
Selects, 4-4	82.00	84.00
Selects, 5-4	82.00	84.00
Selects, 6-4	83.00	84.00
Selects, 8-4	82.00	84.00
Shelving, No. 1, 1 x 10 in.		47.00
Shelving, No. 2, 1 x 10 in.		40.00 41.00
Cutting up, 5-4, 6-4, 8-4, 1sts.	57.00	62.50
Cutting up, 5-4, 6-4, 8-4, 2ds.	46.50	52.50
No. 1 Dressing boards.....	47.00	50.00
5-4, 6-4, 8-4.....	54.00	56.00

The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except 3/8-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

NO. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness 13/16-in., commonly called 3/4. Standard widths of face, 2, 2 1/4 and 2 1/2 ins.

PRICES.

Clear quarter sawn White Oak.....	\$84.00
Clear quarter sawn Red Oak.....	84.00
Select quarter sawn Red and White Oak.....	55.00
Clear plain sawn White Oak.....	55.00
Clear plain sawn Red Oak.....	55.00
Select grade Red and White Oak.....	45.00
No. 1 Common Red and White Oak.....	33.00
No. 2 Common or Factory Red and White Oak	23.00

MAPLE FLOORING.

STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3 1/2 ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called 3/4. Standard widths, 2, 2 1/4 and 3 1/4 ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2 1/4-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37 1/2%; 2 1/2-in. face, 30%; 2 3/4-in. face, 33 1/2%; 3 1/4-in. face, 25%.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2 1/4-in. face:

Clear	\$42.50
No. 1	38.00
Factory	25.50

Slate Recovers 5 Per Cent. Cut.

The feature of the stone market this week is the partial recovery of Genuine No. 1 Bangor slate to within 5 per cent. of the price it was early in the spring. The new figures are \$5 to \$6 as against \$4.90 to \$5.65. Other grades of roofing

slate remain at their old figures. It will be recalled that Genuine No. 1 Bangor was reduced 10 per cent. in the spring for the purpose of working off large quantities of quarry stock and incidentally to keep this grade of slate on its feet during the recovery of the building material market. Conditions have gradually improved and the price was advanced 5 per cent., to hold until Jan. 1, when it is probable that the remaining 5 per cent. will be added. The slate-roofing business is expected to show remarkable improvement within the next two months, along with other building material and it is believed by the interests in back of the advance that by the first of the year conditions will have so equalized themselves as to warrant complete recovery of price.

STONE MARKET NOW FAIRLY STRONG.

The stone market on the whole is now considered fairly strong with much business in prospect. The cutters are fairly busy, but the prospects for a fall boom are good. There were no large local stone contract awards this week, but there were many inquiries. The marble companies have considerable interior work on hand.

STONE.—Wholesale rates, delivered at New York.

Ohio freestone	\$0.80	@	\$1.00
Longmeadow freestone .....	.85		.90
Brownstone, Portland, Conn. ....	.60		1.25
Scotch redstone	1.05		....
Lake Superior redstone	1.05		....
Granite, Maine .....	.50		.75
Granite, grey .....	.60		1.00
Granite, black	1.00		2.00
Granite, Milford pink .....	....		1.00
Granite, Picton Island red .....	....		1.00
Granite, Picton Island pink .....	....		1.00
Granite, Westerly, red	1.00		3.00
Granite, Westerly, blue	1.18		3.50
Limestone, buff and blue .....	.80		1.00
Kentucky limestone .....	....		.90
Caen	1.25		1.75
Portage or Warsaw stone .....	.90		1.00
Vermont white building marble	1.00		1.50
South Dover building marble	1.25		1.50
Bennington building marble	1.25		....
Georgia building marble	1.40		2.00
Tennessee marble	2.35		2.50
Wyoming bluestone .....	.80		.90
Hudson River bluestone (promiscuous sizes, per cu. ft.) .....	.80		....

SLATE.—Prices are per square, delivered in New York in car lots.

Genuine No. 1 Bangor	\$5.00	@	\$6.00
No. 1 Chapman	5.25		6.00
No. 1 Red	10.00		12.00
Brownville and Monson Maine	6.50		8.00
Peach Bottom	6.90		7.50
Unfading Green	5.00		6.25

New Ideas in Medicine Cabinets.

Not only does the Frank H. Graf Manufacturing Company, of 322 Seventh av, corner of 28th st, this city, present some new ideas in the medicine cabinets in which it specializes, but also offers some practical and economical suggestions regarding their installations. Regarding the cabinet, it has a steel back which is porcelain enameled. The door and frame are made in either brass, nickel plate or German silver. Each cabinet is supplied with the Frank H. Graf Manufacturing Company's shelf supports which slide on a slotted upright. Being equipped with set screws, they permit shelves to be set at any desired height. Two quarter-inch plate glass shelves are furnished with each cabinet. The door has a beveled French plate mirror and is equipped with lock and key. All the joints in the frame are closely fitted so that the cabinet is entirely sanitary and is easily cleaned. As to the installation, the walls can be entirely finished, all grouting and cleaning done before the chest is inserted into the recess. This prevents damage to the chest by acid spots, etc. It can be set in place readily. The fastenings are on the inside, the screws being concealed by sliding covers that form a part of the shelf rest. The entire chest is remarkably light. This company also handles a fine line of andirons, English settee fenders, fire tools and screens in brass, bronze and wrought iron, in all the styles and periods. Smokeless gas logs are also a specialty.

Imported Tile for Hospital Uses.

The high standards of hygiene and sanitation followed in hospitals and in their construction to-day, compels architects and builders to scan the markets closely for new or improved materials that will aid in any way this most desirable tendency. Few persons realize the extent that this demand has reached, yet Rudolph Schroeder, of 442 Greenwich st, this city, makes a specialty of importing French flint tile for that very purpose. This tile is fired during the course of manufacture in such a way as to give an absolutely smooth enameled finish which guarantees a non-absorbent surface. This makes it possible to wash grease, oil, dirt, and paint from them. It is therefore microbe-proof. It is also claimed for this tile that its exceptionally long life makes it cheaper in the long run whether it be used for floor covering, wainscot or wall covering. It is, besides, frostproof and is guaranteed against cracking, sprawling or blistering. Color harmony is another feature. This tile is being extensively used in new as well as old hospitals. Samples may be seen in space 13, second floor, Builders' Exchange, 30-34 West 33d street.

The Real Effect of the Jersey Tubes.

Now that the Hudson River tunnels are in operation and are carrying passengers from New York to New Jersey within three minutes, it is natural to look about over on the other side of the river and note just what the result is today.

In the first place the principal effect of the tunnels at present is to convert farms into building lots. It is the heyday of the speculator. Therefore the most apparent effect of the opening of the tunnels, of bringing New Jersey within three minutes of Broadway, is in the outer radius of the 25-mile-from-the-City-Hall circle. The real development is in the suburbs, not in the suburban cities. The suburban cities will develop later when the system is completed to Newark. Thousands of dollars are being invested now in real estate in Essex, Union, Middlesex, Passaic and Bergen counties. In Union County alone, the smallest in size, as well as in population of all of these, there are 192 houses in course of construction, of which 80 are on properties either in or contiguous to Elizabeth. Within a mile in either direction of Elizabeth there are 18 factories now in course of erection costing from \$75,000 to \$150,000. One store and apartment house of steel skeleton and brick construction, is being erected in Broad st, that city, at a cost of \$50,000.

In East Orange fifty-three permits for buildings were issued last month, the total cost of which aggregates \$243,675. This week one builder, Phillip J. Bowers & Co., filed plans for five two-family houses at a cost of \$5,000 each. These will be frame structures. The amount of money represented in building operations in Montclair for the month is \$166,390. The houses represented in these figures averaged from \$4,000 to \$8,000 and most of them were frame structures. Paterson, Jersey City and Hoboken report some improvement in building construction but these are generally looked upon as normal developments and in the case of Jersey City and Hoboken only indirectly resultant upon the completion of the tunnels.

Newark's development is also normal although it is felt among New Jersey real estate interests that that city will eventually derive the greatest benefit from the new rapid transit system. The building operations there appear extensive as viewed from the figures submitted by the Bureau of Buildings of that city, but this is due to the \$4,000,000 building op-

erations in Broad st, which include the extension to the Prudential Insurance Company's building and the Firemen's Insurance Company's new 16-sty structure being erected at The Four Corners. In outlying districts there is considerable construction of frame dwelling houses in operation and in prospect.

Jersey City and Hoboken are showing the greatest number of steel construction operations so far, although Newark leads in total valuation of these operations. Jersey City has the greatest number of prospective operations actually in sight. Real development in near-by New Jersey cities will come not sooner than five years, according to opinions of many builders although real estate interests vigorously aver that it is taking place now.

The inclination of New York manufacturers to move to New Jersey is not so keen as real estate operators had expected previous to the opening of the tunnels. True, it is early yet, and there is no doubt that the exodus will come sooner or later. It is significant that most of the manufacturers that are buying sites and putting up factories in New Jersey are Westerners. Charles W. Trembley, the shore front specialist, is authority for the statement that manufacturers from the West are gobbling up the best harbor-factory sites, offering the best prices and are putting up the biggest and best factories. Several negotiations are under way now for large sales on the Jersey shore.

The real effect of the tunnels to-day, therefore, is the development of New Jersey suburbs. Lots are being sold cheap by speculators. Purchasers are offered every inducement to build and in consequence, there will be an abundance of factory labor in outlying districts of the cities beyond the Hudson within five years and then some factories now located in New York will move there. At present, the tendency on the part of local factories contemplating locating on new sites is toward Long Island.

Composition Imitates Wood, Metal and Marble.

Wood, especially those kinds that are used for ornamental purposes, is getting scarce, marble is a luxury and metals are costly. At the same time there is a growing demand for some material that is fireproof, that can be worked up for decorative or finishing purposes and yet retain the solidity and permanency of marble or metal and at the same time be cheap enough to be practical. "Duretta," a secret composition that has been attracting the attention of architects and builders during the last three years, has, according to Mr. Gehlen, of the house of G. E. Walter, 155-157 East 44th st, which has perfected this material, solved the problem.

"Duretta" may be used in door panels and banisters, it finds a place as substitute for marble in mantels, giving a lustre or dull finish as desired, it may be used in place of bronze or other metals in chandeliers and fancy light holders, for either gas or electricity, room panels, door casings and bracket work, in styles and colors to match other decorations. In the case of mantels they are made in one piece in any size to suit architect. This composition is made up in many styles, even in relief resembling oak and other wood. It takes varnish and enamel readily and retains their brilliancy longer than wood or metal. It is difficult to distinguish "Duretta" prepared materials from fine stained wood, polished marble or genuine metal which it is made to imitate. It is fireproof and cheaper than wood, marble or metal. Because of the peculiar nature of the composition "Duretta" will not craze, crack or shrink.

OF INTEREST TO PROPERTY OWNERS.

Valuable Information Given Weekly Showing Status of Municipal Improvement Proceedings in all Branches.

Owners of real estate frequently get an unpleasant shock when they have sold a given piece of property, and title is about to pass. The attorney for the buyer, or title company, brings out a memorandum which shows that besides certain charges, such as taxes, water rent (in all probability known to the seller), there are one or more assessments which have been a lien against the property for a long or short time, as the case may be. Naturally the seller is annoyed and states that he was unaware that these liens existed. To overcome this condition the Record and Guide publishes all of these proceedings, under classified heads, and in ample time to give the owner abundant opportunity to make a protest, should he deem it advisable. Much confusion and disappointment can be avoided by weekly glancing at this column. At the end of each proceeding the official number is given, and should the owner desire to secure the full particulars of any given improvement, it will aid him materially. This information will be found to be of great use to the real estate broker. It gives him additional information for his files, and should be of considerable aid to him in consummating sales. As an example, should he learn that a proceeding for the acquiring of title by the city to a street on which he had property for sale, he would have an additional argument to place before his client, which otherwise might have escaped his notice.

The Record and Guide is regularly publishing for property owners and others information relative to the opening of streets, regulating and grading, curbing and flagging of same, as well as the construction of sewers, permanent and temporary.

The reader will understand that municipal improvements of this order are assessed against the owners of property, both improved and unimproved, situated within the district directly benefited. For example a given street is going to be paved. In all likelihood not only will the property be assessed that faces on the street directly in front of where the work is going to be done, but also property will be assessed in adjoining streets and thoroughfares which might receive the benefit of such improvement.

That the various stages of carrying through these proceedings may be followed with intelligence by the property owner they have been divided into three classes:

1. Public Works.
2. Condemnation Proceedings.
3. Assessments.

1. Under the heading "Public Works" will be printed petitions asking that improvements may be made, and the successive initiatory proceedings, including mention of the probable district that will have to bear the assessment.

Under the second heading will follow the announcement of the application for the appointment of Commissioners of Estimate and Assessment, later followed by their various reports and findings. Fuller explanation of the foregoing will be found as the reader proceeds.

Under the third and final heading will follow the details relating to the confirmation and the entry of assessments with a statement of the time within which they may be paid, without incurring penalty for arrears. In other words, if payment be not made within a given time, an interest charge, upon the amount due is exacted by the city, which must be paid by the owner of the property.

PUBLIC WORKS.

To specifically illustrate the successive steps in a proceeding for a public improvement, let it be assumed that a new street is required in some section of any of the five boroughs comprising the city of New York. A movement of this kind is usually started and agitated by some property owner, an association of property owners or perhaps considered by a board

of trade. A petition is presented to a regularly established local board, whose function is to give the proceeding the first or initial official hearing and if deemed advisable by that body, recommendation for its adoption is made to the Board of Estimate and Apportionment. This latter body meets nearly every Friday morning at 10.30 o'clock in their room in the City Hall and has jurisdiction over all public improvements.

If the board approves of the petition the area of assessment (that is to say boundary lines are fixed, and all property owners who have holdings therein are assessed in proportion to the amount of their real estate contained within these bounds) except where physical betterments are concerned, such as regulating, grading and curbing streets, laying sewers and flagging sidewalks as well as fencing vacant lots, in which case the Board of Assessors determine the area of assessment and the assessments for benefit. Motion is then made by the Corporation Counsel for the appointment of commissioners to condemn.

CONDEMNATION PROCEEDINGS.

The next step is the appointment by the Supreme Court of three Commissioners of Appraisal, of which one is designated as a Commissioner of Assessment. The commission hears all objections made by property owners as to title and value. When every one has had a hearing preliminary reports are prepared by the commission containing the amount of awards and assessments which in its opinion the various owners are entitled to. These reports are subsequently filed for examination and objections by property owners or parties in interest who may be dissatisfied with the findings of the commission.

Public hearings are then in order, and objecting parties are given an opportunity to register their disapproval of the findings. The commission then prepares and files a copy of its final report in the County Clerk's office followed by the presentation of its report to the Supreme Court for confirmation.

ASSESSMENTS.

The report of the Commissioners as approved is then transmitted to the Comptroller for the payment of awards and the collection of assessments, who in turn publishes the date of confirmation or when the assessment should be paid and entry of the assessment in the "Record of Titles of Assessments." A statement is made giving the time within which such assessment can be paid, without a penalty. If an assessment is not paid within 60 days after the date of entry, it is subject to an interest charge at the rate of 7 per cent. a year.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

AUSTIN PL.—Opening and extending of Austin pl, from St. Joseph st to intersection with East 149th st. Commissioners T. Channon Press, Jas. H. Goggin and Jacob Dux give notice that they have completed their supplemental and amended estimate and assessment in this proceeding. Objections thereto must be presented in writing, duly verified, at 90-92 West Broadway, on or before Sept. 21. The limits of this assessment for benefit include all lands, etc., as follows: Beginning at a point formed by the intersection of the easterly side of the Southern Boulevard with the middle line of the block bet St. Joseph st and Crane st; running thence easterly along the said middle line of the block bet St. Joseph st and Crane st and its prolongation eastwardly to the easterly side of Timpson pl; thence northerly and northeasterly along the easterly and southeasterly sides of Timpson pl to its intersection with the northwesterly side of Whitlock av; thence southwestwardly along the said northwesterly side of Whitlock av to its junction with the easterly side of the Southern Boulevard; thence northerly along the easterly side of the Southern Boulevard to the point or place of beginning; excepting from said area all sts, avs and roads or portions thereof heretofore legally opened as such area is shown upon the benefit maps.

141ST ST.—Relative to acquiring title to certain lands and premises with the buildings thereon and the appurtenances thereto at the northeast cor of East 141st st and Cypress av, and extending eastwardly to Powers av on the northerly side of 141st st, Bronx, in fee simple absolute, the same to be converted, appropriated and used for school purposes, according to law. Said lands and premises so to be acquired are bounded and described as follows: Beginning at a point formed by the intersection of the northerly line of East 141st st with the easterly line of Cypress av, and running thence northerly along the easterly line of Cypress av 191 ft. 9 inches, thence

easterly 200 ft. to the westerly line of Powers av, thence southerly along the westerly line of Powers av 217 ft. to the northerly line of East 141st st, thence westerly along the northerly line of East 141st st 200.82 ft. to the easterly line of Cypress av, the point or place of beginning. Notice is given by the Corporation Counsel that he will make application to the Supreme Court on Sept. 10 for the appointment of Commissioners of Estimate and Appraisal in this proceeding.

TAX BILLS.

Notice is given by the Receiver of Taxes that taxpayers who desire to obtain their bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making a copy of the same from their bills of last year. If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax. Each requisition should be accompanied by an envelope bearing the proper address of the applicant, and with return postage prepaid.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments. Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application. The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located.

TO REMEDY LEAKY SLATE ROOFS.

A person with experience in slate roofs describes some of the causes of roofs leaking and suggests remedies for the difficulty in the Illustrated Carpenter and Builder, of London. He believes that there are few, if any, roofs that do not at some time or another allow water to enter the interior of a building, staining the ceiling and doing other damage. He affirms that the two leading principles in connection with roof work are the pitch of the roof and the manner of covering it; that the flatter the pitch the larger must be the slates and lap, and vice versa.

On more than one occasion when the writer has had to repair a roof that looked perfectly sound, he affirms that he has been told by the tenant that the leak appeared only after very heavy rains, and on removing a few slates over the defective part he has not found any broken or cracked slates to cause the leak. In such cases the roofs were usually flat pitched, the slates small, and the lap insufficient.

"To remedy the defect," he reasons, "and where appearance is no object, an easy way out of the difficulty, and one that does not involve stripping the roof, is as follows: Remove about a dozen slates centrally over the spot where the rain has soaked through. If the existing slates are 16 ins. by 8 ins. or 20 ins. by 10 ins. procure some larger slates, trim down to the same width as existing slates but not the length, so that the extra length will give an extra lap to that portion of the roof affected. If, however, through weakness of roof timbers, a part of the roof has become concave on the surface the rafters should be furred up and the slates refixed. Another and very frequent cause of leakage is where the roof abuts against the walls. It should be remembered that a great safeguard against leakage at this point is the insertion of a tilting fillet at the time of constructing the roof previous to covering in. It helps to keep the rain from percolating beneath the slates or flashings. The tilting fillets, though very essential, are in a good many cases omitted. They should be fixed at the junctions of walls and roofs as well as at the undereaves. There can be little doubt that flashings make the best finish at these points. Cement fillets do not, generally speaking, last long. The vibration of the roof in stormy weather causes the cement to become detached from the slates, leaving a gap for rain to enter, as the fillet has a better key and adheres firmer to the brickwork than the smooth slates. It would be better for the fillet to be oblong rather than angular in section, so that the greater part is on the roof. Were the fillet composed of lime and hair gauged with cement it would be an advantage over the usual cement and sand.

"The bond of slating should be regular throughout, as any variation has a tendency to allow rain to enter the roof, especially during heavy storms.

"In order to economize slates sometimes the undereaves are composed of small pieces of slates just sufficient to break the joint, etc., but this should not be allowed. Rain falling on a roof increases in volume as it gets nearer the gutters and consequently the undereaves course should be composed of full width slates as well as any other part of the roof, for if not so constructed it is liable to allow the rain to find its way to the interior of the building.

"A good sound slated roof requires:

"(a) Tilting fillets at gutters and at junction of walls.

"(b) No cement fillets but proper flashings wedged and pointed to the brickwork or stonework.

"(c) The bond properly kept throughout.

"(d) The lap regulated according to the pitch of the roof."

DEFECTIVE PLUMBING.

The question of defective plumbing is ever an important one to the average property owner. In this connection a writer in the Metal Worker observes that it has long been difficult to fix responsibility for damage done to plumbing fixtures in a premises—the tenant or the owner; that it is so in almost everything else around a house. There have been cases according to his argument, where a tenant has a grievance against the landlord of the property he rents and as a revenge he has deliberately injured a copper lined bath tub, broken the closet valve, seat, or done some damage to place the owner to an expense and possibly cause him to replace the fixtures with new ones. "No doubt tenants have in some cases desired better or more modern bathtubs and fixtures," he asserts, "and thought the only way they could get them was by such damaging. The agent, if he notifies them to move, receives another jab by the tenant putting rags, scrub brushes and other things of this character down a closet, necessitating a good bit of work for the plumber and the expenditure of quite a little for the owner before the plumbing appurtenances can be in operative condition again. The landlord always, of course, has recourse to the civil courts for redress, but, again, he has an expenditure of money, and so on it goes."

The truth of the above cannot be denied, but cautious real estate agents invariably investigate the class of people who request the lease of their buildings and thus save themselves considerable concern as well as much money for their clients.

WHO'S WHO IN REAL ESTATE—XIII.

The rapid and substantial growth of the metropolis of the country during the past generation and the growing importance and magnitude of realty operation, has had a tendency to direct public attention to that class of men who are recognized factors in the industrial growth and development of the city; and in the above connection no one possesses a grander

heritage or transacts a larger business than Bryan L. Kennelly, the popular real estate auctioneer, broker and appraiser, whose commodious and elegantly fitted up offices are located at 156 Broadway. For over half a century the name of Kennelly has been prominently associated with realty operations in New York City. Mr. Bryan L. Kennelly being a son of the late William Kennelly, who was born in Ireland, and educated at Mt. Mel-lory College, and started at the age of sixteen in the law office of Thomas Addison and Richard Emmet, at 45 William st in 1844 and subsequently, in conjunction



BRYAN L. KENNELLY.

with Mr. William Emmet, who was a son of the immortal Thomas Addis Emmet, opened a real estate office at 7 Pine st under the firm name of Kennelly & Emmet, in July, 1847, and where Bryan L. Kennelly so successfully maintained the enviable reputation gained by his lamented father during the latter's long and honorable professional career.

Bryan L. Kennelly graduated from Manhattan College in 1884 and occupies at the present time identically the same important and leading position in the real estate world as his father did before him, being the real estate appraiser for Comptroller Metz, City Chamberlain Martin, etc. Many of the most important real estate transfers which have taken place of late years have been conducted with eminent success by Mr. Kennelly, among which may be mentioned the sale of the property at the corner of 5th av and 51st st to the Union Club; the sale of almost the entire north side of 51st st, between 5th and Madison avs. He has also conducted some of the largest sales at auction ever made in the city, conspicuous among them being the Osborne Hotel, Herald Square Hotel, Empire Hotel, the New York and Northern Railroad, the Indianapolis, Decatur & Springfield Railroad, the Fort Lee Ferry, the famous Empire State Race Track, Wallach's Theatre, Bijou Opera House, the Casino, Empire Brewery, the Aldrich estate, which amount to nearly \$5,000,000, and which holds the world's record for the largest auction sale of real estate every made in one day, the Adams estate, the Automobile Club of America, and many others too numerous to mention.

He is well and favorably known in financial, commercial, political, social and professional circles, and is a valued member of the Real Estate Board of Brokers and the New York Real Estate Exchange Salesrooms, where he occupies the same stand that his father occupied forty years ago. He was one of the organizers of the Deal Golf Club and is also a member of the following clubs: Manhattan, Lawyers, Baltusrol Golf, Apawamis Golf, American Yacht, New York Athletic, Automobile Club of America, Friendly Sons of St. Patrick, Army and Navy Club, and is a trustee of St. Patrick's Cathedral, a director in the Little Missionary Day Nursery, St. Joseph's Day Nursery and Dominican Sisters of the Sick Poor, and is a director of the Night and Day Bank and a director in the Night and Day Safe Deposit Co.

EXIT THE BUGLE MAN.—If there is one thing that tenants and property owners have to be thankful for this year it is the anti-noise law which recently went into effect. The ordinance provides that no peddler, vender or huckster, who plies a trade or calling of whatsoever nature on the streets and thoroughfares of New York City, shall blow or use, or suffer or permit to be blown upon or used, any horn or other instrument, nor make, or suffer or permit to be made, any improper noise tending to disturb the peace and quiet of a neighborhood for the purpose of directing attention to his wares, trade or calling, under a penalty of not more than \$5 for each offence. The principal sufferers will be the old clothes man, the scissors grinder, the wash tub mender and the umbrella man who usually toots a sharp bugle.

WHEN DIPLOMACY COUNTS.—It may truly be said that quick, decisive action, is what you need around the glue room when important jobs are under way. This applies with equal force when a dispute occurs over some point at the passing of a title. Don't get excited! Use tact, and 8 times out of 10 you will have earned your commission as a reward. The long list of failures in the real estate brokerage business are due more to the lack of diplomacy at such times than to any so-called dearth of buyers and sellers. Practice this and note the result.

VACUUM CLEANERS FOR APARTMENTS.

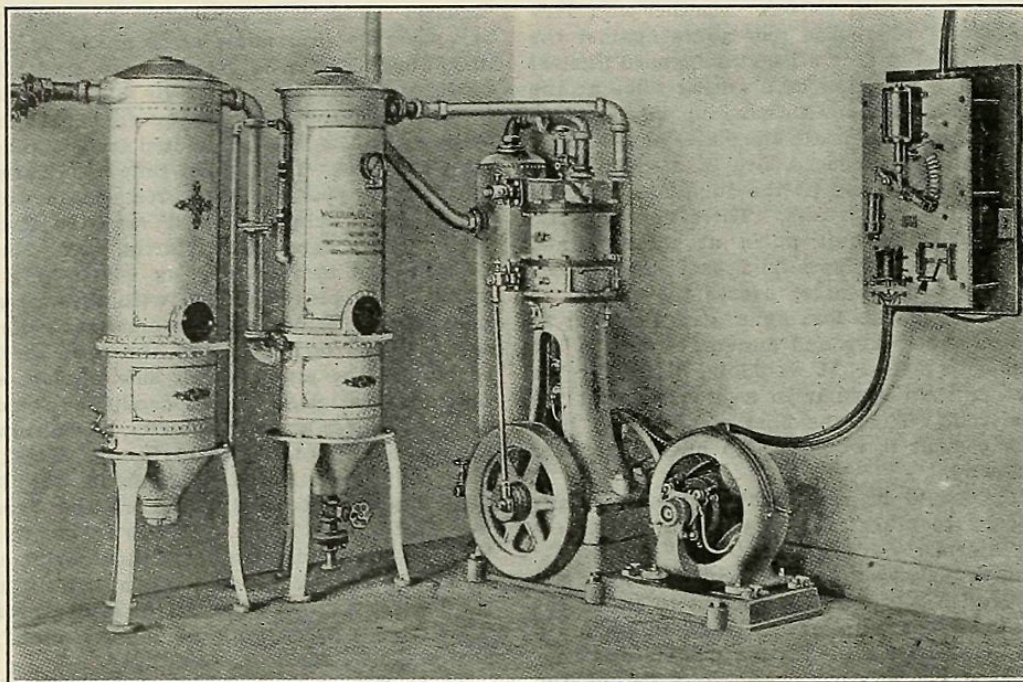
Practical Illustrations of the Cost of Maintaining a Modern Cleaning Plant. An Invention Adding Much to the Value of Residences and Apartment Houses.

It is only within the last two or three years that owners of apartment buildings have begun to consider the installation of the vacuum cleaner system as being of first importance, not only to their tenants, but also to themselves as well. That this is the case, however, is shown by the great number of such installations made during the past two years, and the contracts that are continually being let for this class of work. It has been an easy matter to convince owners of hotels and residences, that by removing the sand and grit from carpets and rugs (thus lengthening the life of such fabrics by approximately 50 per cent.), the installation of a vacuum cleaner system would soon pay for itself. They realized, that, aside from all considerations of sanitation and cleanliness, the purchase of such a plant would be an excellent investment in every way. Hence, it is a rare exception to find a modern hotel without its vacuum cleaner and the better class of residences are also similarly equipped.

The modern, high-grade apartment is an especially up-to-date residence on a "wholesale scale." Almost every form of convenience known to home-building has been drawn upon to complete its ensemble. In the renting department of any real estate

vacuum cleaner systems are the least expensive. This is apparent when it is considered that such a system is installed to operate almost continuously for years. Another mistake that some otherwise astute and practical men have made is to even consider the purchase of the small "toy portable" machines. No one would expect to heat a building with a small oil stove. It would, however, be just as sensible as to try to get any real work out of a little machine that has no more power than an electric fan! The standard of capacity for the vacuum cleaner systems, is 80 cubic feet of free air per minute for each renovator in operation. When it is considered that the small toy machines remove but about 10 or 12 cubic feet of air per minute, the absurdity of purchasing such a machine and expecting it to do real work is at once apparent.

Another point that should be remembered is that it is always advisable to install a vacuum cleaner system while the building is in course of construction. The expense of placing the piping is not only less than it is after the building is completed, but from the first, the building will be kept thoroughly clean and that is, in itself, an important reason, for it only requires a comparatively short time for the bright and new



AN EFFICIENT CLEANER PLANT

firm, what chance has an apartment building that does not include modern conveniences, with one thoroughly equipped in this respect. It simply means that in order to obtain leases, the former class of apartments must accept lower rentals and consequently a lower class of tenants. A few years ago, few apartment buildings had elevator service—now a tenant refuses to walk up-stairs excepting in the lower-priced buildings. The elevator was a logical necessity—as necessary as lighting, heating and ventilating systems. The vacuum cleaner system is rapidly becoming of similar importance. And why should it not? The problem of keeping an apartment building and its furnishings in a clean sanitary condition, requires more time, labor and expense than any other one item in the operation of such a building—providing, of course, that the immense amount of this necessary work is done by hand power. In all cleaning by old-fashioned methods, but about 10 per cent. of the dust is actually captured and destroyed—the other 90 per cent. remaining month after month. Nearly all dirt in a building is simply dust in various forms. Dirt on walls and ceilings is dust turned into a film of sticky mud by moisture in the atmosphere. This is the principal cause for frequent redecoration and is a source of heavy expense. Is there any wonder then, that the vacuum cleaner system, with an efficiency of 100 per cent. in removing all dry dirt from a building and its furnishings, should be accepted as being a real necessity, and second to none other?

An apartment building that can advertise a vacuum cleaner installation is nearly always full of tenants and high rents are the rule. Some far-sighted owners, who build for speculative purposes only, usually install a cheap vacuum cleaning plant of inferior construction, simply to enable them to state, to prospective purchasers of the building, that a vacuum plant is included in the equipment—knowing well, that such an installation is the last word in up-to-date convenience. They are far-sighted as regards selling argument, but they are not looking to the permanent interests of their customers.

Paradoxical as it may seem, the cheapest vacuum cleaning plant is the most expensive, while the somewhat higher-priced

finish of any building to become more or less dull and grimy from the action of dust, particularly if the cleaning is not properly done from the first.

The proper size of a cleaner system for an apartment building is often a subject for much thought, as is also the method to be employed for operating it. Some of the plants installed in New York City can be best referred to as regards the general practice in this class of work. In one instance, a 6-sweeper system was installed in a 5th av apartment building. A 6-sweeper is a plant with a capacity to operate, simultaneously, six 12-inch carpet or floor renovators. The building mentioned contains 12 ten-room apartments. It was a question at first whether to have janitors operate the cleaning tools in each apartment every day, at a to-be-determined upon amount per hour, or to allow the tenants or their servants do the cleaning in their respective apartments. It was finally decided to furnish each apartment with a complete set of cleaning tools and allow the tenants to do their own renovating. Certain hours were set in the morning during which the plant was to be in operation. This plan has worked so satisfactorily that both the owners and tenants would as soon think of going back to kerosene lamps as to return to the old hand-power method of cleaning.

Another case, that may be of interest, was that of an owner who desired to install a vacuum cleaner in his building, but who hesitated at the expense of a large multiple-sweeper plant. His building also contained 12 moderate-priced apartments and the tenants were all very anxious to have the plant installed. He thought over the matter at length and decided to purchase a two-sweeper system. He fixed upon a charge of 50 cents per hour whenever a tenant desired to use the plant. The two-sweeper system allowed two families to use cleaning tools at one time, and, as it only took about an hour to thoroughly clean one of these 6-room apartments, it was only necessary to operate the plant 6 hours per day to enable all the tenants to have their daily cleaning by vacuum. The janitor cleaned the hallways and stairs at other times. The plant operated approximately 300 days during the year and the average income from

it was \$4 per day, or \$1,200 per year. At this rate, the plant would pay for itself several times over during its life—in addition to paying the entire cost of operation. And this does not take into consideration the fact that the whole building was kept in an absolutely clean and sanitary condition; the apartments always rented and the tenants thoroughly satisfied.

While, of course, the machinery—including motor and pump—is the chief consideration in the selection of a vacuum cleaner plant, the piping is also entitled to a great deal of thought. It is not merely a case of placing at random horizontals and risers with hose inlet-valves at various points, but in the piping as well as the machinery, exact engineering practice is absolutely necessary in order to give the most economical and efficient results. Vacuum piping should be, first of all, smooth inside. It should be equipped with "long radius fittings" so that the dust will not have to turn sharp corners. The system should be absolutely tight, the joints being made up with genuine white lead and litharge. The proper size of the pipe to be used in various parts of the system is of the utmost importance in order to reduce "skin friction" to a minimum.

The vacuum cleaner system of to-day is a system that has been perfected and improved upon by slow, constant evolution. Slight changes, all tending toward the betterment of the apparatus and equipment, have been made from time to time. These changes were not the results of random experiments, but were shown to be advisable by hard working conditions. One of the numerous labor-saving appliances that may be used in connection with the vacuum cleaner system, is the "remote control." This consists of placing "push button" or "key" switches on each floor of a building and having them connected to a system of wiring whereby the machinery in the basement may be started or stopped by simply pressing the button or placing a key in a slot. This enables the operator to stop the machinery while changing from floor to floor or for any other delay in the actual work of cleaning.

Taken all in all, the question resolves itself—should an owner of an apartment building install the vacuum cleaner system? It can unhesitatingly be said, that if his building has cost him many thousands of dollars, and much thought and money have been expended on lighting, heating and elevator systems, the building and its contents are certainly worthy of being kept in the cleanest possible condition—"Cleanest possible condition" is synonymous with "economy" and the answer is vacuum cleaning.

SOME THOUGHTS ON MORTGAGE LOANS.

By HERMANN DE SELDING.

THE query is frequently made—Which is the preferable plan, to make a mortgage loan for a short or a long period of time? This is a difficult question, as it embraces too large a field for proper treatment in so limited an article as this. Long time obligations at a market rate would be more desirable, undoubtedly, for trustees of estates, guardians and the like under some circumstances, who fulfill their obligations to their trusts when they have safely invested their funds, and have only to see the interest, taxes and fire insurance premiums are met with promptness. On the other hand certain investments are made in mortgages by those absolutely free as to their action, and who naturally looked for the best return consistent with safety. This class are unwilling to loan for a longer period than from three to five years. I have known of loans being made on bond and mortgage at a high rate where a long period has been insisted upon by the loaner in the belief that money rates would decline. The last two years have furnished many instances of this kind. Most savings banks loan only from year to year; in other words, a mortgage becomes past due, and therefore subject to call, after the expiration of the first twelve months from the time of recording. Whereas as a matter of fact, it may run for many years with varying rates of interest due to the fluctuations of the money market.

Savings banks as a rule loan about 60 per cent. of an appraised value. Here again is a question—Some of the shrewdest loaners would prefer to loan on a valuation of 70 per cent. in some sections, than 50 per cent. in others. A careful lender considers the use that he could or would put the property to, should he become possessed of it, under foreclosure proceedings. Some monied men will not lend on tenement houses, others refuse to consider applications on factory property, even though the rate be higher, and the amount desired small.

BROKER SHOULD EXERCISE CARE.

Thus it is at once seen, mortgages come under classifications, and a mortgage broker is successful to the extent of his knowledge of the market—i. e., the location of, and the kind of, money seeking investment. It is frequently the case, and naturally so, when money is plentiful, applications are scarce, and when money is hard to obtain, the borrowers are more in evidence and seek the mortgage broker's aid. A careful broker will look into the kind of applications presented before seeking the needed money and ascertain if the property is worthy the amount asked for. Once a broker has established his carefulness along these lines, in the estimation of the lawyers con-

trolling mortgage money, his applications receive first attention.

Unfortunately there are too many irresponsible brokers who make the rounds of the lawyers' offices with applications for loans, involving amounts far in excess of a reasonable valuation, and without, in many instances, the authorization of the owner of the property described. This course will account for the difficulty placed in the path of a legitimate and reasonable application, and causes a lawyer or trustee to exercise the greatest care before considering an application, thus causing delay and uncertainty. Such would not be the case had the owner, desiring to mortgage his property, placed the application with a responsible mortgage broker, who is conversant with values. Such care and forethought usually results in placing the loan.

A somewhat recent method of loaning is a "Participation Mortgage," by which several loaners may join in a loan on a large piece of property and thus reduce the difficulty of financing. Much has been said in recent years of the practice, common in Europe, particularly in France and Germany, of issuing long term mortgages under a plan of amortization by which a fixed percentage is annually paid off, somewhat on the plan of a sinking fund as applied to railroad and municipal bonds, and thus at the end of, say, 20 years, the principal is entirely liquidated. While this method, which has much to recommend it, is successful abroad, it is a question if it would succeed in Manhattan, owing to the opposition of those controlling mortgage funds, as the frequent changes of loans means frequent searches of title. Again a mortgage on a piece of property which cannot be satisfied, sometimes prevents the sale of such, as it interferes with a building operation which requires a building loan mortgage to supersede the one already of record. If the mortgage has only a short time to run, it may be paid off, by a tender of interest to maturity, while if it was for a long period it would not be practical in most instances. The builder would seek in an instance of this kind some other location where he would not be hampered.

NOISELESS PLUMBING.

A very disagreeable feature of plumbing work in the home is the noise due to the operation of plumbing fixtures. In many residences the operation of the water closet in the bathroom can be heard all over the building. Such noise, however, is unnecessary and can be avoided by intelligent design of the system and judicious selection of fixtures, says a writer in a recent issue of Shoppells. It is well to be acquainted with the various closets that are on the market, so that when a noiseless one is wanted it can be specified by catalogue plate and number. But even when the closet is noiseless in operation, noiseless plumbing is not assured unless the supply and waste pipes are likewise proportioned to their several uses. If the supply pipes are too small there will be a disagreeable hissing sound when water is being drawn, not only at closet fixtures but at the other points in the building. Further, if the pressure is high and properly designed faucets or suitable air chambers are not provided, there will be a pounding noise when a faucet is closed, due to water hammer. These sources of trouble can be eliminated by using slow closing faucets and large size supply pipes to the various fixtures.

The noise of water from closet fixtures flowing through the soil pipe can be decreased in volume by using 3-in. soil pipes in the partitions, and the remaining noise can be almost entirely done away with by filling the space around the pipe and between the laths and plaster of the partition with some non-sound conducting substance. Finally, the partitions around a bathroom should be sound proofed, and, so far as possible, doors for bathrooms should be used through which but little sound will pass.

AN ASSET SLOW BUT SURE.—It frequently happens that real estate investors are obliged to carry centrally located land for an indefinite period, even though it be offered for sale at a price slightly below a fair market value. But this should not serve as an argument against vacant property investment, for it must be remembered that realty of this description, even of the highest type and in the largest municipalities, is a slow asset at best. This is due to numerous causes, among them being the fact that land is not easily passed from hand to hand as are stocks and bonds, or other securities of a like nature. Land may be said to involve personal or directly deputed management, where stocks and bonds do not. There is no exchange with daily quotations giving the values of land as with stocks and bonds, although as a result of the probable successful operation of the Torrens system of title registration in these parts it is possible that land values may be eventually listed in such a manner as to serve the same purpose. According to the belief of some of the most successful operators in unimproved real estate, vacant land should be purchased only for long time investment, and then at close market prices. While opinions differ widely in this regard enough facts are at hand to warrant the statement that whether a slow or quick asset, vacant land at least offers one of the most secure forms of investment known. To use an expression popular on the street—"Buying vacant lots is a slow game, but it's the surest of all."

PAYMENT OF COMMISSIONS.

New York real estate brokers, who maintain branch offices in Hudson County, New Jersey, will be interested in a recent Jersey decision respecting the matter of payment of commissions.

It is pointed out by the Evening Journal of Jersey City that the old theory that a commission on a sale of real estate is due as soon as the contract is signed has been exploded by the new ruling that a broker must hereafter be careful in taking his commission out of the payment to bind the bargain, or he may have to pay it back, if the sale fails to go through. The decision was rendered by Vice-Chancellor Walker of New Jersey, in the case of Andrew Volker vs. Fannie N. Fisk et al, tried at the April term of the Court of Chancery of New Jersey. The bill was heard on demurrer and the demurrer was sustained. The findings are as follows:

1. A real estate agent is not entitled to commissions on an invalid sale. 2. A vendor of land, who has been compelled by a decree avoiding the sale to repay the commissions paid directly to his agent by the purchaser as a part of the consideration, can recover them from the agent; the payment being compulsory, and not voluntary. 3. One who has been compelled to pay money on a liability from which a third person ought to have relieved him by paying the amount can recover it from the latter in assumpsit; a request for repayment being implied. 4. A vendor of land, who has been compelled by a decree avoiding the sale to repay the commissions paid directly to his agent by the purchaser as a part of the consideration, being entitled to recover them from the agent in assumpsit, is not entitled to relief in equity by subrogation to the rights which the purchaser had, but did not urge against the agent.

Vice-Chancellor Walker, in his opinion, says: "The bill alleges: That the complainant, being the owner of certain real estate, entered into an oral agreement, with the defendant Mrs. Fisk to sell the same for \$5,700 or any greater sum, and that she should retain for her own use all purchase money in excess of that sum; that she procured the defendant Fornarotto to purchase the premises for \$6,000; that he paid and secured the consideration money and gave his note for \$300 to her for her commissions, and paid the note to her at maturity; that subsequently, and after payment of the note, the defendant Fornarotto repudiated the sale on the ground of infancy and brought suit in this court against the present complainant for rescission of the contract, which was decreed, the deed declared void, and the complainant was compelled to repay to Fornarotto the purchase price of \$6,000, which included the \$300 paid by him directly to Mrs. Fisk. The prayer is that the agreement between the complainant and defendant Mrs. Fisk may be decreed to be void, and that he may be subrogated to the rights Fornarotto had to recover the said sum of \$300 from her, and that she be decreed to pay it to him (Volker). The defendant Fornarotto filed a disclaimer, and is not represented. The defendant Mrs. Fisk demurred to the bill for want of equity generally, and specifically because the complainant asks for a decree for the repayment of a liquidated sum of money, which demand, it is alleged, is cognizable in a court of law.

"As already seen, the entire consideration passing from Fornarotto to the complainant was \$6,000, which included the commissions of \$300 paid directly to the defendant Mrs. Fisk by the defendant Fornarotto, and this entire sum the complainant was obliged to pay back to Fornarotto under the decree of this court which avoided the sale. The defendant Mrs. Fisk was the complainant's agent, and cannot stand in any better position toward the purchaser, Fornarotto, than her principal, for whom she negotiated the sale. Her commissions could have been earned only upon negotiating a valid, not an invalid, sale. In *Courter v. Lydecker*, 71 N. J. Law, 511, 58 Atl. 1093, it was held that the condition upon which a broker earns a commission is that he shall obtain a sale. That, of course, means a valid sale. In this case it is as though no sale had been made, and the transaction must be so treated. An invalid sale is practically no sale. This being so, Mrs. Fisk never earned a commission. It was as a fact paid to her on a sale which was afterwards avoided, and she cannot retain an advantage resulting from her unavailing effort. *Wood v. Sheldon*, 42 N. J. Law, 421, 36 Am. Rep. 523, is a pointed authority to the effect that sales made through brokers, which are avoided because of some element of illegality, are cases in which the purchase money can be recovered because of failure of consideration. The complainant has been obliged to repay to the defendant Fornarotto these commissions which were included in the consideration moving to him upon the sale, and therefore the payment was not voluntary, but compulsory. Hence the complainant is entitled to a recovery of the amount of the commissions from Mrs. Fisk, and the remaining question is: Is he entitled to this recovery in this court, or must he be relegated to a court at law?

"According to the terms of the contract, the payment of the commissions was made directly from the defendant Fornarotto to the defendant Mrs. Fisk, who was the agent of the complainant in this cause. The defendant Fornarotto had the right to pursue Mrs. Fisk for the commissions he paid her on the avoided sale. He chose not to do so, but to recover them from the complainant as part of the consideration paid. That Mrs. Fisk was not a party to the suit between Fornarotto and the complainant for the rescission of the sale makes no difference. If she had been a party to the suit between the principals, she could have been decreed to repay to Fornarotto in that suit the \$300 which she received, and any defense she might have had in that suit would be available to her in this suit. There was no decree for or against her there, and there is no record that binds either party here. In *Shinn v. Budd*, 14 N. J. Eq. 234, Chancellor Green held that, where a person is compelled to pay the debt of a third party to protect his own rights, a court of equity substitutes him in the place of a creditor as a matter of course without any agreement to that effect. Now, as the complainant was compelled by the decree of this court to repay to Fornarotto the \$300 he paid to Mrs. Fisk as commissions upon the avoided sale, the complainant would be entitled to be subrogated to the rights which Fornarotto had, but did not urge against Mrs. Fisk, if the complainant could not sue Mrs. Fisk at law for want of a contract express or implied between them as to the payment by her to him of the commissions she received from Fornarotto; but it is clear to me that the complainant has a perfect cause for action in a court of law against Mrs. Fisk to recover the money in the equitable action of assumpsit for money paid, upon an implied contract. Mr. Chitty says the count for money paid is supported if the payment were made at the express or implied request of the defendant, and that it is clear that if money be paid by a person in consequence of a legal liability to which he is subject, but from which a third person ought to have relieved him by paying the amount, a request will be implied. 1 Ch. Pl. 351.

"Surely the complainant was under a legal liability to pay Fornarotto the \$300, and that liability was cast upon him by the decree of this court. Just as surely Mrs. Fisk ought to have relieved him from the burden by paying the amount herself. Ergo, the law implies that the complainant has made the payment at the request of Mrs. Fisk, and therefore he can recover the amount from her in assumpsit. Chancellor Walworth, speaking for the Court of Errors of New York, in *Hunt v. Amidon*, 4 Hill, 345, 40 Am. Dec. 283, remarked that courts of law long since fell in love with a part of the jurisdiction of the Court of Chancery, and substituted the equitable remedy of an action of assumpsit upon the common money counts for the more dilatory proceeding by bill in equity in certain cases.

"There is no need of subrogation to enable the complainant to recover. His claim is not grounded upon fraud, nor does it involve any other principle of equity jurisprudence, and because he has an adequate remedy at law, the demurrer must be sustained. The defendant is entitled to costs."

FIRE LOSSES.

Any effort made to reduce the annual fire losses of the country deserves hearty commendation and support, says the Chicago Tribune. The drain upon the resources of the nation due to this cause is a tremendous one. It is an example of American wastefulness which stands out in marked contrast with the results of European prudence.

Berlin has a population of about 3,000,000. Its average annual loss by fire is about \$150,000. Chicago has about 2,000,000 people. Its fire loss yearly now runs close to \$5,000,000. The fire loss per capita for Germany, France, Switzerland, Austria, Denmark, and Italy combined in a stated period was 33 cents. In the United States for the same time the per capita loss was more than \$2.25.

It is no wonder that European insurance rates are found to be much lower than those in this country. The illustration given in comparison are typical of many that might be mentioned. Much is said in the United States about the enormous cost of standing armies. The total fire loss of this country each year averages now about \$200,000,000. That is \$20,000,000 more than the entire German army costs. Estimating American losses on the basis of European safeguards, it has been declared that \$175,000,000 of the amount is needless waste.

A good many people never stop to think of the bearing of a fire loss upon their own pocketbooks. They read of a destructive fire. They note the amount of the insurance and possibly the companies affected. They say "Too bad!" as they think of the unfortunate individual or firm. But they do not realize that the conditions making the fire possible are the factors in determining the rate they themselves have to pay upon their own homes. They seldom think that they are the real losers to a certain degree rather than the impersonal existence known as an insurance company.

The fire losses at Chelsea or San Francisco are not measured by the amount of insurance carried. The aggregate of investments in buildings in those places was great. But the disarrangement of business, and in cases its complete paralysis, brought far greater loss to the community than that covered by insurance or property figures. Hundreds of homes and thousands of workers felt the effect of the fire.

If agitation will bring better building laws and courage in enforcing them to the letter, much may be accomplished. The local community has much of the responsibility to bear. But it is quite likely that any actual advances in State or local legislation must be preceded by an earnest campaign of education. The people must be brought face to face with the appalling facts. The bearing of these facts upon the individual must be shown. If the enormous waste is ever appreciated in its full meaning there will be hope for some progress in the right direction.

FALL VARNISHING.

Many property owners will devote the early part of the coming month to freshening up their store fronts and interiors. At such times considerable varnish is used, and since its application is frequently attended with many mysterious occurrences it is suggested that the subject of varnishes be carefully investigated before proceeding. In this connection the Decorator observes that the thing to do when one has experienced trouble with varnishes is to look for general causes acting in particular ways by experiment if need be, such, for instance, as the influence of the atmosphere, mixtures of various unlike and incompatible substances with each other, and in some cases want of honest and fair dealing on the part of those who supply materials and even of those who use them. Faults in varnish and varnishing, it believes, do not always develop themselves all at once; that some perhaps can be by a skillful hand be detected and remedied at the moment of application or shortly afterwards, others come forward only by time. They may be traced to four sources: Atmospheric causes; local conditions; the manufacture, and the varnisher. These we may briefly consider in order, and hint at their remedy.

—Values make a successful real estate investor. The Record and Guide Quarterly will pay for itself in any real estate transaction in which you may engage, whether it be buying, selling, or leasing. It is a hand book of values.

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 of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

Table with columns for 1909 and 1908, comparing Manhattan and The Bronx for conveyances. Includes rows for Total No. for Manhattan, Total Amt. for Manhattan, Total No. for The Bronx, and Total Amt. for The Bronx.

Assessed Value Manhattan.

Table comparing assessed values for Manhattan in 1909 and 1908. Includes rows for Total No. with consideration, Amount involved, Assessed value, and Total No. nominal.

MORTGAGES.

Table comparing mortgages for Manhattan and The Bronx in 1909 and 1908. Includes rows for Total number, Amount involved, and Total No. of Mortgages.

EXTENDED MORTGAGES.

Table comparing extended mortgages for Manhattan and The Bronx in 1909 and 1908. Includes rows for Total number, Amount involved, and Total No. of Mortgages.

Total No. for Manhattan, for Aug.

Summary table for Manhattan and The Bronx conveyances for August 1908 and August 1909.

PROJECTED BUILDINGS.

Table comparing projected buildings for Manhattan and The Bronx in 1909 and 1908. Includes rows for Total No. of New Buildings, Grand total, and Total Amt. Alterations.

BROOKLYN.

CONVEYANCES.

Table comparing conveyances for Brooklyn in 1909 and 1908. Includes rows for Total number, Amount involved, and Total No. of Conveyances.

MORTGAGES.

Table comparing mortgages for Brooklyn in 1909 and 1908. Includes rows for Total number, Amount involved, and Total No. of Mortgages.

PROJECTED BUILDINGS.

Table comparing projected buildings for Brooklyn in 1909 and 1908. Includes rows for Total No. of New Buildings, Grand total, and Total Amt. of Mortgages.

QUEENS.

PROJECTED BUILDINGS.

Table comparing projected buildings for Queens in 1909 and 1908. Includes rows for Total No. of New Buildings, Grand total, and Total Amt. of Mortgages.

THE WEEK.

The sales reported this week from the brokers' offices, while they were a little better distributed than for some weeks past, were with one or two exceptions of very little general interest. Several of the more interesting ones were filed in the Register's office this week and can hardly be credited to this week's business. The sale of the new 12-sty loft building at 104 to 108 West 27th st, just west of 6th av, by Parish, Fisher & Co., is the second sale of a new building on that street by the same builders within the year. The old buildings in the district are rapidly being taken over by builders, and with the completion of the Pennsylvania improvements and the assurance of a subway down 7th av, this section is bound to be the scene of a very profitable real estate movement.

Washington Heights contributed several minor sales to the budget of news, but sales of the more important new buildings now nearing completion in that section are not being made. There seems to be a feeling that there have been too many new buildings erected north of 155th st, and a little slowing up in building operations would benefit the section very much. The buildings between 135th and 155th sts, along Broadway and the Drive, completed last year are now mainly in the hands of investors and in the great majority of cases well rented and at paying rentals.

THE AUCTION MARKET.

The week's auction market was composed entirely of legal offerings with practically no competition, parties in interest being the buyers in every instance. Joseph P. Day offered thirteen parcels during the week; of these four were adjourned to various dates in September. Herbert A. Sherman, Samuel Goldsticker and Samuel Marx each disposed of a parcel during the week. For the coming week sales are scheduled for only four days and they are all legal sales.

LAW DEPARTMENT

"THE ONLY LAW."

We are all familiar with what is termed the Statute Law; we have been told enough of late, of the "Unwritten Law"; now, the theatrical element seems about to give some definition under a new term, "The Only Law."

Whatever the theatric purpose of the selection of the term, it gives us, together with the passage of the national corporation tax law, a term, or text, for thought.

Since the day that Moses is supposed to have given to the people of Israel a code that was far above the heads of a people struggling up from a wilderness, both of nature and evolution, a feeling has existed of desire to make the world better through Law. This has been peculiarly the feature of the Civil or old Roman Law, which has been the outcome of monarchical and Governmental regulation.

On the other hand, the early English forefathers gave us a body of law known as the Common Law (which has since been adopted and made a fundamental part of our own body of Law). This latter was based on a body of decisions actually lived up to and enforceable through the people themselves, in their jury verdicts; and it is the "only law" in fact that ever will or can be made to stand!

We may lay down Blue Laws, or Sunday Laws, through our millennium-seeking Legislatures, but the people will not—at least everywhere—enforce them! We may try to tax individuals and corporations directly by the National Government, and the Constitution has to be consulted—or amended!

Some day (and a happy one!) the Courts and their juries will be allowed to make law as in the English time; and then law will be absolute, and as strictly enforced as was the law of Ex-patriation—which at least ensured "desirable citizenship" in the days of early Greece!

"DISPOSSESS."

Editor Record and Guide:

Is it necessary to state the exact amount of rent due in a demand on a tenant before beginning eviction proceedings? Suppose by some claim of the tenant, afterwards allowed, the amount becomes different—does the suit fail?"

Answer.—No, not now; but it was formerly. The strictness of the old rule is not now in our Code of Civil Procedure, governing summary proceedings to remove tenants for non-payment of rent. Where any rent is due and the tenant refuses to pay, the landlord is entitled to the final order of dispossession. If all rent claimed due were, however, ultimately allowed off to the tenant through a counter claim, we suppose the proceeding would fail.—Ed.

—Are there times when you have no prospective deal on hand? The subscriber to the Real Estate Directory is never that way. The Real Estate Directory is a producer of business, if you know how to use it.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

HUDSON ST.—Michael Murtha sold 161 and 163 Hudson st, and 47 Laight st, being the southwest cor, three 6-sty buildings on plot 51x100.

Loft Building Finds Buyer.

27TH ST.—Parish, Fisher & Co. sold for the Marmac Construction Co. to I. Unterberg the 12-sty store and loft building, 60x98.9, at 104 to 108 West 27th st. The building is 100 ft. west of 6th av and the lots were purchased in the spring by Michael Coleman for \$125,000, and resold to the present sellers with a loan for \$165,000. The building is not quite finished and 7 of the 12 lofts are rented. The total rental when fully occupied is \$41,000. The asking price was \$375,000. Lots on the side sts between 6th and 7th avs are held at from \$1,750 to \$2,000 a front foot.

47TH ST.—John P. Kirwan sold for Mrs. S. E. Fuller 165 West 47th st, a 3-sty and basement dwelling, 20x100.4, adjoining the Columbia Theatre, now in course of construction, at the northeast cor of 7th av.

56TH ST.—The Monogram Realty Co. sold the two 5-sty tenements 230 and 232 East 56th st, 50x100.

Buys After Long Tenancy.

PARK ROW.—The estate of Charles F. Hoffman sold through I. Hymes to Jos. B. Koplik, a pawnbroker, 139 Park row, a 2-sty building, 14x64.8, between New Chambers and Pearl sts. Mr. Koplik has occupied the premises since 1876.

NORTH OF 59TH STREET.

69TH ST.—Frank Woytisek sold to Bina Beer the 3-sty dwelling 320 East 69th st.

Dr. Diller in the Market.

72D ST.—Dr. Wm E. Diller sold 47 West 72d st, a 5-sty American basement dwelling, on lot 25x102.2.

87TH ST.—The estate of Lillian Cavanagh sold the 4-sty and basement brownstone private residence 45 West 87th st, on a lot 20 ft. wide. Similar houses on this block are held at \$50,000; those that have been sold in the past year have brought very near that price.

87TH ST.—Mooyer & Marston have sold for Charles Gulden to Wm. H. Turrel, of South Orange, N. J., the 5-sty flats 16 and 18 East 87th st, bet 5th and Madison avs, 50.2x100.8. These houses are just east of Henry Phipps's properties. Besides his residence at the northeast cor of 5th av and 87th st, Mr. Phipps also controls a frontage on the south side of 87th st, just east of 5th av.

97TH ST.—Otto J. Bueb resold 327 East 97th st, a 5-sty tenement with stores, 25x100.11. The seller recently bought the property at auction for \$14,500.

Quick Resale in Harlem.

114TH ST.—Goodwin & Goodwin sold for Paul Koning to Harry L. Rosen 55 West 114th st, a 5-sty double flat on a lot 25x100. Mr. Rosen has resold the same to a client for investment.

115TH ST.—Louis Bernstein sold to E. Koch 112 and 114 West 115th st, two 5-sty flats, 50x100.11. Mr. Bernstein purchased 110 to 116 West 115th st about one month ago.

115TH ST.—Meister & Bache Realty Co. and Levy & Starr bought from Samuel C. Baum 460 East 115th st, a 5-sty tenement, lot 20 x100.11.

117TH ST.—Joseph Levy sold 66 East 117th st, a 5-sty triple flat, 25x100.11, to an investor.

123D ST.—Bernard Ratkowsky and Kassel Simon sold 356 to 366 East 123d st, two 6-sty flats, each on plot 46x100.11. The buyer is David W. Richman.

125TH ST.—The American Real Estate Co. bought from Sarah M. Sandford, represented by Thos. J. Meehan, as attorney, the 6-sty store and loft building 67 and 69 West 125th st, plot 41x100, about 125 ft. east of Lenox av.

AMSTERDAM AV.—The St. Luke Realty Co. sold to the Jaeger Realty Co. the southwest cor of Amsterdam av and 114th st, a 6-sty apartment house on plot 50.11x100, opposite South Field.

AMSTERDAM AV.—A. Jacobs sold 1315 Amsterdam av, at the southeast cor of 125th st, a 5-sty flat, with stores, 25.3x100. The Amsterdam av cars turn into 125th st at this point, the terminal being at Broadway.

Healy Buys the Regent.

BROADWAY.—The Regent, a 13-sty hotel at the northwest cor of Broadway and 70th st, has been sold by Richard L. Howell for a price reported to have been in the neighborhood of \$900,000. The buyer is Thomas Healy. Further details in another column.

WEST END AV.—Leonard Weill has purchased from Joseph Trotter and Philip Baum 847 West End av, a 5-sty flat on lot 25x100 for \$37,750.

WASHINGTON HEIGHTS.

136TH ST.—Eleanor Tobiesen sold to three investors 504, 506 and 508 West 136th st, three 6-sty apartment houses, each on plot 37.6x99.11.

142D ST.—Frank H. Kirmayer sold 524 West 142d st, a 3-sty and basement dwelling, 15x99.11.

146TH ST.—S. Glass sold the Aberdeen, at 540 and 542 West 146th st, a 6-sty elevator apartment house, 55x100, to S. M. A. Bernheimer, who gives in part payment the two 5-sty flats 501 to 507 West 176th st, on plot 85x100.

BRADHURST AV.—The purchaser who recently acquired the 6-sty apartment house 49.11x100 at the southeast cor of Bradhurst av and 147th st in a trade with Solomon Solovinsky, has resold the property.

BRONX.

139TH ST.—Gertrude Grummon sold to John Smith the 3-sty dwelling 408 East 139th st, on a lot 16.3x100.

142D ST.—A Mr. Duggan has resold to an investor the 5-sty apartment house at 540 East 142d st.

179TH ST.—F. J. Wood sold for a client to a builder the plot at the southwest cor of 179th st and Arthur av, 65x about 95. The property is now being improved by the construction of two 4-sty apartment houses.

187TH ST.—The Meister & Bache Realty Co. and Levy & Starr bought from Simon Lesser 660 and 662 East 189th st, a 5-sty apartment house, 50x100.

BATHGATE AV.—Maria Habermann sold to Oliver E. Davis the plot 50x115 in Bathgate av, known as lot 140 on the map of the Bathgate farm, at Central Morrisania.

HOLLAND AV.—A. Schwoerer, Jr., sold the flat at the northwest cor of Holland av and Van Nest av.

HOLLAND AV.—It is reported that a 2-sty dwelling has been sold on the north side of Holland av, 75 ft. west of Van Nest av.

LAFONTAINE AV.—Sophia Halpin sold a 2-family house in Lafontaine av, near Quarry road.

MORRIS AV.—Albert Damm sold the plot of lots, 100x125, in the east side of Morris av, commencing 230 ft. south of Fordham road, with a large 14-room mansion, for occupancy.

To Improve Bronx Block.

PROSPECT AV.—The Mercury Realty Co. (Samuel Brener, president), has bought from Lowenfeld & Prager and Jackson & Stern the triangular block bounded by Prospect av, Kelly st and Av St. John, on which they will erect a modern 6-sty apartment house. There will be 12 apartments on each floor. The plot measures 228 ft. on Prospect av, 134 ft. on Kelly st and 178 ft. on Av St. John. The same builders have just completed a block front of new houses at Prospect av and Beck st.

SEDGWICK AV.—Duross Co. sold for the John Ferguson Building Co. another one of its 2-sty frame houses in Sedgwick av and Lincoln Park to a client.

SPUYTEN DUYVIL RD.—Richard Pfeifer sold a plot 50x285, extending across Spuyten Duyvil rd, south of its intersection with Kappock st.

Resale in Bronx.

WOODYCREST AV.—Max Marx sold to George Sherwood for occupancy the dwelling at the cor of Woodycrest av and 164th st, on plot 50x100.

LEASES.

J. W. Howard leased the 3-sty brownstone dwelling 242 West 45th st.

J. P. Knight leased the 4-sty English basement dwelling 217 West 49th st.

Duross Co. leased for Thomas Trebell the 3-sty house 363 West 19th st to Jennie Campbell.

Senior & Stout leased for Bessie Brown the private dwelling 102 West 50th st for a term of years.

The R. S. S. Co. leased the building 61 West 14th st for a term of 15 years at an aggregate rental of \$100,000.

Duross Co. leased a 3-sty and basement house at 251 West 16th st. for the North River Improvement Co. to George L. Greve.

Senior & Stout leased for Mrs. Bessie Brown the 3-sty dwelling 102 West 50th st to Bertha Schlieffstein for a term of years.

James N. Wells' Sons leased for C. A. Christman to the A. T. Stewart Realty Co. for a term of years the building formerly occupied by the Cornell Foundry on the north side of 25th st, near 11th av, 125x100. After extensive alterations, the building will be occupied as a garage for delivery automobiles by the Wanamaker store.

The Chas. F. Noyes Co. sub-leased a suite of offices at 150 Broadway for the Williamsburgh City Fire Insurance Co. for a term of years to Tully and associates; an office in the Woodbridge Building for L. A. Cerf to Jacques Wolfe; offices at 61 Beekman st to R. W. Powell; offices in the Fulton-Chambers Building to Wecker & West and Fruchtmann & Moskowitz.

Frederick Zittel & Sons have leased the following west side dwellings: 56 West 71st st, for Lionel Sutro; 104 West 75th st, for S. H. Weinhandler; 149 West 77th st, for C. W. Jones; 387 West End av, for Frank C. Moore; 162 West 80th st, for Daly, Hoyt & Mason; 65 West 69th st, for Edward B. Corey; 237 West End av, for Wm. S. Stevens, and 253 West End av, for Julian Eyttinge.

Frederick Fox & Co. leased for the Morewood Realty Co. about 10,000 sq. ft. of space in the building 826-8 Broadway, northeast cor of 12th st, for a term of years to Philip Rosenwasser. Also for the Astor Estate 9,000 sq. ft. of space at 44 East 14th st, running through to East 13th st, to Rosenwald & Weil, and for the Middleboro Realty Co., 7,500 sq. ft. of space in the building 80 University pl, running through to 22-4 East 12th st, for a term of years to Shaff & Barnett.

SUBURBAN.

MORRISTOWN, N. J.—Philip Livingston sold his residence, grounds and stables on Madison av, Morristown, N. J.

YONKERS, N. Y.—Chas. F. Howard sold the northwest cor of Creston av and St. James Terrace, Yonkers, a 3-sty dwelling.

WEST ORANGE, N. J.—Albert Bostwick sold his residence with 3 acres of ground and outbuildings on Bloomfield Way, Llewellyn Park.

TOTTENVILLE, N. Y.—Roy Hollingshead sold his cottage on Raritan Bay, Tottenville, S. I., to Annie E. Connor, who will occupy the house.

MONTCLAIR, N. J.—Miss May Scott Jarvie bought the residence of G. R. K. Smith in South Fullerton av. The price is said to have been about \$50,000.

MT. VERNON.—It is learned from Mt. Vernon that a large tract known as Willson's Woods, adjoining the Chester Hill section, is supposed to have been sold to a syndicate said to be made up of New York and Philadelphia developers, who will divide the 63 acres comprising the tract into building lots, which will be offered for sale. The reported selling price is \$300,000.

REAL ESTATE NOTES

F. R. Wood & Co. have opened a branch office at the southwest corner of Broadway and 144th st.

The Hogenauer & Wesslau Co. has made a building loan of \$90,000 to the Egan & Halley Construction Co. on the southwest cor of Fort Washington av and 171st st, 94.1x103.10x irregular.

John L. Rogers, for a number of years with the Frank L. Fisher Co., is now connected with William A. White & Sons.

O'Connor, Lawrence & Ellison have removed their offices to 9 Church st, northeast cor Liberty st.

The Metropolitan Life Insurance Co. loaned to the Eight-Twenty-Nine Park Avenue Co. \$625,000 on the property at the southeast cor of Park av and 76th st, where a 12-sty co-operative apartment house is to be erected.

Collins & Barry have opened a branch office at the s e cor 171st st and St. Nicholas av, where they will conduct a general real estate and insurance business. The new office will be under the management of Mr. John M. Finlay.

The Title Insurance Co. of New York has appointed Thomas J. O'Reilly, of 109th st and Broadway, as its agent in charge of the renting of their new building nearing completion at the southwest cor of Broadway and 108th st.

Charles S. Campbell has been appointed receiver of the rents of the apartment house 403 West 127th st, pending a suit brought by Lewis A. London and others against the Arnold Realty Co. and others, to foreclose a second mortgage of \$14,000.

The partnership existing between Worthington Whitehouse and Clarence Porter under the firm name of Whitehouse & Porter has been dissolved by mutual consent, Mr. Porter retiring from the firm. The business will be carried on by Mr. Whitehouse under the name of Worthington Whitehouse at 573 5th av.

The 12-sty building at 108 and 110 West 34th st, 47.3x98.9, was transferred during the week by the Island Realty Co. to the Shanley Realty Co. for a nominal consideration over a mortgage of \$450,000. The Island Realty Co. takes back a further mortgage on the property for \$225,000, due in 5 years, at 5 per cent. interest.

The holdings at the northwest cor of 5th av and 38th st, 26.9x117x irregular, was conveyed recently by Sarah Switzer to Frank V. Burton, for a nominal consideration over a mortgage of \$600,000. Mr. Burton has also mortgaged his 5th av properties, adjoining this corner on the north, to the Bowery Savings Bank for \$275,000. This loan is for three years at 4½ per cent.

UNCLASSIFIED SALES

The total number of sales reported is 37, of which 5 were below 59th st, 19 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 58, of which 14 were below 59th st, 23 above, and 11 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 141 as against 93 last week, and in the Bronx 135, as against 132 last week. The total amount involved is \$11,274,671, as against \$2,630,644 last week.

The amount involved in the auction sales this week was \$473,206, and since January 1, \$46,186,186. Last year the total for the week was \$796,100, and from January 1, \$40,726,014.

BECK ST.—David S. Myers and Hyman Rosenfeld sold to the Sherwood Construction Co. the plot 117x125x irregular on the north side of Beck st, 100 ft. west of Av St. John, upon which will be erected two high-class apartment houses.

173D ST.—David S. Myers and Hyman Rosenfeld bought from Estelle Gehorsan 410, 412 and 414 East 173d st, three 3-family houses on plot 60x117, 90 ft. east of Webster av.

OBITUARY.

Nathan Wiggen Riker, formerly head of the real estate firm of Riker & Son, No. 661 Fifth avenue, died Tuesday night of chronic bronchitis, aggravated by the infirmities of age. He was eighty-two years old.

Mr. Riker was born in Harrison, Me., on April 1, 1828. When fourteen years old he left his native place and took a position as errand boy for a dry-goods firm in Portland. He soon rose to a head clerkship. In 1852 he came to New York to enter the employ of the old dry goods house of Bowes & McNamee, No. 111 Broadway, now the Trinity Building.

He made another change in 1858, when he joined the firm of Sitz, Irminger & Co., No. 98 Liberty st, where he became a junior partner. At the outbreak of the War of the Rebellion John Sitz, head of the firm, conceived the notion that the Confederacy would prevail, and he commenced to buy gold at high prices. So anxious did he become about the safety of the Union that he determined to withdraw his capital from the firm.

Although junior partner, Mr. Riker was regarded as the financial oracle of the house, and on his decision that the firm could not continue in business without the assistance of the senior

The Index to Volume LXXXIII. of the Record and Guide, covering the period between January 1 to June 30, is now ready for delivery. Price, ONE DOLLAR. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc., for MANHATTAN and BRONX. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.



WANTS AND OFFERS



IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 51 West 125th Street, N. Y., or West End, N. J.

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor 86th St.

MAN, competent, reliable hustler, experienced all branches real estate business, excellent references, desires position with City real estate firm. BOX 40, Record & Guide.

YOUNG MAN, 32, single, with business ability and of excellent address, would like to identify himself with first-class real estate office or allied trade. Salary and commission only. Experienced bookkeeper, office manager and salesman. AMERICAN, Box 142, Record & Guide.

WANTED—In mortgage loan office, hustler as partner; good results shown. Room 809, 160 Bway.

WANTED—Rental man below Canal street who is willing to work hard. Salesmen as well. Unusually liberal commission. Box 110, Record & Guide.

NEW BUSINESS

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QUERY

WOULD YOU BELIEVE IT IF WE MADE A STATEMENT THAT YOU CAN BUY A PIECE OF INVESTMENT PROPERTY ON THE WEST SIDE THAT WILL PAY 15% NET, LEAN YEARS AND FAT YEARS? THAT THIS IS THE BEST PIECE OF PROPERTY OF ITS CLASS THAT WE HAVE OFFERED IN 10 YEARS? AND THAT WE CAN PROBABLY RESELL FOR YOU AT A HANDSOME PROFIT WITHIN 12 MONTHS? \$75,000 TO \$100,000 CASH REQUIRED; NO TRADE ENTERTAINED.

F. R. WOOD AND COMPANY
BROADWAY, CORNER OF 80TH STREET
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partner's capital, all those interested agreed to dissolve. This ended his active connection with the dry goods trade. He then joined the Gold Room, which was a sort of open board for brokers, and during the exciting closing days of the war an enormous business was done in gold and stocks.

At the close of the war, because of the failing health of his wife, he gave up active business until 1869, when he turned his attention to the real estate field and built three houses in 44th st, the site of which is now covered by an office building used by the New York Central Railway Company. Subsequently he established the real estate brokerage firm of Riker, Hess & Co., No. 62 West 33d st, from which developed his later enterprises in the same field.

Mr. Riker retired from active business in 1902 and had since lived in the country. He is survived by two sons and one daughter.

IMPORTANT WEST SIDE MERGER.

The merging of two large hotels does not frequently occur. But this is what happened during the week when the Sherman Square purchased the adjoining Regent for a reported consideration of \$900,000. It is learned that the present Sherman Square Hotel and the Regent Hotel, which combined, take up the entire west side of Broadway, between 70th and 71st sts, facing Sherman Square, and whose floors are on a level, will be thrown into one and some \$150,000 will be spent in alterations and renovations, the larger structure will be then called the Sherman Square Hotel.

The Regent is at the northwest cor of Broadway and 70th st, on a plot 100x100 ft. It is 13 stories high. The property has been sold by Richard L. Howell, its former owner, to the Megonko Realty Co., of which Thomas Healy, the restaurateur, is president; John Healy, his brother, vice-president; John T. Dillon, treasurer; John E. Connelly, secretary, and Albert H. Ray a director. This company has owned the Sherman Square Hotel for several years at the southwest cor of Broadway and 71st st. It acquired the property when it wasn't particularly prosperous, and has made a success of it. It stands on a plot 100x115 ft., and is 7 stories high. When the two buildings

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 17 years

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

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BRIGHT YOUNG MAN, NEAT APPEARANCE, OF WEALTHY FAMILY, WANTS TO CONNECT WITH REAL ESTATE FIRM, OWNERS OR BROKERS. ADDRESS "SHREWD," CARE OF RECORD AND GUIDE.

WE HAVE A COMPLETE ASSORTMENT OF LUMBER SUITABLE FOR BUILDING STANDS FOR THE HUDSON-FULTON CELEBRATION. WM. P. YOUNGS & BROS., 1ST AV. AND 35TH ST.

WANT 50,000 TO 60,000 SQUARE FEET FLOOR SPACE TO RENT AT ONCE AT ABOUT 30 CENTS A SQUARE FOOT. RESPONSIBLE TENANT. PRINCIPALS ADDRESS "QUICK," CARE RECORD & GUIDE.

FOR SALE—To Close an Estate

For Brick Making or Concrete

**BLUE CLAY, SAND, GRAVEL,
BROKEN STONE**

40 ACRES

Near West Shore Depot

Address

M. VAN ORDEN, 176 West Bridge St., Catskill, N. Y.

were designed it was planned ultimately to throw them together.

The Sherman Square, which cost the Megonko Realty Co. somewhere around \$400,000, is now valued at about \$700,000. The combined hotel, with its alterations, will make it something like a \$2,000,000 property. It will accommodate 50 families. The restaurant, while it will be owned by the company, will be looked after by Mr. Healy himself.

It will not be necessary to close either of the hotels while the alterations are going on. Outside of the work of cutting through the doors and hallways uniting the seven floors that are on a level, and unifying the offices, there will not be much to do in the way of radical alterations. Most of the \$150,000 minimum set aside for combining the two hotels will be spent in providing more elaborate furnishings.

The Megonko Realty Co. is not the owner of Healy's Restaurant at Columbus av and 66th st, nor any of the several other Healy restaurant properties, which are his alone. The Megonko Co. was formed several years ago to buy and sell real estate. Frank E. Smith was one of Mr. Howell's agents in the sale of the property to the Megonko Co.

BUYING ALONG JERSEY CENTRAL.—Since the first of April there has been a marked increase in vacant land buying along the line of the Central Railroad of New Jersey. This has been particularly noticeable in the vicinity of Roselle, Cranford and Westfield, which places are within reasonable commuting distance from Manhattan. Recently, a large tract of about 65 acres was purchased at Cranford by John N. Folkinburg, who has cut the parcel into building lots and will later place them on the market. It is understood that the owner will first attempt to auction off his new acquisition.

—Broken-down and faulty machinery for business-getting is what you have in your office unless you use the services of the Realty Records Co. Why muddle along extravagantly with poor tools, when in the end the best do not cost half so much? Inferior service is a tremendous drain on your resources and energy.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,
and 203 Montague St., Brooklyn \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY President
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EDWIN A. BAYLES, } Sec'y.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Tuesday, Sept. 7.

Edgewater rd. opening from Garrison av to Seneca av, at 11 a. m.
225th st (Muscoota st), assessment, at 11 a. m.

Wednesday, Sept. 8.

Depew pl. closing, at 10 a. m.
Garrison av, opening from Leggett av to Longwood av, at 11 a. m.
Van Cortlandt av, opening from Sedgwick av to Van Cortlandt Park South, at 10.30 a. m.
Main st (City Island), extending, at 3 p. m.
Bronx Boulevard, opening from Boston Post rd to 242d st, at 10 a. m.
Fox st, opening from Leggett av to Longwood av, at 10 a. m.
Spofford av, opening from Longwood av to Bronx River, at 11 a. m.

Thursday, Sept. 9.

East 141st st, opening from Park av to Rider av, at 10 a. m.
Rosedale av, &c, opening, at 12 noon.
Second and third new streets north of West 181st st, at 11 a. m.
Rochambeau av, assessment, at 3.30 p. m.
Riverside Drive, widening between 139th and 142d sts, at 1 p. m.
East 210th st, opening from Tryon av to Wayne av, at 2 p. m.
East 210th st, assessment, at 3 p. m.
Baker av, opening from Baychester av to city line, at 11 a. m.

Friday, Sept. 10.

East 161st st, opening from Brook av to 3d av, at 1 p. m.
Triangular area, opening from Lafontaine av to Quarry rd, at 11 a. m.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Sept. 4 and 6.

No Legal Sales advertised for these days.

Sept. 7.

241st st, n s, 135 e Katonah av, 25x100, 2-sty| frame dwelling.
241st st, n s, 185 e Katonah av, 25x100, 2-sty| frame dwelling.
241st st, n s, 235 e Katonah av, 25x100, 2-sty| frame dwelling.
241st st, n s, 285 e Katonah av, 50x100, two 2-sty frame dwellings.
Philip Sugerman agt Clarence C Johnson et al; Samuel Packard, att'y, 99 Nassau st; William Klein, ref. (Amt due, \$14,242.12; taxes, &c, \$103.90.) Mort recorded Feb 1, 1908. By Joseph P Day.
Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty Allen st, No 17 | brk loft and store building.
Louis D Livingston et al agt Isaac Schreiber et al; Louis H Levin, att'y, 320 Broadway; Frederick R Rich, ref. (Amt due, \$12,396.27; taxes, &c, \$—.) Mort recorded Jan 24, 1908. By Samuel Marx.
49th st, Nos 326 to 330, s s, 320 e 2d av, 55x 100.5, 6-sty brk tenement and stores. Wilhelmina Bohland et al agt Sigmund Schnee et al; Feltenstein & Rosenstein, att'ys, 309 Broadway; Edwin W Sohmer, ref. (Amt due, \$30,828.06; taxes, &c, \$1,349.49; sub to a prior mort of \$52,000.) Mort recorded Dec 5, 1906. By Joseph P Day.
Cambreleng av n e cor 189th st, runs n 40 x e 189th st | 150.6 to Beaumont av, x s 40 x Beaumont av | w 149.7 to beg, 5-sty brk tenement and stores and vacant. Prospect Investing Co agt Beaumont Building Co et al; Stephen W Collins, att'y, 69 Wall st; Joseph Ullman, ref. (Amt due, \$9,068.85; taxes, &c, \$—; sub to three prior mortg aggregating \$9,000.) Mort recorded March 17, 1909. By Samuel Goldsticker.

THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET

Works: West 33d Street NEW YORK
West 32d Street Tel., 1085 Murray Hill

78th st, No 443, n s, 144 w Av A, 25x102.2, 5-sty brk tenement, right, title, and interest to 1-3 part. Mary M H Dayton agt Thomas J Riley et al; Silas A H Dayton, att'y, 170 Broadway; John B Golden, ref. (Amt due, \$1,185.03; taxes, &c, \$69.) Mort recorded Aug 12, 1908. By Joseph P Day.
Riverside Drive, No 413, e s, 52.7 n 113th st, 50x111.9x50x98.7, 2-sty and attic stone dwelling. Robert E McDonnell agt Winthrop Realty Co et al; Miles M O'Brien, Jr, att'y, 38 Park Row; Henry A Brann, ref. (Amt due, \$14,171; taxes, &c, \$807.03; sub to a first mort of \$40,000.) Mort recorded April 20, 1908. By Bryan L Kennelly.

Sept. 8.

Rogers pl, Nos 967 & 967 1/2, w s, 508.10 n Westchester av, 34.6x70.9x35.1x71.1, two 3-sty frame dwellings. Victorine Curnick agt Harry F Marker et al; Harold C Knoepfel, att'y, 5 Beekman st; Wallace S Fraser, ref. (Amt due, \$2,936.98; taxes, &c, \$26; sub to two prior mts aggregating \$9,000.) Mort recorded June 26, 1906. By Joseph P Day.
Duncomb av | w s 100 s Julianna st, runs w 250 to Newell av | Newell av, x s 100 x e 250 x n 100 to beg, Wakefield. Marie Hughes agt Francis Shackell et al; Louis Sturcke, att'y, 37 Liberty st; Horace D Byrnes, ref. (Amt due, \$4,093.76; taxes, &c, \$1,440.11.) Mort recorded Sept 10, 1894. By Chas A Berrian.
Av D | s w cor 10th st, 108x105, Unionport. 10th st | Northern Bank of N Y agt Henry Demmerle et al; Gifford, Hobbs & Beard, att'ys, 5 Nassau st; James Kearney, ref. (Amt due, \$1,273.70; taxes, &c, \$190.) Mort recorded May 21, 1906. By Joseph P Day.

(Continued on page 450.)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 2, to 16, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, POTTER AVENUE—SEWER, from a point 100 feet west of Barclay street to Crescent street, and CRESCENT STREET—SEWER, from Potter to Hoyt avenues.
HERMAN A. METZ, Comptroller
City of New York, August 31, 1909. (13145)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 2 to 16, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:

1ST WARD, COMBINED SEWER in BRIGHTON AVENUE, from York avenue to Webster avenue; in PINE STREET, from Brighton avenue to Brooks street; in HUDSON STREET, from Brighton avenue to 1st avenue, and in FIRST AVENUE, from Pine street to Jersey street.
HERMAN A. METZ, Comptroller.
City of New York, August 31, 1909. (13149)

PUBLIC NOTICES.

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

BOROUGH OF BROOKLYN.

List 472, No. 1. Constructing sewer in Avenue G, from Coney Island avenue to Flatbush avenue; Flatbush avenue, easterly side, from its northerly intersection with Avenue G to its southerly intersection with Avenue G; Avenue G, from Flatbush avenue to Nostrand avenue; Nostrand avenue, from Avenue G to Avenue F; Avenue F, from Nostrand avenue to Paerdegat avenue, southerly side; Paerdegat avenue, southerly side, from Avenue F to East Forty-fifth street; East Forty-fifth street, from Paerdegat avenue, southerly side, to Avenue G; Avenue G, from East Forty-fifth street to Paerdegat avenue, southerly side; Paerdegat avenue, southerly side, from Avenue G to Flatlands avenue; Avenue F, from East Twenty-sixth street to Nostrand avenue; New York avenue, between Avenue C and Avenue D; New York avenue, between Avenue D and Newkirk avenue; Newkirk avenue, between New York avenue and Nostrand avenue; Nostrand avenue, between Newkirk avenue and Avenue F; Nostrand avenue, between Avenue C and Newkirk avenue; Brooklyn avenue, between Avenue H and Avenue J; Avenue J, between Brooklyn avenue and East Fortieth street; East Fortieth street, between Avenue J and Flatlands avenue; Flatlands avenue, between East Fortieth street and Paerdegat Basin; East Thirty-fifth street, from

PUBLIC NOTICES.

Glenwood road to Avenue H; East Thirty-fifth street, from Avenue H to Flatbush avenue; Flatbush avenue, east side, from East Thirty-fifth street to Avenue J; Avenue J, from Flatbush avenue to Brooklyn avenue; East Twenty-ninth street, from Canarsie lane to Avenue F; Avenue D, from East Twenty-ninth street to Nostrand avenue; Newkirk avenue, from East Twenty-ninth street to Nostrand avenue; East Thirty-first street, between Flatbush avenue and Glenwood road; East Twenty-eighth street, from Clarendon road to Newkirk avenue; Avenue D, from East Twenty-eighth street to East Twenty-ninth street; Glenwood road, from East Thirty-fourth street to Brooklyn avenue, with sewer basins at northeast and southeast corners of Glenwood road and Nostrand avenue, and northeast and southeast corners of Glenwood road and East Thirty-first street, and all four corners of Glenwood road and New York avenue; New York avenue, from Flatbush Water Works to Farragut road; East Twenty-third street, from Avenue G to a point about 500 feet north; sewer basins on Farragut road, at the northwest corner of Flatbush avenue; northwest, northeast and southeast corners of East Twenty-fifth street; all four corners of Mansfield place; northeast and northwest corners of Delamere place; all four corners of Elmore place; northeast and northwest corners of Kenmore place and northeast corner of Ocean avenue; northeast and northwest corners of New York avenue and Avenue H; sewer in Rogers avenue, between Clarendon road and Flatbush avenue; Avenue D, between Rogers avenue and East Twenty-eighth street; Newkirk avenue, between Rogers avenue and East Twenty-eighth street; Kenmore place, from Avenue G to the end of existing sewer north of Avenue G; Brooklyn avenue, between Avenue G and Avenue H; Avenue D, from East Twenty-third street to Rogers avenue; East Twenty-sixth street, from Clarendon road to Avenue D; East Twenty-fifth street, between Clarendon road and Avenue D; East Thirty-fourth street, from Flatbush Water Works to Avenue F; East Twenty-second street, from Avenue G north to the end of the existing sewer; Flatbush avenue, from Nostrand avenue to Avenue M; Avenue H, from Flatbush avenue to East Thirty-second street; East Thirty-second street, from Flatbush avenue to Avenue H; East Thirty-fourth street from Avenue I to Flatbush avenue; Avenue I, from Flatbush avenue to East Thirty-fourth street; Avenue K, from Flatbush avenue to East Fortieth street; Flatlands avenue, from Flatbush avenue to East Fortieth street; Flatbush avenue, east side, from Avenue N to East Forty-fifth street; sewer basins, north and south sides of Avenue G, at the Brighton Beach Railroad; at the northeast and northwest corners of East Thirty-second street and Avenue D; Farragut road, at the northeast and northwest corners of East Twenty-eighth street; southeast and southwest corners of East Twenty-ninth street; all four corners of Nostrand avenue, southeast and southwest corners of East Thirty-first street; southeast and southwest corners of East Thirty-second street; southwest corner of East Thirty-fourth street; sewer in Newkirk avenue, between East Twenty-sixth street and Rogers avenue; East Twenty-eighth street, between Avenue F and Flatbush 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 October 5,

PUBLIC NOTICES.

1909, 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, September 3, 1909. (13160)

Department of Finance, Bureau for the Collection of Taxes, New York, September 1, 1909.

NOTICE TO TAXPAYERS.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, AND WITH RETURN POSTAGE, PREPAID.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner of Third and Tremont avenues, Borough of The Bronx, New York.

Thomas J. Drennan, Municipal Building, Borough of Brooklyn, New York.

George H. Creed, corner of Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever Borough the property is located.

NO REBATES ALLOWED.
Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,
Receiver of Taxes.

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

ADVERTISED LEGAL SALES.

(Continued from page 449.)

109th st, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. Sheriff's sale of all right, title, &c, which Sigmund Lissner had on Nov 16, 1908, or since; Oscar A Campbell, att'y, 220 Broadway; Thomas F Foley, sheriff. By Joseph P Day. Jackson av | s e cor 163d st, 72x25, 4-sty brk 163d st, No 720 tenement and store. Sheriff's sale of all right, title, &c, which Josephine Wedemeyer had on June 29, 1909, or since; David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day. 118th st, Nos 126 and 128, s s, 290 e Park av, 40x100.11, 6-sty brk tenement. Irving S Dorf agt Asher Davis et al; Goldfogle, Cohn & Lind, att'ys, 271 Broadway; Wm E Morris, ref. (Amt due, \$8,502.86; taxes, &c, \$127; sub to a first mort of \$41,000.) Mort recorded June 12, 1905. By Samuel Marx. Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty Allen st | brk loft and store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, \$8,109.04; taxes, &c, \$40.) Mort recorded Jan 24, 1908. By Samuel Marx. 169th st, No 67, n s, 98.5 e Shakespeare av, 26.2 x73.10x24x64.6, 1-sty frame rear building. Her-

man H Schurmann et al agt Mary E Lockwood et al; John A Bowen, att'y, 346 Fulton st, Brooklyn; John J Hynes, ref. (Amt due, \$6,499.01; taxes, &c, \$105.35.) By Joseph P Day. Bleecker st, Nos 317 to 321 n e cor Grove st, runs Grove st, Nos 49 to 53 1/2 | n 73.4 x e 88.6 x s w 29.4 x e 36.7 x s 47 x w 117.9 to beg, three 6-sty brk tenements and stores. Rosalie Hyams et al agt Sophia Zauderer et al; Hymes Woytisek & Schaap, att'ys, 61 Park Row; Joseph R Truesdale, ref. (Amt due, \$58,469.54; taxes, &c, \$—; sub to a first mort of \$90,000.) Mort recorded May 1, 1906. By Joseph P Day.

Sept. 9.

72d st, No 265, n s, 75 e West End av, 25x100, 4-sty and basement brk dwelling. Henry T Carey agt Wm M D De Peyster et al; John C O'Connor, att'y, 11 William st; Maurice Deiches, ref. (Amt due, \$9,720.13; taxes, &c, \$—; sub to a first mort of \$62,000.) Mort recorded June 22, 1907. By Chas A Berrian. 66th st, Nos 339 & 341, n s, 75 w 1st av, 37.6x100.5, 6-sty brk tenement. Samuel Wacht agt Louis J Jacques et al; Phillips & Samuels, att'ys, 99 Nassau st; Michael J Driscoll, ref. (Amt due, \$11,613.95; taxes, &c, \$—; sub to a first mort of \$37,000.) Mort recorded Dec 18, 1905. By Joseph P Day. Park av, Nos 1332 & 1334, w s, 25.11 s 101st st, 50x80, 6-sty brk tenement and stores. Sig-

mund Adler agt Samuel Pikelner et al; Max Altmayer, att'y, 290 Broadway; Joseph D Edelson, ref. (Amt due, \$7,293.01; taxes, &c, \$1,072.23; sub to a first mort of \$35,000.) Mort recorded Oct 18, 1904. By Joseph P Day. Sept. 10.

160th st, No 359, n s, 79.11 e Findlay av, 20x90, 2-sty frame dwelling. Thornton Bros Co agt Jennie Lampel et al; Chas E Neier, att'y, 80 Broadway; Wm J McCormick, ref. (Amt due, \$1,670.09; taxes, &c, \$400.) Mort recorded May 30, 1907. By Bryan L Kennelly. Grand st, Nos 444 & 446 n e cor Ridge st, 43.10x Ridge st, Nos 16 to 20 | 100, 6-sty brk tenement and stores. Gustav Lange agt Davis Berkman et al; Gustav Lange, Jr, att'y, 257 Broadway; Edmund J Tinsdale, ref. (Amt due, \$19,995.91; taxes, &c, \$8,077.44; sub to a first mort of \$72,000.) Mort recorded April 5, 1904. By Bryan L Kennelly. Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. Abraham Roffman agt Helen Trifield et al; Schenkman & Brown, att'ys, 115 Broadway; Gilbert H Montague, ref. (Amt due, \$5,906.47; taxes, &c, \$550; sub to a first mort of \$14,000.) Mort recorded Oct 2, 1906. By Joseph P Day.

Sept. 11 and 13.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 3, 1909, 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.

122d st, Nos 163 & 165, n s, 110 e Lexington av, 44.6x100.11, 6-sty brk tenement and stores. (Amt due, \$10,820.50; taxes, &c, \$1,415.44; sub to a mort of \$40,000.) Adj to Sept 17. Arthur av, No 2115, w s, 134.7 n 180th st, 25x95, 3-sty frame tenement. (Partition.) Adj to Sept. 15. *141st st, Nos 212 & 214, s s, 225 w 7th av, 50x99.11, 5-sty brk tenement. (Amt due, \$19,450.37; taxes, &c, \$—; sub to a mort of \$50,000.) Louis Keller 68,333 *Van Nest av, s s, 26.7 w Van Buren st, 26.7x84.6x25.1x92.3, Van Nest. (Amt due, \$4,801.36; taxes, &c, \$282.21.) Mark P Ansonge. 3,000 *Riverside Drive, No 547, on map No 539, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty brk tenement. (Amt due, \$64,126.66; taxes, &c, \$3,671.77; sub to a prior mort of \$200,000.) Bergen Realty Co. 244,166 119th st, No 132, s s, 120 w Lexington av, 20x100, 5-sty brk tenement and store. (Amt due, \$17,303.72; taxes, &c, \$460.38.) Candee, Smith & Howland Co. 18,000 *Lafontaine av, No 2009, w s, 75 n 178th st, 36.6x100, 5-sty brk tenement. (Amt due, \$9,204.25; taxes, &c, \$900; sub to a prior mort of \$19,300.) Katrine A Henderson 26,590

*Broome st, No 113, s s, 125 e Pitt st, 25x100, 6-sty brk tenement and store. (Amt due, \$9,462.33; taxes, &c, \$—; sub to a first mort of \$32,000.) Simon Hammerstein 37,267 10th av, No 453, w s, 24.8 n 35th st, 24.8x100, 4-sty brk tenement and store. (Partition.) Theodore C Boenau, party in interest. 16,800 10th av, No 253, w s, 20 s 25th st, 19.6x75, 4-sty brk tenement and store. (Partition.) Theodore C Boenau, party in interest. 14,050 10th av, No 337, w s, 74 s 30th st, 24.8x100, 4-sty brk tenement and store. (Partition.) Theodore C Boenau, party in interest. 14,700

SAMUEL GOLDSTICKER.

*Concord av, No 331, w s, 100 n 141st st, 20x100, 3-sty brk dwelling. (Amt due, \$6,325.74; taxes, &c, \$185.47.) Wm H Hays et al exrs. 6,000

HERBERT A. SHERMAN.

Bathgave av, No 2341 | s w cor 185th st, 25x96.6, 2-sty frame dwelling 185th st | and store. (Amt due, \$8,352.05; taxes, &c, \$4,546.23.) George Bruning 13,300

SAMUEL MARX.

*135th st, Nos 65 & 67, n s, 147.6 e Lenox av, 37.6x99.11, 6-sty brk tenement and store. (Amt due, \$16,579.93; taxes, &c, \$155.) Solmax Realty Co. 11,000

Total. \$473,206 Corresponding week, 1908. \$796,100 Jan. 1st, 1909, to date. \$46,186,186 Corresponding period, 1908. \$40,726,014

REAL ESTATE RECORDS

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

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

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

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Aug. 27, 28, 30, 31, Sept. 1 and 2. (No. 88.)

BOROUGH OF MANHATTAN.

Allen st, No 152, e s, 75 n Rivington st, runs e 22.4 x s 0.6 x e 21.9 x n 0.6 x e 43.5 x n 26.6 x w 87.6 to st x s 26.6 to beginning, 5-sty brk tenement and stores. Louis Herman to Hyman Cohen. Mort \$28,950. Aug 30. Aug 31, 1909. 2:416—40. A \$19,000—\$31,000. other consid and 100

Broome st, Nos 44 1/2 and 46, n s, 50 e Lewis st, 36.3x75, 6-sty brk tenement and stores. Minsker Realty Co to Abbie L Henshaw. Mort \$30,100. Aug 31, 1909. 2:327—67. A \$19,000—\$42,000. nom

Broome st, No 71, s s, 129.1 e Columbia st, 21x56, 5-sty brk tenement and store. Kate M Solomon to Broome Cannon Co. B & S. Aug 23. Aug 27, 1909. 2:331—42. A \$10,000—\$15,000. 100

Cherry st, No 222, n s, 122.3 e Pike st, runs n 163.11 x e 37.9 x s 97.5 and 64.2 to st x w 37.7 to beginning, 6-sty brk tenement and stores. John A Weekes to Bernard Golden. 1/2 part. B & S. Aug 31. Sept 1, 1909. 1:255—8. A \$35,000—\$82,000. 100

Columbia st, No 75 1/2, w s, 60 n Rivington st, 20x49.8, 5-sty brk tenement and store. FORECLOS, July 26, 1909. Max S Levine ref to Meyer Levy. July 26. Aug 30, 1909. 2:334—32. A \$9,500—\$15,000. 500

Columbia st, Nos 74 and 76 | s e cor Rivington st, 55.8x45.8x Rivington st, Nos 269 and 271 | 55.10x45.8, two 6-sty brk tenements and stores. Saml Abramowitz to Hyman Hoffspiegel. All liens. Aug 4. Aug 30, 1909. 2:333—51. A \$32,000—\$60,000. nom

Corlears st, No 10 | n e cor Monroe st, runs n w 60.1 to s s Grand st, Nos 589 to 599 | Grand st x s e 125.4 x s w 5.2 to n s Monroe st | Monroe st x w 110.2 to beginning, six 4-sty brk tenements and stores. Lincoln Holding Co to Abraham Goldberg. All liens. Aug 25. Aug 27, 1909. 1:265—24. A \$25,000—\$45,000. other consid and 100

Cortlandt st, No 85 (75), s s, 79.7 e West st, 22x57.10x22x58, 3-sty brk store building. PARTITION, June 30, 1909. Geo W Glaze ref to Clarence Wolf, of Philadelphia, Pa. Sept 1. Sept 2, 1909. 1:58—5. A \$50,600—\$52,500. 34,000

Cortlandt st, No 87 (77), s s, 59 e West st, 20.10x58x20.4x58, 3-sty brk tenement and store. PARTITION, June 30, 1909. Geo W Glaze ref to Clarence Wolf, of Philadelphia, Pa. Sept 1. Sept 2, 1909. 1:58—4. A \$51,700—\$54,000. 37,550

Clinton st, No 13, w s, 150 s Houston st, 25x100, 5-sty brk tenement and store. Daniel J K Zimmermann HEIR, &c, Daniel Zimmermann decd to Thos J Burnett, Borough of Queens. Mort \$18,000. Aug 18. Sept 2, 1909. 2:350—part lot 23. A \$—\$. nom

Clinton st, No 11, w s, 125 s Houston st, runs w 64 x n 25 x w 36 x s 50 x e 100 to Clinton st, x n 25 to beginning, 5-sty brk tenement and store and 4-sty brk loft building in rear. Daniel J K Zimmermann HEIR Daniel Zimmermann to Thos J Burnett. Mt \$20,000. Aug 18. Sept 2, 1909. 2:350—part lot 23. A \$—\$. nom

DENNIS G. BRUSSEL

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Dyckman st, n s, 350 w Prescott av, late F st, runs w 140 x n 150 x e 125 x s 50 x e 15 x s 100 to beginning, 2-sty frame dwelling, 1-sty frame stable and vacant. Marie Ackerman, widow, to Theo H Silkman, of Yonkers, N Y. Mort \$23,000. Aug 5. Sept 1, 1909. 8:2247-64. A \$17,000-\$21,000. nom

Eldridge st, No 70, e s, 59 n Hester st, 19.2x50, 3-sty brk tenement and store. Jacob Fridman to Abraham Josephson. 1/2 part. B & S. All liens. July 12. Aug 31, 1909. 1:307-4. A \$11,000-\$14,000. nom

Same property. Abraham Josephson to Michael Josephson, all of. All liens. Aug 30. Aug 31, 1909. 1:307. nom

Essex st, No 107, w s, about 150 n Delancey st, 25x87.6, 5-sty brk tenement and store. Gussie Klein to Louis Klein. Mort \$28,750. Aug 30. Sept 1, 1909. 2:410-60. A \$23,000-\$33,000. nom

Grand st, Nos 137 and 139, s s, 50 e Crosby st, 35.11x80, two 3-sty brk loft and store building. Bernard Ratkowsky et al to 821 Broadway Co. Mort \$33,000. Aug 3. Sept 2, 1909. 1:233-10 and 11. A \$35,500-\$41,000. other consid and 100

Greene st, Nos 175 and 177, w s, 100 s Bleecker st, 40x100, 6-sty brk loft and store building. Sarah Rosenthal and ano to Alice C McCoy. Mort \$75,000 and all liens. Aug 11. Aug 30, 1909. 2:524-53. A \$42,000-\$75,000. nom

Greenwich st, No 805, e s, 18.2 s Jane st, runs e 37.4 x s 2.2 x e 12.4 x s 20.10 x w 49.4 to st x n 18.3 to beginning, 3-sty brk tenement. Alexander McClane to Paul Baumgarten, of Weehawken, N J. Mort \$3,000. Aug 31, 1909. 2:625-4. A \$4,500-\$6,000. nom

Greenwich st, No 547, e s, 25 s Charlton st, 25x75 to 3 ft alley, with all title to alley, 3-sty brk tenement. Elizabeth Bendfeldt to Becker Realty Co. Mort \$13,000. Aug 26. Sept 1, 1909. 2:597-44. A \$9,000-\$11,500. other consid and 100

Hudson st, Nos 161 and 163 | s w cor Laight st, 51x100, one 4 and Laight st, No 47 | one 5 and 6-sty brk tenements and stores. Michael Murtha to Frank E Habicht and Hermann W Braun. Mort \$40,000 and all liens. Sept 1, 1909. 1:215-19 and 20. A \$43,000-\$51,000. 100

Hudson st, No 516, e s, 18.6 s 10th st, runs e 37.10 x s 3.7 x s e 23.1 x s 4.3 x e 7.1 x s e 8.9 x w 30.2 x n 0.4 x w 39.11 to st x n 21.11 to beginning, 4-sty brk tenement and store.

Hudson st, No 514, e s, 40.5 s 10th st, runs e 39.11 x s 0.4 x e 30.2 x s e 5.4 x s w 16.2 x w 31.9 x w 40 to st x n 21.10 to beginning, 4-sty brk tenement and store. Daniel B Freedman to Julius A Stursberg. B & S and C a G. Mort \$34,000. Feb 27, 1902. Aug 31, 1909. 2:619-7 and 8. A \$21,000-\$30,500. nom

Houston st, No 158, n s, abt 162 w 1st av, 25x78.1x25.3x81.2 w s, 4-sty brk tenement and store. Victor Muller to Daniel Spitzer and Isaak Stang. Mort \$25,000. Sept 1. Sept 2, 1909. 2:442-47. A \$18,000-\$25,000. other consid and 100

Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100, 6-sty brk tenement and stores. The Heights Metropole Construction Co to Antonio Cardone. Mort \$47,000. July 10. Sept 2, 1909. 2:526-16. A \$24,000-\$55,000. other consid and 100

Lafayette st, No 154 (Elm st, No 142), w s, 130.6 s Grand st, 25 x93.10x25x94.7, 5-sty brk tenement and store. Michele Scangarella to Aberdeen Realty Co. Mort \$25,000 and all liens. Aug 31. Sept 1, 1909. 1:233-20. A \$22,000-\$34,000. other consid and 100

Ludlow st, No 67, n w s, 87.6 n e Grand st, 25.5x87.6, 6-sty brk tenement and store. Samuel Lipman et al to Annetta M Driver. All liens. Aug 27. Aug 31, 1909. 2:408-20. A \$20,000-\$36,000. other consid and 100

Macdougall st, No 15 | n w cor Vandam st, runs w 65 x n Vandam st, Nos 1 and 3 | 74.9 x e 25.5 x s 21.10 x e 59.4 to w s Macdougall st, x s 20.2 to beginning, vacant.

12th st W, Nos 245 to 251 | n s, 147.6 w Greenwich av, runs w 77.8 Jane st, Nos 10 to 14 | x n 72.4 x w 10 x n 62.8 to s s Jane st, x e 72.2 x s 126.6 to beginning, 2-sty brk tenement, 3-sty brk tenement, 2-sty frame (brk front) tenement and 2-sty brk stable and vacant.

8th av, No 306, e s, 74 n 25th st, 24.8x100, 1sty brk store. Clarence E Sutherland TRUSTEE to Wm S McCotter. All right, title and interest which Nellie E Pond, deceased, had in estate of James Reeves, Jr, deceased. B & S. Aug 31. Sept 1, 1909. 2:506-39. A \$20,000-P \$21,000; 2:615-70 to 72. A \$23,500-\$24,500; 3:775-4. A \$22,000-\$28,000. order of Court and 6,500

Monroe st, No 16, s s, abt 225 e Catharine st, 25x49x25x46.10 e s, 6-sty brk loft and store building. Maria Napolitano to Louis Alterisi. Mort \$16,500. Aug 23. Aug 31, 1909. 1:253-100. A \$10,500-\$17,000. other consid and 100

New Bowery, No 9 | s e s, at s w s New Chambers st, New Chambers st, Nos 52 and 54 | runs s e 36.4 x s 18 x w 22.5 x n 30.10 x w 17.6 to New Bowery, x n e 20.2 to beginning, 5-sty brk tenement and stores. John A Weekes et al to Moses Shapiro, Jos Liebman, Saml Kutler and Sam Kotler. Mort \$20,000. Correction deed. June 30. Sept 1, 1909. 1:115-29. A \$— other consid and 100

Norfolk st, No 181, n w s, 125 s Houston st, 25x100, 5-sty brk tenement and store. Jacob Mintz to Gussie Mintz. Mort \$29,700. Aug 26. Aug 27, 1909. 2:355-21. A \$22,000-\$31,000. nom

Ridge st, No 154, e s, 175 n Stanton st, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Solomon Fried to Joseph Burger. 1/2 part. All title. Mort \$39,500. Aug 30. 1909. 2:345-41. A \$18,000-\$30,000. other consid and 100

St Marks pl, No 61 | n s, 275 w 1st av, 25x85.11 with strip between above and n s 8th st, 25x8, 4-sty brk dwelling. Isidor Ritter to Louis Ritter. Mort \$27,100. Aug 23. Aug 30, 1909. 2:450-44. A \$20,000-\$22,000. nom

Water st, No 433 | s e cor Market slip, 26x80, 5-sty brk Market slip, Nos 92 to 98 | tenement and stores. Isaac Moss to Tessie E wife of Isaac Moss. Mort \$28,000. Mar 31. Aug 30, 1909. 1:249-44. A \$20,000-\$33,000. nom

Washington st, Nos 649 and 651, n e cor Christopher st, runs e 68.3 x n 19.1 x n 12.6 x w 60 to Washington st, x s 48.11 to beginning, 5-sty brk tenement and store and 3-sty brk tenement and store. Antonio Bagarozzy to Antonetta wife of Antonio Ferrara. Q C. Aug 28. Aug 30, 1909. 2:630-1 and 2. A \$29,500-\$35,000. nom

Watts st, No 150, n s, 40 w Washington st, 20x50, 2-sty brk tenement and store.

Watts st, Nos 146 and 148 | n w cor Washington st, 40x50, Washington st, Nos 456 and 458 | two 2-sty brk tenements and stores.

Thomas Lenane to Union Drawn Steel Co, a corp of Pennsylvania. Sept 1. Sept 2, 1909. 2:595-22 to 24. A \$23,000-\$27,500. other consid and 100

3d st W, No 38, s s, 46 e Wooster st, runs s 50 x e 4 x s 25 x e 18 x n 75 to st, x w 22 to beginning, 3-sty brk loft and store building. Edward Rothschild and Louis Hyams as TRUSTEES to Sarah and Isabella Hyams. Mort \$21,000 and all liens. Oct 26, 1908. Sept 2, 1909. 2:534-19. A \$20,500-\$21,000. nom

13th st E, No 704, s s, 86.4 e Av C, 23.10x103.3, 5-sty brk tenement. FORECLOS. Aug 5, 1909. Timothy P Sullivan referee to Robt I Brown. Aug 25. Aug 27, 1909. 2:382-10. A \$8,000-\$16,000. 10,000

14th st E, No 536, s s, 145 w Av B, 25x103.3, 5-sty brk tenement and stores. FORECLOS. Aug 25, 1909. Irwin Kurtz referee to Ignaz Reich and Benjamin Rottenberg. Aug 30. Sept 1, 1909. 2:407-26. A \$17,000-\$24,000. \$4,700 over and above 1st mortgage for \$19,000

14th st W, Nos 344 and 346, s s, 550 w 8th av, runs w 50 x s 46.1 x e 0.34 x s — x w 0.134 x s — x e 50 x n 103.1 to beginning, 6-sty brk tenement. Tony Wolf to Rebecca Rosenthal. Mort \$84,000. Aug 26. Aug 27, 1909. 2:629-13. A \$40,000-\$90,000. 100

20th st E, No 308, s s, 138 e 2d av, 16x92, 4-sty brk tenement and store. John H Henshaw TRUSTEE to N Y Post Graduate Medical School and Hospital. B & S and C a G. Sept 1. Sept 2, 1909. 3:925-62. A \$8,000-\$12,500. 21,000

25th st E, No 112, s s, 179.9 e 4th av, 20.3x98.9, 4-sty stone front dwelling. Belden J Rogers to Anna B Rogers. Grantor conveys the reversion and remainder after the life estate of said grantor. All liens. Apr 15, 1905. Aug 27, 1909. 3:880-84. A \$16,000-\$21,000. 100

26th st W, Nos 114 and 116, s s, 171.5 w 6th av, 42.10x98.9, two 4-sty stone front tenements and stores. I Randolph Jacobs to Criterion Construction Co. Mort \$55,000. Sept 1, 1909. 3:801-51 and 52. A \$38,000-\$43,000. other consid and 100

26th st W, No 304, s s, 80.6 w 8th av, runs s 88.2 x w 9.10 x s 10.9 x w 8.4 x n 98.9 to st x e 18 to beginning, 3-sty brk dwelling. Thomas Thedford to Morris Steinheimer. Sept 1, 1909. 3:749-48. A \$10,000-\$11,000. 100

27th st E, No 119, n e s, 204.5 n Lexington av, 20.7x98.9, 3-sty stone front dwelling. Alfred D Hewitt and ano EXRS James McIndo to Wm Baxter of Brooklyn. Aug 30. Sept 2, 1909. 3:883-13. A \$17,000-\$19,500. 32,500

30th st E, No 145, n s, 166.8 w 3d av, 26.8x98.9, 5-sty brk tenement. Frank B French to The Twelfth Ward Bank, N Y. Mort \$25,000. Mar 31, 1907. Sept 2, 1909. 3:886-37. A \$18,500-\$40,000. nom

34th st W, Nos 108 and 110, s s, 643 e 7th av, 47.3x98.9, 12-sty brk loft, office and store building. Island Realty Co to Shanley Realty Co. Mort \$450,000. Aug 31, 1909. 3:809-49. A \$280,000-\$480,000. other consid and 100

37th st W, No 420, s s, 275 w 9th av 25x98.9, 3-sty brk tenement and store and 2-sty frame rear tenement. Morris Badt et al to Theresa Blumenthal and Julius Bruneman. Mort \$11,500. Aug 24. Sept 1, 1909. 3:734-47. A \$9,000-\$11,000. other consid and 100

37th st W, No 420, s s, 275 w 9th av, 25x98.9, 3-sty brk tenement and store and 2-sty frame rear tenement.

44th st W, No 531, n s, 400 w 10th av, 25x100.5, 5-sty brk tenement. Release mort. Benj F Feiner and ano to Morris and Edw Badt. Aug 28. Sept 1, 1909. 3:734-47. A \$9,000-\$11,000; 4:1073-16. A \$9,000-\$20,000. other consid and 100

38th st E, No 142, s s, 120 e Lexington av, 20x98.9, 3-sty stone front dwelling. Clarence E Crehore to Frank K Linscott of Quincy, Mass. 1-48 part. All title. Feb 1, 1909. Sept 2, 1909. 3:893-62. A \$20,000-\$25,000. 100

Same property. Walter L Stone to same. 1-16 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Wm H Warren to same. All title. Q C. Mar 15. Sept 2, 1909. 3:893. nom

Same property. Frank A Marble to same. 1-8 part. All title. Mar 15. Sept 2, 1909. 3:893. 4,000

Same property. Ella A Harris to same. All title. Q C. May 20. Sept 2, 1909. 3:893. nom

Same property. Albert P Fairbanks to same. 1/4 part. All title. Mar 15. Sept 2, 1909. 3:893. 8,000

Same property. Edw D Marble to same. 1-8 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Mary Bowker widow to same. All title. Q C. Mar 15. Sept 2, 1909. 3:893. 1,500

Same property. Julius P Atherton to same. 1-32 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Harry B Winslow to same. 1-16 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Geo H Crehore to same. 1-48 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Wm E Poole to same. 1-32 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. Fred E Crehore to same. 1-48 part. All title. Feb 1. Sept 2, 1909. 3:893. 100

Same property. John S Bowker to same. All title. Q C. Mar 15. Sept 2, 1909. 3:893. 1,500

Same property. Mary E Bowker to same. All title. Q C. April 2. Sept 2, 1909. 3:893. nom

Same property. Chas T Rodgers to same. 1/4 part. All title. Q C. Nov 27, 1908. Sept 2, 1909. 3:893. 100

44th st W, No 531, n s, 400 w 10th av, 25x100.5, 5-sty brk tenement. Morris Badt et al to Theresa Blumenthal and Julius Bruneman. Mort \$18,000. Aug 24. Sept 1, 1909. 4:1073-16. A \$9,000-\$20,000. other consid and 100

44th st W, No 353, n s, 91 e 9th av, 27.6x100.5, 5-sty brk tenement. Mort \$36,000.

118th st E, Nos 308 and 310, s s, 140.9 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. Mort \$50,000.

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505 FIFTH AVENUE

- Stebbins av, e s, 175.11 s Freeman st, 50x110, vacant.
Stebbins av, e s, 225.11 s Freeman st, 25x110, vacant.
Southern Boulevard, No 1141, w s, 165 n 167th st, 50x100, 1-sty frame church and vacant. Mortis on last 4 parcels \$17,800 and all liens.
- Robert Garcewich and Jennie his wife to Jacob Garcewich. ½ part. Aug 27. Aug 31, 1909. 4:1035-5. A \$15,000-\$32,000; 6:1689-46. A \$13,500-\$48,000; 10:2728; 11:2973. nom
- Same property. Jacob Garcewich to Jennie Garcewich. ½ part. Sub to mortis as above. Aug 27. Aug 31, 1909. 4:1035, 6:1689, 10:2728, 11:2973. nom
- 45th st W, Nos 2 to 6. Power of attorney. James A Farley to Thos C Ennever. May 29. Sept 2, 1909. 5:1260.
- 45th st W, Nos 2 to 6, s s, 100 w 5th av, 75x100.5, 4-sty brk stable. Gerald C Holbrook et al by Lincoln Trust Co GUARDIAN to James A Farley. B & S. Sept 1. Sept 2, 1909. 5:1260-42. A \$270,000-\$290,000. 350,000
- 46th st W, No 543, n s, 175 e 11th av, 25x100.4, 4-sty brk tenement and store and 2-sty frame tenement in rear. Chas H Haslop, Jr, to Mary Ehrmann. Mort \$9,000. Aug 30. Aug 31, 1909. 4:1075-8. A \$9,000-\$14,000. other consid and 100
- 46th st W, No 545, n s, 150 e 11th av, 25x100.4, 4-sty brk tenement and 2-sty brk tenement in rear. Laura Riekel to Mary Ehrmann. Mort \$9,500. Aug 30. Aug 31, 1909. 4:1075-7. A \$9,000-\$14,000. other consid and 100
- 46th st W, No 545, n s, 150 e 11th av, 25x100.11.
46th st W, No 543, n s, 175 e 11th av, 25x100.11.
two 4-sty brk tenements, store in No 543, and 2-sty frame and 2-sty brk rear tenements.
- Mary Ehrmann to A Leopold Auerbach and Joseph S Auerbach. Mortis \$18,500. Aug 30. Aug 31, 1909. 4:1075-7 and 8. A \$18,000-\$28,000. other consid and 100
- 52d st E, No 310, s s, 160 e 2d av, 20x100.5, 4-sty stone front dwelling. Carl Ernst to James E J Martin, of Brooklyn. Mort \$11,000. Aug 26. Aug 28, 1909. 5:1344-46. A \$7,000-\$10,500. nom
- Same property. James E J Martin to Carl Ernst. Mort \$13,000. Aug 27. Aug 28, 1909. 5:1344. nom
- 53d st E, Nos 312 to 316, 65x100.5. Agreement as to removal of 1-sty stable and 2-sty brk stable on easterly 29 ft of above. Isidor Blumenkrohn and ano to Josephine Wirsing. Aug 26. Aug 27, 1909. 5:1345. nom
- 53d st E, No 316, s s, 171 e 2d av, 29x100.5, 4-sty stone front tenement and store and part 1-sty brk stable in rear. Isidor Blumenkrohn et al to Josephine Wirsing. Mort \$12,000. Aug 24. Aug 27, 1909. 5:1345-45. A \$11,000-\$18,000. other consid and 100
- 54th st W, Nos 442 and 444, s s, 250 e 10th av, 50x100.5, two 5-sty brk tenements. Lena Silverstein and Dora Cohen to Joseph Silverstein and Samuel Cohen. All liens. Aug 11. Sept 1, 1909. 4:1063-53 and 54. A \$22,000-\$46,000. other consid and 100
- 54th st W, No 403, n s, 75 w 9th av, 25x75.3, 4-sty brk tenement. Jane Stokes HEIR, &c, Margt Clinton to Thomas Stokes. 1-5 part. Mort 1-5 of \$3,000. June 19. Sept 2, 1909. 4:1064-29½. A \$10,000-\$12,000. 2,400
- 57th st W, No 335, n s, 335 e 9th av, 20.3x100.5, 4-sty and basement stone front dwelling. Emma E Stein to Wm W Strouse of East Orange, N J. Sept 1. Sept 2, 1909. 4:1048-14. A \$17,500-\$26,000. other consid and 100
- Same property. Wm W Strouse to Henry Moeller. Mort \$25,000. Sept 1. Sept 2, 1909. 4:1048. other consid and 100
- 60th st E, Nos 323 and 325, n s, 275 w 1st av, 50x100.5, two 5-sty brk tenements, store in No 325. Rudolph Hauer EXR Sophia Hauer to Abraham Greenberg. Mort \$16,000. Aug 27. Sept 1, 1909. 5:1435-14 and 15. A \$18,000-\$37,000. 33,000
- 62d st E, No 212, s s, 161.3 e 3d av, 18.9x100.5, 3-sty and basement stone front dwelling. John T Bauer to Margaret Bauer. Mort \$10,000. Aug 27. Sept 1, 1909. 5:1416-42. A \$11,000-\$15,000. 100
- 63d st W, Nos 5 to 15, n s, 125 w Central Park West, 150x100.5, six 5-sty stone front tenements. Emma Pfizenmayer and ano EXTRACES Anthony Reichardt to Orlando C Bennet. July 26. Sept 1, 1909. 4:1116-22 to 27. A \$150,000-\$240,000. 360,000
- 63d st E, No 49, n s, 75 w Park av, 17x100.5, 4-sty and basement stone front dwelling. Annie I wife of Arthur E Grannis to Kenneth M Murchison. Mort \$30,000. Aug 31. Sept 2, 1909. 5:1378-33½. A \$26,000-\$33,000. 100
- 63d st W, Nos 5 to 15, n s, 125 w Central Park West, 150x100.5, six 5-sty stone front tenements. Orlando C Bennet to Sarah Shubert. Mort \$310,000. Sept 1. Sept 2, 1909. 4:1116-22 to 27. A \$150,000-\$240,000. other consid and 100
- 64th st W, Nos 112 and 114, s s, 119 w Columbus av, 37x100.5, two 4-sty and basement stone front dwellings. James M Horton to J Ida L Hurlbut. Mortis \$45,000 and all liens. Aug 30. Sept 1, 1909. 4:1135-38 and 38½. A \$19,000-\$37,000. nom
- 64th st W, No 18 (32), s s, 275 w Central Park West, 25x100.4, 5-sty brk tenement. Jean Burger to Ginsburg Realty Co. Mort \$18,000. Aug 30. Aug 31, 1909. 4:1116-44. A \$22,500-\$34,500. other consid and 100
- 65th st E, No 131, n s, 90 w Lexington av, 20x100.5, 3-sty and basement stone front dwelling. Flora I Collins to Francis G Landon. Aug 27. Sept 1, 1909. 5:1400-13½. A \$30,000-\$35,000. nom
- 69th st W, No 30, s s, 333 w Central Park West, 21x100.5, 4-sty and basement stone front dwelling. Ella F Schmidt to Adelaide Degener. Mort \$18,000. Sept 1, 1909. 4:1121-46. A \$19,000-\$40,000. other consid and 100
- 70th st E, No 221, n s, 220 w 2d av, 30x100.4, 5-sty stone front tenement and stores. Herman Weissberger to Benj J Weil. Mort \$29,900. Aug 25. Aug 27, 1909. 5:1425-15. A \$13,500-\$32,000. other consid and 100
- 70th st W, No 217, n s, 215 w Amsterdam av, 15x100.5, 4 and 5-sty brk dwelling. Kathleen A Street to James T Anyon. Mort \$15,000. Aug 31. Sept 2, 1909. 4:1162-24. A \$10,000-\$21,000. other consid and 100
- 70th st W, No 247, n s, 486.2 w Amsterdam av, 19.5x100.5, 3-sty and basement stone front dwelling. Cecilia Belasco to John B Rae. Sept 1. Sept 2, 1909. 4:1162-13. A \$12,000-\$22,000. nom
- 72d st W, No 49, n s, 50 e Columbus av, 50x102.2, 6-sty brk tenement. Emma M Gwathmey to Archibald B Gwathmey. Aug 6. Aug 28, 1909. 4:1125-2. A \$90,000-\$140,000. nom
- 72d st E, No 59, n s, 60 w Park av, 20x102.2, 4-sty stone front dwelling. Alexis M Leon and ano EXRS, &c, Joseph Seidenberg to Jacob Stein. Mort \$40,000. July 1. Sept 1, 1909. 5:1387-34. A \$55,000-\$65,000. 72,000
- 73d st E, No 414, s s, 238 e 1st av, 25x102.2, 5-sty brk tenement. Gussie Klein to Louis Klein. Mort \$24,000. Aug 30. Sept 1, 1909. 5:1467-39. A \$7,000-\$22,000. nom
- 74th st E, Nos 421 to 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. Bernard Ratkowsky to 821 Broadway Co. Mort \$45,000. Aug 3. Sept 2, 1909. 5:1469-10. A \$16,000-\$56,000. other consid and 100
- Same property. 821 Broadway Co to Annie Epstein. B & S. Mt \$45,000. Sept 1. Sept 2, 1909. 5:1469. nom
- 75th st E, No 169, n s, 190 w 3d av, 20x102.2, 4-sty stone front tenement. Laura R wife Arthur D Moir et al to Edward Hanley. Q C. All liens. June 8. Aug 27, 1909. 5:1410-28½. A \$12,000-\$18,000. nom
- 75th st E, No 169, n s, 190 w 3d av, 20x102.2, 4-sty stone front tenement. Estella S Hathaway INDIVID and as EXTRX Geo D Russell to Edward Hanley. B & S. Aug 24. Aug 27, 1909. 5:1410-28½. A \$12,000-\$18,000. nom
- 76th st W, No 164, s s, 180 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Jane Stewart et al EXRS, &c, Thos M Stewart to Louis M Mooney. Mort \$20,000. Aug 30. Sept 2, 1909. 4:1147-57. A \$14,500-\$25,000. other consid and 100
- 77th st E, No 54, s s, 70 e Madison av, 12.6x102.2, 4-sty stone front dwelling. Alice D Rossire et al EXRS, &c, Mary A Barnes to Justa Realty Co. Aug 27. Sept 2, 1909. 5:1391-51½. A \$16,000-\$20,000. 25,000
- 78th st W, No 128, s s, 300 w Columbus av, 16x96.2x16x96.5, 4-sty and basement stone front dwelling. Noble McConnell to Clare M Knoedler. Sept 1, 1909. 4:1149-45½. A \$10,000-\$22,000. other consid and 100
- 78th st E, No 60, s s, 231.3 e Madison av, 18.9x102.2, 5-sty stone front dwelling. Jane S Satterlee et al to Eldon Bisbee. June 30. Aug 27, 1909. 5:1392-43. A \$25,000-\$36,000. other consid and 100
- 80th st E, No 163, n s, 268.9 w 3d av, 18.9x100, 3-sty stone front dwelling. Genevieve Fox to Geo B de Gersdorff. Sept 1. Sept 2, 1909. 5:1509-25½. A \$10,000-\$15,500. 100
- 80th st E, No 155, n s, 341.8 w 3d av, 16.8x100, 3-sty stone front dwelling. Nellie F Butler to Mary C wife Jos W Lawrence, of Babylon, L I. Mort \$9,000. Aug 31. Sept 1, 1909. 5:1509-22½. A \$8,500-\$13,500. other consid and 100
- 82d st E, No 157, n s, 145.3 e Lexington av, 19.2x102.2, 3-sty stone front dwelling. Katharina Balheimer to Bridget Curry. Mort \$9,000. Sept 1. Sept 2, 1909. 5:1511-26. A \$10,000-\$13,500. other consid and 100
- 83d st W, No 30, s s, 331 w Central Park W, 19x102.2, 4-sty and basement brk dwelling. Albridge C Smith, Jr, to Chas R Hubert, of Yonkers, N Y. Aug 30, 1909. 4:1196-46. A \$13,000-\$22,000. nom
- Same property. Chas R Hubert to Zadah H Reakirt. Mort \$20,000. Aug 30, 1909. 4:1196. other consid and 100
- 85th st W, No 29, n s, 250 w Central Park West, 20x102.2, 5-sty brk dwelling. Emma C Linson to Henry Block. Mort \$35,000. Sept 2, 1909. 4:1199-22. A \$15,000-\$42,000. other consid and 100
- 88th st E, No 507, n s, 125 e Av A, 25x100.8, 5-sty brk tenement. Theo M Dougherty to Herman Eisenkramer. Mort \$15,000. Aug 31. Sept 2, 1909. 5:1585-6. A \$8,000-\$21,000. other consid and 100
- 90th st W, No 42, s s, 505 w Central Park West, 19.8x100.8, 3 and 4-sty stone front dwelling. Antoinette Schedler to Margaret Gordon. Mort \$14,000. Sept 1. Sept 2, 1909. 4:1203-53. A \$13,500-\$21,000. other consid and 100
- 91st st W, No 306, s s, 241 e Riverside Drive, 17x100.8, 3-sty and basement stone front dwelling. Lorenzo M Picabia to Marie M Picabia. Aug 30. Aug 30, 1909. 4:1251-28. A \$10,500-\$24,000. other consid and 100
- 93d st W, No 27, n s, 452 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Rodney Realty Co to James I Brokaw. Mort \$16,000 and all liens. Aug 31. Sept 1, 1909. 4:1207-19. A \$10,000-\$14,000. other consid and 100
- 93d st W, No 47, n s, 266.8 e Columbus av, runs n — to c l Apthorps lane x w — to point 250 e of av x n — to c l of blk x e 25 x s — to c l of lane x e — to point 283.4 e of av x s — to st x w 16.8 to beginning, 3-sty and basement stone front dwelling. Frances E B Van Dyck to Julius Tishman. C a G. Aug 30. Aug 31, 1909. 4:1207-11½. A \$6,500-\$9,500. other consid and 100
- 97th st W, No 156, s s, 281 e Amsterdam av, 18x100.11, 3-sty and basement stone front dwelling. F Ward Langstroth, Jr, to Daniel B Butler. Mort \$12,000. Aug 19. Aug 30, 1909. 7:1851-53-A. \$7,900-\$12,500. 100
- 98th st W, No 46, s s, 450 w Central Park West, 25x100.11, vacant. Louis Cohen to Guy M Gest, of Noroton, Conn. Mort \$11,250. Aug 27. Aug 28, 1909. 7:1833-51. A \$12,000-\$12,000. other consid and 100
- 100th st E, No 323, n s, 350 e 2d av, 25x100.11, 5-sty brk tenement and store. FORECLOS, Aug 26, 1909. Henry B Fischer referee to Pincus Lowenfeld and William Prager. Mort \$18,000 and all liens. Aug 31, 1909. 6:1672-15. A \$7,000-\$27,000. 5,900
- 102d st E, No 235, n s, 78.10 w 2d av, 26.2x100.6, 5-sty stone front tenement and store. Sarah Newman to Clementine Mayer, of Brooklyn. Mort \$23,000. Jan 4. Sept 1, 1909. 6:1652-20½. A \$9,500-\$24,000. other consid and 100
- 105th st E, No 155, n s, 77 e Lexington av, 18x100.11, 5-sty brk tenement. Mary Mulligan to Janet L Brown. C a G. Aug 22, 1908. Sept 1, 1909. 6:1633-23. A \$7,000-\$12,500. other consid and 100
- 107th st E, No 158, s s, 280.9 w 3d av, 28.3x100.11, 4-sty stone front tenement. Markus Krakow to Diedrich Eggers. Mort \$13,000. Aug 30. Aug 31, 1909. 6:1634-47. A \$11,000-\$17,000. 100
- 107th st E, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front tenement and store. FORECLOS, Aug 26, 1909. Louis Lichtenberg referee to Simon Jarett. Aug 27. Aug 31, 1909. 6:1612-39. A \$9,500-\$17,000. 4,000
- 109th st E, No 327, n s, 325 e 2d av, 25x100.11, 4-sty brk tenement in rear. Guiseppe Mazzeo to Alfonso Barrata. Mort \$14,500. Aug 25. Aug 31, 1909. 6:1681-14. A \$7,000-\$16,000. 100

HECLA IRON WORKS Architectural Bronze AND IRON WORK

North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK

113th st W, No 6, s s, 135 w 5th av, 17.3x100.11, 3-sty and basement stone front dwelling. Edwin Woodcock and ano EXRS Wm P Woodcock 2d to Samuel Williams, Samuel Grodinsky and Isaac Haft. Aug 30. Aug 31, 1909. 6:1596-41½. A \$9,000-\$12,000.

114th st W, No 55, n s, 150 e Lenox av, 25x100.11, 5-sty brk tenement. Harry L Rosen to Marcus Helfand. Morts \$25,000. Aug 31, 1909. 6:1598-8. A \$13,000-\$25,000.

114th st E, No 341, n s, 200 w 1st av, 25x100.10, 6-sty brk tenement and store. Mendel Tamor to Rachel Lederer. Morts \$28,500. Aug 30. Sept 1, 1909. 6:1686-18. A \$7,000-\$29,000.

117th st E, No 417, n s, 194 e 1st av, 18.9x100.11, 4-sty brk tenement. Carmela wife of and Henry Ciuzio to Elise Smith of Bergenfield, N J. Morts \$9,450. Aug 30. Aug 31, 1909. 6:1711-9. A \$4,500-\$9,000.

117th st W, No 33, n s, 385 w 5th av, 25x100.11, 5-sty brk tenement. Rose wife of and Samuel N Kroll to Eva Habel. Mort \$18,000 and all liens. Aug 7. Aug 31, 1909. 6:1601-21. A \$14,000-\$25,000.

120th st W, No 309, n s, 175 w 8th av, 25x100.11, 5-sty stone front tenement. Chas J Wade to Geo B Hayes. May 28. Aug 27, 1909. 7:1947-25. A \$11,000-\$24,000.

120th st E, No 536, s s, 400 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. FORECLOS, Aug 6, 1909. Leopold Freiman ref to Jacob S and Michael Friedman. Mort \$5,000. Aug 27. Aug 30, 1909. 6:1816-36. A \$4,500-\$5,500.

121st st E, No 321, n s, abt 225 e 2d av, 25x100.10x23.8x99 e s. All title to strip or gore at n e cor of above premises being in size 1.10 on one side and 1.4 in rear together known as 321 East 121st st.

121st st E, No 323, n s, 250 e 2d av, 25x100.11, 6-sty brk tenement and store. FORECLOS, Aug 19, 1909. Wm Halpert to Belwood Realty Co. Mort \$45,000. Aug 19. Sept 2, 1909. 6:1798-9. A \$15,000-\$57,000.

123d st E, Nos 354 to 364, s s, 82.2 w 1st av, runs s 86 x e 2.2 x s 14.10 x w 95 x n 100.11 to st, x e 92.10 to beginning, two 6-sty brk tenements and stores. Bernard Ratkowsky et al to S21 Broadway Company. Mort \$32,000. Aug 3. Sept 2, 1909. 6:1799-34 and 36. A \$29,000-\$106,000.

123d st E, Nos 419 and 421, n s, 218.6 e 1st av, 37.9x100.11, one 3-sty frame and one 3-sty brk dwellings. FORECLOS, July 16, 1909. Joseph Gallagher, ref, to Jacob Norwalk. Sept 1, 1909. 6:1811-9½ and 10. A \$9,000-\$12,000.

125th st W, Nos 67 and 69 (61), n s, 143.10 e Lenox av, 41.2x 99.11, 6-sty brk bakery. Sarah M Sandford to American Real Estate Co. Mort \$100,000. Sept 1, 1909. 6:1723-7. A \$80,000-\$140,000.

127th st W, Nos 141 and 143, n s, 200 e 7th av, 50x99.11, 6-sty brk tenement. Herrmann Elkan to Frieda Hart. Morts \$83,000. Aug 23. Aug 27, 1909. 7:1912-10. A \$24,000-\$80,000.

132d st E, No 48, s s, 183.4 e Madison av, 33.4x99.11, 5-sty brk tenement. Clara Loeb to Alfred Loeb. Mort \$18,000. Sept 1, 1909. 6:1756-44. A \$10,500-\$32,500.

133d st W, No 124, s s, 262.6 w Lenox av, 12.6x99.11, 3-sty and basement stone front dwelling. Alema Realty Exchange Co to Jessie Q Fara. Mort \$5,000. Aug 31. Sept 2, 1909. 7:1917-44. A \$5,500-\$7,000.

135th st W, Nos 25 and 27, n s, 285 w 5th av, 41.8x99.11, 6-sty brk tenement and stores. Release mort. State Bank to Mishkind-Feinberg Realty Co. Aug 25. Aug 27, 1909. 6:1733-25. A \$20,500-\$55,000.

135th st W, No 25, on map Nos 25 and 27, n s, 285 w 5th av, 41.8x 99.11, 6-sty brk tenement and stores. Mishkind-Feinberg Realty Co to Herman D Robin, of Brooklyn. Mort \$35,000. Aug 27. Aug 30, 1909. 6:1733-25. A \$20,500-\$55,000.

135th st W, Nos 29 to 33, n s, 326.8 w 5th av, 83.4x99.11, two 6-sty brk tenements and stores. Philip Krauss to Citizens Holding Co. All liens. Aug 18. Aug 30, 1909. 6:1733-21 and 23. A \$41,000-\$110,000.

135th st W, No 25, on map Nos 25 and 27, n s, 285 w 5th av, 41.8 x99.11, 6-sty brk tenement and stores. Herman D Robin to Citizens Holding Co. Mort \$35,000. Aug 27. Aug 31, 1909. 6:1733-25. A \$20,500-\$55,000.

136th st W, Nos 504 to 508, s s, 100 w Amsterdam av, 112.6x 99.11, three 6-sty brk tenements. Release mort. Annie Levy to Eleanor Tobiesen. Aug 30. Sept 1, 1909. 7:1988-111 to 114. A \$45,000-\$135,000.

136th st W, No 508, s s, 175 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Eleanor Tobiesen to William Reichman. Morts \$45,000. Aug 24. Sept 1, 1909. 7:1988-114. A \$15,000-\$45,000.

136th st W, No 504, s s, 100 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Eleanor Tobiesen to Morris Koblenger. Mort \$45,000. Aug 24. Sept 1, 1909. 7:1988-111. A \$15,000-\$45,000.

136th st W, No 506, s s, 137.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Eleanor Tobiesen to Lester Sinsheimer. Mort \$45,000. Aug 24. Sept 1, 1909. 7:1988-112. A \$15,000-\$45,000.

140th st W, s s, 350 e Lenox av, 50x99.11, vacant. FORECLOS, June 23, 1909. Elias B Goodman ref to Jacob Siegel and Jacob Norwalk. Mort \$16,000. July 21. Sept 2, 1909. 6:1737-56 and 57. A \$16,000-\$16,000. \$1,000 over and above mort of 16,000

140th st W, s s, 400 e Lenox av, 50x99.11, vacant. FORECLOS, June 23, 1909. Elias B Goodman ref to Jacob Siegel and Jacob Norwalk. Mort \$14,500. July 21. Sept 2, 1909. 6:1737-54 to 55½. A \$15,000-\$15,000. \$1,000 over and above mort of 14,500

146th st W, Nos 540 and 542, s s, 450 w Amsterdam av, 75x99.11, 6-sty brk tenement. Hedwig Glass to Meyer A Bernheimer. Morts \$100,000 and all liens. Aug 31. Sept 1, 1909. 7:2077-50. A \$30,000-\$92,000.

153d st W | n s, 325 e 8th av, runs n 199.10 to s s 154th st, 154th st, W | x e 194.4 to w s Macombs pl, late Macombs Macombs place | Dam road or lane, x s w 228.2 to n s 153d st, x w 84.4 to beginning, 1-sty frame store and vacant. Broadway-Cortlandt Co to Florence Ross. All liens. Sept 1, 1909. 7:2039-14 to 17 and 45 to 51. A \$78,000-\$78,000.

156th st W, n s, 185 e Riverside Drive, 65x99.11, vacant. Sound Realty Co to George A Bagge Construction Co. Mort \$25,000. Sept 1. Sept 2, 1909. 8:2134-part lots 80 and 118. A \$-

156th st W, n s, 150 e Riverside Drive, 35x99.11, vacant. Release mort. The Maximilian Fleischmann Co to Sound Realty Co. Aug 31. Sept 2, 1909. 8:2134-part lot 80 and 118. A \$-

Same property. Release mort. Lansing Company to Sound Realty Co. Aug 18. Sept 2, 1909. 8:2134. 5,000

161st st W, Nos 524 to 528, s s, 350 w Amsterdam av, runs s 88.11 to n s of Knapps or Maiden lane, x s e - to point 3.9 n of c 1 of blk, x s 3.9 x w - to point 410 w of av, x n 99.11 to st, x e 60 to beginning, 6-sty brk tenement. Harris Cohen to Cohen Realty Co. B & S. All liens. Aug 24. Aug 31, 1909. 8:2119-part lot 26. A \$-

176th st W, Nos 501 to 507, on map Nos 501 and 505, n s, 100 w Amsterdam av, 85x99.11, two 5-sty brk tenements. Meyer A Bernheimer to Hedwig Glass, of New Rochelle, N Y. Morts \$80,000. Aug 31. Sept 1, 1909. 8:2132-90 and 92. A \$17,000-\$70,000.

185th st W, s s, 150 e Amsterdam av, 50x79.11, vacant. Harry L Hill to Westchester Avenue Realty Co. Mort \$5,500. Aug 30. Aug 31, 1909. 8:2149-40 and 41. A \$5,000-\$5,000.

215th st W, n e s, 100 s e Isham av, 50x100, vacant. Thos A M Stevenson to John J Lenihan. Morts \$4,325. Aug 28. Aug 30, 1909. 8:2250-91. A \$2,200-\$2,200.

Av B, No 248, w s, 40 s 15th st, 20x60, 4-sty brk tenement and store. Isaac Fleischman and ano to Annie Fleischman and Rosa Schellerman. Mort \$10,000. Aug 2. Aug 31, 1909. 3:972-32. A \$6,500-\$8,500.

Av C, Nos 117 and 119, w s, 58.8 s 8th st, 38.8x83, 6-sty brk tenement and stores. Saul Bernstein to Eva Male. Morts \$64,796.50 and all liens. Aug 27. Aug 31, 1909. 2:390-32. A \$30,000-\$60,000.

Av D, No 65, n w s, 58.9 n e 5th st, 19.7x82, 3-sty brk dwelling. Henry S O'Brien et al to Isak Stang. Mort \$10,000. Aug 24. Sept 2, 1909. 2:375-41. A \$10,000-\$12,000.

Amsterdam av, No 2185, e s, 273.7 n 167th st, 37.6x100, 6-sty brk tenement and stores. Jacob Weintraub to Isidore S Schweitzer. Mort \$44,000. Aug 27. Aug 28, 1909. 8:2112-14. A \$15,700-\$42,000.

Amsterdam av, No 2183, e s, 236.1 n 167th st, 37.6x100, 6-sty brk tenement and stores. Samuel and Sarah Herbst to Fernando Dessaur, of Jersey City, N J. Mort \$44,000. Sept 1, 1909. 8:2112-12. A \$15,700-\$42,000.

Amsterdam av, No 2183, e s, 236.1 n 167th st, 37.6x100, 6-sty brk tenement and stores. Fernando Dessaur to Mary A Grace. Mort \$44,000. Sept 1. Sept 2, 1909. 8:2112-12. A \$15,700-\$42,000.

Amsterdam av, w s, 50 s 180th st, 50x100, vacant. D M Koehler & Son Co to Antoinette Goldman. Mort \$18,500. Aug 2. Sept 2, 1909. 8:2152-48. A \$24,000-\$24,000.

Amsterdam av, Nos 1092 and 1094 | s w cor 114th st, 50.11x100, 114th st, No 500 | 6-sty brk tenement and store. St Lukes Realty Co to Jaeger Bros Realty Co, a corpn. Mort \$92,000. Sept 1. Sept 2, 1909. 7:1885-36. A \$49,000-\$75,000.

Amsterdam av, Nos 1084 to 1094 | s w cor 114th st, 150.11x100, 114th st, No 500 | three 6-sty brk tenements and stores. Sender Jarmulowsky to St Lukes Realty Co. Sept 1. Sept 2, 1909. 7:1885-31 to 36. A \$125,000-\$195,000.

Broadway, s s, 175 w Hawthorne st, 100x149.8x100x148.6, vacant. Angel J Simpson and Max Just exrs Henry C Raynor to Wm H Oscanyan. July 20. Aug 30, 1909. 8:2234-10 to 13. A \$28,000-\$28,000.

Broadway, Nos 610 to 618 | n e cor Houston st, 109.5x196.8 to Houston st, Nos 2 to 18 | w s Crosby st x95.5 to Houston st Crosby st, Nos 150 and 152 | x w 197.7, two 6-sty brk loft and store buildings. Louis M Ogden INDIVID and as TRUSTEE Phineas T Barnum to Herbert B Seeley. Q C and confirmation deed. 1-9 part. Aug 25. Aug 31, 1909. 2:522-1. A \$560,000-\$680,000.

Same property. Herbert B Seeley grandson of Phineas T Barnum to Emma W Wingate of Brooklyn. 1-30 part. B & S and confirmation deed. Mort \$14,000 and all liens. Aug 30. Aug 31, 1909. 2:522.

Broadway, Nos 610 to 618 | n e cor Houston st, 109.5x196.8 to w s Houston st, Nos 2 to 18 | Crosby st x95.5 to n s Houston st Crosby st, Nos 150 and 152 | x w 197.7 to beginning, two 6-sty brk loft and store buildings. Nathan Seeley as TRUSTEE for and Herbert B Seeley to Emma W Wingate. 1-50 part. Sub to life estate of widow of Phineas T Barnum and to mort \$14,000 and all liens. Aug 26. Sept 2, 1909. 2:522-1. A \$560,000-\$680,000.

Cathedral Parkway or 110th st, s s, 125 w Amsterdam av, 25x 70.11, vacant. Geo A Morrison, Jr, to Geo A Morrison. Sept 1, 1909. 7:1881-38. A \$13,000-\$13,000.

Cathedral Parkway, Nos 216 to 222, s s, 200 w Amsterdam av, 100x70.11, 2-sty brk tenement and store and 1 and 2-sty frame dancing pavilion. Herman F Bindseil to Carlyle Realty Co. Mort \$35,000. Aug 31. Sept 1, 1909. 7:1881-41 to 44. A \$52,000-\$55,000.

Fort Washington av | s w cor 171st st, 94.1x99.6x94x103.10, vacant. 171st st | The Hogenauer & Wesslau Co to Egan & Halley Construction Co, a corpn. Aug 30. Aug 31, 1909. 8:2139-175. A \$42,000-\$42,000.

Lexington av, No 361, e s, 59.3 n 40th st, 19.9x85, 5-sty stone front dwelling. Lillie G Field to Earl G Pier. Mort \$10,000. July 19. Sept 1, 1909. 5:1295-20½. A \$16,000-\$24,000.

DEEP WATER FRONT

FREE LIGHTERAGE AND RAIL

FACTORIES, FACTORY SITES, WATER POWERS

CHARLES W. TREMBLEY, 171 Broadway, New York

Tel. 5307 CORT.

- Lexington av, No 1009, e s, 68.2 s 73d st, 17x70, 4-sty stone front dwelling. Bridget Curry to Frank B Nairne, of Brooklyn. Sept 1, 1909. 5:1407-53. A \$13,000-\$16,000.
- Lexington av, No 577, e s, 18.11 n 51st st, 18.10x67, 3-sty stone front dwelling. Frank J Kennedy to Mary Schieffer 1/2 part, and Gustav B Geiger and Dorothea his wife as tenants by entirety. 1/2 part. Mort \$15,000. Aug 30. Aug 31, 1909. 5:1306-22. A \$9,000-\$12,500. other consid and 100
- Madison av, No 311, e s, 43.3 s 42d st, 17.6x95, 5-sty stone front building and store. Wm G Bosworth to New England Mortgage Security Co. B & S and C a G. Mort \$60,000. Mar 14, 1906. Aug 28, 1909. 5:1276-52. A \$85,000-\$105,000. nom
- Madison av, No 309, e s, 60.9 s 42d st, 17.6x95, 5-sty stone front building and store. Wm G Bosworth to New England Mortgage Security Co, a corpn, of Conn. B & S. Mort \$65,000. July 27, 1906. Aug 28, 1909. 5:1276-52 1/2. A \$80,000-\$100,000. nom
- Madison av, No 419, e s, 61 n 48th st, 19.6x100, 5-sty stone front office and store building. Gerard Beekman to Cornelia A Beekman. Aug 26. Aug 31, 1909. 5:1284-part lot 23. A \$- gift
- Madison av, No 1988, w s, 39.11 s 127th st, 20x85, 4-sty stone front dwelling. Frank B French to The Twelfth Ward Bank. B & S. Apr 27, 1908. Sept 1, 1909. 6:1751-57. A \$11,000-\$17,000. nom
- Old Broadway, Nos 2368 and 2370 | n e cor 131st st, runs e 91 x 131st st | n 25.11 x w 2 x n 24 x w 95.4 to e s Old Broadway, x s 49.9 to beginning, vacant. Joseph L Bittenwieser et al EXRS Morris Littman to U S Trust Co of N Y TRUSTEE Morris Littman. July 9. Aug 30, 1909. 7:1986 16 and 17. A \$21,500-\$21,500. order of Court
- Park av, Nos 827 to 833 | s e cor 76th st, 117.2x100, four 5-sty brk tenements, stores on cor. Salo Cohn to Eight Twenty-Nine Park Av Co. Mort \$160,600. Aug 27. Aug 28, 1909. 5:1410-69 to 72. A \$155,000-\$216,000. other consid and 100
- Park av, Nos 823 and 825, e s, 117.2 s 76th st, 60x100, two 5-sty brk tenements. Salo Cohn to Eight Twenty-Three Park Av Co. Mort \$69,600. Aug 15. Aug 28, 1909. 5:1410-2 and 3. A \$70,000-\$96,000. other consid and 100
- Park av | s w cor 104th st, 100.11x32, 6-sty brk 104th st, Nos 76 and 78 | tenement and stores. Philip Krauss to Citizens Holding Co. Mort \$43,000. Aug 18. Aug 27, 1909. 6:1609-38. A \$19,500-\$47,000. other consid and 100
- Pleasant av, No 413, w s, 50.10 s 122d st, 16.8x100, 3-sty stone front dwelling. Joseph Miskovics to John Gregovitz. 1/4 part. Mort \$7,000. Aug 24. Sept 1, 1909. 6:1809-28. A \$5,000-\$7,500. other consid and 100
- Riverside Drive, e s, 100 s 119th st, 50x100, vacant. John J Mahony to Michael E Paterno Realty Co. Mort \$51,000. Aug 30. Aug 31, 1909. 7:1990-44. A \$- other consid and 100
- Riverside av, e s, 150 s 119th st, 75x100, vacant. Florence A Alker to Michael E Paterno Realty Co, a corpn. Aug 31, 1909. 7:1990-46. A \$48,000-\$48,000. other consid and 100
- St Nicholas av, No 370 | s e cor 129th st, 101x47.8x99.11x32.10, 5-129th st | sty brk tenement. Nathan Citron et al to Fredk C McLaughlin, of White Plains, N Y. Mort \$47,000. Aug 26. Aug 27, 1909. 7:1955-23. A \$30,000-\$55,000. other consid and 100
- St Nicholas av, e s, 308.9 s 145th st, 100x100, vacant. Charles M Rosenthal to Kirby Construction Co. Mort \$33,000. Sept 1. Sept 2, 1909. 7:2051-39 to 42. A \$22,000-\$22,000. other consid and 100
- West End av, No 833 | s w cor 101st st, 97x100, 7-sty brk tenement. Rexton Realty Co to Arthur P Lord of Tuxedo Park, N Y. Sept 2, 1909. 7:1889-22. A \$85,000-\$230,000. other consid and 100
- West End av, No 847, w s, 75.11 n 101st st, 25x100, 5-sty brk tenement. CONTRACT. Joseph Trotter and Philip Baum with Leonard Weill. Mort \$30,000. Aug 13. Sept 1, 1909. 7:1889-58. A \$19,000-\$31,000. 38,750
- 1st av, No 854, e s, 50.4 s 48th st, 25x75, 5-sty brk tenement and stores. Becker Realty Co to Eliz Bendfeldt. Aug 25. Sept 1, 1909. 5:1359-49. A \$10,000-\$20,000. other consid and 100
- 1st av, Nos 1025 and 1027, w s, 22 n 56th st, 50x74, two 5-sty stone front tenements and stores. Release mort. R Townsend Henshaw and ano to Yetta Saek. Aug 26. Aug 31, 1909. 5:1349-24 and 25. A \$21,000-\$42,000. nom
- 1st av, Nos 1025 and 1027, w s, 22 n 56th st, 50x74, two 5-sty stone front tenements and stores. Release mort. John H Henshaw to Yetta Saek. Aug 30. Aug 31, 1909. 5:1349-24 and 25. A \$21,000-\$42,000. nom
- Same property. Release mort. Same to same. Aug 30. Aug 31, 1909. 5:1349. nom
- Same property. Abbie L Henshaw to same. Mort \$44,000 and all liens. Aug 30. Aug 31, 1909. 5:1349. other consid and 100
- 1st av, Nos 1889 to 1893. | Agreement as to easement in favor of No 1895 1st av as to use of boiler room, &c. Seal Realty Co with Chas E Patterson. Aug 26. Aug 27, 1909. nom
- 1st av, No 1895 | s w cor 98th st, 25x99.6, 5-sty brk factory. FORE-98th st, No 340 | CLOS, Aug 23, 1909. Joseph Ullman refereee to Chas E Patterson, of Bennington Centre, Vt. Aug 26. Aug 27, 1909. 6:1669-30. A \$15,000-\$30,000. 25,050
- Same property. Chas E Patterson to William Hagedorn. Aug 25. Aug 27, 1909. 6:1669. other consid and 100
- 1st av, No 1895 | w s, 25 s 98th st, runs w 99.6 x s - x w 0.6 98th st, Nos 336 to 340 | x s 75.5 x w 50 x n 100.11 to s s 98th st x e 150 to w s 1st av x s 25.2 to beginning, 5-sty brk factory. Francis A Clark et al to Besse C Clark. Q C. June 16, 1906. Aug 27, 1909. 6:1669-30 and 31. A \$30,000-\$68,000. nom
- 2d av, Nos 1640 and 1642 | n e cor 85th st, 46.2x72, 6-sty brk 85th st, Nos 301 and 303 | tenement and stores. Samuel Levinson to Rae wife Samuel Levinson. Mort \$78,300. June 12. Aug 31, 1909. 5:1548-1. A \$30,000-\$65,000. 100
- 3d av, No 1406 | s w cor 80th st, 25.2x90, 4-sty brk tenement and 80th st | stores. Stanley G Norris and ano to Philip Krauss. Mort \$35,000. Aug 31. Sept 1, 1909. 5:1508-46. A \$35,000-\$42,000. other consid and 100
- 3d av, No 1406 | s w cor 80th st, 25.2x90, 4-sty brk tenement and 80th st | stores. Philip Krauss to Jacob Corday. Mort \$35,000. Aug 31. Sept 1, 1909. 5:1508-40. A \$35,000-\$42,000. other consid and 100
- 5th av, No 424 | w s, 26.9 n 38th st, runs w 100 x n 19.3 x w 3 x 38th st | n 3 x w 14 x s 48.9 to n s 38th st x e 117 to av x n 26.9 to beginning, 5-sty stone front office and store building. Sarah Switzer to Frank V Burton, of Newburgh, N. Y., and John H Burton, of Woodmere, L I. Mort \$600,000. Sept 1, 1909. 3:840-42. A \$450,000-\$500,000. other consid and 100
- 5th av, No 2040 | s w cor 126th st, 20.10x85, 4-sty and basement 126th st, No 2 | stone front dwelling. Herbert Oppenheimer Realty Co to Chas M Rosenthal. Mort \$34,000. Sept 1. Sept 2, 1909. 6:1723-40. A \$25,000-\$36,000. other consid and 100
- 7th av, Nos 2516 and 2518 | s w cor 146th st, 40x100, 6-sty brk tenement and stores. FORECLOS, July 12, 1909. Raymond G Guernsey refereee to Chas A Fisher. Mort \$70,000. Aug 3. Aug 28, 1909. 7:2031-37. A \$33,000-\$80,000. 15,000
- 7th av, Nos 2516 and 2518 | s w cor 146th st, 40x100, 6-sty brk tenement and stores. Chas A Fisher to Joseph Silverson and Bernard London firm Silverson & London. Q C. Aug 5. Aug 28, 1909. 7:2031-37. A \$33,000-\$80,000. other consid and 100
- 8th av, No 888 | s e cor 53d st, 22x80, 4-sty stone front tenement and stores. John F Dennin to Maria L Meincke. June 21. Aug 31, 1909. 4:1024-61. A \$38,000-\$46,000. nom
- 8th av, No 2455, w s, 334.6 s 133d st, 25.3x100, 5-sty brk tenement and store. David Rosenblum to Jacob Hack, Jr. C a G. All liens. Aug 30. Sept 1, 1909. 7:1958-20. A \$16,000-\$23,000. 100
- 10th av, No 356. Power of attorney. Kate B Murray to Thos E Deeley and Geo P Hotaling. June 9. Sept 2, 1909. —

MISCELLANEOUS.

- Order of adjudication and reference in matter of Louis Frazin and Abraham Oppenheim INDIVID and as firm Frazin & Oppenheim bankrupts. Mar 16. Aug 27, 1909. File.
- Order approving bond of \$400,000 of Joseph H Wichert as TRUSTEE in matter of Louis Frazin and Abraham M Oppenheim INDIVID and firm of Frazin & Oppenheim bankrupts. Aug 19. Aug 27, 1909. File.
- Power of attorney. David Miller to Chas J Mather. Aug 24. Aug 28, 1909. P A.
- Revocation of power of attorney. Robert H Smith to Mary G Smith. Aug 30. Aug 31, 1909. P A.
- Revocation of power of attorney. The St George Vineyard of Maltermoro, Cal, to Sandor Molner. July 29, 1908. Aug 31, 1909. —

BOROUGH OF THE BRONX.

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

- *Adams st, No 1620, e s, 128.4 s Van Nest av, 16.8x100, Van Nest. Gustus Gassner to Herbert C Ansorge. Mort \$2,750. Aug 28. Aug 30, 1909. nom
- Beck st, n s, 100 w Av St John, runs n 125 x w 41.7 x s w 130.6 x s 18.10 to st, x e 117.6 to beginning, vacant. David S Myers et al to Sherwood Construction Co. Mort \$6,000 and all liens. Aug 30. Sept 2, 1909. 10:2685. other consid and 100
- Bristow st, Nos 1337 and 1341, w s, 95 s Jennings st, 70x100, 5-sty brk tenement. American Real Estate Co to Sarah M Sandford of Belleville, N J. Mort \$35,000. Sept 1, 1909. 11:2972. other consid and 100
- Canal pl, w s, 100 n 138th st, runs w 112.11 x n e 6.1 x e 111.2 to pl x s 28.8 and 10.7 to beginning, 1-sty frame factory. Wm C Reeber et al to James C Fargo as Pres of American Express Co. All liens. Aug 24. Sept 1, 1909. 9:2340. other consid and 100
- *Carroll pl, s s, 275 e Green av, and being lot 194 map (No 398) Sec 2 of St Raymond Park, 25x100. Joseph Adamec to Anna wife Joseph Adamec. B & S. All liens. Aug 17. Sept 1, 1909. other consid and 100
- *Daniel st, s s, 108.4 e Waldo pl, 25x100, Tremont Terrace. Bankers Realty & Security Co to Solomon Liebowitz. All liens. Aug 31. Sept 1, 1909. other consid and 100
- Devoe Terrace (Parkview pl) | w s, 90 s 190th st, 40x82.9 to e s Webb av | Webb av late Tee Taw av x43.5x 65.10, 2-sty frame dwelling. Anthony W Eustis to Walter T Diack. Mort \$6,000. Aug 23. Sept 2, 1909. 11:3219. other consid and 100
- Elsmere pl, Nos 861 and 865, n s, 245.8 w Southern Boulevard, 70 x100, two 4-sty brk tenements. Heyman Pincus to Max Hirsch. Mort \$30,000. Aug 20. Aug 27, 1909. 11:2960. other consid and 100
- Fox st, No 1081, w s, 129 s 167th st, 25x100, 2-sty frame dwelling. Johanna F Muller to Wm Meier. Mort \$3,000. Aug 26. Aug 27, 1909. 10:2717. other consid and 100
- Fox st, w s, 433.3 n Longwood av, 33.4x100, 4-sty brk tenement. Winnie Realty & Construction Co to Louisa and Katie Hecht as joint tenants. Mort \$17,000. Aug 30. Aug 31, 1909. 10:2709. 100
- Fox st | e s, 375 n Home st, runs e 100 x n 25 x w 91.9 to e Intervale av | s Intervale av, x s 14.1 to e s Fox st, x s 13.6 to beginning, vacant. Release mort. Realty Operating Co to John J Tully Co. Sept 2, 1909. 11:2974. 3,200
- *Garfield st, No 1739, —, —, Agnes K Malone to George Krahe. Mt \$4,000. Sept 1. Sept 2, 1909. other consid and 100
- Hoffman st, No 2342, e s, 225.10 n 184th st, 18x119.1, 3-sty frame tenement. Jos Gallo to Clara Gerland. July 31. Aug 27, 1909. 11:3065. 100
- Kelly st, w s, 186.11 n Westchester av, 25x100, vacant. William Nelson to Stephen J Reagan. Aug 31, 1909. 10:2704. nom
- *Lincoln st, e s, 275 n West Farms road, and being lots 21 and 22 map J J Gleason at Westchester, 50x100. Margt R Cameron to Richard Fensterer. Mort \$600. Sept 1. Sept 2, 1909. other consid and 100
- Morris pl, No 457, old No 9, n s, 134 e Park av, late Vanderbilt av, 16x90, 2-sty frame dwelling. Winfield S Taylor to Nicola Cannarsa. Mort \$1,500. Aug 28. Aug 30, 1909. 11:2901. other consid and 100

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

- Oakland pl, No 740, s s, 100 e Clinton av, 23.6x100, 2-sty frame dwelling. Ewald Weber to Nellie Clarke. Mort \$3,700. Aug 30. Aug 31, 1909. 11:3094. other consid and 100
- Simpson st, Nos 1057 to 1061, w s, 197.6 n Westchester av, 87.6x100, two 5-sty brk tenements. Louis Stern to Daniel Wolkowsky. B & S. Morts \$70,000. Dec 1, 1908. Aug 28, 1909. 10:2726. other consid and 100
- Simpson st n e cor Home st, runs n 122.11 x e 100 x s 25 x w 53.1 Home st | x s 92.2 to Home st, x w 50.8 to beginning, vacant. Henry Schmidt to H & H Schmidt Construction Co. Mort \$9,000. Sept 1. Sept 2, 1909. 11:2975. other consid and 100
- *Van Buren st, w s, 150 s Columbus av, 25x100, and being lot 77 map Van Nest Park. David Zoglin to Andrea Fedeli. Mort \$3,000. Aug 18. Aug 30, 1909. 100
- *Van Buren st, w s, 175 s Columbus av, 25x100, and being lot 78 same map. Same to Angela Guagnini. Aug 18. Aug 30, 1909. 100
- *6th st, n s, 155 e Av C, 25x108, Unionport. John E Bentz to Charles and Rosa Wenger. Mort \$3,750. Aug 30. Aug 31, 1909. other consid and 100
- *6th st, n s, 105 e Av C, 50x108, Unionport. John E Bentz to Susan McGinnis. Mort \$4,200. Aug 30. Sept 2, 1909. other consid and 100
- *7th st, n s, 305 w Havemeyer av, 75x108, Unionport. Susan McGinnis to John E Bentz. Aug 30. Sept 2, 1909. other consid and 100
- *7th st, n s, 144 e Virginia av, 75x100, and being lots 259 to 261 map (No 1045) of Pugsley estate, Van Nest. Charles Wenger to John E Bentz. Aug 30. Aug 31, 1909. other consid and 100
- *8th st, s s, 180 w Av B, 25x116, except part for Tremont av, Unionport. Caroline Keller to Francis E Sullivan. Mort \$4,500. Aug 20. Aug 28, 1909. 8,000
- *14th st, n s, 455 e Av B, 50x108, Unionport. Francis E Sullivan to Caroline Keller. Aug 20. Aug 28, 1909. 7,000
- 137th st, No 312, s s, 108.2 w Alexander av, 17x100, 2-sty brk dwelling. Caroline Ridgley to Eva Van Dyne Pell. Sept 1. Sept 2, 1909. 9:2312. nom
- 139th st, No 408 (660), s s, 70 e Willis av, 16.3x100, 2-sty and basement brk dwelling. Release mort. Fanny Mandelbaum to Gertrude I Grummon. Aug 28. Sept 1, 1909. 9:2283. 375
- Same property. Gertrude I Grummon to Joseph S Diver. Mort \$5,000. Aug 30. Sept 1, 1909. 9:2283. other consid and 100
- 140th st, n s, 211.5 e Southern Boulevard, 75x125, vacant. Hugh J Lawler to Emma R H Lawler his wife. July 21. Aug 31, 1909. 10:2592. other consid and 100
- 142d st, No 435, n s, 325 e Willis av, 25x100, 4-sty brk tenement. Gertrude Gans and ano to Matilda Remlein. Mort \$12,000. Sept 1. Sept 2, 1909. 9:2287. other consid and 100
- 146th st, No 339, n e s, 226.8 n w Courtlandt av, 50x153.5x50x154, 2-sty frame dwelling and vacant. Geo Quimby heir Cath Quimby to James, Clara and Reuben Budington. Aug 12. Aug 27, 1909. 9:2329. nom
- 146th st, Nos 309 and 311, n s, 75 w College av, 37.6x110, 6-sty brk tenement. Tillie Fishel to Maud M Rendall. Morts \$36,000. Aug 24. Sept 2, 1909. 9:2329. other consid and 100
- 150th st, No 363, n s, 100 e Courtlandt av, 25x118.5, 4-sty brk tenement and store. Herman H Hartman et al to Andreas and Maria A Kleemann. Mar 13. Aug 27, 1909. 9:2397. nom
- 170th st, No 394, s s, abt 25 w Clay av, 16.11x74.4x16.8x74.4, 2 and 3-sty frame dwelling. Isabella Moulton to Wm A Riley. Mort \$4,500. Aug 27. Sept 1, 1909. 11:2782. nom
- 173d st, s s, 90 e Webster av, 60x117.10, 1-sty frame dwelling and vacant. Estelle Gehorsam to Heyman Rosenfeld and David S Myers. Mort \$26,100. Aug 31. Sept 2, 1909. 11:2897. other consid and 100
- 181st st, n w cor Old McCombs Dam road, —x— to e s Aqueduct, av, contains abt 1 2,535-10,000 acres. Macombs Dam road, w s, 323.9 s 183d st, 26.3x87.6x—, Aqueduct av, e s, 300 s 183d st, 76.1x— to McCombs Dam road x23.9x102.6. Aqueduct av, e s, 350 s 183d st, 26.1x—x—, gore. Agreement as to restrictions, &c. Wm C Bergen with Herman H Moritz. Jan 11. Sept 2, 1909. 11:3211. nom
- 184th st, n s, 122.10 e Cedar av, 30.7x116.2x25x135.2, vacant. Belle Kaffeman to Moritz Freedman. Mort \$500. June 29. Aug 28, 1909. 11:3235. other consid and 100
- 187th st, Nos 602 to 606, s s, 25 e Arthur av, 50x100, three 2-sty frame dwellings and stores. Order of court reforming and correcting deed recorded Apr 26, 1907, by taking out ½ part and plaintiff is declared owner of the property. Maria S Cinelli plaintiff vs Nicolo, Antonio and Maria Mezzacappa, defendants. July 28. Aug 31, 1909. 11:3073.
- 183d st, n s, 325 w Webster av, 25x100.9x25x99.9, vacant. John J Donovan to Joseph Steen, of Brooklyn. Mort \$1,000. Aug 25. Aug 27, 1909. 11:3143. nom
- 184th st, n s, at w s 184th st, runs n along w s 184th st 78.2 x w 28.6 x s 97.2 to n s 184th st x e 30.6 to beginning, except part for st, vacant. Frederick Kaffeman to Moritz Freedman. Mort \$2,000. Aug 25. Aug 28, 1909. 11:3235. nom
- 187th st, Nos 602 and 606, s s, 25 e Arthur av, 50x100, three 2-sty frame dwellings and stores. Arcangela Mezzacappa to Maria S Cinelli. Mort \$10,500 and all liens. Apr 24. Aug 31, 1909. 11:3073. nom
- 190th st, n s, 103.7 e Morris av, 34.4x114, vacant. Release mort. John B Haskin Estates, a corpn, to Le Roy Construction Co. Aug 30. Sept 1, 1909. 11:3175. 1,000
- 198th st, No 235 East, n e s, 51.8 s e Valentine av, runs n w 25.11 x n e 99.1 x s e 25 x s w — to beginning, 2-sty frame dwelling. Valentine Construction Co to Ann H Lindsay. Mort \$6,000. Aug 30, 1909. 12:3302. other consid and 100
- 205th st, n s, 97.7 w Perry av, 50x100, vacant. John P Connolly to John J O'Grady. July 12. Sept 1, 1909. 12:3341. other consid and 100
- *211th st n s, 200 w Maple av, 50x200 to 212th st, and being lots 212th st | 15, 16, 26 and 27 map property W F Duncan at Williamsbridge. Virginia Thompson to Isabel L wife Emilio Piatti, of Englewood, N J. May 21, 1907. Aug 27, 1909. 100
- *215th st, late 1st st, n s, 150 w 6th av, and being lot 566 map Laconia Park, 25x100. Release mort. Frank C Mayhew and Ralph Hickox TRUSTEES Levi H Mace to Philip Suriano. Mar 10. Aug 31, 1909. 400
- *222d st, n s, 249 w 4th av, and being the east 30.6 ft. of the west 55.6 ft part lot 528 map (No 143 in Westchester Co) of Wakefield. Release mort. Max Hoffman TRUSTEE to Abraham Shatzkin. Aug 18. Sept 1, 1909. 250
- *Same property. Release mort. Mark Lurie to same. Aug 18. Sept 1, 1909. 750
- *Same property. Abraham Shatzkin to Louis Provenzano and Ciro Gennusa. Aug 18. Sept 1, 1909. other consid and 100
- *223d st, n s, 75 w White Plains road and being e ½ lot 823 map Wakefield, 50x114. Perley S Crosier to Geo P and Sadie L Crosier. Mort \$2,700. Sept 2, 1909. other consid and 100
- *228th st s e cor 4th av, 105x23.8, Wakefield. James Henry to 4th av | Thos J Granville. Mort \$3,500 and all liens. Aug 31. Sept 1, 1909. other consid and 100
- 236th st, Nos 227 and 229, n s, 250 e Keppler av, 50x100, two 2-sty frame dwellings. Geo J Sowter to Otto P Schroeder. Mort \$3,000. Aug 27, 1909. 12:3377. other consid and 100
- 238th st, n s, 480 e Keppler av, 40x100, vacant. Otto P Schroeder to Geo J Sowter. Mort \$750. Aug 27, 1909. 12:3379. other consid and 100
- 239th st, No 323, n s, 325.1 w Martha av, 25x100, 2-sty frame dwelling. Louis Eickwort to John A Kennelly. Mort \$3,000. Aug 12. Aug 27, 1909. 12:3388. nom
- Aqueduct av, No 2214 e s, 262.6 s 183d st, 45x102.6 to w s Maccombs Dam road | ombs Dam road x45x102.3, 2-sty frame dwelling. Herman H Moritz to Margt W Sheridan. Mort \$8,000. Aug 31. Sept 1, 1909. 11:3211. nom
- Aqueduct av | e s, 307.6 s 183d st, 68.7x115.2 to w s Maccombs Dam road | combs Dam road, x16.3x102.6, vacant. Herman H Moritz and Anna V his wife to Wm C Bergen. All liens. Aug 30. Sept 2, 1909. 11:3211. nom
- Aqueduct av | e s, 307.6 s 183d st, 42.6x102.7 to w s Maccombs Dam road | combs Dam road, x42.6x102.6, vacant. Wm C Bergen to Anna V Moritz. All liens. Sept 2, 1909. 11:3211. other consid and 100
- *Amundson av, w s, 450 s Nelson av, 25x100. Land Co C of Edenswald to Denis Tierney. Aug 20. Sept 2, 1909. nom
- *Amsterdam av, e s, 225 n Tremont road, 25x100. Daniel st, s s, 108.4 e Waldo pl, 25x100, Tremont terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Aug 31. Sept 1, 1909. nom
- Anthony av, e s, 200 s Prospect pl, 30x90.2x30x92.4. Anthony av, e s, 125 s Prospect pl, 75x92.4x75.1x97.8. Agreement as to encroachment, &c. Louisa B Diener and ano with Rebecca Resht. Aug 27. Aug 28, 1909. 11:2890. 120
- Anthony av, No 1798, e s, 55.8 n 175th st, 25x127.11x26x120.8, 2-sty frame dwelling. James Roddy to Emily H Cordero. Mort \$5,000. Aug 28, 1909. 11:2892. 100
- Bathgate av, w s, 100 n Wendover av, 50x120, except 5 ft taken for av, 2-sty frame dwelling. CONTRACT. Maria Habermann with Oliver E Davis. Mort \$3,500. Aug 25. Aug 27, 1909. 11:2913. 6,000
- Bainbridge av, No 2973, w s, 200 s 201st st, 25x112x25x112.1, 2-sty frame dwelling. Wm J Orr et al to Isabella Fletcher and Emily and Jessie Orr. 2-5 parts. All title. Aug 28. Sept 2, 1909. 12:3298. other consid and 100
- *Brady av, s s, 50 e Bogart av, 25x100. Bogart av, e s, 175 n Rhineland av, 25x100. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Aug 27. Aug 31, 1909. nom
- *Bogart av, e s, 175 n Rhineland av, 25x100. Fidelity Development Co to John Foley. Aug 26. Aug 31, 1909. other consid and 100
- *Bassett av, w s, abt 225 s McDonald st, and being lot 115 map (No 1130) of 327 lots Hunter estate, 24.7x100x25x100. Hudson P Rose Co to Peter Zahringer. All liens. Aug 5. Aug 31, 1909. nom
- Briggs av, No 2582 | e s, 433.5 s 194th st, 19.2x85.4 to w s Poe pl Poe pl | x19.1x83.11, 2-sty brk dwelling. Briggs Av Realty Co to Robert Lee. Mort \$6,000. Aug 30. Aug 31, 1909. 12:3293. other consid and 100
- Same property. Release mort. North American Mortgage Co to Briggs Av Realty Co. Aug 30. Aug 31, 1909. 12:3293. 7,360.64
- Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x86.8x18.10x84.8, 2-sty frame dwelling. Wm H Wright & Son, a corpn, to Andrew C Otto. Mort \$5,500. Aug 30. Aug 31, 1909. 12:3300. other consid and 100
- Briggs av, No 2687, w s, 461.8 n 194th st, 22x97.5x31.7x95.9, 3-sty frame dwelling. Andrew C Otto to William H Wright & Son, a corpn. Mort \$6,000. Aug 30. Aug 31, 1909. 12:3300. nom
- Bryant av, No 1224 | e s, 39.10 s Freeman st, runs e 89.8 to s w s Freeman st | Freeman st x s e 11.3 x s 15.5 x w 100 to av x n 20 to beginning, 2-sty frame dwelling. Chas H Beatcher to John J Ryan, of Denver, Colo. Aug 16. Sept 1, 1909. 11:2993. other consid and 100
- Boston av | s w cor Heath av, 75.7x133.6x89x130.7, 1-sty frame Heath av | dwelling and vacant. Josephine F Brown to Herbert H Childs and Gwladys C Barber. Aug 27. Aug 28, 1909. 12:3260. 100
- Crotona av, w s, 300 n 187th st, 100x80, vacant. Release mort. R Montgomery Schell to Emeline S and Mary C Robinson. Aug 17. Sept 2, 1909. 11:3105. other consid and 2,000
- Same property. Emeline S and Mary C Robinson to Charles Beekman. Sept 1. Sept 2, 1909. 11:3105. 100
- *Columbus av, s s, 175 e Garfield st, and being lots 491 and 492 map Van Nest Park, 50x100. Delia Doyle to Agnes K Malone. Sept 1. Sept 2, 1909. other consid and 100
- *Crosby av, w s, 151.6 n Zulette av, 50.6x83.11x50x87.7. Fredk W Koch et al to Mary V Fay. July 14. Aug 28, 1909. nom
- Cauldwell av n e cor 156th st, 90x201 to Trinity av, vacant. FORE-156th st | CLOS, July 27, 1909. Myron Sulzberger referee to Trinity av | Chas F Kastenhuber. Aug 27, 1909. 10:2629. 20,000
- Crimmins av, Nos 313 and 315, w s, 48.4 n 141st st, 47.10x80, 5-sty brk tenement. Minnie Helfstein to Celia Sperber. ½ part. All liens. Aug 31. Sept 1, 1909. 10:2556. other consid and 100



WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

- Clinton av, Nos 1326 to 1332 | e s, 193.2 n 169th st, 142.5x200.6 to Boston road, No 1317 | w s Boston road x142.7x153, four 2-sty frame dwellings, 2-sty frame stable and vacant. Jacob B Kaplan to Boston Road Realty & Garage Co. Mort \$65,000 and all liens. Aug 30. Aug 31, 1909. 11:2934.
- Clinton av, w s, 25 s Oakland pl, and being lots 159 and 160 map Ryer homestead, 50x100, vacant. Release mort. John B Haskin Jr TRUSTEE for Mary A Le Compte to Thos F Lancer. Aug 20. Sept 2, 1909. 11:3092, 3094 and 3095. 930
- Daly av | s w cor 178th st, 50x80, vacant. Release dower. Maria 178th st wife Carmino Liberti to Ysidro Pendas. Aug 25. Aug 28, 1909. 11:3121. nom
- *De Mill av, n s, being lot 248 map Penfield property, South Mt Vernon, 47.3x27.9x85.2x89.11 w s. Sarah Hodes to David and Karl Korones. Mort \$585. Aug 16. Aug 31, 1909. nom
- Davidson av, No 1901 | n w cor 177th st, 31x60x53.1x63.11, 4-sty 177th st | brk dwelling. Release mort. Leo M Klein and ano to John Massimino Co. Aug 31. Sept 2, 1909. 11:2862. nom
- Same property. John Massimino Co to Lillian E Herrmann. Mort \$9,500. Aug 31. Sept 2, 1909. 11:2862. other consid and 100
- *Eastern Boulevard, n s, 25 w Quincy st, 25x100, Westchester. Release mort. Robert Miller to John R Peterson. Q C. Aug 31. Sept 2, 1909. nom
- *Same property. John R Peterson to Signe wife Constantin Antoniadis. Aug 31. Sept 2, 1909. other consid and 100
- *Eastchester road, e s, 50 s Saratoga av, and being lot 27 map (No 1130) of 327 lots Hunter estate, 26x—x25x100. The Hudson P Rose Co to Chas Rechetsky. All liens. Aug 20. Aug 31, 1909. nom
- *Ellis av (13th st), n s, 355 w Castle Hill av (Av C), 50x108, Unionport. Annie F Mackenzie to John P Schmidt and Sophie his wife, tenants by entirety. Mort \$4,000. Aug 18. Aug 30, 1909. other consid and 100
- *Edson av, w s, 284.11 n 222d st, 50x95, and being lots 157 and 158 same map. Irving Realty Co to Frank W Graf. Aug 2. Sept 2, 1909. other consid and 100
- *Ely av, w s, abt 264.2 s 22d st, and being lot 219 same map, 25x 95. Irving Realty Co to Joseph McDonald, of Tuckahoe, N Y. Sept 1. Sept 2, 1909. other consid and 100
- Fordham roads w cor Andrews av, runs n and w along curve 28.8 Andrews av | x s 114.1 x e 20 to w s of av x n 100 to beginning, vacant. Release mort. N Y Trust Co to Fordham Construction Co. Aug 31. Sept 1, 1909. 11:3225. 10,000
- Same property. Release mort. Herman Asher to same. Aug 31. Sept 1, 1909. 11:3225. 2,500
- Same property. Release mort. Same to same. Aug 31. Sept 1, 1909. 11:3225. nom
- Franklin av, w s, — s 170th st and 30 w from s e cor lot 89, runs n w about 211 x n e 0.3 x s e 211 to av, x s w 0.3 to beginning, being part of lot 89 map Morrisania, except part for av. Release mort. Henry Gottgetreu to Margt Mulhall. July 28. Sept 1, 1909. 11:2931. nom
- Franklin av, No 1371, w s, 308 s 170th st, 30.3x211, except part for av, 3-sty brk dwelling. Margt Mulhall to Max Isaacson. Mt \$9,000. Aug 31. Sept 1, 1909. 11:2931. other consid and 100
- *Gillespie av, e s, 90 s Dudley av, 50x100, Westchester. Margaret Berrian et al to Chas H Merritt. July 14. Aug 28, 1909. nom
- *Gillespie av, e s, 15 s Dudley av, 25x100. Same to same. July 14. Aug 28, 1909. nom
- *Gillespie av, e s, 25 n Zulette av, 25x94.11x25x96.11. Fredk W Koch et al to Matthew Culligan. Aug 14. Aug 28, 1909. nom
- *Gainsborg av, w s, 150 n Tremont road, 50x100, Tremont terrace. Casta Gainsborg to Joachim Viebrock. Mort \$1,000. Aug 31. Sept 1, 1909. other consid and 100
- *Grace av, e s, 353.4 s Boston road, and being lots 48 to 50 map (No 1208) of Bronx Terrace, 75x95. Irving Realty Co to Robert Menzel. Sept 1. Sept 2, 1909. other consid and 100
- Hughes av, e s, 362.10 s Pelham av, late Union av, 25x87.6, vacant. Release mort. Wooster Beach to Michele Pascucci and Antonio Ciavanni. Aug 16. Aug 27, 1909. 11:3078. 1,000
- Hoe av, No 1487, w s, 250 s 172d st, 25x100, 2-sty frame dwelling. Philip Herschowsky to Meyer Fisch. Aug 25. Aug 27, 1909. 11:2981. other consid and 100
- Same property. Meyer Fisch to Philip Herschowsky and Paula his wife. Aug 25. Aug 27, 1909. 11:2981. other consid and 100
- Hoe av, No 1142, e s, 190 s Bancroft st, 40x100, 5-sty brk tenement. The Gaines-Roberts Co to Henry J Meyerhoff. Mort \$24,000. Sept 1, 1909. 10:2749. other consid and 100
- Hoe av, No 1319, w s, abt 100 s Jennings st, —x—, 2-sty frame dwelling. John W Frazer to Frank Dahm, Jr. Mort \$3,800. Aug 30. Aug 31, 1909. 11:2980. nom
- Hoe av, No 1524, e s, 175 n 172d st, 25x100, 2-sty frame dwelling. Mary R Kiely and ano to Mary McGuinness. Mort \$6,000. Aug 30. Aug 31, 1909. 11:2989. nom
- Same property. Release mort. Margaret Knox to Mary R Kiely and Annie O'Brien. Q C. Aug 26. Aug 31, 1909. 11:2989. 5,000
- Heath av, w s, 565.10 s Kingsbridge road, 25x100, 2-sty frame dwelling. Fordham Realty Co to Helen D Purdy. Mort \$4,500. July 31. Aug 30, 1909. 11:3239. other consid and 100
- Hull av, No 3243 | n w cor 207th st, 21.7x75x33.7x75.11, 3-sty 207th st | brk dwelling. Thomas F Riley et al to Juliette A Messemer. Mort \$6,000. Aug 31. Sept 2, 1909. 12:3347. other consid and 100
- Independence av, e s, at s s land John A Berrian, runs n w 40 to w s said av, x n e — to s s land C F Gennerich, x e 40.11 to e s of said av, x s w 76.9 to beginning, Spuyten Duyvil. Walter W and Helena Cox by Ella E Cox GUARDIAN to Emma M Radley. 2-18 parts. All title. B & S. Mar 31. Sept 1, 1909. 13:3411. 103,24
- Intervale av, e s, 150.1 n Westchester av, runs n 50 x e 100 x s 25 x w 0.8 x s 10.9 x s w 25 x w 78.9 to beginning, vacant. Theresa F Whitby to Jarvis A Root. Aug 31. Sept 1, 1909. 10:2704. nom
- Jackson av, w s, 188.6 n 163d st, 25x75.
- Jackson av, e s, 188.2 n 163d st, 25x63, deed reads 12 ft road, w s (being 100 w Forest av), 47.5 s line bet lots 12 and 13, 25x180, being part lot 12 map No 373 in Westchester Co, of Woodstock, except part for Jackson av, vacant. Louis M Ebling to Ebling Brewing Co. Aug 13. Aug 27, 1909. 10:2639 and 2649. nom
- Same property. Ebling Brewing Co to Geo L Harbauer. Aug 14. Aug 27, 1909. 10:2639, 2649. nom
- Same property. Geo L Harbauer to Joseph Grundler. Aug 16. Aug 27, 1909. 10:2639, 2649. nom
- Jerome av, w s, 175 n Belmont st, 25x140, vacant. Washington Mead to Nelson P Mead. All title. Aug 27. Aug 30, 1909. 11:2860. 3,250
- Jerome av, w s, 175 n Belmont st, 25x140, vacant. Nelson P Mead to Mary A Mead. All liens. Aug 30. Aug 31, 1909. 11:2860. nom
- Lafontaine av, No 2009, w s, 75 n 178th st, 37.6x100, 5-sty brk tenement. FORECLOS, Sept 1, 1909. Maurice Wormser referee to Katrine A Henderson. Mort \$19,500. Sept 1, 1900. 11:3061. 7,000
- Lafontaine av, No 2009, w s, 75 n 178th st, 37.6x100, 5-sty brk tenement. Katrine A Henderson to Jerome Nathan. Mort \$19,300. Sept 1. Sept 2, 1909. 11:3061. nom
- Longfellow av, e s, 100 s Jennings st and being lot 340 map Sec B, Vyse estate, 25x107.6x26.2x100, vacant. Sarah Simms to Clinton Realty Co, a corp of N J. July 16. Sept 2, 1909. 11:3007. nom
- Longfellow av, e s, 100 s Jennings st, and being lot 340 map Sec B, Vyse estate, 25x107.6x26.2x100, vacant. Clinton Realty Co to Isidor J and Louis Auerbach. Aug 11. Sept 2, 1909. 11:3007. nom
- Longfellow av, late st, w s, 182.3 n 167th st, 25x100, vacant. Release mort. Prospect Investing Co to Emma M S Mestanz. Aug 23. Sept 2, 1909. 10:2754. 100
- Same property. Release mort. Mary A Franklin and ano to same. Aug 27. Sept 2, 1909. 10:2754. 812.50
- Mt Hope av, late Monroe av | s w cor 173d st, 95x95, vacant. Speed-173d st | way Realty Co to Marcus Rosenthal. Morts \$11,250 and all liens. Aug 20. Aug 28, 1909. 11:2792. other consid and 100
- *Middletown road | s w cor Crosby av, 45.7x120.10x63.9x128.3.
- Crosby av
- Crosby av, n w cor Zulette av, 101x91.4x100x98.7. Fredk W Koch et al to James F Pegnam. July 14. Aug 28, 1909. nom
- *Monaghan av, w s, 325 n Jefferson av, 50x100, Edenwald. Land Co A of Edenwald to Joseph Levy. July 8. Aug 28, 1909. nom
- Morris av, No 1977, w s, 220 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Mary A Rudd. Mort \$8,000. Aug 30. Aug 31, 1909. 11:2829. nom
- Morris av, No 1979, w s, 200 s 179th st, 20x100, 3-sty brk dwelling. Same to same. Mort \$8,000. Aug 30. Aug 31, 1909. 11:2829. nom
- Morris av | s e cor Kingsbridge road, 80x125x73.5x125.2, va-Kingsbridge rd | cant. Release mort. N Y Trust Co to H U Singhi Realty Co. Sept 1. Sept 2, 1909. 11:3177. 20,000
- *McGraw av | s w cor Taylor av, late Harrison av, 50x100, Van Taylor av | Nest. Wm H Toop to Thos A Murray. Aug 31. Sept 1, 1909. 100
- *Pilot av, s s, 103.10 e Main st, 206x201.10x201x200, City Island. Harriet D Jacob to Robert Jacob. Mort \$9,000. Aug 27. Sept 1, 1909. nom
- *Paulding av | s w cor 225th st, and being lot 248 map (No 1114A) 225th st | of 329 lots Schieffelin estate, 34.6x109.6x34.6x 111.4. Charles Henry to Minnie Wollner. Mort \$1,355. Aug 30. Sept 1, 1909. nom
- *Parker av, n e s, abt 112 s e Castle Hill av and being lots 36 and 37 map No 957 of 120 lots Daily estate, 50x100. Alfred De Salvo to Carmela Ianaro. Mort \$4,600. Aug 3. Aug 30, 1909. nom
- *Parker av, w s, 101.3 s Castle Hill av, 25x56.11 and 36.11 to Castle Hill av, x25x25.9 and 50.7 to beginning. Alfred De Salvo to Carmela Ianaro. Aug 3. Aug 30, 1909. nom
- *Patterson av (east 151st st), n s, 75 e Bolton av (Beech st), 50x 70.3x53.2x52.2, Clason Point. Wm F Gleason to Peter McBride. Aug 2. Aug 30, 1909. other consid and 100
- *Roebling (Green) av, s s, 175 w Mapes av, 50x100, Westchester. Otto Eichler to William McIntosh. Mort \$3,000. Aug 26. Aug 27, 1909. other consid and 100
- Robbins av, Nos 466 and 468, e s, abt 173 n 145th st, lot 162 map of Wilton, etc., at East Morrisania, 50x100, two 1-sty frame dwellings. Thos J Granville to James and Ella B Henry. Mort \$4,000. Aug 31. Sept 1, 1909. 10:2578. other consid and 100
- Spuyten Duyvil & Port Morris R R Co, w s, at s s 177th st, old line, runs n w 418.1 to U S Impt line on e s Harlem River, x s w 201 x s e 401.7 to w s said R R, x n e 46.8 x n w 40 x n e 125 x s e 40 x n e 28.4 to beginning, with land under water in front of and adj above, except from above part taken by city of N Y, and part taken for widening 177th st, 1-sty frame buildings and vacant. Morris Height Dock Co to Bronx Coal Co. Mort \$36,500. Sept 2, 1909. 11:2885. nom
- *Saxe av, w s, 25 s Cornell av, 25x100, and being lot 240 map 370 lots McGraw estate, Van Nest. John Mahlstedt to Alice A and Mary L Virginia. Morts \$4,200. Aug 30. Aug 31, 1909. other consid and 100
- *Saxe av, e s, 50 s Cornell av, and being lots 307 and 308 map (No 984) of 370 lots McGraw estate, 50x100. Annie F Kingston to Tillie M Stadler. Mort \$1,000. Aug 31. Sept 1, 1909. other consid and 100
- Tinton (Beach) av | n w cor 152d st, runs w 155.8 to e s Wales av 152d st | x n 36.6 x e 85.9 x s 24.10 x e 100 to w s Wales av | Tinton av, late Beach av, x s 49.10 to beginning, vacant. Joseph Rosenthal Realty Co to 152d St Construction Co. Morts \$13,000. Sept 1, 1909. 10:2654. other consid and 100
- Tinton av, No 834 | s e cor 160th st, 17x95, 2-sty frame dwelling. 160th st, No 780 | Malvina Benassai widow to Battista Ravera. Mort \$3,000. Aug 27. Aug 28, 1909. 10:2666. other consid and 100
- Trinity (Passage) av, No 533 | s w cor 149th st (Westchester R 149th st, No 674 | R st), 100x25.6, 5-sty brk tenement and stores. Joseph Grundler to Geo L Harbauer. Mort \$20,000. Aug 25. Aug 30, 1909. 10:2557. 100
- Trinity av, No 522, late Passage av, e s, 231.6 s 149th st, late Westchester R R st, 21.6x109, 2-sty frame dwelling. Augusta W Clausen to Hans C Clausen. All liens. Aug 25. Aug 30, 1909. 10:2557. nom

Ramsdell's Metallic Wash Tub Covers

(PATENTED)

Insure perfect sanitation and cleanliness. No warping or splitting. No vermin can germinate. Made to fit any tub. The recognized cover in the building trade.

Ramsdell Manufacturing Co.
83-85 Manhattan St., New York

Union av, Nos 1185 and 1187, w s, 41 s 168th st, 42x91.1, 5-sty brk tenement. FORECLOS, Aug 26, 1909. Edward Browne referee to Anna M Lehmann. Mort \$30,000 and all liens. Aug 27, Aug 28, 1909. 10:2672. 5,000

Vyse av, No 1147, w s, 260 n 167th st, 20x100, 3-sty brk dwelling. Ellis L Amdur to Arthur M Hirsch. Mort \$8,000. June 29, Aug 31, 1909. 10:2752. nom

Valentine av, No 2765, w s, 90.1 n 197th st, 25x153.7x25x155, 2-sty frame dwelling. James J Wilson to Kate L Lax. Mort \$9,250. Aug 31, Sept 1, 1909. 12:3304. other consid and 100

Washington av, No 1281, w s, 100 s 169th st, 35x150, except part for av, 2-sty frame dwelling. Belmont Bond & Mortgage Co to The John Marx Construction Co. Mort \$12,700 and all liens. July 27, Aug 28, 1909. 9:2390. nom

Wendover av, Nos 443 and 445, old Nos 703 and 705, n s, 34.6 e Park av, 87x100, two 6-sty brk tenements. Albert J Schwarzler to Elizabeth Schwarzler. All liens. Oct 18, Aug 27, 1909. 11:2904. other consid and 100

Wendover av, Nos 540 and 544, s s, 100 e 3d av, 75x131x75x132.5, two 5-sty brk tenements and stores. Joseph Rosenberg to Ike Rosenberg. Mort \$—. Aug 20, Aug 31, 1909. 11:2928. other consid and 100

Walton av | n e cor Burnside av, 100.11x100.11, vacant. Egan & Burnside av | Halley Construction Co to The Hogenauer & Wesslau Co. Mort \$13,000. Aug 30, Aug 31, 1909. 11:3178. other consid and 100

*Waterbury av, n s, 50 e Hollywood av, and being lots 95 and 96 map 336 lots property Sisters of Charity, 50x100. Max Juster to Harry Robinovitz. Aug 31, Sept 1, 1909. other consid and 100

*Waterbury av, n s, 50 e Hollywood av, 25x100, and being lot 96 map (No 1116A) of 336 lots Sisters of Charity. Harry Robinovitz to Rachel Juster. Aug 31, Sept 1, 1909. other consid and 100

*Walker av, s s, 26 w Classon av, and being lot 27 brk A amended map (No 514) Mapes estate, 26x95x25x—. Joseph Diamond to Johanna M Kuhl. Aug 31, Sept 1, 1909. other consid and 100

Woody Crest av, No 1000 | n e cor 164th st, 50x100, 2-sty frame 164th st | dwelling. Geo A Bagge to William Sherwood. All liens. Sept 1, Sept 2, 1909. 9:2508. other consid and 100

Wales av, Nos 661 to 669 | n w cor 152d st, runs n 58.5 x n w still 152d st, No 769 | along av, 49.9 x s 101.5 to n s 152d st, x e 25 to beginning. 4-sty brk tenement and store. Peter J Montague to Chas H Zumbuehl. Correction deed. Mort \$18,000. Aug 24, Sept 2, 1909. 10:2644. other consid and 100

West Farms road | s w cor Montgomery pl, 31.4x94.2x25x75.2, with Montgomery pl | all title to West Farms road and Montgomery pl. Victoria D'Andrea et al to Luigi Astorino. Mort \$1,395. Aug 25, Aug 27, 1909. other consid and 100

*White Plains road | n w cor East 151st st, or Patterson av x125.1 151st st | x41.10x88.10x25, Clasons Point. Susan H Rudd to Patrick H Whalen. Confirmation deed. Aug 26, Sept 1, 1909. other consid and 100

Washington av, No 940 | e s, 42.8 n 163d st, runs n 25 x e 163d st, Nos 481 and 483 East | 100 x s 25 x w 100 to beginning, except part for av, 3-sty frame tenement and store. Washington av, No 942, e s, 67.8 n 163d st, 25x100, except part for av, 3-sty frame tenement and store. Joseph Wewer et al HEIRS, &c, Richard Wewer to Maximiliana widow of Richard Wewer. Q C. All liens. Aug 6, Sept 1, 1909. 9:2368. gift

Walton av, No 2100, e s, 100 s 181st st, 25x100, 3-sty frame tenement. Jacob Leitner to Hyman Axelroad and Nathan Cohn. Q C. Aug 31, Sept 1, 1909. 11:3179, 3180, 3185, 3178. nom

Webster av, No 2783 | s w cor Oliver pl, 121.2x217.5 to e s Decatur av | catur av x115.9x221.2, 2-sty frame dwelling, 2-sty frame stable and vacant. Eliz Decatur av | N wife of and Wm C Rogers to Mary D H Bennett, of Middletown, N Y. 1/2 part. Aug 24, Sept 1, 1909. 12:3279. nom

Same property. Mary D H Bennett to The Webster Av Impt Co, all of. Aug 28, Sept 1, 1909. 12:3279. nom

Washington av, No 2047, w s, 360.10 s 180th st, 25x142.6, 4-sty brk tenement. Marie Bernstein to Rose M Kurr of New Rochelle, N Y. Morts \$18,380 and all liens. Aug 31, Sept 1, 1909. 11:3036. nom

3d av, e s, 175.2 n 161st st, 25x130.11x25x129.9, vacant. John Whalen to Wm A Cameron. Aug 26, Aug 27, 1909. 10:2620. other consid and 100

3d av, No 4195, w s, 139.1 s Tremont av, runs w 93.7 x s — x w 0.1 x s 27 x e 94.8 to av, x n 27.11 to beginning, 3-sty frame tenement and store with 1-sty frame extension. George Heuser to Louis E Levy. All liens. Sept 1, Sept 2, 1909. 11:2924. other consid and 100

*9th av, n s, 606.10 e White Plains road, 50x100, Wakefield. S Eugene Gumpert to Edward Kane. All liens. Jan 28, Sept 1, 1909. other consid and 100

*Lots 156A and 156B map No 1108B of subdivision portion of Penfield property. John McClure to Catharine McClure. Aug 26, Aug 27, 1909. nom

Lots 131 to 143, 166 to 178 and 194 to 265. Release of lien of \$9,500 on premises set apart to the defendant Sadie T Sturges in the West Farms plot described in judgment upon Commissioners map filed in action of Sarah S S Sturges and Adele Sturges Dodd agt Sadie T Sturges, defendant. Aug 27, Sept 1, 1909. 11:2996, 2997, 2999, 3002, 3003. nom

*Westchester & Boston Railway, c l, 639.3 from n s Bear Swamp road, runs n w 73.5 x s w 698.7 to n s Bear Swamp road x n e 106.9 x n e 556.4 x n w 72.5 to beginning, contains 1 439-1,000 acres. James R Roosevelt et al TRUSTEES Wm Astor for John J Astor & Co to N Y, Westchester & Boston Railway Co. July 22, Aug 27, 1909. other consid and 100

*Vault lot, 15 ft sq in burial ground attached to Episcopal Church of St Peters at Westchester, and conveyed by said church to Jacob Hutscher on Oct 10, 1855. Thomas Gore and Emma J his wife to Laura, Eliz A and Emma F Gore, all of Eastchester, N Y. Q C. Feb 13, Aug 30, 1909. 20

LEASES

Under this head 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.

Aug. 27, 28, 30, 31, Sept. 1 and 2.

BOROUGH OF MANHATTAN.

Bayard st, No 47, store, &c. Herbert Baum to Michael Colombo; 5 years, from June 1, 1909; 2 years renewal. Sept 2, 1909. 1:163

Beach st, n s, bet West Broadway and St Johns pl, rooms on 1st and 2d floors and basement in Wool Exchange Building. Wool Exchange Realty Co to United States of America by Frank H Hitchcock, P G of the U S; 10 years, from Feb 1, 1909. Aug 30, 1909. 1:212

Broome st, No 413. Leasehold. Order of court that Julius Loewenthal has redeemed said premises and is entitled to possession under lease dated July 11, 1904, and that he pay the landlord the sums of \$1,103.92 and \$1,000, and that landlord account for rents for month of Aug, 1909, &c. Eliza J Smith EXTRX Thomas Smith, landlord, agt Peter P Acritelli et al tenants and Julius Loewenthal petitioner. Aug 31, Sept 1, 1909. 2:473

Church st, No 130, store and basement. Assign lease. William Sauter to Martin Joost. Aug 31, Sept 1, 1909. 1:133

Same property. Consent to assign lease. Catherine Whittemore to William Sauter. Aug 31, Sept 1, 1909. 1:133

Division st, No 227, the lot. Clarence R Conger to Chebra Schem Tor Aushib Ianavor; 5 years, from May 1, 1909. Sept 1, 1909. 1:286

Great Jones st, No 45, all. Maria D B Cox and ano to Isaac Rosenzweig and Isaac Elson; 9 9-12 years, from May 1, 1909. Aug 31, 1909. 2:530

Mott st, Nos 124 and 126, all. Rose Gordon to Paolo Didato; 5 years, from Sept 1, 1909. Aug 31, 1909. 1:238

Spring st, No 219, store, &c. Anna C W Price to Chas Beiswenger; 2 8-12 years, from Sept 1, 1909. Aug 31, 1909. 2:504

Spring st, No 306 | s e cor, all. Geo N Bohlken and ano to Renwick st, Nos 44 and 46 | Louis P Cohen; 5 years, from May 1, 1908. Sept 1, 1909. 2:594

Sullivan st, Nos 125 and 127, all. Giulia Pianca to Michele Saviano; 3 8-12 years, from Sept 1, 1909. Aug 31, 1909. 2:503

Suffolk st, Nos 171 and 173, n w s, 46x100. Assign 2 leases. David Michelson to Amelia Greenberg. All title. All liens. Aug 17, Aug 28, 1909. 2:355

Thompson st, Nos 143 and 145, all. Charles Gordon to Dominick Volpe; 5 years, from Sept 1, 1909. Aug 30, 1909. 2:517

4th st, No 216 East. Assign lease. Hannah King and ano to Max Zwerdling. Aug 25, Aug 31, 1909. 2:399

4th st, No 216, s s, 318 e Av A, 24.9x96.2, the lot. Winthrop A Chanler and ano EXRS John W Chanler to Kilian Weigand; 5 years, from May 1, 1909. Aug 31, 1909. 2:399

Same property. Assign lease. Kilian Weigand to Hannah King and Ida Salkin. May 1, 1909. Aug 31, 1909. 2:399

5th st, No 509 East. Assign lease. Stephen Bros to John and Jos Varga. Aug 23, Sept 1, 1909. 2:401

16th st, No 541 East, store, &c. Mary Klingler to Henry Knobling; 5 years, from May 1, 1909. Sept 2, 1909. 3:974

23d st, No 337 East, store. Elvira Purdy to John M Hoffman; 5 years, from May 1, 1911. Sept 2, 1909. 3:929

25th st, n s, bet 10th and 11th avs, 125x98, "formerly known as Cornell foundry." Chas A Christman to A T Stewart Realty Co; 5 years, from Oct 1, 1909 (with option to purchase before Oct 1, 1910, for \$85,000). Aug 30, 1909. 3:697

26th st, Nos 22 and 24 West, 9th, 10th and 11th lofts. Charles Kaye to Morris and Henry Gordon; 5 years, from Feb 1, 1910. Sept 2, 1909. 3:827

37th st, No 232 East, all. August Wolf and ano to Fred Schwarzer. 5 years, from Sept 1, 1909. Aug 27, 1909. 3:917

53d st, No 405 West, store. Fremont M Jackson to Annie Degnan; 6 years, from Sept 1, 1909. Aug 31, 1909. 4:1063

54th st, No 426 West, store, &c. Aaron Snitow and ano to Stanley Genoviez; 2 years, from Sept 1, 1909. Aug 27, 1909. 4:1063

58th st, No 370 West. Assign lease. Max Yachelson to Abraham Deckwan. Aug 31, Sept 1, 1909. 4:1048

58th st, No 370 West, store. Christopher Steffens to Max Yachelson; 2 8-12 years, from Sept 1, 1908. Sept 1, 1909. 4:1048

70th st, n w cor Exterior st, store, &c. Emma Lowe to George Beik; 5 years, from May 1, 1907, with 5 years renewal at \$1,200. Aug 31, 1909. 5:1482

71st st, n s, 175 w Av A, 25x102.2, the lot. James J Carney ADMRX Patrick Welsh to Golde & Cohen, a corp; 11 years, from Aug 31, 1909. Sept 1, 1909. 5:1466

108th st, No 440 East. Reassignment of lease. John D Haase to Pasquale Mottola. Aug 23, Sept 2, 1909. 6:1701

110th st, n w cor 8th av, 2 stores. Texas Realty Co to Frances Di Pawell; 10 years, from May 1, 1909. Aug 27, 1909. 7:1846

117th st, Nos 441 to 445 East, store. Hyman Levin to Frank Carcione; 5 years, from Mar 1, 1909. Sept 2, 1909. 6:1711

Av A, No 1607, store, &c. Elizabetha Bohm to Martin Lange; 5 years, from May 1, 1911. Sept 2, 1909. 5:1564

Av A, w s, 120.2 n 3d st, 24x100. Assign lease. Eliz K Rauch INDIVID and EXTRX Louis Rauch to Gussie Glasser. Sept 2, 1909. 2:431

Amsterdam av, Nos 1774 and 1776, space on 2d floor. Albert H Terhune to Nathan Danciger; 3 years, from Jan 2, 1909. Sept 1, 1909. 7:2079.....10% on amount of gross sales

Audubon av, No 265, store No 1. Bessie Ruth to David Fishkin; 5 years, from Nov 1, 1908. Aug 30, 1909. 8:2152....480 to 600

Amsterdam av, No 975. Extension of lease for 2 years, from May 1, 1914. Christian Buckman with Wm Lingner. Aug 21. Aug 27, 1909. 7:1862..... nom

Broadway, No 489 basement. Moritz H Friedman to Nathan Broome st, No 444| Katz; 1 year, from Sept 1, 1909. Sept 1, 1909. 2:484.....2,300

Broadway, cor Exchange pl, —x— to New st. Knickerbocker Trust Co. Building booth on ground floor. Andreas Fox to B Rosenthal; from Aug 10, 1909, to May 1, 1911. Sept 2, 1909. 1:23.....1,100

Broadway, No 821 | n w cor 12th st, runs w 87.2 x n 31.2 x— 12th st, No 51 East| 13.3 x s 22 x e 61.4 to w s Broadway, x s 27 to beginning.....

Broadway, No 823, w s, 27 n 12th st, 22.2x59.1x22x61.4..... Assigns two leases. 821 Broadway Co to Bernard Ratkowsky and Kassel Simon. Sept 1. Sept 2, 1909. 2:564..... other consid and 100

Broadway, s e cor 163d st, 6th store from corner. Tomahawk Realty Co to Adolph Muller; 5 years, from Oct 1, 1909. Sept 2, 1909. 8:2122..... 600 to 780

Columbus av, No 835. Assign lease. Catherine and Bernard Noonan to Philip Korn. Mort \$8,000. Aug 28. Aug 31, 1909. 7:1836..... other consid and 100

Columbus av, No 835, store lease, &c. Power of attorney. Catherine Noonan to Bernard Noonan. Dec 21, 1907. Aug 31, 1909. P A.....

Park av, No 1481, all. Henry C Fredericks to Harry Braun; 2 years, from Sept 1, 1909. Aug 28, 1909. 6:1636.....600

1st av, No 1215. Assign lease. Paul Sommer to Geo N Moerschhauser and ano. Aug 31. Sept 1, 1909. 5:1440..... nom

1st av, No 689. Kips Bay Brewing & Malting Co to Julius Westphal; 3 years, from Oct 1, 1909. Aug 31, 1909. 3:945..... 1,500 and 1,600

2d av, s w cor 21st st, store. Catharina M S Bremer to John Rathjen; 5 years, from May 1, 1909. Sept 1, 1909. 3:901.....960 and 984

2d av, No 714. Assign lease. Adolph Nemad to Joseph and Morris Wertheimer. Aug 24. Sept 2, 1909. 3:944..... nom

Same property. Assign lease. Joseph and Morris Wertheimer to The Ebling Brewing Co. Aug 24. Sept 2, 1909. 3:944..... nom

2d av, No 869. Assign lease. Jeremiah J Mead and ano to Wm Zoll. May 24. Sept 2, 1909. 5:1320..... nom

6th av, No 501 | n w cor 30th st, 30 to n s Stewart st, Nos 103 to 109 West| art st, x — to n s 30th st, x144. Stewart st, closed, n s, 41.5 w 6th av, 100x99.6, being parts of above street Nos.....

Julia L Butterfield as TRUSTEE Frederick P James decd to Henry Morgenthau. All title; from July 1, 1909, and during life of party 1st part. Sept 2, 1909. 3:806.....taxes, &c, and 10,000

12th av, n e cor 43d st, 20x50, all. The Charles E Ellis Real Estate Co to Patrick Gilmartin; 5 years, from June 1, 1909, with 5 years renewal at \$1,350. Aug 27, 1909. 4:1091..... taxes, &c, and 1,200

BOROUGH OF THE BRONX.

Courtland av, No 777, cor 157th st, store, &c. Simon Dressler and ano to Charles Glatt; 4 7-12 years, from Oct 1, 1909. Sept 2, 1909. 9:2417.....720 to 1,200

St Anns av, No 302, south store, &c. Katie Nestel and ano to Charles Borchardt; 3 years, from May 1, 1909. Sept 2, 1909. 10:2553.....600

St Anns av, No 302, north store, &c. Katie Nestel and ano to Sarah C Tunney; 3 years, from May 1, 1909. Sept 2, 1909. 10:2553.....600

Tremont av, No 452 East, all. Clara Bryce to Charles Sam; 5 yrs, from May 1, 1909. Aug 27, 1909. 11:3034....1,400 to 1,600

Willis av, No 221. Assign lease. Laurence Crudden to Warren Lutz and ano. Aug 21. Sept 1, 1909. 9:2300..... nom

Willis av, No 218, store. Adolph Steiner to Morris Leven; 3 yrs, from June 1, 1909. Sept 2, 1909. 9:2281.....600

3d av, No 2783, w s, —x— to Courtlandt av, all. Dora Rosenstein to Sabina Bardach; 5 8-12 years, from Sept 1, 1909. Aug 30, 1909. 9:2327.....2,250

3d av, s w cor 169th st, cor store, loft above and small cellar. Simon I Schwartz to Ricka Jacobson; 5 years, from Oct 1, 1909. Aug 30, 1909. 9:2373.....1,500 and 1,800

3d av, No 2688. Assign lease. Wm M Fowler to Sadleir & Co. Sept 1. Sept 2, 1909. 9:2306..... nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Aug. 27, 28, 30, 31, Sept. 1 and 2.

BOROUGH OF MANHATTAN.

Anyon, James T to Kathleen A Street. 70h st, No 217, n s, 215 w Amsterdam av, 15x100.5. P M. Aug 31, 2 years, 6%. Sept 2, 1909. 4:1162..... 9,000

Bendfeldt, Eliz to Becker Realty Co. 1st av, No 854, e s, 50.4 s 48th st, 25x75. P M. Prior mort \$16,500. Aug 26, 2 years, 6%. Sept 2, 1909. 5:1359..... 3,500

Bagge (George A) Construction Co to Sound Realty Co. 156th st, n s, 185 e Riverside Drive, 65x99.11. Building loan. Prior mort \$25,000. Sept 1, due Mar 1, 1911, 6%. Sept 2, 1909. 8:2134..... 30,000

Same to same. Same property. Certificate as to above mort. Sept 1. Sept 2, 1909. 8:2134.....

Baxter, Wm to Alfred D Hewitt and ano exrs James McIndo. 27th st, No 119, n e s, 204.5 n w Lexington av, 20.7x98.9. P M. Aug 30, 3 years, 5%. Sept 2, 1909. 3:883..... 20,000

Bale, Florence and Fannie and Ida B Frank to EMIGRANT INDUSTRY SAVINGS BANK. 12th st, No 134, s s, 450 e 7th av, 25x103.3. Sept 1, 1909, 5 years, 4½%. 2:607..... 27,000

Burnett, Thomas J, of Borough of Queens, N Y, to Daniel J K Zimmermann. Clinton st, No 11, w s, 125 s Houston st, runs w 64 x n 25 x w 36 x s 50 x e 100 to Clinton st, x n 25 to beginning. P M. Prior mort \$20,000. Aug 30, due Aug 1, 1913, 5%. Sept 2, 1909. 2:350..... 9,000

Burnett, Thos J, of Borough of Queens, N Y, to Daniel J K Zimmermann. Clinton st, No 13, w s, 225 n Stanton st, 24.5x100x 24.2x100. P M. Prior mort \$18,000. Aug 30, due Aug 1, 1913, 5%. Sept 2, 1909. 2:350..... 10,000

Bernheim, Eli H with Nina P Lowenstein. 52d st, No 310 East. Subordination agreement. Aug 26. Aug 28, 1909. 5:1344. nom

Bisbee, Eldon to Jane S Satterlee et al. 78th st, No 60, s s, 231.3 e Madison av, 18.9x102.2. P M. Aug 18, due July 20, 1912, 5%. Aug 27, 1909. 5:1392..... 36,000

Bloomington, Clara and Lewis M, and Rosalie B and Eugene E Spiegelberg trustees Jos B Bloomington with Jacob Weintraub. Amsterdam av, No 2185. Extension of \$40,000 mort until Sept 12, 1912, at 5½%. June 22. Aug 28, 1909. 8:2112. nom

Broome, Cannon Co to STATE BANK. Broome st, No 71, s s, 129.1 e Columbia st, 21x56. P M. Prior mort \$13,250. Aug 26, 12 months, —%. Aug 27, 1909. notes, \$1,000

Same to Kate M Solomon. Same property. P M. Aug 26, 3 yrs, 5½%. Aug 27, 1909. 13,250

Bachrach, Julius with Joseph Simerman. 80th st, No 505, n s, 123 e Av A, 25x102.2. Subordination agreement. Aug 25. Aug 27, 1909. 5:1577. nom

Bergin, Thomas to Gustav R Tuska and ano exrs, &c, Saml A Tuska. 93d st, No 66, s s, 80.10 e Columbus av, 19.2x100.8. Aug 4, 5 years, 4½%. Aug 27, 1909. 4:1206..... 15,500

Broad-Exchange Co to EQUITABLE TRUST CO of N Y. Exchange pl, Nos 44 to 56, s e cor Broad st, Nos 25 to 33, runs e 236.3 x s 102.4 x w 73.6 x s 115.4 x w 48.2 x n 108.3 x n 30.3 x w 6.7 x n 29.6 x w 102.9 to Broad st x n 106.8 to beginning; also all buildings, machinery, &c; also Broad st, No 41, e s, 194.3 n Beaver st, runs e 128.11 x n 31.2 x w 119.3 to Broad st x s 30.2 to beginning. Trust mort. July 1, due July 1, 1929, 4%. Aug 30, 1909. 1:25. gold bonds, 3,450,000

Same to same. Same property. Certificate as to above mort. June 24. Aug 30, 1909. 1:25.....

Baratta, Assunta to Salvatore Soraci. 1st av, No 2055, w s, 50.6 n 106th st, 25x72.10. Aug 26, demand, 6%. Aug 30, 1909. 6:1678..... 2,500

Brown, Henrietta L to THE NASSAU BANK. 76th st, No 211, n s, 165 w Amsterdam av, 25x102.2. Given to secure a demand note made by The Riverdale Mills, a corpn, at Great Barrington, Mass, to said bank for \$20,000 and endorsed by Wm L Brown. July 25, 1908. Aug 31, 1909. 4:1168. nom

Barnett, Lewis with Banned Friend. Norfolk st, No 155. Agreement modifying terms of mort. Aug 31, 1909. 2:354. nom

Brady, Mary M wife of and Thos J to A Wheeler Palmer. 139th st, No 219, n s, 496.1 e 8th av, 32.4x99.11. Prior mort \$15,000. Aug 31, 1 year, 6%. Sept 1, 1909. 7:2025..... 1,650

Baker & Williams, a corpn, to BROADWAY SAVINGS INSTN. 20th st, Nos 513 to 517, n s, 175 w 10th av, 100x92. Sept 1, 1909, due Nov 1, 1910, 4½%. 3:692..... 120,000

Same to same. Same property. Consent to above mort. Aug 17. Sept 1, 1909. 3:692.....

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 3:692.....

Bauer, Margt to Wm L Searles exr Adolph Rupp. 62d st, No 212, s s, 161.3 e 3d av, 18.9x100.5. Prior mort \$10,000. Sept 1, 1909, 3 years, % as per bond. 5:1416..... 5,000

Bennet, Orlando C to Emma Pfizenmayer and ano exrs Anthony Reichhardt. 63d st, Nos 5 to 15, n s, 125 w Central Park West, 150x100.5. P M. Sept 1, 1909, 10 years, 4½%. 4:1116. 260,000

Same to same. Same property. P M. Prior mort \$——. Sept 1, 1909, installs, 5%. 4:1116..... 50,000

Bernheimer, Meyer A to Max Drey. 146th st, Nos 540 and 542, s s, 450 w Amsterdam av, 75x99.11. Prior mort \$100,000. Aug 31, 3 years, 6%. Sept 1, 1909. 7:2077..... 11,500

Bendfeldt, Eliz to Jessica R Green. 1st av, No 854, e s, 50.4 s 48th st, 25x75. Aug 23, 3 years, 5%. Sept 1, 1909. 5:1359..... 16,500

Burton, Frank V, of Newburgh, N Y, and John H Burton, of Woodmere, N Y, to Sarah Switzer. 5th av, No 424, w s, 26.9 n 38th st, runs w 100 x n 19.3 x w 3 x n 3 x w 14 x s 48.9 to n s 38th st x e 117 to av x n 26.9 to beginning. P M. Sept 1, 1909, due, &c, as per bond. 3:840..... 600,000

Burton, Frank V, of Newburgh, N Y, and John H Burton, of Great Neck, L I, to BOWERY SAVINGS BANK. 5th av, Nos 426 to 434, w s, 49.5 s 39th st, runs w 100 x n 49.5 to s s 39th st, Nos 2 and 4, x w 47 x s 98.9 x w 38 x s 98.9 to n s 38th st, Nos 1 to 5, x e 68 x n 48.9 x e 14 x s 3 x e 3 x s 19 x e 100 to av x n 121.4 to beginning. Sept 1, 1909, 3 years, 4½%. 3:840. 275,000

Borst, Wm A and Geo M to THE GERMAN SAVINGS BANK. Park av, No 1681, n e cor 118th st, No 109, 25.5x90. Aug 24, due Sept 1, 1912, 4½%. Sept 1, 1909. 6:1767..... 22,000

Clark, Besse C to Fannie S Patterson, of Troy, N Y, and Carrie H Toucey, N Y. 1st av, No 1895, w s, 25 s 98th st, runs w 99.6 x s — x w 0.6 x s 75.5 x w 50 x n 100.1 to s s 98th st, Nos 336 to 340, x e 150 to w s 1st av x s 25.1 to beginning. Prior mort \$——. June 16, 1906, due June 1, 1908, 6%. 6:1669..... 21,000

Cohn, Salo to whom it may concern. 7th av, No 2320. Certificate as to amount due on mort. Aug 2. Aug 28, 1909. 7:1942.....

Colewater, Christ to De Witt C Flanagan and ano trustee, &c, 2d av, No 2000. Saloon lease. Aug 23, demand, 6%. Aug 31, 1909. 6:1675..... 5,000

Cohen Realty Co to METROPOLITAN TRUST CO. 161st st, Nos 518 to 528, s s, 275 w Amsterdam av, 135x99.11. Certificate as to 3 mortg for \$40,000 each. Aug 30. Aug 31, 1909. 8:2119.....

Cohen Realty Co to METROPOLITAN TRUST CO. 161st st, Nos 518 to 528, s s, 275 w Amsterdam av, 3 lots, each 45x99.11. 3 mortg, each \$40,000. Aug 30, due Oct 1, 1910, 6%. Aug 31, 1909. 8:2119..... 120,000

Capek, Thomas and Jerome or Jerome V Vostrovsky to GERMAN SAVINGS BANK in City N Y. 71st st, No 304, s s, 100 e 2d av, 25x100.5. Sept 1, 1909, 3 years, 4½%. 5:1445..... 15,000

Criterion Construction Co to I Randolph Jacobs. 26th st, Nos 114 and 116, s s, 171.5 w 6th av, 42.10x98.9. P M. Prior mort \$55,000. Sept 1, 1909, 2 years, 6%. 3:801..... 10,500

Carfolite, Genaro to Louis Haberstroh. Wadsworth av, w s, 175 s 187th st, 25x150. Sept 1, due, &c, as per bond. Sept 2, 1909. 8:2167..... 6,000

Diefenthaler, John V. of Newark, N J, and Geo T, Chas E and Geo E Diefenthaler, Annie M Rohe, Katharina Budenbach and Grace wife of and Roy R McCully to MUTUAL LIFE INS CO of N Y. 7th av, No 243, s e cor 24th st, Nos 241 and 243, runs e 80 x s 39.6 x w 20 x n 19.9 x w 60 to av, x n 19.9 to beginning. Aug 10, due, &c, as per bond. Sept 2, 1909. 3:799. 40,000

Diefenthaler, John V. of Newark, N J, and Geo T, Chas E, Geo E Diefenthaler of N Y, and Annie M Rohe, Katharina Budenbach and Grace with of Roy R McCully to MUTUAL LIFE INS CO of N Y. 9th av, No 874, s e cor 57th st, No 368, 100.5x20. Aug 10, due, &c, as per bond. Sept 2, 1909. 4:1047. 45,000

de Gersdorff, Geo B to Genevieve Fox. 80th st, No 163, n s, 268.9 w 3d av, 18.9x100. P M. Sept 1, 3 years, 4 1/2%. Sept 2, 1909. 5:1509. 15,000

Di Pawell, Frances to Lion Brewery. 8th av, n w cor 110th st. Saloon lease. Aug 19, demand, 6%. Aug 27, 1909. 7:1846. 5,000

Egan & Hallecy Construction Co to Hogenauer & Wesslau Co. 171st st, s w cor Fort Washington av, 103.10x94x99.6x94.1. Building loan. Aug 30, 1 year, 6%. Aug 31, 1909. 8:2139. 90,000

Same to same. Same property. P M. Aug 30, 1 year, 5%. Aug 31, 1909. 8:2139. 57,000

Egan & Hallecy Construction Co to Hogenauer & Wesslau Co. Fort Washington av, s w cor 171st st, 94.1x99.6x94x103.10. Consent to mort for \$90,000. Aug 30. Aug 31, 1909. 8:2139. 5,000

Same to same. Same property. Consent as to mort for \$90,000. Aug 30. Aug 31, 1909. 8:2139. 5,000

Edgar Construction Co to Joseph Hamerslag. Manhattan st, Nos 107 to 111, n s, 100 e Old Broadway, 72x100x64x100.2. Building loan. Prior mort \$116,000. Aug 26, due Feb 26, 1910, 6%. Aug 30, 1909. 7:1982. 15,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 30, 1909. 7:1982. 5,000

Eight Twenty-Nine Park Av Co to METROPOLITAN LIFE INS CO. Park av, Nos 827 to 833, s e cor 76th st, 117.2x100. Aug 27, due Oct 1, 1914, 6%, until building is completed and 5 1/2% thereafter. Aug 28, 1909. 5:1410. 625,000

Same to same. Same property. Certificate as to above mort. Aug 27. Aug 28, 1909. 5:1410. 5,000

Eight Twenty-Three Park Av Co to Salo Cohn. Park av, Nos 823 and 825, e s, 117.2 s 76th st, 60x100. P M. Prior mort \$69,600. Aug 15, 3 years, 6%. Aug 28, 1909. 5:1410. 50,000

Epstein, Annie to Pincus B Brown. 74th st, Nos 421 to 425, n s, 254.8 e 1th av, 62x63.3x62.9x72.11. P M. Prior mort \$45,000. Sept 1, demand, 6%. Sept 2, 1909. 5:1469. 1,000

Eisenkramer, Herman to Bernard Frank. 88th st, No 505, n s, 100 e Av A, 25x100.8. Aug 31, 3 years, 4 1/2%. Sept 2, 1909. 5:1585. 14,000

Frey, Margaretha to Edw Richardson. 99th st, Nos 118 and 120, s s, 249 w Columbus av, 42x100.11. Aug 10, 1 year, 6%. Aug 28, 1909. 7:1853. 615

Froatz, Charles to Leslie T McCurdy. 142d st, No 212, s s, 158 w 7th av, 17x99.11. Aug 27, 3 years, 5%. Aug 28, 1909. 7:2027. 5,000

Felder, Abraham to Aronson Mercantile Co. Forsyth st, No 103, Assign rents to secure 6 notes for \$50 each. Aug 27. Aug 28, 1909. 2:428. 300

Fine, Eva to Isaac Miller. 3d st, Nos 227 and 229 East. Subordination agreement. Aug 26. Aug 27, 1909. 2:386. nom

Friedman (Robert) Construction Co to Aaron M Janpole and ano. 132d st, s s, 100 w Amsterdam av, 125x99.11. Building loan. Aug 26, 1 year, 6%. Aug 28, 1909. 7:1986. 8,000

Same to same. Same property. Certificate as to above mort. Aug 26. Aug 28, 1909. 7:1986. 5,000

Faruolo, Chas R to Emma Pfizenmayer. 18th st, No 418, s s, 269 e 1st av, 25x92. Aug 30, 5 years, 5%. Aug 31, 1909. 3:949. 14,000

Fortuna Estates to U S MORTGAGE & TRUST CO as trustee. Certificate as to mort or deed of trust dated July 31, 1909. July 31. Aug 31, 1909. Genl morts. 525,000

Fahys (Joseph) & Co to Republic of Panama. Maiden lane, Nos 52 and 54, s s, 104.9 w William st, 50x110 to Liberty st, Nos 29 and 31, x49.8x100.11. Sept 1, 1909, 5 years, 4 1/2%. 1:66. 5,000

Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 1:66. 5,000

Frank, Emil with Annie M Jones. 110th st, No 250, s s, 100 w 2d av, 16.8x100.10. Extension of \$4,500 mort until Aug 2, 1912, at 5%. July 8. Sept 1, 1909. 6:1659. nom

Fleischmann Realty and Construction Co to ALBANY SAVINGS BANK. 154th st, Nos 248 to 260 West. Certificate as to four morts for \$35,000 each. Sept 1. Sept 2, 1909. 7:2039. 140,000

Fleischmann Realty and Construction Co to ALBANY SAVINGS BANK. 154th st, Nos 248 to 260, s s, 175 e 8th av, four lots each 37.6x99.11. Four morts, each \$35,000. Sept 1, 5 years, 5%. Sept 2, 1909. 7:2039. 140,000

Farley, James A to LINCOLN TRUST CO guardian Gerald C Holbrook et al. 45th st, Nos 2 to 6, s s, 100 w 5th av, 75x100.5. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 5:1260. 310,000

Glasser, Gussie to Eliz K Rauch individ and as extrx Louis Rauch. Av A, No 53, w s, 120.2 n 3d st, 24x100. Leasehold. P M. Sept 2, 1909, 10 years, 5%. 2:431. 7,000

Greenberg, Abraham to American Mortgage Co. 60th st, Nos 323 and 325, n s, 275 w 1st av, 2 lots, each 25x100.5. 2 P M morts, each \$13,000. Aug 31, 3 years, 5%. Sept 1, 1909. 5:1435. 26,000

Gabriel, Abraham to Eliz L Mortimer. 129th st, No 109, n s, 140 e Park av, 25x99.11. Prior mort \$10,000. Aug 31, installs, 6%. Sept 1, 1909. 6:1778. 2,500

Greenfield, Samuel to Isaac Pick. 119th st, No 26, s s, 600 e Lenox av, 15x100.11. Prior mort \$—. Aug 31, 1 year, 6%. Sept 1, 1909. 6:1717. 2,000

Ginsburg Realty Co to Jean Burger. 64th st, No 18, s s, 275 w Central Park West, 25x100.4. P M. Prior mort \$18,000. Aug 30, 3 years, 5%. Aug 31, 1909. 4:1116. 18,000

Ginsburg, Harry to George Sang. 66th st, No 247, n s, 125 e West End av, 25x100.5. Prior mort \$11,500. Aug 19, due Feb 28, 1913, 6%. Aug 30, 1909. 4:1158. 4,000

Giunta, Felice to LAWYERS TITLE INS & TRUST CO. 2d av, No 2245, w s, 22 n 115th st, 28.11x90. Aug 27, 5 years, 5%. Aug 30, 1909. 6:1665. 16,500

Same to Maria Bonomo. Same property. Prior mort \$16,500. Aug 27, 5 years, 6%. Aug 30, 1909. 6:1665. 2,900

Greenberg, Fannie to Milly Raphael. 114th st, No 33, n s, 455 w 5th av, 19.11x100.11x20x100.11. Prior mort \$19,000. Aug 24, 1 year 6%. Aug 28, 1909. 6:1598. 2,000

Goldenkranz, Solomon to Isiah Lewin, of Brooklyn. 7th av, No 200, w s, 49.7 s 22d st, 24.7x100. Aug 27, due July 16, 1911, 6%. Aug 28, 1909. 3:771. 5,500

Gilmartin, Patrick to Lion Brewery. 12th av, n e cor 43d st, —x—. Saloon lease. Aug 17, demand, 6%. Aug 27, 1909. 4:1091. 5,088

Greenberg, Amelia to David Michelson. Suffolk st, No 173, n w s, abt 80 s Houston st, 22x100; Suffolk st, No 171, w s, abt 110 s Houston st, 24x100. Leasehold. Aug 17, demand, 6%. Aug 28, 1909. 2:255. 1,500

Hagedorn, William to Chas E Patterson. 1st av, No 1895, s w cor 98th st, No 340, 25x99.6. P M. Aug 25, 3 years, 5%. Aug 27, 1909. 6:1669. 20,000

Hornichter, Sigmund and Abraham Kane to Saml N Beck et al. 13th st, No 521, n s, 271 e Av A, 25x103.3; also plot begins 271 e Av A and 68.11 n e 13th st, runs n w 0.2 x n e — x s w — to beginning. Prior mort \$19,000. Aug 27, due Feb 27, 1911, 6%. Aug 28, 1909. 2:407. 1,800

Hornichter, Sigmund and Abraham Kane to Robt Maynicke et al exrs, &c, Henry W Schmidt. 13th st, No 521, n s, 271 e Av A, 25x103.3. Aug 26, 5 years, 5%. Aug 27, 1909. 2:407. 19,000

Hubert, Chas R to LAWYERS TITLE INS & TRUST CO. 83d st, No 30, s s, 331 w Central Park West, 19x102.2. Aug 28, 3 years, 5%. Aug 30, 1909. 4:1196. 20,000

Helfand, Marcus to Harry L Rosen. 114th st, No 55, n s, 150 e Lenox av, 25x100.11. P M. Prior mort \$23,500. Aug 31, 1909, 2 years, 6%. 6:1598. 1,500

Hurlbut, J Ida L to James M Horton. 64th st, No 112, s s, 119 w Columbus av, 19x100.5. P M. Aug 30, 5 years, 5 1/2%. Sept 1, 1909. 4:1135. 12,000

Hurlbut, J Ida L to James M Horton. 64th st, No 114, s s, 138 w Columbus (9th) av, 18x100.5. P M. Aug 30, 5 years, 4 1/2%. Sept 1, 1909. 4:1135. 22,000

Hack, Jacob, Jr, to Lawrence E Brown. 8th av, No 2455, w s, 334.6 s 133d st, 25.3x100. P M. Prior mort \$—. Aug 31, installs, 6%. Sept 1, 1909. 7:1958. 725

Helene Realty & Construction Co to Sumner Gerard trustee Henry Mason. 170th st, No 503, n s, 100 w Amsterdam av, 50x100. Sept 1, 1909, 3 years, 5%. 8:2127. 46,500

Same to same. Same property. Certificate as to above mort. Aug 30. Sept 1, 1909. 8:2127. 5,000

Helene Realty & Construction Co to Bertha K Bartlett. 170th st, No 507, n s, 150 w Amsterdam av, 50x100. Sept 1, 1909, 3 years, 5%. 8:2127. 46,500

Same to same. Same property. Certificate as to above mort. Aug 30. Sept 1, 1909. 8:2127. 5,000

Habel, Eva to Rose Kroll. 117th st, No 33, n s, 385 w 5th av, 25x100.11. Prior mort \$18,000. Sept 1, 3 years, 6%. Sept 2, 1909. 6:1601. 3,000

Hart, Frieda to Herman Elkan. 3d st, s s, 46 w 2d av, runs w 23 x s 58 x n e 23 x n 57.4 to beginning. Prior mort \$10,000. Sept 2, 1909, due, &c, as per bond. 2:458. 2,500

HUDSON CITY SAVINGS INST with Geo H Shaffer. Lexington av, Nos 201 and 203, n e cor 32d st, No 139, 49.5x55.10. Extension of \$30,000 mort until July 1, 1912, at 4 1/2%. Aug 31, 1909. 3:888. nom

Hebrew Orphan Asylum of City of N Y with Tillie Berger. 120th st, No 155, n s, 169 e 7th av, 16x100.11. Extension of \$11,500 mort until July 22, 1912, —%. July 8. Sept 1, 1909. 7:1905. nom

Jones, Oliver L to LAWYERS TITLE INS & TRUST CO. 59th st, No 321, n s, 235 w Broadway, 18x100.5. Aug 31, 5 years, 4 1/2%. Sept 1, 1909. 4:1112. 20,000

Justa Realty Co to Herman Sanders. 77th st, No 54, s s, 70 e Madison av, 12.6x102.2. P M. Prior mort \$13,500. Sept 1, due April 1, 1913, 6%. Sept 2, 1909. 5:1391. 5,000

Jacobus, Richard M, of East Orange, N J, to TITLE GUARANTEE AND TRUST CO. Morton st, Nos 92 to 96, s w cor Greenwich st, Nos 628 to 634, runs s 75 x w 120 x n 19 x n 19.4 x e 2.9 x n 37.1 to Morton st, x e 121.6 to beginning. 1/2 part all title. Aug 31, due, &c, as per bond. Sept 1, 1909. 2:602. 2,000

Kirschner, Michael to Elizabeth Baldauf. 5th st, No 218, s s, 235 e Bowery, 25x92.2. Sept 1, due Feb 1, 1916, 4 1/2%. Sept 2, 1909. 2:460. 19,000

Kirby Construction Co to Chas M Rosenthal. St Nicholas av, e s, 308.9 s 145th st, 100x100. Building loan. Sept 1, 3 years, 6%. Sept 2, 1909. 7:2051. 82,500

Same to same. Same property. Certificate as to above mort. Sept 1. Sept 2, 1909. 7:2051. 5,000

Same to same. Same property. P M. Prior mort \$—. Sept 1, 3 years, 6%. Sept 2, 1909. 7:2051. 20,000

Knoedler, Clara M to EMIGRANT INDUSTRIAL SAVINGS BANK. 78th st, No 128, s s, 309 w Columbus av, 16x96.2x16x96.5. P M. Sept 1, 1909, 1 year, 4 1/2%. 4:1149. 20,000

Krauss, Philip to Stanley G Harris and ano. 3d av, No 1406, s w cor 80th st, 25.2x90. P M. Prior mort \$—. Aug 31, 5 years, 4 1/2%. Sept 1, 1909. 5:1508. 35,000

Kassel, Abraham to METROPOLITAN SAVINGS BANK. Lewis st, Nos 153 to 157, w s, 18.6 n 3d st, 43x76x44x78; Lewis st, No 151, n w cor 3d st, No 369, 18.6x81.3x7.11x81.4. Aug 30, 1909, 5 years, 5%. 2:357. 30,000

Kassel, Abraham and Morris Kuttner with METROPOLITAN SAVINGS BANK. Lewis st, Nos 153 to 157, w s, 18.6 n 3d st, 43x76 x44x78; Lewis st, No 151, n w cor 3d st, No 369, runs w 81.4 x n 7.11 x e 81.3 to Lewis st x s 18.6 to beginning, together known as Nos 155 and 157 Lewis st. Subordination agreement. Aug 30, 1909. 2:357. nom

Korn, Philip to Beadleston & Woerz, a corpn. Columbus av, No 835. Saloon lease. Aug 28, demand, 6%. Aug 31, 1909. 7:1836. 8,000

Little Italy Realty Co to Walter A Burke trustee Matilda B Brown. 109th st, No 236, s s, 175 w 2d av, 25x100.10. Aug 26, 5 years, 5%. Aug 27, 1909. 6:1658. 17,000

Same to same. Same property. Certificate as to above mort. Aug 27, 1909. 6:1658. 5,000

Same and V Garofalo, Inc, and Vincent Garofalo with same. Same property. Subordination agreement. Aug 26. Aug 27, 1909. 6:1658. nom

Little Italy Realty Co and ITALIAN-AMERICAN TRUST CO with same. Same property. Subordination agreement. Aug 26. Aug 27, 1909. 6:1658. nom

Lyons, Abraham with Jos Raskin. 2d av, No 2126, e s, 50.10 n 109th st, 25x75. Extension of \$2,000 mort until Jan 16, 1909, at 6%. Aug 27. Aug 28, 1909. 6:1681. nom

Landon, Francis G to TITLE GUARANTEE & TRUST CO. 65th st, No 131, n s, 90 w Lexington av, 20x100.5. P M. Aug 27, due, &c, as per bond. Sept 1, 1909. 5:1400. 35,000

Loeb, Alfred to Clara Loeb. 132d st, No 48, s s, 183.4 e Madison av, 33.4x99.11. P M. Prior mort \$18,000. Sept 1, 1909, 5 years, 6%. 6:1756. 7,000

Lacavara, Giuseppe with John T Rothmann. 118th st, No 507, n s, 123.10 e Pleasant av, 24.2x100.11. Extension of \$13,000 mort until Sept 1, 1914, at 5 1/2%. Aug 30. Aug 31, 1909. 6:1815. nom

Leipzig, Abraham with Isaac A Krulewitch. 111th st, No 9, n s, 190 w 5th av, 30x100.11. Extension of \$5,000 mort until Mar 26, 1911, at 6%. Sept 1, 1909. 6:1595. nom

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

**E. THIELE, Sole Agent,
99 John St., New York.**

- Lord, Arthur P. of Tuxedo Park, N Y. to Rexton Realty Co. West End av, No 833, s w cor 101st st, No 300, 97x100. P M. Aug 23, due Sept 1, 1912, 4½%. Sept 2, 1909. 7:1889. 245,000
- Leichtag, Mindel to Louis Rieger. 3d st, No 306, s s, abt 260 w Av D, 22.7x106. Prior mort \$—. Sept 2, 1909, due Sept 2, 1911, 6%. 2:372. 2,500
- McDowell Construction Co to UNION DIME SAVINGS BANK. Broadway, No 4221, n w cor 179th st, No 701, 111.4x170.2x100x 121.1. Certificate as to mort for \$225,000. Sept 1, 1909. 8:2176. —
- McDowell Construction Co to UNION DIME SAVINGS BANK. Broadway, No 4221, n w cor 179th st, No 701, 111.4x170.2x100x 121.1. Sept 1, 1909, due, &c, as per bond. 8:2176. 225,000
- Morschauer, Geo N and George to George Ehret. 1st av, No 1215. Saloon lease. Aug 31, demand, 6%. Sept 1, 1909. 5:1440. 1,400
- McCotter, Wm S to Wm H Rolston and ano trustees Rosewell G Rolston. 8th av, No 306, e s, 74 n 25th st, 24.8x100; 12th st. Nos 245 to 251, n s, 147.6 w Greenwich av, runs w 77.8 x n 72.4 x w 10 x n 62.8 to Jane st, Nos 10 to 14, x e 72.2 x s 126.6 to beginning. Sept 1, 1909, 1 year, % as per bond. 3:775, 2:615. 15,000
- Male, Eva to Saul Bernstein. Av C, Nos 117 and 119, w s, 58.8 s 8th st, 38.8x83. P M. Prior mort \$60,296. Aug 27, 1 year, 6%. Aug 31, 1909. 2:390. 4,500
- McKeon Realty Co to Louis A Ehlers. 15th st, Nos 352 to 360, s s, 150 e 9th av, 100x103.1. Prior mort \$70,000. Aug 27, due Feb 27, 1910, 6%. Aug 28, 1909. 3:738. 4,000
- Same to same. Same property. Certificate as to above mort. Aug 27, Aug 28, 1909. 3:738. —
- Martin, James E J, of Brooklyn, N Y, to Nina P Lowenstein. 52d st, No 310, s s, 160 e 2d av, 20x100.5. Aug 27, 5 years, 5%. Aug 28, 1909. 5:1344. 9,500
- Martell, Martin J and John V Fitzpatrick to Lion Brewery. 83d st, No 70 West. Saloon lease. Aug 23, demand, 6%. Aug 27, 1909. 4:1196. 8,158.66
- Miller, Hattie to Isaac Miller. 3d st, Nos 227 and 229, n s, 280.11 e Av B, 46x96.2. Prior mort \$48,000. Aug 26, 5 years, 6%. Aug 27, 1909. 2:386. 12,000
- McLaughlin (T J) Sons, a corpn, to UNION DIME SAVINGS BANK. Broadway, No 3460, n e cor 141st st, 99.11x100. Aug 26, due, &c, as per bond. Aug 27, 1909. 7:2073. 325,000
- Same to same. Same property. Certificate as to above mort. Aug 26, Aug 27, 1909. 7:2073. —
- McCormack, Andrew J to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 2088, w s, 139.10 s 164th st, 39.11x182.5 to St Nicholas av, x42.7x197.4. Aug 27, 1909, due, &c, as per bond. 8:2121. 20,000
- Muller, Josephine to Wm R Rose. 154th st, No 418, s s, 189.4 w St Nicholas av, 18.9x99.11. Aug 26, 3 years, 4½%. Aug 27, 1909. 7:2068. 1,500
- Muscone, Pasqua to Nicolina Lener. 1st av, Nos 2113 and 2115, w s, 50.10 s 109th st, runs w 62.10 x s e — to pt 17.5 w 1st av, x e 17.5 to av, x n 50 to beginning. Prior mort \$—. Aug 27, 6 years, 3%. Sept 2, 1909. 6:1680. 2,000
- New England Mortgage Security Co to TITLE GUARANTEE & TRUST CO. Madison av, Nos 309 to 313, e s, 25.9 s 42d st, 52.6 x95. Aug 27, due, &c, as per bond. Aug 28, 1909. 5:1276. 265,000
- Same to same. Same property. Certificate as to above mort. Aug 27, Aug 28, 1909. 5:1276. —
- N Y Fireproof Tenement Assoc to MUTUAL LIFE INS CO of N Y. 10th av, Nos 567 to 573, s w cor 42d st, Nos 500 to 512, runs w 278.9 x s 98.9 x w 46.3 x s 98.9 to 41st st, Nos 505 to 513, x e 225 x n 98.9 x e 100 to 10th av, x n 98.9 to beginning. Prior mort \$—. Aug 25, due, &c, as per bond. Aug 27, 1909. 4:1070. 100,000
- Same to same. Same property. Certificate as to above mort. Aug 25, Aug 27, 1909. 4:1070. —
- North American Mortgage Co with St Pauls Construction Co. Riverside Drive, e s, 452.2 s 127th st, 80x irreg. Extension of \$25,000 mort until Oct 1, 1910, at 6%. Aug 26. Aug 31, 1909. 7:1994. nom
- Oscanyan, Wm H to Angel J Simpson and ano exrs Henry C Raynor. Broadway, s s, 175 w Hawthorne st, 100x149.8x100x148.6. P M. Aug 30, 1909, 5 years, 4½%. 8:2234. 27,000
- Pope, Dorothea T S and Amelia C trustees John W Pope with Hebrew Tabernacle Assoc. 130th st, No 218, s s, 225 w 7th av, 20x99.11. Extension of \$9,000 mort until Dec 1, 1910, at 5%. July 19. Aug 27, 1909. 7:1935. nom
- Pell, Melissa A, Lita P Wright and F Livingston Pell and James D Pell trustees Walden Pell to LAWYERS TITLE INS & TRUST CO. 30th st, Nos 24 and 26, s s, 350 w 5th av, 25x98.9. Aug 20, 1 year, 6%. Aug 30, 1909. 3:831. 125,000
- Parker, Harry to EQUITABLE LIFE ASSUR SOC of the U S. 48th st, No 21, n s, 100 e Madison av, 16.8x100.5. Aug 27, due Oct 1, 1914, 4½%. Aug 30, 1909. 5:1284. 24,000
- Paterno (Michl E) Realty Co to Florence A Alker. Riverside av or Drive, e s, 150 s 119th st, 75x100. Aug 31, 1909, 2 years, 5%. 7:1990. 95,000
- Paterno (Michael E) Realty Co to John J Mahony. Riverside Drive, e s, 100 s 119th st, 50x100. P M. Aug 30, 2 years, 5%. Aug 31, 1909. 7:1990. 51,000
- Pier, Earl G to Robt B Roosevelt guardian Olga Roosevelt. Lexington av, No 361, e s, 59.3 n 40th st, 19.9x85. P M. July 19, due Aug 31, 1914, 5%. Sept 1, 1909. 5:1295. 25,000
- Rodt, Samuel and Jacob Lipman to Abraham Goldsmith. 44th st, Nos 451 and 453, n s, 150 e 10th av, 50x100.4. Prior mort \$31,000. Aug 2, 1 year, 6%. Aug 31, 1909. 4:1054. 25,000
- Reville, Nicholas J to Chas L Eidlitz. 144th st, No 537, n s, 366.8 w Amsterdam av, 16.8x99.11. Prior mort \$10,000. Aug 30, 5 years, 6%. Aug 31, 1909. 7:2076. 2,000
- Russack, Davis to Saul Bernstein. 102d st, No 305, n s, 100 e 2d av, 37.6x100.11. Prior mort \$41,800. Aug 30, 1 year, 6%. Aug 31, 1909. 6:1674. 1,100
- Rosenzweig, Ludwig to STATE BANK. Eldridge st, No 61, w s, 75 n Hester st, 25x100. Prior mort \$—. Sept 2, 1909, due Dec 2, 1910, 6%. 3,000
- Rubinger, Chas to Jos L Buttenwieser. 25th st, Nos 244 to 248, s s, 405 w 7th av, runs s 78.9 x w 15 x s 20 x w 30 x n 98.9 to st, x e 45 to beginning. Prior mort \$—. Aug 2, 1 year, 6%. Sept 2, 1909. 3:774. 10,000
- Rosentover, Morris, N Y, and Morris Markowitz of Brooklyn to LAWYERS TITLE INS AND TRUST CO. Rivington st, No 311, s s, 50 e Lewis st, 25x100. Aug 31, 5 years, 5%. Sept 1, 1909. 2:328. 20,000
- Ricker, Chas H, Cath Newman, Annie Smith, Emma Twigg, Mary Twigg, Geo Twigg and James Twigg all of Brooklyn, N Y, to EMIGRANT INDUST SAVINGS BANK. Montgomery st, No 24, w s, 65.3 s Henry st, 21.9x46. Prior mort \$2,000. Aug 28, 3 years, 4½%. Sept 1, 1909. 1:269. 3,000
- Reiss, Lob with Anna M Rehermann. Av A, No 305, w s, 22 s 19th st, 24x90. Extension of \$10,000 mort until Nov 1, 1914, at —. Aug 13. Sept 1, 1909. 3:950. nom
- Ryder, Cath C, of Brooklyn, N Y, to Wm C West and ano trustees Jesse West, Jr. 21st st, No 315, n s, 550 e 9th av, 25x98.9. Sept 1, 3 years, 6%. Sept 2, 1909. 3:745. 3,500
- Rae, John B to Cecelia Belasco. 70th st, No 247, n s, 486.2 w Amsterdam av, 19.5x100.5. Sept 1, 5 years, 5%. Sept 2, 1909. 4:1162. 20,000
- Reilly, Hugh to American Mortgage Co. Jane st, No 74, s s, 107.3 w Greenwich st, 13.10x80. Sept 2, 1909, 3 years, 5%. 2:641. 6,000
- Ruby Realty Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mort for \$32,000 on property in 4th Ward, Borough of Queens. June 17. Sept 2, 1909. —
- Shanley Realty Co to Island Realty Co. 34th st, Nos 108 and 110, s s, 643 e 7th av, 47.3x98.9. P M. Prior mort \$450,000. Aug 31, 1909, 5 years, 5%. 3:809. 225,000
- Silverson, Joseph and Bernard London to Chas A Fisher. 7th av, Nos 2516 and 2518, s w cor 146th st, No 200, 40x100. Prior mort \$—. Aug 5, 3 years, 6%. Aug 28, 1909. 7:2031. 20,000
- Steinheimer, Morris to American Mortgage Co. 26th st, No 304, s s, 80.6 w 8th av, runs s 88.2 x w 9.10 x s 10.9 x w 8.4 x n 98.9 to st x e 18 to beginning. P M. Sept 1, 1909, 5 years, 5%. 3:749. 9,000
- Stein, Jacob to Alexis M Leon and ano exrs &c Jos Seidenberg. 72d st, No 59, n s, 60 w Park av, 20x102.2. P M. July 1, due Sept 1, 1914, 4%. Sept 1, 1909. 5:1387. 40,000
- Schumacher, Wilhelm to Howard Simpson. 117th st, No 218, s s, 200 e 3d av, 25x100.10. Prior mort \$15,500. Aug 23, 1 year, 6%. Sept 1, 1909. 6:1666. 3,000
- Schieffer, Mary and Gustav B Geiger to Frank J Kennedy. Lexington av, No 577, e s, 18.11 n 51st st, 18.10x67. P M. Prior mort \$15,000. Aug 31, 3 years, 5%. Sept 1, 1909. 5:1306. 4,500
- Stang, Isak to Henry S O'Brien et al. Av D, No 65, n w s, 58.9 n e 5th st, 19.7x82. P M. Aug 24, 5 years, 5%. Sept 2, 1909. 2:387. 10,000
- Strouse, Wm W, of East Orange, N J, to Emma E Stein, of Hawthorne, Conn. 57th st, No 335, n s, 335 e 9th av, 20.3x100.5. P M. Sept 1, 3 years, 4½%. Sept 2, 1909. 4:1048. 25,000
- St Lukes Realty Co to LAWYERS TITLE INS AND TRUST CO. Amsterdam av, Nos 1092 and 1094, s w cor 114th st, No 500. 50.11x100. Sept 1, 5 years, 5%. Sept 2, 1909. 7:1885. 92,000
- Same to same. Same property. Certificate as to above mort. Sept 1. Sept 2, 1909. 7:1885. —
- St Lukes Realty Co to Caroline O'Neill. Amsterdam av, Nos 1084 and 1086, w s, 100.11 s 114th st, 50x100. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 7:1885. 72,000
- St Lukes Realty Co to Letitia C Darlington. Amsterdam av, Nos 1088 and 1090, w s, 50.11 s 114th st, 50x100. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 7:1885. 72,000
- St Lukes Realty Co to Sender Jarmulowsky. Amsterdam av, Nos 1088 and 1090, w s, 50.11 s 114th st, 50x100; Amsterdam av, Nos 1084 and 1086, w s, 100.11 s 114th st, 50x100. P M. Prior mort \$144,000. Sept 1, 1 year, 6%. Sept 2, 1909. 7:1885. 12,000
- Tojetti, Katherine to LAWYERS TITLE INS & TRUST CO. 179th st, No 521, n s, 63 e Audubon av, 16x75. Aug 30, 1909, 5 yrs, 5%. 8:2152. 6,000
- Tishman, Julius to American Mortgage Co. 93d st, No 47, n s, 266.8 e Columbus av, runs n — to c l Apthorps or Jaunceys lane x w — x e 25 x s — to c l said lane x e — to point 283.4 e Columbus av x s — to st x w 16.8 to beginning. P M. Aug 30, 3 years, 5%. Aug 31, 1909. 4:1207. 12,000
- Timendorfer & Friedman Construction Co to Eva Bradley. Certificate as to mort for \$2,750 an property at East Elmhurst, L I. Aug 26. Sept 2, 1909. —
- WARWICK SAVINGS BANK with Louis and Chas Levy. 14th st, No 510, s s, 171 e Av A, 25x103.3. Extension of \$26,500 mort until Aug 1, 1914, at 5%. July 12. Sept 1, 1909. 2:407. nom
- Williams, John T to Thomas F Byrne and ano. Madison av, Nos 778 and 780, w s, 60.5 n 66th st, 40x80. Prior mort \$190,000. Jan 22, due July 22, 1909, 6%. Sept 2, 1909. 5:1381. 2,772
- Weintraub, Jacob to Fred Weintraub. Amsterdam av, No 2185, e s, 273.7 n 167th st, 37.6x100. Prior mort \$40,000. Aug 27, 3 years, 6%. Aug 28, 1909. 8:2112. 4,000
- Williams, Samuel, Samuel Grodinsky and Isaac Haft to Herbert S Brussel guardian Adolph B Lichtenstein and ano. 113th st, No 6, s s, 135 w 5th av, 17.3x100.11. P M. Aug 30, due, &c, as per bond. Aug 31, 1909. 6:1596. 9,500
- Wood, Henry R with John Diefenbacher. 85th st, No 226, s s, 329.6 e 3d av, 25x102.2. Extension of \$21,000 mort until Sept 8, 1912, at 5%. July 26. Aug 31, 1909. 5:1530. nom
- Young Realty and Construction Co to LAWYERS TITLE INS AND TRUST CO. 144th st, s s, 100 e Broadway, 100x99.11. Sept 2, 1909, 5 years, 5%. 7:2075. 140,000

BOROUGH OF THE BRONX.

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

- Autler, Lester to Charlotte C Autler. 3d av, No 3870, e s, 164.5 n Wendover av, 25x125. Prior mort \$14,000. Aug 25, 2 years, 6%. Aug 27, 1909. 11:2929. 5,000
- *Astorino, Luigi to Victoria D'Andrea et al. West Farms road, s w cor Montgomery pl, 31.4x94.2x25x75.2. P M. Aug 25, 1 year, 6%. Aug 27, 1909. — 645
- Auerbach, Isidor J and Louis to Clinton Realty Co. Longfellow av, e s, 100 s Jennings st and being lot 340 map Sec N, Vyse estate, 25x107.6x26.2x100. P M. Aug 11, 3 years, 5%. Sept 2, 1909. 11:3007. 1,475

CLEAN TOWELS PEERLESS TOWEL SUPPLY CO. 99 Chambers St., N. Y.

4 Towels per week - 75c. per month | 10 Towels per week - \$1.50 per month | Including Fine Toilet Soap and the use of Large Ornamental Cabinet with Beveled French Plate Mirror, Hair Brush, Comb, Whisk Broom, Soap Tray.
 8 Towels per week - \$1.00 per month | 12 Towels per week - 1.75 per month
 5 Towels per week - 1.25 per month | SPECIAL RATES ON LARGER ORDERS.

Bronx Coal Co to Viola M Flannery. Spuyten Duyvil & Port Morris R R Co, w s, at s s 177th st, old line, runs n w 418.1 to U S Impt line on e s Harlem River, x s w 201 x s e 401.7 to w s said R R, x n e 46.8 x n w 40 x n e 125 x s e 40 x n e 28.4 to beginning, with lands under water in front of and adj above, except from above part taken by City of N Y, also part taken for 177th st. Prior mort \$36,500. Sept 2, 1909, due Oct 20, 1911, 6%. 11:2885. 16,000

*Byrne, Mary to Maria L Seifert. 14th st, s s, 205 e Av E, 24x 108, Unionport. Aug 27, 3 years, 5 1/2%. Sept 1, 1909. 4,000

*Bentz, John E to Frank Rauch and ano. Chatterton av, n s, 305 w Havemeyer av, 75x108, s 1/2 lot 161 map Unionport. Aug 30, due, &c, as per bond. Sept 1, 1909. 1,700

*Same to same. 6th st, n s, 180 e Av C, 25x108, Unionport. Aug 30, due, &c, as per bond. Sept 1, 1909. 1,000

Briggs Av Realty Co to TITLE GUARANTEE & TRUST CO. Briggs av, No 2582, e s, 433.5 s 194th st, 19.2x85.4 to Poe pl x19.1x83.11. Aug 30, due, &c, as per bond. Aug 31, 1909. 12:3293. 6,000

Same to same. Same property. Certificate as to above mort. Aug 30. Aug 31, 1909. 12:3293.

Bryant Co to Harry A Munroe. Hoe av, w s, 125 n 172d st, 120x 100. Aug 27, demand, -%. Aug 28, 1909. 11:2982. notes, 3,000

Same to same. Same property. Consent to above mort. Aug 27. Aug 28, 1909. 11:2982.

Same to same. Same property. Certificate as to above mort. Aug 27. Aug 28, 1909. 11:2982.

Beekman, Charles to Emeline S Robinson and ano. Crotona av, late Washington av, w s, 300 n 187th st, late Clay av, and being lot 112 map Belmont Village, 100x80, except part for Crotona av. P M. Sept 1, due, &c, as per bond. Sept 2, 1909. 11:3105. 6,020

Carrington, Josephine de H to DOLLAR SAVINGS BANK. Burnside av, n s, 218.7 w Ryer av, runs n e 125.5 x e 42.11 x s w 154.6 to av at point 165.3 w Ryer av x w 53.3 to beginning. Aug 25, due Dec 1, 1912, 5%. Aug 28, 1909. 11:3149. 3,500

Corby Contracting Co to Manhattan Mortgage Co. Hughes av, e s, 150 n 183d st, 25x100. Prior mort \$—-. Aug 27, due, &c, as per bond. Aug 28, 1909. 11:3087. 12,000

Same to same. Same property. Certificate as to above mort. Aug 9. Aug 28, 1909. 11:3087.

Cameron, Wm A to John Whalen. 3d av, e s, 175.2 n 161st st, 25x 130.11x25x129.9. P M. Aug 26, 2 years, 5%. Aug 27, 1909. 10:2620. 12,000

*Culligan, Matthew to Fredk W Koch. Gillespie av, e s, 25 n Zulette av, 25x94.11x25x96.11. P M. Aug 18, 3 years, 5%. Aug 28, 1909. 427

Cannarsa, Nicola to Winfield S Taylor. Morris pl, No 457 (9), n s, 134 e Park av (Vanderbilt av), 16x90. P M. Prior mort \$1,500. Aug 28, due, &c, as per bond. Aug 30, 1909. 11:2901. 1,500

Clarke, Nellie to Ewald Weber. Oakland p, No 740, s s, 100 e Clinton av, 23.6x100. P M. Aug 30, due, &c, as per bond. Aug 31, 1909. 11:3094. 1,700

Childs, Herbert H and Gladys C Barber to Eliz H Childs. Boston av, s w cor Heath av, 75.7x133.6x89x130.7. P M. Aug 25, due, &c, as per bond. Aug 28, 1909. 12:3260. 3,200

Cavalluzzo, Angelo and Cosimo to Michael Kenny. Morris av, n w cor 154th st, 25x70, leasehold. Building loan. May 25, due April 1, 1910, 6%. Sept 1, 1909. 9:2442. 6,000

*Danella, Jos to Geo Hauser. Birchall av, w s, 50 s Sagamore st, and being lot 279 map partition sale Lott G Hunt Estate, 25x 100. Aug 31, 3 years, 5 1/2%. Sept 1, 1909. 3,000

*D'Andrea, Victoria to Geo Hauser. 15th st, s s, 205 w Av A and being lot 460 map Unionport, 100x108. Prior mort \$12,500. Aug 31, 1 year, 6%. Sept 1, 1909. 1,500

Diamond Construction Co to Harris Krakower. Washington av, No 1240, e s, 109.10 n 168th st, -x-. Certificate as to mort for \$6,000. Aug 24. Sept 1, 1909. 9:2373.

Dahm, Frank, Jr, to Wm A Hannessen. Hoe av, No 1319, w s, abt 100 s Jennings st, -x-, and being lot 150 map Sec A Vyse estate. P M. Prior mort \$3,800. Aug 30, due Jan 3, 1910, 5%. Aug 31, 1909. 11:2980. 1,000

*De Carlo, Filomena to Charlotte Weinpahl of Brooklyn. Lot 111 map new Village of Jerome. Aug 5, 3 years, 6%. Aug 30, 1909. 1,000

Diamond Construction Co to Harris Krakower. Washington av, e s, 109.1 n 168th st, 37.6x113.9x37.6x114.8. Prior mort \$30,000. Aug 25, due Feb 25, 1911, 6%. Aug 27, 1909. 9:2373. 6,000

Same to same. Same property. Resolution as to mort for \$6,000. Aug 24. Aug 27, 1909. 9:2373.

*Diedrich, Maria M to Simon Blatt. Louise st, e s, 125 n Columbus av, 25x100. Aug 19, 3 years, 5 1/2%. Aug 27, 1909. 3,500

Fletcher, Isabella and Jessie and Emily Orr to TITLE GUARANTEE AND TRUST CO. Bainbridge av, No 2973, w s, 200 s 201st st, 25x112x25x112.1. Sept 2, 1909, due, &c, as per bond. 12:3298. 3,750

*Foley, John to Fidelity Development Co. Bogart av, e s, 175 n Rhinelander av, 25x100. P M. Prior mort \$800. Aug 26, due Nov 26, 1910, % as per bond. Aug 31, 1909. 300

*Same to same. Same property. P M. Aug 26, 2 years, % as per bond. Aug 31, 1909. 800

*Fedeli, Andrea to David Zoglin. Van Buren st, w s, 150 s Columbus av, 25x100, and being lot 77 map Van Nest Park. P M. Aug 28, due Feb 28, 1910, 6%. Aug 30, 1909. 900

Fritzel, Geo L and Eliz L, and Lillian Fox to Jennie V Kennedy. 135th st, Nos 303 and 311 East. Assignment of rents. Aug 26. Aug 30, 1909. 9:2318. nom

Fisch, Meyer to Philip Herschowsky. Hoe av, No 1487, w s, 250 s 172d st, 25x100. P M. Aug 25, due Feb 25, 1911, 6%. Aug 27, 1909. 11:2981. 1,250

*Pay, Mary V to Fredk W Koch. Crosby av, w s, 151.6 n Zulette av, 50.6x83.11x50x87.7. P M. Aug 18, 3 years, 5%. Aug 28, 1909. 567

Fordham University (St Johns College) to EMIGRANT INDUSTRIAL SAVINGS BANK. Bronx Park, s s, at e s land conveyed by St Johns College, Fordham, to Manhattan Railway Co, runs - to w s Southern Boulevard x s - to n s of lands conveyed to City of N Y by said college x w 322.10 x s 479.8 to n s Union Hill farm x w - x s 157 x w 250 to w s Emmett st x s 100 x w 200 x s 133 to n s Pelham av x w - to lands conveyed by college to said railway company x n - to beginning. Aug 28, 3 years, 4 1/2%. Aug 28, 1909. 12:3273. 100,000

*Fides Land Co to Wm Dittenheimer. Mapes av, n w cor Dudley av, 100x50; Mapes av, w s, 100 n Dudley av, 50x100. Aug 25, 3 years, 5 1/2%. Aug 27, 1909. 2,000

*Same to same. Same property. Certificate as to above mort. Aug 25. Aug 27, 1909. —

Fordham Construction Co to Herman Asher. Andrews av, s w cor Fordham road, 100x20x114.1x28.8. Prior mort \$12,000. Aug 31, 1 year, 6%. Sept 1, 1909. 11:3225. 2,500

Same to same. Same property. Certificate as to above mort. Aug 31. Sept 1, 1909. 11:3225.

Fordham Construction Co to Jane S Rice, of South Orange, N J. Fordham road, s w cor Andrews av, runs n and w on curve 28.8 x s 114.1 x e 20 to w s of av, x n 100 to beginning. Aug 31, 5 years, 5%. Sept 1, 1909. 11:3225. 12,000

Fordham Construction Co to Jane S Rice. Fordham road, s w cor Andrews av, 114x20. Certificate as to above mort for \$12,000. Aug 31. Sept 1, 1909. 11:3225.

Greene, Francis W to Lenders Negotiating Co. Washington av, No 1651, w s, 220.8 n 172d st, 39.11x140.1x39.11x140.1. Prior mort \$27,000. Aug 27, due Aug 30, 1911, 6%. Aug 30, 1909. 11:2905. 6,500

Gollubier, Adelina to Jacob C Wund. Chisholm st, s w cor Jennings st, 25x76.6. Prior mort \$10,000. Aug 31, 1909, due, &c, as per bond. 11:2971. 3,000

*Guagnini, Angela to David Zoglin. Van Buren st, w s, 175 s Columbus av, 25x100. P M. Aug 28, 3 years, 5 1/2%. Aug 30, 1909. 3,000

*Same to same. Same property. Prior mort \$3,000. Aug 28, installs, 6%. Aug 30, 1909. 1,000

Gollubier, Adelina with John Klein. Jennings st, No 1050, s w cor Chisholm st, 25x76.5. Extension of \$10,000 mort until Aug 14, 1914, at -%. Aug 14. Aug 31, 1909. 11:2971. nom

*Granville, Thomas J to David Henry. 4th av, s e cor 228th st, 23.8x105, Wakefield. Aug 31, 3 years, 6%. Sept 1, 1909. 1,000

Grimm, Louis to Ernest Kei. 148th st, n s, 149.6 w St Anns av, 37.6x84.9. Prior mort \$31,000. Aug 30, 2 years, 6%. Sept 2, 1909. 9:2275. 2,000

Goldberg, Harry M to Cayuga Corporation. Willis av, w s, 87.6 s 141st st, 12.6x106. Aug 30, due, &c, as per bond. Sept 2, 1909. 9:2303. 7,500

*Graf, Frank W to Irving Realty Co. Edson av, w s, 284.11 n 222d st, and being lots 157 and 158 map Bronx Terrace, 50x95. P M. Aug 2, 2 years, 5%. Sept 2, 1909. 500

*Same to same. Same property. P M. Prior mort \$500. Aug 2, 2 years, 5%. Sept 2, 1909. 250

*Heartt, Wilhelmina S and Wm H to Albert E De Mott. Lot 132 amended map No 1038 of Bronxwood Park. Sept 2, 1909, 3 years 6%. 2,900

Hirsch, Max to Heyman Pincus and Louis Jarett. Elmsere pl, Nos 861 and 865, n s, 245.8 w Southern Boulevard, 2 lots, each 35x 100. 2 P M morts, each \$5,000. Aug 20, due May 1, 1911, 6%. Aug 27, 1909. 11:2960. 10,000

Harbauer, Geo L to Joseph Grundler. Trinity av, No 533, s w cor 149th st, No 674, 100x25.6. P M. Aug 25, due, &c, as per bond. Aug 30, 1909. 10:2557. 8,000

Hecht, Louisa and Katie to Winnie Realty & Construction Co. Fox st, w s, 433.3 n Longwood av, 33.4x100. P M. Prior mort \$—-. Aug 30, 3 years, 6%. Aug 31, 1909. 10:2709. 3,000

Hooks, Catherine or Katherine wife Geo, of N Y, and Leonard J Langbein, of Brooklyn, N Y, to Lillie B Lilienthal. 177th st, No 61, n s, 155 w Morris av, 20x100. Aug 30, 3 years, 5%. Aug 31, 1909. 11:2828. 7,000

Isaacson, Max to Margt Mulhall. Franklin av, No 1371, w s, 308 s 170th st, 30.3x211, except part for av. P M. Prior mort \$6,000. Aug 31, installs, 6%. Sept 1, 1909. 11:2931. 3,000

*Jodice, Fannie or Fanny and Felice Avossa or Avosso to Mary A Ferris. 1st av, e s, 150 s 1st st, 100x100, Olinville. Aug 16, 4 years, 6%. Sept 2, 1909. 2,300

Jacobs Bros Co to Winter & Co. Southern Boulevard, n e cor 137th st, 115.6x82.10x100x140.8. Certificate as to reduction of mort. Aug 26. Aug 27, 1909. 10:2566. —

*Keller, Caroline to Francis E Sullivan. 14th st, n s, 455 e Av B, 25x108, Unionport. P M. Aug 20, due, &c, as per bond. Aug 28, 1909. 2,500

*Same to same. 14th st, n s, 505 e Av B, 25x108, Unionport. P M. Aug 20, due, &c, as per bond. Aug 28, 1909. 2,000

*Keller, Caroline to Maria Bunz. 14th st, n s, 455 e Av B, 25x 108, Unionport. P M. Prior mort \$2,500. Aug 26, 1 year, 6%. Aug 28, 1909. 500

*Same to same. 14th st, n s, 505 e Av B, 25x108, Unionport. P M. Prior mort \$2,000. Aug 26, 1 year, 6%. Aug 28, 1909. 500

Kennelly, John A to Louis Eickwort. 239th st, No 323, n s, 325.1 w Martha av, 25x100. P M. Prior mort \$3,000. Aug 12, due Feb 12, 1920, 6%. Aug 27, 1909. 12:3388. 2,100

Kastenhuber, Chas F to Wm H Harris. Cauldwell av, n e cor 156th st, 90x201 to Trinity av, P M. Aug 27, 1909, 3 years, 5 1/2%. 10:2629. 25,000

Krog, Benj to HARLEM SAVINGS BANK. Creston av (Av B) e s, 300 s 183d st, 37.6x125, except part for av. Aug 31, 1909, 3 years, 5%. 11:3163. 4,500

Keller (George) Construction Co to U S SAVINGS BANK of City of N Y. 3d av, s w cor 189th st, No 438, 58.3x104.3x55.10x 75.11. Aug 31, 1909, 5 years, 5%. 11:3041. 33,000

Same to same. Same property. Certificate as to above mort. Aug 31, 1909, 11:3041.

Same to same. 3d av, n w cor 188th st, No 463, 45.11x101.6x40x 124. Aug 31, 1909, 5 years, 5%. 11:3041. 33,000

Same to same. Same property. Certificate as to above mort. Aug 31, 1909. 12:3041.

Kiely, Mary R and Annie O'Brien to Yette Reiss and ano. Hoe av, No 1524, e s, 175 n 172d st, 25x100. Aug 30, due, &c, as per bond. Aug 31, 1909. 11:2989. 6,000

Katonah Construction Co to Mary S Croxson. Southern Boulevard, w s, 36.3 s 178th st, 72.6x115.5x66.1x85.7. Aug 31, 1 year, 6%. Sept 1, 1909. 11:3117. 36,000

Same to same. Same property. Consent to above mort. Aug 31. Sept 1, 1909. 11:3117.

Same to same. Same property. Certificate as to above mort. Aug 31. Sept 1, 1909. 11:3117.

*Kuhl, Johanna M to Joseph Diamond. Walker av or West Farms road, s s, 26 w Classon av, 26x95x25x—-. P M. Aug 31, 3 years, 6%. Sept 1, 1909. 800

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- *Kell, Chas to Christian Frank. 213th st, n s, 165 e 4th av and being lots 874 and 875 map Laconia Park, 50x100. Sept 2, 1909, due July 1, 1912, 5½%. 3,000
- Krupp (Felix) Construction Co to Caroline C Bishop. Buchanan pl, s w cor Grand av, 100x50. Sept 2, 5 years, 5%. Sept 2, 1909. 11:3208. 45,000
- Same to same. Same property. Certificate as to above mort. Aug 30. Sept 2, 1909. 11:3208.
- Levy, Louis E to Geo Heuser. 3d av, w s, 139.1 s Tremont av, runs w 96.7 x s 1 x w 0.1 x s 27 x e 94.8 to 3d av, x n 27.11 to beginning. P. M. Sept 1, 5 years, 5%. Sept 2, 1909. 11:2924. 9,500
- Lauter, Wilhelm to August Lauter. 146th st, No 449, n s, 290 w Brook av, 25x99.9. May 27, 3 years, 6%. Aug 28, 1909. 9:2291. 8,000
- Liberti, Carmino and Frank Cusati with Jos Grundler and ano. Daly av, s w cor 178th st, 50x80. Extension of \$6,000 mort until Aug 27, 1911, at —. Aug 27, Aug 28, 1909. 11:3121. nom
- Lindsay, Ann H to Valentine Construction Co. 198th st, No 235 East, n e s, 51.8 s e Valentine av, runs n w 25.11 x n e 99.1 x s e 25 x s w — to beginning. P. M. Aug 30, 1909, due, &c, as per bond. 12:3302. 1,900
- Le Roy Construction Co to Mary E Hayes. 190th st, n s, 103.7 e Morris av, 34.4x114. Aug 31, 3 years, 5%. Sept 1, 1909, 11:3175. 10,000
- Same to same. Same property. Certificate as to above mort. Aug 30. Sept 1, 1909. 11:3175.
- *Mullen, Chas A to Warren B Sammis. St Ouens pl, s s, lots 35 to 39 map No 1063 of South Vernon Park, Sect A, Cranford property, 125x100. Sept 1, 1909, due Jan 1, 1913, 6%. 2,500
- Miller, Arthur E to DOLLAR SAVINGS BANK. 150th st, n s, 325 w Courtlandt av, 25x118.5. Aug 26, due Dec 1, 1910, 5%. Sept 1, 1909. 9:2410. 4,000
- Meyerhoff, Henry J to Gaines-Roberts Co. Hoe av, No 1142, e s, 190 s Bancroft st, 40x100. P. M. Prior mort \$29,000. Sept 1, 1909, due Mar 1, 1910, 6%. 10:2749. 4,500
- Meyerhoff, Henry J to Gaines-Roberts Co. Hoe av, No 1142, e s, 190 s Bancroft st, 40x100. P. M. Prior mort \$24,000. Sept 1, 1909, 2 years, 6%. 10:2749. 5,000
- Mestanz, Emma M S wife Liubomir R to Madeleine W Macy. Longfellow av, w s, 182.3 n 167th st, 25x100. Aug 31, 3 years, 5%. Sept 1, 1909. 10:2754. 15,000
- Meehan Construction Co to Jennie W Schiffer et al exrs, &c, Walter A Schiffer. Kelly st, s e cor 163d st, 50x100x59.10x100. Aug 31, 1909, 4 years, 5%. 10:2711. 60,000
- Same to same. Same property. Certificate as to above mort. Aug 31, 1909. 10:2711.
- McNulty, John to AMERICAN SAVINGS BANK. Arthur av, s w cor 179th st, 62.1x58x70.10x58.8. Aug 1, 5 years, 5%. Aug 31, 1909. 11:3068. 30,000
- Same to same. 179th st, s s, 58.8 w Arthur av, 32.4x75.7x31.11x70.10. Aug 1, 5 years, 5%. Aug 31, 1909. 11:3068. 16,000
- *Matilda Realty & Construction Co to Eliz Malone and ano trustees for Minnie M Frees et al will Magdalena Frees. Matilda st, e s, 350 s 237th st, 25x100. Aug 6, due, &c, as per bond. Aug 27, 1909. 500
- *Same to same. Same property. Certificate as to above mort. Aug 6. Aug 27, 1909.
- Same to same. Matilda st, e s, 300 s 237th st, 25x100. Aug 6, due, &c, as per bond. Aug 27, 1909. 500
- Same to same. Same property. Certificate as to above mort. Aug 6. Aug 27, 1909.
- Marx (John) Construction Co to Sophie Knepper. Washington av, No 1281, w s, 100 s 169th st, 35x150, except part for av. Prior mort \$ —. July 27, due, &c, as per bond. Aug 28, 1909. 9:2390. 500
- *Merritt, Chas H to Margt Berrian. Gillespie av, e s, 15 s Dudley av, 25x100. P. M. Aug 18, 3 years, 5%. Aug 28, 1909. 420
- *Same to William Koch. Gillespie av, e s, 90 s Dudley av, 50x100. P. M. Aug 18, 3 years, 5%. Aug 28, 1909. 840
- Mugler's Iron Works, a corpn, to HARLEM SAVINGS BANK. 136th st, Nos 841 and 843, n s, 175 w Walnut av, 50x202.10 to 137th st, Nos 840 and 842. Sept 2, 1909, 1 year, 5%. 10:2588. 3,500
- Same to same. Same property. Consent to above mort. Aug 16. Sept 2, 1909. 10:2588.
- Same to same. Same property. Certificate as to above mort. Aug 16. Sept 2, 1909. 10:2588.
- McBride, Peter to City Real Estate Co. Valentine av, s e s, 525.9 n e 198th st, late Travers st, 25x98.10x41x97.7. Sept 1, due, &c, as per bond. Sept 2, 1909. 12:3302. 7,750
- Same to same. Valentine av, s e s, 505.9 n e 198th st, late Travers st, 25x97.7. Sept 1, due, &c, as per bond. Sept 2, 1909. 12:3302. 7,250
- *Menzel, Robert to Irving Realty Co. Grace av, e s, 353.4 s Boston road, 75x95. P. M. Sept 1, due Aug 1, 1912, 5%. Sept 2, 1909. 900
- Same to same. Same property. P. M. Prior mort \$900. Sept 1, due Aug 1, 1912, 5%. Sept 2, 1909. 575
- Nathan, Jerome to Katrine A Henderson. Lafontaine av, w s, 75 n 178th st, 37.6x100. P. M. Prior mort \$19,300. Sept 1, due, &c, as per bond. Sept 2, 1909. 11:3061. 8,000
- *Napolitano, Giuseppe to Gaetano Napolitano. Lots 15, 17 and 18 map No 1101A, being a subdivision of lot 1 on map Clasons Point. Prior mort \$ —. Aug 23, 2 years, 6%. Sept 2, 1909. 1,000
- *Niebuhr, John H to Stephen Garland. Morris Park av, s s, 97 w Bronxdale av, 25x100. Building loan. July 1, due July 1, 1912, 5½%. Sept 1, 1909. 8,000
- O'Grady, John J to John Connolly. 205th st, n s, 97.7 w Perry av, 50x100. P. M. Aug 12, 3 years, 5%. Sept 1, 1909. 12:3341. 4,000
- 152d Street Construction Co to Jos Rosenthal Realty Co. Tinton (Beach) av, n w cor 152d st, runs w 155.8 to Wales av, x n 36.6 x e 85.9 x s 24.10 x e 100 to av, x s 49.10 to beginning. Prior mort \$7,500. Sept 1, 1909, due Dec 31, 1909, 6%. 10:2654. 8,750
- *O'Hara, David G and John J to Ralph Shollenberger. Lot 16 amended map No 1131 Adeo Park, east of Botanical Gardens. Aug 27, due Feb 26, 1910, 6%. Aug 31, 1909. 624.85
- *Pegnam, Jas F to Fredk Wm Koch. Middletown road, s w cor Crosby av, 45.7x120.10x63.9x128.3; Crosby av, n w cor Zulette av, 101x91.4x100x98.7. P. M. Aug 18, 3 yrs, 5%. Aug 28, 1909. 3,489.50
- Purdy, Helen D to Fordham Realty Co. Heath av, w s, 565.10 s Kingsbridge road, 25x100. P. M. Prior mort \$4,500. July 31, due Feb 15, 1911, % as per bond. Aug 30, 1909. 11:3239. 1,750
- Pirk, Amalia to Chas A Benkiser. 181st st, s s, 19.1 w Clinton av, 22x94.6. Aug 28, due, &c, as per bond. Aug 31, 1909. 11:3096. 1,500
- Phelan, Wm L to Mary S Crosson. Valentine av, e s, 112.8 n 181st st, 100x117.6 to Tiebout av, x100x118.9. Sept 1, 1909, 1 year 6%. 11:3144. 35,000
- Pezza, Domenico and Egidio Donofrio to American Mortgage Co. Robbins av, No 464, e s, 250 s 147th st, 25x100. Sept 1, 5 years, 5%. Sept 2, 1909. 10:2578. 2,500
- Pell, Eva Van Dyne to Caroline Ridgley. 137th st, No 312, s s, 108.2 w Alexander av, 17x100. P. M. Sept 1, 5 years, 5%. Sept 2, 1909. 9:2312. 4,500
- Rosenthal, Marcus to Lancelot E G Abney et al trustee under Marriage Settlement. 173d st, s w cor Monroe av, 95x95. Aug 27, 3 years, 5%. Sept 2, 1909. 11:2792. 10,000
- *Roworth Realty Co to Max Borck. Herschel st, s w s, 303.9 s e Halsey pl, 39.6x112.7x27.1x105.9; Herschel st, s w s, 253.1 s e Halsey pl, 25.4x101.9x25x97.10; Herschel st, s w s, 227.10 s e Halsey pl, runs s w 97.10 x s e 11 x n e 4 x s e 14 x n e 80 to st, x n w 25.4 to beginning; Herschel st, No 111, s w s, 101.3 s e Halsey pl, 25.3x90.10x25x86.11. Prior mort \$3,500 on each parcel. Sept 1, 1 year, 6%. Sept 2, 1909. 1,000
- Riedt Realty Co to DOLLAR SAVINGS BANK. 181st st, s s, 130.2 e Clinton av, 33x140.2. Aug 27, due Dec 1, 1912, 5%. Aug 28, 1909. 11:3096. 17,000
- Same to same. Same property. Certificate as to above mort. Aug 26. Aug 28, 1909. 11:3096.
- Resht, Rebecca wife Edw D to Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 230 s Prospect pl, 30x92.4x30x90.2. Dec 8, 1908, due June 8, 1912, 5½%. Aug 28, 1909. 11:2890. 8,500
- Ravera, Battista to Malvina Benassai. Tinton av, No 834, s e cor 160th st, No 780, 17x95. P. M. Aug 27, 5 years, 5%. Aug 28, 1909. 10:2666. 3,000
- Resht, Rebecca and U S Gax Fixture Co with Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 230 s Prospect pl, 30x92.4x30x90.2. Subordination agreement. Aug 20. Aug 30, 1909. 11:2890. nom
- Resht, Rebecca and Jacob Sternstein, Isaac Kaminsky and J Sternstein, a corpn, with Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 230 s Prospect av, 30x92.4x30x90.2. Subordination agreement. Aug 23. Aug 30, 1909. 11:2890. nom
- Resht, Rebecca, J Sternstein, a corpn, and Jacob Sternstein with Julius M Cohn et al trustees Moritz Cohn. Anthony av, e s, 200 s Prospect pl, 30x90.2x30x92.4. Subordination agreement. Aug 20. Aug 30, 1909. 11:2890. nom
- Ryan, John J, of Denver, Colo, to Chas H Beatcher. Bryant av, late st, No 1224, e s, 39.10 s Freeman st, runs e 89.8 to Freeman st, x e 11.3 x s 15.5 x w 100 to st, x n 20 to beginning. P. M. Aug 16, 5 years, 5%. Sept 1, 1909. 11:2993. 4,000
- Same to same. Same property. P. M. Prior mort \$4,000. Aug 16, 1 year, 6%. Sept 1, 1909. 11:2993. 1,000
- Riley, Wm A to Wm H Kirchner. 170th st, No 394, s s, about 25 w Clay av, 16.11x74.4x16.8x74.4. Prior mort \$4,500. Aug 28, 3 years, 6%. Sept 1, 1909. 11:2782. 2,200
- Ryan, Daniel L to LAWYERS TITLE INS & TRUST CO. Creston av, No 2741, w s, 319.9 n 196th st, 25x100.4. Sept 1, 1909, 5 years, 5%. 12:3318. 5,000
- Root, Jarvis A to Theresa F Whitby. Intervale av, e s, 150.1 n Westchester av, runs n 50 x e 100 x s 25 x w 0.8 x s 10.9 x s w 25 x w 78.9 to beginning. P. M. Aug 31, 3 years, 5½%. Sept 1, 1909. 10:2704. 7,500
- Sheridan, Margt W to Herman H Moritz. Aqueduct av, No 2214, e s, 262.6 s 183d st, 45x102.6 to Macombs Dam road, x45x102.3. P. M. Prior mort \$8,000. Aug 31, due July 1, 1911, 5%. Sept 1, 1909. 11:3211. 4,000
- Singhi (H U) Realty Co to Sarah E Bruce. Kingsbridge road, s s, 25 e Morris av, 20x77.8x20x78.8. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000
- Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177.
- Same to Saml A Bristol and ano trustees for John L Tucker. Kingsbridge road, s s, 105.1 e Morris av, 20x73.5x20x74.6. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000
- Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177.
- Same to Fanny C wife of John B Simpson. Kingsbridge road, s s, 65.1 e Morris av, 20x75.7x20x76.7. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000
- Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177.
- Same to Adelaide F Ockerhausen. Kingsbridge road, s s, 45 e Morris av, 20x76.7x20x77.8. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000
- Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177.
- Same to Augusta E Reese. Kingsbridge road, s s, 85.1 e Morris av, 20x74.6x20x75.7. Sept 1, 1909, 3 years, 5%. 11:3177. 8,000
- Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:3177.
- Same to Sarah E Bruce. Kingsbridge road, s e cor Morris av, 25x80. Certificate as to mort for \$12,000. Sept 1, 1909. 11:3177.
- Singhi (H U) Realty Co to Sarah E Bruce. Kingsbridge road, s e cor Morris av, 25x78.8x25x80. Sept 1, 1909, 3 years, 5%. 11:3177. 12,000
- Sehlmeyer, Anna C to Martin Breden. Southern Boulevard, No 174, s e s, 57.9 s w 136th st, 28.11x114.2x25x99.9. Sept 1, 1909, 5 years, 5%. 10:2564. 10,000
- *Sellite, Raffo to Michael Murtha. Magenta st (Julianna st), s s, 100 w Olinville av, 50x100, Olinville. Aug 28, due, &c, as per bond. Aug 30, 1909. 2,000
- Segrave, James S to Robt B Johnston as trustee. Newton av, late Courtlandt av, w s, 131.1 n 256th st, 75x100. Nov 15, 1909, due Nov 15, 1911, 5%. Sept 2, 1909. 13:3421. 3,000
- Schultz, Hugo B to DOLLAR SAVINGS BANK of City N Y. Prospect av, s e s, 23 n 179th st, and being n ½ lot 97 map East Tremont, 33x150. Aug 28, due Dec 1, 1910, 5%. Aug 31, 1909. 11:3109. 1,000
- Same and Henry Helmke with same. Same property. Subordination agreement. Aug 28. Aug 31, 1909. 11:3109. nom



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Schroeder, Otto P to Wm R Syme trustee Geraldine J Willets. 236th st, n s, 250 e Keppler av, —x100x25x100. Aug 27, due, &c, as per bond. Aug 28, 1909. 12:3377. 3,250
 Same to Mary J Syme. 236th st, n s, 275 e Keppler av, 25x100. Aug 27, due, &c, as per bond. Aug 28, 1909. 3,250
 Steen, Joseph of Brooklyn, to John J Donovan. 183d st, n s, 325 w Webster av, 25x100.9x25x99.9. P M. Aug 25, due, &c, as per bond. Aug 27, 1909. 11:3143. 8,000
 Schwarzler (O J) Co to Mary Berlet and ano. Brook av, e s, 371.8 n St Pauls pl, 43.9x100.6. Aug 31, 3 years, 6%. Sept 2, 1909. 11:2895. 4,500
 Same to same. Same property. Certificate as to above mort. Aug 31. Sept 2, 1909. 11:2895.
 Sherwood, Wm to Sound Realty Co. Woodycrest av, n e cor 164th st, 50x100. P M. Sept 1, 2 years, 5%. Sept 2, 1909. 9:2508. 6,000
 Stephens, Roderick to BOWERY SAVINGS BANK. Walton av, s w cor 146th st, 100x100. Sept 1, 5 years, 4½%. Sept 2, 1909. 9:2350. 4,750
 Sherwood Construction Co to Lena Adler. Beck st, n s, 100 w Av St John, runs n 125 x w 41.7 x s w 130.6 x s 18.10 to st, x e 117.6 to beginning. Aug 31, due, &c, as per bond. Sept 2, 1909. 10:2685. 4,000
 Stephens, Olin J to BOWERY SAVINGS BANK. Park av, late Railroad av East, e s, 76.6 s 138th st, 78x129x75x107. Sept 2, 1909, 5 years, 4½%. 9:2332. 6,000
 Schmidt (H H) Construction Co to the City Mortgage Co. Simpson st, n e cor Home st, runs n 122.11 x e 100 x s 25 x w 53.1 x s 92.2 to Home st, x w 50.8 to beginning. Building loan. Sept 2, 1909, demand, 6%. 11:2975. 50,000
 Same to same. Same property. Certificate as to above mort. Sept 2, 1909. 11:2975.
 Sturges, Sadie T to Edw S Clark. Lots 194 to 206, 254 to 265, 207 to 230 on map entitled Commissioners Map of West Farms Parcel Action Sturges and ano vs Sturges. Sept 1, 1909, due, &c, as per bond. 11:2996, 2997, 2998, 3002 and 3003. 92,400
 Tully (John J) Co to City Mortgage Co. Fox st, e s, 280 n Home st, runs e 100 x n 120 x w 91.9 to e s Intervale av x s w 14.1 to Fox st x s 108.6 to beginning. Building loan. Sept 1, 1909, demand, 6%. 11:2974. 72,000
 Same to same. Same property. Certificate as to above mort. Sept 1, 1909. 11:2974.

*Virginia, Alice A and Mary L to John Mahlstedt. Saxe av, w s, 25 s Cornell av, 25x100. P M. Aug 30, installs, 6%. Aug 31, 1909. 1,100
 *Viebrock, Joachim to Casta Gainsborg. Gainsborg av, w s, 150 n Tremont road, 50x100, Tremont terrace. P M. Aug 31, due &c, as per bond. Sept 1, 1909. 1,000
 Webster Av Impt Co to TITLE GUARANTEE & TRUST CO. Webster av, s w cor Oliver pl, runs w 221.2 x s 115.9 x e 217.5 to av x n 121.3 to beginning. Building loan. Aug 31, demand, 6%. Sept 1, 1909. 12:3279. 40,000
 Weinstein, Morris to Harriet L Bogert. 180th st, s w cor Mhegan av, 118.2x70.1. Aug 27, due, &c, as per bond. Aug 31, 1909. 11:3118. 7,000
 Wright (Wm H) & Son, Inc, to Wm H Wright. Briggs av, No 2667, w s, 264.5 n 194th st, 18.9x86.8x18.10x84.8. Prior mort \$5,000. Aug 28, 3 years, 5%. Aug 31, 1909. 12:3300. 500
 Same to same. Same property. Certificate as to above mort. Aug 28. Aug 31, 1909. 12:3300.
 Weisman & Herman to Grossman Bros & Rosenbaum. Minford pl, Nos 1530 and 1532, e s, 75 n 172d st, 2 lots, each 37.6x100. 2 mort, each \$5,000. 2 prior mort \$18,000 each. Aug 26, 3 years, 6%. Aug 27, 1909. 11:2977. 10,000
 Same to same. Same property. 2 certificates as to above mort. Aug 26. Aug 27, 1909. 11:2977.
 Weiss, Ray to Jesse W Uppercu. 181st st, s s, 91 e Park av, 50x 150. Prior mort \$10,000. Aug 27, 1909, 3 years, 6%. 11:3037. 4,000
 Winter & Co to Jacob Bros Co. Southern Boulevard, n e cor 137th st, 115.6x82.10x100x140.8. Prior mort \$—. Aug 26, demand, 6%. Aug 27, 1909. 10:2566. 25,000
 Winter & Co to Jacobs Bros Co. Southern Boulevard, n e cor 137th st, 115.6x82.10x100x140.8. Certificate as to mort for \$25,000. Aug 26. Aug 27, 1909. 10:2566.
 Weinberg, Yettie to LAWYERS TITLE INS AND TRUST CO. Union av, No 604, e s, 70 s 151st st, 23.6x90. Sept 1, 5 years, 5%. Sept 2, 1909. 10:2674. 7,500
 *Zahringer, Peter to Hudson P Rose Co. Bassett av, w s, abt 225 s McDonald st, and being lot 115 map 327 lots Hunter estate, 24.7x100x25x100. P M. Aug 5, due Sept 1, 1912, 5½%. Aug 31, 1909. 500

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 26.
 Lafontaine av, w s, 97.6 s 179th st, 75x100. Mutual Life Ins Co agt Samuel Mandel et al; James McKeen, att'y; Charles Stein, ref. (Amt due, \$8,223.96.)
 Aug. 27.
 61st st, No 241 West. Jacob Low agt Israel H Goldberg. John E Brodsky, att'y; Robert F Wagner, ref. (Amt due, \$2,386.02.)
 Aug. 28.
 Main st, w s, — s Silver st, 75x88.6 to Bear Swamp rd, x 80.3x123.7. Mitchell Valentine agt William Henderson; James Kearney, att'y; Norman J Marsh, ref. (Amt due, \$18,918.38.)
 Aug. 30.
 137th st, s s, 214.5 w Cypress av, 37.6x100. Josephine Carpenter agt James Reynolds et al; W B & G F Chamberlin, att'ys; James Kearney, ref. (Amt due, \$31,016.70.)
 Aug. 31.
 Longfellow av, n e cor 172d st, 300x100. Gertrude Hotto agt Froma Realty et al; Menken Bros, att'ys; Geo W Clune, ref. (Amt due, \$1,607.75.)
 13th st, Nos 346 & 348 East. Caroline Gottlieb agt Louis Kovner; Schlesinger & Schlessinger, att'ys; Wm J A Caffrey, ref. (Amt due, \$15,967.69.)
 Sept. 1.
 Goerck st, Nos 13 to 19. Hannah Strauss agt Isaac Male; Samuel Hellinger, att'y; Patrick J Dobson, ref. (Amt due, \$15,581.75.)
 105th st, n s, 136.3 w 2d av, 40.7x100.9. Sophie Grossman agt Adolph Messer et al; J A Seidman, att'y; Isidor Wels, ref. (Amt due, \$13,921.39.)
 Summit av, n s, 964.3 w Williamsbridge rd, 25x100. James A Woolf agt Edna J Klinder; James A Deering, att'y; James T Brady, ref. (Amt due, \$6,297.)
 96th st, n s, 225 w West End av, runs w 175 x n 100.11 x w 8.11 to Riverside Drive, x n e 109 to 97th st, x e 71.11 x s 100.11 x e 75 x s 100.11. Joseph M Lesser agt Anabel Lyons; Gignoux & Reid, att'ys; Edward Browne, ref. (Amt due, \$7,823.66.)
 135th st, No 592 East. Sidney W Allen agt Charles Ullman exr, &c, et al; Miller & Bretzfelder, att'ys; Warren Leslie, ref. (Amt due, \$5,175.70.)
 135th st, No 594 East. William Moller et al agt Chas L Ullman exr, &c, et al; Miller & Bretzfelder, att'ys; Robert W Maloney, ref. (Amt due, \$5,170.14.)
 135th st, No 596 East. Same agt same; same att'ys; same ref. (Amt due, \$5,170.14.)

LIS PENDENS.

Aug. 28.
 Northern av, w s, 178.3 n 181st st, 244.10x irreg to Riverside Drive. Adolphus Busch agt Hannah F Binns et al; partition; att'y, B Lewinson.
 3d av, No 319. Thomas Mook agt Walter T Mook et al; partition; att'ys, Webber & Webber.
 132d st, n s, 293.9 e 7th av, 18.9x99.11.
 53d st, s s, 275 w 1st av, 25x100.5.
 121st st, s s, 80 e Lenox av, 20x100.11.
 Leo Owitz agt Julius Levy et al; action to set aside conveyances; att'y, G Eichhorn.

Aug. 30
 12th st, s s, 286 e 5th av, 61.3x103.3. Parker Sheet Metal Works agt Julia Fitzgerald et al; action to foreclose mechanics lien; att'y, L Rosenberg
 Southern Boulevard, w s, 333.3 s 182d st, 67.10x 135.10x irreg. Samuel Rosenthal agt Lena Aronson et al; partition; att'ys, Cahn, Nordlinger & Landauer
 Broome st, No 553. James Heatherton agt William Heatherton et al; partition; att'y, J M Stoddard
 Aug 31.
 2d av, Nos 2213 and 2215 Mary A Dietz agt John Creegan; partition; att'ys, Joyce & Hoff. Riverside Drive, e s, 452.2 s 127th st, 80x95x irreg New England Mantel & Tile Co agt St Paul's Construction Co; action to foreclose mechanics lien; att'y, H B Goodstein
 Sept. 1.
 Cedar av, n w cor 177th st, —x97.4x126.5x89. Geo I Morell agt Patrick J Murphy et al; action to declare lien; att'ys, Cowan, Ketchum & Marcus.
 139th st, Nos 460 to 464 East.
 Brook av, w s, 75 n 145th st, 25x90.
 Willis av, w s, 33.4 s 143d st, 16.8x100.
 Willis av, w s, 50 s 143d st, 25x100.
 Courtlandt av, Nos 814 & 816.
 Prospect av, n w cor 156th st, 25x41, ½ part.
 Boston rd, n w cor 181st st, 124x100x130x100, ½ part.
 A Lawrence Kerker agt Chas S Levy et al; action to declare 1-5 part; att'ys, Johnston & Johnston.
 Sept. 2.
 90th st, No 11 West. Mary A Cohnfeld agt David J Isaacs et al; action to recover dower, &c; att'y, J P Berg.
 97th st, Nos 10 to 14 East. Mary A Cohnfeld agt Seth M Milliken et al; action to recover dower, &c; att'y, J P Berg.
 Sept. 3.
 No Lis Pendens filed this day.

FORECLOSURE SUITS.

Aug. 28.
 Lots 62 to 64, map of Pugsley Estate, Unionport, Bronx. Annie C Ruhl et al agt Bernhard Ebeling et al; att'y, R H Bergman.
 Belmont av, n w cor 189th st, 15x87 Frank M Patterson agt Louis Noschese et al; att'y, W G Whaley
 3d av, e s, 250 n 171st st, 25x100. Susan M Langbein agt Catharine Egan et al; att'y, G F Langbein.
 Amsterdam av, s e cor 214th st, 25x100 Frederick H Ehlen agt Arp Laue et al; att'y, T Smith.
 Lexington av, Nos 1643 & 1645.
 104th st, No 162 East.
 Jakob Herskowitz agt Morris Jurkowitz et al; att'y, J S D Friedman
 Aug. 30
 135th st, Nos 3 and 7 East; two actions. Julius M Cohen agt Hannah J Frankel; att'ys, Davis & Dworsky.
 Van Courtlandt av, n e cor Grand Boulevard and Concourse, 251.3x235.11x irreg. B Aymar Sands, trustee, agt Jacob Leitner et al; att'ys, Bowers & Sands.

Lots 295 and 296, map 1104 Varian estate, 24th Ward, Bronx. Julius Mayer agt William Wainwright et al; att'ys, Simpson, Werner & Carodo.
 95th st, n s, 125 w 2d av, 25x100.8. Virginia Kent White agt Ignatz Weisberger et al; att'y, L F Reed.
 3d av, e s, 60 s 50th st, 21x90. National Academy of Design agt Frank B Morehouse et al; att'ys, Phelps, Evins & East.
 16th st, s s, 119 w Av A, 25x103.3. William K Doyle agt Louis Miller et al; att'ys, Doyle & Keane.
 Aug 31.
 103d st, No 311 East. Caterina A Verderosa et al agt same; att'y, M Keve.
 106th st, No 311 East. Caterina A Verderosa agt same; att'y, M Keve.
 Prince st, No 156. Jonas Weil et al agt Bridget Prisco indiv and extrx et al; amended; att'y, M Sundheimer.
 Belmont av, n w cor 189th st, 15x87.6. Frank M Patterson agt Louis Noschese et al; amended; att'y, W G Whaley.
 146th st, n s, 100 e 7th av, 150x99.11. Mutual Life Insurance Co of N Y agt Robert S Masterton et al; att'y, J McKeen.
 127th st, No 305 West. Twelfth Ward Bank agt Joseph Ettlinger et al; att'ys, Katz & Sommerich.
 119th st, Nos 29 to 35 West and 119th st, n s, 257.5 w 5th av, 50x84.5x irreg. American Woolen Co of N Y agt Jacob Cohen et al; att'ys, Hays, Hershfield & Wolf.
 96th st, n s, 180 w Lexington av, 37.6x100.11. Jonas Weil et al agt Abraham Truenberg et al; att'y, C Kaufmann.
 9th st, n s, 316.8 e 1st av, 16.8x85, and 9th st, n s, 300 e 1st av, 16.8x85, 1-3 part. Margaret Knox agt Louis Cohen et al; att'y, A Knox.
 103d st, Nos 311 and 313 East. Max Keve agt Michele Lasala; att'y, L Lewin.
 103d st, No 313 East. John Gagliardi agt same; att'y, M Keve.
 Sept. 1.
 140th st, No 471 West. Josephine Mulholland agt Kate O Major et al; att'y, W F Clare.
 135th st, n s, 147.6 e Lenox av, 37.6x99.11. Wm F Havemeyer et al agt Joseph Wittner et al; att'y, W A Aitken.
 Montgomery st, No 67. Home for Incurables agt Joseph Elias et al; att'ys, Roosevelt & Kobbe.
 4th st, n s, 175 w Av A, 25x96.2, leasehold. Olga Wolkenmuth admrx agt William Schack et al; att'y, S Bitterman.
 73d st, Nos 227 & 229 East; two actions. Van Norden Trust Co agt Bernard Scheinkman et al; amended; att'y, A W Ashburn, Jr.
 Sept. 2.
 118th st, No 407 East. Louis de W Hollub agt John Carucci et al; att'y, G H Corey.
 118th st, n s, 140.9 e 2d av, 40.9x100.10. Jacob Reiff et al agt Robert Garcewich et al; att'ys, Lese & Connolly.
 Lots 243, 254, 270, 524, 292, 293, 305, 391, 396, 440 & 441, map of Arden property, Bronx. Annie V Taylor agt Lily L Shimer et al; amended; att'ys, De La Mare & Morrison.
 67th st, n s, 475 w 10th av, 50x100.5. American Mortgage Co agt Cornelius Gramey et al; att'ys, Bowers & Sands.
 William st, Nos 80 and 82. Seaman's Bank for Savings in the City of N Y agt Anzoinetta B Wolfe et al; att'ys, Strong & Cadwalader.
 145th st, Nos 307 to 311 West. Alexander J Bruen agt David Shuldiner et al; att'ys, Stewart & Shearer.

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 "THE ABSOLUTELY SAFE CEMENT"	<h1>ALSEN</h1>	SEE PAGE 132 IN "SWEETS" FOR FULL PARTICULARS	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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Sept. 3.
 70th st, No 508 East. State Investing Co agt Luovre Realty Co et al; att'ys, Bowers & Sands.
 Beach av, w s, 192.7 s 156th st, 25x96.6x26.2x 82.6. Austin B Fletcher et al, trustees, agt Samuel Singerman et al; amended; att'y, S A Crummev.
 Harlem River, e s, 1170 n 150th st, —x—, leasehold. Knickerbocker Trust Co as trustee agt Fireproofing Mfg Co (a West Virginia Corp) et al; att'ys, Davies, Stone & Auerbach.
 127th st, No 307 West. Rachel Newman agt Joseph Ettinger et al; att'ys, Aaronstamm & Chorosh.
 Summit pl, s w s, 83.5 s e Heath av, 30x105.9x 30.1x107.1. Jule Dorman agt Samuel Dorman et al; att'y, A C Troy.
 1st av, e s, 25 n 61st st, 25x95. Louis T Lehmev agt Isaac Shapiro et al; att'ys, Norwood & Marden.
 50th st, No 313 East. Emanuel Lewinson agt Bessie R Russell et al; att'ys, Bloomberg & Bloomberg.
 16th st, s s, 119 w Av A, 25x103.3. Walter K Doyle agt Louis Miller et al; att'ys, Doyle & Kean.

3 Cobb, Geo B, Jr—American Radiator Co. 627.08
 3 Cobb, Geo B, Jr—United States Radiator Co. 208.85
 3 Coughlin, Mary A admrx—C H Childs et al costs, 109.45
 28 Devine, Michael V—N Y Telephone Co. 23.02
 28* Densmore, Darsa J et al—J J Astor. 2,457.61
 28 Dunn, John W—Wrights Indian Vegetable Pill Co. 630.18
 31 Dobbins, Chas H—D C Moriarta. 203.19
 31 Dickson, John—W W Davis, assignee. 26.79
 1 Dalberg, Melvin H—S L Pakas. 247.41
 1 Devine, Michael V—Detmer Woolen Co. 150.09
 1 Dellon, George—R J McBride. 703.18
 1 Doyle, Elizabeth—Ludwig Baumann & Co. costs, 37.48
 1 Dressler, Marie—H L Buder. 115.67
 2 Dacre, Edward—J F Thibaut. 72.76
 2 Dowd, John F—E E Ferris. 66.14
 2 Disbrow, John A—C W Jewell. 92.92
 3 Deutsch, Samuel—J C Bogert Co. 162.37
 3 Dalberg, Melvin H—35 Per Cent Automobile Supply Co. 348.39
 28 Edelman, Moses S—N Y Telephone Co. 25.71
 30 Ellis, Melville—Schene-Harnden Co. 127.99
 30 Edwards, Geo H—M Weinfeld. 74.37
 31 Eaton, Geo T—Night and Day Bank. 40.12
 1 Eakins, John R—Union Wood Working Co. 60.13
 1 English, Stella D—G Schiffmayer. 39.32
 2 Eisner, Theodore D & Max F—E L Rockefeller. 113.15
 2 Epstein, James—A Younker. 193.08
 28 Friedenber, Louis—N Y Telephone Co. 51.41
 31 Frabascillis, Anthony—A Musetto. 125.47
 1 Feder, Morris H & Fannie et al—J S Friedman et al. 2,366.09
 2 Ferguson, Elsie L—National Alumni. 75.95
 2 Fuchs, Dezzo—R Naegeli. 291.99
 2 the same—the same. 421.31
 2 Fischer, Harry—M Schwabsky. 30.02
 2 Fox, Samuel E—I Reich et al. 3,776.48
 3 Faybik, John—Hudson Structural Steel Co. 96.30
 3 Feldman, Joseph—Dr G A Wyeth. 52.16
 28 Gilbreth, Frank B—Review & Record Co. 189.36
 28 Gleason, William Jr—C H Hackett et al. 85.91
 28 Gordon, Bessie—N Y Telephone Co. 35.15
 28 Gordon, John J—the same. 28.16
 28 Grouse, Wm A—the same. 29.87
 28 Glaser, Adolph M—Saks & Co. 109.24
 28 Groll, Chas W—S B Pollak. 31.86
 30 Goldschlag, Hyman—W F Clemmons. 39.02
 31 Geller, Aba Leib gdn—H Sokolski. costs, 23.60
 31 Geller, Aba Leib—the same. costs, 23.60
 31 Greenwald, Morris—C Struppman et al. 115.41
 31 Gerson, Rosa—Kaufman & Aron, Inc. 35.91
 31 Gillman, James E gdn—O'Rourke Engineering & Construction Co. costs, 88.35
 31 Grivas Constantin and James—M Friedman. 72.06
 31 Gorman, Walter R—I Bleiman. 181.15
 1 Gavriles, Peter—William B Harris Co. 30.43
 1 Ganger, Isidore et al—J Wollenberg. 46.41
 1 Gutman, Wolf & Fannie et al—M J Berger. 2,538.61
 1 Goodfield, Chas H et al—G F Vietor et al. 93.45
 1 Gillette, Mott G—Hero Fruit Jar Co. 266.74
 2 Glaser, J David—W Kirschner. 35.86
 2 Gutkaiiss, Adolph—M Hein. 90.23
 2 Garrity, Thomas & Hugh or Gearth—S D Colwell. 206.77
 2 Gottsegan, Louis—A H Hillman Co. 23.58
 3 Goldsmith, John S—Press Pub Co. costs, 12.73
 3 Graf, Albert et al—U B Soule. 1,168.36
 3 Greene, Wm F & Elizabeth C—M D Wise. 63.16
 3 Goldstein, David et al—Felix Isman, Inc. 177.42
 3 Guterman, Louis H—H H Ginsberg et al. 265.25
 3 Gannon, Terance & Mary—J Rosenberg. 34.40
 3 Gluck, Betty—H L Manges. 300.75
 28 Hayes, Margaret G—N Y Telephone Co. 53.42
 28 Houghton, Chas B—Saks & Co. 90.85
 28 Hand, Joseph C—H D Cooke. costs, 33.53
 30 Hoffman, John, Jr—A Van Gelder et al. 255.29
 30 Horowitz, Joseph—A Switzer. 83.15
 30 Hirsh, S Morrel & David H Szerlip—The N Y & N J Tel Co. 52.39
 30 Hanley, David M—S Katz. 158.32
 31 Hefter, Emma—D Minster. 77.27
 31 Heitman, Wm—Hecker-Jones Jewell Milling Co. 397.64
 31 the same—the N K Fairbanks Co. 108.66
 31 Husch, Alfred & John—A Quint et al. 488.14
 31 Heller, Louis N—W W Davis, assignee. 186.91
 31 Hoebich, Edmund—The Crandall & Godley Co. 100.25
 1 Henigson, Hyman—H B Clafin Co. 118.40
 1 Heim, Selma—T J Quinn. costs, 39.13
 1 Huben, Julius—A B Berk. 250.26
 1 Hess, Walter P et al—C L Wise. 114.86
 1 Hittelman, Edw B—I Portman et al. 218.66
 1 the same—the same. 12.41
 1 Hickman, J Alfred—L F Perney. 84.41
 1 Hochstein, Max—Tammany Pub Co. 25.59
 2 Hoppie, Geo E et al—G B Leonard. costs, 13.10
 2 Hurwitz, Hayman—Coyne & Delany. 193.41
 3 Hamilton, Geo W et al—A B Brown. 285.49
 3 House, Chas W—M Mayers et al. 131.91
 28 Jacobs, Arthur—Browning King & Co. 72.97
 28 Jaffe, Moses et al—J Schneider. 114.42
 30 Johansen, Jennie—Abendroth Bros. 742.80
 30 Jennings, W Smith—Empire Floral Co. 25.21
 31 Jaffe, Moses & Benj—A Pinski. 661.38
 31 Jolin, Jacob & Isidor Pasternack—I Rosenberg et al. 118.40
 2 Jacobs, Samuel J—G J Kaskel. costs, 23.06
 2 the same—J Roth. costs, 23.01

2 Johnson, Liman W et al—G B Leonard. costs, 13.10
 2 Johannes, George—W B Greenbaum et al. 81.67
 2 Jacobson, Mark—L Schlesinger. 239.77
 28 Klein, Joseph D—W Drosihn. 153.57
 28 Korn, Paul et al—J Schneider. 114.42
 30 Kilbreth, John C—W L Flagg. 50.70
 30 Kovner, Annie—Jefferson Bank. 1,039.17
 30 Kovner, Louis & Annie—the same. 525.90
 31 Kauffman, Isidore & Jacob—E Down et al. exrs. 7.65
 1 Knapp, Harry S—Mossler Co. 256.61
 1 Kriel, Joseph H or Joseph F Kreil—F Pearson. 1,000.34
 1 Kanner, Mack—J Gotthoffer et al. costs, 27.65
 1 Kayser, Henry—M E Schwarz. 1,775.22
 2 Knight, Herbert—Edward Thompson Co. 200.54
 2 Klerntzky, Ike et al—H Fisher. 84.65
 2 Kramer, Harry et al—H Block. 29.65
 2 Konigstein, Sam—J Shenfeld et al. 158.19
 2 Korack, Joseph—W B Greenbaum et al. 185.17
 2 Krist, Stephen—Planters Importing Coffee Co. 60.91
 2 Kremer, Samuel A—J F Knorr et al. 31.41
 3 Kennedy, Frank—M Rosenfeld et al. 149.64
 3 Knowles, Francis—A Stake. 51.30
 3 Kahn, Alexander et al—Felix Isman, Inc. 177.42
 28 Lawson, Wm P—C Eppler. 151.47
 31 Levy, Jacob—E Siff et al. 77.72
 2 Lovejoy, Morris—Cruver Mfg Co. 32.15
 1 Lepsin, Augene—Karatosonyi & Kmetz Import Co. 43.85
 2 Levor, Harry—Z Davot. 298.21
 2 Lohrius, August A—United Wine & Trading Co. 115.46
 2 Lowitz, John B—B B Simons. 54.41
 2 Laster, Sam—B Wittenberg. 106.12
 2 Leuschner, Gus—Pabst Brewing Co. 69.67
 2 Lyon, James A—J C Hanman. 241.22
 2 Leyer, Otto et al—R W Heberd. 39.41
 2 Luerssen, Ahrend H & Annie M—A Gulicher. 114.50
 2 Lehman, Jesse W—R E McLearn. 39.41
 2 Lasperches, Salvat—Oliver Typewriter Co. 28.51
 3 Loeb, William—E Loewey. 104.31
 3 Lind, Jacob—H Shapiro. 31.70
 3 Levine, Barnett & Grunne—H Levine. 1,139.66
 28 Many, Frederick W—L Witsenhausen Co. 118.95
 28 Mulvaney, Macy C—Z Levy. 68.72
 28 Markus, Simon—Browning King & Co. 148.28
 28 Matera, Alphonso—M Calvano. 119.41
 31 Michel, Louis—W A Boykin. 68.91
 31 May, Theo M—Gibbs & Van Vleck, Inc. 40.81
 31 Mattiolo, Lorenzo—C Conti. 240.28
 31 Mathieson, Rasmus M—W W Davis, assignee. 93.11
 1 Moore, J Clifford—C H Schiltz. 82.33
 1 Moore, Patrick—Ebling Brewing Co. 476.97
 1 Muhlhahn, Wm H et al—C L Wise. 114.86
 1 Massey, Sam & Sam, Jr—F Friedman. 1,480.50
 1 Macaluso, Damian—David Mayer Brewing Co. 230.32
 1 Moeller, Christopher—B K Bloch. 175.73
 1 Meyer, Louis et al—J S Friedman et al. 2,366.09
 1 McDowell, James J—Ludwig Baumann & Co. costs, 38.06
 2 Mulhern, Thomas J—B Flood. 40.01
 2 Mitchell, Chas F, att'y—N Y Board of Fire Underwriters. 66.91
 2 Mack, H Lewis—S A Katz. 141.60
 2 Mark, John W, Chas W, Jacob L, Margaret W & Amelia—W Kidde, agent. 534.49
 2 Murray, Wm K—T Watts. 169.57
 2 Morse, James S—Seely Office Appliance Co. 33.16
 2 McAleer, Chas J—H M Seely. 35.61
 2 Moore, Chas V—E Badt. 326.57
 2 Martin, Robert F—E V Griffiths. 124.22
 2 McManus, Andrew P—P J McDermott. 81.10
 3 Mulford, Josephine B & Louis—P Stetson. 311.77
 3 Metz, Jacob—J Davega, Jr, Inc. 414.60
 30 Nettler, John B—Allied Investors Realty Co. 42.91
 3 Nassauer, Gustave—M Rinschler. 155.23
 28 Olmstead, Samuel—S Glantz. 60.29
 1 Oesterreicher, George—Lion Brewery of N Y City. 2,530.56
 1 O'Sullivan, Michael—Oliver Typewriter Co. 31.31
 28 Potter, Florence D—Southern Pacific Co. costs, 37.84
 28 Pirie, Allan H—W E Jacobs. 436.07
 28 Pimstein, Joseph—R I Brown. 8,561.41
 30 Petrazzuolo, Joseph—M Solomon. 63.76
 1 Pepper, Harry J—W H Gavin. 105.41
 1 Person, Geo W—Candee, Smith & Howland Co. 115.83
 1 Penna, Mike—the same. 115.83
 2 Pinsler, Ike et al—J Fisher. 84.65
 2 Plumb, Wm D et al—Berger Mfg Co. 132.21
 2 Pugh, Joseph N—E Kraft. costs, 73.95
 2 Phillips, Royal C & Geo E—W S Rafferty. 166.94
 2 Prince, Felix—West Side Bank. 544.75
 3 Puterman, Joseph—J H Miller. 29.65
 3 Posner, Herman et al—L A Goldstein. 903.17
 3 Paul, Edw A—M Mayer et al. 106.08
 3 Progie, John—People, &c. 150.00
 2 Qualey, John A—Marcean Co, Ltd. 380.48
 2 the same—the same. 70.85
 2 the same—L Selby et al. 50.85
 28 Rabinowitz, Morris—G Cohen. 64.01
 30 Read, Emma S—W H Ryland et al. 65.41
 1 Rosenbaum, Theresa—W T Johnson. 2,624.16
 1 Rowe, Wm H Jr—L Sherry. 114.72
 1 Rosenwasser, Isaac et al—M J Berger. 2,538.61

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Aug. and Sept.
 28 Adler, David—A Rahaeuser. \$136.82
 30 Ashley, Samuel A—M Solomon. 84.55
 31 Alter, Abraham—Rieger's N Y Night Patrol Co. 13.67
 31 Adler, Moritz—J Weinberg. 306.30
 1 Antol, Eugene—Barnhart Type Foundry Co. 88.91
 1*Ackerman, Carl F et al—S S Plunkett. 116.06
 1 Abderson, John C et al—the same. 116.06
 1 Alvaredo, A Velez—H Meinken. 275.61
 1 Acritelli, Angelo—G Richroath. 68.94
 2 Alfieri, Gaetano—A A Kantor. 114.49
 2 Archibald, James et al—J F Thibaut. 25.91
 2 Adams, Garrison B—G W Shellas et al. 200.26
 2 Adler, Harris—W F Clemmons. 671.51
 2 Asen, Henry—M Wolinsky. 235.35
 3 Acaufora, Enrico—L Uilo et al. 144.40
 28 Balassa, Cornel—N Y Telephone Co. 80.83
 28 Bell, Thomas & Mary—M Goldstein et al. 404.48
 28 Brauer, Frederick C Jr—A A Bennett et al. 234.40
 28 Butler, Jane—Revillon Frers, Inc. 145.27
 28 Bloodgood, Harry L—S Alexander. 156.66
 30 Barber, William—C H Hanson. 90.45
 30 Bradley, James P—H Sonneborn et al. 486.69
 30 Borgenski, Leon J—A H Denham. 656.68
 30 Brown, Edward A & O Harry—G W Allison et al. 83.09
 31 Bekeffy, Armin—J Hamerman. 36.75
 31 Brenner, Levi—R Taylor et al. costs, 24.63
 31 Bellotte, Mary E—G A Bellotte. costs, 47.72
 31 Berkman, Davis—J Weil et al. 7,932.94
 1 Bergman, Henry—American Law Book Co. 73.80
 1 Bloom, Abraham—L Miskow. 43.81
 1 Binder, Charles—A Silz. 388.91
 1 Bond, MacGregor—Royal Typewriter Co. 76.41
 1 Burstein, Charles et al—G F Vietor et al. 93.45
 2 Bambare, Joe—D Rosen. 50.40
 2*Benny, Edgar et al—R W Heberd. 39.41
 2 Baker, George—N Morris et al. 126.33
 2 Brittingham, Beverly—E Maag. 101.15
 2 Becker, Richard—R Cohn. 38.24
 3 Bauer, Wm J—Press Pub Co. costs, 13.08
 3 Berges, Frederick H—Crandall & Godley Co. 91.72
 3 Beach, Herman G et al—A B Brown. 285.49
 3 Barriere, Henri—G Allias. 117.19
 3 Brown, Tom or Tom Sing—A L Tusk et al. 67.51
 3 Bookman, Adolph—W R Ellison et al. 167.44
 3 Batterman, John J—W P Adams. 154.15
 3 Billard, Emma—A Abbondi. 464.69
 28 Cohn, Albert L—N Y Telephone Co. 47.61
 28 Carnevale, Robert—the same. 49.45
 28 Compton, Dobin D et al—J J Astor. 2,457.61
 30 Cavalluzzo, Ignazia—C Fusco et al. 1,050.25
 30 Cohen, Jonas & Ezekiel Levey—S C Lamport et al. 178.21
 30 Charles, Adelaide—The Man Tel Co. costs, 119.42
 31 Craiger, Sherman M—K Eldred. 317.15
 31 Coleman, John M—W Abbott. 677.31
 31 Choate, Geo C—G R Sutherland. 866.55; 1,085.59
 1 Cullis, Louis N—G M Wait et al. 50.06
 1 Costello, James D et al—J L Lewis. 77.71
 1*Connelle, Roland B et al—the same. 77.71
 1 Conny, Anthony—J J Reid. 216.29
 1 Corse, Frank—A F Eno. 965.23
 1 Calabrese, Salvatore et al—David Mayer Brewing Co. 203.92
 2 Cerami, Guiseppe—A Provinzano. 37.81
 2 Clark, Joseph—Liquor Dealers Supply Co of N Y. 225.33
 2 Cinque, Geosof—Planters Importing Coffee Co. 81.61
 3 Catlin, Warren W—M J Wightman. 65.48
 3 Cohen, Jacob—H Lavers. 242.23

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- 2 Ressler, Nathan—R Roethlisberger et al. 179.78
- 2 Reagan, John L—N T Flanagan. 88.37
- 2 Russnik, Albert et al—S Kornbluth. 59.65
- 2 Rice, Hyman—the same. 59.65
- 2 Rudnick, Jacob—Ravenswood Paper Mill Co. 137.92
- 3 Reilly, Nicholas S et al—A B Brown. 285.49
- 3 Royal, Thomas M—T O Watkins. 25.26
- 3 Rodnon, Simon—J S Sampson et al. 24.37
- 3 Raifowitz, Paul—Press Pub Co. costs, 14.32
- 28* Sovatkin, Ida et al—W Kossovsky. 116.51
- 28 Stephenson, Cyril S—W A Schick, Jr. 251.65
- 28 Shay, Michael et al—N Y Telephone Co. 171.94
- 28 Schlesinger, Siegfried F—the same. 18.96
- 28 Shapiro, Max—F Dreyfus et al. 28.22
- 28 Smith, Thomas J et al—N Y Telephone Co. 171.94
- 28 Smith, James D—J Evans. 36.07
- 30 Spratley, Henry—W W Astor. 1,526.31
- 31 Schoepflug, Edward—T C Hindman. 209.89
- 31 Schapiro, Minnie—S Schnee. 3,847.28
- 31 Schwartz, Abraham—Rexton Realty Co. 5,726.77
- 31 Steinfeld, Max—J Ratner. 61.48
- 31 Singer, Wolf—Tombach & McPhee, Inc. 46.51
- 31 Schneider, Jacob—T G Gertz. 35.29
- 31 Shatzkin, Nathan J—J Robinowitz. 255.95
- 1 Stewart, Chas P—S T White. 35.40
- 1 Sullivan, Edw J et al—J Wollenberg. 46.41
- 1 Stephen, Samuel—People, &c. 1,000.00
- 1 Solomon, Lena et al—the same. 1,000.00
- 1 Singer, Albert L—Transit Realty Co. 330.91
- 1 Schnee, Meyer—E Liberman. 77.41
- 1 Shaw, Harry R—Oliver Typewriter Co. 31.85
- 2 Scheffel, Marx—Paris Trimming Co. 185.11
- 2 Schwartz, Ike et al—H Fisher. 84.65
- 2 Strongin, Louis—N Y & N J Telephone Co. 59.83
- 2 Strauss, Aaron H et al—G B Leanord. costs, 13.10
- 2 Siegel, Samuel I—Edward Thompson Co. 332.48
- 2 Sealy, Morris G et al—J F Thibaut. 25.91
- 2 Scott, John R et al—Berger Mfg Co. 132.21
- 2 Simon, Fannie & Reuben—Fletcher Stanley Co. 303.66
- 2 Simmons, Harry L—H Corn. 239.65
- 2 Smolen, Jacob—A Ruegamer Jr, et al. 240.40
- 3 Schaeffer, Florence A—Press Pub Co. costs, 13.08
- 3 Siegel, Louis, Joseph & Katzie—M Siegel. 57.65
- 3 Sturtevant, Geo W—O Thees et al. 31.54
- 3 Stunkel, Richard B—A R Gardner. costs, 32.41
- 3 Sing, Tom or Tom Brown—A L Tuska et al. 67.51
- 3 Schneider, Celia—E Chamin. 92.65
- 3 Spero, Larry—S Rappaport. 116.92
- 3 Strong, C Howard—E Smith. 531.78
- 28 Tripp, Julia I—N Y Telephone Co. 34.93
- 31 Tetard, Louis C—J Brower. 214.47
- 1 Tierney, John J—Bordens Condensed Milk Co. 117.45
- 1 Tohl, Herman—M Felleman Distiller Co. 158.93
- 2 Tooker, Warren E—N Y & N J Telephone Co. 133.05
- 2 Tompkins, Joseph et al—H Block. 29.65
- 3 Trepel, Jack—G Salford. 287.26
- 3 Trepel, Adam A—the same. 145.38
- 3 Tobin, David J—Press Pub Co. costs, 12.86
- 3 Thomas, Bernard—Sonoma Wine & Brandy Co. costs, 138.18
- 3 Tolleris, Charles et al—Felix Isman, Inc. 177.42
- 30 Vail, Orsamuss M—L Reinken. costs, 74.88
- 30 Voris, Adeline—C S Terrett et al, trus. 20.65
- 1 Vannutellim, Alexander—P Gross. 111.91
- 1*Valentino, Giuseppe et al—David Mayer Brewing Co. 203.92
- 2 Vidaver, Maxwell—Tyer Rubber Co. 208.51
- 2 Vincent, Peter A et al—A E Hutchinson. 217.40
- 2 Volpe, Felice—Erie R R Co. costs, 13.98
- 2 Vinograd, Nachman et al—H Fisher. 84.65
- 2 Van Brokile, Wm W et al—A E Hutchinson. 217.40
- 3 Von Haus, Wilhelmina et al—U B Soule. 1,168.36
- 3 Vachiarello, Antonio—R Hill. 153.56
- 28 Weissman, Frank et al—W Kossovsky. 116.51
- 30 Wadsworth, Chas W—S C Lamport et al. 31.65
- 30 Winter, Isaac—D Schloss et al. 51.06
- 1 Walsh, Michael J—M Bruna. 56.00
- 1 White, Matilda—R B Collins. costs, 79.29
- 1 Warm, Louis—L Lubelsky. 387.03
- 1 Weissberger, Herman et al—M J Berger. 2,538.60
- 2 Wynkoop, David W—G Whitaker. 233.35
- 2 Well, Mabel* & Maurice—Carnegie Hill Livery & Motor Co. 167.01
- 2 Weiss, Abraham—Princess Corset Co. 98.52
- 2 Willmott, Herbert A—Ludwig Baumann & Co. 35.82

- 3 Weil, Benjamin M—United Dressed Beef Co of N Y. 1,525.09
- 3 Wexler, Isidor et al—L A Goldstein. 903.17
- 3 Welde, Wm B—H Besser. 134.91
- 3 Xiques, Julian—J H H Van Hoven. 95.51
- 28 Zatz, Joseph—E Neufeld et al. 33.60
- 31 Ziegfeld, Mignon—W Braun. 44.85
- 1 Zeisloft, Daniel L—Ludwig Baumann & Co. costs, 38.77
- 2 Zetes, George & Peter—P Manas. 222.66

CORPORATIONS.

- 28 Columbia Stenographic Co—N Y Telephone Co. 76.81
- 28 W G Dean & Son, Inc—the same. 48.20
- 28 North Side Cornice & Roofing Co—Glokner & Blue Co. 500.24
- 30 Brass Specialties Co—W C Smith. 326.42
- 30 Dean, W G & Sons, Inc—A F Smith. 73.71
- 30 Mohr Specialty Co—S Sternan et al. 63.31
- 30 Payne, J Geo Co—C Edgar. 107.52
- 30 Toch, M B Tile Co—H M Toch et al. 691.21
- 30 Wallace Fertilizer Co—Link Chain Belt Co. 339.99
- 1 Prosper Colony Co—R S Knaggs et al. 201.53
- 1 Great Northern Engineering & Supply Co—Manning, Maxwell & Moore. 92.31
- 1 Wilmarth Building Co—Doane & Jones Lumber Co. 574.78
- 1 Hegeman Hardware Co—Standard Oil Co of N Y. 49.91
- 1 Jacob Mark Sons, Inc—W F Crockett. 194.91
- 1 Chancey's Farm Dairy & Bakery—G Scheideler et al. 122.92
- 1 Mitow Realty Co—H Russell. 480.39
- 1 M B Disk Co—M H Grossman et al. 166.35
- 1 Eckstein Woolf & Co—A Nemirowsky. 121.91
- 1 the same—the same. 234.41
- 1 Louis Mayer Realty Co et al—J S Friedman et al. 2,366.09
- 2 Auduban Amusement Co—I Eisenstein et al. 66.44
- 2 Consumers Gas & Electric Fixture Supply Co—T E Conklin. 710.56
- 2 Noisette Products Co—R Morrison. 65.22
- 3 J George Payne Co—Fullerton Case Co. 671.77
- 3 Bass & Winkler Co—P N Milsted. 2,006.85
- 3 Port Chester Coal Co—Rockland Rockport Lime Co. 74.02
- 3 Purification & Engineering Co—Eimer & Amend. 133.52
- 3 Friede Globe Tower Co—Albert Frank & Co. 538.73
- 3 Thomas B Bowne & Son Co—Rockland-Rockport Lime Co. 1,426.07

SATISFIED JUDGMENTS.

Aug. 28, 30, 31, Sept. 1, 2 and 3.

- Adler, Rosa—J Appell. 1906. 316.91
- Same—Hudson County Consumers Brewing Co. 1907. 379.81
- Same—David Stevenson Brewing Co. 1908. 48.21
- Broschart, David et al—E Kelly. 1908. 341.10
- Broschart, David—J Saron. 1901. 81.69
- Same—R A Beatty. 1905. 72.14
- Same—B B Davis. 1905. 52.25
- Birns, William—E A Weed. 1909. 1,500.00
- Same—same. 1908. 1,289.69
- Behan, Wm T et al—M S Hagar. 1908. 150.00
- Beck, Jennie—M Kuffler. 1909. 103.55
- Same—same. 1909. 2,960.82
- Cloyd, Edwin C—Baker, Voorhis & Co. 1901. 20.12
- Cavanagh, Joseph H et al—M S Hagar. 1908. 150.00
- Clair, Max—D Adler. 1909. 1,164.69
- Chapman, Isaac C—Chas N Crittenton Co. 1909. 1,763.09
- Dinenny, Ferral C, Jr—Herter Bros. 1909. 3,111.75
- Dubroff, Morris A—J E Bates et al. 1909. 341.49
- *Frank, Isalah—A Alexander et al. 1907. 105.55
- Frische, Henry & Jacob A Hess—G Ehret. 1892. 414.62
- Ferguson, Martin G—Horsfall Construction Co. 1909. 122.15
- Flynn, Patrick H et al—Merchants Bank of Brooklyn. 1905. 4,689.09
- Gabriel, Abraham—M Finkelstein. 1909. 39.72
- Same—same. 1909. 27.72
- Ginsberg, Raë—M Fallow. 1908. 60.71
- Grissler, Lizzie—M A Paletz. 1909. 39.61
- Goldenkranz, Solomon—S Greenwald. 1902. 190.17
- Holst, Christ—Wm A Thomas Co. 1909. 272.24
- Harris, Sam—Fried Mendelson & Co. 1909. 73.62
- Hartfield, John W—L C Raegener. 1900. 579.90
- Hayboch, Nicholas—M Perlman. 1909. 84.15
- Hoffman, Phillip—Julian Co. 1906. 84.41
- Hollender, Herman—M G Herman. 1909. 76.65
- Kutinsky, Samuel—J Slater et al. 1909. 70.67
- Kowasky, Henry I—F Silverman. 1909. 38.70
- Levy, Michael—Henry Sloan Co. 1909. 80.49

- *Lord, Geo—Union Castle Mail Steamship Co, Ltd. 1903. 2,569.23
- Levy, Harris—M M Henschel. 1908. 170.12
- Lewis, Daniel F et al—Merchants Bank of Brooklyn. 1905. 4,689.09
- Metz, Isaac—M Krakower. 1908. 95.28
- Mills, John K et al—Cary Lithographing Co. 1909. 265.79
- Moore, Thomas et al—the same. 1909. 265.79
- *Mayer, David—S Gordon. 1909. 224.65
- Muller, Peter—K Kast. 1909. 30.01
- McCauley, Thomas—T Herbert. 1909. 34.72
- Malament, M J—V Barkas. 1909. 319.65
- Miner, Frank S et al—J La Torre. 1909. 1,255.82
- Orndorff, Asa C—J H Pettit. 1909. 274.40
- Paris, Robert F—Union Stove Works. 1899. 175.78
- Pionier, Alfred—H J Humphrey. 1907. 27.41
- Boland, Wm A et al—Merchants Bank of Brooklyn. 1905. 4,689.00
- Potash, Henry—City of N Y. 1909. 30.76
- Smith, Peter J—E G Parker. 1902. 110.11
- Schlatter, Eugene—C G Siegel. 1908. 78.41
- Siebricht, Henry A Jr—Maderia Hill & Co. 1909. 527.89
- Saitta, Philip S—F Rubano. 1901. 237.32
- Same—same. 1901. 237.32
- Shipley, Wm A—A Friedman. 1909. 44.65
- Stilwell, Stephen J—Home Life Ins Co. 1899. 70.95
- Sielken, John H et al—E Kelly. 1908. 341.10
- Toole, John C—F J Amsden et al. 1906. 885.43
- Ufland, Sarah—H E Kohner. 1908. 309.31
- Wilson, Christopher W & Geo D et al—J La Torre. 1909. 1,255.82

CORPORATIONS.

- Asphalt Construction Co—J McLoughlin. 1909. 200.00
- Degnon Contracting Co—H P Marx. 1909. 1,388.19
- Independent Wine Co—L Jacobi. 1909. 130.12
- Interborough Rapid Transit Co—M R Mulvany et al. 1909. 250.00
- Mark, John Sons—F L Froment et al. 1909. 229.96
- Atlas Construction Co—P J Klopsch et al. 1909. 47.65
- *Oxford Realty Co—R J Mahoney. 1908. 12,596.45
- Puci Contracting Co—N Y Contracting & Trucking Co. 1908. 479.67
- *Hanover Realty & Construction Co et al—J J Dowling. 1908. 8,292.79
- *Bankers Surety Co et al—J J Dowling. 1908. 8,292.79

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution *Annulled and void.

MECHANICS' LIENS

Aug. 28.

- 193—Marion av, No 2512. Adolph Weisz et al agt The Church of Our Lady of Mercy & David Shuldiner. 500.00
- 194—Satisfied.
- 195—55th st, No 245 West. Morris Goldberg agt Isabella Cattanaack & R W Beck. 100.00
- 196—James st, No 9. Abraham Levine agt Nicholas T Brown and Isaac & Joseph Mautner. 600.00
- 197—3d av, No 2338. Morris F Finkelstein agt Leopold Linsheimer & Matthew Bernheim. 450.00
- 198—17th st, No 36 West. Frederick W Cohen agt M Bergman and Zimmerman & Gotthel. 75.00
- 199—Grand st, Nos 357 & 359. Isseks Goodman agt Wolf & Rachel Cohn and Morris Nierenberg. 65.00

Aug. 30

- 200—Audubon av, s e cor 183d st. Isidor Cohen agt Birch Realty Co & Levit Painting Co. 45.00
- 201—Madison av, No 777. Western Electric Co agt Park View Co (renewal). 2,654.62
- 202—2d av, e s, whole front between 126th and 127th sts, 199.10x450. Clement B Breen agt Harlem River Park Amusement Co (renewal). 1,045.00
- 203—Hunt's Point av, s w cor Seneca av, 100x200. Isaac Lipschitz agt James T Meehan Construction Co & R Sapperman. 270.00
- 204—Briggs av, Nos 2576 to 2580. Borough Cut Stone Co agt Briggs Avenue Realty Co. 175.00

Aug 31.

- 205—Satisfied.

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LAWYER

SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

206—Matilda av, e s, 200 s 239th st, 100x100. S Calderone & Co agt Fox-Miller Realty & Construction Co and Edward Egenberger. 2,000.00
207—99th st, 100th st, Lexington av and Park av, the block. Bishop Gutta Percha Co agt Metropolitan Street Railway Co et al and George H Pride & Co. 400.39
208—Bathgate av, No 1892. Oriental Fire Proof Sash & Door Co agt John Leonard. 175.00
209—Hoe av, e s, 125 s 173d st, 75x100. Henderson Contracting Co agt John Marx Construction Co. 5,828.25
210—5th av, No 1484. Frank Heltzner agt Mary K Hogan. 197.00

Sept. 1.

1—127th st, No 228 East. John Miller agt John Doe & Mr Lehman. 62.40
2—Satisfied.
3—Liberty st, No 51. David E Kennedy, Inc agt Estate of William Ziegler, Samuel B Laird, Francis B Sickler & Laird, Inc. 143.66
4—Davidson av, n e cor 177th st, 239.4x-1 231.6x64.7.
177th st, n s, whole front between Tremont and Davidson avs, -x25.7x228.2x245.2. D H McLaury Marble Co agt John Massimino Co and Long & Trenholm Co. 560.00
5—2d av, e s, whole front between 126th and 127th sts, 200x450. Pelham Operating Co agt Harlem River Park Amusement Co, Catherine O Sulzer & Ernest Sulzer, lessees, Geo L Ingraham & Arthur Ingraham (renewal). 165.00
6—Beaumont av, No 2440. Wm O'Connor agt Edward Sherman & Charles Gunn. 10.05
7—189th st, s s, whole front between Belmont & Hughes av, 175x100. Antonio Spadaccini agt The East 189th Street Building & Construction Co. 2,309.00
8—29th st, No 130 West. James E Garner agt Gustav Bauman & J Delmage Trimble. 132.50
9—Kingsbridge Terrace, No 2743. Geo B Tyndall agt H L C Recorden, Harold E Vreeland Building Co, H E Vreeland & C G Flygare. 200.00
10—Kingsbridge Terrace, No 2749. Geo B Tyndall agt Henry L C Recorden & Harold E Vreeland Building Co. 200.00
11—7th st, No 241 East. Barnett Rosenstein agt David Goodman, Philip Brelman, Oscar Lehrer and Orda & Silk, Inc. 92.00
12—189th st, s s, whole front between Belmont av and Hughes av, 175x100. Antonio Spadaccini et al agt The East 189th Street Building & Construction Co. 2,309.00
13—Av B, No 103. Max Muller agt Simon Ellinger & Louis Gordon, lessee. 25.00

Sept. 2.

14—99th st, Lexington av, 100th st and Park av, entire block. Dale Co agt Metropolitan Street Ry Co et al and Geo H Pride & Co. 692.82
15—St Nicholas av, s w cor 181st st, 119.7x225. O'Shea Construction Co agt Gustave L Lawrence. 3,861.26
16—57th st, No 342 East. Bernard Diamant agt Nora Smith. 300.00
17—Satisfied.
18—18th st, No 425 East. Cleonice Policastro agt Pasquale Nunziata and Tomasso, Antonio & Bragio Cassese. 195.00
19—1st av, No 178. Same agt Margaret Murphy, Tomasso Cassese and Antonio & Bragio Cassese & Pasquale Nunziata. 1,900.00
20—177th st, n s, 100 w Amsterdam av, 170x 100. Fiske & Co agt Portland Realty Co and Perlman & Bernikow (renewal). 398.75
21—Rivington st, No 156. Sam Erdheim agt Joseph I Goldberg, Adolf D Ludemann & Philip Wexler. 20.55

Sept. 3.

22—Anthony av, n w cor 174th st, 135.7x88.11x 117.1x59.6. Manhattan Grille & Fret Work Co agt Ekwanok Realty Co. 65.00
23—2d av, e s, whole front between 126th and 127th sts, 199.10x450. East River Mill & Lumber Co agt Harlem River Park Amusement Co & Earnest Sulzer (renewal). 200.00
24—Same property. E H Ogden Lumber Co agt same (renewal). 860.00
25—Anthony av, n w cor 174th st, 100x100. William Rubinsky agt John Indelli & John Conforti & John Abelman. 13.00
26—Macy pl, n e cor Prospect av, -x-. Weisberg Mark Co agt Haase Lippman Construction Co. 119.30
27—Castle Hill av, e s, 700 s Walker av, 60x200. N Y & N J Slate Co agt St Raymond's Church & Mugler's Iron Works. 525.00
28—132d st, No 10 East. C Anderson & Co agt Louis Segalbohm. 105.00
29—8th av, n e cor 46th st, 50x125. Andrew O'Neill agt Metropolitan Mercantile & Realty Co & Martin L Linberger. 80.00
30—8th av, Nos 750 and 752. 46th st, No 247 West. Olinisky Bros agt Metropolitan Mercantile & Realty Co. 80.64
31—98th st, n s, 96.11 e Riverside Drive, 75x100. Lockwood Co agt Meteor Realty & Construction Co. 1,320.50

BUILDING LOAN CONTRACTS.

Aug. 28.

Park av, s e cor 76th st, 117.2x100. Metropolitan Life Ins Co loans Eight-Twenty-Nine Park Avenue Co to erect a 12-sty apartment; 14 payments. 8625.000
132d st, s s, 100 w Amsterdam av, 125x99.11. Aaron M Janpole & Louis Werner loan Robert Friedman Construction Co to erect three 6-sty flats; 2 payments. 8.000
Hughes av, e s, 150 n 483d st, 25x100. Manhattan Mortgage Co loans Corby Contracting Co to erect a 4-sty apartment; 9 payments. 12,000

Aug. 30

Manhattan st, n s, 100 e Old Broadway, 72x100 x irreg. Joseph Hamerslag loans Edgar Construction Co to erect a - sty building; - payments. 15,000
30th st, Nos 24 & 26 West. Lawyers Title Insurance & Trust Co loans Melissa A Pell, Lita P Wright, F Livingston Pell & James Duane Pell, trustees, to erect a - sty building; - payments. 125,000

Aug 31.

161st st, s s, 275 w Amsterdam av, 135x99.11. Metropolitan Trust Co loans Cohen Realty Co to erect a - sty building; - payments. 120,000
Fort Washington av, s w cor 171st st, 94.1x 103.10x irreg. Hogenauer & Wesslau Co loans Egan & Hallecy Construction Co to erect a - sty building; - payments. 90,000

Sept. 1.

14th st, s s, 205 e Av E, 24x108. Maria L Seifert loans Mary Byrne to erect a 2-sty dwelling; 3 payments. 4,000
Morris Park av, s s, 97.7 w Bronxdale av, 25x100. Stephen & Harriet C Garland loans John H Niebuhr to erect a - sty building; 4 payments. 8,000
So Boulevard, w s, 36.3 s 178th st, 72.6x115.6 x86.1x85.7. Mary S Croxson loans Katonah Construction Co to erect two 4-sty tenements; 8 payments. 36,000
Valentine av, e s, 112.7 n 181st st, 100x117.6x 100x118.9. Same loans Wm L Phelan to erect five 3-sty buildings; 6 payments. 35,000

Sept. 2.

241st st, n s, 160 e Katonah av, 25x100.
241st st, n s, 210 e Katonah av, 25x100.
241st st, n s, 260 e Katonah av, 25x100.
241st st, n s, 335 e Katonah av, 50x100.
Theodore Wentz loans Vergilio D Ambrosio to erect five 2-sty dwellings; 6 payments. 15,000
St Nicholas av, e s, 308.9 s 145th st, 100 x100. Chas M Rosenthal loans Kirby Construction Co to erect a 6-sty elevator apartment; 14 payments. 82,500
156th st, n s, 185 e Riverside Drive, 65x99.2. Sound Realty Co loans George A Bagge Construction Co to erect an 8-sty apartment; 7 payments. 30,000

Sept. 3.

174th st, n w cor St Nicholas av, 100x124.8. Metropolitan Life Ins Co loans H G Realty Co to erect a 6-sty elevator apartment; 11 payments. 160,000
Webster av, s w cor Oliver pl, runs w 221.2 to Decatur av, x s 115.9 x e 217.5 x n 121.2 to beg. Title Guarantee & Trust Co loans Webster Avenue Improvement Co to erect five 2-sty dwellings; 5 payments. 40,000
Boston rd, n w cor 168th st, 137x139.3. City Mortgage Co loans C M Silverman & Son, Inc, to erect a 6-sty elevator apartment; 9 payments. 135,000
Fox st, e s, 280 n Home st, runs n 108 on Fox st and 14 on Intervale av, x 91 x irreg. City Mortgage Co loans John J Tully Co to erect three 5-sty apartments; 12 payments. 72,000
Home st, n e cor Simpson st, 50.7x122.11. City Mortgage Co loans H & H Schmidt Construction Co to erect two 5-sty apartments; 8 payments. 50,000
Bowery, e s, 111.1 n Rivington st, 38.11x 184.3x irreg. Delia G Levy loans Segal Realty Co to erect a 10-sty hotel and lodging house; 6 payments. 50,000

SATISFIED MECHANICS' LIENS.

Aug. 28.

1Lyman pl, w s, 142.7 n 169th st. Henry B Silleck, Jr, agt Lamberti Construction Co et al. (Aug 27, 1909). 37.49
Broadway, No 3136. William Eisenstein agt Caroline Uhlig et al. (Aug 19, 1909). 100.00
Same property. Same agt John Doe et al. (Aug 10, 1909). 100.00
7th av, n w cor 35th st. Racich Asbestos Mfg Co agt Libman Contracting Co et al. 16.94
Hoe av, w s, 125 n 172d st. Candee, Smith & Howland Co agt Bryant Co et al. (Aug 25, 1909). 1,690.08
Same property. Same agt same. (Aug 26, 1909). 929.15
Washington av, w s, 242 n 178th st. G Schalle & Son agt Isidor Robinson et al. (Dec 18, 1907). 226.00
Ryer av, e s, 125 n 180th st. Eagle Plumbing Supply Co et al agt Samuel Merksamer et al. (Aug 18, 1909). 537.12

Aug. 30

39th st, 40th st, 1st av, East River, block, &c. Rome Locomotive & Machine Works agt New York Edison Co et al. (July 2, 1909). 511.97
Amsterdam av, s w cor 171st st. Isidor Horwitz et al agt Lincoln Holding Co et al. (May 1, 1909). 1,700.00

Aug 31.

Roebling av, No 2832. A Tolosi, Jr, agt Otto Eichler et al. (Aug 11, 1909). 125.00
Same property. Christian Vorndran's Sons agt same. (Aug 11, 1909). 100.00

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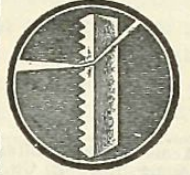
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Forest av, n w cor Cedar st. Rogers Terra Cotta Co agt William F Rohrig et al. (July 12, 1909)290.00
166th st, Nos 453 to 459 West. Joseph Korochinsky agt Trial Realty Co et al. (May 25, 1909)50.00
Same property. Charles Cohn et al agt same. (May 3, 1909)679.00
Av B, s e cor 2d st. John Kruly et al agt Harry J Sprung et al. (Aug 16, 1909).....1,145.75
Sept. 1.
111th st, Nos 525 to 531 West. Ginsberg & Kopelsohn agt Frank G Ormsby et al. (Nov 18, 1908)24.00
Same property. Harry Ginsburg agt same. (Nov 18, 1908)337.50
147th st, No 358 East. Jacob Schwartzman agt Doctor Hensel Assn. (Aug 29, 1908).....25.00
63d st, No 307 East. Abraham Goldman agt Richard Price et al. (July 15, 1909).....50.56
Briggs av, Nos 2576 to 2580. Borough Cut Stone Co agt Briggs Avenue Realty Co et al. (Aug 31, 1909)175.00
Reservoir pl, e s, 45 n Reservoir Oval. Ike Marzen agt Jacob Cohen et al. (Aug 31, 1909)130.00
Av A, s w cor 7th st. Morris Sheres agt Max J Kramer et al. (Aug 24, 1909).....33.00
Sept. 2.
180th st, Nos 508 to 512 West. Barnett Rosenstein agt Pinehurst Realty Co et al. (Sept 1, 1909)135.00
188th st, s s, 30 w Bathgate av. Houghtaling & Wittpenn agt Mountain Construction Co et al. (Aug 27, 1909)132.50

Bailey av, e s, 709 s Kingsbridge rd. Watson Contracting Co agt Bailey Avenue Realty Co et al. (Aug 28, 1909)203.70
43d st, No 362 West. Frank Jeckel agt Bernard Curry et al. (July 29, 1909).....150.00
Same property. Huston & Corbit Co agt John Doe et al. (July 28, 1909)329.00
Same property. Same agt Bernard Curry et al. (July 28, 1909)329.00
Same property. Jacob Kushakow et al agt same. (July 24, 1909)45.00
127th st, No 409 West. Bernhard Schildhaus agt Arnold Realty Co et al. (Oct 16, 1908)48.00
Sept. 3.
Bailey av, w s, 709 s Kingsbridge rd. Hydraulic Press Brick Co agt Bailey Avenue Realty Co et al. (Aug 21, 1909).....126.00
Av B, s e cor 2d st. Same agt H J Sprung et al. (July 2, 1909)132.75
St Anns av, n w cor 138th st. Thomas Cushing Co agt George Reichardt et al. (Sept 2, 1909)418.75
¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

Aug. 26.
Kuhn, Harry & Alonzo Smith; Alfred O Sealy; \$3,673.82; Cass & Apfel.
Aug. 27.
Hub Clothing Co; Levenson & Co; \$100.40; J Wilzen.
Aug. 28.
No Attachments filed this day.
Aug. 30.
Hellenic Transatlantic Steam Navigation Co, Ltd; Alexander C Castriotis; \$3,500; Cass & Apfel.
Aug. 31.
No Attachments filed this day.
Sept. 1.
Jackson & Weisbach Co; Montague I Appleton; \$2,800; Crane & Baer.
Smith, Walter F; Willard H Barse; \$40,000; Breed, Abbott & Morgan.

ATTACHMENTS.

Aug. 25.

Hellenic Transatlantic Steam Navigation Co, Ltd; Nicholas A Galanos; \$57,495.78; Cass & Apfel.

CHATTEL MORTGAGES.

Aug. 27, 28, 30, 31, Sept. 1 and 2.

AFFECTING REAL ESTATE.

Costello, M A..Abendroth Bros. Heat Fixtures. \$204
Churchill, W W. 934 E 169th. Union Stove Works. Ranges.
Packer, A M. 881-3 Irvine. Consolidated C Co. Gas Fixtures. 150
Weingarten, J. Flatiron Bldg. Albert Gas Fix Co. Gas Fixtures. 150

ADVANCE REPORTS.

(Continued from page 436.)

Government Work.

LANCASTER, OHIO.—Sealed proposals will be received on the 6th of October, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. post office at Lancaster, Ohio. James Knox Taylor, Supervising Architect, Washington, D. C.

WOONSOCKET, R. I. — Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 28 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Woonsocket, R. I. James Knox Taylor, supervising architect.

FT. TOTTEN, N. Y.—Office Constructing Q. M., Fort Totten, N. Y.—Sealed proposals, for about 2,644 cubic yards excavation, 667 square yards macadam roads, 5,000 sq. ft. concrete walk, and 665 ft. of drain at Fort Totten, N. Y., will be received Sept. 10. Address Constructing Q. M., Fort Totten, N. Y.

FT. WADSWORTH, N. Y.—Office Constructing Q. M., Fort Hamilton, N. Y.—Sealed proposals will be received Sept. 16 for the construction of a garbage crematory and the construction and erection of a garbage crematory complete at Fort Wadsworth, N. Y. Address Constructing Q. M., Fort Hamilton, N. Y.

HUDSON, N. Y.—The contract for the construction complete of the U. S. post office at Hudson, N. Y., has been awarded to Wm. F. Holding, 2426 Davidson avenue, New York city, at \$55,800 less for alternate A, building except first floor fireproof, \$1,000; total deduction, \$1,000; net amount of contract, \$54,800; time to complete, August 1, 1910. The right to order first floor fireproof any time before first story steel work is in place for the additional sum of \$1,000 is reserved.

JACKSON, MICH.—Sealed proposals will be received until 3 o'clock p. m. on the 7th day of October, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of an extension, remodeling, etc., to the United States post office, Jackson, Mich., in accordance with the drawings

and specification, copies of which may be obtained from the Custodian of site at Jackson, Mich., or at this office, at the discretion of the Supervising Architect, James Knox Taylor, U. S. Treasury Dept., Washington, D. C.

Foreign Opportunities.

(Parties interested in any of the following items and requiring additional information, should address their inquiries to the bureau of manufactures, Department of Commerce and Labor, Washington, D. C., and refer in all instances to the file number noted.)

No. 3762. Dry Dock.—In a report from the United Kingdom, an American consul tells of the new dry dock soon to be built at a large port in his district. The estimated cost is about \$550,000. This may present an opening for certain classes of machinery and construction material from the United States. Communications may be addressed to a party in touch with the enterprise.

3636. Quarry and stone-working machinery.—A letter has been received by the Bureau of Manufactures from a business man in a European city stating that he would like to get in touch with manufacturers of quarry and stone-working machinery. He says there is a good opening in his city for labor-saving machinery of this kind.

3672. Electrical supplies.—An electric power company in Latin America is about to enlarge its power plant. The first installation of machinery is to consist of three turbines of the Pelton Francis type, direct coupled to three 500 K. W. alternate current, 3-phase, 60-cycle generators, 2,300 volts. At the power house the pressure will be raised to 16,000 volts and the current transmitted to the company's present plant. The American consul gives the name of the company, and states that the electrical material will come from the United States, but the transmission power probably from Germany.

3615. Hardware specialties, etc.—An American consul in southern Europe reports that a business man in his district desires to communicate with manufacturers of hardware specialties, with a view to his taking an agency for their goods or buying direct. Prices, terms, etc., either f. o. b. New York or c. i. f. certain city,

should be quoted. Correspondence may be in the English language.

3619. Plumbing supplies, gas generators, and pumps.—A dealer in a Latin American State informs the American consul there that he wishes to correspond with manufacturers of plumbing supplies, gas generators and pumps in the United States. A cut of closet suitable to the demands of this trade is forwarded and may be obtained by interested firms from this bureau.

Millstone Quarrying Up in Ulster County.

Statistics collected by the New York State geologist show a decline in the production of millstones, one of the more obscure of the State's quarrying industries. It is a result of an evolution in business which has brought about the introduction of roller mills in flour-making, ball mills, emery stones and improved grinding machinery in other industries. Now the demand for millstones is confined to corn-grinding mills in the South and gypsum and plaster mills.

A small section of Ulster County is supplying nearly all the millstones used in this country and is also looking after much of the trade in France and other European countries. The stone is known as Esopus stone and is a firm white conglomerate, varying in fineness from that of a coarse sandstone to a conglomerate with pebbles two inches in diameter. It is composed of partially rounded whitish quartz in a silicious matrix. The stone is obtained from beds of Shawangunk grit lying upon the Hudson River shales and varying in thickness from 50 to 200 feet.

The stone is worked out mainly with hand bars and is dressed by hand at the quarry into millstones and chasers.

Lumber for Canal Work.

The quartermaster's department of the Isthmus has on order about 18,000,000 ft. of lumber for delivery on the Isthmus. This includes the present fiscal year estimate of 6,500,000 ft. for the mechanical division and 5,000,000 ft. for the use of the Atlantic and Pacific divisions. The greater part of the order for the Atlantic and Pacific divisions has already been placed.

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