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IT is not too much to say that the new municipal administration starts with a fairer chance of being useful to the city than any administration of recent years. Although its members were elected on different tickets, they are all of them disinterested and public-spirited men, and they have exhibited a commendable disposition to ignore past differences and to unite upon a common platform of devotion to the interests of the whole city. They have a difficult and a complicated task ahead of them—more difficult and complicated than that which faced any of their predecessors. They are committed to a policy of subway construction at the earliest possible moment, and, if necessary, at the public expense. They will be obliged to continue the policy of undertaking those public improvements which are an inseparable adjunct to the increase of the city in population and business. At the same time, they are also committed to a policy of in some way economizing both the city's regular appropriations and its extraordinary expenditures on the capital account. Such a policy is forced upon them, not merely by their ante-election pledges, but by the actual financial condition of the city. The tax-rate has been increasing steadily of late, and it cannot keep on increasing without seriously injuring the business growth of New York. The increase in the assessed valuation of real estate will not average during the next few years more than \$300,000,000 a year, which will mean an increased income at the existing tax-rate of about \$5,000,000. In one way or another the increase in the budget will have to be kept down to that figure, and considering the growing needs of the city in certain important respects, it may be doubted whether the increase in the annual appropriations can be confined to the limits mentioned without the saving of some of the existing sources of waste. A similar condition will confront the new Board of Estimate in relation to the problem of capital expenditures. Leaving subways out of consideration, they will be obliged to keep the increase in the net debt down to about \$30,000,000 a year, and they will not be able to do this without rigid economy. But their task, although difficult, is far from being impossible, and the new Board of Estimate will have one advantage in managing the finances. The new borough presidents are men of unusually superior quality, who have been elected on reform tickets, and have every reason to redeem their pledges. There is a good chance, that they will be willing to co-operate with the rest of the board in the attempt which must be made to secure for the city five dollars worth of value for every five dollars expended.

OF all the financial and administrative questions which will be pressed upon the attention of the new Board of Estimate that of subway construction is most important. Every member of the board is explicitly and emphatically pledged to improve the existing means of communication, and yet rapid transit is precisely that aspect of the city's business affairs, over which the Board of Estimate has least control. In this region its jurisdiction is shared with the Public Service Commission, and hitherto these two bodies have systematically adopted different opinions as to the proper policy of the city in respect to subway construction. How, then, is the new board going to redeem its pledges in this all-important matter? There is only one way in which such a result can be accomplished. They must seek to reach

some preliminary agreement with the Public Service Commission as to the routes to be constructed, and the terms by which their construction and subsequent operation shall be determined. The two boards must in some way "get together," and the way in which this act or process of getting together can best be accomplished, has already been outlined by the new president of the Board of Aldermen, Mr. Mitchel. He has recently suggested in a public speech that a standing sub-committee be appointed by the Board of Estimate, whose especial function it should be to confer with the Public Service Commission to discuss possible points of difference, and to reach the main planks of a platform of subway construction, upon which the two commissions can stand. This is an admirable proposal, and it is very much to be hoped that the Board of Estimate will act upon it. There is no assurance, of course, that even such a sensible way of anticipating possible disagreements will prove to be successful. The distinguishing characteristic of the Public Service Commission hitherto has been a jealous insistence upon every scrap of authority which could possibly be extorted from the law, and an equally stubborn disposition to attribute any opposition to its policy to the worst of motions or to the height of unintelligence and misinformation. If the Public Service Commission continues to behave in its accustomed manner, no sub-committee of the Board of Estimate will be able to prevent a continuation of the cross-purposes and disagreements which have done so much in the past to hinder subway construction. But it is certainly up to the Board of Estimate to make an attempt to reach an agreement, and if the attempt fails their hands will at least be washed free of responsibility. The jurisdiction of the two Boards in the matter of subway contracts is co-ordinate, and they should do their best to unite on a common policy, and so avoid the delays that would inevitably result from the lack of some initial understanding.

ANOTHER suggestion made by the new President of the Board of Aldermen, Mr. Mitchell, in the same speech, is also well worthy of adoption. He recommends that a comprehensive system of subway and elevated routes be prepared for the whole city, and that no contracts for new subways should be let unless the new subway has its proper place in such a comprehensive plan. It is very much to be hoped that the other members of the new Board of Estimate will agree with Mr. Mitchell in this respect, and will urge upon the Public Service Commission the importance of preparing such a comprehensive scheme. Over seven years ago ex-Mayor Low pointed out clearly and emphatically its necessity, and the old Rapid Transit Commission did a great deal of preliminary work towards its preparation. The Public Service Commission has, on the other hand, never shown any interest in laying out a complete system of rapid transit routes. When it assumed office it committed itself immediately to the construction of the Broadway-Lexington avenue route in Manhattan, and the Fourth avenue route in Brooklyn, and both of these subways violated the idea upon which systematic subway construction should be based. In the case of the Manhattan route it merely duplicated the existing subway for a large part of its course; and in the case of the Brooklyn route it subordinated immediate and pressing to more remote and less essential needs. The preparation of a systematic plan of rapid transit construction, coupled with the classification of the several routes as more or less immediately necessary, will make the commission of similar errors more difficult in the future.

IF THE existing real estate market continues throughout the winter and spring, there is no doubt that during the course of its activity a great many records will be broken. It appears certain that the chief characteristic of the general situation will continue to be the permanent appropriation of peculiarly desirable sites for business firms or corporations, which need the advantages of such a location. This process, which long ago had been carried very far in the financial district, has of late years been conspicuous along upper Fifth avenue and Broadway, and the high prices which had come to prevail on those thoroughfares tempted one to forget that when corners on Fifth avenue are worth \$200 a square foot, corners in the Financial District must be worth correspondingly more. The recent sale of the Gillender Building, at the corner of Nassau and Wall streets, indicates that the Financial district is as far as possible from losing its pre-eminence as the locality in which the value of real estate soars to its highest point. If the figures given out are approximately

true, and if the Gillender Building is torn down to make way for a 32-story skyscraper, the ground value of the corner will be somewhere about \$700 a square foot, and this price will have been paid for a decidedly larger parcel than the few hundred square feet at Wall and Broad streets, which hitherto established the record until the year 1905, when the corner of Broadway and Wall street sold for \$558.65 a square foot. This one transaction has doubled the record price which stood so long for unimproved Manhattan real estate, and the record has been paid for a very sizable lot, which already contained an independent modern building. One cannot help wondering what the appraisal would be for the plots at the corners of Broad and Wall streets.

CONSTRUCTION operations have proceeded so far into the winter season with comparatively little interruption. A report to the Record and Guide from the Consolidated board of delegates of the building trades gives the assurance of the prevalence of good employment as the general rule. A large amount of work is in hand, and will be prosecuted as vigorously as the weather will permit during the winter. A large amount of excavating for new work is going on, and new jobs are starting every day. Work may be said to have started on the annex to the Whitehall Building, at the Battery, this week. The estimated cost of the work is \$4,600,000. A loan of \$4,250,000, on the whole property, was made by the Mutual Life Insurance Company to the owner, which is a corporation styled the "Battery Place Realty Company," which in turn is controlled by the United States Realty and Improvement Company. The O'Rourke Engineering Company has started to lay the foundations, and the Geo. A. Fuller Company will erect the huge superstructure, which is to rise thirty-one stories high. Early in the week bids were opened for the construction of another wonderful structure, the Municipal Building, which will exceed twelve million dollars probably before it is finished, furnished and occupied. At this point the court interfered and commanded the Commissioner in charge to show the people that the form of contract is a proper one, and if the foundations are to be firm and sure. The fact appears to be that at the north end of the works bedrock is beyond the reach of caissons, which must now be stopped at a moderate level, and their bearing surface must be enlarged. One of the significant facts of the time is the relative growth in numbers of 8-story apartment houses. This height of structure represents the maximum for 60-foot streets. The best lateral streets on the Bloomingdale center are now getting this type, with twelve story houses for the avenue. Plans were filed this week for a group of eight 6-story houses to be erected in 124th street, west of Amsterdam avenue, which is in the Claremont center, where there has been considerable activity this year. No doubt the erection of the New Union Theological Seminary buildings has heightened the desirability of the section. All the seminary's holdings on Park avenue have been disposed of except a plot of 50 feet, and as soon as the present buildings are vacated the site will be covered with private residences. A plot 100x175 out of the Evans block on Broadway, at the north corner of 89th street, was sold this week and probably be the scene of a building operation before long.

CROSTOWN COMMUNICATION.

To the Editor of the Record and Guide:

NOW, that discussion is again at hand in reference to the construction of additional subways, some consideration should be given to the question of communication between the East and West Sides of the Borough of Manhattan. Perhaps too much attention is paid to subway connection with the other boroughs and the remote parts thereof, and little or none to facilities for transportation between the two river sections. A citizen writing to the New York Times on the 16th inst., says:

Outlying parts of this city are benefited at the expense of the middle section of Manhattan, which in taxation really pays a large part of the cost of transit construction without corresponding benefit. As subway routes are extended northward and eastward the central part of the island becomes depopulated. One need only walk through that part of this borough which is north of 59th st, east and west, and he will observe the great number of stores and apartments vacant.

In the other boroughs there are much better facilities of transit between the east and the west than here, and this lack of crosstown communication may be in part responsible for the many vacant places. There is but one crosstown line between 59th and 110th sts—or really 116th st—to wit, the 86th st line, because the so-called 110 st line can hardly be called one. Then, too, the elevated stations are not on streets through which these surface cars run, and in many instances the stations are on narrow streets.

Subway stations on the proposed new routes should be on wide streets and not on narrow ones; for instance, on 57th, 72d, 79th, 86th, 96th, 116th, and 125th sts, and provision made for spurs or crosstown connections from these streets east and west.

Central Manhattan is entitled to consideration, and provision should be made for crosstown service and for stations on wide streets.

A CITIZEN.

New York, Dec. 16, 1909.

It is time the people of Manhattan, particularly those interested in the central portion thereof, awoke to the fact that while the greater part of the cost of construction of these new subways falls on them, the benefit is wholly in favor of the remote northerly section and the Long Island boroughs. Values

of properties in middle Manhattan have decreased, taxes increased, and in many instances, rents lowered.

It was no doubt the intention of the authorities when they laid out the wide streets that the same should be used as and for surface transit routes. Surely there can be no objection to underground routes through wide streets, even those where the owners have heretofore objected to surface cars. The Public Service Commission should take up this subject and give it their careful attention.

CITIZEN.

THE NEXT SUPERINTENDENT OF BUILDINGS IN THE BRONX.



Joseph Harris Jones, who is to be the next Superintendent of Buildings for the Borough of the Bronx, has been engaged in building in the High Bridge and Central Bridge sections of the Bronx. He has also shown an active interest in public affairs in The Bronx, is a forceful speaker and is known throughout the borough as an energetic and sincere advocate of any cause to which he gives his support.

He is especially active in the North Side Board of Trade and has represented it before Government officials on numerous occasions. Mr. Jones gives Abraham Lincoln as the inspiration for his Americanism.

At the annual meeting of the North Side Board of Trade to be held on Wednesday evening, Dec. 29th, a president will be elected for the ensuing year. Mr. Jones has received the regular nomination, and as there is no opposition ticket, he will be elected unanimously.

Mr. Jones was born in Ireland, June 25, 1864, and comes from a family of four girls and eight boys, six of the latter coming to America. At fourteen he started to make his way in the world as a conductor on a buss in Liverpool, England, and in that city he was for a time in the employ of his uncle, a builder.

He came to New York in 1883 and for ten years was in the employ of a structural iron company. He moved to The Bronx in 1885 and in 1893 was married to Fannie L. Morell, and has two daughters.

A NEWER METHOD.—Considerable interest attaches to some experimental work in the way of reinforced concrete construction which is going on at Fort Myer, Va., under Captain Frank B. Edwards, of the coast artillery corps, who is detailed for duty in the quartermaster's department. The buildings under construction are a stable of one story, about 180 feet in length, and a storehouse, which is of smaller dimensions, being about 60x100 feet. The new method involves constructing the walls by means of steel forms placed flat on the ground, the completed wall after hardening being lifted to its proper position. It is expected that a building such as either of those under construction at Fort Myer can be completed inside of a week, where it would take perhaps several months to do the work by the old process. In addition to this, it is believed there will be a great saving in the cost of such construction as compared with the older methods. There is every promise, indeed, that the new method will revolutionize the construction of certain buildings at army posts. Captain Edwards is in charge of the work, which is being done by the purchase of material and the hire of labor.

—Mr. James H. Cruikshank, who contributes to this issue a valuable account of the regeneration of Greenwich Village, is one of the largest builders in that section. Last week he sold the new 6-sty fireproof mercantile building Nos. 483 and 485 Greenwich st, on a plot 43.6x90 feet, to Bleecker & Simons. In payment he took a plot of eight lots on the south side of Vermilye av, 100 feet north of Dyckman st. He bought last week the 3½-sty tenement house, No. 65 Varick st. The size of the parcel is 22x63 ft. On that site Mr. Cruikshank will build a modern 6-sty business building.

CONSTRUCTION.

THE SUBSTRUCTURE OF THE MUNICIPAL BUILDING.

Caissons Sunk to Great Depths—Methods of the Engineers—Objections of the Citizens Union to Awarding Contract for Superstructure.

THE erection of the new Municipal Building at City Hall, Manhattan, is part of the general scheme of extension of the Manhattan Terminal of the Brooklyn Bridge, and will provide a terminal station for transfer to practically every line of transportation in the city, including all proposed subway lines. The building will cost approximately \$8,000,000, and when completed will provide ample quarters for almost all of the city departments. The various departments which it has been decided to place in this building are to-day paying \$453,593 annual rent. Not only will this annual rental be saved, but it is expected that ample accommodation for many of the principal courts will be found, thus relieving the present congestion.

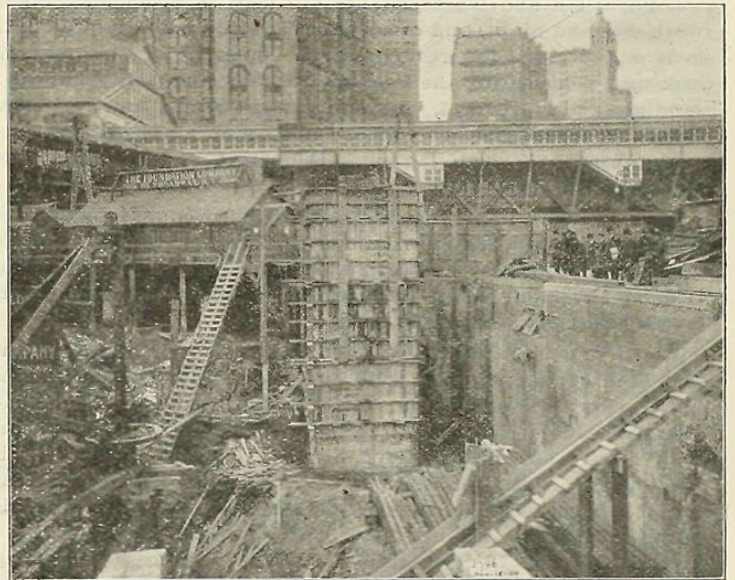
Pursuant to the laws of 1907, the Commissioner of Bridges was authorized subject to the approval of the Board of Estimate and Apportionment, to provide for the erection of the Municipal Building upon land already acquired for the extension of the Manhattan terminal of the Brooklyn Bridge. Through the recommendation of the Mayor, the architectural work was to be awarded after competition—the contestants to select their own jury. Twelve designs were submitted by the competitors on April 15, 1909, and after a very careful consideration by the jury the design of Messrs. McKim, Mead and White was selected. This design provides for a twenty-five story building surmounted by a tower ten stories in height. The total height of the building, including the tower, will be 550 feet, making it the third highest in the city. It will have a frontage of 381 feet on Centre st, 168 feet rear on Park Row, and 158½ feet deep. The total office area exclusive of corridors and shafts will be more than 600,000 square feet. By far the most difficult part of the construction of this building will be the foundation work, owing to the unprecedented heavy column loads and great depth to which the caissons must be sunk. The contract

work are in part owing to faults which it has found in the form of contract. The counsel for President Schieffelin in the taxpayers' suit which he has brought, is J. Hampden Dougherty, who explained his point of view in this way:

OBJECTIONS OF MR. SCHIEFFELIN.

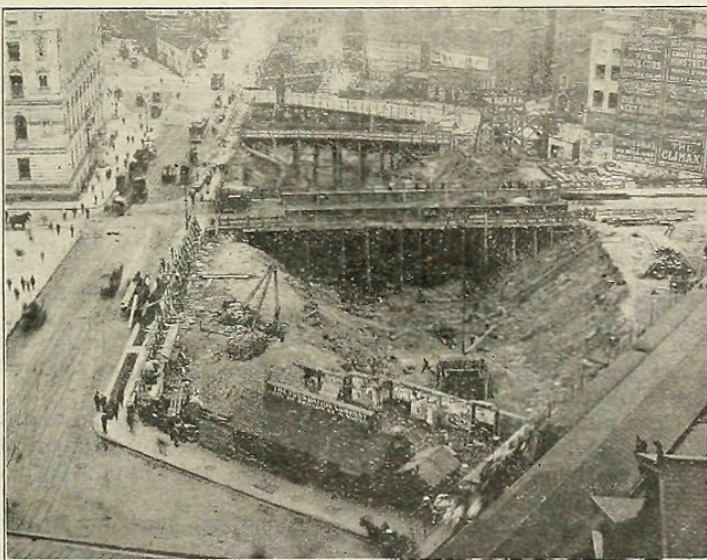
"The proposed contract delegates to the Bridge Commissioner independently of the Board of Estimate discretionary power over construction which the Legislature never intended to give him alone. The statute authorizes him to employ an architect to prepare plans and specifications, not to supervise or control construction; yet this last is what the contract proposes that the architect shall do. The statute put the Board of Estimate and Apportionment in control; the contract reverses the statute and places the Bridge Commissioner in control.

"The charter forbids the payment to any contractor of more than a specified percentage of work done at any time, and these payments may be made only upon the certificates of the



2. VIEW OF THE FIRST CAISSON.

(This is the cornerstone caisson. It is situated at the southwest corner of the lot. The Superintendent assures the Record and Guide that this caisson is not only on rock but two inches in the rock.)



1. VIEW OF THE ENTIRE SITE OF THE MUNICIPAL BUILDING.

for the foundations was submitted for competitive bidding and was finally awarded to The Foundation Company, 115 Broadway, for \$1,443,147, the lowest of seven bids. This company is admirably equipped to carry on this difficult foundation work, having sunk to date over 650 pneumatic caissons in all parts of the country. The foundations for the Municipal Building will consist of 125 pneumatic caissons to be carried down to an average level of about 130 feet below the Park Row curb.

OPENING BIDS FOR THE SUPERSTRUCTURE.

When the proposals for the construction of the superstructure were opened on Monday, by the Commissioner of Bridges, Mr. Stevenson, it was found that the Thompson-Starrett Company, at \$5,895,000, with either hollow-tile or slag filling, was the lowest bidder. After the bids had been opened the Commissioner was served with a court order which had the effect of restraining further proceedings.

The objections of the Citizens Union to the awarding of the contract for the construction of the remaining portion of the

surveyor and the chief engineer of a department. The contract in question would permit the payment of a larger percentage than the charter allows and its payment upon a novel and unauthorized basis, with the result in several instances, notably in the case of granite and steel, that the contractor may be paid upon the mere delivery of the material at the site, just as though he had actually incorporated the material into the building. Furthermore, the charter requires every contract to reserve thirty per cent. of the value of the work done until a building shall finally be completed; this contract reserves but ten per cent.

"The contract and specifications in several instances are so drawn as to PREVENT FAIR COMPETITION. There is a specification requiring that all wood used in the building shall be chemically treated by some process satisfactory to the architect to render it fireproof. Only the architect or some favored bidder knows what process will be satisfactory; this should have been plainly stated in the specifications.

"Similar criticisms apply to various other clauses; for example, to the conduits for electric light and power, which must be of some make satisfactory to the architect; but no one can tell in advance what make will be satisfactory.

"The question of hollow tile arch construction plays an interesting part. The discrepancy between cost of fire-proofing by hollow tile arches and by concrete slabs in the case of all but the lowest bids, confirms the claim of Mr. Schieffelin's complaint that one is a cheaper form of construction than the other, and that the concrete specifications are so indefinite as to allow several kinds of concrete work instead of one standard kind.

"If, as the Bridge Commissioner says, the city will lose money every day that the work is enjoined, the fault lies with city

officials in approving contracts and specifications palpably illegal. Fairer competition will result if the injunction stands, and new specifications are drawn.

THE SUBSTRUCTURE.

"The substructure of the building plays no part in the suit, but that is an interesting chapter. Serious doubt exists in engineering minds WHETHER the caissons for the foundation actually descend to SOLID ROCK or NOT. Mr. Martin, the engineer of the Bridge Department, was recently asked whether the work of building the foundations was proceeding on the theory that bedrock was reached at a depth of 150 feet, and further whether later borings had not gone to a greater depth without reaching bedrock. He admitted that one had gone to a depth of 177 feet before bedrock was struck, but claimed that this boring was outside the foundation space. Surely it is of importance that this subject should be thoroughly investigated and temporary delay in letting the contract for the superstructure ought to give an opportunity to let light in upon it."

DIFFICULTIES AND DANGERS.

The pneumatic work for this building exceeds in magnitude that for any other single building yet erected in this city. Owing to the great depth, over 130 feet below the street level—the greatest depth of any foundation in the city—and air-pressure may have to be used in the caissons which will exceed that required in the great river tunnels and approaching very closely to the limit of human endurance. Furthermore, surrounding the lot there is a subway, elevated railroad structure, the bridge terminal station and other very heavy buildings like the Hall of Records, the World Building, having shallow foundations. This and other features make this job a very precarious piece of work and will require the very closest attention to details.

A physician and his assistants are kept in attendance on the work day and night, and every effort is being made to protect the men and provide for every possible comfort. An hospital airlock and a house for the caisson workers (commonly known as sandhogs) are provided, containing wash rooms and rest quarters, also where they can secure hot coffee at any time.

At present, although the work is not yet in full swing, about 500 men are employed each day.

A great many improvements are being introduced by the contractors on this work for the first time, which will not only increase the economy and speed with which the work can be carried on but many novel features are being tried providing increased safeguards for the men.

The first caisson, that in the southwest corner of the lot, has just been carried down to solid bedrock at an elevation of about 132.5 below the outer curb. This caisson and two others have already been carried down 2 ft. into the bedrock, the same carefully leveled off and inspected by Mr. T. K. Thompson, the inspector of caissons for the city. This is now ready for the laying of the cornerstone, the ceremonies for which will be carried on by the Mayor and other city officials on Monday, Dec. 27, at 2 p. m. (A view of this caisson is shown in process of sinking.)

PRESIDENT REMINGTON EXPLAINS THE SITUATION.

The facts of the case as regards the foundations, as the Record and Guide is authoritatively informed, are that the usual preliminary borings were actually made by the engineers of the Department of Bridges before the award of the contract for the foundations, and it is not to be inferred from some published accounts that no preliminary borings were made at all. The examination of the site indicated that bedrock would be found at an average depth much less than has been found to be the case, and the contract was taken on that supposition. The Foundation Company's engineers, contractors for the sinking of the foundations, have learned in the course of their work that about one-third the number of caissons would be unable to reach bedrock.

This discovery was made at the north end of the works. That part of the site where bedrock is beyond the reach of the caissons represents one-third of the whole area. It is said that the normal depth at which caisson work can be done under compressed air is 110 feet, and in some of the borings already made bedrock has not been found at two hundred feet.

"It has been a matter of a great deal of study as to what was best to be done," said Mr. Remington, "on the part of the engineers, and the conclusion was reached that the best plan would be to INCREASE THE AREA OF THE CAISSONS AND STOP THEM AT A HIGHER ELEVATION. At this level there is gravel and coarse sand, which is a very firm material, and will carry a very heavy load. The area of the caissons will be enlarged, so that they will carry only six tons per square foot, in place of fifteen tons, as originally laid out on rock.

"In our opinion," added Mr. Remington, "this will make a perfectly safe foundation. There will be no settlement and no cause whatever for any fear concerning the stability of the building."

Except at this north end, representing, as has been said, about one-third of the whole area of the site, the caissons will go to bedrock, at an average depth of about 132 feet.

TESTIMONIAL TO SUPT. MURPHY.

Edward S. Murphy, the Manhattan Superintendent of Buildings, received a superb present on Thursday, the gift being a complete dining service of silver with a large gold-lined loving cup in addition, the latter in itself a token of which any recipient might prize for its beauty and meaning. The silver was enclosed in a handsome chest of rosewood and was a testimonial from all the employees of the Bureau, over which he has presided, for the past four years.

The presentation was made in the main assembly room of the Manhattan headquarters at 220 4th av, by Bernard J. Gorman, the Chief Inspector. Mr. Murphy entered the assembly room wearing his usual pleasant smile and greeted his staff with cordiality. He accepted the present in the following neat speech:

"I thank you sincerely for this beautiful testimonial and desire to say that whenever I look upon it in the future it will remind me of the happy days that I spent with the men of the Building Department. I hope that at the end of the next four years the same good fellowship will exist between the new Superintendent and the men. I again thank you, and wish you all a very merry Christmas. I would add just one word, and that of advice: You are going to have your annual ball next month. I advise you all to go there and enjoy it fully. Get together in your admirable benefit association and stick together, and no harm can come to you in the future."

The silver set was then spread out in its entirety for admiring examination and afterward removed to Mr. Murphy's residence to be cherished by his family as a souvenir of his term of office. No successor to Superintendent Murphy has yet been named, and it is reported at the department that none will be named until the last day of the year.

COST OF FIREPROOF CONSTRUCTION.

In connection with the relative expense of fireproof as against mill construction, Mr. Pratt, of the American Steel & Wire Co., reports an interesting condition which he found in Providence last week while witnessing a test on the floors of the "House of Good Shepherd," on which structure the firm of Murphy, Hindel & Wright, of Providence, R. I., are the architects. Mr. Hindel, of the above firm, stated that this building was constructed at a cost of less than 16 cents per cubic foot, which is considerably lower than many non-fireproof structures have been built for.

The "House of Good Shepherd" is an institutional building with concrete footings and brick walls, steel girders and beams encased in concrete and floor slabs reinforced with Triangle mesh reinforcement, style No. 24. These slabs rest on the steel I-beams which are placed on 8-foot centres and are made of cinder concrete 5 inches thick, 1-2½-5 mixture.

The building was designed to carry 75 lbs. live load and the floor slab was tested with a uniformly distributed load of 310 lbs. per square foot. The test showed a deflection of 5-64 of an inch, all of which was regained after the load had been removed.

A FOUR-YEAR PERIOD.

This has been a year unequaled in building projects, but next year is likely to surpass it in actual work done. A special Manhattan building report for the period from January 1, 1906, to December 1 last, which was compiled by James W. Spencer, of the Building Department, shows that that construction record has never been surpassed in any similar period in the history of building operations in the city.

The number of buildings planned was 4,149, and the total cost was \$388,788,000. The largest part of this construction work comprised high class apartment houses, multi-family flat-houses and tenement houses.

There were also filed with the department plans for structures in the same classes which will call for a further expenditure of \$176,240,400 before 1912. Most of those buildings are designed for the upper West Side, including Washington Heights, Riverside Drive, Morningside Park and Cathedral Parkway.

In 1906 the amount of \$57,372,000 was spent on 965 buildings; in 1907, \$27,081,000 on 309 buildings, this being the panic year; in 1908, \$25,925,000 on 210 buildings, and this year, \$65,891,000 on 428 buildings.

The second place in the amount of capital invested belongs to the office class of buildings, of which there were 181 planned in the four years, representing a capital investment of \$84,940,000. Next to the office buildings rank loft and store buildings, which numbered 595, calling for a capital investment of \$61,231,000.

VERTICLE OR HORIZONTAL T SQUARE.—Here is a device for making full-sized drawings of an engine or an extra large drawing of a building in much shorter time than heretofore required. It is said to insure absolute accuracy. There is practically no limit to the size of the drawing it is possible to cover. The Buyers' Bureau, care Record and Guide, will supply information if a two cent stamp is sent with inquiry to the Record and Guide.

REGENERATION OF GREENWICH VILLAGE.

Trinity Corporation Improving a Number of Sites—Nature of the Improvements—"New York's Most Indulgent Landlord."

THE departure of Trinity Church Corporation from its former policy of inaction in regard to its vast realty holdings in the lower West Side is of decided import and advantage to that section. It is quite some years since Trinity improved any of its property, but in the last six months the corporation has started the improvement of a number of sites for tenants obtained prior to starting operations.

Among these improvements is the northwest corner of Hudson and Vestry sts, a plot 61x150, on which an eight-story building is being erected for Parke, Davis & Company, wholesale druggists of Maiden Lane. The northeast corner of Greenwich and Spring sts, 100x125, is being improved with a five-story building for Cornell & Underhill, iron pipe, of Hudson and Beach sts. At No. 16 Debrosses and 119-21 Watts sts, the Wheeling Corrugating Company will be housed in a six-story building, 34x175 feet. At the northeast corner of Broome and Clark sts, the Beitinger Company, confectioners' supplies, will have its new six-story business home on 5,000 square feet. Trinity is also improving the block front 200x160, on Hudson st between Vandam and Charlton sts, with eight-story buildings.

TRINITY'S NEW BUILDINGS.

It is understood that several other large plots have been leased and will be improved by the Corporation. The buildings which Trinity is erecting are of the best type of modern, great weight-carrying, loft buildings, for storage and manufacturing. These new high-grade buildings, displacing antiquated eyesores, give a new and pleasing character to the locality. They will shortly be occupied by some of New York's best firms from the lower part of the city, who will naturally be followed by others in the same lines of business, as well as by varied other lines.

The increase in values in the lower part of the city, necessitating higher rents, is responsible for the coming migration to this section, WHERE VALUES ARE LOW, shipping facilities are excellent, and an immense section of land is in the hands of New York's most indulgent landlord, the much maligned and defamed Trinity Corporation, which organization is willing to improve its property for good tenants at exceedingly fair rents. In the course of a few years this section from Franklin to 14th st, and from Varick st to the North river, will be New York's great fireproof-building-district of low rents.

SALES WHICH MEAN NEW IMPROVEMENTS.

In addition to Trinity's welcome improvements there has been considerable selling, which has attracted but little notice, but which has borne and will bear fruit in the improvement of a large number of both small and large plots, both for occupancy by owners and for speculation.

Among the firms that have either bought and built, or will build for occupancy, are the John Lucas company, paints (of Maiden Lane) now at No. 542 Greenwich and 521 Washington sts, six stories, 25x150. The International Coffee Company (of Front st) at northeast corner Greenwich and Vandam sts, seven stories, 25x100 feet. Messrs. H. P. Kirkham & Sons (Produce Exchange) will build on a plot 40x80 at No. 96-98 Gansevoort st. Adam Cook's Sons, lubricants (now at 313 West st) will build at No. 708-710 Washington st, on 46x80 feet. Fleishman Company, liquors, have built an annex on 63x97 at Nos. 140-144 Perry st.

E. D. Depew & Company, wholesale grocers, formerly of Franklin st, are now at the northeast corner of Greenwich and Canal sts, on a plot of 6,000 square feet. Habicht & Braun, wholesale grocers (No. 22 Worth st), will improve 50x100 at the southwest corner of Hudson & Laight sts. The Union Drawn Steel Company has added a plot 50x100 feet at the northwest corner of Washington and Watts sts, and now has 100x123 feet.

Near by Hugh Getty will improve his latest purchase, the northwest corner of Desbrosses and Washington sts, 82x75 feet. Strohmeir, Arpe & Company, wholesale grocers, from 64 Pearl st, are completing a ten-story building, 57x100, at Nos. 139-141 Franklin st. Comptroller Metz's chemical firm leased an additional new building at No. 34 Beach st and No. 39 North Moore st, 27x175 feet. E. L. Spellman & Company have located in THE NEW WINE AND LIQUOR DISTRICT, and in a new warehouse, 40x70, at 792-794 Washington st. T. Duche & Sons, importers, of Beaver st, are now at No. 556 Broome st.

BUILDING OPERATORS ACTIVE.

In speculative operations, Greenwich st seems to be the favored street. Among the new buildings are: No. 448, six stories, 21x80 ft.; Nos. 483-489, 87.6x90, six stories; Nos. 537-545, 100x100, six stories; Nos. 491-493, 44x90, six stories; Nos. 547x549, corner Charlton, six stories, 50x75; Nos. 708-10, six stories, 50x90; Nos. 719-21, six stories, 37x86; Nos. 802-804, eight stories, 42x65; Nos. 818-20, six stories, 42x92.

Other speculative work was No. 433 Washington st, six stories, 20x80; Nos. 792-4 Washington st, 40x70, six stories; Nos. 32 Laight and 11 Vestry st, six stories, 30x175.

The builders are Greenwich Holding Company, Greenwich

Investing Company, Staple Realty Company, Newtown Construction Company, Becker Realty Company, Teichman Engineering & Construction Company, and the St. John's Park Realty Company.

The regeneration of the old Greenwich Village west of Varick st, and running south to Franklin st, has begun and will steadily progress, a consummation devoutly to be wished.

J. H. CRUIKSHANK.

THE LIEN LAW ASSAILED.

How Sub-Contractors Fare Under Its Provisions—Amendments Being Prepared—What is Said in the Building Trades.

THE general dissatisfaction among sub-contractors and material men as to the protection afforded by the lien law of this State, has found recent expression in an effort on the part of some of those interested in the building trades, to prepare amendments to the lien law so that it will furnish more adequate security. The law firm of Thompson, Warren & Pelgram, 49 Wall st, New York City, has been retained to prepare these amendments, and when asked what was being done in this regard, Mr. Moses Allen Warren, who has charge of this matter, gave the following explanation to the Record and Guide:

"Several of our clients for some time past have felt that the present lien law is inadequate, and they have consulted us with regard to preparing amendments that will give them proper protection. As anyone well knows who has examined the mechanics' lien law of other States, a sub-contractor or material man is much more fully protected in most of the other States than in the State of New York. The Legislature of this State recognized at an early day the propriety of enacting laws for the better protection of laborers, and material men with the result that a law was passed which was probably adequate for the needs of that day and generation when building operations were much smaller.

UNSUITED TO MODERN CONSTRUCTION REQUIREMENTS.

"With the introduction of steel and reinforced concrete construction," continued Mr. Warren, "it has become possible to carry on building operations of a character and magnitude beyond any conception of the original framers of the basic theory of our present law. At the present time we are accustomed to see a general contractor, and almost any number of sub-contractors, engaged in the erection of the same building. Each sub-contractor may recover, upon the foreclosure of his lien, not more than the amount due or to become due from the owner to the general contractor, and if his contract is not with the general contractor but with a sub-contractor, whose rights in turn are derivative through contracts with possibly several intervening sub-contractors, he cannot recover more than the amount due or to become due to his immediate predecessor in the chain, and in the event of dishonesty, or abandonment of any intervening sub-contractor, the rights of the lienor are greatly prejudiced, if not absolutely wiped out, and this through no fault of his own.

WHAT OTHER STATES HAVE DONE.

"Some of the other States have proceeded upon a different theory and have made the owner liable directly to any sub-contractor, laborer or material man who performs labor or furnishes materials for the improvement of his real property. Others have provided that in the event of a notice being served upon the owner by a sub-contractor, stating the amount due the sub-contractor, the owner may hold out from the general contractor a sum sufficient to pay the sub-contractor serving the notice and may, if he desires, pay it to him directly. Both Illinois and Michigan have adopted the latter procedure, and we are informed that after a practical trial, these provisions work very satisfactorily for the protection of sub-contractors and material men, without entailing hardship to the owners."

VIEWS OF NEW YORK BUILDERS AND CONTRACTORS.

Before proposing any changes Counsellor Warren attempted to obtain an expression of opinion from as many as possible who are engaged in the building trades in New York City, with the result that he found the prevailing sentiment to be very strongly in favor of a law giving greater protection, and he was very glad to receive many practical suggestions from those who thus expressed their opinion.

Mr. Warren further said:

"An owner who makes a contract to place a building upon his real property desires to pay the money he has agreed to pay, and would be very glad if he could protect himself by seeing that the amount so paid by him was used for the payment of materials and labor which go into his building, and one of the primary objects of our proposed amendment is to bring about this condition without placing any hardship upon the owner, or changing the theory of the present law. As soon as the amendments we proposed to ask for are drafted in their final form, we expect to have them introduced in the Legislature."

BUILDING RECORD FOR ELEVEN MONTHS.

MANHATTAN.

Plans and specifications for NEW BUILDINGS filed and acted upon during the eleven months ending Nov. 30:

	1909.		1908.	
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.
Dwelling houses:				
over \$50,000.....	15	\$1,981,382	8	\$850,000
between \$20,000 and \$50,000	30	1,103,000	11	338,000
less than \$20,000.....	8	75,000	15	129,900
Flats and tenements.....	428	65,891,000	190	23,057,500
Hotels	7	3,417,000	7	3,595,000
Stores, estimated cost:				
over \$30,000	120	26,943,000	55	7,706,500
bet \$15,000 and \$30,000....	46	968,000	24	438,000
less than \$15,000.....	36	210,450	50	237,100
Office buildings	31	11,451,750	44	34,950,050
Manufactories and workshops.	23	1,381,000	18	921,800
Schoolhouses	7	675,000	3	695,000
Churches	10	1,110,000	9	710,000
Public buildings, Municipal...	7	940,000	13	1,471,000
Pub. bldgs, places of amusem't	23	3,131,671	17	1,730,000
Stables	30	1,418,340	28	1,260,150
Other structures	100	198,540	114	166,251
Total eleven months of 1909.	921	\$120,895,133	606	\$78,256,251
Total for 1908.....	606	78,256,251		

Net gain, 11 months, 1909. 315 \$42,638,882

MANHATTAN.

Plans and specifications for ALTERATIONS to buildings filed and acted upon during the eleven months ending Nov. 30:

	1909.		1908.	
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.
Dwelling houses	527	\$1,999,977	432	\$1,550,536
Tenement houses	1,440	2,069,059	1,300	1,917,408
Hotels	61	281,250	63	315,325
Stores	448	2,619,477	350	1,714,650
Office buildings	144	1,415,975	128	2,204,285
Manufactories & workshops.	106	422,160	100	361,242
Schoolhouses	25	251,010	65	353,300
Churches	18	341,850	24	115,900
Public buildings	148	1,763,580	114	700,695
Stables	74	1,053,695	66	344,500
Totals	2,991	\$12,218,033	2,642	\$9,577,841
Totals for 1908.....	2,642	9,577,841		

Net gain, 11 months, 1909. 349 \$2,640,192

JAMES W. SPENCER, Statistician.

THE BRONX.

Comparative statement of plans and specifications for NEW BUILDINGS filed and acted upon for eleven months of 1908 and eleven months of 1909, to Nov. 30th:

Classification.	1908.		1909.	
	11 months to Nov. 30.		11 months to Nov. 30.	
	No. of Bldgs.	Estimated Cost.	No. of Bldgs.	Estimated Cost.
Brick dwellings, est. cost over \$50,000.....				
Brick dwellings, est. cost bet. \$50,000 and \$20,000.....	2	\$47,000	2	\$60,000
Brick dwelling, est. cost less than \$20,000	677	3,194,300	507	3,229,400
Brick tenements, est. cost over \$15,000	253	7,755,500	686	25,091,500
Brick tenements, est. cost less than \$15,000.....	101	1,031,000	102	1,254,500
Frame tenements	6	44,200	5	38,000
Hotels	2	50,000	8	111,500
Stores, est. cost over \$30,000			8	695,000
Stores, est. cost bet. \$30,000 and \$15,000	4	75,000	13	263,925
Stores, est. cost less than \$15,000	42	124,500	66	243,975
Office buildings	3	11,100	12	266,000
Manufactories & workshops..	30	189,125	37	1,057,570
School houses	4	241,500	3	122,850
Churches.....	5	139,500	10	132,000
Public buildings (municipal).	15	2,359,500	9	320,500
Public buildings (places of Amusement)	15	274,050	11	847,000
Stables and garages.....	45	121,325	66	249,850
Frame dwellings	624	3,003,100	620	3,127,640
Other structures	86	31,275	90	51,900
Total for 11 months.....	1,714	\$18,692,275	2,255	\$37,163,110
Total for 1908.....			1,714	18,692,275

Net gain, 11 months, 1909. 541 \$18,470,835

Alterations:

Brick dwellings	51	\$81,855	54	\$87,000
Frame dwellings	237	188,042	179	168,950
Brick tenements	55	26,935	63	87,675
Frame tenements	27	24,125	28	14,350
Hotels	18	18,700	11	33,600
Stores	155	183,895	110	97,960
Office buildings	21	23,645	19	36,350
Manufactories & workshops..	23	44,910	32	80,320
Schools	6	143,500	3	54,500
Churches	6	4,950	4	10,000
Public buildings	14	19,875	18	112,900
Stables and garages.....	22	52,725	36	38,900
Miscellaneous	21	2,313	10	3,550

Total 656 \$815,470 567 \$826,055

Number of buildings altered in 1908..... 567 815,470

Decrease in 1909..... 89

Net gain, 11 months, 1909. \$10,585

PATRICK J. REVILLE, Superintendent of Buildings.

THIRTY ELEVATORS FOR WHITEHALL BUILDING

Work began this week on the construction of the Whitehall Building addition in Washington st, near Battery Park. The O'Rourke Engineering Construction Co., of 345 5th av, set its boilers and air exhausts in position and will probably be ready to sink the pneumatic caissons within two weeks. The representative of the company on the job said this week that his company expected to try for a record in sinking this foundation, which will go down 40 to 65 feet, as near as can be ascertained at this time. The Geo. A. Fuller Company, Flat-iron Building, made the borings and found that hardpan is unevenly distributed about the site, which measures 109x240. The building will be thirty-two stories high.

Contracts were closed this week by the Otis Elevator Company for thirty high-speed electric traction elevators, which will be installed in this building. Mr. M. S. Baldwin, of the Otis Elevator Co., 17 Battery place, said that the mechanical equipment for these lifts will be of the very latest model, embracing several new safety devices and controls recently perfected by his company. The question was asked as to whether this is the largest elevator equipment in any building in this city. Mr. Baldwin stated that such was not the case. The Hudson Terminal buildings, 30 and 50 Church st, have thirty-nine, all of which are of the Otis make.

The work of razing the old brick structures in Washington st, adjoining the rear of the present Whitehall structure, is being done by Edward Waixel, of 1019 Boston road.

NOVELTIES.

DOOR CHECK THAT WILL KEEP DOORS OPEN.—A widely known building hardware company is on the market with a new idea in a door check. The device not only closes doors but holds them open when desired. This is convenient in summer. Take a hot humid office, as an example. The occupant wants a current of fresh air. He opens his office door and proceeds to business. Up springs a thunder storm and the sudden rush of air pushes aside the floor wedge or other prop, the door slams and the glass panel is broken. If he has one of the latest devices of a standard company on his door, he sets a lever at the position he wants the door open and there it stays. To have it perform its other function as a quiet door closer he simply pulls a release attachment and proceeds to forget all about his former door annoyances. This is a good thing for architects to know about. There are a thousand uses for this much needed improvement. The Buyers' Bureau, care The Record and Guide, will supply information regarding this device if a two cent stamp is enclosed with inquiry.

FIRE RETARDING DOUBLE HUNG WINDOW.—There is inestimable value in having every window in a building a fire retardant. This is entirely possible today even in a double hung window. It is made under the supervision and inspection of the National Board of Fire Underwriters and is made strongly of galvanized iron or copper. They come complete in polished plate, ribbed wire or rough glass including all necessary hardware. The best kind of insurance is precaution. Send a two cent stamp with inquiry for further details to The Buyers' Bureau, Record and Guide.

A PUMP WITH A CHARACTER: RELIABILITY.—Every pump on the market has its distinctive feature, but there is one company in this city that is featuring a device under this head that is said to have a "character." In other words, it can be safely trusted. Left alone it will do the work that is assigned to it without hesitation or halt. This feature is an important one and seems to be something that architects have been seeking for installation in tall buildings where an auxiliary tank water supply is essential. It is in no sense a cheap pump. Its name would be familiar to many pump users but improvement in design and efficiency have brought it prominently to the front of late. The Buyers' Bureau of the Record and Guide will put inquirers in touch with its maker for a two-cent stamp.

COMPACT AIR COMPRESSORS FOR STEEL ERECTORS.—A novelty that appeals to the steel erector is in the shape of a direct or alternating current dynamo that a local company is putting on the market and pushing vigorously. The innovation, however, is mostly in a motor that is direct connected with the compressor. The iron worker will tell you that the strength of the finished steel skeleton depends entirely upon the way the rivets are driven. Good air permits the tool holder to hit while the iron is hottest and he gets therefore a good firm "bite." But he needs good, steady air pressure to do it with. This device bears investigation. The Buyers' Bureau, care The Record and Guide, will give inquirers further particulars for a two-cent stamp.

The Pennsylvania Railroad is installing concrete roadbeds in its tunnels between New Jersey and Long Island. It is planned to bury all but the surface of the ties in concrete. A layer of concrete three feet deep, consisting of one part sand, three parts cement and five parts stone, will be spread for the roadbeds. If the results anticipated are obtained, the railroads will be able to utilize larger engines, run their trains at higher speed and with greater safety, and save in the cost of ties the additional outlay required for concrete roadbeds.

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

INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further details and particulars see below.

BRICK.

C. J. Goodier, Constructing Quartermaster, Fort Hancock, N. J.*
 Augustus Meyers, 542 W 21st st, owner.
 Wm M Moore Co, 99 Hamilton pl, owner.
 W Axelrod Realty Co, 321 W 92d st, owner.
 Speedway Realty Co, 31 Nassau st, owner.
 The Brevoort Construction Co, 6 W 20th st, owner.
 E E Quaife, 64 Hamilton av, Jersey City, N J, architect.
 The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
 A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre), owner, until Dec 27.
 Chas B Meyers, 1 Union sq, architect; light.
 Marc Eidlitz & Son, 489 5th av, contractors.
 Westborough Realty & Construction Co, 51 East 122d st, owner.
 Wm Albert Swasey, 47 West 34th st, architect.
 Geo Backer, 220 Broadway, owner.
 Chas I Weinstein Realty Co, 1267 5th av, owner.

STONE.

Elliott Woods, Supt U S Capitol Building, Washington, D C; marble.*
 Augustus Meyers, 542 W 21st st, owner; bluestone coping.
 Wm M Moore Co, 99 Hamilton pl, owner; bluestone coping.
 W Axelrod Realty Co, 321 W 92d st, owner; limestone, bluestone coping.
 Sillon Construction Co, 552 Riverside Drive, owner.
 Speedway Realty Co, 31 Nassau st, owner; limestone.
 Charles Brendon, 500 5th av, owner; marble, limestone.
 The Brevoort Construction Co, 6 W 20th st, owner; limestone, marble, tile.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas; limestone, marble, tile.
 The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner; Roman.
 A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre), owner; bluestone, until Dec 27.
 Elias Gussaroff, 600 W 140th st, owner; limestone, marble, tile, until Dec 29.
 Chas B Meyers, 1 Union sq, architect; limestone.
 Marc Eidlitz & Son, 489 5th av, contractors; limestone, granite.
 Westborough Realty & Construction Co, 51 East 122d st, owner; limestone.
 Wm Albert Swasey, 47 West 34th st, architect.
 Geo Backer, 220 Broadway, owner; limestone.
 Chas I Weinstein Realty Co, 1267 5th av, owner; limestone, marble and tile base.

TERRA COTTA.

Wm M Moore Co, 99 Hamilton pl, owner.
 W Axelrod Realty Co, 321 W 92d st, owner.
 Speedway Realty Co, 31 Nassau st, owner; terra cotta coping.
 Charles Brendon, 500 5th av, owner; terra cotta coping.
 The Brevoort Construction Co, 6 W 20th st, owner.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
 Chas B Meyers, 1 Union sq, architect.
 Marc Eidlitz & Son, 489 5th av, contractors; terra cotta blocks.
 Westborough Realty & Construction Co, 51 East 122d st, owner; terra cotta coping.
 Geo Backer, 220 Broadway, owner.
 Chas I Weinstein Realty Co, owner; terra cotta coping.

ROOFING.

Augustus Meyers, 542 W 21st st, owner; slag.
 Wm M Moore Co, 99 Hamilton pl, owner; tin.
 W Axelrod Realty Co, 321 W 92d st, owner; plastic slate.
 Speedway Realty Co, 31 Nassau st, owner; tin.
 Charles Brendon, 500 5th av, owner; tin.
 The Brevoort Construction Co, 6 W 20th st, owner.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.

The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
 The Porter Realty & Development Co, D B Porter, Pres, 30 Broad st, owner.
 Elias Gussaroff, 600 West 140th st, owner; until Dec 29.
 Chas B. Meyers, 1 Union sq, architect.
 Marc Eidlitz & Son, 489 5th av, contractors; plastic slate roof.
 Westborough Realty & Construction Co, 51 East 122d st, owner; plastic slate roof.
 Wm Albert Swasey, 47 West 34th st, architect; gravel roof, terra cotta and sheet metal cornices.
 Geo Backer, 220 Broadway, owner; slag.
 Chas I Weinstein Realty Co, 1267 5th av, owner; tin roof.

IRON AND STEEL WORK.

Board of Education, 500 Park av, owner; stairways, until Jan 3.
 Augustus Meyers, 542 W 21st st, owner; steel frame.
 W Axelrod Realty Co, 321 W 92d st, owner; steel frame.
 Speedway Realty Co, 31 Nassau st, owner; iron stairs.
 Charles Brendon, 500 5th av, owner; steel beams.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas; iron.
 Elias Gussaroff, 600 West 140th st, owner; iron beams, until Dec 29.
 Marc Eidlitz & Son, 489 5th av, contractors; steel frame.
 Westborough Realty & Construction Co, 51 East 122d st, owner; iron and marble stairs.
 Geo Backer, 220 Broadway, owner; iron stairs.
 Chas I Weinstein Realty Co, 1267 5th av, owner; iron stairs.

FIREPROOFING.

Augustus Meyers, 542 W 21st st, owner; terra cotta fireproof blocks.
 W Axelrod Realty Co, 321 W 92d st, owner; terra cotta blocks.
 Charles Brendon, 500 5th av, owner; terra cotta blocks.
 The Brevoort Construction Co, 6 W 20th st, owner.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
 E E Quaife, 64 Harrison av, Jersey City, N J, architect; reinforced concrete floors.
 Marc Eidlitz & Son, 489 5th av, contractors; Roebling system concrete floors.
 Westborough Realty & Construction Co, 51 East 122d st, owner; Atlas system fireproof arches.
 Wm Albert Swasey, 47 West 34th st, architect.
 Geo Backer, 220 Broadway, owner.
 Chas I Weinstein Realty Co, 1267 5th av, owner; fireproof blocks.

PLUMBING.

C J Goodier, Constructing Quartermaster, Fort Hancock, N J; until Jan 15.
 Augustus Meyers, 542 W 21st st, owner.
 Wm M Moore Co, 99 Hamilton pl, owner.
 W Axelrod Realty Co, 321 W 92d st, owner.
 Speedway Realty Co, 31 Nassau st, owner.
 Charles Brendon, 500 5th av, owner.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
 The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
 Westborough Realty & Construction Co, 51 East 122d st, owner.

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Augustus Meyers, 542 W 21st st, owner; skylights.
 Wm M Moore Co, 99 Hamilton pl, owner; skylights and cornices.
 W Axelrod Realty Co, 321 W 92d st, owner; galvanized iron, cornices and skylights.
 Speedway Realty Co, 31 Nassau st, owner; cornices and skylights.
 Charles Brendon, 500 5th av, owner; cornices and skylights.
 Marc Eidlitz & Son, 489 5th av, contractors; galvanized iron skylights, stone cornices.
 Westborough Realty & Construction Co, 51 East 122d st, owner; skylights and cornices.

Wm Albert Swasey, 47 West 34th st, architect; galvanized iron skylights.
 Geo Backer, 220 Broadway, owner; galvanized iron skylights and cornices.
 Chas I Weinstein Realty Co, 1267 5th av, owner; galvanized iron cornices.

HEATING APPARATUS & SUPPLIES.

C J Goodier, Constructing Quartermaster, Fort Hancock, N J, until Jan 15.
 Augustus Meyers, 542 W 21st st, owner; steam heat.
 Wm M Moore Co, 99 Hamilton pl, owner; steam heat.
 W Axelrod Realty Co, 321 W 92d st, owner; steam heat.
 Speedway Realty Co, 31 Nassau st, owner; steam heat.
 Charles Brendon, 500 5th av, owner; hot air.
 The Brevoort Construction Co, 6 W 20th st, owner; steam heat.
 The Centre Realty Co, H D Lounsbury, 289 4th av.
 Elias Gussaroff, 600 West 140th st, owner; steam heat, until Dec 29.
 Marc Eidlitz & Son, 489 5th av, contractors; steam heat.
 Westborough Realty & Construction Co, 51 East 122d st, owner; steam heat.
 Wm Albert Swasey, 47 West 34th st, architect; steam heat.
 Geo Backer, 220 Broadway, owner; steam heat.
 Chas I Weinstein Realty Co, 1267 5th av, owner; steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

C J Goodier, Constructing Quartermaster, Fort Hancock, N J; wiring, fixtures.*
 Board of Health, 6th av and 55th st, N Y City, owner; fixtures, until Jan 4.
 Park Board, 5th av and 64th st, N Y City, owner; fixtures, until Dec 30.
 Augustus Meyers, 542 W 21st st, owner.
 Wm M Moore Co, 99 Hamilton pl, owner.
 W Axelrod Realty Co, 321 W 92d st, owner.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.

ELEVATORS.

Augustus Meyers, 542 W 21st st, owner.
 Wm M Moore Co, 99 Hamilton pl; dumbwaiters.
 The Brevoort Construction Co, 6 W 20th st, owner.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas; dumbwaiters, elevators.
 Elias Gussaroff, 600 West 140th st, owner; dumbwaiters, until Dec 29.
 Chas B Meyers, 1 Union sq, architect; dumbwaiters.

PAINTS.

Augustus Meyers, 542 W 21st st, owner.
 Wm M Moore Co, 99 Hamilton pl, owner.
 W Axelrod Realty Co, 321 W 92d st, owner.
 Speedway Realty Co, 31 Nassau st, owner.
 Charles Brendon, 500 5th av, owner.
 The Brevoort Construction Co, 6 W 20th st, owner.
 E E Quaife, 64 Harrison av, Jersey City, N J, architect.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
 The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
 The Porter Realty & Development Co, D B Porter, Pres, 30 Broad st, owner.
 A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre), owner, until Dec 27.
 Elias Gussaroff, 600 West 140th st, owner, until Dec 29.
 Chas B Meyers, 1 Union sq, architect.
 Marc Eidlitz & Son, 489 5th av, contractors.
 Westborough Realty & Construction Co, 51 East 122d st, owner.
 Wm Albert Swasey, 47 West 34th st, architect.
 Chas I Weinstein Realty Co, 1267 5th av, owner.

HARDWARE.

Augustus Meyers, 542 W 21st st, owner.
 Wm M Moore Co, 99 Hamilton pl, owner.
 W Axelrod Realty Co, 321 W 92d st, owner.
 Speedway Realty Co, 31 Nassau st, owner.
 Charles Brendon, 500 5th av, owner.

The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
 Neper Const Co, 1 Madison av, owner (H W Perelman, Pres).
 The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres).
 Sheer Ginsberg Realty Co, owner (Jacob Sheer, Pres).
 John Miller, 2780 Webster av, owner.
 Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
 Levin & Levin Contracting Co, 320 5th av, owner.
 Sarah Harris, 50 W 86th st, owner.
 Henry Guttman, 127 W 24th st, owner.
 The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
 Elias Gussaroff, 600 West 140th st, owner, until Dec 29.
 Chas B Meyers, 1 Union sq, architect.
 Marc Eidlitz & Son, 489 5th av, contractors.
 Westborough Realty & Construction Co, 51 East 122d st, owner.
 Wm Albert Swasey, 47 West 34th st, architect.
 Chas I Weinstein Realty Co, 1267 5th av, owner.

GLASS.
 Board of Education, 500 Park av, owner; glass, until Jan 3.
 Wm M Moore Co, 99 Hamilton pl, owner.
 Augustus Meyers, 542 W 21st st, owner.
 W Alexrod Realty Co, 321 W 92d st, owner.
 Speedway Realty Co, 31 Nassau st, owner.
 Charles Brendon, 500 5th av, owner.
 The Brevoort Construction Co, 6 W 20th st, owner.
 E E Quaife, 64 Harrison av, Jersey City, N J, architect.
 The Centre Realty Co, H D Lounsbury, 289 4th av, Treas.
 John Miller, 2780 Webster av, owner.
 Intervale Const Co (Jacobson & Livingston), 132 Nassau st, owner.
 Levin & Levin Contracting Co, 320 5th av, owner.
 L Robinson, New Haven, Conn, architect (Mechanics' Bank).
 Edward Corning Co, 100 William st, contractor; loft, Lafayette and Walker sts.
 Neper Const Co, 1 Madison av, owner (H W Perelman, Pres): wire glass, plate.
 The 25th St Const Co, 31 E 27th st, owner (George Felt, Pres); wire glass, plate.

Henry T Bulman, 21 Fort Washington av, owner; wire glass.
 West Side Const Co, 321 W 92d st, owner; plate glass.
 George McGovern, 877 3d av, owner; plate glass.
 Barr & Gruber, 210 Bowery, contractors; plate glass.
 Folsom Committee, 13 Astor pl, owner; plate glass.
 The Consumers Brewing Co, Av A and 55th st, Brooklyn, owner.
 The Porter Realty & Development Co, D B Porter, Pres, 30 Broad st, owner.
 A Ginsberg, 1779 Pitkin av, Brooklyn (care Max Kobre, owner, until Dec 27).
 Elias Gussaroff, 600 West 140th st, owner; plate, until Dec 29.
 Chas B Meyers, 1 Union sq, architect.
 Marc Eidlitz & Son, 489 5th av, contractors.
 Westborough Realty & Construction Co, 51 East 122d st, owner.
 Wm Albert Swasey, 47 West 34th st, architect.
 Geo Backer, 220 Broadway, owner.
 Chas I Weinstein Realty Co, 1267 5th av, owner.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

158TH ST, n s, 375 w Amsterdam av, 5-sty brick and limestone tenement, 50x87.11, plastic slate roof, galvanized iron, skylight and cornices, terra cotta coping, steam heat, Atlas system fireproof arches, iron and marble stairs; cost, \$50,000; owner, Westborough Realty & Const. Co., 51 East 122d st; architect, Matthew W. Del Gandio, Tremont and Webster avs. Plan No. 850.

John S. Grady, 51 East 122d st, president; Irving Cohen, 140 Nassau st, secretary and treasurer. Owner builds.

139TH ST, s s, 250 w Amsterdam av, 6-sty brick and stone tenement, 100x86.11, tin roof, galvanized iron skylights and cornices, bluestone coping, steam heat, limestone; cost, \$100,000; owner, William M. Moore Co., 99 Hamilton pl; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 842.

The owner builds and superintends.

100TH ST, s s, 200 n West End av, 8-sty brick and limestone apartment house, 80x84.9, plastic slate roof, fireproof, galvanized iron skylights and cornices, terra cotta fireproof blocks, steam heat, bluestone coping, steel frame; cost, \$200,000; owner, W. Axelrod Realty Co., 321 West 92d st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 843.

The owner builds; awards all contracts.

124TH ST, n s, 125 w Amsterdam av, eight 6-sty brick and limestone tenements, 41.8x87.11 and 50x87.11, tin roofs, galvanized iron cornices and skylights, steam heat, terra cotta coping, slate and iron stairs; total cost, \$310,000; owner, Speedway Realty Co., 31 Nassau st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 846.

Dwellings.

PARK AV, No. 46, 4-sty and basement brick, limestone and granite dwelling, 24x69.6, plastic slate roof, galvanized iron skylights, terra cotta blocks, stone cornices, steam heat, Roebbling system, concrete floors, steel frame; cost, \$50,000; owner, E. N. Sheldon, 15 East 38th st; architect, Francis G. Stewart, 103 Park ave. Plan No. 849.

Marc Eidlitz & Son, 489 5th av, have general contract.

73D ST, No. 125 East, 5-sty brick, marble and limestone residence, 24x48, tin roof, galvanized iron skylights and cornices, fireproof terra cotta blocks, hot air heat, terra cotta coping, steel beams; cost, \$40,000; owner, Chas. Brendon Co., 500 5th av; architect, Chas. Brendon, 500 5th av. Plan No. 847.

Chas. Brendon, president; Robert Brendon, vice-president; John McConolouge, secretary.

Office and Loft Buildings.

MADISON AV, s w cor 28th st, 12-sty brick, limestone and terra cotta loft, 49.5x95, slag roof, galvanized iron skylights and cornices, steam heat, iron stairs, fireproofing; cost, \$350,000; owner, George Backer, 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 852.

Two buildings will be demolished.

26TH ST, s s, 350 w 6th av, 7-sty brick, terra cotta and limestone loft and store, 25x92, tin roof, galvanized iron cornices, terra cotta coping, steam heat, fireproof blocks, iron stairs, marble and tile base; cost, \$40,000; owner, Chas. I. Weinstein Realty Co., 1267 5th av; architect, Chas. B. Meyers, 1 Union square. Plan No. 853.

11TH AV, n e cor 20th st, 5-sty brick and stone store, office and loft, 87.8x86, slag roof, galvanized iron skylights, terra cotta fireproof blocks, bluestone coping, steam heat, steel frame; cost, \$65,000; owner, Augustus Meyers, 542 West 21st st; architect, Joseph Wolf, 103 Park av. Plan No. 841.

Freeman Bloodgood, Jr., 8 York st, mason work.

Miscellaneous.

60TH ST, No. 307 East, 1-sty brick outhouse, 13.8x11; cost, \$1,500; owner, John Scott, New Rochelle, N. Y.; architect, D. J. Comyns, 147 4th av. Plan No. 848.

RIVERSIDE DRIVE, n e cor 151st st, concrete and stone wall; cost, \$25,000; owner, Sillon Const. Co., 552 Riverside Drive; architects, Schwartz & Gross, 347 5th av. Plan No. 845.

11TH ST, No. 539 East, 1-sty brick outhouse, 13.4x9.2; cost, \$1,350; owner, F. C. Tanner, 30 Broad st; architect, A. W. Bourke, 220 Broadway. Plan No. 844.

Theatres.

43D ST, Nos. 217-223 W, 7-sty, brick and stone, theatre and studio, 46x92, gravel roof, galvanized iron skylights, terra cotta and sheet metal cornices, steam heat, fireproofing; cost, \$150,000; owner, J. J. Shubert, 1416 Broadway; architect, Wm. Albert Swasey, 47 West 34th st. Plan No. 851.

No contract has yet been awarded.

MANHATTAN ALTERATIONS.

CANNON ST, No. 62, partitions, front stairs to 5-sty brick tenement; cost, \$800; owner, Samuel Solomon, 119 Nassau st; architect, O. Reissmann, 30 1st st. Plan No. 2780.

CARMINE ST, No. 14, erect sign to 2-sty brick dwelling; cost, \$78; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2723.

CHATHAM SQ, Nos. 20-21, erect sign to two 2-sty brick stores and tenements;

cost, \$112; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2211.

ELDRIDGE ST, Nos. 7-9, partitions, stairs to two 5-sty brick tenements; cost, \$500; owner, Simon Shapero, 16 West 115th st; architect, O. Reissmann, 30 1st st. Plan No. 2779.

HENRY ST, No. 132, partitions, windows, to 4-sty brick tenement; cost, \$500; owner, Moses Cohen, 132 Henry st; architect, Max Muller, 115 Nassau st. Plan No. 2756.

MADISON ST, No. 224, alter dumb-waiter shaft, stairs, to 5-sty brick store and tenement; cost, \$650; owner, M. Singer, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2773.

MANHATTAN ST, No. 70, erect sign to 2-sty brick store and tenement; cost, \$400; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2724.

MARKET ST, s e cor Water st, store fronts, windows to 5-sty brick tenement; cost, \$650; owner, Marcus Rosenthal, care architect; architects, Harrison Sackheim, 230 Grand st. Plan No. 2785.

MONROE ST, Nos. 188-190, windows, skylights, stairs to 3 and 5-sty brick tenement; cost, \$3,000; owner, John Anger, 77 Bowery; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2748.

John Gallin & Son, 509 Grand st, has mason work.

MULBERRY ST, No. 20, toilets, windows, partitions, to 4-sty brick tenement; cost, \$2,000; owner, John F. Gilmartin, 104 Madison st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 2707.

NORFOLK ST, n e cor Rivington st, alter stairs, show windows to 7-sty brick store and tenement; cost, \$600; owner, Morris Singer, care architects; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2776.

PEARL ST, No. 550, partitions, windows to 4-sty brick and stone office and loft; cost, \$2,500; owner, Abraham S. Oberley, on premises; architect, Frank Goodwillie, 1170 Broadway. Plan No. 2771.

PITT ST, No. 131, partitions, steps, walls to 5-sty brick store and tenement; cost, \$500; owner, Frank Flix, 150 East 3d st; architect, Henry Klein, 505 East 15th st. Plan No. 2772.

RIVINGTON ST, Nos. 78-84, iron girders, windows to 6-sty brick store and tenement; cost, \$250; owner, Sigmund Schuer, 230 Grand st; architect, Louis A. Sheinart, 190 Bowery. Plan No. 2781.

THOMPSON ST, Nos. 230-32, erect sign to two 2-sty brick stores and tenements; cost, \$174; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2739.

UNION SQ, No. 40, erect sign to 2-sty brick store and office; cost, \$75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2732.

INTERESTING REAL ESTATE FACTS

For Professionals and Laymen

Many obscure factors associated with the development of New York City which escape general notice and other absorbing features will be described in an unusually interesting manner in

THE FIFTH ANNUAL REAL ESTATE SUPPLEMENT of

The Evening Post

A Review of 1909

A Forecast for 1910

READY DECEMBER 31ST, 1909

In addition to a score or more special articles from the pens of qualified experts, treating various topics of more than ordinary interest to owners, prospective investors, builders, contractors, and brokers, this special issue will contain, among other stories the following:

1. Small Instruments That Sustain Skyscrapers.
2. How the City Is Lost in the Subways.
3. Deepest Hole Ever Dug for a Building by Man.
4. Value of City Streets Greater than Some Entire Cities.
5. Contribution of Hotels to Municipal Treasury.

Articles especially prepared for this number include:

WATER FRONT PROBLEMS, by HON. McDOUGAL HAWKES.
NEW IDEA IN CO-OPERATIVE HOUSING, by HENRY MORGENTHAU.
A LOOK AHEAD IN NEW YORK CITY REAL ESTATE, by ROBERT E. DOWLING.
NEW YORK AS A FACTOR IN DOING THE WORLD'S WORK, by JOHN L. PARISH.
THE MODERN BUILDING ORGANIZATION, by L. J. HOROWITZ.
TENEMENT HOUSE DEVELOPMENTS, by COMMISSIONER EDMUND J. BUTLER.
READJUSTMENT OF THE BUILDING ARMY, by THEODORE STARRETT.
PROGRESSIVE METHODS IN TAXATION, by LAWSON PURDY.

Among other well-known authorities who will express their views are: Walter Lindner, Lawrence B. Elliman, C. F. Noyes, John N. Golding, Edward B. Boynton, Edwin H. Hess, M. Joseph Harson, Joseph P. Day, Calvin Tomkins, D. T. Cornell, W. O. Giles, Bryan L. Kennelly, J. Clarence Davies, Charles Griffith Moses, and Albert B. Ashforth.

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

Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET

The Evening Post

NEW YORK

PRICE 3 CENTS

PRICE 3 CENTS

WEST ST, Nos. 124-125, erect sign to —sty brick store and tenement; cost, \$90; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2731.

WEST ST, No. 172, erect sign to —sty brick store and tenement; cost, \$80; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2730.

3D ST, No. 111 West, erect sign to —sty brick dwelling; cost, \$48; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2746.

4TH ST, Nos. 48-50 West, erect stairways, elevator enclosure, to 10-sty brick loft; cost, \$8,500; owner, Louis Stern, 993 5th av; architect, D. W. Davin, 74 Irving pl. Plan No. 2752.

7TH ST, No. 97 East, partitions, windows, to 5-sty brick tenement; cost, \$100; owner, Rosa Engel, 97 East 7th st; architect, O. Reissmann, 30 1st st. Plan No. 2755.

7TH ST, Nos. 2023-2025, partitions, windows, to 5-sty brick tenement; cost, \$100; owner, Herman Markowitz, 228 West 112th st; architect, Louis A. Sheinert, 190 Bowery. Plan No. 2782.

25TH ST, No. 341 E., partitions, windows to 5-sty brick tenement; cost, \$300; owner, Albert T. Kruse, 17 West 94th st; architect, Chas. E. Reid, 105 East 14th st. Plan No. 2786.

26TH ST, No. 31 West, partitions, walls to 6-sty brick tenement; cost, \$5,000; owner, Estate of Elizabeth A. Blake (Wm. L. Clark, trustee), Passaic, N. J.; architect, M. Zipkes, 103 Park av. Plan No. 2777.

35TH ST, No. 402 West, spruce beams, galvanized iron skylights, show windows, to 3-sty brick and stone store and dwelling; cost, \$1,000; owner, Fred Cruger, 402 West 35th st; architect, Louis Falk, 2756 3d av. Plan No. 2716.

40TH ST, No. 145 n, 1-sty brick rear extension, 20x32, Bethlehem steel beams, to 4-sty brick store and loft; cost, \$1,-

500; owner, Brill Brothers, 52 East 14th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2784.

J. Obermeyer, 310 West 40th st, carpenter work.

102D ST, Nos. 430-440 East, add 1-sty to 3-sty brick warehouse and factory; cost, \$15,000; owner, George W. Grote, 432 East 102d st; architect, John H. Knubel, 318 West 42d st. Plan No. 2722.

104TH ST, No. 102 East, erect sign to —sty store and tenement; cost, \$117; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2727.

113TH ST, No. 15 West, steel beams, bathroom, steel beams to 4-sty brick dwelling; cost, \$1,200; owner, R. Lowenstein, 11 East 113th st; architect, Geo. Haug, 103 Park av. Plan No. 2753.

116TH ST, Nos. 182-184 East, sign to two —sty stores; cost, \$90; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2769.

118TH ST, No. 74 East, 2-sty rear extension, 25.6x27.6, partitions, stairs, front wall, to 4-sty brick tenement; cost, \$5,000; owner, Joseph Sinolensky, 18 East Broadway; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2706.

AV A, Nos. 61, partitions, windows, to 4-sty brick dwelling and store; cost, \$400; owner, Bernhard Vogel, 61 Av A; architects, B. W. Berger & Son 121 Bible House. Plan No. 2747.

BOWERY, Nos. 115-117, erect sign to two —sty brick stores and tenements; cost, \$84; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2719.

BOWERY, No. 387, sign to —sty brick store and tenement; cost, \$72; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2765.

BOWERY, No. 184, windows, stairs, to 5-sty brick loft; cost, \$8,200; owner, Estate Augustus Barth, 158½ Bowery; ar-

chitect, J. H. Friend, 148 Alexander av. Plan No. 2778.

BOWERY, Nos. 299-301, sign to —sty brick store and tenement; cost, \$105; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2766.

BOWERY, No. 271, erect sign to —sty brick store and tenement; cost, \$66; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2718.

BOWERY, No. 374, erect sign to —sty brick store and tenement; cost, \$60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2745.

BOWERY, Nos. 326-326½, erect sign to —sty brick store and tenement; cost, \$75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2744.

BROADWAY, No. 1420, erect sign to —sty brick store and office; cost, \$75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2741.

BROADWAY, No. 412, stairs, steel girders, to 5-sty brick store and loft; cost, \$12,000; owner, 412 Broadway Corporation Co., New York Central Bldg.; architect, D. J. Morton, 1734 Webster av, Bronx. Plan No. 2751.

BROADWAY, Nos. 1845-1847, 1-sty brick rear extension, 20x10, partitions, steel columns, to two 4-sty brick stores; cost, \$20,000; owner, Upright Co., 154 Nassau st; architects, Shire & Kaufman, 110 East 23d st. Plan No. 2749.

Frank A. Miller, 154 Nassau st, treasurer.

BROADWAY, No. 194, pier, steel beams, plate glass show windows, to 5-sty brick store and office; cost, \$500; owner, Estate John W. Southack, 54 Wall st; architect, S. E. Gage, 3 Union sq. Plan No. 2757.

Elliott Jaffray & Co., 194 Broadway, mason and carpentry.

LEXINGTON AV, Nos. 1126-1130, erect sign to three —sty store and dwellings; cost, \$168; owner, not given; lessee, the

O. J. Gude Co., 935 Broadway. Plan No. 2733.

MADISON AV, n w cor 86th st, erect sign to —sty brick store; cost, \$399; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2735.

PARK AV, No. 1847, erect sign to —sty brick store and tenement; cost, \$165; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2740.

PARK AV, No. 1845, erect sign to —sty brick store and tenement; cost, \$124; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2738.

PARK AV, Nos. 1908-1914, erect sign to —sty brick store and tenement; cost, \$450; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2737.

PARK AV, No. 1417, erect sign to —sty brick stable; cost, \$144; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2736.

PARK AV, No. 1504, erect sign to —sty brick store and tenement; cost, \$75; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2729.

PARK AV, No. 1647, erect sign to —sty brick store and tenement; cost, \$54; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2728.

PARK ROW, Nos. 181-183, erect sign to —sty brick store and tenement; cost, \$168; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2709.

PARK ROW, No. 141, erect sign to —sty tenement and store; cost, \$78; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2721.

PARK ROW, Nos. 135-137, erect sign to two —sty brick stores and tenements; cost, \$90; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2720.

PARK ROW, Nos. 121-123, erect sign to two —sty brick stores and tenements; cost, \$96; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2714.

PARK ROW, No. 133, erect sign to —sty brick store and tenement; cost, \$63; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2713.

PARK ROW, No. 223, erect sign to —sty brick and stone store and tenement; cost, \$63; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2710.

PARK ROW, No. 131, erect sign to —sty brick store and tenement; cost, \$63; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2708.

PARK ROW, No. 93, 1-sty brick rear extension, 22x27, partitions to 3½-sty brick hotel; cost, \$2,500; owner, I. Rosenthal, 31 Park Row; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2774.

WADSWORTH AV, e s, between 182d and 183d sts, 4-sty brick rear extension, 184.66x42.66, to 4-sty brick public school; cost, \$105,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 2754.

1ST AV, n e cor 120th st, partitions to 3-sty brick store and tenement; cost, \$50; owner, Sarah Fisher, on premises; architect, A. Koenig, 54 9th av. Plan No. 2750.

2D AV, No. 634, erect sign to —sty brick store and tenement; cost, \$60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2717.

3D AV, Nos. 1413-1419, erect sign to —sty store and tenement; cost, \$216; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2742.

3D AV, No. 1909, erect sign to —sty brick store and tenement; cost, \$60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2743.

3D AV, No. 1411, sign to —sty brick store and tenement; cost, \$195; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2758.

3D AV, No. 811, sign to —sty brick store and tenement; cost, \$60; lessee, the

O. J. Gude Co., 935 Broadway. Plan No. 2759.

3D AV, No. 420, sign to —sty brick store and tenement; cost, \$72; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2760.

3D AV, Nos. 189-191, sign to two —sty tenement; cost, \$144; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2761.

3D AV, No. 163, sign to —sty brick tenement and store; cost, \$60; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2762.

3D AV, No. 149, sign to —sty brick store and tenement; cost, \$60; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2763.

3D AV, No. 134, sign to —sty brick store and tenement; cost, \$60; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2764.

3D AV, No. 1439, sign to —sty brick store and tenement; cost, \$81; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2767.

3D AV, Nos. 1849-1851, sign to two —sty brick tenements; cost, \$108; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2768.

3D AV, No. 2144, sign to —sty brick tenement; cost, \$162; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2770.

4TH AV, No. 470, erect sign to —sty brick store and tenement; cost, \$60; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2734.

4TH AV, No. 350, 1-sty brick rear extension, 19.9x20, windows to 4-sty brick loft; cost, \$1,200; owner, Henry Jackson's Sons, 106 Lexington av; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2783.

5TH AV, Nos. 425-427, alter elevator, doors, to 5-sty brick store and office; cost, \$1,200; owners, Wm. H. Siebrecht & Son, 425 5th av; architect and builder, J. Odell Whitenack, 231 West 18th st. Plan No. 2212.

5TH AV, No. 554, partitions, new story, floor, windows, to 5-sty brick store and dwelling; cost, \$10,000; owner, Mrs. A. S. Browning, care Browning, King & Co., Cooper sq; architect, Chas. I. Berg, 571 5th av. Plan No. 2705.

6TH AV, s w cor 18th st, partitions, windows to 5-sty brick store and loft; cost, \$6,000; owner, Beyer Estate, 93d st and Madison av; architect, S. B. Eisen-drath, 500 5th av. Plan No. 2775.

6TH AV, No. 92, erect sign to —sty store and tenement; cost, \$66; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2726.

6TH AV, No. 103, erect sign to —sty brick store and tenement; cost, \$54; owner, not given; lessee, the O. J. Gude Co., 935 Broadway. Plan No. 2725.

7TH AV, No. 439, alter stairs, steps, show windows, plumbing fixtures, to 4-sty brick and stone store and tenements; cost, \$1,000; owner, Joseph Corbett, 439 7th av; architect, Louis Falk, 2756 3d av. Plan No. 2715.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

TREMONT AV, n w cor Mapes av, two 5-sty brick tenements, 39x90.2; total cost, \$125,000; owner, John W. Cornish Con. Co., 466 East 138th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1330.

WALTON AV, w s, 158 s 161st st, 5-sty brick tenement, 52x89; cost, \$50,000; owner, Thos D. Malcolm Con. Co., River av and 167th st; architect, H. T. Howell, 3d av and 149th st. Plan No. 1336.

SIMPSON ST, e s, 201.10 n Westchester av, two 5-sty brick tenements, 40x88; total cost, \$100,000; owner, Simpson Con. Co., 1183 Simpson st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1334.

Thos. Reilly, 1283 Simpson st, is the president.

SOUTHERN BOULEVARD, e s, 170 s 167th st, two 5-sty brick tenements, 35x88; total cost, \$60,000; owner, Schoeser Con Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 1335.

L. J. S. Schoeser, 819 East 163d st, is president.

LOGAN ST, s s, 95 w Maple av, three 4-sty brick tenements, slag roof, 33.4x89; total cost, \$90,000; owner, Maria D'Angelo, 723 Logan st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1307.

153D ST, s s, 195 e Melrose av, 5-sty brick tenement, tin roof, 50x87; cost, \$40,000; owners, Graham Adams Co.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1311.

Wm. W. Adams, 148th st and Willis av, secretary.

WASHINGTON AV, e s, 27.2 n 184th st, 5-sty brick tenement, tin roof, 50x76.39; cost, \$40,000; owner, Martin Tully, 565 Walton av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1312.

176TH ST, s e cor Belmont av, three 5-sty brick tenements, tin roof, 35x40x90x88; total cost, \$125,000; owner, John McNulty, Bainbridge av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1309.

RYER AV, w s, 93.7 s 183d st, two 3-sty brick tenements, tin roof, 20x55; total cost, \$20,000; owners, Central Bronx Realty Co.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1310.

M. Mellert, 1692 Monroe av, president.

MAPES AV, w s, 100.2½ n Tremont av, 5-sty brick tenement, tin roof, 45x97.0¾; total cost, \$110,000; owners, John W. Cornish Con. Co., 466 East 138th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1316.

HUGHES AV, n w cor 179th st, 5-sty brick tenement, slag roof, 28x91.3; cost, \$85,000; owners, Worcester Con. Co., 32 Broadway; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1314.

KELLY ST, w s, 80.3 n 165th st, 5-sty brick tenement, tin roof, 50x87.4; cost, \$50,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1320.

BRIGGS AV, e s, 195 s 196th st, three 4-sty brick tenements, slag roof, 41.6x67; total cost, \$55,500; owner, Wm. Wicke, 36 East 22d st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1317.

LAFONTAINE AV, s e cor 180th st, 5-sty brick tenement, slag roof, 36.4x90; cost, \$35,000; owner, Tommazo Giordano, 864 East 180th st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1318.

INTERVALE AV, junction Wilkens pl, 5-sty brick tenement, tin roof, 123.67½x79.6; cost, \$85,000; owner, David Herman, 132 Nassau st; architect, Harold L. Young, 1328 Broadway. Plan No. 1321.

WILKENS PL, w s, 181.1 n So. Boulevard, two 5-sty brick tenements, tin roof, 80.7 8-25x89, 116.4 17-25x76.3 1-5; total cost, \$140,000; owner, David Herman, 132 Nassau st; architect, Harold L. Young, 1328 Broadway. Plan No. 1322.

WEBSTER AV, n w cor 194th st, two 5-sty brick tenements, plastic slate roof, 28.1x77, 35x85.7; total cost, \$72,000; owner, Fred. M. Mellert, 1692 Monroe av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1323.

BELMONT AV, n w cor William st, 5-sty brick tenement, tar and gravel roof, 50x78.9; cost, \$40,000; owners, Mellillo Const Co.; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1324.

Philip Mellillo, 25 Bronx pl, Yonkers, president.

AQUEDUCT AV, e s, 264.5 s Fordham road, two 4-sty brick tenements, plastic slate roof, 43.9x87; total cost, \$50,000; owner, Wm. Evans, 2348 Aqueduct av; architect, Chas. Kreymborg, 908 Jennings st. Plan No. 1325.

BATHGATE AV, n w cor 184th st, 5-sty brick tenement, tin roof, 55x82.9; cost,

\$50,000; owner, Martin Tully, 565 Walton av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1326.

CRESTON AV, w s, 272 n 183d st, two 4-sty brick tenements, tar and gravel roof, 37.6x90; total cost, \$50,000; owner, Henry Roth, Kimball av, Yonkers; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1327.

Miscellaneous.

154TH ST, s s, 70 e Melrose av, 2-sty brick stable, 25x35; cost, \$2,000; owner, Regina Neubert, 150th st and Melrose av; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 1333.

WALNUT AV, s w cor 133d st, 1-sty frame shed, 142.46x275, slag roof; cost, \$25,000; owners, B. A. & G. N. Williams, 68th st and — av; architect, M. J. Garvin, 3307 3d av. Plan No. 1313.

141ST ST, s s, 152 e So. Boulevard, 1-sty frame shed, 17.9x88.9; cost, \$1,000; owner, John H. Symmers, 168th st and Brook av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1308.

HARLEM RIVER, e s, 325 s of West 191st st, 1-sty frame boat house, iron roof, 100x25.6; cost, \$800; owner, W. Wesley Werbach, 39 East 42d st; architect, H. W. Howard, Jr., 39 East 42d st. Plan No. 1315.

EDWARDS AV, w s, 200 n Waterbury av, 1½-sty frame storehouse, shingle roof, 14x24; cost, \$1,500; owner, E. E. Doty, 1325 Edwards av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 1319.

223D ST, n s, 130 e White Plains av, two 2-sty frame dwellings, tin roof, 20x50; total cost, \$9,000; owner and architect, John J. Zuelch, Williamsbridge sq. Plan No. 1329.

AVENUE ST. JOHN, n s, 170.4 w Kelly st, 1-sty brick stores, plastic slate roof, 15.9½x67; cost, \$5,500; owner, Emma Kramer, 836 Westchester av; architects, Koppe & Daube, 836 Westchester av. Plan No. 1328.

Dwellings.

GIFFORD AV, s s, 208.2 w Swinton st, 2-sty frame dwelling, 22x55; cost, \$6,000; owner, Jacobson & Pederson, 1339 Intervale av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1332.

WALNUT AV, s w cor 133d st, 3-sty brick office and dwelling, 50.6x48; cost, \$15,000; owners, B. A. & G. N. Williams, Inc., on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 1331.

BRONX ALTERATIONS.

KELLY ST, s e cor Prospect av, new beams, partitions, to 5-sty brick tenement and store; cost, \$5,000; owner, Estate M. Bernstein, 94 Greene st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 579.

152D ST, No. 763, 1-sty brick extension, 4x29.9, new columns, new girders, etc., to 3-sty brick stores and tenement; cost, \$5,000; owner, Jacob B. Kaplan, 813 Eagle av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 568.

154TH ST, s s, 70 e Melrose av, 2-sty frame extension, 22x15, to 2-sty frame dwelling; cost, \$2,000; owner, Regina Neubert, 150th st and Melrose av; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 584.

CASTLE HILL AV, e s, 33 n 12th st, move 3-sty frame store and dwelling; cost, \$2,000; owner, Marie J. D. Rousset, 41 Park Row; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 583.

CASTLE HILL AV, e s, 50 n Starling av, move 2-sty frame dwelling; cost, \$500; owner, Michael Brennan, 3618 Willet av; architect, Serviss & Glew, 2514 Webster av. Plan No. 586.

CASTLE HILL AV, n e cor Starling av, move 2-sty frame dwelling; cost, \$500; owner, Michael Brennan, 3618 Willet av; architects, Serviss & Glew, 2514 Webster av. Plan No. 585.

CASTLE HILL AV, w s, 25 n Watson's av, move 3-sty frame tenement; cost, \$500; owner, Elma Schellenberg, 1296 Watson av; architect, Chas. Schaefer, Jr., 461 Tremont av. Plan No. 581.

CASTLE HILL AV, w s, 58 n Ellis av, move 3-sty frame store and dwelling; cost, \$1,600; owner, Jacob Weinheimer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 567.

CASTLE HILL AV, w s, 50 s Hermany av, move 2½-sty frame dwelling; cost, \$1,500; owner, Anna Walthers, on premises; architect, Thos. L. Newman, 2164 Westchester av. Plan No. 571.

CASTLE HILL AV, w s, 33 s Chatterton av, move three 3-sty frame stores and dwellings; total cost, \$2,100; owner, Christian Vorndran, 2118 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 577.

CASTLE HILL AV, s w cor Ellis av, move 3-sty frame store and dwelling; cost, \$1,000; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 578.

EAGLE AV, No. 672, new posts, new girders and to 2-sty factory; cost, \$100; owner, John Werle, 955 Forest av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 575.

FULTON AV, w s, 100 s St. Paul's pl, move 2-sty and attic frame storage; cost, \$600; owners, Zeltner Brew. Co., 3d av and 170th st; architect, Frank Stanley, 367 Fulton st, Brooklyn. Plan No. 569.

HERMANY AV, s e cor Castle Hill av, move and 1-sty frame extension, 20.3x14, to 2½-sty frame dwelling; cost, \$2,500; owner, Johanna Barry, on premises; architect, Thos. L. Newman, 2164 Westchester av. Plan No. 570.

LONGWOOD AV, No. 1129, 1-sty frame extension, 9x7, to 2-sty frame dwelling and store; cost, \$525; owner, Mary L. Downey, 303 East 142d st; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 980.

MORRIS PARK AV, s s, 75 e Filmore st, new doors, etc., to 3-sty frame tenement; cost, \$500; owner, Marie Ossman, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 574.

NELSON AV, e s, 410 n 174th st, 1½-sty frame extension, 12x18, to 1-sty frame office; cost, \$400; owner, Eugene Stratton, 1671 Nelson av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 572.

NELSON AV, e s, 410 n 174th st, 1½-sty frame extension, 12x18, to 1-sty frame office; cost, \$400; owner, Eugene Stratton, 1671 Nelson av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 582.

YATES AV, e s, 118.34 n Pelham Parkway, move 2½-sty frame dwelling; cost, \$2,000; owners, Estate of John Jacob Astor, 23 West 26th st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 572.

3D AV, No. 3463, new bath, new partitions, etc., to 3-sty frame stores and dwelling; cost, \$150; owner, Henry J. Salzman, 3461 3d av; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 576.

ADVANCE REPORTS.

Bids for Bronx School House.

BRONX.—The Board of Education opened bids on Monday, Dec. 20, for the general construction of new Public School 44, in the Borough of the Bronx. The Bottsford-Dickinson Co., 1170 Broadway, submitted the lowest bid, \$235,841. Other bidders were: George Hildebrand, 38 Park row, \$247,700; Patrick Sullivan, \$264,250; Geo. F. Driscoll, \$249,700; John Kennedy & Co., 1133 Broadway, \$236,900; H. C. Stowe Constr. Co., \$236,300; Richard E. Henningham, 1 Madison av, \$249,980; Thos. J. Buckley Constr. Co., \$272,800; P. J. Brennan & Son, 624 Madison av, \$259,000; Thomas McKeown, Inc., 103 Park av, \$247,700; Calumet Construction Co., 15

East 59th st, \$238,643; O'Connell & Hanna, 271 West 125th st, \$254,900; J. F. Walsh Constr. Co., 1 Madison av, \$256,686; Charles H. Peckworth, 415 Hudson st, \$256,976.

Thompson-Starrett Co. Submit Lowest Bid.

CENTRE ST.—The Thompson-Starrett Co., 49-51 Wall st, submitted the lowest bid, at \$5,895,000, for the construction of the new Municipal building at the Manhattan end of the Brooklyn Bridge, taking in the block bounded by Centre, Park Row, Tryon Row and Duane st. The bids were opened by Bridge Commissioner Stevenson on Monday, Dec. 20. Each contractor (seven in all) submitted two



bids, one for the use of hollow tile in certain portions of the bridge structure, the other for the use of concrete. The Thompson-Starrett Co.'s bid was the same for both classes of construction. The six other bidders were: The Geo. A. Fuller Co., \$5,999,000 and \$5,983,000; Thomas Dwyer, N. Y. C., \$6,160,000 and \$6,100,000; Richard E. Henningham, 1 Madison av, N. Y. C., \$6,244,980 and \$6,211,980; Carlin Const. Co., 16 East 23d st, N. Y. C., \$6,285,585 and \$6,266,000; James Stewart & Co., 30 Church st, N. Y. C., \$6,495,000 and \$6,475,000; John Gill & Son, Cleveland, Ohio, \$6,781,980 and \$6,697,500. Accompanying each bid was a certified check for \$100,000 as deposit. Formal announcement of the award will be made in the next few days. A guarantee of \$2,000,000 will be required for the faithful performance of the work and the time allowed for its completion will be until Jan. 1, 1912. The work to be done includes the finishing up of the sub-structure above the foundation proper and the superstructure, but does not include the finishing of the interior, which will cost several millions more. McKim, Mead & White, 160 5th av, are the architects.

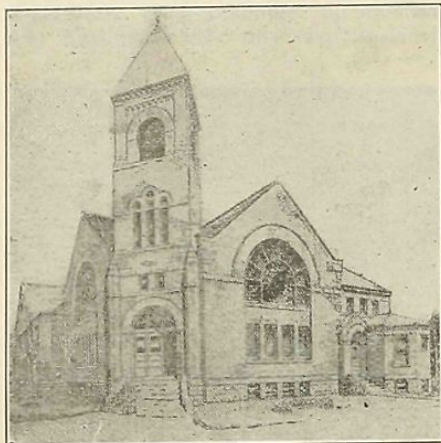
Starrett & Van Vleck to Plan Mills-Gibbs Building.

4TH AV.—Messrs Goldwin Starrett & Van Vleck, architects, Everett Building, 4th av and 17th st, were selected during the week to prepare plans for the new mercantile building which the firm of Mills & Gibb (dry goods), 462 Broadway, is to erect on the site of the Fourth Avenue Presbyterian Church, at the northwest corner of 4th av and 22d st, to cost in the neighborhood of \$1,000,000. The corner has a frontage of 114.2 ft. on 4th av and 100 ft. in 22d st. While the plans are not fully complete, it is probable that the new building will contain 16-stys. The church trustees have no definite plans with reference to the selection of a new site. The Rev. Dr. Walter Buchanan

is pastor. The committee is composed of Chas. N. Taintor, Geo. H. Marston and Frank Lugar. (See issue Dec. 18, 1909.)

Proposed Church for Newburgh.

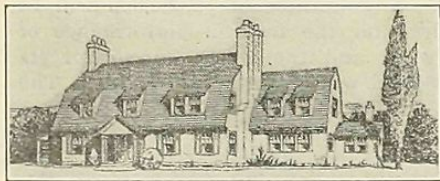
NEWBURGH, N. Y.—The proposed new edifice for the First Baptist Congregation of Newburgh, soon to be erected at the northwest corner of Liberty and Campbell sts, will cover an area of 75x125 ft. It will have a tower with a height of about 70 ft., the exact height depending upon the kind of material which is decided upon to use in its construction. The plans have been prepared by George W.



Kramer, 1 Madison av, New York City. The auditorium will be 51 ft. square, and will have a seating capacity for 700 people. The Sunday school rotunda immediately to the west will be so arranged that it can readily be converted into a part of the auditorium, thereby increasing the seating capacity to about 1,200. On the basement floor will be the social or lecture room, dining-room, kitchen, parlors, church offices and heating apparatus. The building committee is headed by J. C. Hindle.

An Attractive Home for Pompton Plains.

POMPTON PLAINS, N. J.—Albert Phillips, architect, 70 Park pl, Newark, N. J., has completed plans for a Dutch Colonial style frame dwelling to be erected in Pompton Plains, for Edward Halsey Peck, of that place. The total length of the house is 88 by 28 ft. The hall, which is entered by passing under a porch in keeping with the general design, runs through the centre of the house, being 10x28 ft. in dimensions. On one side is the living room, 15x28 ft., and adjoining



the latter is a sun parlor, 10x20 ft., with a fireplace. The dining-room is 16x20 ft., adjoining which is a den, 11x12 ft. In addition there are on the first floor a kitchen, pantry, laundry, closets, etc. The hall will run through the house on the second floor similarly to its location on the lower story. This floor will also contain four bedrooms and two baths. The woodwork throughout will be white in color. The dining-room will have a beam ceiling. The house will be fitted with exposed plumbing, heated by steam and will be piped for gas. The estimated cost is \$8,000.

Eighty Bungalows for the Bronx.

NEWMAN ST, N. Y. C.—The Porter Realty & Development Co., D. B. Porter, president, 30 Broad st, contemplates the construction of eighty frame 1-sty and attic bungalows, 19x19 ft., in the west

side of Newman st, 25 ft. south of Commerce st, Bronx, to cost a total of about \$45,000. B. Ebeling, 1136 Walker av, N. Y. C., will prepare the plans. The owner builds.

Catskill Waterway Work.

NEW YORK, N. Y.—The Board of Water Supply is advertising for bids for its first big section of Catskill waterway work to be let next year. Bids are asked for the construction of about four and a half miles of the White Plains division of the aqueduct, for which a guarantee of \$475,000 will be required. It is estimated at something like a \$3,000,000 job. The bids will be opened on Jan. 11.

Apartments, Flats and Tenements.

HOME ST, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing plans for one 4-sty flat house, on the north side of Home st, 66.7 ft. west of Prospect av, size, 45x85 ft. Thomas H. Tully, owner. Cost, \$35,000.

LAFONTAINE AV, N. Y. C.—Edward J. Byrne, 3029 3d av, is preparing plans for one 5-sty tenement, to be erected on the west side of Lafontaine av, 25 ft. south of 178th st, size, 50x88 ft. Henry S. Gamp, owner. Estimated cost, \$50,000.

KELLY ST, N. Y. C.—Harry T. Howell, 3d av and 149th st, has prepared plans for a 5-sty brick tenement, to be erected in the west side of Kelly st, 80 ft. north of 165th st, 50x87 ft. William Sinnott, 967 East 165th st, owner. Cost, \$50,000.

WALTON AV, N. Y. C.—Thomas D. Malcolm Const. Co., River av and 167th st, owner, will erect a 5-sty brick tenement on the west side of Walton av, 180 ft. south of 161st st, 52x89 ft. Cost, \$50,000. Harry T. Howell, 3d av and 149th st, has made plans.

BROOKLYN, N. Y.—The Consumers Brewing Co., Av A and 55th st, Brooklyn, will erect a brick and Roman stone tenement, 4-stys, 20x72 ft., at the southeast corner of 6th av and 15th st, Brooklyn, to cost about \$15,000. A. Ullrich, 371 Fulton st, has completed plans.

BATHGATE AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, has plans for one 5-sty brick tenement, with stores, to be erected at the northwest corner of Bathgate av and 184th st, 55.1x82.1 ft. All improvements, to cost \$50,000. Martin Tully, 565 Walton av, is the owner.

BROOKLYN, N. Y.—Shampan & Shampan, 772 Broadway, Brooklyn, are taking bids for the five 5-sty and basement apartment houses, on the north side of South 2d st, 25 ft. west of Hopper st, for Mr. B. Evens, as owner. Work will be started shortly.

18TH ST, N. Y. C.—Chas. Roffman, 148 Forsyth st, will erect a 6-sty 18-family tenement, 25x79 ft., at 350 West 18th st, from plans by Chas. B. Meyers, 1 Union sq, to cost \$25,000. Light brick, limestone and terra cotta, dumbwaiters. The architect will take bids on masonry and carpenter work about Jan. 1.

MAPES AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, has plans for two 5-sty brick and limestone 21-family flats, 45x97 ft., to be erected on the west side of Mapes av, 100 ft. north of 177th st, to cost \$110,000. John W. Cornish Construction Co., 466 East 138th st, is the owner. Owner will take bids separately.

INTERVALE AV, N. Y. C.—The Intervale Const. Co. (Jacobson & Livingston), 132 Nassau st, will erect a 5-sty 23-family flat, containing eight stores, at the northwest corner of Intervale av and Home st, to cost about \$75,000. J. B. Watson, 217 West 125th st, made the plans. The owner builds, and will take bids.

3D AV, N. Y. C.—The John W. Cornish Const. Co., 466 East 138th st, has had plans prepared by Harry T. Howell, 3d av and 149th st, for one 5-sty brick tene-

ment, with stores, to be erected on the west side of 3d av, 104.9 ft. north of 175th st, 50x91 ft., to cost \$55,000. Latest improvements, open plumbing, hardwood trim.

BROOKLYN, N. Y.—A. Ginsberg, owner, 1779 Pitkin av (care Max Kobre), will take bids about Dec. 27 on all sub-contracts and materials for the 5-sty brick and bluestone tailor shop, 50x95 ft., to be erected at the southeast corner of Christopher st and Blake av, at a cost of about \$25,000. L. Danancher, 7 Glenmore av, Brooklyn, is preparing the plans.

NEW ROCHELLE, N. Y.—F. Roscigno, 2474 Arthur av, Bronx, N. Y. C., will erect on Webster av, north side, 50 ft. west of Union av, New Rochelle, a 4-sty brick and stone apartment house, 25x70 ft., 6 families and store. All improvements, steam heat and hot water supply, tin roof. Bids will be let under a general contract. M. W. Del Gaudio, 401 Tremont av, Bronx, N. Y. C., is preparing plans.

PARK AV, N. Y. C.—The Co-operative Building Construction Co. will erect another 12-sty elevator co-operative house at Nos. 565-567-569 Park av from plans by Walter B. Chambers, 35 Wall st. The same company is now erecting a similar building, 12-stys, at the northeast corner of Park av and 62d st, 85x64 ft.; also from plans by W. B. Chambers. W. J. Taylor, 5 East 42d st, builder.

158TH ST, N. Y. C.—Matthew W. Del Gaudio, 401 Tremont av, is preparing plans for the improvement of 158th st, north side, 275 ft. west of Amsterdam av, with a 5-sty brick and limestone flat, 26 families, all improvements, steam heat, hot water supply, metal roof, galvanized iron cornices, marble and tile interior. Westborough Realty and Construction Co., 51 East 122d st, is the owner. Estimated cost, \$50,000.

BROADWAY, N. Y. C.—Elias Gussaroff, owner and builder, 600 West 140th st, N. Y. C., will take figures on separate contracts and materials about Dec. 29 for a 6-sty apartment house, with seven stores, 100x160 ft., to be erected at the northwest corner of Broadway and 149th st, to cost about \$250,000. Moore & Landsiedel, 3d av and 149th st, have plans. Limestone, dumbwaiters, plate glass, steam heat, marble, tile, iron beams, etc.

RIVERSIDE DRIVE, N. Y. C.—The Centre Realty Co., H. D. Lounsbury, 289 4th av, treasurer, will take bids on separate contracts about Jan. 7 for the 8-sty fireproof apartment house to be erected at Riverside Drive, Audubon pl and 157th st, to cost around \$600,000. Schwartz & Gross, 347 5th av, have prepared plans. The owner builds. Light brick, limestone, terra cotta, elevator, marble, tile, ornamental iron, dumbwaiters, etc.

Dwellings.

LONG ISLAND CITY, L. I.—Roe H. Smith & Co. have sold two lots on the south side of Grand av, 175 ft. west of Hopkins av, Borough of Queens, to William Lynch, of New York, who intends to erect a dwelling.

NEW HAVEN, CONN.—Architects Foote & Townsend, of New Haven, have been commissioned to prepare plans for the residence to be built on McKinley av for John Fischer, 154 Temple st. It will be a frame house, provided with every convenience.

NEW ROCHELLE, N. Y.—W. H. Orchard, architect, 122 West 42d st, N. Y. C., has completed plans and awarded to the Reynolds Metz Co., 1 Madison av, N. Y. C., the general contract to erect the frame 2½-sty residence for Mrs. Mary F. Dodge, on Centre av. The cost is placed at \$17,000.

TUXEDO PARK, N. Y.—Plans have been prepared by Walker & Gillette, architects, 131 West 40th st, N. Y. C., for enlarging and renovating the frame and

stucco residence of F. V. S. Crosby, at a cost of between \$15,000 and \$20,000. Taft Howell Co., Cornwall, N. Y., has the general contract.

GLEN RIDGE, N. J.—The largest tract of vacant land in the town of Glen Ridge, N. J., was sold during the week by E. E. Murdoch to David W. Miller, of Bloomfield, N. J., for development. Mr. Miller intends to improve this property by erecting several new houses, which will be completed in the early spring.

SHIPPAN POINT, CONN.—Henry Atterbury Smith, 1181 Broadway, New York, has completed plans for a handsome residence to be erected at Shippan Point by Clement A. Fuller. Estimates are now being made; contracts will be let at once. The house will be of frame construction, with every convenience.

EDGEWOOD, CONN.—The Donald G. Mitchell estate has sold a building lot fronting 100 ft. on Alden av, Edgewood, to C. W. Gould, 32 Huntington st, New Haven. Mr. Gould has commissioned Architect Frank Elwood Brown, of New Haven, to prepare plans for a handsome residence to be built on the site.

STAMFORD, CONN.—Henry Atterbury Smith, architect, 1181 Broadway, New York, has started work on a new residence for A. H. Trolle on Sound View av, Stamford. The owner is doing the carpenter work and the sub-contracts will be let at once. There will be three bathrooms. The house will cost about \$10,000.

Office and Loft Buildings.

UTICA, N. Y.—John A. Roberts, 167-171 Genesee st, will soon begin the erection of a 5-sty fireproof department store, 125x150 ft., at 193-199 Genesee st, to cost about \$100,000. Architect James J. F. Gavigan, 1123 Broadway, N. Y. C., has been selected as architect.

ELIZABETH, N. J.—J. T. Burley, architect, 29 Broadway, N. Y. C., has prepared plans and awarded to Chas. Eilbacher, 33 4th st, Elizabeth, the general contract to erect a 4-sty brick and stone office building, 50x100 ft., on Morris av, Elizabeth, to cost about \$20,000. The owner's name is withheld for the present.

JERSEY CITY, N. J.—E. E. Quaife, 64 Harrison av, is preparing plans for a 4-sty fireproof office building, 90x105x100 ft., to be erected at Arlington av, Grand and Marmon sts, to cost about \$70,000. Brick, reinforced concrete floors, fireproofing. The owner's name is withheld for the present. The United States Government Post Office has leased the ground floor. Bids will be taken in the spring.

13TH ST, N. Y. C.—Work will soon be commenced on the 11-sty loft building, 83x100 ft., which the Lordi & De Respiris Const. Co., 321 East 113th st, is to erect at Nos. 8 to 10 East 13th st, costing in the neighborhood of \$150,000. R. E. Moss, 126 Liberty st, is steel engineer. Frederick C. Zobel, 118 East 28th st, is the architect. The owner builds and will award all contracts.

SYRACUSE, N. Y.—B. W. Morris, architect, 345 5th av, N. Y. C., has finished plans and awarded to Dawson Bros., Kirk Building, Syracuse, the mason contract to erect a 5-sty fireproof store and office building, 80x100 ft., at Nos. 446-456 South Salina st, to cost between \$75,000 and \$100,000. Chas. Warner, of the Warner Quinlan Asphalt Co., 3441 South Salina st, is the owner.

45TH ST, N. Y. C.—The Brevoort Construction Co., 6 West 20th st, will erect at Nos. 2, 4 and 6 West 45th st a 16-sty fireproof store and loft building, 75x90 ft., from plans by Schwartz & Gross, 347 5th av, to cost in the neighborhood of \$300,000. R. E. Moss, 126 Liberty st, is steel engineer. Limestone, light brick, terra cotta, elevators, steam heat, marble,

tile, etc. The owner builds and awards the contracts. Edward Friedman is president, I. Mishkind, treasurer.

Stables and Garages.

SAYBROOK, CONN.—The contract for the erection of the proposed car barn for the Shore Line Electric Railway Co. at Saybrook, has been given to the Sperry Engineering Co., of New Haven. The structure will be 1-sty, of reinforced concrete and steel construction, 75x200 ft., with a concrete roof. There will be accommodations for six tracks.

Municipal Work.

NEW YORK, N. Y.—December 30 the Park Board will open bids for constructing a brick drain in Van Cortlandt Park.

BROOKLYN, N. Y.—The Park Board will open bids Dec. 30 for repairs and alterations to Breeze Hill Bridge, Prospect Park, Brooklyn.

NEW YORK, N. Y.—On Jan. 3 the School Board will open bids for glass to be furnished to various schools in the Borough of Manhattan.

BROOKLYN, N. Y.—Estimates will be received by the Superintendent of School Buildings, Monday, Jan. 3, for fireproof stairways at Public Schools 3, 45, 90 and 111, Brooklyn.

BROOKLYN, N. Y.—Estimates will be received by the Department of Public Charities, Monday, Dec. 27, for the erection and entire completion of new Bradford St. Hospital, Brooklyn.

THROGGS NECK, N. Y. C.—Bids will be received by the Superintendent of School Buildings, Monday, Jan. 3, for furnishing and erecting one portable school house on the premises of Public School 14, Eastern Boulevard, Throggs Neck, the Bronx.

BROOKLYN, N. Y.—The Board of Health will open bids on Thursday, Jan. 4, to furnish and install electric and gas lighting fixtures, etc., with all necessary alterations and other work incidental thereto, in the office building at Fleet and Willoughby sts, Brooklyn.

5TH AV, N. Y. C.—Estimates will be received by the Park Board, Thursday, Dec. 30, for installing electric lighting fixtures in new addition (F) of the Metropolitan Museum of Art, located in Central Park, on the west side of 5th av, opposite 83d st, Manhattan.

Bids Opened.

The Board of Education opened bids Monday, Dec. 20, for the general construction (Items 1 and 2) of addition to and alterations in Erasmus Hall High School, Brooklyn. Item 1. H. C. Stowe Const. Co., \$391,300 (low bid). Item 2. Geo. F. Driscoll, \$267,700 (low bid). Other bidders were: Charles H. Peckworth, J. F. Walsh Construction Co., Peter Cleary, Thos. McKeown, Inc., Wm. J. Moran, Inc., Jas. MacArthur, Richard E. Henningham, John Kennedy & Co., Geo. Hildebrand, P. J. Brennan & Son. No. 2. For fireproof stairways at P. S. 7, 46, 58 and 78, Brooklyn. P. S. 7, 46, 58, Joseph Ohlhausen, low bidder. P. S. 78, A. Feldman Const. Co.,

Inc., low bidder. No. 3. For completing and finishing alterations and repairs at P. S. 17, Brooklyn, abandoned contract of Charles Cochar, laid over. No. 4. For alterations and repairs to Parental School, Queens, Joseph Balaban, \$2,310 (low bid). No. 5. For repairs, alterations and additions to the electric equipment in P. S. 11, Manhattan. Laid over. No. 6. For alterations to electric equipment in hall of the Board of Education, Manhattan. Laid over. No. 7. For furnishing and erecting three portable school houses on the premises of P. S. 8, Bronx. Ducker Co., \$3,147.37, submitted the lowest bid. No. 8. For furnishing and erecting three portable school houses on the premises of P. S. 15, Bronx. Concourse Construction Co., \$3,654, submitted the lowest bid.

Contracts Awarded.

BROOKLYN, N. Y.—The Standard Concrete Steel Co., 31st-32d sts, N. Y. C., has received the contract for the seven reinforced concret drying kilns to be



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

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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.

built for the Empire City-Gerard Co., on Greenpoint av, Brooklyn.

5TH AV, N. Y. C.—C. F. Bond Co., 136 Liberty st, has received the general contract to erect the 5-sty store and loft building at 632 5th av for Mrs. Russell Sage, 604 5th av, from plans by H. O. Chapman, 334 5th av. Chas. Joseph, 3 West 30th st, is the lessee.

NEW HAVEN, CONN.—V. J. Hedden & Sons, 1 Madison av, N. Y. C., have the general contract to erect the new hotel to be built on the site of the present New Haven House, to cost approximately \$1,250,000. F. M. Andrews & Co., 1 Madison av, N. Y. C., are the architects. Senator F. S. Butterworth, of New Haven, is financially interested. It will be known as the Taft Hotel.

George W. Smith & Company (Inc.), of 33d st and 5th av, is doing the interior cabinet woodwork for the residence of James B. Clews on 5th av, at 85th st, of which John T. Brady & Co. are the general contractors. Smith & Co. are the same firm which furnished and installed complete the cabinet-work trim, etc., in the New Theatre. They are doing similar work in the State Library and Supreme Court Building at Hartford, of which Donn Barber is the architect, and Marc Eidlitz & Son the contractor; the Ives Library at New Haven, of which Cass Gilbert is architect; the Post Office Building at Elizabeth.

Government Work.

WASHINGTON, D. C.—Office of Superintendent, U. S. Capitol Building and Grounds, Washington, D. C.—Sealed proposals will be received Wednesday, Dec. 29, to furnish and set all interior marble work required for the addition to the U. S. Court House.—Elliott Woods, Superintendent, U. S. Capitol Building and Grounds.

NEW YORK, N. Y.—Proposals for dredging and quay walls will be received at the Bureau of Yards and Docks, Washington, D. C., Jan. 8, for dredging an opening through Cob Dock and constructing quay walls, navy yard, New York. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named.—R. C. Hollyday, Chief of Bureau.

TRENTON, N. J.—Sealed proposals will be received at Washington, D. C., by the undersigned, Jan. 6, for the construction of an additional story, remodeling, etc. (including gas piping and electric conduits and wiring), to the U. S. Post Office and Court House at Trenton, N. J. Drawings and specifications may be had from the custodian at Trenton, N. J.—James Knox Taylor, Supervising Architect, Washington, D. C.

FORT HANCOCK, N. Y.—Sealed proposals for construction, plumbing, heating, electric wiring and fixtures of one double set of non-commissioned officers' quarters (stucco), one double set firemen's quarters (brick), one fire station (brick) and construction of second story (brick) to quartermaster's storehouse at Fort Hancock, N. J., will be received Jan. 15. Address C. J. Goodier, Constructing Quartermaster.

Brief and Personal.

The name of the building at the southwest corner of 4th av and 25th st, at first known as the "Milbank Building," has been changed to "The 334 Fourth Avenue Building."

A. J. & J. T. MacManus, architects, 44 Court st, Brooklyn, are about to remove their business to larger quarters, at No. 215 Montague st, Suite 611, before the first of the year.

Plans have also been filed for enlarging the one and three story office and

shop of the Hinkle Iron Works, at Nos. 534 and 536 West 56th st, adding an annex 50 feet front and 83 feet deep.

The Otis Elevator Company, of 17 Battery place, has just opened an emergency station and branch sales agency in Brooklyn, at 363 Jay street. Telephone, "Main 5439," for day and "Chelsea 6400" for night calls. Mr. Harry Wale is in charge of the latest addition to the Otis emergency system. Branches are now maintained at 25 William st., Newark, and at 26th st and Eleventh av, this city, in the latter a night and day service being maintained.

In reference to the proposed building at the northeast corner of 23d st and 4th av, owned by Joseph Milbank, we are informed on the highest authority, that the owner has no idea at present as to just what form of improvement he will erect upon the property; indeed, that is an undecided question at the present time. Present leases expire next May, and the property may be carried without tenants until a decision in relation to the kind of improvement is reached.

On November 1, 1909, several draftsmen organized a Draftsmen's Club, the object of which is to form a permanent organization to promote the interests and sociability of draftsmen of this city, to organize a bureau for draftsmen out of employment and to discuss the building and tenement house laws. In order to bring the draftsmen of the several offices together, a reception and ball has been arranged at Alhambra Hall, 126th st and 7th av, on January 26, 1910. Matthew F. McQuillan, 308 West 121st st, is secretary.

"I believe," said the Advertising Solicitor to the Material Man, "that advertising originated in a kitchen. The cook wants cinnamon. She goes to the shelf on which she knows it ought to be, runs her eye over the labeled jars until she finds it. Somebody wants cement, brick, metal trim, cut stone, lime or plaster. He picks up his R. & G., runs his eye down its columns until he finds the firm he thinks best able to deliver the goods; then orders. Get me?" "I'm there," replied the smiling M. M. as he lit his cigar, conscious of the pulling qualities of both his ad. and his weed.

The Baker Taylor Company, publisher, 33 East 17th st, has issued the second volume of "A History of Architecture," by the late Russell Sturgis. This volume presents with abundant and beautiful illustration the architecture of India, China, Japan and Persia, the early Christian monuments, the Byzantine and Moslem architecture, and concludes with an exhaustive treatment of the Developed or Later Romanesque. The third and final volume will be written by Arthur L. Frothingham, A. M., Ph. D., who is thoroughly in sympathy with Mr. Sturgis's point of view, and will be ready in 1910.

The Edison Portland Cement Co. will issue from its main offices, 935 St. James Building, this city, on January first the initial number of a magazine devoted to the propagation of "Edison Portland 10 per cent. Finest Ground" gospel throughout the land. The publication, which will appear monthly, will be edited and compiled by Mr. F. B. Marsh, the advertising manager for the company. The text will contain illustrated descriptions of large and small operations in this kind of building material in the thousand and one fields of its application and utility, besides other interesting reading matter for the layman as well as the building expert. Those who wish to keep up with the progress being made in cement construction should send their names to Mr. Marsh, with a request that they be put upon the mailing list, for which no charge is made.

S. Shanker Gets Big Contract.

The S. Shanker Metal Ceiling Co., of 520 5th st, recently closed a conspicuous contract for approximately 100,000 sq. ft. of metal ceiling for a big auditorium and meeting-hall at 195 and 197 Chrystie st. The building is eight stories high and each floor will be equipped with this fire-resisting material.

This company has been expanding rapidly within the last year, having taken and completed some important contracts not only in this city but in Brooklyn, where it has an office at 1234 Myrtle av. To meet the demands of the trade in Bay Ridge another office is located at 359 Court st, where E. P. Backie is the local representative.

The manager of the 5th st headquarters is the local representative of one of the biggest stamping mills in the country situated in the West, and because of his option on any quantity of that company's output he is enabled to supply his customers here quickly and satisfactorily. A large part of the New Jersey business is also coming to this company, and indications are good for an early Spring business from this quarter, according to Mr. Shanker.

Dover White Marble Co. Announcement.

The Dover White Marble Co., of 500 Fifth avenue, corner of 42d st, sent out announcements to the trade and to architects, builders, cut stone producers, monumental marble dealers and contractors, this week, stating that it is in a position to furnish pure white, cream white, tinted and artistically marked marble for exterior and interior construction. The firm also states that it will furnish at popular prices fine grain, non-absorbant building marble possessing great crushing strength and remarkable heat and frost resisting qualities.

The Dover White Marble Company has quarries in operation within two hours ride from this city (at Wingate Station, Harlem division of N. Y. C.), where it has installed a modern electrical quarrying and lifting equipment, enabling it to fill orders up to 2,000 cu ft, per day. The quarry is on a side hill, and self draining, enabling the company to operate it with astonishing economy.

Baltimore's Municipal Docks.

A description of Baltimore's municipal dock improvements has been published in an illustrated pamphlet by the Raymond Concrete Pile Company of New York and Chicago. In the opening pages the methods employed by the city for financing the improvements are described, after which the engineering features of the work in general and more particularly those employed in the construction of piers 4, 5 and 6 are taken up in detail. The last named piers, which are of steel and concrete, after the designs of Oscar F. Lackey, harbor engineer of Baltimore, are being constructed by the Raymond Company. One of the noteworthy features in their construction is the concrete sheet piling that is being employed in the work to the extent of some 220,000 surface feet. In addition to the municipal docks, the concrete bulkheads now under construction by the Raymond Company for subsidiaries of the Standard Oil and International Harvester companies are described and illustrated.

ONE GOOD ORDER in the course of a year will more than pay the cost of advertising. The Record and Guide reaches practically all interested in the Real Estate and Building fields.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

EXIT 1909—1910'S OUTLOOK.

This week practically closes the business year. From now until January first the building material market, if it follows the precedents of former holiday seasons, will be dull and uneventful. About 95 per cent. of the building material firms will find that they have had a year that has measured fairly up to expectations, although full satisfaction has not been attained, with the possible exception of the steel and iron interests.

Taken as a whole, the year was a good one, all things being equally considered. The cutstone interests were the worst sufferers, the spurt taken on of late not making up for earlier backwardness. Brick had a disappointing year, while cement had a contradictory one. While 8,000,000 more barrels were sold than ever before, the prices obtained for it, especially in this district, were so low as to discount practically the entire benefit that might otherwise have been derived from the boom.

Building lumber had only a fair year, referring, of course, to consumption in this city and vicinity. The year opened weak, gained strength in the early Summer, fell back again at the beginning of Autumn, and then took a spurt that it maintained even up to the present week at stiff prices and good demand.

Building hardware is reported to have had a year's business approximately equal to 80 per cent. of that of 1906. Lime has been extremely active, the local market consuming quantities considerably in excess of what manufacturers had anticipated at the beginning of a year following a serious financial depression. Sheet metals have done very well since August. Hollow-tile is reported to have met a market in excess of what had been expected, while architectural terra cotta has had a steady demand at even prices all the year, but especially since June.

NEXT YEAR'S OUTLOOK.

A change has come over the building material market in its views regarding next year's business within the last fortnight. While there is considerable optimism, it is not of the extravagant kind noted on or about the first of the month. Then it was argued that a boom would come immediately after the first of the year, would be fairly well developed by March 1, and that the middle of May it would be at its height. The theoretical prosperity schedule has been revised, however. The building material world does not look for anything startling until March first (this is based upon recent weather prognostications for a severe winter), and it does not look for the biggest orders until about the middle of April, or the first of May, and that by the middle of June or the first of July those timid persons who have filed plans but who are waiting for tangible evidence that the time is ripe to go ahead, will be ready to start work. Some figures are enlightening.

In 1908 the total value of new buildings erected in Manhattan and the Bronx amounted to over \$100,000,000. This year the total amount of new buildings in the same territory is considerably over \$162,000,000. The buildings already projected for 1910, and practically ready to go ahead, involve a total expenditure of more than \$72,000,000, which is about \$28,000,000 less than the total amount spent in new construction work in 1908, and the new year has not yet dawned. This year the total amount of projected buildings in Manhattan and the Bronx, as shown by the Record and Guide's statistical

tables, did not total even as high as \$70,000,000 until May first, while it was October, 1908, that the total value of projected buildings reached \$71,000,000. Building material men are fond of referring to the business done by them in 1905, and particularly of that in 1906. That next year's business promises to even exceed the total volume of both of those years is indicated in the fact that it was June 2, 1906, before the total amount of new buildings reached \$73,000,000, and it was June 16, 1905, before the projected buildings aggregated in value \$71,000,000.

The figures for suburban development, such as New Jersey, Brooklyn and Queens, show almost the same approximate volume for the various years, with the exception of New Jersey, which shows a greater development for this year than for any of the preceding ones. The indications are for a big year in building materials there in 1910. For detailed list of the principle buildings to be erected in 1910, the total value of which aggregate \$72,509,000, see page 1114 in last week's issue of Record and Guide. Out of the eighty-five buildings listed, only twenty-five contracts have not yet been awarded, and of this latter number architects are now figuring on four.

These are facts that should definitely settle any doubts among building material men as to whether 1910 will be a good year in their particular specialties. There is to be a period of legislative peace both in this State and at Washington, if we read the signs of the times aright. The Record and Guide's advice to building material dealers is to anticipate Spring needs now while prices are low. Movements are afoot among all producers to advance prices early in January, and the wise man will be who quickest gets under cover. The week's summary follows:

BRICK—Prices moving up.

CEMENT—Better undertone.

HARDWARE—Prices strong—demand fair.

IRON—Dull—prices stand.

LIME—Demand lighter.

LUMBER—Price tendency upward.

STEEL—Quiet—much business pending.

STONE—Buying light—prices stiff.

Brick.

Hudson River common brick moved up another twenty-five cents this week, ruling prices now ranging from \$5.75 to \$6.25. Raritan Rivers now bring between \$5.75 and \$6. The demand is now about equal to the supply in Hudson River commons, while Raritains are holding their own in the local market.

The last Hudson River tow left Kingston on Wednesday morning, it was reported, and the probabilities are that no more cargoes will come in from points beyond Newburgh. This was the statement issued by the Cornell Towing Company this week to its customers. Transactions for last week follow: Leftover, Dec. 11, 26; arrived, 65; sold, 62; leaving 29 on hand on Monday of this week. Of this number, eight were covered, leaving 21 for sale. Prices on covered cargoes are not being made at present. The local dealers are well fixed for the winter, no difficulty being expected in getting all the brick needed.

BRICK. (Cargo quotations at the wharf)*

	Per M	\$	¢
Hudson River common.....	\$5.75@	62.5	
Hudson River, Light Hard.....	4.00	4.50	
Raritan River.....	5.75	6.00	
Croton Point—Brown, f.o. b.....	13.00	14.50	
Croton Point—Dark and red.....	13.00	14.00	
Hollow brick, Haverstraw size....	7.00	8.00	

*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.)..	24.00	28.00
Greys, various shades & speckled..	27.00	31.00
White No. 1.....	30.00	35.00
White No. 2.....	25.00	31.00
Old Gold.....	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00
Enameled:		
English size.....	75.00	80.00
American size.....	70.00	80.00
Seconds, etc.....	65.00	75.00

Cement.

The Portland Cement market was featured by two important events this week. One was the sale of the Canada plant of the Lehigh Portland Cement Company, local offices of which are at 261 Broadway, and the other was the slicing of the American Portland Cement Company's dividend from 6 to 2 per cent. This company has never before paid less than six.

At the offices of the local agency of the Lehigh Portland Cement company verification was obtained of the reported sale, but it was said that details of the transaction had not been received. The price obtained was reported to be a substantial one. The purchasers were Canadian interests who were willing to purchase the plant at almost any price in order to harmoniously carry out certain business plans for the new year. The sale will have no effect whatever, it is said, upon the American plant and will have no effect upon the local price problem that has been a thorn in the flesh of many companies since spring.

Following the announcement of the drop in dividends this stock dropped \$13.50 a share in the Philadelphia exchange on small transactions. The statement issued from the Philadelphia headquarters of the company is significant:

"The present year has been the worst ever known in the cement industry. The mills of the country have been run to about 60 per cent. of their capacity, and the production has been marketed at the lowest prices ever known, in many cases at or below cost."

CEMENT.

Portland Cement, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

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:

Alsen's (American) Portland.....	\$1.43@	\$1.58
Atlantic Portland.....	1.43	1.53
Atlas Portland.....	1.43	1.53
Bath Portland.....	1.48	1.58
Dragon Portland.....	1.43	1.58
Edison Portland.....	1.48	1.58
Lehigh Portland.....	1.43	1.58
Trowel Portland.....	1.43	1.58
Vulcanite Portland.....	1.43	1.58
Alsen's (German) Portland.....	2.40	
Dyckerhoff (German) Portland.....	2.43	

Lime and Plaster.

The situation in lime is reported to be pretty fair for this time of the year, although plaster has a better call. The demand for the former material fell off somewhat this week, although it has held up exceptionally well during the last two months. There is a large volume of business in lime going into the Bronx, but finer grades do not lead in this. In the Bay Ridge district, however, the better kind is more in demand. As for plaster, the demand has been somewhat better of late, and in consequence prices are stiff. Hydrated is holding its own. Prices follow:

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, 2% net barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	1.40
New Milford Lime.....	1.80
New Milford (small barrel).....	1.00
Hydrated, per ton.....	9.00

PLASTER PARIS.

Calced, city casting, in barrels,	
250 lbs.	1.45
In barrels, 320 lbs.....	1.65
In bags, per ton.....	\$8.50 10.00
Calced, city casting, in barrels,	
250 lbs.	1.45
In barrels, 320 lbs.....	1.65
Neat wall plaster, in bags, per ton*.....	11.00
Wall plaster, with sand, per ton.....	5.25
Browning.....	5.25
Scratch.....	6.25

*Rebate of 10 cts. per bag.
 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.

Lumber.

"Lumber developed an unusual December business and has kept it up remarkably well," said a representative of one of the biggest companies specializing in pine, this week. "We look for an early resumption of business after the holidays, and if the winter is open, even part way," as he expressed it, continuing, "we hope to start next year at a good pace and to increase the gait as we progress."

As for prices, another dealer, who has extensive yards across the East River, said that he looked for a general advance soon. "Prices now," said he, "are not what they should be. The retailers don't seem to have the confidence in what 1910 will bring them, that distributors in other lines have."

Hardwoods have a good call, but the early Autumn rush is over now and the mills are catching up on their orders. The possibility of car shortages is having a beneficial effect upon many of the mills which are shipping orders as quickly as possible and as soon as they can get suitable cars. There is no change in current prices.

PRICES.

Clear quarter sawn White Oak.....	\$88.00
Clear quarter sawn Red Oak.....	88.00
Select quarter sawn Red and White Oak..	59.00
Clear plain sawn White Oak.....	59.00
Clear plain sawn Red Oak.....	59.00
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

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)...	\$50.00@52.00
Ash, 1 in., No. 1 common (white)...	35.00 38.00
Ash, 1 in., No. 1 common (brown)...	35.00 36.00
Basswood, 1 in., 1st and 2ds.....	40.00 42.00
Basswood, 1 in., No. 1 common.....	30.00 31.00
Birch, 1 in., 1st and 2ds (red)...	48.00 50.00
Birch, 1 in., 1st and 2ds (white)...	36.00 38.00
Birch, 1 in., No. 1 common (red)...	28.00 34.00
Birch, 1 in., No. 1 common (white)...	25.00 27.00
Chestnut, 1 in., 1st and 2ds.....	40.00 48.00
Chestnut, 1 in., No. 1 common.....	36.00 38.00
Cherry, 1 in., 1st and 2ds.....	95.00 100.00
Cherry, 1 in., No. 1 common.....	54.00 60.00
Cypress, 1 in., 1st and 2ds.....	49.00
Cypress, 1 in., shop.....	38.00
Gum, 1 in., 1st & 2ds (red) (Hazel)...	37.00 39.00
Gum, 1 in., No. 1 common (red)...	30.00 32.00
Maple, 1 in., 1st and 2ds.....	30.00 32.00
Maple, 1 in., No. 1 common.....	23.00 25.00
Oak, 1 in., 1st and 2ds (plain)...	47.00 50.00
Oak, 1 in., No. 1 common.....	38.00 40.00
Oak, 1 in., 1st & 2ds (quartered)...	80.00 84.00
Oak, 1 in., No. 1 com. (quartered)...	50.00 55.00
Poplar, 1 in., 1st and 2ds.....	58.00 58.00
Poplar, 1 in., No. 1 common.....	36.00 38.00
Walnut, 1 in., 1st and 2ds.....	100.00 105.00
Walnut, 1 in., No. 1 common.....	55.00 65.00

MAPLE FLOORING.

Clear.....	\$42.50
No. 1.....	38.00
Factory.....	25.50

QUARTER SAWN:

4/4 1st and 2ds.....	\$85.00
5/4.....	89.00
4/4 No. 1 common.....	55.00
5/4.....	57.00

PLAIN SAWN:

4/4 1st and 2ds.....	\$50.00
5/4.....	52.00
4/4 No. 1 common.....	36.00
5/4 No. 1 common.....	38.00
4/4 No. 2 common.....	22.50
5/4 No. 2 common.....	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

Pig Iron.

The pig iron market continues unchanged. It is extremely dull and prices are just about holding their own. New business and inquiries are reported light. Foundry grades are easier and small concessions are being made on competitive small orders. Basic has developed a scarcity for early shipment. The prices current for the week just closed follow:

PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the first quarter:

Northern:	
No. 1 x Jersey City.....	\$19.20@19.70
No. 2 x Foundry.....	18.70 19.20
No. 2 Plain.....	18.20 18.70

The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including lighterage within lighterage limits, N. Y. harbor, \$4.85:

Southern:	
No. 1 Foundry.....	\$15.00@15.50
No. 2 Foundry Spot.....	14.50 15.00
No. 3 Foundry.....	14.00 14.50

Basic:	
Eastern Pennsylvania.....	18.75 19.00
Alabama.....	14.50 15.00
Valley.....	17.25 15.00

Steel.

Steel has entered the usual dull period incidental to the holidays. Prices are steady. There is a large amount of work reported to be pending, but negotiations are being held in abeyance until after January 1. Many of the manufacturers are making preparations for handling larger contracts when business resumes its normal activity, while jobbers are anticipating their spring requisitions and are laying in large assortments. Bruce & Cook, Eggleston Brothers and Abeel Brothers are leaders in this movement.

Structural interests are reported to be fairly active for this time of the year. Levering & Garrigues took 700 tons for a Springfield, Mass., operation. The Hudson Structural Steel Company took 400 tons for the Bronx theatre, while the Passaic Steel Works will fabricate for an apartment house in this city to be built by the Consolidated Realty Company, and which will require 600 tons.

The injunction issued this week postponing the awarding of the structural general contract on the new Municipal building will pull down the total tonnage average for December. The Thompson-Starrett Co. was the lowest bidder, and it is probable that the business will yet go to this concern. The steel specifications call for a steel skeleton faced with granite twenty-five stories in height and surmounted by an eight-story tower. The total height will be 550 feet, five feet lower than the Washington Monument, and about 25,000 tons of steel will be required. An early adjustment of the difficulties attendant upon this award are looked for.

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.	
Mill. Store.	
Beams and Channels, 15-in. and under.....	\$1.76 \$2.25
Angles.....	1.76 2.25
Tees.....	1.81 2.30
Zees.....	1.76

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1½, base price.....	2.00
¾ and ⅝ in.....	1-10c. extra

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price....	2.00
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	5-10c extra
4½ to 6 in. x 1¼ to 1½.....	4-10c extra
Norway Bars.....	3.35
Norway Shapes.....	3.35
Burden Best Iron.....	\$3.15 base
Burden H. B. & S.....	\$2.95 base
Machinery Steel, Iron Finish, base....	2.00
Soft Steel Bars, base or ordy. sizes....	2.00
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.-

¼ and heavier.....	2.30
3-16.....	2.40
No. 8.....	2.50
Blue Annealed.	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

		One Pass.	Cleaned
		Cold Rolled.	American.
No. 16.....		\$2.90	\$3.00
No. 18.....		2.85	3.00
No. 21.....			
No. 22.....		2.85	3.10
No. 24.....			
No. 25.....		3.05	3.20
No. 26.....			
No. 27.....		3.10	3.50

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24.....	per lb.	\$5.75
" 26.....	"	6.25
" 28.....	"	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X 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.....@17.30
 About 30-lb. coating..... 15.20
 About 20-lb. coating..... 13.50
 About 15-lb. coating.....\$10.90 11.45
 About 8-lb. coating..... 8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.....	11¼@ 14
Patent planished per lb. A., 10c.; B., 9c., net.	
Metal laths, per sq. yd.....	22 24

GALVANIZED STEEL.

Nos. 14 and 16.....	Per 100 lbs.	\$3.10
" 18 and 20.....	" " "	3.25
" 22 and 24.....	" " "	3.45
" 26.....	" " "	3.65
" 27.....	" " "	3.85
" 28.....	" " "	4.00
" 30.....	" " "	4.65
No. 20 and lighter, 36 ins. wide, 25c. higher.		

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.		

PIG LEAD.

Ton lots.....	4½@5
Loss.....	5 5½

Stone.

The stone situation remains unchanged, that is to say, it is hanging in the balance as regards prices of certain grades of stone. Prices, if anything, are stiffer and are being met by a frigid attitude upon the part of the cutters who are holding back on purchases excepting on those that are absolutely necessary. The stone situation, therefore, cannot be said to be strictly harmonious, but an early peace pact is anticipated when the long promised rush of business appears soon after the first of the year.

STONE.—Wholesale rates, delivered at New York.

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

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

Bangor, Genuine, No. 1.....	\$5.00	\$6.75
Brownville & Monson Mine.....	6.50	8.00
Chapman, No. 1.....	5.25	6.00
Peach Bottom.....	6.90	7.60
Red, No. 1.....	10.00	12.00
Unfading Green.....	5.00	6.25

Miscellaneous.

The demand for good grades of hardware fell off somewhat this week, but there was enough current business reported at the various wholesale houses to warrant a characterization of "fair." Suburban business seemed to rule in largest volume, several big orders coming in from Jersey City to local jobbing houses. The outlook for the year in this department of building equipment is said to be good, there being a large inquiry on foot and considerable business on operations now about to finish is pending. The plumbing supply houses have found little diminution of business up to a week ago.

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

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.

1909.		1908.	
Dec. 17 to 23, inc.		Dec. 17 to 23, inc.	
Total No. for Manhattan.....	202	Total No. for Manhattan.....	199
No. with consideration.....	26	No. with consideration.....	20
Amount involved.....	\$1,147,161	Amount involved.....	\$1,674,900
Number nominal.....	176	Number nominal.....	179
Total No. Manhattan, Jan. 1 to date....	10,436	Total No. Manhattan, Jan. 1 to date....	9,608
No. with consideration, Manhattan, Jan. 1 to date.....	826	No. with consideration, Manhattan, Jan. 1 to date.....	713
Total Amt. Manhattan, Jan. 1 to date....	\$45,622,592	Total Amt. Manhattan, Jan. 1 to date....	\$40,385,628
1909.		1908.	
Dec. 17 to 23, inc.		Dec. 17 to 23, inc.	
Total No. for the Bronx.....	103	Total No. for the Bronx.....	138
No. with consideration.....	10	No. with consideration.....	13
Amount involved.....	\$105,977	Amount involved.....	\$171,100
Number nominal.....	93	Number nominal.....	125
Total No., The Bronx, Jan. 1 to date....	7,151	Total No., The Bronx, Jan. 1 to date....	7,374
Total Amt., The Bronx, Jan. 1 to date....	\$4,276,121	Total Amt., The Bronx, Jan. 1 to date....	\$5,518,352
Total No. Manhattan and The Bronx, Jan. 1 to date.....	17,587	Total No. Manhattan and The Bronx, Jan. 1 to date.....	16,982
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$49,898,713	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$45,903,980

Assessed Value Manhattan.

1909.		1908.	
Dec. 17 to 23, inc.		Dec. 17 to 23, inc.	
Total No. with consideration.....	26	Total No. with consideration.....	20
Amount involved.....	\$1,147,161	Amount involved.....	\$1,674,900
Assessed value.....	\$982,000	Assessed value.....	\$1,248,600
Total No. nominal.....	176	Total No. nominal.....	179
Assessed value.....	\$8,677,900	Assessed value.....	\$8,340,000
Total No. with consid., from Jan. 1 to date	826	Total No. with consid., from Jan. 1 to date	713
Amount involved.....	\$45,622,592	Amount involved.....	\$40,385,628
Assessed value.....	\$37,456,700	Assessed value.....	\$33,027,240
Total No. nominal.....	9,692	Total No. nominal.....	7,895
Assessed value.....	\$572,575,661	Assessed value.....	\$445,056,400

MORTGAGES.

1909.		1908.	
Dec. 17 to 23, inc.		Dec. 17 to 23, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	198	Total number.....	174
Amount involved.....	\$10,150,229	Amount involved.....	\$6,094,284
No. at 6%.....	56	No. at 6%.....	77
Amount involved.....	\$1,299,816	Amount involved.....	\$437,175
No. at 5½%.....	7	No. at 5½%.....	21
Amount involved.....	\$75,000	Amount involved.....	\$202,575
No. at 5%.....	50	No. at 5%.....	35
Amount involved.....	\$1,471,300	Amount involved.....	\$506,784
No. at 4½%.....	41	No. at 4½%.....	1
Amount involved.....	\$1,556,500	Amount involved.....	\$12,000
No. at 4%.....	2	No. at 4%.....	1
Amount involved.....	\$7,500	Amount involved.....	\$1,000
No. with interest not given	42	No. with interest not given	40
Amount involved.....	\$5,740,113	Amount involved.....	\$179,494
No. above to Bank, Trust and Insurance Companies	58	No. above to Bank, Trust and Insurance Companies	36
Amount involved.....	\$7,112,200	Amount involved.....	\$384,500
Total No., Manhattan, Jan. 1 to date....	9,058	Total No., Manhattan, Jan. 1 to date....	8,452
Total Amt., Manhattan, Jan. 1 to date....	\$300,359,671	Total Amt., Manhattan, Jan. 1 to date....	\$266,059,941
Total No., The Bronx, Jan. 1 to date....	7,543	Total No., The Bronx, Jan. 1 to date....	6,944
Total Amt., The Bronx, Jan. 1 to date....	\$64,687,293	Total Amt., The Bronx, Jan. 1 to date....	\$42,036,204
Total No., Manhattan and The Bronx, Jan. 1 to date.....	16,601	Total No., Manhattan and The Bronx, Jan. 1 to date.....	15,396
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$365,046,964	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$308,096,145

EXTENDED MORTGAGES.

1909.		1908.	
Dec. 17 to 23, inc.		Dec. 17 to 23, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	33	Total number.....	7
Amount involved.....	\$2,517,350	Amount involved.....	\$83,500
No. at 6%.....	5	No. at 6%.....	1
Amount involved.....	\$40,600	Amount involved.....	\$3,000
No. at 5½%.....	1	No. at 5½%.....	1
Amount involved.....	\$20,000	Amount involved.....	.....
No. at 5%.....	16	No. at 5%.....	6
Amount involved.....	\$1,197,000	Amount involved.....	\$80,500
No. at 4½%.....	10	No. at 4½%.....	.....
Amount involved.....	\$1,232,250	Amount involved.....	.....
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given	1	No. with interest not given	.....
Amount involved.....	\$27,500	Amount involved.....	.....
No. above to Bank, Trust and Insurance Companies	10	No. above to Bank, Trust and Insurance Companies	2
Amount involved.....	\$1,510,000	Amount involved.....	\$34,500
Total No., Manhattan, Jan. 1 to date....	1,792	Total No., Manhattan, Jan. 1 to date....	.....
Total Amt., Manhattan, Jan. 1 to date....	\$86,740,532	Total Amt., Manhattan, Jan. 1 to date....	.....
Total No., The Bronx, Jan. 1 to date....	578	Total No., The Bronx, Jan. 1 to date....	.....
Total Amt., The Bronx, Jan. 1 to date....	\$5,691,720	Total Amt., The Bronx, Jan. 1 to date....	.....
Total No., Manhattan and The Bronx, Jan. 1 to date.....	2,370	Total No., Manhattan and The Bronx, Jan. 1 to date.....	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$92,432,252	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	.....

PROJECTED BUILDINGS.

1909.		1908.	
Dec. 18 to 23, inc.		Dec. 19 to 24, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	18	Manhattan.....	12
The Bronx.....	47	The Bronx.....	38
Grand total.....	60	Grand total.....	50
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$1,382,850	Manhattan.....	\$1,755,750
The Bronx.....	1,483,300	The Bronx.....	468,725
Grand total.....	\$2,866,150	Grand total.....	\$2,214,475
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$216,219	Manhattan.....	\$65,550
The Bronx.....	28,875	The Bronx.....	10,650
Grand total.....	\$245,094	Grand total.....	\$76,200
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	963	Manhattan, Jan. 1 to date.....	631
The Bronx, Jan. 1 to date.....	2,323	The Bronx, Jan. 1 to date.....	1,878
Mhhtn-Bronx, Jan. 1 to date	3,286	Mhhtn-Bronx, Jan. 1 to date	2,509
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$124,805,412	Manhattan, Jan. 1 to date.....	\$81,764,076
The Bronx, Jan. 1 to date.....	39,977,960	The Bronx, Jan. 1 to date.....	21,083,780
Mhhtn-Bronx, Jan. 1 to date	\$164,783,372	Mhhtn-Bronx, Jan. 1 to date	\$102,847,856
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$13,034,036	Mhhtn-Bronx, Jan. 1 to date	\$11,265,688

BROOKLYN.

CONVEYANCES.

1909.		1908.	
Dec. 16 to 22, inc.		Dec. 17 to 22, inc.	
Total number.....	531	Total number.....	414
No. with consideration.....	16	No. with consideration.....	24
Amount involved.....	\$88,425	Amount involved.....	\$654,041
Number nominal.....	515	Number nominal.....	890
Total number of conveyances, Jan. 1 to date.....	27,274	Total number of conveyances, Jan. 1 to date.....	26,455
Total amount of conveyances, Jan. 1 to date.....	\$13,682,627	Total amount of conveyances, Jan. 1 to date.....	\$16,932,962

MORTGAGES.

Total number.....	498	Total number.....	692
Amount involved.....	\$2,470,801	Amount involved.....	\$1,765,865
No. at 6%.....	303	No. at 6%.....	219
Amount involved.....	\$824,701	Amount involved.....	\$965,558
No. at 5½%.....	42	No. at 5½%.....	115
Amount involved.....	\$245,250	Amount involved.....	\$632,332
No. at 5%.....	.....	No. at 5%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4½%.....	116	No. at 4½%.....	37
Amount involved.....	\$806,725	Amount involved.....	\$214,950
No. at 4%.....	1	No. at 4%.....	2
Amount involved.....	\$75,000	Amount involved.....	\$2,500
No. at 4%.....	.....	No. at 4%.....	2
Amount involved.....	.....	Amount involved.....	\$3,000
No. with interest not given	36	No. with interest not given	17
Amount involved.....	\$518,625	Amount involved.....	\$47,025
Total number of Mortgages, Jan. 1 to date.....	26,398	Total number of Mortgages, Jan. 1 to date.....	\$24,901
Total amount of Mortgages, Jan. 1 to date.....	\$104,706,117	Total amount of Mortgages, Jan. 1 to date.....	\$88,650,608

PROJECTED BUILDINGS.

1909		1908	
Dec. 17 to 23, inc.		Dec. 18 to 24, inc.	
No. of New Buildings.....	158	No. of New Buildings.....	56
Estimated cost.....	\$1,087,567	Estimated cost.....	\$279,080
Total Amount of Alterations.....	\$90,795	Total Amount of Alterations.....	\$64,765
Total No. of New Buildings, Jan. 1 to date.....	10,126	Total No. of New Buildings, Jan. 1 to date.....	6,363
Total Amt. of New Buildings, Jan. 1 to date.....	\$56,419,409	Total Amt. of New Buildings, Jan. 1 to date.....	\$37,319,697
Total Amount of Alteration, Jan. 1 to date.....	\$4,180,002	Total Amount of Alteration, Jan. 1 to date.....	\$5,216,197

QUEENS.

PROJECTED BUILDINGS.

1909		1908	
Dec. 17 to 23, inc.		Dec. 18 to 24, inc.	
No. of New Buildings.....	65	No. of New Buildings.....	220
Estimated cost.....	\$274,300	Estimated cost.....	\$931,850
Total Amount of Alterations.....	\$21,586	Total Amount of Alterations.....	\$7,600
Total No. of New Buildings, Jan. 1 to date.....	4,457	Total No. of New Buildings, Jan. 1 to date.....	.....
Total Amt. of New Buildings, Jan. 1 to date.....	\$16,566,311	Total Amt. of New Buildings, Jan. 1 to date.....	.....
Total Amount of Alterations, Jan. 1 to Date.....	\$787,922	Total Amount of Alterations, Jan. 1 to Date.....	.....

THE WEEK.

WHILE there is a falling-off of nearly twenty-five per cent. in the number of sales reported this week from last week's total, and a loss of the same percentage from the corresponding period last year, this should not be taken as an indication that the market is going back; there is a distinctly strong tone to the market. Reports of the past month show that a number of the operators who have been out of the market for a year past are again buying, and the brokers generally predict that the winter and spring months will be active.

In this week's budget there are sixty-five sales, all of moderate size, with the section in the Twenties and Thirties west of

Broadway still active; of the latter there are eleven sales, seven of which are west of Seventh avenue, this being the largest number reported west of that thoroughfare in the present movement.

There were nine sales of dwellings, No. 8 East 72d street and No. 21 West 85th street, being the most important. There were three sales of vacant property on Riverside Drive, West End avenue and Broadway, south of 110th street for improvement. Of the dozen Bronx sales seven were improved, most of these being small dwellings.

THE AUCTION MARKET

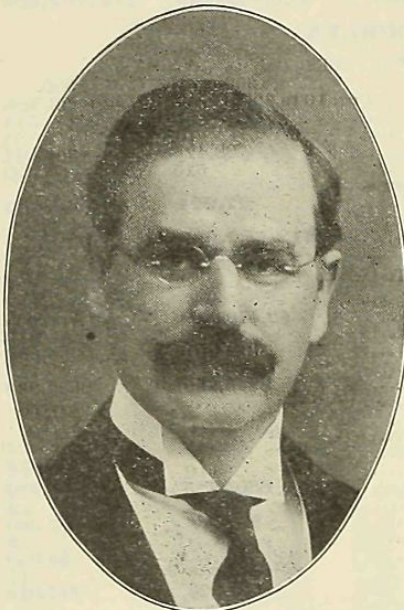
AS was to be expected in a week preceding the Christmas holidays, there were few offerings and very little interest shown in what was offered. There were only fourteen parcels offered, one of these being voluntary. On Monday Bryan L. Kennelly offered 38 West 12th st, Jeremiah J. Campion, a party in interest bought it for \$28,000; Joseph P. Day had one sale, a tenement, at 218 East 9th st, which the plaintiff secured for \$18,000, some \$600 less than the encumbrances.

On Tuesday, Mr. Day offered six properties. One was withdrawn and the others went to parties in interest. James L. Wells Co. were to have sold 747 Madison av, but the sale was adjourned to December 28.

On Wednesday, there were sales by Joseph P. Day, D. P. Ingraham & Co., and Jacob H. Moyers. Five parcels were offered and all but one were sold. The sale of 179 Wooster street was adjourned to January 5.

Of the six parcels offered on Thursday Joseph P. Day sold two and Samuel Marx, one of the others were adjourned on 66 and 68 West 10th st, was adjourned to December 30, and a Bronx parcel was withdrawn.

THE NEXT REGISTRAR OF THE COUNTY.



MAX S. GRIFENHAGEN.

Max S. Grifenhagen, as the next Registrar of New York County, will stand in a very important relation to the real estate interests. Mr. Grifenhagen has lived here about thirty-five years, and was born in Chicago. His father died when Max was only five years old and his mother lost all her possessions in the Chicago conflagration of 1871. As a lad, he had to help maintain the family by working before and after school. He was graduated from the Henry Street public school in New York.

Mr. Grifenhagen started in his present business, as a dealer and broker in bottles, in the smallest way, and has been very successful. He is also a

real estate owner. He has served as Alderman, representing the Washington Heights District from 1903 to 1907, and was the chairman of the Building Committee in 1907, which appointed the commission to revise the Building Code, the record of which is on file in the Board of Aldermen.

Mr. Grifenhagen was also the chairman of the committee of the Board of Aldermen which investigated the Department of Street Cleaning under Commissioner Woodbury, of which committee Mr. Wm. F. Ivins was counsel.

Much other legislation of importance as to Washington Heights District and to the city as a whole was introduced by Mr. Grifenhagen and passed through the Board of Aldermen and Board of Estimate, which is also a matter of record.

Mr. Grifenhagen was nominated for Registrar of the County of New York by the Republican Party and later endorsed by Mr. Hearst on the ticket headed by that leader. Mr. Grifenhagen is a director of the Hebrew Orphan Asylum and is interested in many other charities.

NEW YORK MORTGAGE AND SECURITY COMPANY DIVIDEND.

At a meeting of the Board of Directors of this Company, held at the Company's office on this date, the following resolution was adopted: "Resolved, That out of the undivided profits there be and is hereby declared a quarterly dividend of three per cent. (3%) on the capital stock of the Company, payable January 3, 1910, to stockholders of record at the close of business on December 27, 1909, and that the transfer books be closed at 3 p. m. December 27, 1909, and reopened at 10 a. m. January 4, 1910."

WILLIAM N. HARTE,
Treasurer.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

PEARL ST.—The Charles F. Noyes Co. has resold for Isadore Goldberg the 5-sty store and loft building at 297 Pearl st, covering lot about 17.7x100.4. The entire building is leased to the New York Consolidated Drug Co. for a long term of years. This is the fourth time the brokers have sold this same property, the three last sales having been made during the past year, and all at substantial profits.

1ST ST.—Baumann & Osorio have sold for Morris Levine 61 and 63 1st st, near 1st av, a 6-sty and basement building, with stores, on plot 41.1x75x irregular.

13TH ST.—Duross Co. have sold for D. O. Haaren 217 West 13th st, the 3-sty and basement house on lot 20.10x75. The house is opposite school No. 16, and will be altered to a business building to be occupied as a wholesale plumbers' supply house.

In One Family 76 Years.

22D ST.—James N. Wells' Sons have sold for estate Josephine L. Wells the 5-sty dwelling 402 West 22d st, which came into the market by the recent death of Miss Wells. This is the first sale of this property in 76 years, Miss Wells having inherited the property from her father, James N. Wells, who purchased the land in 1833 when the Clement C. Moore farm was laid out in building lots.

25TH ST.—Elizabeth Boylan and Catherine Roach, respectively, sold to Irving I. Kempner 211 and 213 West 25th st, two 3-sty dwellings on a plot 42x98.9. Mayer S. Auerbach recently bought 215 and 217, adjoining.

25TH ST.—Mayer S. Auerbach has bought through N. A. Berwin & Co. 215 and 217 West 25th st, two 3-sty dwellings on plot 42x100. The property is on the north side of 27th st, 186 ft. west of 7th av. The seller, Charles E. Hackley, has owned the property since 1905.

25TH ST.—Henry M. Weill Co. has sold in conjunction with S. B. Goodale & Sons the property 148 to 152 West 25th st, two 4-sty buildings, on lot 56x98.9, for the Orange County Milk Association to Benjamin M. Kaye, of the Kayewood Realty Co.

28TH ST.—Mandelbaum & Lewine have purchased 229 to 239 West 28th st, 124x98.9x irregular, from Mary P. Satterlee, through M. & L. Hess and Robert R. Rainey. The property is between 7th and 8th avs, and is under lease to the William Jackson Co. for three years.

29TH ST.—Henry M. Weill Co. has sold for Mary J. Lynn to Bernard Seymann the 4-sty tenement 218 West 29th st, on plot 25x98.9.

30TH ST.—William H. Shaw, of the firm of E. L. King & Co., sold for J. Swift Richards to Sheppard K. de Forest 47 East 30th st, a 4-sty brick dwelling on a lot 19x98.9, located 81.8 ft. west of 4th av. The same brokers recently sold 49 and 51, adjoining, for Josephine L. de Forest to Mrs. Eliot Danforth.

30TH ST.—Henry M. Weill Co. and Nail & Parker have sold for St. Philips' congregation, which not long ago sold its church in West 27th st, a row of tenement houses which it owns at 115 to 131 West 30th st. The buyer is Charles S. Pincus. The property, which brought about \$1,966 a front foot, is opposite the new Tenderloin police station. It has a frontage of 229 feet, with an easterly line of 90.2 feet and a west line of 43.8 feet, and the site is covered with old two 4 and 5-sty buildings. The property adjoins on the west the General James estate holdings, comprising the northwest corner of 6th av, which are now in the hands of a syndicate represented by Henry Morgenthau.

35TH ST.—George W. Eggers, formerly a Sergeant of Police, has sold the Lorenzo, a comparatively modern 7-sty elevator apartment house at 229 and 231 West 35th st. The property occupies a plot 42.7x98.9, between 7th and 8th avs, and was acquired by the seller in 1900. S. B. Goodale & Son were the brokers.

37TH ST.—I. Randolph Jacobs has sold 255 and 257 West 37th st, two 4-sty dwellings, on plot 33.4x98.9, near 8th av.

39TH ST.—Lucien Ardin has sold the 3-sty and basement dwellings, on plot 41x98.9, at 260 and 262 West 39th st, 161.6 feet east of 8th av.

42D ST.—James N. Wells' Sons, in conjunction with Leo Hess, have resold the vacant plot, 100x100.5, at 535-541 West 42d st, for a client, who recently bought the property through the same brokers from the Consolidated Gas Co. The present purchaser is a Mr. Burke, who will improve the plot with a business building for his own occupancy.

46TH ST.—A. J. Robertson and the Cruikshank Company have sold for John R. Townsend to Clarence Martin 53 West 46th st, a 4-sty dwelling on lot 22x100.5. It will be altered for business purposes.

48TH ST.—Arnold, Byrne & Baumann have sold for I. Lebowitz and Benjamin Levitan to a client 240 and 242 West 48th st, near Broadway, two 3-sty and basement buildings, with stores, on plot 42x91.

MADISON AV.—Archibald Rogers has sold 240 Madison av, a 4-sty dwelling on lot 25x95, adjoining the rectory of St. Bartholomew's Church, between 43d and 44th sts. Pease & Elliman are the buyers. They will erect a 6-sty building on the site, the larger part of which they will occupy for their office.

6TH AV.—Michael Coleman has purchased from M. L. Blumberg 928 to 936 6th av, southeast corner of 53d st, five 4-sty flats on plot 75x100. The northeast corner of 6th av and 53d st, fronting 43 feet on the avenue and 97 feet on the street, sold at auction in 1904 for \$144,500.

Sale on Lower Eighth Avenue.

8TH AV.—The Raymore Realty Co. has sold the two new 6-sty flats with stores, each on plot 40x100, on the east side of 8th av, 70 ft. north of 21st st. The houses are two of a row of three at the northeast cor of 8th av and 21st st put up last year by the Raymore Realty Co (Wittner & Karpas). The corner house occupies a plot 70x100 and contains an elevator, being the first structure of that type on lower 8th av.

NORTH OF 59TH STREET.

62D ST.—The John Jacob Astor estate, Evelyn M. Dalley and Mrs. Allen C. Washington have sold to the 40 to 46 East 62d St. Co. 40, 42 and 46 East 62d st, a plot 66.4x100.5, on which a 9-sty fireproof apartment house will be erected. The plans and specifications are now being drawn, and the company purposes to tear down the stables now on the properties. The purchasing price is reported at \$180,000. This new improvement will change the whole character

of this block between Madison and Park avs, which has heretofore been classed as a stable street, but will now assume a high class residential aspect. B. Channing Miller Co. acted as brokers in the transaction.

69TH ST.—Douglas Robinson, Charles S. Brown Co. have sold for the Union Theological Seminary the property on the north side of 69th st, 125 ft. west of Park av, at the rear of the seminary building, a plot 50x100.5, on which there are now three 4-sty structures. The buyers are Charles L. Poor and J. Harper Poor, who, it is understood, will erect two handsome residences on the property. The Messrs. Poor were represented in the transaction by their own broker. The Park av front of this block has been bought by Commodore Arthur Curtiss James and George Blumenthal, who will erect fine mansions separated by a 50-ft. open space. There remains to be sold out of the seminary's holdings only the three houses on a frontage of 50 ft. on the south side of 70th st, 125 ft. west of Park av.

71ST ST.—S. B. Goodale & Son has sold for J. W. Dimick 120 West 71st st, a 4-sty high-stoop brownstone front dwelling, 21x100.

72D ST.—The estate of Albert H. Bultman has sold the 4-sty and basement stone front dwelling 8 East 72d st, on lot 22x102.2. The house is located 175 ft. east of 5th av. On the corner is the Burden mansion, which is separated from the Bultman house by two residences owned by the Tailer family. Other residents in the block are Hugh J. Grant, Otto C. Heinze and W. Bayard Cutting. On the north side of the street is the residence of James Stillman.

73D ST.—Leroy Coventry has sold for Louise Viltine 175 West 73d st, a 4-sty and basement dwelling on lot 18x76.8. The Alliance Realty Co. owns the adjoining property, 177 to 183, a plot 82x76.8, at the northeast corner of Amsterdam av.

78TH ST.—The McDonald estate has sold 150 West 78th st, a 4-sty and basement stone front dwelling on lot 20x102.2.

85TH ST.—Geo. R. Read & Co. have sold for James Carlew the 5-sty American basement dwelling 21 West 85th st, on plot 20x100. The purchaser is Samuel Sachs.

96TH ST.—L. J. Phillips & Co. have sold for the estate of David L. Einstein the plot 31.7x101.9 on the north side of 96th st, 80 ft. off Broadway, to a client.

114TH ST.—Herman Arns Co. has sold for the estate of M. Egner to a client for investment the 5-sty double flat at 304 West 114th st, on lot 26x100.11. Mr. Egner bought this property through this office about 5 years ago.

117TH ST.—Pauline Nechols sold 361 West 117th st, a dwelling, on a lot 16.8x100, for Pauline Nechols.

118TH ST.—Harry L. Rosen has resold 10 West 118th st, a 5-sty double flat on lot 25.6x100.11, to Bernard A. Ottenberg. Mr. Rosen recently purchased the property from Rosa W. Friedman.

122D ST.—Lucy S. Scott has sold 112 West 122d st, a 3-sty and basement dwelling on lot 18x100.11.

124TH ST.—Hersh Frank sold 183 West 124th st, a 5-sty double flat, on a lot 25x100.

124TH ST.—Porter & Co. sold for the New York Telephone Co. to the Astoria Metal Working Co. the 3-sty loft building located at 129 East 124th st, on a lot 25x100.

126TH ST.—Mrs. J. Dundin has bought for occupancy the 3-sty dwelling, 28 West 126th st, on lot 16.8x100. Louise G. Rabinovitch holds title.

130TH ST.—Barnett & Co. sold for Lafayette Olney the 3-sty dwelling 130 West 130th st, on a lot 17.6x50x100, to a client for occupancy.

132D ST.—Edward C. H. Vogler sold for Margaret M. McCauley 6 West 132d st, 5-sty apartment on lot 25x100.

145TH ST.—Arnold, Byrne & Baumann have sold for John W. Kight to an investor 543 to 549 West 145th st, 2-sty building on plot 100x100. The property is leased for a long term of years.

215TH ST.—Max Marx has bought from the Acton Realty Co., Loton H. Slawson president, the plot 75x100, on the south side of 215th st, 200 feet east of 10th av.

AMSTERDAM AV.—Daniel H. Renton & Son have sold for A. S. Walker, trustee, to a client of H. W. Schutte & Co., 1740 to 1744 Amsterdam av, northwest corner of 145th st, three 5-sty tenement houses with stores, on lot 75x100.

AMSTERDAM AV.—Charles Harft sold the plot 70x125 at the southwest corner of Amsterdam av and 182d st, for Louis Wendel.

AMSTERDAM AV.—Eugene M. Hoffman has sold for Amelia Uhlig, 1109 and 1111 Amsterdam av, a 6-sty apartment house on plot 40x100, between 114th and 115th sts.

BROADWAY.—The estate of John W. Haaren has sold the 3-sty dwelling, 3470 Broadway, 20x70, adjoining the new 10-sty elevator apartment house at the northeast corner of Broadway and 141st st. T. J. McLaughlin's Sons, who built and sold that structure, are the buyers of the adjoining house.

BROADWAY.—Klein & Jackson have bought from Antoinette Eno Wood the plot of over seven lots at the southeast corner of Broadway and 98th st. The property, which adjoins the Powellton apartment house, has frontages of 100 ft. on Broadway and 180 ft. on 98th st, and is directly opposite the large Astor plot recently acquired by Thomas J. McLaughlin as the site for a 12-sty apartment house. On the Wood plot are several 3-sty frame tenements, which originally fronted on the Old Bloomingdale road, with their rears overlooking Broadway.

BROADWAY.—Heilner & Wolf have sold the Marguerite, a 7-sty elevator apartment house at 2731 Broadway, on plot 33.4x101.7. The house is located on the west side of Broadway, 104 ft. north of 104th st, and has been purchased by an investor, a client of William H. Clark. The adjoining 104th and 105th st corners are occupied by Dunlap and St. Elizabeth apartments, respectively.

Broadway Trade.

BROADWAY.—Charles F. Coy has purchased from the Terrace Holding Co. 3165 Broadway, southwest corner of 127th st, a 6-sty apartment house with two stores, on plot 40x100, one block south of the Manhattan st station of the Subway. He gives in exchange 525 and 527 East 149th st, two 5-sty flats with stores, on plot 40x75, and 2268 7th av, a 5-sty flat on lot 20x80. Mathew B. Larkin was the broker.

CONVENT AV.—Daniel H. Renton & Son have sold for Caroline J. Wells the 4-sty private dwelling 451 Convent av, on lot 16x50. Alfred K. Barker is the buyer.

RIVERSIDE DRIVE.—Hall J. How & Co. have sold for William H. Douglas to the Holland Holding Co. (Judson S. Todd, president), a plot 113x200, on the east side of Riverside Drive, 225 feet south of 119th st, extending through to Claremont av.

ST. NICHOLAS AV.—The Barnard Realty Co. sold to an investor 1253 St. Nicholas av, a 6-sty elevator apartment house, adjoining

the northwest corner of 172d st, and known as the Kershaw. It is on a plot 75x100 and was held at \$165,000.

ST. NICHOLAS AV.—William C. Schmidt sold the 5-sty flat with stores at the northwest corner of St. Nicholas av and 117th st, on plot 29x111.

ST. NICHOLAS AV.—Louis Becker sold for Charles A. Briggs the plot 25x118x irregular, located on the east side of St. Nicholas av, 30 ft. north of 158th st. The purchaser, Charles Meyer, through the same broker, immediately leased the said plot for the term of 21 years to Frederick C. Schuler, who will erect thereon a first-class up-to-date 7-sty livery stable.

Resale in the Evans Block.

WEST END AV.—Robert E. Dowling has resold to Franklin Pettit the northeast corner of West End av and 98th st, a plot fronting 100 ft. on the av and 175 ft. on the st. This is part of the Evans block, purchased by Mr. Dowling several weeks ago for \$1,250,000, and is the first parcel in the block to be resold. R. E. L. Mordecai was the broker in the sale to Mr. Pettit.

7TH AV.—Max Marx has bought from the Fleischmann Realty & Construction Co. 2480 to 2486 7th av, northwest corner of 144th st, two 6-sty new law houses, on plot 79.11x100.

BRONX.

LORING PL.—William D. Peck sold to the G. H. Masten Realty Co. the plot fronting in Loring pl, 132x110, located 175 ft. north of 183d st. The property has been held at \$25,000. It will be improved with three detached frame dwellings.

162D ST.—Kurz & Uren, Inc., sold for Louis Lese seven lots in the north side of 162d st, 160 ft. east of Morris av, to John Yule, who will improve the lots by the erection of high-class apartment houses.

167TH ST.—E. D. Mannus has sold for the Lawyers Title Insurance & Trust Co. to the Friedman Construction Co. the plot on the northeast corner of 167th st and West Farms road, about 100x100. The Lawyers Title Insurance & Trust Co. will make a temporary and permanent loan of \$90,000 for the erection of two 5-sty apartment houses.

171ST ST.—Kurz & Uren have sold for John M. Haffen 444 East 171st, a 4-sty double flat, on plot 35x100.

AQUEDUCT AV.—Bernard H. Arnold has bought from the Aqueduct Realty Co. 2320 Aqueduct av, a 3-sty dwelling on plot 30x100.6, near Fordham road.

AQUEDUCT AV.—Bernard Smyth & Sons have sold for the Whitehall Realty Co. the plot of 9 lots situated on Aqueduct and Merriam avs, extending through to Ogden av, commencing 225 feet south of Washington Bridge, and having a frontage of 101.09 on Aqueduct av by 67.44 on Merriam av and 75 feet on Ogden av.

GRAND AV.—Ernst & Cahn have sold for Fleischmann Realty & Construction Co. to a client the plot on the east side of Grand av, 84 ft. south of Fordham road, 61x100x irregular; and have resold the same to Muller & Sponheimer, who intend to improve the property immediately.

HOE AV.—The Gaines-Roberts Co. sold 1010, 1014 and 1018 Hoe av, three 5-sty 10-family apartment houses, on a plot 120x100. The sale disposes of the balance of a row of 11 houses erected by the sellers.

MERRIAM AV.—W. W. Heroy sold for Mary Cronin 2 lots in the westerly side of Merriam av, 120 feet from 169th st.

SOUTHERN BOULEVARD.—The Gaines-Roberts Co. sold 1003 Southern Boulevard, a 5-sty apartment house, on a lot 30x120. This is the last of a row of 21 houses erected by the sellers during 1909.

VYSE AV.—James Haggerty sold for the Steinmetz Construction Co. to L. Mainsek 1547 Vyse av, a 2-family brick house, on lot 25x100.

WEBSTER AV.—Hanning Brothers have sold for the Irvine Realty Co. the new 4-sty 8-family house 2406 Webster av, on plot 33x100.

LEASES.

Duross Co. have leased for Annetta Driver 205 West 13th st, a 3-sty and basement house on lot 25x103.3 to Madeleine Johnson.

Daniel Birdsall & Co. leased to Henry Rosenstein the entire building 36 Warren st, containing about 20,000 square feet, at an aggregate rental of \$50,000.

James N. Wells' Sons have sublet for the Eagle Tube Co. for a long term of years the vacant plot of 5 lots belonging to the Moore estate, on the south side of 24th st, near 13th av. The new tenant is A. B. Rodgers, who will occupy the lots for his lumber business.

Frederick Fox & Co. have leased for Anna B. Dodd and William L. Clark as executors and trustees of the estate of Elizabeth A. Blake the entire building 31 West 26th st, for a long term of years. The building was formerly an apartment house, and will be altered immediately into stores and lofts by the lessee.

Harvey N. Bloomer has leased for James M. Horton the buildings 135-137 West 125th st for a term of years to Otto Herschman. The aggregate rental amounts to over \$150,000. The lessee, who will take possession May 1 next, will reconstruct the premises. These buildings are old landmarks of Harlem and were purchased by Mr. Horton in 1895.

M. & L. Hess have leased for the Merchants Exchange Building Co. to B. Kuppenheimer & Co. space on the 15th floor at 114 and 116 5th av; also to E. Reiss & Co. 10,000 sq. ft. at 110 and 112 5th av; also to Morris Asinof the 1st, 2d, 3d and 4th lofts at 91 Bleecker st;

The Hoffman estate holdings on 6th av and on 32d st have been leased to L. & A. Pincus for a term of 21 years, with renewals. The property consists of two 4-sty buildings at 527 and 529 6th av and three 3-sty buildings 104 to 108 West 32d st, surrounding the southwest corner and covering a plot of 50x75 ft. on 6th av and 65x100 ft. on 32d st, opposite Gimbel Bros. new store.

The Charles F. Noyes Co. has arranged a long term lease on a net rental basis covering the 7-sty Fulton-Chambers Building at 102-4 Fulton st, plot 50x80. The aggregate rental is about \$500,000. The same brokers sold the building to the Fulton-Chambers Co. in 1907, and since then the building has been modernized from top to bottom, and is now entirely leased at a yearly rental of over \$30,000.

Folsom Brothers have leased for a term of years for John Glass the store on the southwest corner of 11th st and 6th av to Levy & Lockwood, at an aggregate rental of over \$20,000. Also have leased for George E. Chisolm the 3-sty and basement dwelling 51 West 11th st to C. M. Johnson. Also have leased for L. N. Jones and others as trustees the stable 54 Washington Mews to Pasquale Campiglia for a term of years. Also in the building 99 4th av for W. A. Raymond the 2d and 3d lofts to Schwartz & Kleinman and Silverman & Savitch.

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LARGE FACTORY building for sale, to close an estate; commission allowed. **ARCHDEACON, 100 Murray St.**

Lawyers Title Insurance & Trust Comp

CAPITAL AND SURPLUS \$9,500,000

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

160 Broadway, New York

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

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REAL ESTATE NOTES

The Title Guarantee & Trust Company loaned this week to the John H. Scully Construction Company, on first mortgage, \$105,000 on the 5-sty brick and stone property located at 463 to 467 West 159th st. The mortgage is for 5 years at 4½%, a loan of \$35,000, being made on each house.

Arnold, Byrne & Bauman, have secured from the Title Insurance Company of New York for a client, a building loan of \$382,000, covering 300 feet on the south side of 181st st, between Fort Washington and St. Nicholas av, which property is to be improved with three 6-sty elevator apartment houses.

Mrs. Mary Adelaide Yerkes has transferred the house and art gallery at 5th av and 68th st and the stable 150 East 69th st to Charles C. Burlingham, receiver for the property in New York of her husband, the late Charles T. Yerkes. This transfer was in pursuance of the agreement Mrs. Yerkes recently made with L. S. Owsley, executor of Mr. Yerkes's will, and her husband's heirs whereby she relinquished all her claims to the New York and Chicago properties in lieu of dower allotments as widow in the realty, of one-third of the personal estate and \$400,000.

Frank N. Hoffstot, president of the Pressed Steel Car Co., is the buyer of the buildings at Broadway and Leonard st and Broadway and Franklin st, sold last week by Louis M. and Thomas W. Jones, through L. J. Phillips & Co. The Pittsburgh properties given by Mr. Hoffstot in part payment are a brick building, on plot 130x100, at 9th st and Duquesne way, and three acres of vacant land at Wightman and Beacon sts, in the Squirrel Hill section. These properties, which are free and clear, are said to be valued at about \$310,000. The Broadway buildings carry mortgages amounting to \$1,835,000.

The Charles F. Noyes Company has secured on mortgage \$510,000 at 4½ per cent. for five years for the Aurora Investing Company (Fleischmann Brothers). This loan covers two apartment houses, \$265,000 being loaned on Hispania Hall, which occupies six lots on the northwest corner of Broadway and 156th st, overlooking the buildings of the Hispania Society of America, and \$245,000 on Audubon Court, covering five and a half lots at the southwest corner of Broadway and 157th st, overlooking Audubon Park. The 157th st corner was recently traded, the buyer, Albert L. Silberstein, giving in exchange two apartment houses on 111th st, west of 7th av.

The Charles F. Noyes Company has also recently secured a loan of \$30,000 at 4½ per cent interest to cover the property at 228 Pearl st. The money for this loan was furnished by the Republic of Panama.

The weekly mortgage report of the Title Guarantee & Trust Company shows the sale last week of 134 mortgages aggregating \$1,678,850. This remarkable sale of mortgages occurs at

the time of year when most lenders have exhausted their funds and are waiting for the dividend disbursements that occur early in January. It seems to indicate that when people begin in earnest to look for January investments, the demand for mortgages secured by New York City real estate will be more than usually heavy. Both borrowers and lenders seem to have tacitly agreed on 4½% in Manhattan and 5% in Brooklyn and the Bronx as a proper rate for mortgage loans. Notwithstanding a somewhat plentiful supply of money, there seems to be no tendency whatever toward a lower rate.

Wm. A. White & Sons have placed for the Realty Holding Co. with the Title Insurance Co. of New York, a loan of \$400,000 on their 12-sty and basement store and loft building, 121-127 West 27th st; with the same company for the Aurora Investing Co., a loan of \$200,000 on the 12-sty store and office building, 115 and 117 West 27th st; they have also placed for the Loft Realty Co. with an estate, a loan of \$200,000 on their 12-sty and basement store and loft building, 135-139 West 26th st; a loan for the Hamilton Building Co. with another large estate of \$265,000 on the 10-sty office building on the southeast corner of Greenwich and Thames sts; for the St. Nicholas Construction Co. with the Title Insurance Co. of New York, a loan of \$190,000 on the 6-sty and basement elevator apartment house on the east side of St. Nicholas av, 284 feet 4 inches north of 155th st; a loan for the De Leon Realty Co. with a savings bank of \$160,000 on the 6-sty and basement elevator apartment house on the east side of St. Nicholas av, 25 feet north of 159th st, and a loan of \$110,000 on a downtown business building in the neighborhood of Chambers st.

UNCLASSIFIED SALES

The total number of sales reported above is 66, of which 19 were below 59th st, 34 above, and 13 in the Bronx. The sales reported for the corresponding week last year were 72, of which 12 were below 59th st, 33 above and 27 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 198, as against 170 last week, and in the Bronx 119 as against 155 last week. The total amount involved is \$11,264,426, as against \$4,937,855 last week.

The amount involved in the auction sales this week was \$305,602 and since January 1, \$56,983,603. Last year the total for the week was \$313,704, and from January 1, \$55,717.57.

39TH ST.—N. Taylor Phillips has sold to Charles J. Nunan 231 and 236 West 39th st. Mr. Philips has owned part of this property for 17 years and obtains a profit in the entire transaction of about \$25,000, showing the great advance in values in this section.

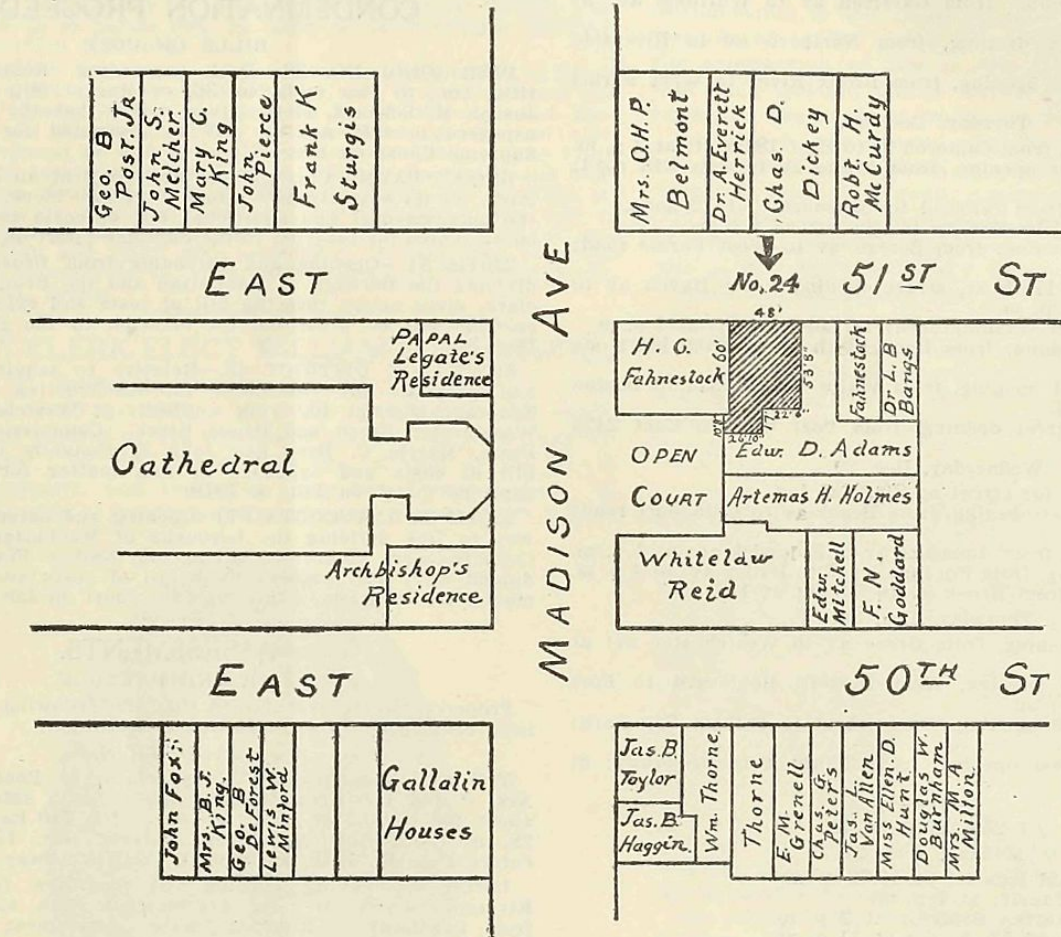
87TH ST.—Emanuel W. and Joseph W. Stein have sold 68 West 87th st, a 4½-sty American basement dwelling, on a lot 17x100.8½.

CATHEDRAL PARKWAY.—James K. Holly and N. Wilson have sold for Joseph Oussani to the Samuel D. Davis Construction Co. the plot of 5 lots, 125x100, in Cathedral Parkway, 350 ft. west of 7th av. This plot has been held at \$150,000, and will be improved by the immediate erection of a 10-sty elevator apartment house.

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MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Dec. 27.

Gun Hill road, street opening, from Jerome av to Mosholu Park North; at 12 noon.
 Glebe av, &c, street opening; at 1 p. m.
 Unnamed st (West 187th st), assessment; at 3 p. m.
 Ludlow av, &c, street opening, from Tremont av to Whitlock av; at 1 p. m.
 Castle Hill av, street opening, from West Farms road to Public pl; at 11 a. m.
 Eastern Boulevard, street opening, from Railroad av to Hunts Point road; at 3 p. m.
 East 177th st, street opening, from Tremont av to Morris Park av; at 2 p. m.
 2d and 3d New sts, street opening, from Broadway to Overlook Terrace; at 4 p. m.
 Faile st, street opening, from Garrison av to Whitlock av; at 11 a. m.
 Chittenden st, street opening, from Northern av to Riverside Drive; at 11 a. m.
 East 180th st, street opening, from Bronx River to West Farms road; at 3 p. m.

Tuesday, Dec. 28.

Jerome av, widening, from Cameron pl to East 184th st; at 2 p. m.
 Bronxwood av, street opening, from Burke av to Gun Hill road; at 4 p. m.
 Morris av, closing, from railroad to Concourse; at 12 noon.
 A new st, opening, from Bowery to Elm st; at 4 p. m.
 Lyvere st, street opening, from Zerega av to West Farms road; at 1 p. m.
 West 178th st and 179th st, street opening, from Haven av to Buena Vista av; at 4 p. m.
 3d av, widening, from Washington av to Lorillard pl; at 1 p. m.
 Canal pl, street opening, from East 138th st to East 144th st; at 2 p. m.
 205th st East, street opening, from White Plains road to Boston Post road; at 3 p. m.
 Bronx Boulevard, street opening, from Post road to East 242d st; at 3 p. m.

Wednesday, Dec. 29.

Love av, assessment for street opening; at 1 p. m.
 Guerlain st, &c, street opening, from Beach av to Unionport road; at 12 noon.
 Tremont av, closing, from Aqueduct av to Sedgwick av; at 1 p. m.
 Sedgwick av, widening, from Fordham road to Bailey av; at 4 p. m.
 161st st, widening, from Brook av to 3d av; at 1 p. m.

Thursday, Dec. 30.

Glover st, street opening, from Grace av to Westchester av; at 12 noon.
 Tremont av, street opening, from Eastern Boulevard to Fort Schuyler road; at 2 p. m.
 Baychester av, street opening, from 4th st to Pelham Bay Park; at 10 a. m.
 Kingsbridge av, street opening, from 230th st to Broadway; at 4 p. m.

AT 258 BROADWAY.

Monday, Dec. 27.

Westchester av, rapid transit; at 10.30 a. m.
 Loop No. 4, rapid transit; at 1 p. m.
 Bridge No. 3 (Manhattan Bridge); at 2 p. m.
 Bulkhead, Piers 52 and 53, E. R.; at 11 a. m.
 Loop No. 3, rapid transit; at 2.30 p. m.
 15th and 18th sts, dock; at 2.30 p. m.
 A new st, adjoining Manhattan Bridge; at 3 p. m.

Tuesday, Dec. 28.

Fort George, rapid transit; at 10 a. m.
 Brooklyn Bridge arches; at 2 p. m.

Wednesday, Dec. 29.

Westchester av, rapid transit; at 10.30 a. m.
 Piers 32 and 33, E. R.; at 10.30 a. m.
 15th and 18th sts, dock; at 2.30 p. m.

Thursday, Dec. 30.

Fort George, rapid transit; at 10 a. m.

Friday, Dec. 31.

120th st, police station; at 10.30 a. m.
 Westchester av, rapid transit; at 10.30 a. m.
 15th and 18th sts, dock; at 2.30 p. m.
 Loop No. 2, rapid transit; at 3.30 p. m.

BOARD OF ESTIMATE

The Bronx has fared well of late in the way of obtaining public improvements. Among the latest authorized are the following: Widening White Plains rd and laying out a public place at the northeasterly corner of East 236th st; widening White Plains rd on its easterly side, between Magenta st and Rosewood st; widening East 225th st, between Laconia av and Bronx Boulevard, and laying out an extension of Eastchester rd, from Laconia av to East 225th st; laying out Granite pl, from East 83d st to East 184th st; laying out an extension of Carpenter av, from East 242d st to the city line; laying out West 192d st, across the tracks of the New York Central Railroad, and changing the grade between Bailey av and the Harlem river; change in the lines of Reservoir Oval, between Woodlawn rd and Putnam av, and of Reservoir pl, between Reservoir Oval and Gun Hill rd; laying out Morris pl, from Park av eastwardly 150 ft.; laying out Dorothea pl to extend from Marion av to Decatur av; paving with asphalt block and curbing where necessary. East 159th st, from Brook av to St. Ann's av; sewer in Eden av, from East 173d st to East 174th st. Preliminary work authorized November 19, 1909. Expenditures, \$20.41. Proposed contract time, 70 days. Estimated cost, \$3,600; receiving basins at the southwesterly cor of Andrews av and Fordham rd; paving with asphalt block and curbing where necessary East 159th st from Brook av to St. Ann's av; paving with wooden block, Park av West, from Morris av, near East 156th st to East 162d st; paving with asphalt block and curbing where necessary, College av,

from East 165th st to East 166th st; paving with asphalt block and curbing where necessary, East 170th st, from Wilkins av to Charlotte st; regulating and grading Ludlow av, from Southern Boulevard at the Hunt's Point rd to the New York, New Haven & Hartford Railroad; paving with asphalt and curbing where necessary East 161st st, from Prospect av to Union av; regulating and grading East 180th st, from the Bronx River to West Farms rd, and the regulating and grading Belmont st, from Webster av to Clay av.

PUBLIC WORKS.

PETITIONS.

Attention is directed to the advertised meeting of the Board of Local Improvements of the Washington Heights District, to be held in the Borough Office, City Hall, Manhattan, on Dec. 30, at 11 in the forenoon. At this meeting petitions for the following improvements will be considered:

CROSBY PL.—To acquire title to Crosby pl. Petition now ready for public inspection.

EMERSON ST.—To acquire title to Emerson st.

NICHOLS PL.—To acquire title to Nichols pl.

PRESCOTT AV.—To acquire title to Prescott av from Dyckman st to Harlem River.

CONDEMNATION PROCEEDINGS.

BILLS OF COST.

PIER (OLD) NO. 36.—Dock proceeding. Relative to acquiring title, etc., to Pier (old) No. 36, or Market Slip Pier West, E. R. Joseph M. Schenck, clerk, gives notice that the bill of costs and expenses in this matter will be presented for taxation to the Supreme Court on Dec 31.

BRONX PARK.—Opening and extending of an addition to Bronx Park, on its easterly side. John P. Dunn, clerk, gives notice that the supplemental and additional bill of costs in this matter will be presented for taxation to the Supreme Court on Dec. 31.

225TH ST.—Opening and extending from Broadway to the line dividing the Borough of Manhattan and the Bronx. John P. Dunn, clerk, gives notice that the bill of costs and expenses in this proceeding will be presented for taxation to the Supreme Court on Dec. 31.

SEWERAGE DISTRICT 43.—Relative to acquiring title to land and premises for easements for constructing trunk sewers in Sewerage District 43, lying southerly of Westchester av, between Westchester Creek and Bronx River. Commissioners T. Channon Press, Martin C. Dyer and John E. Connolly will present their bill of costs and expenses in this matter for taxation to the Supreme Court on Jan. 4, 1910.

225TH ST (MUSCOOTA ST)—Opening and extending from Broadway to line dividing the boroughs of Manhattan and the Bronx. Commissioners Cambridge Livingston, Nathan Fernbacher and Ferdinand Levy will present their bill of costs and expenses in the matter for taxation to the Supreme Court on Jan 6, 1910.

ASSESSMENTS.

DUE AND PAYABLE.

Property owners are notified that the following assessments have been confirmed and are now due and payable:

MANHATTAN.

5TH ST.—Restoring asphalt pavement in East 5th st, between Avs. C and D. Area of assessment: South side of East 5th st, about 168 ft west of Av D, known as No. 740 East 5th st, Lot No. 28, in Block 374. Assessment entered Dec. 17. Payable on or before Feb. 15, 1910, at Room H, 280 Broadway, Manhattan.

140TH ST.—Paving, curbing and recurbing, from Broadway to Riverside drive. Area of assessment: Both sides of 140th st, from Broadway to Riverside drive. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at Room H, 280 Broadway, Manhattan.

142D ST.—Extension of sewer, from the end of present sewer to the Harlem River. Area of assessment: Both sides of 142d st, from Lenox av to the Harlem River; east side of Lenox av, from 129th st to 142d st, including Lots 58 and 59½ of Block 1739, and both sides of 133d st, from Lenox av to a point 160 ft easterly. Assessment entered Dec 14. Payable on or before Feb. 14, 1910, at Room H, 280 Broadway, Manhattan.

140TH ST.—Paving, from Edgecombe av to St. Nicholas av. Area of assessment: Both sides of 140th st, from Edgecombe av to St. Nicholas av, and to the extent of half the block at the intersecting avs. Assessment entered Dec. 21. Payable on or before Feb. 19, at Room H, 280 Broadway, Manhattan.

153D ST.—Regulating, grading, curbing, &c, from Broadway to Riverside Drive Extension. Area of assessment: Both sides of West 153d st, from Broadway to Riverside Drive Extension, and to the extent of half the block at the intersecting sts. Assessment entered Dec. 21. Payable on or before Feb. 19, at Room H, 280 Broadway, Manhattan.

153D ST.—Sewer, between Riverside Drive and Broadway. Area of assessment: Both sides of West 153d st, from Riverside Drive to Broadway. Assessment entered Dec. 21. Payable on or before Feb. 19, at Room H, 280 Broadway, Manhattan.

BRONX.

BRIGGS AV.—Opening from the Bronx River to Pelham Bay Park. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

AUSTIN PL.—Sewer between East 147th st and East 149th st, and 147th st, sewer, between Austin pl and Southern Boulevard. Area of assessment: Both sides of 147th st, between Austin pl and Southern boulevard, and both sides of Austin pl, between 147th and 149th sts. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av cor 177th st, Bronx.

TRAFALGAR PL.—Opening from East 175th st to 176th st. Assessment entered Dec. 16. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av cor 177th st, Bronx.

WEST ST.—Sewer between Honeywell av and Crotona parkway. Area of assessment includes blocks bounded by Honeywell av, Crotona Parkway, East 181st st and East 182d st. Assessment entered Dec. 16. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av cor 177th st, Bronx.

MACOMBS DAM ROAD.—Sewer, between Jerome av and West 170th st. Area of assessment: Both sides of Macombs Dam rd,

from 170th st to a point about 470 ft. southerly. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

MINFORD PL.—Paving the roadway of Minford pl and setting curb, from Boston rd to Jennings st. Area of assessment: Both sides of Minford pl, from Boston rd to Jennings st, and to extent of half the block at the intersecting sts. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

BRYANT AV.—Sewer, between Garrison and Lafayette avs. Area of assessment: Both sides of Bryant av, from Garrison av to Lafayette av; south side of Garrison av, both sides of Seneca av and north side of Lafayette av between Faile st and Bryant av. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

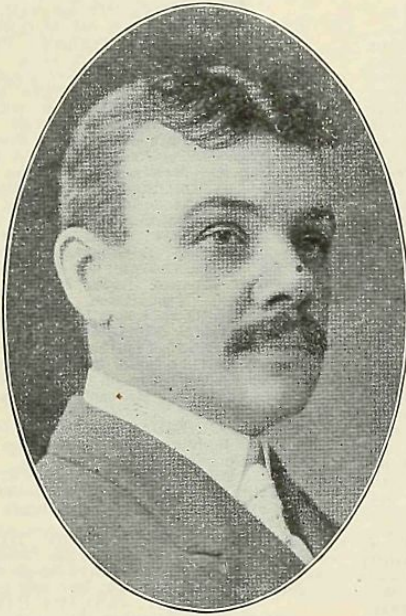
SENECA AV.—Sewer between Whittier st and Hunts Point rd. Area of assessment: Both sides of Seneca av, from Whittier st to Hunts Point rd; both sides of Longfellow av, from Garrison av to Lafayette av; both sides of Bryant av and Faile st and Hunts Point rd, between Seneca and Lafayette avs. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

ALBANY RD.—Sewer between 234th st and 238th st. Area of assessment: Both sides of Albany rd, from 234th st to 238th st, both sides of 236th st, from Albany rd to Putnam av, and both sides of 238th st, from Albany rd to Bailey av. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

MOUNT HOPE PL.—Sewer between the west house line of Grand Boulevard and Concourse and Monroe av, and Grand Boulevard and Concourse, sewer, both sides, between Mount Hope pl and East 176th st, and Grand Boulevard and Concourse, sewer, east side, between Tremont av and Echo pl, and between 178th st and 179th st. Area of assessment: Both sides of Grand Boulevard and Concourse, from Mount Hope pl to 176th st; north side of 176th st, from Monroe av to Grand Boulevard and Concourse; east side of Grand Boulevard and Concourse, Tremont av and Echo pl and between 178th and 179th sts. Assessment entered Dec. 14. Payable on or before Feb. 14, 1910, at the Municipal Building, 3d av, cor 177th st, Bronx.

COUNTY CLERK ELECT WILLIAM F. SCHNEIDER.

William F. Schneider, County Clerk-elect, was born in the old Ninth Ward in 1864. He was educated in the public schools and studied at the College of the City of New York for three years. In 1881 he entered the employ of the H. B. Claffin Company, and remained there twenty-one years. In 1902 he became a member of the firm of M. M. Smith & Co.,



dress manufacturers, of which firm he is still a member. Mr. Schneider was elected a member of the Board of Aldermen in 1897, and re-elected in 1899. He was secretary of the executive committee of the Greater New York Democracy, and is now chairman of the executive committee of the Cleveland Democracy.

TO END A LOCAL NUISANCE.

The continued depredations of hoodlums that are said to infest the east and west sides of Manhattan have begun to be a source of concern to owners of real estate within the effected territory. To such an extent have these nuisances proceeded of late that the matter has been taken up by the Real Estate Owners' Protective Association of the 12th and 19th Wards, which has appointed a committee to call upon the Police Commissioner with the view of putting a stop to the evil.

It will bear repeating that the organized property owners constituting the membership of this organization have done good work in the past by establishing a more intimate union among owners of real estate. It is in just such instances as previously referred to wherein the real value of a property owners body is disclosed. Not only is the association in question interesting itself in local matters but it stands for its members against all abuses arising from unjust legislation, excessive and unequal taxation, and arbitrary interference on the part of municipal authorities and corporations.

THE WIDENED FIFTH AVENUE.

ANY person who will take the trouble to study the plan of the "Fifth Avenue Association" relating to the proposed improvements along that thoroughfare will be forced to admit that the scheme is timely. In fact it is considered singular that the movement for bettering the condition of so important an avenue was not begun at an earlier date. Having been recently widened, it is but natural that other and equally necessary changes be effected as expeditiously as time will admit. At least this is the opinion of many of the property owners along the thoroughfare.

As the situation stands, Fifth av is badly in need of more light. It also requires a better regulation of traffic and such modifications in the police rules as will serve to prevent the unnecessary crowding of pedestrians. If there is any doubt in this regard it will be quickly dispelled by investigation, especially during the present season of the year.

With this in mind the Fifth Avenue Association has planned to co-operate with other associations and individuals in bringing about the needed change. Among the matters now under consideration is one relating to the restoration of the so-called "islands of safety," such as previously occupied the space at the intersection of 23d st and Fifth av. It is pointed out that such isolated places will prevent many accidents besides rendering the work of traffic regulation much simpler.

Included in the general plan for improvement is a proposition to increase the width of the roadway of 23d st, which will doubtless meet with ready approval. At present the congestion caused by the increase of automobiles and other vehicles in 23d st west of Fifth av not only interferes with shopping in that section but is a menace to the lives of pedestrians as well.

Other questions that will be taken up by the improvement association relate to the bettering of conditions at Broadway and 33d st, since it is becoming apparent that a radical change will soon be necessary at that point in order to properly cope with the increasing traffic. It is thought that in meeting the problem it will be necessary to entirely eliminate Greeley Square.

TAXPAYERS CONSIDERING MOVING PLATFORM

The Manhattan Central Improvement Association is about to take up in earnest the question of the widening of the roadway in 34th st, and with this in view a committee will shortly be appointed by President Isidor Straus to investigate the subject.

In the meantime, the report of the Committee on Moving Platform is anxiously awaited. Although it cannot be definitely stated as to whether the committee will favor the project, enough information is at hand to warrant the statement that many of the leading property owners along 34th st are enthusiastic over the proposition. Frequent conferences are being held in relation to the matter, and Chairman Isadore Saks is in close touch with both the Public Service Commission and Inventor Max E. Schmidt.

The improvement association, although only recently incorporated, has already stepped to the front as an important civic factor. Its object is to aid in the development and protection of the property included within the district bounded by 31st and 37th sts and the East and Hudson Rivers.

In an interview with the secretary, C. J. Allen, it was learned that circular letters are now being mailed to the owners of real estate along 34th st with the view of obtaining an expression of their opinion regarding the matters referred to. "We are anxious to secure from property owners and lessees information as to any matters within the scope of the association's objects," said Mr. Allen, "especially as to complaints regarding existing conditions which should be remedied."

WANT SPEEDWAY FOR GENERAL USE.

On the theory that there exists no level road of direct communication between the Dyckman section and Harlem, property owners and residents of the upper end of Manhattan are now discussing the advisability of making application to the authorities to use the Speedway for this purpose.

It will be recalled that this elaborate roadway was especially built for the speeding of fast horses, no carriages or business vehicles being permitted. Until within a few years ago the Speedway was well patronized by the driving fraternity, but of late there appears to have been a sudden falling off in its popularity, due in all probability to the astonishing increase in the use of automobiles.

With this in mind, the owners of realty in that locality have gone so far as to bring the matter to the attention of the Washington Heights Taxpayers' Association, which body has taken up the subject in earnest and intends to do its share in securing the evidence in support of the contention. Moreover, it is argued by those interested in the project that from a financial standpoint the Speedway is now a loss to the city, since its maintenance by the Park Department involves the unnecessary employment of a superintendent, laborers and horses.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Dec. 27.

1st av, No 1116, e s, 25 n 61st st, 25x95, 5-sty brk tenement and store. Louis Lehmeier agt Isaac Shapiro et al; Norwood & Marden, att'ys, 68 William st; Chas W Culver, ref. (Amt due, \$23,348.72; taxes, &c, \$352.28.) Mort recorded Aug 25, 1906. By Herbert A Sherman.

Washington st, Nos 719 & 721 n e cor 11th st, 75 11th st, Nos 337 to 345 | x98.8 x 60 x 116.6, 6-sty brk loft and store building. Amy N Frank et al agt William Carter et al; M S & I S Isaacs, 54 William st; Sampson H Weinhand-

ler, ref. (Amt due, \$16,005.35; taxes, &c, \$...; sub to a prior mort of \$150,000.) Mort recorded Aug 1, 1905. By Joseph P Day.

129th st, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Lillie B Lilienthal agt Clarence Wollner et al; Sigmund Wechsler, att'y, 32 Broadway; Geo M S Schulz, ref. (Amt due, \$21,078.02; taxes, &c, \$335.60.) Mort recorded Sept 5, 1906. By Herbert A Sherman.

Dec. 28.

Front st, No 36, n s, 45 w Coenties Slip, 28.6x 67x28.8x67, 5-sty brk loft and store building. Farmer's Loan & Trust Co agt Benjamin A Mason et al; Turner, Rolston & Horan, att'ys, 22 William st; John W Goff, Jr, ref. (Amt

THOMAS DIMOND

All Kinds of Iron Work for Buildings

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

due, \$9,318.88; taxes, &c, \$945.38.) Mort recorded Dec. 5, 1899. By Bryan L Kennelly.
153d st, No 526, s s, 375 w Amsterdam av, 25x 99.11, 2-sty brk stable. Geo E Weed agt Wm F O'Brien et al. Thompson, Vanderpoel & Friedman, att'ys, 2 Wall st; Louis B Hasbrouck, ref. (Amt due, \$11,894.42; taxes, &c, \$288.12.) Mort recorded April 2, 1907. By Bryan L Kennelly.

(Continued on page 1181.)

OFFICIAL LEGAL NOTICES

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 23, 1909, to January 5, 1910, 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 BROOKLYN:
87TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 3d and 4th avenues.

HERMAN A. METZ, Comptroller,
City of New York, December 21, 1909. (15708)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 18 to 31, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named place in the BOROUGH OF THE BRONX:
24TH WARD, SECTION 11. TRAFALGAR PLACE—OPENING, from East 175th to 176th streets. Confirmed November 24, 1909; entered December 16, 1909.

HERMAN A. METZ, Comptroller,
City of New York, December 16, 1909. (15633)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 23, 1909, to January 5, 1910, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. WEBSTER AVENUE—SEWER, from 1st to 3d avenues. 6TH AVENUE—SEWER, between Flushing and Vandewater avenues. SEWER in the CRESCENT, from Freeman to Webster avenues. CATCH BASINS at the northeast and northwest corners of GRAHAM AVENUE AND POMEROY STREET. CATCH BASINS at the northeast and northwest corners of 9TH AND GAHAM AVENUES. 2D WARD. PULIS AVENUE—LAYING CEMENT SIDEWALKS, east side, from Metropolitan to Saterlee avenues, at Middle Village. 4TH WARD. JAMAICA AVENUE—LAYING CEMENT SIDEWALKS, north side, between Forest Park Parkway and Leggett avenue. 5TH WARD. TEMPORARY CATCH BASIN on the northwest corner of ELDERT AVENUE AND THE BOULEVARD, at Rockaway Beach.

HERMAN A. METZ, Comptroller,
City of New York, December 21, 1909. (15706)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 18 to 31, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

30TH WARD, SECTION 19. 80TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 22d and 23d avenues.

HERMAN A. METZ, Comptroller,
City of New York, December 16, 1909. (15612)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 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 BROOKLYN:

Assessment for benefit, from PROSPECT PARK (for lands taken), under Chapter 244, Laws of 1878, thirty-second instalment.

HERMAN A. METZ, Comptroller,
City of New York, December 14, 1909. (15603)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 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. 6TH AVENUE—REGULATING, GRADING, CURBING, LAYING SIDEWALKS AND CROSSWALKS, from Vandewater to Flushing avenues.

HERMAN A. METZ, Comptroller,
City of New York, December 14, 1909. (15598)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 18 to 31, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. WEST STREET—SEWER, between Honeywell avenue and Crotona Parkway.

HERMAN A. METZ, Comptroller,
City of New York, December 16, 1909. (15633)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. WEST 140TH STREET—PAVING, CURBING AND RECURBING, from Broadway to Riverside Drive. 12TH WARD, SECTION 6. 142D STREET—EXTENSION OF SEWER, from the end of the present sewer to the Harlem River.

HERMAN A. METZ, Comptroller,
City of New York, December 14, 1909. (15605)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. AUSTIN PLACE—SEWER, between East 147th and 149th streets, and 147TH STREET—SEWER, between Austin Place and Southern Boulevard. BRYANT AVENUE—SEWER, between Garrison and Lafayette avenues. SENACA AVENUE—SEWER, between Whittier street and Hunt's Point road. 23D AND 24TH WARDS, SECTION 11. MACOMB'S DAM ROAD—SEWER, between Jerome avenue and West 170th street. 24TH WARD, SECTION 11. MINFORD PLACE—PAVING THE ROADWAY AND SETTING CURB, from Bcston road to Jennings street, 24TH WARD, SECTION 12. ALBANY ROAD—SEWER, between 234th and 238th streets. 24TH WARD, SECTION 11. MOUNT HOPE PLACE—SEWER, between west house line of the Grand Boulevard and Concourse and Monroe avenue, and GRAND BOULEVARD AND CONCOURSE—SEWER, both sides, between Mount Hope place and East 176th street, and GRAND BOULEVARD AND CONCOURSE—SEWER, east side, between Tremont avenue and Echo place, and between 178th and 179th streets.

HERMAN A. METZ, Comptroller,
City of New York, December 14, 1909. (15628)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 23, 1909, to January 5, 1910, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. 140TH STREET—PAVING, from Edgecombe avenue to St. Nicholas avenue. WEST 153D STREET—REGULATING, GRADING, CURBING, FLAGGING AND CONSTRUCTING MASONRY WALL, from Broadway to Riverside Drive. WEST 153D STREET—SEWER—, between Riverside Drive and Broadway.

HERMAN A. METZ, Comptroller,
City of New York, December 21, 1909. (15715)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 17 to 31, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12 AND ANNEXED TERRITORY. BRIGSS AVENUE—OPENING, from the Bronx River to Pelham Bay Park. Confirmed April 25, 1906, and November 12, 1909; entered December 14, 1909.

HERMAN A. METZ, Comptroller,
City of New York, December 14, 1909. (15623)

PUBLIC NOTICES.

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for school site purposes in the

BOROUGH OF BROOKLYN,
Being the buildings, parts of buildings, etc., now remaining upon the property acquired for the purposes of the Boys' High School, on the west side of Marcy Avenue, having a frontage of 315 feet on the south side of Madison Street and the north side of Putnam Avenue, and being known as Nos. 260 and 262 Madison Street, all of which

PUBLIC NOTICE.

are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held December 15th, 1909, the sale by sealed bids of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, JANUARY 4TH, 1910,
at 11 A. M., in lots and parcels and in manner and form as follows:

Parcel No. 1.—Two two-story and basement brick and brownstone houses, Nos. 260 and 262 Madison Street.

For further particulars see City Record.

H. A. METZ,
Comptroller,
City of New York, Department of Finance,
Comptroller's Office, December 16th, 1909. (15616)

DEPARTMENT OF FINANCE.
CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for street opening and park purposes in the

BOROUGH OF THE BRONX.
Being all the buildings, parts of buildings, etc., standing within the lines of the various proceedings named below, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to resolutions of the Commissioners of the Sinking Fund, sale by sealed bids of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue, at 11 A. M. each day on the following-named days:

WEDNESDAY, JANUARY 5TH, 1910,
Three buildings within the lines of Pelham Bay Park, Borough of The Bronx.

THURSDAY, JANUARY 6TH, 1910,
Parcel No. 49, remaining on the proceeding for the opening of West Farms Road in the Borough of The Bronx.

FRIDAY, JANUARY 7TH, 1910,
Encroachments within the lines of Bartholdi Street, from White Plains Road to Holland Avenue, in the 24th Ward, Borough of The Bronx.

TUESDAY, JANUARY 11TH, 1910,
Encroachments within the lines of Eden Avenue, from East 172d Street to East 174th Street, in the 24th Ward, Borough of The Bronx.

For full particulars see City Record.

H. A. METZ,
Comptroller,
City of New York, Department of Finance,
Comptroller's Office, December 17th, 1909. (15644)

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 QUEENS.
List 154.—Regulating, grading, curbing, flagging and laying crosswalks on Emma street, from Flushing avenue to William street, Second Ward.
List 429.—Regulating, grading, curbing, laying sidewalks and crosswalks on Graham avenue, from Steinway avenue to Second avenue, First Ward.
List 636.—Regulating, grading, curbing, laying sidewalks and crosswalks on Webster avenue, from Vernon avenue to William street, First Ward.
List 691.—Regulating, grading, curbing and paving Grandview avenue, from Stanhope street to Linden street, Second Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before January 25, 1910, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.
ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.
WILLIAM H. JASPER, Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan, December 22, 1909. (15697)

ADVERTISED LEGAL SALES.

(Continued from page 1180.)

Mangin st, No 25, w s, 175 s Delancey st, old line, 25x100, 5-sty brk tenement. Chas B Squier agt Isaac Huppert et al; Shepard & Houghton, att'ys, 111 Broadway; Leighton Lobdell, ref. (Amt due, \$16,360.72; taxes, &c, \$302.04.) By Joseph P Day.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty and basement stone front dwelling. Florence C Von Asten agt Chas F Homer et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; David Thomson, ref. (Amt due, \$4,902.18; taxes, &c, \$453.07.) Mort recorded Sept 26, 1908. By James L Wells.

Dec. 29.

123d st, No 425, n s, 274.6 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Annie Draper agt Annie Friedman et al; Wesselman & Kraus, att'ys, 31 Liberty st; Joseph N Tuttle, ref. (Amt due, \$5,490.12; taxes, &c, \$223.98.) Mort recorded Aug 11, 1906. By Bryan L Kennelly.

66th st, Nos 348 to 352, s s, 100 w 1st av, 50x100.5, 6-sty brk tenement and stores.

80th st, Nos 218 & 220, s s, 250 e 3d av, 50x100.2, two 5-sty brk tenements.

Susan Van Praag agt Henry Rockmore et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; John DeW Warner, ref. (Amt due, \$14,715.36; taxes, &c, \$1,851.38.) Mort recorded June 24, 1909. By Herbert A Sherman.

Lexington av, No 1833, e s, 80.8 s 114th st,

20.3x78, 4-sty stone front tenement and store. Mary S Guerrier agt Jacob Sganga et al; John V Irwin, att'ys, 203 Broadway; Louis Jersawitz, ref. (Amt due, \$15,967.06; taxes, &c, \$701.45.) Mort recorded Feb 16, 1905. By Samuel Marx.

8th av, No 750 | n e cor 46th st, 25x100x25.5x46th st, No 249 | 100.

8th av, No 752, e s, 25.5 n 46th st, 25x100.

46th st, No 247, n s, 100 e 8th av, 25x100.5, 6-sty brk loft and store building.

John J Herrington agt Metropolitan Mercantile & Realty Co; Louis Sanders, att'y, 3 Park Row. (Sheriff's sale of all right, title, &c, which deft. had on Sept 7, 1909, or since.) Thos F Foley, sheriff. By Joseph P Day.

Dec. 30.

Rivington st, No 345, s s, 68 e Mangin st, 22x75, 4-sty brk tenement. John Bergmann agt Bella Bassinger et al; Katz & Sommerich, att'ys; David E Lynch, ref. (Amt due, \$10,428.26; taxes, &c, \$416.04.) Mort recorded April 17, 1905. By Samuel Marx.

Brook av | n w cor 156th st, 100x23.9x99.11 156th st, No 499 | x24.11, 5-sty brk tenement and stores. Gustav W Beck agt Philip Scherr et al; Chas J Foltz, att'y, 165 Broadway; Chas H Beckett, ref. (Amt due, \$6,337.44; taxes, &c, \$—; sub to a first mort of \$25,000.) Mort recorded July 29, 1908. By Joseph P Day.

81st st, No 159, n s, 199.8 w 3d av, 19.1x102.2, 3-sty frame dwelling. American Baptist Home Mission Society agt American Baptist Missionary Union et al; D W Perkins, att'y, 312

4th av; John J Walsh, ref. (Partition.) By Herbert A Sherman.

10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, \$14,605.98; taxes, &c, \$69,169.20.) Mort recorded May 13, 1903. By Joseph P Day.

Dec. 31.

Ridge st, No 87, w s, 152.11 s Rivington st, runs w 75 x n 25 x w 50.7 x s 51 x e 125.7 x n 26 to beg, 3-sty brk synagogue and store and 4-sty brk loft building in rear. Charles Decker agt Simon Fine et al; Amend & Amend, att'ys, 119 Nassau st; James W Dean, ref. (Amt due, \$31,607.58; taxes, &c, \$4,909.60.) Mort recorded March 2, 1892. By Samuel Marx.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Jan. 3.

8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug. 28, 1902. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 24, 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 Advertisd Legal Sales.

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

JOSEPH P. DAY.

*9th st, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. (Amt due, \$2,491.51; taxes, &c, \$297.76; sub to a prior mort of \$16,000.) Henrietta Lowenstein, extrx, etc. \$18,000

Lenox av, No 212, e s, 61 s 121st st, 20x80, 4-sty and basement brk dwelling. Sheriff's sale of all right, title, &c. Withdrawn. \$—

*182d st, No 496, s s, 124.9 e Washington av, 18x57.9x18.3x61.7, 3-sty brk dwelling. (Amt due, \$7,049.49; taxes, &c, \$136.46.) Eva Bschaider \$6,500

*48th st, No 248, s s, 107.4 w 2d av, 18.8x100.5, 4-sty stone front dwelling. (Amt due, \$2,372.94; taxes, &c, \$641.84; sub to a first mort of \$9,500.) Philip D Atwater \$11,418

*Monroe st, No 274 | s w cor Jackson st, 25x89.6x25x89.7, 6-sty brk tenement and stores. (Amt due, \$13,497.46; taxes, &c, \$2,067.23.) Israel Rotkowitz et al. \$56,808

Taylor st, e s, 325 s Columbus av, 25x100, Van Nest. (Amt due, \$6,482.85; taxes, &c, \$300.) John Higgins, defendant. \$5,100

Taylor st, e s, 300 s Columbus av, 25x100, Van Nest. (Amt due, \$6,482.85; taxes, &c, \$300.) John Higgins, defendant. \$5,100

2d av, No 1852, e s, 25.8 s 96th st, 25x100, 5-sty brk tenement and store. (Amt due, \$2,856.48; taxes, &c, \$921.21; sub to a first mort of \$15,000.) George A Steinmuller. \$19,288

Wooster st, Nos 179 to 183, w s, 100 s Bleeker st, 74.8x100x74.6x100, 7-sty brk loft and store building. (Amt due, \$57,260.60; taxes, &c, \$134.40; sub to a first mort of \$120,000.) Adj to Jan 5. \$—

*3d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. (Amt due, \$26,389.99; taxes, &c, \$400.) Elise Boyd. \$27,000

So Boulevard, e s, 175 n Barretto st, 75x100, vacant. (Amt due, \$10,116; taxes, &c, \$1,285.79.) Withdrawn. \$—

*Brown pl, No 164 | n e cor 135th st, 33.4x100, 5-sty brk tenement 135th st, Nos 491 & 493 | and stores. (Amt due, \$31,840.48; taxes, &c, \$3,059.19.) Chas W McCutchen. \$35,400

BRYAN L. KENNELLY.

12th st, No 38, s s, 391.10 w 5th av, 20.8x103.3, 4-sty stone front dwelling. (Voluntary.) Jeremiah J Campion. \$28,000

D. PHOENIX INGRAHAM.

*Division st, No 243, s s, 46 w Montgomery st, 23x48.6x23x48.7, 6-sty brk loft and store building. (Amt due, \$15,641.10; taxes, &c, \$500.) Lewis W Sanborn. \$15,700

SAMUEL MARX.

*Willett st, No 65, w s, 125 s Rivington st, 25x100, 5-sty brk tenement and store. (Amt due, \$8,661.65; taxes, &c, \$2,103.93; sub to a first mort of \$26,000.) Sigmund Kraus. \$32,938

J. H. MAYERS.

140th st, No 471, n s, 76 e Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. (Amt due, \$13,262.18; taxes, &c, \$249.47.) Josephine Schwartz \$15,800

*Av B, No 209 | s e cor 13th st, 29.5x93, two 4-sty brk tenements 13th st, Nos 600 to 604 | and stores. (Amt due, \$29,058.28; taxes, &c, \$794.09.) Maximilian Fleischmann Co. \$28,000

REFEREE'S SALE.

(At Municipal Building, Bronx.)

*Oak st, w s, 200 n Cornell av, 25x100. \$—

*Oak st, w s, 300 n Cornell av, 100x50. \$—

*Cedar st, e s, 150 s Cornell av, 25x100, Eastchester. \$—

(Amt due, \$1,116.33; taxes, &c, \$300.) Annie V Taylor. \$550

Total \$305,602

Corresponding week, 1908 313,704

Jan. 1st, 1909, to date. 56,983,603

Corresponding period, 1908. 55,717,570

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.

CONVEYANCES

Dec. 17, 18, 20, 21, 22 and 23. (No. 104.)
BOROUGH OF MANHATTAN.

Allen st, No 163, w s, 175 s Stanton st, 25x87.6, 5-sty brk tenement and store. Jacob Kushel to Benjamin and Rebecca Cohen. 1-3 part. B & S. Dec 18. Dec 20, 1909. 2:416—24. A \$18,000—\$34,000. 100

Same property. Max Rosenthal to Samuel and Minnie Benzino-witz. 1-3 part. B & S. Dec 18. Dec 20, 1909. 2:416. 100

Same property. Meyer Cohen to Samuel and Celia Klein. 1-3 part. B & S. Dec 18. Dec 20, 1909. 2:416. 100

Broome st, Nos 184 and 186, n s, 49.5 w Clinton st, 51x25x51.1x25, 5-sty brk tenement and stores. Berel Greenberg to Max Marg-lin. All liens. Apr 19. Dec 20, 1909. 2:347—32 and part lot 30. A \$—\$— other consid and 100

Broome st, No 568, n s, 288.10 e Hudson st, 22.6x84.3, 2-sty brk dwelling. Anna Schneider to Joseph Shestokas. Mort \$8,000. Dec 22. Dec 23, 1909. 2:578—75. A \$9,000—\$10,000. nom

Bank st, No 130, s s, 67.1 e Washington st, 17.10x94.7x17.10x94.6, with all title to strip in rear, 17.10x0.4½x17.10x0.5½, 2-sty brk dwelling. C H Shurman Investing Co to Mary S Thayer. Mort \$7,000. Dec 21. Dec 23, 1909. 2:634—10. A \$7,500—\$8,000. nom

Beekman pl, No 13. Receipt of \$125 as payment in full from exrs of estate for furniture in said premises, &c. Anna S Krack to exrs of estate of Sabina Wendel, decd. Oct 15. Dec 23, 1909. \$—

Cortlandt st, No 86, n s, abt 80 e West st, 25.9x59.7x25.10x60, e s, 4-sty brk loft and store building. Samuel Carey and Edmund L Baylies, TRUSTEES under deed of trust to Eliz C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 1:59—21. A \$42,850—\$48,000. nom

Church st, Nos 286 and 288 | n w cor White st, 50x50, 4-sty stone White st, Nos 30 and 32 | front loft and store building. Emma S Gunther to Isaac Sakolski. Dec 20, 1909. 1:191—37. A \$55,000—\$72,000. nom

Same property. Isaac Sakolski to Harris Mandelbaum and Fisher Lewine. Mort \$45,000. Dec 20, 1909. 1:191. other consid and 100

Cherry st, No 482, n s, 21 w Corlears st, 28x50, 6-sty brk tenement. Cora B Foster to Waldemar Cahen. Morts \$21,500 and all liens. Dec 17. Dec 20, 1909. 1:263—part lot 25. A \$—\$— other consid and 100

Church st, No 313 (217).

Church st, No 311 (215).

Party wall agreement, &c. William Colgate with Maria L Vandeventer. Dec 1. Dec 22, 1909. 1:191. 1,000

Crosby st, No 11, e s, about 155 s Grand st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. PARTITION, Nov 17, 1909. Chas A Runk, ref, Thos D Day, Jr. Dec 17. Dec 18, 1909. 1:233—3. A \$25,000—\$30,000. 31,700

Division st, Nos 13 and 13½, s s, abt 145 e Catherine st, 25x½ block, 6-sty brk tenement and store.

East Broadway, No 26, n s, abt 130 e Catherine st, 25x½ block, 6-sty brk tenement and store.

Israel Spingarn to Chas A Friedenberf of West Hoboken, N J. All liens. Oct 8. Dec 18, 1909. 1:281—59 and 11. A \$37,000—\$60,000. other consid and 100

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

Elm st, No 28, w s, 49.9 s Pearl st, 25.4x69.3x25x69.3, with all title to open lot or vacant space in rear, —x—, 7-sty brk loft and store building. John W Barr Jr as TRUSTEE of trusts executed by Williamson Bacon to Chas H Fiske, Jr. Dec 15, Dec 17, 1909. 1:156-19. A \$27,000-\$39,000. 42,000

Elizabeth st, No 163, w s, abt 10 n Delancey st, 25x94, except part for a new st (Delancey st), 4-sty brk tenement. PARTITION, Nov 17, 1909. Chas A Runk, ref, to Dominick Abbate. Dec 21, 1909. 2:479-25. A \$22,000-\$24,000. 25,000

Front st, No 65, s e s, 94.9 s w Old Slip, 20.6x86.10, 4-sty brk loft and store building. Floyd H Crane to Charles F Noyes. Mort \$16,500. Oct 22. Dec 22, 1909. 1:34-12. A \$12,800-\$19,000. other consid and 100

Greenwich st, No 509, e s, abt 40 s Spring st, 24x75, 3-sty frame (brk front) tenement and store. Reginald S Jaffray to Daniel Birdsall. Mort \$5,000 and all liens. Oct 13. Dec 18, 1909. 2:594-30. A \$7,500-\$8,500. nom

Gramercy Park, No 38, e s, 39.5 s 21st st, —x—.

Gramercy Park, No 39, e s, adj above on north.

Party wall agreement &c. Gramercy Park Construction Co with Emily E Wood. Dec 3, 1908. Dec 17, 1909. 3:876. nom

Hamilton Terrace, No 18, w s, 238 n 141st st, 16x100, 3-sty and basement stone front dwelling. James B Smith to Carrie L Gibson his daughter and Julia H Drummond. B & S and C A G. Dec 20, 1909. 7:2050-80. A \$3,500-\$12,000. nom

Henry st, No 262, s s, 164.5 e Montgomery st, 20.7x100, 2-sty brk dwelling. Jennie Fischel et al to Hebrew Day Nursery of N Y, a corpn. Mort \$12,000. Nov 13. Dec 22, 1909. 1:268-54. A \$12,000-\$15,000. nom

Houston st, No 212, n e s, 201.6 n w Av A, 25.2x64.6 to s w s 1st st, No 105 | 1st st x25x61.4, 4-sty brk tenement and store and 1-sty brk store in 1st st. Brown & Root Co to The S S Brown Co, a corpn. All liens. Dec 21. Dec 23, 1909. 2:428-21. A \$15,000-\$18,000. nom

Leonard st, No 88, s s, 180.1 w Broadway, 25.1x100x25.11x100, 5-sty stone front loft and store building.

West st, No 259, e s, 75.7 n Laight st, 25.1x121x25x121.8, 5-sty brk tenement and store and 3-sty brk tenement in rear.

Samuel Carey and Edmund L Baylies as TRUSTEES under deed of trust to Elizabeth C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 1:173-24. A \$51,000-\$75,000. 218-23. A \$28,000-\$31,000. nom

Mercer st, Nos 73 to 77, w s, 151.4 n Broome st, 50x100x49.10x100, 6-sty brk loft and store building. Clara F Hitchcock to William Laue of Brooklyn. Mort \$100,000. Sept 28. Dec 22, 1909. 2:485-30. A \$64,000-\$105,000. other consid and 100

Maiden lane, No 58. Exemplified copy of will &c of Elizabeth T Whitson, of Flushing, L I (by will) to Jos W Whitson her son and Jas E Hillyer her son-in-law as EXRS &c in trust. Sept 2, 1904. Dec 17, 1909.

Murray st, No 59, n s, abt 25 e West Broadway, 25x87.6, 4-sty brk loft and store building. Edward A Morrison and ano, EXRS Samuel Philips to John S Biesecker. Dec 10. Dec 21, 1909. 1:133-14. A \$28,000-\$37,000. 56,000

Mulberry st, Nos 219 and 221, w s, 72.5 n Spring st, 44.2x74.2x44.3x74.5, 6-sty brk tenement and stores. Olimpia D'Addezzio to John Palmieri. Morts \$55,400. Nov 24. Dec 20, 1909. 2:495-38. A \$23,000-\$58,000. other consid and 100

New st, e l lots 47 to 50 map Lucius Chittenden at Washington Heights. All title.

Broadway, lots 6 and 7, same map. All title.

Lot 313, on tax map blk 2178. 7-32 parts.

Also pew in Grace Church. All title.

Eugene L Bushe and Stephen Fiske, INDIVID, EXRS and TRUSTEES will of Frederick Bedford and Gunning S Bedford 2d and deed of trust by Mary E Wright to Frederic DeWitt Wells, admr Gunning S Bedford 3d. All title. Q C. June 5. Dec 23, 1909. 8:2178-548. A \$—\$—, 2180-807 and 808. A \$9,000-\$9,000. nom

Same property. Constance Wright et al EXRS Mary E Wright, decd, and the Tetragon Co, a corpn. to same. All title. Q C. July 29. Dec 22, 1909. 8:2178, 2180. nom

Same property. Louisa Gallagher et al to same. All title. Q C. June 11. Dec 22, 1909. 8:2178 and 2180. nom

Perry st, Nos 113 and 115, n s, 85.1 e Greenwich st, runs n 2F.2 and 19 x e 14.7 x n w 17.3 x n 14.2 x e 24.8 x s 70 to st x w 45 to beginning, 6-sty brk tenement. FORECLOS, Dec 6, 1909. Chas L Hoffman referee to John H Vought and Wm G Ver Planck TRUSTEES for Annie M Vought will of Hosea Webster. Dec 20, 1909. 2:633-60. A \$15,000-\$43,500. 35,500

Perry st, Nos 57 and 59 | n w cor 4th st, 74.1x105.6x75x105.6, on map Nos 53 to 59 | two 6-sty brk tenements and stores on 4th st, Nos 268 to 276 | cor. Harry Abrams to Louis Manheim. on map Nos 264 to 272 | Morts \$120,500 and all liens. Dec 21. Dec 23, 1909. 2:622-56. A \$55,000-\$130,000. other consid and 100

Reade st, No 167, s s, abt 83 e Washington st, 24.2x44.9x15.10x47.9.

Reade st, No 165, s s, abt 60 w Greenwich st, begins at east cor No 167 Reade st, runs s 44.9 x n 0.9 x e 33.2 x n 36.9 to st x w 20.7 to beginning, 5-sty brk loft and store building.

Brown & Root Co to The S S Brown Co, a corpn. All liens. Dec 21. Dec 23, 1909. 1:139-11. A \$20,000-\$32,000. nom

Spring st, No 202 | s w cor Sullivan st, 25x60, 2 and 3-sty Sullivan st, Nos 88 and 90 | brk and frame tenements and stores and 1-sty frame store. Samuel Carey and Edmund L Baylies, TRUSTEES under deed of trust to Eliz C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 2:490-25. A \$17,000-\$20,000. nom

Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3, 3-sty brk tenement and store. St Johns Park Realty Co to Greenwich Investing Co. Mort \$11,000. Dec 18. Dec 21, 1909. 1:220-17. A \$9,000-\$10,500. other consid and 100

Water st, No 44, n s, 50.1 e Coenties slip, 28.3x57.3x29x56.9, 4-sty brk loft and store building. L'bbie B Hall INDIVID and EXTRX and TRUSTEE Nicholas Brewer to Reginald S Jaffray, of Darien, Conn. Dec 20. Dec 21, 1909. 1:30-32. A \$14,200-\$19,500. 26,000

White st, Nos 30 and 32. Party wall agreement. Emma S Gunther to John Seymour. Apr 1. Dec 20, 1909.

Washington st, No 32 | w s, 75 s Morris st, runs n w 179 to West st, Nos 18, 19 and 20 | e s West st x s 78.7 x e 89.6 x n 52.7 x e 86 to Washington st x n 25 to beginning, 5-sty brk tenement and store, 3-sty brk tenement and store and two 5-sty brk storage buildings. Whitehall Realty Co to Jas A Hennessy, Borough of Queens. Dec 17. Dec 18, 1909. 1:15-19, 20, 21 and 28. A \$95,700-\$130,000. other consid and 100

Same property. James A Hennessy to Whitehall Realty Co. Mort \$100,000. Dec 17. Dec 18, 1909. 1:15. other consid and 100

West st, Nos 8 to 14 inclusive | e s, 210.9 s Morris st, runs e 104.71 Washington st, Nos 12 to 18 | x s 37.3 x e 75 to w s Washington st, x s — to No 10 Washington st, x w — to e s West st, x n — to beginning, two 2, two 3 and four 4-sty brk tenements and stores, 5-sty brk storage building, two 2-sty brk stables, three 3-sty brk rear tenements. Century Investing Co to Battery Place Realty Co. Morts \$220,000. Nov 15. Dec 22, 1909. 1:15-9 to 14 and 36 to 41. A \$364,900-\$398,500. other consid and 100

Willett st, No 65, w s, 125 s Rivington st, 25x100, 5-sty brk tenement and store. FORECLOS, Dec 23, 1909. Royal E T Riggs, ref, to Sigmund Kraus. Mort \$26,000 and all liens. Dec 23, 1909. 2:338-23. A \$18,000-\$28,000. 6,000

Wooster st, Nos 203 and 205, w s, 185.9 n Bleecker st, 36.8x100 x36.7x100, 6-sty brk loft and store building. Fannie Hamlin to Herman Wronkow. Mort \$55,000. May 27. Dec 22, 1909. 2:536-32. A \$33,000-\$72,000. other consid and 100

1st st E, Nos 88 to 94, n s, 187 e 1st av, 84x105.11, two 6-sty brk tenements and stores. Release mort. Sender Jarmulowsky to Julius Tishman. Q C. Dec 20. Dec 21, 1909. 2:429-57 and 59. A \$66,000-\$130,000. 9,000

4th st E, No 386, s s, 69.9 w Lewis st, runs w 46 x s 94.8 x e 26.9 x n 19.8 x e 21.8 x n 72.2 to beginning, 6-sty brk tenement and stores. Julius Miller to Meyer Deutsch. Mort \$40,000. Dec 17. Dec 23, 1909. 2:357-72. A \$22,000-\$60,000. nom

9th st E, No 218, s s, 329 w 2d av, 21x75, 4-sty brk tenement and store. FORECLOS, Dec 20, 1909. J C Julius Langbein, ref, to Maxlow Realty Co. Dec 23, 1909. 2:464-19. A \$11,000-\$17,000. 18,000

11th st E, No 627, n s, 270.6 w Av C, 37.6x103.3, 6-sty brk tenement and stores. Herzel Goldschlag to Abraham Goldschlag. 1/2 part. All liens. Dec 21. Dec 22, 1909. 2:394-55. A \$24,000-\$60,000. other consid and 100

12th st E, No 514, s s, 420.6 w Av B, 25x103.3, 5-sty brk tenement and store. Isaac C Lowenthal to Albert J Ullman, of Oil City, Pa. Mort \$32,750. Dec 1. Dec 20, 1909. 2:405-15. A \$18,000-\$36,000. other consid and 100

14th st E, No 329, n s, 326 e 2d av, 25x103.3, 6-sty brk tenement and store. Giulio Legnani to Ferry Holding Co, a corpn. All title. Morts \$47,000 and all liens. Dec 15. Dec 17, 1909. 3:921-17. A \$16,000-\$40,000. other consid and 100

15th st E, No 137, n s, 194 w 3d av, 23.6x103.3, 4-sty brk dwelling. Regina Golla or Galla widow to Helene Figue. Q C. All liens. Nov 30. Dec 18, 1909. 2:871-32. A \$21,000-\$25,000. nom

16th st W, No 320, s s, 237.6 w 8th av, 18.9x37.7x18.9x35.11.

16th st W, No 322, s s, 256.3 w 8th av, 18.9x39.4x18.9x37.7. 4-sty brk stable an dtenement.

Chas F de Casanova to Chas B Gumb. Morts \$10,000. Dec 20. Dec 21, 1909. 3:739-54 and 55. A \$10,000-\$13,000. other consid and 100

17th st E, No 116, s s, 100 w Irving pl, 25x92, 4-sty stone front dwelling. Alfred E Brand to Ekko Sollmann. Mort \$34,000. Dec 16. Dec 17, 1909. 3:872-68. A \$25,000-\$29,000. other consid and 100

19th st W, No 540 | s s, at e s Exterior or Marginal st, or West st, West st | runs e 20.2 x s 52.4 to e s Exterior or Marginal st, x n w 56.2 to beginning, vacant. Clara A Grover to Henry Bottjer. Dec 20. Dec 22, 1909. 3:690-54. A \$2,000-\$2,000. other consid and 100

22d st E, Nos 338 and 340, s w s, 100 n w 1st av, 50x97.6, two 5-sty brk tenements. Leah K Ray to Annie E Fitzpatrick. Morts \$52,000. Dec 21. Dec 22, 1909. 3:927-34. A \$22,000-\$50,000. other consid and 100

24th st W, Nos 148 and 150, s s, 175 e 7th av, 50x98.9, two 5-sty brk tenements and stores. Jacob Wolf et al to The Lotus Realty Co. Mort \$55,000. Dec 20. Dec 22, 1909. 3:799-67 and 68. A \$40,000-\$55,000. other consid and 100

Same property. The Lotus Realty Co to Boreas Realty Co. Mort \$55,000. Dec 21. Dec 22, 1909. 3:799. 105,000

24th st W, No 427, n s, 325 w 9th av, 25x98.9, 5-sty stone front tenement. Wm H Smith, EXR Lavinia M Seaman to Edna F E Spear (Seaman) and Wilbur S Seaman, HEIRS Lavinia M Seaman. Dec 20. Dec 21, 1909. 3:722-22. A \$10,000-\$26,000. other consid and 100

25th st W, No 34, s w s, 350 s e 6th av, 25x98.9, 4-sty stone front dwelling. Frances M Chrystal to Seymour Realty Co. Mort \$54,000. Dec 22. Dec 23, 1909. 3:826-62. A \$46,000-\$52,000. nom

25th st W, No 34, s s, 350 e 6th av, 25x98.9, 4-sty stone front dwelling. Mary A Scott et al to Frances M Chrystal. Dec 15. Dec 23, 1909. 3:826-62. A \$46,000-\$52,000. nom

Same property. Kath S Schuchardt, widow to same. C A G. Dec 15. Dec 23, 1909. 3:826. nom

26th st W, No 231, n s, 363.3 e 8th av, 24.10x98.9, 4-sty brk tenement and store and 2-sty brk tenement in rear. Wilhelmine L M Koch widow to Wm R Codrington of Plainfield, N J. Dec 20, 1909. 3:776-19. A \$13,500-\$19,000. 100

26th st E, No 107, n s, 120.10 e 4th av, 20.10x98.9, 3-sty brk dwelling. Hugh Cavanagh to Albert F Hyde, of Morristown, N J. Mort \$25,000. Dec 16. Dec 17, 1909. 3:882-8. A \$18,500-\$22,000. other consid and 100

28th st W, Nos 136 and 138, s s, 425 w 6th av, 50x98.9, 5-sty brk tenement and stores. Chas P Eagan to Emma J Eagan. Mort \$73,000. Dec 21, 1909. 3:803-60. A \$44,000-\$78,000. other consid and 100

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

30th st W, No 345 (219), n e s, abt 250 e 9th av, 25x98.9, 3-sty brk dwelling. PARTITION, Nov 17, 1909. Chas A Runk, ref, to Gilbert Kuh and Mary his wife as tenants by entirety. Dec 21, 1909. 3:754-16. A \$14,000-\$18,000. 18,450

30th st W, No 543, n s, 240.7 e 11th av, 16x31.6, 4-sty brk tenement and store. Wm H Tagg to Annie Tagg. Mort \$2,000. Nov 16. Dec 17, 1909. 3:702-13. A \$2,000-\$3,000. nom

30th st W, Nos 8 to 26, s s, 150 w 5th av, 225x98.9. Agreement as to release covenants and restrictions. The Burlington Hotel Co et al with Fannie R G Ely et al. July 1. Dec 22, 1909. 3:831. nom

31st st E, No 47, n s, 100 w 4th av, runs n e 88.3 x s e 21.1 x s l 86.8 to st x w 21.1 to beginning, 3-sty brk dwelling.

32d st E, Nos 46 to 50, on map Nos 48 and 50, s s, 83.8 w 4th av, runs w 41.4 x s 98.9 x w 9.2 to e s of former old Middle road x s w 9 x e - x n 110.2 to beginning; also land adj w s of rear lot, which formerly lay in old road, being 9.1 to e l said road, 9.1 on w s, 31.5 on n s, and 31.4 on s s, 3-sty brk stable.

32d st E, No 44, s s, 125 w 4th av, 25x98.9, 4-sty brk stable. Emma L, wife J Wilson Moore, of Philadelphia, Pa, to Frank B Mesick, of Deal Beach, N J. 1-3 part. B & S. Dec 17. Dec 23, 1909. 3:861-35, 47 and 48. A \$164,500-\$185,500. nom

37th st E, No 139, n s, 120 e Lexington av, 20x98.9, 4-sty stone front dwelling. Clara E Howe to Anna W Hecker. Dec 17. Dec 18, 1909. 3:893-28. A \$20,000-\$30,000. nom

38th st W, No 311, n s, 150 w 8th av, 25x98.9, 4-sty brk tenement and store. Kohring Realty Co to Wm F Kohring. Mort \$14,000. Dec 17. Dec 20, 1909. 3:762-28. A \$12,000-\$16,500. 20,000

39th st W, No 317, n s, 250 w 8th av, 25x98.9, 4-sty brk tenement and store and 3-sty frame tenement in rear. Daniel F Mahony to Sidonia Weiss. Morts \$15,000. Dec 18. Dec 20, 1909. 3:763-26. A \$12,500-\$18,500. other consid and 100

41st st E, No 308, s s, 108.9 e 2d av, 16.3x74.3x17.10x67, 4-sty brk dwelling. John S Murphy to Mary R Murphy. Mort \$3,500. B & S. Dec 17, 1909. Dec 20, 1909. 5:1333-48. A \$4,500-\$6,500. other consid and 100

43d st E, No 249, n s, 80 w 2d av, 20x100.5, 5-sty brk tenement. Margaret Nealis, INDIVID and EXTRX James Nealis to Wm F Marshall and Alfred T Southern. Dec 15. Dec 17, 1909. 5:1317-20%. A \$7,500-\$12,000. 15,000

44th st W, Nos 321 and 323, n s, 275 w 8th av, 49.10x100.4x49.11 x100.4, 6-sty brk tenement and stores. John F Gerdes et al to Francis Realty Co. Morts \$77,750. Dec 21, 1909. 4:1035-20. A \$30,000-\$68,000. other consid and 100

45th st W, No 432, s s, 425 w 9th av, 25x100.4, 5-sty brk tenement and store. Aaron Walder to Monash Eisig. Morts \$23,000 and all liens. Dec 22. Dec 23, 1909. 4:1054-50. A \$11,000-\$19,500. 100

46th st W, No 67, n s, 126.8 e 6th av, 18.4x100.5, 4-sty stone front dwelling. Emma A Charlier to Medcef Eden Realty Corp. Q C. Nov 30. Dec 17, 1909. 5:1262-6. A \$34,000-\$39,000. nom

48th st W, No 154, s s, 225 e 7th av, 18.9x100.5, 4-sty stone front dwelling. Robt W Milbank et al to Isabella G Wheeler (Milbank), Samuel Milbank, Virginia W Barrie (Milbank), Harold Milbank and Isabella G Wakeman, N Y, and Montgomery N Milbank of Freeport, N Y, and Antoinette L Moore, of Milwaukee, Wis. 2-9 parts. Nov 23. Dec 18, 1909. 4:1000-55. A \$28,000-\$29,000. 100

Same property. Deed of trust. Isabella G Wheeler et al to Harold Milbank as TRUSTEE. Mort \$9,000. Dec 4. Dec 18, 1909. 4:1000. nom

48th st W, No 523, n s, 325 w 10th av, 25x100.5, 5-sty stone front tenement. The Schreyer Realty Co to Guglielmo Giorgio. Q C. Morts \$18,500 and all liens. Dec 10. Dec 21, 1909. 4:1077-19. A \$9,000-\$20,000. other consid and 100

48th st W, No 515, n s, 225 w 10th av, 25x100.5, 5-sty stone front tenement. The Schreyer Realty Co to Guglielmo Giorgio. Q C. Morts \$20,500 and all liens. Dec 10. Dec 21, 1909. 4:1077-23. A \$9,000-\$20,000. other consid and 100

49th st E, No 52, s s, 180 w Park av, 20x100.5, 4-sty stone front dwelling. Gertrude L Welling to N Y State Realty & Terminal Co, a corp. B & S. Mort \$32,000. Dec 15. Dec 20, 1909. 5:1284-44. A \$37,000-\$42,000. 100

49th st E, No 50, s s, 200 w Park av, 25x100.5, 4-sty stone front dwelling. Estate of Adolph Strauss, a corp. to N Y State Realty & Terminal Co. All liens. Dec 22. Dec 23, 1909. 5:1284-45. A \$50,000-\$56,000. nom

50th st E, No 49, n s, 25 w Park av, 25x100.5, 2 and 3-sty brk stable. Arthur B Proal to N Y State Realty & Terminal Co. All liens. Dec 16. Dec 17, 1909. 5:1286-34. A \$35,000-\$42,000. 100

53d st E, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning, 3-sty brk stable. May E Bannon to Montana Realty Co. Mort \$32,000. Dec 17. Dec 20, 1909. 5:1308-13%. A \$21,000-\$30,000. other consid and 100

53d st E, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning, 3-sty brk stable. Montana Realty Co to May E Bannon. B & S. Mort \$25,000. Dec 16. Dec 18, 1909. 5:1308-13%. A \$21,000-\$30,000. other consid and 100

54th st W, No 239, n s, 177.3 w Broadway, 20x100.5, 3-sty and basement stone front dwelling. Francis X O'Connor to Julia wife Frank Tilford. Mort \$17,000. Dec 21. Dec 22, 1909. 4:1026-11%. A \$26,000-\$27,000. other consid and 100

57th st W, No 24, s s, 400 w 5th av, 50x100.5, 4-sty brk dwelling. Oliver Harriman et al, EXRS Oliver Harriman to West 57th Street Co, a corp. Dec 2. Dec 23, 1909. 5:1272-54. A \$215,000-\$270,000. 300,000

57th st W, No 24, s s, 400 w 5th av, 50x100.5, 4-sty brk dwelling. James L Harriman et al HEIRS, &c, Oliver Harriman to West 57th Street Co. B & S. Dec 23, 1909. 5:1272-54. A \$215,000-\$270,000. nom

61st st W, No 235, n s, 275 e West End av, 25x100.5, 5-sty stone front tenement. FORECLOS, Nov 15, 1909. Michael J Kelly referee to Dean Holding Co. Dec 15. Dec 20, 1909. 4:1153-12. A \$6,000-\$16,000. 14,200

65th st W, Nos 30 and 32, s s, 300 w Central Park West, 41.8x 100.5, two 5-sty stone front tenements. Geo A Dutting to J Henry Dutting. Dec 23, 1909. 4:1117-45 and 46. A \$33,000-\$47,000. other consid and 100

67th st W, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5, 6-sty brk tenement and stores. Ricka Kaufman to Morris Trood. All liens. Aug 31. Dec 20, 1909. 4:1159-12. A \$14,000-\$54,000. other consid and 100

70th st W, No 273, n s, 70 e West End av, 15x100.5, 3-sty and basement brk dwelling. Chas A Kinch to Sarah E Crowell. Mort \$11,000. Dec 20. Dec 21, 1909. 4:1162-4%. A \$9,000-\$14,000. other consid and 100

70th st W, No 273, n s, 70 e West End av, 15x100.5, 3-sty and basement brk dwelling. Sarah E Crowell to Veda E Snyder, of Brooklyn. Morts \$11,000 and all liens. Dec 20. Dec 21, 1909. 4:1162-4%. A \$9,000-\$14,000. other consid and 100

71st st E, No 129, n s, 280 e Park av, 20x102.2, 3-sty and basement stone front dwelling. Edmund Coffin to Henry S Coffin. Nov 8. Dec 21, 1909. 5:1406-13. A \$28,000-\$34,000. 100

73d st E, n s, 283 e Park av, 24x102.2, vacant. Adams Realty Co to Chas Brendon Co. Mort \$21,000. Dec 6. Dec 21, 1909. 5:1408-12. A \$28,500-\$28,500. other consid and 100

76th st W, No 152, s s, 303.8 e Amsterdam av, 21.4x102.2, 4-sty and basement stone front dwelling. FORECLOS, Nov 15, 1909. Herman S Fried, ref to Minnie A Blanchard. Mort \$20,000. Dec 21, 1909. 4:1147-52. A \$15,000-\$28,000. 12,500

76th st E, Nos 213 and 215, n s, 171.8 e 3d av, 33.4x102.2, 6-sty brk tenement and stores. Meyer S Kotzen et al to Fannie Siskind. Mort \$44,500 and all liens. Dec 17, 1909. 5:1431-8. A \$16,000-\$45,000. other consid and 100

78th st E, No 323, n s, 300 w 1st av, 25x102.2, 4-sty stone front tenement. Frank G Weiss to John Denne, of Scarsdale, N Y. Morts \$19,000. Dec 1. Dec 18, 1909. 5:1453-14. A \$9,000-\$20,000. other consid and 100

79th st W, No 172, s s, 50 e Amsterdam av, 50x102, 7-sty brk tenement. Nova Realty Co to Jacob H and William Haffner. Dec 16. Dec 17, 1909. 4:1150-61. A \$40,000-\$120,000. other consid and 100

79th st E, No 339, n s, 100 w 1st av, 27.10x102.2, 4-sty stone front tenement. Maurice Schlossman to Schlossman Realty Co, a corp. All liens. Dec 20, 1909. 5:1542-22. A \$11,000-\$22,000. other consid and 100

79th st W, No 183, on map No 161, n s, 138 e Amsterdam av, 17 x102.2, 4 and 5-sty stone front dwelling. CONTRACT. Theo A Stephenson, of Mt Vernon, N Y, with Sarah F Crowell. Morts \$23,000. Dec 1. Dec 23, 1909. 4:1210-6½. A \$13,500-\$24,500. 27,000

Same property. Assign contract. Sarah E Crowell to Fred A Elliott. All title. Dec 20. Dec 23, 1909. 4:1210. nom

84th st W, No 40, s s, 474.6 w Central Park West, 17.2x102.2, 3-sty and basement stone front dwelling. Ferguson Bros & Forshay, a corp. to Rachel Newbrough. Dec 23, 1909. 4:1197-52. A \$12,000-\$18,000. other consid and 100

84th st E, No 232, s s, 203.4 w 2d av, 17x102.2, 4-sty stone front tenement and store. Annie Shaughnessy to Joseph Lapitino. Mort \$10,000. Nov 10. Dec 22, 1909. 5:1529-33. A \$7,500-\$11,000. other consid and 100

88th st E, No 405, n s, 86 e 1st av, 20x125.10, 5-sty brk tenement. Morris Schlossman to Schlossman Realty Co, a corp. All liens. Dec 20, 1909. 5:1568-4B. A \$7,500-\$21,000. other consid and 100

88th st E, No 503, n s, 75 e Av A, 25x141.5, 3-sty stone front dwelling. FORECLOS, Dec 9, 1909. John J Freedman referee to Theresa Schappert. Dec 13. Dec 20, 1909. 5:1585-4½. A \$10,000-\$13,000. 12,500

92d st E, No 125, n s, 275 e Park av, old line, 25x100.8, 3-sty brk dwelling. Geo M Fitzpatrick to Leah K Ray. Morts \$15,500. Dec 21. Dec 22, 1909. 5:1521-12. A \$15,000-\$16,500. 100

92d st W, No 253, n s, 100 w Broadway, 25x100.8, 1-sty frame building. Martin P Lodge to The Realty Co of America. Mort \$5,000. Dec 21. Dec 22, 1909. 4:1240-9. A \$13,000-\$13,000. other consid and 100

95th st E, No 235, n s, 100 w 2d av, 25x100.8, 5-sty brk tenement and store. Leah K Ray to Herman Klein, Bernat Springer and Ignatz Weisberger. All liens. Dec 21. Dec 22, 1909. 5:1541-20. A \$9,000-\$18,500. other consid and 100

95th st W, No 129, n s, 300 w Columbus av, 16x100.8, 3-sty and basement brk dwelling. Berthe A Du Brul to Melancthon S Ayers. Mort \$12,500. Dec 17, 1909. 4:1226-20. A \$8,000-\$11,000. other consid and 100

95th st E, No 229, n s, 175 w 2d av, 25x100.8, 5-sty brk tenement and stores. Elizabeth Brandt to Albert Brandt. Mort \$19,500. Dec 20. Dec 21, 1909. 5:1541-17. A \$9,000-\$19,000. nom

97th st E, s s, 100 e Madison av, 100x100.11, vacant. FORECLOS, Nov 17, 1909. Daniel E Seybel referee to Van Norden Trust Co. Dec 17, 1909. 6:1602-46. A \$50,000-\$50,000. 50,500

99th st E, No 228, s s, 175 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Samuel Berkowitz to Josephine Schriener. Morts \$40,875. Dec 9. Dec 22, 1909. 6:1648-32. A \$13,500-\$44,000. nom

100th st E, No 70, s s, 98.3 w Park av, 25x100.11, 5-sty brk tenement. Gertrude H Hyman to Max Marks. Morts \$21,000. Dec 20, 1909. 6:1605-41. A \$9,000-\$24,000. nom

105th st E, No 341, n s, 175 w 1st av, 25x100.11, 5-sty brk tenement and store. Charles Spicehandler et al to Esther Isenberg. B & S. All liens. Dec 16. Dec 17, 1909. 6:1677-19. A \$7,000-\$26,000. other consid and 100

105th st W, No 250, s s, 134.11 e West End av, 15x100.11, 4 and 5-sty brk and stone dwelling. Wm C Lester to Mary L Bowler. Mort \$12,500. Dec 20. Dec 21, 1909. 7:1876-58½. A \$8,400-\$19,000. other consid and 100

108th st E, No 229, n s, 225 w 2d av, 25x100.11, 4-sty stone front tenement. Paul Kaskel et al to Philip Krauss. All liens. Dec 16. Dec 17, 1909. 6:1658-15. A \$8,000-\$17,000. other consid and 100

108th st E, No 229, n s, 360 e 3d av, 25x100.11, 4-sty stone front tenement. Release mort. The Oestreicher Realty Co to Abraham Bruder, Frank Hahn and Paul Kaskel. Q C. Dec 15. Dec 18, 1909. 6:1658-15. A \$8,000-\$17,000. 1,000

108th st E, No 229, n s, 225 w 2d av, 25x100.11, 4-sty stone front tenement. Philip Krauss to Paul Kaskel, Abe Bruder and Frank Hahn. Mort \$14,500. Dec 16. Dec 23, 1909. 6:1658-15. A \$8,000-\$17,000. other consid and 100

109th st E, No 108. Assignment of all right, title and interest to sh riff's certificate of sale filed Sept 27, 1909, in County Clerk's office. Wm H Meyers, of Brooklyn, to Osea A Campbell. Nov 30. Dec 21, 1909. 6:1636. nom

109th st E, Nos 108 and 110, s s, 76 e Park av, 38x100.11, two 4-sty brk tenements. Release judgment. Bertha Brettner to Ricka Cohn. Dec 6. Dec 20, 1909. 6:1636-67 and 68. A \$15,000-\$20,000. nom

- Same property. Release judgment. Yetta Tischler to same. Dec 6. Dec 20, 1909. 6:1636. nom
- 109th st E, No 108, s s, 76 e Park av, 19x100.11, 4-sty brk tenement. Assignment of all right, title and interest in Sheriffs certificate of sale filed in County Clerks office Sept 27, 1909. Oscar A Campbell to Ricke Cohn. Dec 16. Dec 20, 1909. 6:1636-68. A \$7,500-\$10,000. nom
- 110th st E, Nos 245 to 249, n s, 116.8 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, Dec 15, 1909. Joseph W Keller, ref. to Abraham D Weinstein. Mort \$38,000. Dec 17. Dec 20, 1909. 6:1660-19. A \$12,500-\$42,500. 7,500
- 111th st W, Nos 213 and 215, n s, 200 w 7th av, 50x100.11, 6-sty brk tenement. Albert L Silberstein to Fleischmann Bros Co. Morts \$70,500. Dec 20. Dec 22, 1909. 7:1827-22. A \$24,000-\$68,000. other consid and 100
- 111th st W, Nos 217 and 219, n s, 250 w 7th av, 50x100.11, 6-sty brk tenement. Albert L Silberstein to Fleischmann Bros Co. Morts \$70,500. Dec 20. Dec 22, 1909. 7:1827-20. A \$24,000-\$68,000. other consid and 100
- 112th st E, Nos 56 to 60, on map Nos 54 and 56, s s, 162.6 w Park av, 39x100.11, 6-sty brk tenement and stores. Release judgment. May Stoddard to Pa Adolphe and Barnet Tuone. Dec 14. Dec 17, 1909. 6:1617-45. A \$17,000-\$48,000. nom
- 112th st E, Nos 151 and 153, n s, 345 w 3d av, 33.4x100.10, 6-sty brk tenement. Elias A Cohen to Golde & Cohen, a corpn. Mort \$12,000 and all liens. Dec 17, 1909. 6:1640-22½ and 23. A \$14,000-\$—. other consid and 100
- 112th st E, Nos 306 and 308, s s, 100 e 2d av, 42.6x100.11, 6-sty brk tenement and stores. John Carfano et al to Eliz A Brown. All title. All liens. Dec 17. Dec 20, 1909. 6:1683-47. A \$13,000-\$49,000. nom
- 113th st W, No 310, s s, 150 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. FORECLOS, Oct 13, 1909. Alexander Brough referee to Alva Cuddeback. Dec 18. Dec 20, 1909. 7:1847-30. A \$8,000-\$10,500. 10,700
- 114th st W, No 62, s s, 275 e Lenox av, 16x100.11, 3-sty and basement stone front dwelling. Gertrude O'Brien EXTRX Wm S O'Brien to Morris Englander. Dec 6. Dec 20, 1909. 6:1597-60. A \$8,500-\$11,000. 11,611
- 115th st E, No 338, s s, 175 w 1st av, 25x100.11, 4-sty brk tenement and store. Petronilla Zirpoli to Ella S Winternitz. All liens. Dec 15. Dec 23, 1909. 6:1686-34. A \$8,000-\$17,000. other consid and 100
- 116th st W, Nos 6 and 8, s s, 50 w 5th av, 50x51, 5-sty brk tenement and stores. Albert and Benjamin Oppenheim EXRS Herman Oppenheim to Rose A Kaufman. Morts \$40,000. Dec 20. Dec 21, 1909. 6:1599-40¼. A \$23,000-\$35,000. 48,500
- 116th st W, No 36, s s, 414 w 5th av, 27x100.11, 5-sty brk tenement and store. Albert L Silberstein to Fleischmann Bros Co. Mort \$28,000. Dec 20. Dec 22, 1909. 6:1599-53. A \$18,500-\$31,000. other consid and 100
- 117th st W, No 145, n s, 225 e 7th av, 25x100.11, 5-sty brk tenement. Albert L Silberstein to Rachel Woolf. Mort \$22,000. Dec 20. Dec 22, 1909. 7:1902-10. A \$13,000-\$26,000. other consid and 100
- 117th st W, No 361, n s, 175 e Morningside av, 16.8x100.11, 3-sty and basement brk dwelling. Pauline Nechols to Hersch Frank. Mort \$9,000. Dec 16. Dec 17, 1909. 7:1944-8. A \$8,000-\$10,000. 100
- 118th st E, Nos 308 and 310, s s, 140.9 e 2d av, 40.9x100.10, 6-sty brk tenement and stores. FORECLOS, Dec 2, 1909. Louis F Doyle referee to Stonington Realty Co, a corpn. Mort \$36,000. Dec 16. Dec 17, 1909. 6:1689-46. A \$13,500-\$48,000. 11,000
- 118th st W, No 19, n s, 560 e Lenox av, 25x100.11, 5-sty brk tenement. Bella Shapiro to Strayer Realty Co. All liens. Dec 10. Dec 17, 1909. 6:1717-24. A \$14,000-\$31,000. other consid and 100
- 118th st W, No 83, n s, 85 e Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Mary A Hamilton to Valerie Frank. Mort \$4,000. Dec 20. Dec 21, 1909. 6:1717-5. A \$11,000-\$15,000. other consid and 100
- 118th st E, Nos 305 and 307, n s, 100 e 2d av, 50x100.11, 6-sty brk tenement and stores. Harry Aaron to Michael Wolf. Morts \$58,000 and all liens. Dec 21. Dec 22, 1909. 6:1795-part lot 5. A \$—\$. other consid and 100
- 118th st W, No 415, n s, 250 e Amsterdam av, 50x100.11, 7-sty brk tenement. Lancelot M Berkeley to Robert C Berkeley. Q C. Mar 15. Dec 23, 1909. 7:1962-11. A \$28,000-\$100,000. 100
- 119th st E, Nos 212 to 216, s s, 175 e 3d av, 75x100.5, two 6-sty brk tenements and stores. Albert L Silberstein to Abraham B Keve. Morts \$100,000. Dec 20. Dec 21, 1909. 6:1783-39 and 41. A \$31,000-\$94,000. other consid and 100
- 120th st W, No 313, n s, 250 w 8th av, 25x100.11, 5-sty stone front tenement. Samuel Koch to Pauline Nussbaum. ½ part. Mort \$15,000. Dec 9. Dec 17, 1909. 7:1947-22. A \$11,000-\$25,000. other consid and 100
- 121st st W, No 256, s s, 158.10 e St Nicholas av, 18x100.11, 3-sty and basement brk dwelling. Llewellyn Realty Co, a corpn of N J, to Ada F Gollner, Jr. Morts \$12,500 and all liens. Nov 16. Dec 22, 1909. 7:1926-55. A \$8,600-\$13,000. nom
- 125th st E, No 59, n s, 290 w Park av, 18.8x99.11, 4-sty stone front building and store. Emma Moss and Morris Meyers EXRS, &c, Henry Moss to Solomon D and Geo H Moss. Mort \$13,000. Dec 15. Dec 22, 1909. 6:1750-24. A \$22,000-\$27,000. 30,000
- Same property. Solomon D and Geo H Moss to Emma Moss. 1-3 part. Mort \$13,000. Dec 15. Dec 22, 1909. 6:1750. other consid and 100
- 125th st W, Nos 450 and 452, s s, 125 e Amsterdam av, 50x100.11, two 5-sty brk tenements and stores. John F Haase et al to Friedman Construction Co. Morts \$46,000. Dec 15. Dec 17, 1909. 7:1965-58 and 59. A \$22,000-\$54,000. other consid and 100
- 128th st W, No 241, n s, 367 e 8th av, 16x99.11, 3-sty and basement stone front dwelling. Wm H Smith, EXR Lavinia M Seaman to Edna F E Spear (Seaman) and Wilbur S Seaman, HEIRS Lavinia M Seaman. Dec 20. Dec 21, 1909. 7:1934-16. A \$7,000-\$9,000. other consid and 100
- 129th st W, No 208, s s, 113 w 7th av, 19x99.11, 5th av, Nos 1486 and 1488, w s, 100.11 n 119th st, runs w 135.11 x s 35 x s e 67.3 x e 75.2 to av, x n 52.3 to beginning, two 5-sty brk tenements and stores. Nicholas C L Beversten and Catharina his wife to Matilda Schierenbeck. All liens. Dec 21. Dec 22, 1909. 7:1934-38. A \$8,300-\$12,500; 6:1718-35 and 36. A \$37,000-\$69,000. other consid and 100
- Same property. Matilda Schierenbeck to Nikolaus C L Beversen. All liens. Dec 22, 1909. 7:1934; 6:1718. other consid and 100
- 133d st W, No 26, s s, 335 w 5th av, 25x99.11, 5-sty brk tenement. FORECLOS, Dec 8, 1909. David Thomson referee to Emma Britz. Dec 20, 1909. 6:1730-50. A \$10,000-\$22,000. 10,500 over and above 1st mort for 10,000
- 133d st W, No 206, s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. Asher Simon Realty Co to Monie Klein. All liens. Dec 20, 1909. 7:1938-41. A \$16,500-\$36,000. 100
- 134th st W, No 183, n s, 250 e 7th av, 25x99.11, 5-sty brk tenement and store. Hersch Frank to Pauline Nechols. Mort \$17,000. Dec 16. Dec 17, 1909. 7:1919-12. A \$11,000-\$19,500. other consid and 100
- 137th st W, Nos 26 and 28, s s, 285 w 5th av, 50x99.11, 6-sty brk tenement. FORECLOS, Dec 17, 1909. Henry B Hammond referee to Samuel Kramer. Mort \$43,000. Dec 17. Dec 18, 1909. 6:1734-48. A \$19,000-\$59,000. 2,300
- 137th st W, No 13¾, n s, 245 w 5th av, 40x99.11, 6-sty brk tenement. Deed in trust. John B Nail to Wm H Wellbrock in trust to secure indebtedness on notes for \$23,000. Mort \$44,900. Dec 21. Dec 22, 1909. 6:1735-27. A \$15,000-\$47,000. other consid and 100
- 137th st W, No 13¾, n s, 245 w 5th av, 40x99.11, 6-sty brk tenement. Wm E Jackson to John B Nail. Mort \$44,900. Dec 9. Dec 22, 1909. 6:1735-27. A \$15,000-\$47,000. other consid and 100
- 158th st W, n s, 150 w Broadway, runs n 115 x w 75 x s 97.7 Riverside Drive | to e s Riverside Drive x s 23.3 to 158th st x e 59.7 to beginning, vacant. Annie Brown to Brown Bros, Inc, owners and builders, a corpn. Mort \$45,500. Dec 15. Dec 17, 1909. 8:2136-7. A \$—\$. nom
- 160th st W, s s, 375 w Broadway, and 78.4 w Fort Washington av, 50x125, vacant. Arnold H E Schramm to Kiva Sapiro. Mt \$17,500. Dec 6. Dec 20, 1909. 8:2136-part lot 16. A \$—\$. other consid and 100
- 160th st W, s s, 425 w Broadway, 50x125, vacant. Lucy W Whitney to Kiva Sapiro. All liens. Dec 20, 1909. 8:2136-part lot 18. A \$—\$. other consid and 100
- 160th st W, s s, 375 w Broadway, 100x125, vacant. Kiva Sapiro to Isaac M Berinstein. Mort \$36,500. Dec 20, 1909. 8:2136-part of lots 16 and 18. A \$—\$. 100
- 164th st W, No 461, n s, 175 e Amsterdam av, 25x105.10, 5-sty brk tenement. Lucy Adler to Kate Gerber widow. Mort \$10,500. Dec 20. Dec 21, 1909. 8:2111-40. A \$7,500-\$22,500. other consid and 100
- Same property. Kate Gerber, widow, and ano to Lucy Adler. Mort \$10,500. Dec 20. Dec 21, 1909. 8:2111. other consid and 100
- 180th st W, Nos 719 to 723, n s, 144.5 e Fort Washington av, 85x110, 6-sty brk tenement. Friedman Construction Co to John F Haase and Louis Sasse. Morts \$110,000. Dec 15. Dec 17, 1909. 8:2176-152. A \$13,600-\$—. other consid and 100
- 181st st W, n s, 75 w Audubon av, 50x100, vacant. De Ruyter Van Orden to Van Orden Construction Co. Mort \$60,000. Dec 20. Dec 21, 1909. 8:2154-24. A \$24,000-\$24,000. 100
- 211th st W, s s, 175 e 9th av, 100x86.6x-x79.2, vacant. |
- 211th st W, s s, 325 e 9th av, 50x92.10x-x90, vacant. |
- Annie Ormiston and Isabella McCormack to Lincoln McCormack. B & S. Dec 7. Dec 23, 1909. 8:2191-13 to 15, 19 and 20. A \$12,600-\$12,600. other consid and 100
- Av A, Nos 1339 and 1341, w s, 75 s 72d st, 50x100, two 5-sty brk tenements and stores. Blanche A Danciger to Jacob Doniger. Mort \$25,000. Dec 22. Dec 23, 1909. 5:1466-24 and 25. A \$18,000-\$40,000. other consid and 100
- Av C, No 192, e s, 52.6 s 12th st, 25x62.6, 4-sty brk tenement and store. Morris Goldstein to Rachel Goldstein. 1-3 part. Mort \$—\$. July 9. Dec 21, 1909. 2:381-6. A \$10,000-\$13,500. other consid and 100
- Amsterdam av, Nos 383 to 391 | s e cor 79th st, 102x100, two 7-sty 79th st, Nos 172 and 174 | brk tenements, stores on av. Pittsburgh Life & Trust Co to Westown Realty Co. Dec 15. Dec 17, 1909. 4:1150-61 and 63. A \$115,000-\$280,000. other consid and 100
- Same property. Washington Life Ins Co to same. Q C. Dec 15. Dec 17, 1909. 4:1150. other consid and 100
- Same property. Westown Realty Co to Nova Realty Co. Dec 16. Dec 17, 1909. 4:1150. other consid and 100
- Amsterdam av, Nos 1109 and 1111. Release of rents under assignment recorded Mar 29, 1909. Nathan J Packard and ano to Caroline Uhlig. Oct 26. Dec 20, 1909. 7:1867. nom
- Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100. |
- Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100. |
- Release assignment of rents. Nathan J Packard and ano to Caroline Uhlig of Richmond Borough, N Y. Nov 23. Dec 22, 1909. 6:1595; 7:1867. nom
- Amsterdam av, Nos 1488 and 1490, w s, 80 s 134th st, 39.10x100, 6-sty brk tenement and stores. Hettie Schattman to Chas W Schattman. B & S. Mort \$41,000. Nov 20. Dec 23, 1909. 7:1987-33. A \$19,100-\$60,000. nom
- Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4, with all title to strip adj above on south, 0.1x96.4, 8-sty brk loft and store building. Margaret L Gibson to Erna Englander. All liens. Dec 14. Dec 18, 1909. 2:530-38. A \$31,000-\$60,000. 100
- Same property. Joseph Wieselthier to same. Q C. Dec 17. Dec 18, 1909. 2:530. nom
- Same property. Release dower. Mary wife Joseph Wieselthier to same. Q C. Dec 17. Dec 18, 1909. 2:530. 100
- Broadway, Nos 2580 to 2586 | n e cor 97th st, 100.11x165 to c 1 97th st, No 231 | former Bloomingdale road x — to n s 97th st x 149.7, 7-sty brk tenement. Harcourt Realty Co to Caroline Bookman, Joseph E Hoffman and Samuel Bookman TRUSTEES Jacob Bookman dec'd. All liens. Dec 9. Dec 17, 1909. 7:1869-20. A \$160,000-\$400,000. other consid and 1,000
- Broadway, | s w cor Hawthorne st, runs s 196.5 x w 100 x n Hawthorne st | 50 x w 25 x n 147.11 to s s Broadway, x e 125 to beginning, vacant. Rebecca Elias to Frank L Nugent. Dec 20, 1909. 8:2234-16 to 21. A \$47,500-\$47,500. other consid and 100
- Broadway, e s, 236.3 s Academy st, runs n 86.3 x e 136.11 x s 62.9 x w 138.6 to beginning, 2-sty frame dwelling and vacant. The TRUSTEES of the Dyckman Library to Wm L Fawcett. B & S. Dec 17. Dec 20, 1909. 8:2233-16. A \$25,500-\$25,500. other consid and 100
- Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.1, vacant. Five Boroughs Realty Co to Henry R Mygatt. Dec 20. Dec 21, 1909. 8:2233-6 to 9. A \$32,000-\$32,000. other consid and 100
- Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.1, vacant. Henry R Mygatt to Walter J M Donovan. Dec 20. Dec 21, 1909. 8:2233-6 to 9. A \$32,000-\$32,000. other consid and 100
- Broadway, | n w cor 113th st, 175.11x100, vacant. Geo F Johnson 113th st | to Broadway & 113th Street Company. B & S and C a G. Mort \$225,000 and all liens. Dec 9. Dec 22, 1909. 7:1895-55 to 61. A \$154,000-\$154,000. other consid and 100

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Broadway or Boulevard Lafayette 157th st 000. Dec 20. Dec 22, 1909. 8:2134-part lot 90. A \$-\$. other consid and 100
Broadway late 156th st 90. A \$-\$. Same property. Mary A Franklin to Fleischmann Bros Co, a corp. Morts \$312,000. Dec 21. Dec 22, 1909. 8:2134. other consid and 100
Central Park West, No 329 93d st, No 2 34. A \$140,000-\$300,000. other consid and 1,000
Claremont av, Nos 182 to 186, e s, 100 n 125th st, 120x100, three 5-sty brk tenements. Nova Realty Co to Westown Realty Co. Morts \$151,500. Dec 16. Dec 17, 1909. 7:1993-106 to 108. A \$67,200-\$150,000. other consid and 100
Claremont av, e s, 300 n 122d st, 75x115.3 to c l former Bloom- ingdale road 75.3x121.2, vacant. J Clarence Brennan to Geo E Greenbaum. Mort \$54,000. Dec 2. Dec 18, 1909. 7:1993 -57 to 59. A \$30,000-\$30,000. other consid and 100
Lenox av, Nos 343 and 345, w s, 40 n 127th st, 39.11x100, two 4-sty brk tenements and stores. Bernhard Greeff to Harry Bierhoff. 1/2 part. Mort \$40,000. June 26, 1907. Dec 20, 1909. 7:1912-31. A \$35,000-\$51,000. other consid and 100
Lenox av, Nos 620 and 622, e s, 49.11 n 141st st, 50x100, 6-sty brk tenement and stores. FORECLOS, Dec 8, 1909. Isaac F Russell referee to Aaron Goodman. Mort \$42,000 and all liens. Dec 16. Dec 17, 1909. 6:1739-3. A \$33,000-\$73,000. 19,000
Lexington av, No 717, e s, 40.5 s 58th st, 20x65, 3-sty and base- ment stone front dwelling. Meyer Feuchtwanger to Carrie Schwab. Dec 13. Dec 20, 1909. 5:1312-51. A \$16,000-\$20, 000. other consid and 100
Lexington av, No 632, w s, 21.5 s 54th st, 18x70, 3-sty and base- ment stone front dwelling. Abraham Schwab to Caroline K Everett. Mort \$15,000. Dec 17. Dec 20, 1909. 5:1308-58. A \$10,500-\$13,500. 100
Lexington av, No 297 37th st, No 125 37th st, No 125 1881. Re-recorded from May 19, 1881. Dec 20, 1909. 3:893-25. A \$39,000-\$51,500. 17,000
Lexington av, No 653, e s, 20 s 55th st, 18.6x80, 4-sty and base- ment stone front dwelling. Emma Moss and Morris Meyers EXRS Henry Moss to Solomon D and Geo H Moss. Mort \$10, 000. Dec 15. Dec 22, 1909. 5:1309-50 1/2. A \$13,000-\$17, 000. 20,000
Same property. Solomon D and Geo H Moss to Emma Moss. 1-3 part. Mort \$10,000. Dec 15. Dec 22, 1909. 5:1309. nom
Madison av, No 1047 80th st 80th st Fannie Hamlin to Herman Wronkow (party 2d part omitted from caption). Mort \$65,000. June 22. Dec 22, 1909. 5:1491-51. A \$55,000-\$70,000. omitted
Madison av, No 1045, e s, 66.2 s 80th st, 19x82, 4-sty stone front dwelling. Fannie Hamlin to Herman Wronkow. Mort \$35,000. Nov 18. Dec 22, 1909. 5:1491-51 1/2. A \$31,500-\$41,000. omitted
Madison av, Nos 706 and 708 63d st 63d st Ruth- erford Realty Co to Oliver J Wells. C a G. Mort \$-. Nov 1, 1907. Dec 21, 1909. 5:1377-58. A \$110,000-\$140,000. other consid and 100
St Nicholas av 150th st 29. A \$28,800-\$28,800. other consid and 100
St Nicholas av, No 416, e s, 197.10 n 130th st, 32x125, 5-sty brk tenement. Patrick A O'Loughlin et al to Stephen McDermott. Mort \$28,000. Dec 20, 1909. 7:1958-62. A \$18,000-\$35,000. other consid and 100
West End av, No 658 92d st 92d st Melancthon S Ayers to Ernest A Du Brul. Mort \$36,000. Dec 14. Dec 17, 1909. 4:1239-61. A \$19,000 - \$32,000. nom
West End av, No 627, w s, 83.5 n 90th st, 18x82, 4-sty and attic brk dwelling. Mabel A, wife Thos F Gilroy, Jr to Henry C Scofield, of Stamford, Conn. Dec 3. Dec 23, 1909. 4:1251-20. A \$12,000-\$30,000. 100
West Broadway, No 175 (71), e s, 50 n Worth st, 20.1x27.1x20x 26.10, with all title to alley adj on north, 4-sty brk loft and store building. Albert R Palser et al to Warren E Harwood. Morts \$13,500. Dec 3. Dec 18, 1909. 1:176-14. A \$9,500- \$13,500. other consid and 100
1st av, Nos 1704 and 1706, e s, 39 n 88th st, 36.6x86, 6-sty brk tenement and stores. Morris Schlossman to Schlossman Realty Co, a corp. All liens. Dec 20, 1909. 5:1568-3. A \$16,000- \$40,000. other consid and 100
1st av, No 1602 83d st, No 401 83d st, No 401 store. Geo C Engel to Ludwig Rosenberg. Mt \$30,000. Dec 16. Dec 20, 1909. 5:1563-1. A \$18,000-\$33, 000. other consid and 100
1st av, No 1517, w s, 52.2 n 79th st, 25x100, 4-sty stone front tenement and store. Joseph E Newburger and ano EXRS Pat- rick Keenan to Hattie Berliner. Dec 13. Dec 20, 1909. 5:1542 -25. A \$12,000-\$20,000. 28,000
1st av, No 2272, e s, 25.2 s 117th st, 20.5x94, 4-sty brk tenement and store. John J Dixon to Margaret F Murphy. 1/2 part. All liens. Nov 12. Dec 18, 1909. 6:1710-48. A \$7,000-\$13,000. other consid and 100
1st av, No 157, w s, 46.2 s 10th st, 23.1x72, 5-sty brk tenement and store. Max Mandel to Jacob Finkelstein. 1/2 part. Mort \$21,750. Feb 18, 1907. Dec 22, 1909. 2:451-34. A \$17,000- \$22,000. other consid and 100
1st av, No 2288, e s, 56.8 s 118th st, 18.10x75, 4-sty brk tene- ment and store. Ike Falevitch to Annie Falevitch his wife. Mort \$6,500. Dec 22, 1909. 6:1711-48 1/2. A \$6,000-\$11,000. 100

2d av, No 1030, e s, 120.5 s 55th st, 20x64, 4-sty stone front tene- ment and store. William Wetterer EXR & Sophia Hartmann to Charles and Otto Krauth, Louise Westervelt and Carrie E and Anna Krauth. Mort \$6,000. Dec 8. Dec 18, 1909. 5:1347-3. A \$9,000-\$13,000. 14,000
2d av, No 2288. Agreement as to release of bond under mort- gage for \$20,000. Herman M Weaver with Oscar Englander. Dec 1. Dec 20, 1909. 6:1689. nom
2d av, No 1110, e s, 75.3 s 59th st, 25.1x100, 4-sty brk tenement and store. Abraham J Smith to Samuel Luria. Mort \$22,000. Nov 3. Dec 21, 1909. 5:1351-52. A \$18,000-\$27,000. nom
2d av, No 1905, w s, 52 n 98th st, 26x75, 5-sty brk tenement and store. FORECLOS Nov 17, 1909. Dudley F Malone, ref, to Matilda Fitzsimons. Dec 22, 1909. 6:1648-23. A \$10,000 - \$19,000. 17,000
2d av, No 1903, w s, 26 n 98th st, 26x75, 5-sty brk tenement and store. FORECLOS, Nov 17, 1909. Dudley F Malone, ref, to Matilda Fitzsimons. Dec 22, 1909. 6:1648-22. A \$10,000 - \$19,000. 17,000
2d av, No 334, e s, 76.10 n 19th st, 15.1x100, 4-sty brk tenement and store. Celia Hornichter to N Y Skin & Cancer Hospital, a corp. Mort \$14,000. Dec 23, 1909. 3:925-4. A \$9,500- \$15,000. other consid and 100
3d av, No 1497, e s, 76.7 n 84th st, 25.6x100, 5-sty brk tenement and store. Sarah Maas to Karl Maas. 1/2 part. Mort \$28,000. Jan 2, 1907. Dec 21, 1909. 5:1530-4. A \$23,000-\$35,000. nom
5th av, No 864 68th st, Nos 2 and 4 68th st, Nos 2 and 4 25 x n 100.5 to s s 68th st x w 125 to be- ginning, 5-sty stone front dwelling and part 2-sty brk gallery. 68th st, s s, 125 e 5th av, 28x100.5, part 2-sty brk gallery. 5th av, No 860, e s, 60.5 s 68th st, 40x100, 2-sty stone front gal- lery. This lot sub to mort for \$25,000. 69th st, No 139, n s, 150 e Lexington av, 25x100.5, 3-sty brk stable. Deed and agreement. Mary A Yerkes, widow of Chas T Yerkes, late of Chicago, Ill, to Chas C Burlingham as receiver of Under- ground Electric Railways Company of London (Lim), complain- ant agt Louis S Owsley as EXR Chas T Yerkes, deed, and Mary A Yerkes et al respondents. Q C. All title other than her right of dower. Dec 13. Dec 18, 1909. 5:1382-69 and 72. A \$1,040,000-\$1,500,000. 1404-26. A \$20,000-\$38,000. as per an agreement
5th av, No 2159 132d st, No 2 5th av, No 298 31st st, No 2 8th av, No 244, e s, 79.2 n 22d st, 19.8x83, 4-sty brk tenement and store. Samuel Carey and Edmund L Baylies, TRUSTEES under deed of trust to Eliz C Bentinck, widow of Wm G C Bentinck, of London, Eng. Nov 30. Dec 23, 1909. 3:772-5. A \$16,000- \$20,000. nom
8th av, Nos 271 to 277 24th st, No 300 8th av, Nos 2745 to 2755 146th st, No 303 147th st, Nos 300 to 304 185th st, Nos 556 and 558, s s, 200 e St Nicholas av, late 11th av, 100x79.11, two 5-sty brk tenements. Rachel Simon et al to Realty Transfer Co, a corp. All liens. Nov 30. Dec 18, 1909. 7:2045-28, 31, 33, 36 and 37. A \$73, 000-\$238,000; 8:2157-13 and 15. A \$24,000-\$84,000. other consid and 100
10th av, No 513, w s, 74.3 s 39th st, 24.6x75, 5-sty brk tenement and store. Harry N Kohn to Lina Weil. Morts \$16,000. Dec 15. Dec 17, 1909. 3:710-33. A \$12,000-\$17,500. nom

MISCELLANEOUS.

Copy of last will of Lyman H Day. March 2, 1876. Dec 21, 1909.
General release. Agnes Myers LEGATEE Maria La Costa decd to James M La Coste exr Marie La Coste. Nov 24. Dec 20, 1909. 162.58
Power of attorney. Sarah E Furnald widow, EXR, &c, Francis P Furnald to Richard Kelly. June 29. Dec 17, 1909. P A.
Power of attorney. Clara E Howe to Jos P Howe. May 3, 1907. Dec 18, 1909.
Power of attorney. Julius D Ichenhaser to Julius S Adutt. May 14. Dec 22, 1909.
Power of attorney. Carrie B Bernheimer to Meyer Stern. Oct 20. Dec 22, 1909.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).
*Bronx Terrace, e s, 328.6 s 224th st, late 10th av, 29.9x105, Wakefield. George Ruser to Louis Meister. Dec 21. Dec 22, 1909. other consid and 100
*Bronx terrace 226th st Wakefield, except part for streets, with all title to award for opening Bronx Boulevard. Wm E Diller to Edward J L Raldiris. All liens. Sept 30. Dec 23, 1909. nom
Crotona Park East, No 1606 (Penfold av), ss, 154 e Suburban pl, 22x101.10x27x108, 3-sty frame dwelling. Mathias Haffen to Fanny Simonoff. Dec 18. Dec 22, 1909. 11:2939. 100
Dawson st, No 787, n w s, 125 s w Longwood av, 25x100, 3-sty brk dwelling. Mary Hausstein to Jane M Knox. Mort \$8,000. Dec 14. Dec 17, 1909. 10:2695. other consid and 100
Same property. Jane M Knox to Wm R Hausstein and Mary his wife. B & S and C a G. Mort \$8,000. Dec 14. Dec 17, 1909. 10:2695. other consid and 100
Fairmount pl, No 871, n s, 278.5 w Southern Boulevard, 25x100, 2-sty frame dwelling. The Bremen Realty & Construction Co to Louise E Weiffenbach. Mort \$5,500. Dec 21. Dec 22, 1909. 11:2960. nom

Hewitt pl, w s, 135 n Macy pl, runs w 100 x n 5 x w 141.11 x n 40 x e 112.6 x n 5.5 x e 129.5 to pl x s 50.5 to beginning, vacant. 174th Street Construction Co to Jacob Goldberg and Max Smith. Morts \$14,000. Dec 20. Dec 21, 1909. 10:2688, 2695. other consid and 100

Hewitt pl, late Whitman st, w s, 119.6 n w 156th st, runs w 128.3 x n 19.3 x n e 8.10 x e 129.8 to st, x s 25 to beginning, vacant. John J Stanton to John Higgins. Q C. Dec 18. Dec 20, 1909. 10:2688, 2695. nom

*Jones st, e s, 625 s Jefferson av, 25x100. Land Co A of Edenwald to Samuel Goldstein. All liens. Dec 13. Dec 22, 1909. nom

Loring pl, e s, 177.11 n 183d st, 130x110x137x110.4, vacant. Release mort. Mary T Clark et al to Wm D Peck. Sept 15. Dec 17, 1909. 11:3225. 7,000

*Main st, e s, 200 n Pilot av, 100x— to high water mark on east shore of City Island. Release mort. Adele Kneeland, EXTRX, & Charles Kneeland to Robert Jacob. Dec 21, 1909. 13,000

Manida st, w s, 275 s Spofford av, 25x100, vacant. Empire Development Co to John B Dosso. Dec 15. Dec 20, 1909. 10:— other consid and 100

Minford pl, Nos 1447 to 1453, w s, 200 s 172d st, 103x100, four 4-sty brk tenements. The Arthur W Wall Building & Construction Co to Aqueduct Construction Co. All liens. Dec 20. Dec 21, 1909. 11:2977. nom

*Oaks st, w s, 153 s Beech st, and being lots 176 and 177 map (No 647 in Westchester Co) of S L Haight, Westchester, 50x100. Jefferson M Levy to Elda E Shaffer, of Yonkers, N Y. B & S. Dec 20. Dec 21, 1909. nom

*Same property. Elda E Shaffer to Joseph L Fries. Mort \$1,000. Dec 20. Dec 21, 1909. other consid and 100

*Schofield st, n s, lot beginning at s w cor adj land of N Y City formerly of James Lockyer, runs n 119 to land of Samuel Billar x e 50 to land Mary A Booth now of Thos G Coughlin x s 119 to st x w — to beginning, City Island. Wm H Roberts to John F Barry. Correction deed. Dec 9. Dec 17, 1909. 100

Seabury pl | s e cor 172d st, 50x100 and being lots 119 and 120 172d st | map (No 1100) of 300 lots controlled by Henry Morgenthau, vacant. FORECLOS, Nov 18, 1909. Adam Wiener, ref to Sarah Spero. Dec 20, 1909. 11:2977, 2966 and 2967. 8,500

Same property. Sarah Spero to Henry Gundlach. Dec 20, 1909. 11:2977, 2966 and 2967. 100

Seabury pl | s e cor 172d st, 50x100, and being lots 119 and 120 172d st | map (No 1100) of 300 lots controlled by Henry Morgenthau, vacant. Henry Gundlach to Boulevard Construction Co. Mort \$8,500. Dec 21. Dec 22, 1909. 11:2977. 12,500

*Sheil st, n s, lot begins 399.4 e 4th av (4th st) and 100 s 1st st (1st av), runs w 50 x s 95 to n s Sheil st x e 50 x n 95 to beginning, Wakefield. Chas H Guckian to Anna wife of and Theodore Merklinger. Mort \$3,000. Dec 16. Dec 18, 1909. other consid and 100

*Shiel st, s s, 200 e 6th av, and being lots 830 and 831 map of Laconia Park, 50x100. Wm H Brown to Melrose Realty Co. All liens. Dec 20. Dec 23, 1909. 100

*4th st, e s, 100 n e Union av, 20x100, Westchester. Caroline B Witherbee to Franz Marquardt. Dec 2. Dec 18, 1909. other consid and 100

135th st, No 621 (883), n s, 542.6 e St Anns av, 40.3x100, 5-sty brk tenement. Mary E Mack to Henry A Wood of Essex Co, N J. Q C. All liens. Dec 10. Dec 17, 1909. 10:2548. 100

135th st, No 621, n s, 544.6 e St Anns av, 40x100, 5-sty brk tenement. Henry A Wood to E Cornelia Mahr. C a G. Morts \$33,000 and all liens. Dec 22. Dec 23, 1909. 10:2548. 300

137th st, No 410, s s, 125 e Willis av, 25x100, 4-sty brk tenement and store. Jacob Roeser of Brooklyn, to Marie M Roeth of Brooklyn. Morts \$10,000. Dec 17. Dec 20, 1909. 9:2281. gift

138th st, No 605, n s, 360.8 e St Anns av, 39.3x100, 6-sty brk tenement and stores. Nellie W Gehle to Thomas Bennetts and Harold D Watson, both of Kings County. Morts \$45,714.28. Dec 15. Dec 23, 1909. 10:2551. nom

142d st, No 430 (686), s s, 290 e Willis av, 15x100, 2-sty brk dwelling. Mary C Mahoney to Thomas Dalton. Morts \$4,250. Dec 22. Dec 23, 1909. 9:2286. other consid and 100

154th st, s s, 270.3 e Morris av, 50x100, vacant. Daniel J Travers to John Haffen. Dec 20. Dec 21, 1909. 9:2413. other consid and 100

155th st, No 387, n s, 300 e Courtlandt av, 25x100, 2-sty frame dwelling. William Rapp to Conrad Rapp. Dec 17. Dec 18, 1909. 9:2402. nom

155th st, No 274, s s, 68.3 e Morris av, 27.6x86.6, 4-sty brk tenement. Philip Wattenberg to Minnie V Minogue. Mort \$11,500. Dec 1. Dec 20, 1909. 9:2414. other consid and 100

158th st, Nos 562 and 564, s s, 100 w St Anns av, 66.8x100, two 6-sty brk tenements. Valerie Frank to Mary A Hamilton. Mort \$52,000. Dec 20. Dec 21, 1909. 9:2360. other consid and 100

163d st, No 931, w s, 86.5 n 162d st, 20.8x67.8x19.10x73.6, 3-sty brk tenement. J C Gaffney Construction Co to Emil F Blechner. Mort \$8,000. Dec 21. Dec 22, 1909. 10:2690. nom

169th st, n s, 98 e Shakespeare av, 26.1x73.10x24x64.6, 1-sty frame stable. Herman H Schurmann to Catherine Daly. Dec 2. Dec 22, 1909. 9:2506. nom

169th st, No 126, s s, abt 145 e Walton av, —x—, and being lots 30 and 31 map of Inwood at Morrisania and West Farms, two 2-sty frame dwellings and 1-sty brk stable in rear. Frank J Falvella, HEIR, & Augusta Falvella to Joseph Falvella, Jr. All title. Dec 17, 1909. 9:2466. nom

176th st, No 700 (Woodruff av) | s w s, at s e s Crotona av Crotona av, No 1844 | (Grove st), 120x91.4, two 2-sty frame dwellings and vacant. Lydia A Spencer to The Crotona Avenue Realty Co. All liens. Dec 18. Dec 20, 1909. 11:— 2949. other consid and 100

180th st, s s, 100 w Honeywell av, 50x133, except part for 180th st, vacant. John A Steinmetz to Jacob Jensen Co, a corpn. Mort \$5,000. Dec 21. Dec 22, 1909. 11:3123. other consid and 100

182d st, s s, 28 e Belmont av, 26.4x100.9x25.6x87.3, vacant. Eugene Spock to William Hodgson. Mort \$1,750. Dec 16. Dec 21, 1909. 11:3083. other consid and 100

180th st, No 583 (865), n s, 45.5 e Lafontaine av, 25.3x116.10x 25x113.1, 3-sty frame tenement. Julia N Rinschler to Katherine Doris. Mort \$4,500. Dec 17. Dec 20, 1909. 11:3062. other consid and 100

182d st, late | n e s, at s e s Adams st or pl, runs n e 201 Kingsbridge road | x s e 100 x s w 100 x n w 20 x s w 126 to Adams pl or st | road, x n w 84 to beginning, except part for 182d st, vacant. Anna Fixman and Ferdinand Marx to Weiher Construction Co. Mort \$14,000. Dec 15, 1909. 11:3071. Reprinted from last issue when lines were separated. other consid and 100

*223d st, late 9th av, n s, 130 e White Plains road and being east 1/2 of lot 678 map Wakefield, 50x114. Walter Grant to John J Zuelch. All liens. Dec 17. Dec 20, 1909. other consid and 100

*233d st, n e s, 31.4 s e Bronxwood av, 31.4x114.5x24.4x94.8, Eastchester. Julie C Tompkins, EXTRX Julie Coombe to Vincent De Meo. Nov 29. Dec 21, 1909. 925

*233d st, n e s, 62.8 s e Bronxwood av, 31.4x134.1x24.4x114.5. Same to Joseph Merendino and Vincent Bentivegna. Nov 29. Dec 21, 1909. 925

*234th st, n s, 130.6 e 2d st or av, 25x114.6, Wakefield. Max Germansky to Anna La Velle. Morts \$4,400. Dec 16. Dec 17, 1909. other consid and 100

*235th st, late 21st av, s s, 105.6 e Carpenter av, 20.1x114.6. 235th st, late 21st av, s s, 125.7 e Carpenter av, 20x114.6. 235th st, late 21st av, s s, 145.7 e Carpenter av, 20x114.6. Germansky Construction Co to Emilie Gieberich. Mort \$13,500. Dec 20. Dec 22, 1909. nom

Arthur av | s e cor 182d st, late road from West Farms to Ford-182d st | ham, 92x100x76x100.7, except part for av and East 182d st, vacant. Fred H Scheib to Central Bronx Realty Co. Mort \$6,750. Aug 19. Dec 17, 1909. 11:3070. nom

Andrews av, e s, 300.3 n 183d st, 161.1x100, vacant. Release mort. Mary T Clapp et al to Wm D Peck. June 29. Dec 17, 1909. 11:3218. 8,000

*Amundson av | e s, 400 s Nelson av, 50x130 to w s Pratt av x51.6 Pratt av | x142.4. Land Co "C" of Edenwald to Marv J Manning. Nov 10. Dec 21, 1909. nom

Anthony av | s e cor 174th st, 21.9x100.2 to w s Carter av x23.1x Carter av | 100.5, 2-sty frame dwelling. Brown & Root Co to 174th st | The S S Brown Co, a corpn. All liens. Dec 21. Dec 23, 1909. 11:2889. nom

Aqueduct av, No 2348, abt 296 s Fordham road, e s, and 41.8 s from n line lot 9, runs e 101.2 to w s old Croton Aqueduct and s 41.8 x w 101.6 to av x n 41.8 to beginning, being lot 11 and parts of lots 10 and 12 amended map (No 288) of Cammann Estate at Fordham Heights, 4-sty brk tenement. William Evans to Annie F, wife William Evans. Mort \$21,000. Dec 21. Dec 22, 1909. 11:3212. gift

*Boston road | s e s, at w s proposed Palmer st, and 462.9 e Bay-Palmer st | chester av proposed, runs s e along w s Palmer st, 145.6 x s w 100 x w 25 x n e 25 x n w 110.5 to av, x n e 36.5 and 39.4 to beginning. Abraham Edmonds to John McKee. Mort \$1,500. Dec 16. Dec 20, 1909. other consid and 100

*Blondell (Franklin) av, w s, 112.6 s Grant st, runs w — x s e — x n e — to av x n 12 to beginning, Westchester. Georg Joseph to Maria wife of Georg Joseph. Nov 26. Dec 20, 1909. nom

Briggs av, No 2856, s e s, 128.8 n e 198th st, 25x100, 2-sty frame dwelling. Mary Dermody to Patrick Burke. Mort \$5,000. Dec 3. Dec 21, 1909. 12:3296. other consid and 100

Briggs av, No 2860, e s, 178.8 n 198th st, 16.8x100, 2-sty frame dwelling. William Corbett to Susan Singon. Morts \$3,000. July 15. Dec 21, 1909. 12:3296. other consid and 100

Briggs av, No 2860, e s, 178.8 n 198th st, 16.8x100, 2-sty frame dwelling. Susan Singon to William Corbett. Mort \$3,000. July 15. Dec 21, 1909. 12:3296. other consid and 100

Brook av, No 1525, w s, 75 s Wendover av, 25x60x26.11x70.2, 6-sty brk tenement and stores, Annie Prochaska and ano to Amelia R Muller, of Yonkers, N Y. Morts \$15,000. Nov 13. Dec 21, 1909. 11:2896. other consid and 100

*Burdett av, s s, 225 w Fort Schuyler road, and being lot 10 map (No 1098) of Tremont Heights, 25x100. The Lamport Realty Co to Morris Goldberg. Dec 17. Dec 18, 1909. other consid and 100

*Cortland av, w s, 100 s Hazel st, —x—, and being lot 528 mortgage map of the Arden property at Westchester. Release mort. Annie V Taylor to Walter W Taylor. Nov 18. Dec 17, 1909. nom

Crotona Parkway, late North st at junction of West st, runs n e West st | along North st 50.6 x s e 90 x s w 50 to West st x n w 82 to beginning, except part for Crotona Parkway, 2-sty frame dwelling and vacant. Annie G Dixon to Margt F Murphy. 1/2 part. B & S. All liens. Nov 11. Dec 18, 1909. 11:3119. other consid and 100

Davidson av, No 1907, w s, 75 n 177th st, 25x87.9x25.11x80.11, 4-sty brk dwelling. Release mort. Augusta Clock to John Massimino Co. Dec 9. Dec 17, 1909. 11:2862. 1,125

Decatur av, No 3164, e s, 163.4 s 205th st, 16.8x112.6, 2-sty frame dwelling. Harry C Johnson to Mary A wife Harry C Johnson. B & S. All liens. Mar 31. Dec 17, 1909. 12:3353. nom

*Ellison av | e s 200 s Latting st, 25x90.4 to w s Edwards av x Edwards av | 26.6x81.5, Westchester. Mary B Starrett to Peter J Stumpf. Dec 21, 1909. other consid and 100

Eagle av, No 825 | n w cor 159th st, 50x100, 2-sty frame dwelling 159th st | and vacant. Max Powell to James Harris. Mort \$5,000 and all liens. Dec 20. Dec 21, 1909. 10:2619. other consid and 100

Fulton av, w s, 92.6 s 175th st, 41x100, vacant. Release mort. Norton A Kent to La Velle Construction Co. Dec 9. Dec 18, 1909. 11:2930. nom

Fulton av, w s, 92.6 s 175th st, 41x100, vacant. Release mort. Broadway Savings Inst of City of N Y to Lavelle Construction Co. Dec 15. Dec 20, 1909. 11:2930. 10,000

Grant av, No 951, w s, 135.9 n 163d st, 20x95.2, 3-sty brk dwelling. Wm F A Kurz to Minnie A wife Wm F A Kurz. Dec 23, 1909. 9:2446. gift

Grand Boulevard and Concourse | n e cor Burnside av, 50x99.6x73x Burnside av | 102.2, vacant. Henry W Burfeind to John J Beisiegel. All title. B & S. Dec 17, 1909. 11:3161. other consid and 100

Hughes av, No 2508, on map No 2506, e s, 112.10 s Pelham av, 25x87.6, 3-sty brk tenement and store. Oliver Hodgson to Eugene Spock, of Yonkers, N Y. Mort \$6,250 and all liens. Dec 18. Dec 21, 1909. 11:3078. other consid and 100

Heath av | n w cor Kingsbridge road, runs n — to land of Kingsbridge road | Bailey x n w 225 to e s Bailey av x s — to road Bailey av | x e — to beginning, with all title to strip at n e cor Kingsbridge road and Bailey av; also to strip on e s Bailey av extending s from n boundary line which were formerly in bed of the old road from Williamsbridge to Yonkers, two 2-sty frame dwellings and 3-sty frame dwelling and vacant. Edwin S Bennett to the Northern Union Gas Co, a corpn. B & S. Mort \$120,000. Nov 23, 1907. Dec 23, 1909. 12:3259. 100

Jackson av, Nos 1172 and 1174, e s, 155.6 n Home st, 50x87.6, 5-sty brk tenement.

Jackson av, Nos 1176 and 1178, e s, 200.6 n Home st, 50x87.6, 5-sty brk tenement. Louis Stern to Morris Dreiblatt of Brooklyn. B & S. Morts \$79,500. Dec 1, 1908. Dec 22, 1909. 10:2652. other consid and 100

Katonah av | n w cor 240th st, 40x100.
240th st
Katonah av, w s, 80 n 240th st, 80x100, and being lots 306, 307,
310, 326, 327 and 328 map of Woodlawn Heights belonging to
Edw K Willard, each lot 20x100, except part for Katonah av.
vacant.
Max Reese to Harry Bierhoff. 1/2 part. Mort \$3,000. Dec 6.
Dec 20, 1909. 12:3381. nom

Lafayette av or st, n s, 50 w Faile st, 50x100, vacant. Mary
Hausstein to Jane M Knox. All liens. Dec 15. Dec 17, 1909.
10:2764. other consid and 100

Same property. Jane M Knox to Wm R Hausstein and Mary his
wife. B & S and C a G. All liens. Dec 14. Dec 17, 1909.
10:2764. 100

Morris av, No 988, e s, 137.6 n 164th st, 37.6x104.10, 5-sty brk
tenement. John Yule to Louis Lese. Morts \$30,000. Dec 20.
Dec 22, 1909. 9:2432. other consid and 100

Morris av, Nos 673 and 675 | n w cor 153d st, 50x100, 6-sty brk tene-
153d st, No 265 | ment and stores.
Tinton av, w s, 125 n 145th st, 50x100, vacant.
Michael Marrone to Frank Palladino. All liens. Dec 10. Dec
17, 1909. 9:2442, 10:2577. other consid and 100

*Murdock av, w s, 400 n Jefferson av, 25x100, Edenwald. Julia A
wife of and Philip C Hess to Patrick Herlihy TRUSTEE for
Lilly, Eileen and Evelyn Herlihy infants, all of Brooklyn.
Mort \$550. Dec 17, 1909. nom

Nelson av, w s, 54 s Macombs road, 50x95.6, and being lots 75
and 76 map Century Investing Co, vacant. Fortunato D'Onofrio
to James A Cunningham. Morts \$3,225. Dec 22. Dec 23, 1909.
11:2876. other consid and 100

*North Chestnut Drive, n s, part lot 91 amended map Bronxwood
Park, begins at line bet lots 91 and 92, runs n 96.11 x w 28
x s 96.9 to Drive x e 28 to beginning.
North Chestnut Drive, n s, part lots 90 and 91, same map, begins
28 w line bet lots 91 and 92, 28x96.6x28x96.9.
Peter Handibode, Jr, to South Bronx Realty Co. Morts \$10,000.
Dec 20. Dec 23, 1909. other consid and 100

*Nereid av, s s, 50 w Mathilda st, 50x100. Augusta M de Peyster
widow et al to James and John J Quinlan. Dec 2. Dec 21, 1909.
nom

Oneida av (4th st) | n e cor Grand av, now Eastchester av or 233d
233d st | st, 92.11x50x84.6 to 233d st x50.5, vacant.
Martin Geiszler to Ernest Keller. Mort \$1,350. Dec 20. Dec
23, 1909. 12:3369. other consid and 100

Park av, No 4467, w s, 93 s 182d st, 18x86.6x18x85.10, 2-sty frame
dwelling. Minnie V Minogue to Philip Wattenberg. Mort \$4,750
and all liens. Dec 15. Dec 20, 1909. 11:3030. nom

Pelham av | n w cor Hughes av, 50.11x140.10 to s s 191st st x50x
Hughes av | 129.6, also strip bet s s College st and 191st st,
191st st | vacant. William Laue to Clara F Hitchcock. Mort
\$7,500. Oct 25. Dec 22, 1909. 12:3273. 27,500

*Plymouth av, e s, 125 n Zulette av, 50x100, and being lots 53
and 54 map (No 1354) of 214 lots Koch homestead at Westches-
ter. Frederick Einberger to William and Fred Lemker. Mort
854 and all liens. Dec 22, 1909. other consid and 100

Prospect av, No 980 | n e cor 164th st, 74.7x75, 6-sty brk tenement.
164th st, No 851 | Nevelson Goldberg Realty Co to Chas G
Willoughby. All liens. Dec 9. Dec 23, 1909. 10:2690. nom

Prospect av, Nos 730 and 732, e s, 100 s Leggett av or 156th st,
50x88.11x62.10x125. 5-sty brk tenement. Joseph Corn to
Dora Lichtenstein. Mort \$35,000. Dec 15. Dec 17, 1909.
10:2687. nom

Prospect av, No 732, e s, 100 s 156th st, 25x106.11x31.5x125,
Prospect av, No 730, e s, 125 s 156th st, 25x88.11x31.5x106.11,
5-sty brk tenement.
David Schoenfeld to Joseph Corn. Mort \$35,000. Apr 19. Dec
17, 1909. 10:2687. 100

*Public road, plot contains 4 3/4 acres, begins at n w cor of a heap
of stones by land of Jacob Hyatt now of Sarah Bussing and the
Public road, and adj lands of Thos Second now of Geo Bussing,
Charles Bathgate formerly of G Underhill, except parts for sts
and avs. Cathleen Turney to Sound Realty Co. Mort \$40,000.
Dec 16. Dec 17, 1909. other consid and 100

*Road to Middletown | s w cor Mapes av, 100.5x122x100x118, West-
Mapes av | chester. A Charles Landgraf to Frederick
and Catharine Wagner. Mort \$3,000. Dec 22. Dec 23, 1909.
other consid and 100

Ryer av, e s, 111.4 n Burnside av, 48x95, vacant. Robert W Todd
to Morell Realty Co. Dec 14. Dec 17, 1909. 11:3144. other consid and 100

Robbins av, No 449, w s, 375 s 147th st late Lexington st, 25x147
to e s Morrisania Branch R R x25.3x151, 1-sty frame stable.
Robbins av, No 447, w s, 400 s 147th st late Lexington st, 25x
144.6 to e s Morrisania Branch R R x25.3x147.8, 3-sty frame
tenement and store and 2-sty brk tenement in rear.
Joseph Poldow to Mary Poldow. Mort \$11,500. Dec 15. Dec
17, 1909. 10:2557. nom

*Saratoga av, n s, 50 w Newport st, 100x100, Westchester Heights.
James Kennedy to Belinda McDermott, trustee Sidney J P Ken-
nedy, son of party 1st part, in trust. Aug 5, 1908. Dec 21,
1909. nom

Southern Boulevard, w s, 175 n 172d st, 100x100, and being lots
187 to 190 map (No 1100) of 300 lots controlled by Henry Mor-
genthau, vacant. Louis Lese to John Yule. Morts \$20,000.
Dec 20. Dec 22, 1909. 11:2966 and 2977. other consid and 100

Southern Boulevard, Nos 341 and 343, old Nos 587 and 589, or
133d st, n s, 111.6 e Alexander av, 40x100, two 4-sty brk tene-
ments and stores. Joseph Horowitz to Hecker-Jones-Jewell
Milling Co, a corpn. B & S. All liens. Dec 16. Dec 22, 1909.
9:2296. nom

Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant.
163d st | Edgar Hirschberg to David F Urquhart. All liens.
Oct 20. Dec 17, 1909. 9:2455, 2461. 16,000

Topping av or st, No 1741, w s, 100 n 174th st, 32.6x95, 3-sty
frame dwelling. Annie G Dixon to Margaret F Murphy. B & S.
All liens. Nov 12. Dec 18, 1909. 11:2798. other consid and 100

*Tremont road, n s, 50 e Pilgrim av, 25x100. Release mort.
Washington Savings Bank to Bankers Realty and Security Co.
Dec 15. Dec 20, 1909. nom

Same property. Bankers Realty and Security Co to Frank C
Gordon. All liens. Dec 15. Dec 20, 1909. other consid and 100

Townsend av, w s, 130 n 175th st, 60x100, vacant. Release mort.
John Becker to John C Gartelman. Dec 17. Dec 23, 1909. 11:2850.
3,500

Valentine av, s e s, 305.9 n e 198th st, 75x98.3x75x98.7, vacant.
Henry J Finck to Geo E Schmid Realty & Construction Co. Dec
17. Dec 18, 1909. 12:3302. 6,272.75

Valentine av, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99,
2-sty frame dwelling.

Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.2,
2-sty frame dwelling.
Moses Salm to Abraham Kaufman. Morts \$16,000. Nov 12. Dec
21, 1909. 12:3302. 100

Villa av, e s, 160.3 n Bedford Park Boulevard, late Southern
Boulevard, 25x100, 2-sty frame dwelling. Mary R Fitzpatrick
to Roman Catholic Church of St Phillip Neri, Bedford Park, N Y
City. Dec 16. Dec 18, 1909. 12:3310. other consid and 100

Vyse av, No 1887, w s, 72.3 n Boston road, 58.8x145.3x49x147.2, 2-
sty frame dwelling. South Bronx Realty Co to Peter Handibode,
Jr. Mort \$8,600. Dec 20. Dec 23, 1909. 11:2992. other consid and 100

Vyse av, No 1217, w s, 191.4 n Home st, 18.9x100, 3-sty brk
dwelling. James Harris to Max Powell. Mort \$7,500. Dec 18.
Dec 21, 1909. 11:2986. other consid and 100

Vyse av, e s, the dividing line bet the two lots is 172 s 180th st,
and runs e 113.6. Party wall agreement. John H Kelly owns
lot north of said line with Sarah J Schaefer owner of lot south
of said line. Dec 4. Dec 20, 1909. 11:3132. nom

Walton av, No 559, w s, 210.8 s 150th st, 17.7x102.10x17.7x101.11,
3-sty and basement brk dwelling. FORECLOS, Nov 30, 1909.
James Oliver ref to Security Company as TRUSTEE for Camilla
T Tyler and Mary C Ebbets. Dec 20. 1909. 9:2352. 7,500

Wales av, late Tinton av | s w cor 145th st (Elm st), 125x100.
145th st
Concord av | s e cor 145th st (Elm st), 75x100, vacant.
145th st
Emma Moss and ano EXRS & c Henry Moss to Solomon D and
Geo H Moss. Morts \$11,000. Dec 15. Dec 22, 1909. 10:2577.
17,000

Same property. Solomon D and Geo H Moss to Emma Moss. 1-3
part. Mort \$11,000. Dec 15. Dec 22, 1909. 10:2577. nom

*Walker av, n s, 14 w Westchester av, runs n 26.9 x w 6 x n 63.10
and 70.10 to s s Franklin av (a boundary line). Release mort
to that part if any as may lie east of said boundary line and
as lies n of the course of said line running in a west direction.
Martin J Keogh EXR Mitchel Valentine to Maria Joseph. Dec
15. Dec 20, 1909. nom

*Walker av, n s, 14 w from n s or w s Westchester av, —x—
to Blondell (Franklin av), also property adj above on east bound-
ary line agreement. Thos C Arnov et al with Maria Joseph.
Dec 15. Dec 20, 1909. nom

*Walker av, all right, title and interest to alley described in
deed recorded Feb 16, 1899, from Sherwood et al to party 1st
part, 6.7x27.8. Georg Joseph and Maria his wife to Thos C
Arnov. B & S and C a G. Dec 7. Dec 20, 1909. nom

Walton av, Nos 2265 and 2267, w s, 128 s 183d st, 40x95, two 2-
sty brk dwellings. Release mort. Prospect Investing Co to
Bedford Park Construction Co. Dec 21. Dec 23, 1909. 11:3186.
100

Washington av, No 1281, w s, 100 s 169th st, 35x150, except part
for av, 2-sty frame dwelling. The John Marx Construction Co to
Jennie Reichman. All liens. Nov 27. Dec 23, 1909. 9:2390.
nom

*White Plains road, Nos 4436 and 4438, e s, 50.1x126.6x50x130
s s, except part for road. Anna Enslin to Chas A Metzger.
Morts \$15,000 and all liens. Oct 9. Dec 22, 1909. nom

*Same property. Chas A Metzger to Jacob Marx. Morts \$14,258
and all liens. Nov 24. Dec 22, 1909. other consid and 100

3d av, No 2756 | s e cor 146th st, 28x84.7x25x72, 4-sty brk tene-
146th st, No 360 | ment and stores. Geo F Murphy to Florence
F Murphy. 1/4 part. Morts \$16,500. Dec 20. Dec 22, 1909.
11:2902. other consid and 100

*3d av or Park av, w s, 500 n 216th st, 50x99.10, Olinville. Jas
F McMahon to Patrick Doris. Mort \$1,500. Dec 17. Dec
18, 1909. other consid and 100

*Lots 12 and 20 to 23 block 19 and lots 21 to 30 block 24 and
lots 3 to 10 block 30 map of Pelham Park. FORECLOS, Dec
4, 1909. Cromwell G Macy, Jr, ref to Walter W Taylor. Dec
4. Dec 17 1909. 8,855

*Plot begins 840 e White Plains road at point 720 n along same
from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to be-
ginning, with right of way over strip to Morris Park av. Chas
G Anderson et al HEIRS & c Andrew G Anderson to Lina Ander-
son widow. Mort \$3,000.00, probably meant for \$3,000. Dec
16. Dec 17, 1909. other consid and 100

*Plot begins 440 e White Plains rd at point 995 n along same from
Morris Park av, runs w 87.5 x n e 27.10 x e 75.1 x s 25 to be-
ginning, with right of way over strip to Morris Park av. Regent
Realty Co to Karl Schirling. All liens. Dec 15. Dec 17, 1909.
nom

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.

Dec. 17, 18, 20, 21, 22 and 23. BOROUGH OF MANHATTAN.

Allen st, No 97. Assigns lease. Nathan Barsky to Louis Ober.
Aug. 10. Dec 22, 1909. 2:414

Catherine st, No 63, store, &c. Eliza A Thorne to Daniel A Cas-
ella; 5 years from May 1, 1909. Dec 23, 1909. 1:253.....1,100

Cherry st, No 18, store, &c. Sebastiano Veneroso to Joseph Pop-
piani; 2 3-12 years, from Feb 1, 1909. Dec 17, 1909. 1:109.
.....540

East Broadway, No 90, store, etc. Isaac Livingston and ano to
Isidor Glantz, 3 years, from May 1, 1910. Dec 22, 1909. 1:282.
.....1,500

Franklin st, Nos 155 to 159, all.

Leonard st, Nos 7 and 9, all.

Augustus C Bechstein to Walter Baker & Co; from Aug 1, 1909,
to May 1, 1930. Dec 23, 1909. 1:179.....15,000 and 17,000

Grand st, s e cor Chrystie st, 100x100, with plot in rear of the
Grand Theatre, 47x27. Surrender lease. Jacob P Adler to Re-
becca Jacobs. All title. Sept 2. Dec 23, 1909. 1:305.....nom

Lafayette st, No 6, w s, 38.5x23.5x29.10 gore. All. Kate Shettle
to Great Centres Realty Co; 21 years from Jan 1, 1909. Dec
22, 1909 1:155taxes, &c of 1,800 to 2,500

Mott st, No 121, store and basement. Nicola Mangiere and ano to
Francesco Pau and ano; 3 years, from Dec 1, 1909. Dec 22,
1909. 1:237660

Norfolk st, Nos 172 to 176, seat No 5 in pew 79 main floor of
synagogue, also seat No 8 pew 27 in gallery. First Hungarian
Congregation Ohab Zedek to Isr Hausman. Aug 31, 1896. Dec
18, 1909. 2:355..... 175

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Hudson River

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 171 Broadway, N. Y.

Nassau st, No 90, store and basement. Gyulo Armeny to James E Walker and Harry D Pattison; 21 years, from May 1, 1910. Dec 21, 1909. 1:78..... 15,400
 Same property. Option to sub-lease &c. Same to same. Aug 26. Dec 21, 1909. 1:78..... 500
 Pitt st, No 100, basement. Bippe or Lippe Lunitz to Samuel Bogert; 1 year, from Dec 1, 1909. Dec 17, 1909. 2:339.....420
 3d st, No 197 East, n s, 80 w Av B. Surrender lease. Rebecka Hand to Isaac Zarch. All title. Dec 21. Dec 23, 1909. 2:399..... other consid and 100
 4th st, No 31 East, basement. Giuseppe Piazza et al to Giuseppe Campanella and ano; 5 years, from Nov 1, 1909. Dec 17, 1909. 2:544.....360
 12th st, No 109, n e s, 350 n w 3d av, 25x103.3, the lot. Assign lease. Sophie Pfaffli to Hamilton Fish Corpn. Dec 21. Dec 22, 1909. 2:558..... nom
 20th st, Nos 44 and 42 West. Leasehold. Waiver of right of redemption and assignment of all title under same. Henry B Simmons lessee to Alexander T Mason et al lessors. Oct 18, 1909. Dec 20, 1909. 3:821..... nom
 Same property. Leasehold. Similar waiver, etc. John J Astor to same. Dec 9. Dec 20, 1909. 3:821..... nom
 Same property. Leasehold. Similar waiver, etc. Alice V Densmore to same. Nov 5. Dec 20, 1909. 3:821..... nom
 Same property. Leasehold. Robin D and Darsa J Densmore to same. Oct 15. Dec 20, 1909. 3:821..... nom
 21st st, No 433 West, all. Louis B Rolston TRUSTEE Mary S Turner to Oscar Wentzel; 4 7-12 years, from Oct 1, 1909. Dec 18, 1909. 3:719..... 900
 22d st, No 419, n s, 150 w 9th av, 16.8x98.9, all. Mary E Reed to Mary E Geagan. Life lease. Dec 8. Dec 17, 1909. 3:720.....1.00
 23d st, No 161 West, 1st floor and room in rear of 2d floor. Wm E Moore to Uille or Sophie Koppel; 2 years, from May 1, 1909. Dec 18, 1909..... 1,380
 23d st, No 161 West, front room on 2d floor. Wm E Moore to Sophie Koppel; 2 years, from May 1, 1909. Dec 18, 1909. 3:799..... 540
 23d st, Nos 401 to 407 n e s, at n w s 9th av, 71.9x74. All. Mar-9th av, No 213 | tha Willenbuecher et al to Charles Beckmann; 17 10-12 years and 10 days, from Dec 20, 1909 (with renewal). Dec 22, 1909. 3:721..... excess
 of taxes over valuation of \$50,000 and rental 5,500 and 6,000
 25th st, Nos 151 and 155 West, store, basement and 1st loft. Morris Wiesen and Max Goldstein to G E Stechert & Co; 5 years and 1 1/2 months from Dec 15, 1909. Dec 23, 1909. 3:801.....6,000
 27th st, No 145 East, all. Emma Turner to Florence Picken; 2 10-12 years, from Dec 1, 1909. Dec 18, 1909. 3:883.....1,200
 27th st, No 34 West, basement store and basement underneath. Max Weber to Joseph Barth; 5 1-12 years, from Jan 1, 1910. Dec 22, 1909. 3:828.....1,800 to 2,000
 38th st, No 235 West, all. Alice H Golding to Reane or Roene and Margt J Davis; 3 years from Aug 15, 1909. Dec 23, 1909. 3:788.....3,000
 Same property. Assign lease. Roene and Margaret J Davis to James F Healy. Dec 21. Dec 23, 1909. 3:788..... nom
 44th st, No 124 East. All. Emma Kirby to Ida Nagy; 2 years and 10 1/2 months, from June 15, 1909. Dec 22, 1909. 5:1298.....1,356
 46th st, No 226, s s, 406.3 e 8th av, 18.9x100.5, the lot. Wm W Astor to Isabella Browning; 20 years, from May 1, 1893. Dec 17, 1909. 4:1017..... taxes, &c, and 450
 Same property. Assign lease. Herbert B Hollingsworth to Rose Gibbs. June 6, 1908. Dec 17, 1909. 4:1017..... nom
 46th st, No 413 East, all. Robert W Goelet to Turtle Bay Investors Co, a corpn; 4 years, from May 1, 1909. Dec 20, 1909. 5:1358..... taxes, &c, and 500
 48th st, No 323 East, all. Harry Newman and ano to Giuseppe Mezzacapa; 3 years, from Dec 1, 1909. Dec 20, 1909. 5:1341.....2,100
 50th st, No 29, n s, 440 w 5th av, 20x100.5, the lot. The TRUSTEES of Columbia College, N Y, to Adrienne Pitzipio; 21 years, from Jan 1, 1907, with renewal. Dec 18, 1909. 5:1266..... taxes, &c, and 1,995
 53d st, No 332 East, east store, basement and floor above store. Julius Levy and ano to William Kersting; 5 years, from Jan 1, 1910. Dec 17, 1909. 5:1345..... 576
 53d st, No 332 East. Assign lease. William Kersting to John D Haase. Mort \$1,800. Dec 11. Dec 17, 1909. 5:1345..... nom
 53d st, No 332 East. Re-assign lease. John D Haase to William Kersting. All title. Dec 20, 1909. 5:1345..... nom
 53d st, No 332 East, Assign lease. Martin Ade to William Kersting. Mort \$1,800. Dec 9. Dec 21, 1909. 5:1345..... nom
 57th st, No 346 East, 3-sty brownstone dwelling. Chas M Siegel to Norah Brogan; 3 years, from Jan 1, 1910. Dec 18, 1909. 5:1349..... 900
 59th st | n s, 100 e 11th av, 100x200.10 to s s 60th st, vacant lots.
 60th st | Jane E Faitoute to James J Buckley and Peter Dooley; 10 years, from Aug 1, 1906. Dec 20, 1909. 4:1151..... taxes, &c, and \$2,250 and 2,500
 59th st | n s, 100 e West End av, 100x200.10 to s s 60th st. Assign
 60th st | lease. James J Buckley to Joseph Murray and Richard Carvel. 1/2 part. Dec 1. Dec 21, 1909. 4:1151..... nom
 Same property. Jane E Faitout consents to assign lease as above. Dec 17. Dec 21, 1909. 4:1151.....
 79th st, No 179 West, all. Sarah L Homans to Alex Hollander; 5 years, from Oct 1, 1909. Dec 21, 1909. 4:1210.....1,900
 97th st, Nos 60 and 62 East, west store and basement. East 97th st Corpn to David Miller; 4 years, from May 1, 1910. Dec 20, 1909. 6:1602.....400
 110th st, No 157 East. Assign lease. Marie Rath to Jacob Frank. Dec 14. Dec 17, 1909. 6:1638..... nom
 110th st, Nos 86 and 88 East. Surrender lease. Simon Ploin to David I Shapiro. All title. Dec 21. Dec 23, 1909. 6:1615.....400
 111th st, Nos 213 to 219 West, all. Albert L Silberstein to Joseph Shenk; 3 years, from Aug 1, 1909, with 2 years renewal. Dec 18, 1909. 7:1827..... 12,500 to 13,500
 113th st, No 357 East, store, &c. Donato Bracco et al to Martuccia Grieco; from Sept 1, 1908, to Apr 30, 1913. Dec 18, 1909. 6:1707..... 600

146th st, No 303 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045.....1,962.13
 147th st, No 300 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045.....6,327.31
 147th st, No 304 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045.....3,182.87
 159th st, Nos 474 and 476 West. Assign lease. Gilbert Francklyn to Consolidated Gas Co of N Y. All title. Dec 3. Dec 21, 1909. 8:2108..... nom
 185th st, Nos 556 and 558 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 8:2157.....3,427.71
 185th st, Nos 552 and 554 West, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 8:2157.....3,427.71
 Av A, No 1619, south store, &c. John Reinhardt to Henry Fleck; 5 years, from Mar 1, 1910. Dec 17, 1909. 5:1568.....348
 Av A, No 141, store, &c. Matilda B Beinhauer to Rocco De Lorenzo and ano; 5 years and 23 days, from Dec 9, 1909. Dec 18, 1909. 2:436..... 133.34 and 150 monthly
 Amsterdam av, No 573. Agreement and surrender of lease, &c. George Kakarus et al to Minnie A Catikos. Nov 29. Dec 17, 1909. 4:1218..... nom
 Amsterdam av, No 1452, south store. Louis Katz and ano to Max Schneider; 3 years, from May 1, 1909. Dec 17, 1909. 7:1986.....600
 Broadway, Nos 2092 and 2094, store, &c. The Broadway & Seventy-Second St Realty Co to Theodore Malandre; 4 3-12 years, from Feb 1, 1909. Dec 17, 1909. 4:1143.....1,500 and 2,000
 Broadway, s e cor 85th st, two south stores. Walter A Wells to Samuel Gellis, 5 years, from Jan 1, 1910. Dec 22, 1909. 4:1232.....3,000 and 3,500
 Park row, No 156.....
 Pearl st, No 466.....
 Assign lease. Daniel J O'Rourke to Arthur Jost. Dec 14. Dec 16, 1909. 1:160..... nom
 Park av, No 1952, store, &c. John H Meyer to Oscar Hackelberg; 3 years, from May 1, 1908, with 2 years renewal. Dec 17, 1909. 6:1736.....1,000
 Same property. Assign lease. Oscar Hackelberg to Herman Schulz and Peter J Fuhrman. All title. Dec 8. Dec 17, 1909. 6:1736..... nom
 Same property. Assign lease. Herman Schulz and ano to Arthur Jost. Dec 8. Dec 17, 1909. 6:1736..... nom
 1st av, No 2007. Assign lease. Emil Weiler to John W Koehler. Dec 15, 1909. Dec 18, 1909. 6:1675..... nom
 1st av, No 2070, n e cor 107th st. Re-assign lease. John D Haase with Joseph Borrelli. All title. Mort \$1,150. Dec 20, 1909. 6:1701..... nom
 1st av, No 2070, n e cor 107th st. Assign lease. Joseph Borrelli to John D Haase. Mort \$1,150. Dec 17, 1909. 6:1701..... nom
 2d av, No 2262, n e cor 116th st. Assign lease. Milton H Zerbe to John J Haggerty. Dec 16. Dec 17, 1909. 6:1688..... nom
 2d av, No 2258, s e cor 116th st. Assign lease. Henry Mendoza to John D Haase. Mort \$7,155. Dec 18. Dec 20, 1909. 6:1687..... nom
 2d av, No 2258, s e cor 116th st. Reassign lease. John D Haase to Henry Mendoza. All title. Morts \$7,155. Dec 21, 1909. 6:1687..... nom
 3d av, No 1536, store, &c. Manhattan Leasing Co to F W Woolworth & Co; 5 years, from May 1, 1910. Dec 22, 1909. 5:1515.....3,600 and 4,000
 6th av, Nos 279 to 287, s w cor 18th st, 92x100, all. James Fellows et al EXRS &c Geo H Beyer to Henry A Steinberg; 7 10-12 years, from Jan 1, 1910. Dec 21, 1909. 3:792.... 31,500 and 33,500
 6th av, No 336, e s, 20 s 21st st, 20x73.9, all. Estate of Bradish Johnson to Samuel Bloom; 7 8-12 years from Sept 1, 1909. 3:822. Dec 23, 1909.....8,500 to 9,500
 6th av, s w cor 18th st, 92x100, all. Agreement to confirm lease. John L Tonnele, TRUSTEE John Tonnele, with James Fellows et al, EXRS, &c, Geo H Beyer. Nov 30. Dec 23, 1909. 3:793..... nom
 7th av, No 727, store and basement. Harold E Stanford to Lotta Gallagher; 13 9-12 years and 9 days, from Dec 21, 1908. Dec 17, 1909. 4:1001..... 2,000 to 5,500
 7th av, No 2005, cellar, store and 2d floor. Herbert D Burnham to Theo E Doelger; 4 8-12 years, from Feb 1, 1910. Dec 17, 1909. 7:1905..... 1,600
 7th av, No 229. Agreement as to retaining of basement under lease. Charles Fleury with Frank A Young. Sept 7. Dec 20, 1909. 3:799..... nom
 8th av, Nos 2749 and 2751, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045.....5,001.05
 8th av, Nos 2745 and 2747, all. Realty Transfer Co to Aaron F Kurzman and Henry Segall; 5 years, from Dec 1, 1909. Dec 20, 1909. 7:2045..... 5,491.44
 8th av, No 626, store, &c. Isidor H Kempner to M Sabini; 4 4-12 years, from Jan 1, 1910. Dec 17, 1909. 4:1012.....1,700
 9th av, Nos 9 to 19 | all. James R Roosevelt et al TRUS-
 Little West 12th st, No 11 | TEES Wm Astor, dec'd, for John J Astor to William Daly; 10 7-12 years, from Mar 1, 1909. Re-recorded from May 4, 1909. Dec 17, 1909. 2:645...12,250 and 12,750
 Same property. Assign lease. William Daly to Edward C Wittig. Dec 16, 1909. Dec 17, 1909. 2:645..... nom
 10th av, No 194, e s, 1.6 s from c 1 of blk bet 21st and 22d sts, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning. Assign lease. Mary L Dayton to Rose Brown. Mort \$5,900. Nov 24. Dec 23, 1909. 3:719..... nom
 10th av, No 260 | n e cor 25th st, 24.8x100, all. Mary E Reed to 25th st | Mary E Geagan. Life lease. Dec 8. Dec 17, 1909. 3:723.....1.00
 Ferry from Roosevelt st, N Y, to Broadway, Brooklyn.
 Ferry from East 23d st, N Y, to Broadway, Brooklyn, franchises, ferry houses, lands, slips, &c.
 The City of N Y (by Commissioner of Docks) to The Brooklyn & Manhattan Ferry Co; Dec 11, 1909, 10 years, from date, with renewal, when property shall be turned over to party 2d part.



Tel., 1094 Rector

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

\$1.00 per annum for 23d st ferry and for Roosevelt st ferry 1/2 of net profits, to be ascertained and per an agreement. Dec 21, 1909.

Land under water to be occupied by piers 40 and 41 (new) and bulkhead bet said piers, &c, on East River. The City of New York (by Commissioner of Docks) to the N Y, N H & H R R Co; Aug 7, 1908, 10 years, from completion of piers and bulkheads, with renewals. Dec 21, 1909. 1:242. Per annum, 25 cents per sq ft for land under water and \$1,500 for bulkhead.

Pier at foot West 44th st and bulkhead, begins 120 n of pier bet 42d and 43d sts, N R, and extending to n s of pier at West 44th st, abt 220 ft. The City of N Y (by Commissioner of Docks) to the U S Transportation Co; 10 years, from Mar 1, 1908, with 10 years renewal. Dec 21, 1909. 4:1107. 25,000

Upland in rear of bulkhead bet 47th and 48th sts, N R. Agreement as to permission to maintain 2 steel tanks. The City of N Y (by Commissioner of Docks) with D Grieme Coal Co. Nov 27. Dec 21, 1909. 4:1095.

Wharf property 223 ft of inner s s of Barrow st, pier No 43, N R. The City of N Y (by Commissioner of Docks) to the Saugerties & N Y Steamboat Co; 10 years, from Dec 31, 1911. Dec 21, 1909. 2:657. 3,666.67

BOROUGH OF THE BRONX.

170th st, No 881 East. 16 dwellings. Fleischmann Charlotte st, Nos 1503 to 1525 | Realty & Construction Co to Wilkins av, Nos 1458 to 1462 | Isaac Specter; 5 years, from Dec 1, 1909. Dec 21, 1909. 11:2966. 40,000 to 44,000

Bathgate av, No 2324, n e cor 184th st, store. Ann Duggan to Frederick Schellhammer Jr; 5 years, from Feb 1, 1910. Dec 21, 1909. 11:3052. 240 and 300

Intervale av, No 1379, store, &c. John Robertson and ano to Henry and Philip Scheibner; 5 years, from Aug 1, 1908. Dec 17, 1909. 11:2965. 840 to 960

Prospect av, Nos 607 and 609, south store. Herman Cohen to Frank L Ness; 2 1/2 years from Oct 1, 1909. Dec 23, 1909. 10:2674. 480 and 540

Prospect av, No 609, s w cor 151st st, store and basement. Herman Cohen to Frank L Ness; 3 years, from Apr 1, 1909. Dec 18, 1909. 10:2674. 1,200

*Walker av (alley) 6.7x27.8, described in deed recorded Feb 16, 1899, made by Sherwood et al to Georg Joseph. Thos C Arnow to Maria Joseph; Dec 10, 1909, for a term which will expire upon expiration of a lease agt made by Maria Joseph to Neil A Flannery, dated Nov 4, 1909. Dec 20, 1909. 1.00

*Westchester av, w s, 200 s Av D, —x—, Unionport. Assign lease. Rose Schoemmel to George Ferber and ano. Dec 16, Dec 20, 1909. nom

Wilkins av, No 1297, store. Assign lease. Henry Morgenthau Co consents and Frederick Britz assigns to Joseph Ranko. All title. Dec 8. Dec 23, 1909. 11:2976. nom

Same property. Assign lease. Henry Morgenthau Co consents and Joseph Ranko assigns to John J Wittman. All title. Dec 8. Dec 23, 1909. 11:2976. nom

Willis av, No 180, store and part basement. Henry Heller to John G Bigbie, of Brooklyn; 3 years, from Dec 18, 1909; 2 years renewal at \$660. Dec 20, 1909. 9:2280. 600

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Dec. 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Armstrong, Elizabeth D and Mary D Dennison to LAWYERS TITLE INS & TRUST CO. 17th st, No 13, n s, 250 e 5th av, runs n 85.10 x e 1.10 x n 4 x e 22.4 x s 15.5 x w 3 x s. 74.1 to st x w 25 to beginning. Dec 17, 1909, 5 years, 4 1/2%. 3:846. 92,500

Anderson, Wm B to Thos H Kelly. 62d st, No 154, s s, 140 w 3d av, 20x100.5. Dec 20, 3 years, 4 1/2%. Dec 21, 1909. 5:1396. 21,000

Bluhdorn, Wm H of Brooklyn, N Y, to FRANKLIN SAVINGS BANK. 50th st, No 540, s s, 500 w 10th av, 25x100.5. Dec 21, 1 year, 5%. Dec 22, 1909. 4:1078. 1,000

Boreas Realty Co to Lotus Realty Co. 24th st, Nos 148 and 150, s s, 175 e 7th av, 50x98.9. P M and Bldg Loan. Dec —, 1909, demand, 6%. Dec 22, 1909. 3:799. 215,000

Same to same. Same property. Declaration as to above mort. Dec 21. Dec 22, 1909. 3:799. —

Bottjer, Henry to Clara A Grover. 19th st, No 540, s s, at e s exterior or marginal st or West st, runs e 20.2 x s 52.4 to Exterior or Marginal st x n w 56.2 to beginning. P M. Dec 20, due, &c, as per bond. Dec 22, 1909. 3:690. 6,500

Behr, Fredk to Robt Graves et al, exrs Marz J P Graves. Av A, Nos 287 and 289, s w cor 18th st, Nos 438 to 442, 46x94. Dec 20, 5 years, 5%. Dec 22, 1909. 3:949. 38,000

Bonomolo, Domenico to Damiano Passantino. 12th st, No 330, s s, 357.8 e 2d av, runs e 25 x s 93.8 x s w 17.5 x w 10 x n 103.3 to beginning. Prior mort \$37,000. Dec 16, 4 years, 4%. Dec 22, 1909. 2:453. 5,000

Brown, Rose and Fredk to Mary L Dayton. 10th av, No 194, e s, about 98 n 21st st and 1.6 s from c 1 block between 21st and 22d sts, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning. Leasehold. P M. Nov 24, 4 years, 6%. Dec 22, 1909 3:719. 5,900

Battery Place Realty Co to MUTUAL LIFE INSURANCE CO of N Y. Battery pl, No 17, n w cor Washington st, Nos 2 to 18, runs w 180.8 to West st, Nos 1 to 14 x n 307.2 x e 104.11 x s 37.3 x e 75 to Washington st x s 264.1 to beginning. Dec 22, 1909, due, &c, as per bond. 1:15. 4,250,000

Same to same. Same property. Certificate as to above mort. Dec 22, 1909. 1:15. —

Biesecker, John S to Edw A Morrison and ano, trustees Samuel Philips. Murray st, No 59, n s, abt 25 e West Broadway, 25x 87.6. P M. Dec 10, 3 years, 5%. Dec 21, 1909. 1:133. 42,000

Brendon (Charles) Co to Adams Realty Co. 73d st, n s, 283 e Park av, 24x102.2. P M. Prior mort \$21,000. Dec 6, 1 year, 6%. Dec 21, 1909. 5:1408. 26,300

Same to same. Same property. Certificate as to above mort. Dec 21, 1909. 5:1408. —

Same to Milton E Oppenheimer. Same property. Building loan. Dec 21, 1909, 1 year, 6%. 5:1408. 23,500

Blanchard, Minnie A to New York Mortgage & Security Co. 76th st, No 152, s s, 303.8 e Amsterdam av, 21.4x102.2. P M. Dec 21, 1909, 3 years, 4 1/2%. 4:1147. 24,000

Bowler, Mary L to Wm C Lester. 105th st, No 250, s s, 134.11 e West End av, 15.1x100.11. P M. Prior mort \$—. Dec 20, 3 years, 5%. Dec 21, 1909. 7:1876. 7,000

Barkin Construction Co to Chelsea Realty Co. Riverside Drive, e s, 106.10 s 99th st, 106.5 to 98th st x96.11x100.11x130.11. Building loan. Prior mort \$98,000. Dec 17, due Mar 17, 1911, 6%. Dec 21, 1909. 7:1888. 277,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 21, 1909. 7:1888. —

Birdsall, Grace M to Katharine W Kean. 102d st, No 302, s s, 75 w West End av, 25x50.11. Prior mort \$8,500. Jan 11, 1902, due Jan 11, 1907, 4%. Dec 20, 1909. 7:1889. 2,500

Brunswick Realty Co to BROOKLYN SAVINGS BANK. 25th st, Nos 122 and 124, s s, 100 w Lexington av, 41.8x98.9. Prior mort \$85,000. Dec 20, 1909, due May 5, 1911, 5%. 3:880. 15,000

Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 3:880. —

Same and State Realty & Mortgage Co with same. Same property. Subordination agreement. Dec 20, 1909. 3:880. nom

Brackett Realty Co and Thos B Leahy with SEAMENS BANK FOR SAVINGS in City N Y. 25th st, Nos 137 and 139 East, and 26th st, No 138 East. Extension of \$195,000 mort until Nov 15, 1914, at 4 1/2%. Nov 30. Dec 20, 1909. 3:881. nom

Berliner, Hattie to DRY DOCK SAVINGS INSTN. 1st av, No 1517, w s, 52.2 n 79th st, 25x100. P M. Dec 20, 1909, due &c as per bond. 5:1542. 16,000

Brevoort, Jas R of Yonkers, N Y, to LAWYERS TITLE INS & TRUST CO. Warren st, No 56, n s, abt 75 e West Broadway, 25x100. Dec 17, 5 years, % as per bond. Dec 18, 1909. 1:136. 40,000

Building & Engineering Co to Michael Coleman. 25th st, Nos 45 to 51, n s, 125 e 6th av, 100x98.9. Dec 7, 2 years, 6%. Dec 17, 1909. 3:827. 16,200

Same to same. Same property. Certificate as to above mort. Dec 7. Dec 17, 1909. 3:827. —

Bloch, Samuel to UNION SQUARE SAVINGS BANK. 23d st, Nos 412 to 416, s s, 188 e 1st av, 66x98.9. Dec 17, 1909, due Feb 15, 1915, 4 1/2%. 3:954. 34,000

Brand, Julia or Julia H of New Rochelle, N Y, to Bernard H Foss. 37th st, No 344, s s, 200 e 9th av, 25x98.9. Dec 16. 1 year, 6%. Dec 17, 1909. 3:760. 2,815

Bannon, May E to American Mortgage Co. 53d st, Nos 127 and 129, n s, 68 w Lexington av, runs n 62.8 x w 2 x n 62.9 x w 20 x s 25 x w 10 x s 100.5 to st x e 32 to beginning. Dec 17, 3 years, 5%. Dec 18, 1909. 5:1308. 32,000

Brigante (Michael) Co to American Mortgage Co. Mulberry st, Nos 280 and 282, e s, 131.6 s Houston st, 40x90.7x40x89.7. Dec 16, 5 years, 5%. Dec 17, 1909. 2:509. 44,000

Same to same. Same property. Certificate as to above mort. Dec 16. Dec 17, 1909. 2:509. —

Same and ITALIAN AMERICAN TRUST CO with same. Same property. Subordination agreement. Dec 15. Dec 17, 1909. 2:509. nom

Brigante (Michael) Co to Abram Morris and ano. Same property. Prior mort \$44,000. Dec 16, 3 years, 6%. Dec 17, 1909. 2:509. 8,000

Same to same. Same property. Certificate as to above mort. Dec 16. Dec 17, 1909. 2:509. —

Same and ITALIAN AMERICAN TRUST CO with same. Same property. Subordination agreement. Dec 15. Dec 17, 1909. 2:509. nom

Bachrach, Irving to Eva Male. Av C, Nos 117 and 119. Receipt of \$857.50 on account of mortgage. Nov 22. Dec 17, 1909. 2:390. —

Same to same. Same property. Receipt for \$500 on account of mort and certificate that there is now owing a balance of \$19,500 thereon. Dec 17, 1909. 2:390. —

Bechstein, Augustus C, of Oak Tree, N J, to Fredk A Clark. Franklin st, Nos 155 to 159, s s, 89.3 e Hudson st, runs s 44.5 x e 20.11 x s 51.1 to n s Leonard st, Nos 7 and 9, x e 48.8 x n 122.3 to Franklin st x w 83.10 to beginning. Dec 22, due, &c, as per bond. Dec 23, 1909. 1:179. 110,000

Blanche Realty Co to Abram Morris and ano. 136th st, No 17 West. Certificate as to mort for \$5,000. Dec 15. Dec 23, 1909. 6:1734. —

Baker, Sarah A et al, trustees Adam W Spies, with Guy M Gest. 98th st, No 46 West. Extension of \$8,250 mort until Nov 15, 1912, at 4 1/2%. Nov 11. Dec 23, 1909. 7:1833. nom

Barry, Caroline A to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 447, e s, 85.5 s 45th st, 15x75. Dec 23, 1909, 5 years, 4 1/2%. 5:1299. 3,600

Bernauer, Bertha to Robert B Upham. 202d st, s s, 200 w 9th av, runs w 101.6 x s w — to c 1 blk bet 201st and 202d sts x e 100 x n 99.11 to beginning. Prior mort \$10,000. Dec 20, demand, 6%. Dec 23, 1909. 8:2198. 1,000

Chrystal, Frances M to Mary A Scott et al. 25th st, No 34, s w s, 350 s e 6th av, 25x98.9. P M. Dec 15, due, &c, as per bond. Dec 23, 1909. 3:826. 54,000

Crow, Clinton W to Margt H Kilpatrick. Hester st, No 181, n s, abt 60 w Mott st, 20.6x100. Prior mort \$3,000. Dec 21, due Mar 23, 1910, 6%. Dec 23, 1909. 1:237. 2,500

Carr, Emma T and Geo E Hoe with LAWYERS TITLE INS & TRUST CO. Manhattan av, No 133. Subordination agreement. Dec 15. Dec 17, 1909. 7:1841. nom

NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET

Coleman, K Frances with Building & Engineering Co. 25th st, Nos 45 to 51 West. Extension of mort for \$540,000 to Nov 1, 1915, at 5%. Dec 7, 1909. 3:827. nom
C N & S A Construction Co to Martha Wolerstein. Lexington av, No 1620, n w cor 102d st, Nos 127 and 129, runs n 145.10 x w 100 x s 44.11 x e 22.6 x s 100.11 to st x e 77.6 to beginning. Prior mort \$110,000. Dec 17, demand, 6%. Dec 18, 1909. 6:1630. 3,000
Cohn, Ricke to Wm H L Lee trustee John L Lee. 109th st, Nos 108 and 110, s s, 76 e Park av, 2 lots, each 19x100.11. 2 morts, each \$8,000. Dec 14, 5 years, 5%. Dec 18, 1909. 6:1636. 16,000
Cohn, Ricke and Alfred Cane with Wm H L Lee trustee John L Lee. 109th st, Nos 108 and 110, s s, 76 e Park av, 38x100.11. Subordination agreement. Dec 14, Dec 18, 1909. 6:1636. nom
Codrington, Wm R to EMIGRANT INDUSTRIAL SAVINGS BANK. 26th st, No 231, n s, 363.3 e 8th av, 24.10x98.9. Dec 20, 1909, 3 years, 4 1/2%. 3:776. 14,000
Cuddeback, Alva to TITLE GUARANTEE & TRUST CO. 113th st, No 310, s s, 150 w 8th av, 16.8x100.11. P M. Dec 18, due & c as per bond. Dec 20, 1909. 7:1847. 6,500
Cohn, Ricke to Oscar A Campbell as trustee for Tobias A Keppler et al. 109th st, Nos 108 and 110, s s, 76 e Park av, 38x100.11. Dec 16, due & c as per bond. Dec 20, 1909. 6:1636. 1,213.10
Cahn, Wm L with Hannah Cohen. 100th st, No 405, n s, 100 e 1st av, 37.1x100.11. Extension of \$27,500 mort until Dec 11, 1911, at % as per bond. Dec 11. Dec 18, 1909. 6:1694. nom
Cohen, Samuel of Arverne, N Y, and Daniel J McGillicuddy of Tappan, N Y to Alfred M Heinsheimer et al exrs Louis A Heinsheimer. 36th st, Nos 603 to 607, n s, 75 w 11th av, runs w 75 x n 98.9 x e 50 x n 23.4 x e 25 x s 122.1 to beginning. Dec 15, 5 years, 4 1/2%. Dec 21, 1909. 3:682. 40,000
Devaney, James to Lion Brewery. 14th st, No 61 West. Saloon lease. Dec 17, demand, 6%. Dec 22, 1909. 3:816. 3,700
Dean, Chas F exr Thompson Dean with Clara F Hitchcock. Mercer st, Nos 73 to 77. Extension of \$100,000 mort until Oct 1, 1912, at 5%. Dec 22, 1909. 2:485. nom
Day, Thomas D Jr to LAWYERS TITLE INSURANCE & TRUST Co. Crosby st, No 11, e s, about 155 s Grand st, 25x100. P M. Dec 17, 3 years, 5%. Dec 18, 1909. 1:233. 22,500
Dodge, Susan C with Alfred M Heinsheimer et al exrs Louis A Heinsheimer. 36th st, Nos 603 to 607 West. Subordination agreement. Dec 6. Dec 21, 1909. 3:682. nom
Dean Holding Co to Abraham Beller. 61st st, No 235, n s, 275 e West End av, 25x100.5. P M. Dec 15, 3 years, 5%. Dec 20, 1909. 4:1153. 10,500
Dolfini, Philip to Maurice F Propping. 116th st, No 106, s s, 62.3 e Park av, 37.9x100.11. Prior mort \$36,000. Dec 18, 2 years, 6%. Dec 20, 1909. 6:1643. 6,000
Danziger, Amalia to A Gertrude Cutter. 58th st, No 242, s s, 120 w 2d av, 20x100.5. Dec 20, 1909, 5 years, 4 1/2%. 5:1331. 12,000
Du Brul, Berthe A to Robert Graves et al exrs Margt J P Graves. 95th st, No 129, n s, 300 w Columbus av, 16x100.8. Dec 17, 1909, 3 years, 4 1/2%. 4:1226. 12,500
Diefenthaler, John V, Geo T, Chas E and Geo E, Annie M Rohe widow, Katharina Budenbach widow, Grace wife of and Roy R McCully heirs Valentine Diefenthaler to MUTUAL LIFE INS CO of N Y. 56th st, Nos 427 and 429, n s, 375 w 9th av, 50x138.8x 50.5x132.10. Nov 15, due & c as per bond. Dec 17, 1909. 4:1066. 32,000
Dodge, Eliz A to Chas Lanier and ano, trustee David S Egleston. 139th st, No 261, n s, 80.1 e 8th av, 19x99.11. Dec 23, 1909, 5 years, 4 1/2%. 7:2025. 12,000
Dutting, J Henry to American Mortgage Co. 65th st, Nos 30 and 32, s s, 300 w Central Park West, 41.8x100.5. Dec 23, 1909, 5 years, 5%. 4:1117. 45,000
Danziger, Amalia to Nathaniel H Prager. 58th st, No 242, s s, 120 w 2d av, 20x100.5. Prior mort \$—. Dec 20, due Mar 1, 1912, 6%. Dec 23, 1909. 5:1331. 3,000
Equitable Realty Co to Caroline Lewis. Certificate as to mort for \$15,000 covering land in Richmond Co, N Y. Dec 21. Dec 23, 1909.
EQUITABLE TRUST CO of N Y with Ormond Realty Co. 18th st, Nos 144 to 150, s s, 207 e 7th av, 90x92. Agreement as to share ownership in bond and mort. Nov 24. Dec 21, 1909. 3:793.
Englander, Morris to John G Weber. 114th st, No 62, s s, 275 e Lenox av, 16x100.11. P M. Dec 15, 5 years, 5%. Dec 20, 1909. 6:1597. 13,000
Ewald, Louis A to TITLE GUARANTEE & TRUST CO. 87th st, No 48, s s, 83.5 e Madison av, 20x100.8. Dec 17, due & c as per bond. Dec 18, 1909. 5:1498. 17,000
Feeter, Margt C to WESTCHESTER TRUST CO. South st, No 40, n w cor Old slip, No 36, 23x44.10. Dec 1, 4 months, 6%. Dec 18, 1909. 1:35. note, 7,200
Fraser, Robert C of Montclair, N J, to Theo W Horton and ano admrs Wm B Horton. 131st st, No 54, s s, 247.6 w Park av, 17.6x99.11. Dec 16, due Nov 1, 1914, 5%. Dec 17, 1909. 6:1755. 6,500
Figge, Helene of White Plains, N Y, to DRY DOCK SAVINGS INSTN. 15th st, No 137, n s, 194 w 3d av, 23.6x103.3. Dec 17, due & c as per bond. Dec 18, 1909. 3:871. 10,000
Frank, Hersch with George Inness Jr, of Ellenville, N Y. 134th st, No 183, n s, 250 e 7th av, 25x99.11. Extension of mort for \$17,000 to July 19, 1912, at 5%. June 19. Dec 17, 1909. 7:1919. nom
Fawcett, Wm L to Trustees of the Dyckman Library, a corpn. Broadway, e s, 236.3 s Academy st, runs n 86 x e 136.11 x s 62.9 x w 138.6 to beginning. P M. Dec 18, due & c as per bond. Dec 20, 1909. 8:2233. 16,500
Same to same. Same property. Prior mort \$16,500. Dec 18, due & c as per bond. Dec 20, 1909. 8:2233. 7,500
Fahys, Geo E to U S TRUST CO of N Y. Park av, Nos 765 to 779, s e cor 73d st, No 100, 102.2x19. Dec 16, due Jan 1, 1915, 4 1/2%. Dec 20, 1909. 5:1407. 75,000
Fitzsimmons, Matilda to American Mortgage Co. 2d av, Nos 1903 and 1905, w s, 26 n 98th st; two lots, each 26x75. Two P M morts, each \$10,000. Dec 16, 5 years, 4 1/2%. Dec 22, 1909. 6:1648. 20,000
Fitzsimmons, Matilda to American Mortgage Co. 39th st, No 424, s s, 325 w 9th av, 25x98.9. Dec 16, 3 years, 4 1/2%. Dec 22, 1909. 3:736. 10,000

Franklin, Mary A of Brooklyn, N Y to GREENWICH SAVINGS BANK. Broadway, late Boulevard Lafayette, n w cor 156th st, 105.11x133.9x99.11x168. P M. Dec 21, due, & c as per bond Dec 22, 1909. 8:2134. 265,000
Same and Sound Realty Co with same. Same property. Subordination agreement. Dec 21. Dec 22, 1909. 8:2134. nom
FARMERS LOAN & TRUST CO with Columbus Circle Arcade Co. 57th st, n s; 58th st, s s; Broadway, w s, and 8th av, e s, the block. Extension of \$900,000 mort until Dec 11, 1913, at 4 1/2%. Dec 14. Dec 22, 1909. 4:1029. nom
Gibert, Frederic E to Minnie S Shrier. 5th av, No 298, w s, 30 s 31st st, runs w 75 x s 44 x w 25 x n 74 to 31st st, Nos 2 and 4, x e 100 to av x s 30 to beginning. Prior mort \$48,424.95. Dec 22, 1 year, 6%. Dec 23, 1909. 3:832. 15,000
Goodman, Aaron to Leon Tuchman. Lenox av, Nos 620 and 622, e s, 49.11 n 141st st, 50x100. P M. Prior mort \$42,000. Dec 16, due May 5, 1911, 6%. Dec 17, 1909. 6:1739. 14,500
Same to Abraham J Dworsky. Same property. P M. Prior mort \$56,500. Dec 16, 1 year, 6%. Dec 17, 1909. 6:1739. 7,500
Goldstein, Clara to Bernard H Foss. 46th st, No 453, n s, 224.2 e 10th av, 24.2x100.5. Dec 16, 1 year, 6%. Dec 17, 1909. 4:1056. 550
Garner, Anna to Frederic de P Foster. 80th st, No 164, s s, 250 w 3d av, 30x100.2. Dec 17, 1909, 5 years, 5%. 5:1508. 25,000
Glass, John Jr to Max Marx. 178th st, s s, 100 w Audubon av, 150x 94.11. Prior mort \$48,000. Dec 16, demand, 6%. Dec 17, 1909. 8:2133. 3,000
Greenbaum, Geo E to J Clarence Brennan. Claremont av, e s, 300 n 122d st, 75x115.3 to c l Old Bloomingdale road x75.3x 121.2. P M. Dec 2, due & c as per bond. Dec 18, 1909. 7:1993. 16,000
Gordon, Margaret to Frank D Kernochan. 90th st, No 42, s s, 505 w Central Park West, 19.8x100.8. Aug 26, 3 years, 5%. Dec 18, 1909. 4:1203. 5,000
Gussaroff (Elias) Realty & Construction Co to U S SAVINGS BANK of City of N Y. Wadsworth av, s w cor 180th st, No 650, 75x100. Dec 20, 1909, 5 years, 5%. 8:2163. 115,000
Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 8:2163.
Greenwich Investing Co to James H Cruikshank. Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3. P M. Prior mort \$16,000. Dec 18, due July 1, 1910, 6%. Dec 21, 1909. 1:220. 3,000
Goldfinger, Maude J to TITLE GUARANTEE & TRUST CO. 86th st, No 108, s s, 85 w Columbus av, 20x100. Dec 21, 1909, due & c as per bond. 4:1216. 11,000
Golde & Cohen, a corpn, to J Sergeant Cram and ano trustees Harry S Cram. 112th st, Nos 151 and 153, n s, 345 w 3d av, 33.4x100.10. Dec 20, 5 years, 4 1/2%. Dec 21, 1909. 6:1640. 32,000
Same to same. Same property. Certificate as to above mort. Dec 17. Dec 21, 1909. 6:1640.
Ginsburg, Simon to Emanuel Strauss. 113th st, No 58, s s, 300 e Lenox av, 17x100.11. Prior mort \$10,000. Nov 8, due & c as per bond. Dec 21, 1909. 6:1596. 2,000
Godward, Geo W to N Y LIFE INS & TRUST CO. St Nicholas av, No 486, n e cor 134th st, 101.3x37.11x99.11x21.1. Dec 17, 5 years, 4 1/2%. Dec 21, 1909. 7:1959. 38,000
Herzog, Paul M with Samuel Gross et al. Water st, Nos 492 and 494. Extension of mort for \$4,600 to June 1, 1913, at 6%. Dec 6. Dec 22, 1909. 1:248. nom
Holland Holding Co to Richard F Carman. St Nicholas av, late Kingsbridge road, n w cor 150th st, 102.2x62.11. P M. Prior mort \$20,000. Nov 26, due Dec 21, 1911, 5%. Dec 21, 1909. 7:2065. 17,500
Hennessy Realty Co to LAWYERS TITLE INS & TRUST CO. 114th st, n s, 100 e Amsterdam av, 50x100. Certificate as to mort for \$110,000. Dec 17. Dec 20, 1909. 7:1867.
Hutchinson, Marlon wife of and Robt H to John S Huyler. 143d st, No 530, s s, 175 e Broadway, late Boulevard, 17.11x99.11. Dec 18, 2 years, 5%. Dec 20, 1909. 7:2074. 2,000
Helene Realty & Construction Co to Robert Graves et al exrs Margt J P Graves. 174th st, No 509, n s, 150 w Amsterdam av, 75x90. Dec 20, 5 years, 5%. 8:2131. 60,000
Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 8:2131.
Helene Realty & Construction Co to Leon Tuchmann. 174th st, No 509, n s, 150 w Amsterdam av, 75x90. Prior mort \$60,000. Dec 20, 1909, 5 years, 6%. 8:2131. 10,000
Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 8:2131.
Humpfner, Adolph to Lottie Smith. 3d av, No 179, s e s, 52 s w 17th st, 17x70. Leasehold. Sept 16, due July 1, 1913, 6%. Dec 17, 1909. 3:897. 10,000
Hyman, Rose to Mayer Katzenberg. 58th st, No 46, s s, 150 e Madison av, 25x100.5. Prior mort \$42,000. Dec 17, 1909, 2 years, 6%. 5:1293. 5,000
Hennessy Realty Co to LAWYERS TITLE INS & TRUST CO. 114th st, n s, 100 e Amsterdam av, 50x100.11. Building loan. Dec 17, 1 year, 6%. Dec 18, 1909. 7:1867. 110,000
Hamilton, Mary A to Douglas Taylor. 118th st, No 83, n s, 85 e Lenox av, 20x100.11. Prior mort \$8,000. Dec 15, due Mar 15, 1911, 6%. Dec 18, 1909. 6:1717. 4,000
Hecker, Anna W to Josiah W Wentworth and ano trustees Geo V Hecker. 37th st, No 139, n s, 120 e Lexington av, 20x98.9. Dec 17, 5 years, 5%. Dec 18, 1909. 3:893. 26,000
Hennessy, Jas A to TITLE INS CO of N Y. Washington st, No 32, w s, 75 s Morris st, runs n w 179 to West st, Nos 18 to 20, x s 78.7 x e 89.6 x n 52.7 x e 86 to Washington st x n 25 to beginning. P M. Dec 17, 3 years, 5%. Dec 18, 1909. 1:15. 100,000
Hamburger, Jacob with Frederic N Goddard. 114th st, No 25 W. Extension of \$20,000 mort until Jan 14, 1915, at 5%. Dec 16. Dec 18, 1909. 6:1598. nom
Haffner, Jacob H and William to N Y LIFE INS CO. 79th st, No 172, s s, 50 e Amsterdam av, 50x102. P M. Dec 16, due Jan 1, 1915, 4 1/2%. Dec 17, 1909. 4:1150. 85,000
Hautau, Margaretha to TITLE GUARANTEE & TRUST CO. Washington st, No 655, e s, 66.2 n Christopher st, 17.3x60. Dec 17, 1909, due & c as per bond. 2:630. 4,000
Hasell, Clemence L, widow, of Brook Green, S C, to Daniel Bird-sall. Broadway, No 654, 29x130; 3d av, Nos 310 to 314, w s, 98.9 n 23d st, 49.4x84. 2-3 parts. Prior mort \$148,095.65. Nov 1, 1895, due Nov 1, 1896. Dec 23, 1909. 2:529. 1,000

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

Jokinsky, Max to Mayer Katzenberg. Jefferson st, No 61, e s, 89.8 s Rutgers pl, runs e 103.4 x s 14.7 x w 20 x s 10 x w 83.1 to Jefferson st x n 25.1 to beginning. Dec 17, 1909, 5 years, 5%. 28,000

Jackson, Wm M to Wilson M Powell. Beekman st, No 50, n s, 120.7 w Gold st, 26.2x90.7x26x86.7. Dec 17, 1909, 2 years, 5½%. 1:100. 15,000

Jaffray, Reginald S of Darien, Conn, to Libbie B Hall extrx Nicholas Brewer. Water st, No 44, n s, 50.1 e Conties slip, 28.3 x57.3x29x56.9. P M. Dec 20, 3 years, 4½%. Dec 21, 1909. 1:30. 20,000

Jaeger, Margaret with Alfred Hahn. Broome st, Nos 287 and 289, and Eldridge st, Nos 118 and 120. Agreement as to share ownership in bond and mortgage. Dec 22, Dec 23, 1909. 2:413. —

Johnson, Mary E, individ and extrx Joseph Johnson, with Anna C Wiener. 48th st, No 549, n s, 200 e 11th av, 24.6x100.5. Extension of mort for \$6,000 to May 2, 1914, at 5%. Nov 26. Dec 22, 1909. 4:1077. nom

Klarman, Maier to August Ruff. Stanton st, No 206, n s, 47.5 e Ridge st, 26x100. Prior mort \$——. Dec 23, 1909, 3 years, 6%. 2:345. 3,000

Katz, Isidore and Louis Rubin to Marie W Hancox. Cherry st, No 155, s s, 71 w Market slip, 20.5x60.4x20x60.3. Dec 23, 1909, due, &c, as per bond. 1:250. 7,000

Keane, Thomas J to Gennaro Sferra. Av B, No 287, e s, 42 s 17th st, 20x68. Dec 21, 2 years, 6%. Dec 22, 1909. 3:984. 1,500

Kaufman, Ricka to Julius Bacharach. 67th st, Nos 235 and 237, n s, 47.5 w Amsterdam av, 50x100.5. Extension of \$3,500 mort until Oct 1, 1911 at 6%. Dec 21, 1909. 4:1159. nom

Kuh, Gilbert to FRANKLIN SAVINGS BANK. 30th st, No 345, n s, 250 e 9th av, 25x98.9. P M. Dec 21, 1909, 1 year, 5%. 3:754. 12,000

Same to LINCOLN TRUST CO. Same property. P M. Prior mort \$12,000. Dec 21, 1909, due June 21, 1910, 5½%. 3:754. 2,000

Kennedy, Anna H wife of and Clement D Kennedy to MERCANTILE TRUST CO of N Y trustee Oliver S Carter for benefit of children of Lizzie C Bacot. 60th st, No 119, n s, 180 e Park av, 20x100.5. Dec 20, 1909, 3 years, 4½%. 5:1395. 28,000

Kelly, Katie E to LAWYERS TITLE INS & TRUST CO. 54th st, No 136, s s, 135.9 e Lexington av, 17.10x100.5. Dec 20, 1909, 3 years, 4½%. 5:1308. 7,000

Krauss, Philip and Joseph Roth with Abraham Jacobi. 108th st, No 229 East. Subordination agreement. Dec 16. Dec 18, 1909. 6:1658. nom

Koehler, John W to Central Brewing Co. 1st av, No 2007. Saloon lease. Dec 15, demand, 6%. Dec 18, 1909. 6:1675. 1,709.16

Keenan, Annie M to Helen H Steele. 117th st, No 508, s s, 98 e Pleasant av, 25x100.10. Dec 17, 3 years, 5½%. Dec 18, 1909. 6:1715. 15,000

Krauss, Philip to Abraham Jacobi. 108th st, No 229, n s, 225 w 2d av, 25x100.11. P M. Dec 16, 5 years, 5%. Dec 17, 1909. 6:1658. 12,000

Lent, Solomon and Mayer Landsberger exrs Dora Landsberger to TITLE GUARANTEE & TRUST CO. Suffolk st, No 21, w s, 100 n Hester st, 25x100. Dec 21, 1909, due, &c, as per bond. 1:312. 20,000

Lefkovic, Bartholomew to METROPOLITAN SAVINGS BANK. 10th st, No 301, n s, 95.6 e Av A, 25x94.8. Dec 21, 1909, 5 years, 5%. 2:404. 21,000

Lewald, Simon to MUTUAL LIFE INS CO of N Y. 74th st, Nos 170 and 172, s s, 104.10 w 3d av, 60x102.2. Dec 20, 1909, due &c as per bond. 5:1408. 34,000

Lowenstein, Rachel to Max L Lowenstein. 113th st, No 15, n s, 198.6 w 5th av, 15.6x100.11. Prior mort \$11,500. Dec 13, 1 year, 6%. Dec 18, 1909. 6:1597. 4,000

Laird, Alicia L to Geo W Dunn and ano exrs &c Wm A Martin. Mt Morris Park West, No 14, w s, 75.11 n 121st st, 25x100. Dec 17, 1909, due Mar 1, 1911, 5%. 6:1720. 5,000

Lyddy, Sarah J to MUTUAL LIFE INSURANCE CO of N Y. 25th st, Nos 315 and 317, n s, 154 w 8th av, 46x98.9. Dec 23, 1909, due, &c, as per bond. 3:749. 22,000

LAWYERS TITLE INS & TRUST CO with West Huldana Realty Co. 18th st, Nos 320 and 322, s s, 242.1 w 8th av, 47.11x92. Extension of \$55,000 mort until Nov 19, 1914, at 5%. Nov 19. Dec 22, 1909. 3:741. nom

LAWYERS TITLE INS & TRUST CO with Minnie Koecher. 1st av, No 1265, n w cor 68th st, No 359, 24.11x75. Extension of \$23,000 mort until Dec 9, 1914, at 5%. Dec 9. Dec 22, 1909. 5:1443. nom

Lawyers Mortgage Co with Nathan Kirsh. Cannon st, Nos 92 and 94. Extension of \$37,000 mort until Dec 27, 1914, at 5%. Dec 13. Dec 18, 1909. 2:329. nom

Lawyers Mortgage Co with Max Stern. 119th st, Nos 332 and 334, s s, 265 w 1st av, 35x100.10. Extension of \$32,000 mort until June 30, 1914, at 5%. Apr 14. Dec 18, 1909. 6:1795. nom

Lawyers Mortgage Co with Thurlow W Coulter. 63d st, No 112, s s, 200 w Columbus av, 25x100.5. Extension of \$16,000 mort until Oct 17, 1912, at 4½%. Sept 15. Dec 18, 1909. 4:1134. nom

Lawyers Mortgage Co with Louis Gordon and Barnet Levy. 112th st, n s, 200 e 3d av, 50x100.11. Extension of mort for \$48,000 to Oct 11, 1914, at 5%. Oct 23. Dec 21, 1909. 6:1662. nom

Lubetkin, Herman with Robt Graves et al, exrs Margt J P Graves. Av A, No 287 and 289, s w cor 18th st, No 438 to 442 East. Subordination agreement. Dec 21. Dec 22, 1909. 3:949. —

Luckings, Saml J with John Alexander. 103d st, No 91, n e s, 100 e Columbus av, 27x100.11. Extension of \$5,000 mort until Dec 20, 1912, at 6%. Dec 20. Dec 23, 1909. 7:1839. nom

Muldoon, John to Hulbert Peck. 51st st, No 446, s s, 262.6 e 10th av, 18.9x100.5. Dec 22, 1909, 3 years, 5%. 4:1060. 6,300

Manhattan Beach Cottage Co to Geo S Edgell et al trustee Andre C Champollion. Certificate as to mort for \$16,000 covering land in Kings County, N Y. Dec 21. Dec 22, 1909. —

Same to Austin Corbin and ano, trustees Geo H Edgell and ano. Certificate as to mort for \$3,000 covering land in Kings County, N Y. Dec 21. Dec 22, 1909. —

Same to Leavitt J Hunt trustee Austin Corbin. Certificate as to mort for \$21,000 covering land in Kings County, N Y. Dec 21. Dec 22, 1909. —

Meyers, Charles with Morris L Woolf. 96th st, Nos 53 and 55, n s, 100 e Madison av, 50x100.11. Agreement as to share ownership in mort. Dec 6. Dec 20, 1909. 6:1602. —

Mygatt, Henry R to Five Boroughs Realty Co. Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.1. P M. Dec 20, due &c as per bond. Dec 21, 1909. 8:2283. 22,000

Mansfield, Eliz to Samuel Newman and ano. Division st, No 87, s s, 214.1 w Pike st, 25x55x25x—. Dec 1, due &c as per bond. Dec 17, 1909. 1:282. 1,400

Marshall, Wm F and Alfred T Southern to TITLE GUARANTEE & TRUST CO. 43d st, No 249, n s, 80 w 2d av, 20x100.5. P M. Dec 16, due &c as per bond. Dec 17, 1909. 5:1317. 10,000

MERCANTILE TRUST CO with Walter E Maynard. 40th st, No 116 East. Extension of \$25,000 mort until Dec 17, 1912, at 4½%. Dec 10. Dec 17, 1909. 3:895. nom

Mehlich, Wm H to Emilie Mehlich. 124th st, No 144, s s, 275 e 7th av, 25x100.11. Dec 15, 3 years, 6%. Dec 17, 1909. 7:1908. 2,500

McKenna, Sarah O'R and Ellen T O'Reilly to Eugenia K Campbell. 17th st, No 217, n s, 194.4 w 7th av, 17.2x43.9x17.2x44.1. Prior mort \$——. Dec 17, 1909, 3 years, 6%. 3:767. 3,000

Meteor Realty & Construction Co to BROOKLYN SAVINGS BANK. 17th st, Nos 40 and 42, s s, 575 w 5th av, 50x92. Dec 23, 1909, 6 years, 6%. 3:818. 210,000

Same to same. Same property. Certificate as to above mort. Dec 23, 1909. 3:818. —

Mike, Frank to TITLE GUARANTEE & TRUST CO. 110th st, No 232, s s, 360 e 3d av, 25x110. Dec 23, 1909, due, &c, as per bond. 6:1659. 10,000

Mitchell, Hubbard W to Rosalie Corn and ano. Madison av, No 747, e s, 33.9 s 65th st, 16.8x60. Prior mort \$28,500. Dec 23, 1909, due June 23, 1911, 6%. 5:1379. 3,500

METROPOLITAN TRUST CO with Louis J Jacobs. 10th st, No 217 East. Extension of \$18,000 mort until Jan 16, 1913, at 4½%. Dec 7. Dec 23, 1909. 2:452. nom

McCormack, Lincoln, of Irvington, N Y, to Grace D Thorne. 211th st, c l, 325 e 9th av, runs s 121 x e — to point 375 e 9th av x n 122.10 to c l 211th st x w 50 to beginning, except part for 211th st. Dec 22, 3 years, 5½%. Dec 23, 1909. 8:2191. 4,000

McCormack, Lincoln, of Irvington, to Lydia W Thorne. 211th st, c l, 175 e 9th av, runs s 109.2 x e — to point 275 e 9th av x n 116.5 to c l 211th st x w 100 to beginning, except part for 211th st. Dec 22, 3 years, 5½%. Dec 23, 1909. 8:2191. 8,000

McArdle, Wm J to Ernest C Brower. Cherry st, No 466, n s, abt 225 w Corlears st, 25x100. Dec 21, demand, 6%. Dec 23, 1909. 1:263. 1,000

McCall, Mary I with METROPOLITAN LIFE INS CO. 72d st, No 54, s s, 65 e Columbus av, 20x102.2. Extension of \$32,000 mort until Apr 1, 1913, at 4½%. Dec 18. Dec 22, 1909. 4:1124. nom

Mesick, Frank B, of Deal Beach, N J, to Emma L wife J Wilson Moore. 31st st, No 47, n s, 100 w 4th av, 21.1x86.8x21.1x88.3; 32d st, Nos 46 to 50, s s, 83.8 w 4th av, runs w 41.4 x s 98.9 x w 9.2 to e s Middle road x s w 9 x e — to point 110.2 from s s 32d st x n 110.2 to beginning; all that land adj the w s of rear of above lot, being 9.1 on c l of old road, 9.1 on w s of rear of above premises, 31.5 on n s and 31.4 on s s; 32d st, No 44, s s, 125 w 4th av, 25x98.9. 1-3 part. P M. Dec 17, 3 years, 4½%. Dec 23, 1909. 3:861. 55,000

Nova Realty Co to E Matilda Ziegler et al exrs &c William Ziegler. Amsterdam av, Nos 383 to 391, s e cor 79th st, No 174, 102x50. P M. Dec 16, due Jan 1, 1913, 5%. Dec 17, 1909. 4:1150. 150,000

Same to Westown Realty Co. Amsterdam av, Nos 383 to 391, s e cor 79th st, No 174, 102x50. P M. Prior mort \$150,000. Dec 16, 3 years, 5%. Dec 17, 1909. 4:1150. 10,000

Nugent, Frank L to Rebecca Elias. Hawthorne st, w s, 100 s Broadway, runs s 96.5 x w 100 x n 50 x w 25 x n 47.11 x e 125 to beginning. P M. Dec 20, 1909, 3 years, 5%. 8:2234. 10,000

Same to same. Broadway, s w cor Hawthorne st, runs s 100 x w 125 x n 100 to Broadway x e 125 to beginning. P M. Dec 20, 1909, 3 years, 5%. 8:2234. 40,000

Nathanson, Jonas Wm to Alex McL Jeffrey. 100th st, No 105, n s, 51 e Park av, 25x95. Dec 20, 5 years, 5%. Dec 21, 1909. 6:1628. 14,000

Newman, Loeb to Alonzo Kimball. 113th st, No 157, n s, 270 w 3d av, 25x100.11. Prior mort \$——. Dec 20, 3 years, 5%. Dec 21, 1909. 6:1641. 21,000

New and Beaver St Corp to MUTUAL ALLIANCE TRUST CO of N Y as trustee. Beaver st, Nos 23 and 25, n s, 115.4 w Broad st, runs w 49.4 x n 66.7 x w 64.1 to New st, Nos 58 to 62, x n e 65.2 x e 41.2 x n 1.3 x e 33.9 x s 25 x e 22.1 x s 103.10 to beginning. Prior mort \$325,000. Dec 16, 3 years, 4½%. Dec 17, 1909. 1:24. 100,000

Same to same. Same property. Consent to above mort. Dec 15. Dec 17, 1909. 1:24. —

Same to same. Same property. Certificate as to above mort. Dec 15. Dec 17, 1909. 1:24. —

Nathanson, Jonas W to Bronx Investment Co. 100th st, No 409, n s, 174.2 e 1st av, 37.1x100.11. Dec 22, 1909, 3 years, 5½%. 6:1694. 25,000

Same and CARNEGIE TRUST CO with same. Same property. Subordination agreement. Dec 22, 1909. 6:1694. nom

Newbrough, Rachel to LAWYERS TITLE INS & TRUST CO. 84th st, No 40, s s, 474.6 w Central Park West, 17.2x102.2. P M. Dec 23, 1909, 3 years, 4½%. 4:1197. 9,000

Newton, Rollin C as trustee under mort made by American Malt-ing Co to Walter G Oakman and ano to Alex J Hemphill and ano as trustees. Av A, e s, 62d and 64th sts, and extends to East River; 47th st, n s, 400.4 e 1st av, runs n 100.5 x w 0.4 x n 100.5 to 48th st x e 75 x s 200.10 to 47th st x w 74.8; 47th st, n s, 60 e 1st av, 15x125.10; 61st st, s s, 125 e 2d av, runs e 150 x s 102.10 x w 100 x n 2.5 x w 50 x n 100.5 to beginning; 48th st, n s, 375 e 1st av, runs n 60.5 x e 185 to high water mark E R x s — to st x w 162 to beginning, with land under water; also property in Brooklyn, Syracuse, South Rondout, Buffalo, Erie, N Y, &c. Appointment of Alex J Hemphill as trustee under said mortgage. June 24, 1909. 5:1358, 1359, 1360, 1435 and 1475. Dec 23, 1909. nom

Ormiston, Annie and Isabella McCormack to Harry K Knapp. 211th st, s s, 175 e 9th av, 100x86.5x—x79.2; 211th st, s s, 325 e 9th av, 50x92.10x—x90. Oct 24, 1906, demand, 5%. Recorded and discharged Dec 23, 1909. 8:2191. 8,500

Ottenberg, Mollie with Morris Wrabel. 70th st, No 313 East, n s. Extension of \$20,000 mort until Dec 12, 1912, 5%. Dec 11. Dec 21, 1909. 5:1445. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

NEW YORK

- Patten, Walter R of Long Branch, N J, to Hudson Mortgage Co. 28th st, No 44, s s, 173 e 6th av, 26x98.9. 1/2 part. Prior mort \$20,000. Dec 17, 1909, 1 year, 6%. 3:829. 6,000
- Pye, John E of Lakewood, N J, to N Y SAVINGS BANK. Bleecker st, Nos 18 to 24, s w cor Elizabeth st, 92x70; Elizabeth st, No 309, w s, 70 s Bleecker st, 20x80. Dec 17, 1909, due & c as per bond. 2:521. 5,000
- Pianca, Julia to Rosina Pecora et al. Sullivan st, Nos 125 and 127, e s, 59.6 s Prince st, runs e 75 x n 40.4 x w 3 x s 7 x w 10 x n 7 x w 62 to st x s 40.4 to beginning. Prior mort \$—. Nov 24, 1 year, 6%. Dec 20, 1909. 2:495. 3,500
- Pease, Harry D to FRANKLIN SAVINGS BANK. 88th st, No 321, n s, 235 w West End av, 20x100.8. Dec 20, 1909, 1 year, 4 1/2%. 4:1250. 25,000
- Picken Building Co to Chelsea Realty Co. Fort Washington av, n w cor 179th st, runs n 100.1 x w 113.4 x s 100.2 to st x e 115.4 to beginning. Building loan. Prior mort \$50,000. Dec 21, 1909, due Mar 21, 1911, 6%. 8:2177. 95,000
- Same to same. Same property. Certificate as to above mort. Dec 21, 1909. 8:2177. —
- Pacific Realty Co to TITLE INSURANCE CO of N Y. 32d st, No 12 and 14, s s, 225 w 5th av, 33.8x98.9. Dec 22, 1909, 5 years, 4 1/2%. 3:833. 220,000
- Same to same. Same property. Certificate as to above mort. Dec 22, 1909. 3:833. —
- Pau, Francesco and Modesto Amendolazine to Lion Brewery. Mott st, No 121. Saloon lease. Dec 21, demand, 6%. Dec 22, 1909. 1:237. 800
- Renwick, Wm C, Edw J Brockett and John G Steenken trustees Wm R Renwick with Michael Haas and Wm H Schmohl. Madison av, No 2094. Extension of \$18,000 mort until Feb 27, 1913, at 6%, and consent to same. Dec 11. Dec 17, 1909. 6:1756. nom
- Rollmann, John to Otto Geiss. Columbus av, Nos 763 and 765, e s, 26.5 n 97th st, 50x100. Prior mort \$70,000. Dec 16, due & c as per bond. Dec 17, 1909. 7:1833. 2,000
- Rollmann, John to Stella Abrahamson and ano. Columbus av, Nos 763 and 765, e s, 26.5 n 97th st, 50x100. Dec 15, 5 years, 5%. Dec 17, 1909. 7:1833. 65,000
- Rollmann, John to Jennie H Morrison. Columbus av, Nos 763 and 765, e s, 26.5 n 97th st, 50x100. Prior mort \$65,000. Dec 15, 3 years, 6%. Dec 17, 1909. 7:1833. 5,000
- R & M Realty Co to CITIZENS SAVINGS BANK. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Dec 15, 5 years, 5%. Dec 17, 1909. 7:2011. 45,000
- Same to same. Same property. Consent to above mort. Dec 15. Dec 17, 1909. 7:2011. —
- Same to same. Same property. Certificate as to above mort. Dec 15. Dec 17, 1909. 7:2011. —
- Same to same. Same property. Resolution as to above mort. Dec 15. Dec 17, 1909. 7:2011. —
- Ryan, William and William Ryan exr Johanna Ryan with Daniel K de Beixodon. 54th st, No 431 West. Extension of \$12,000 mort until Feb 2, 1915, at 5%. Dec 16. Dec 17, 1909. 4:1064. nom
- Romano, Rocco and Salvatore Laraia, N Y, and Minna Sporhase of Harrison, N J, with LAWYERS TITLE INS & TRUST CO. 108th st, No 230 East. Subordination agreement. Dec 15. Dec 17, 1909. 6:1657. nom
- Romano, Rocco and Salvatore Laraia to LAWYERS TITLE INS & TRUST CO. 108th st, No 230, s s, 200 w 2d av, 25x100.11. Dec 5, 5 years, 5%. Dec 17, 1909. 6:1657. 10,000
- Roossin, Fannie wife of and Abraham B to Nicholas C Benziger and ano exrs & Louis Benziger. Willett st, No 84, e s, abt 125 n Rivington st, 25x100. Dec 15, 5 years, 5%. Dec 17, 1909. 2:339. 28,000
- Same and Adolph Pawel with same. Same property. Subordination agreement. Dec 17, 1909. 2:339. nom
- R & M Realty Co to Mollie Ottenberg. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Nov 18, 3 years, 6%. Dec 18, 1909. 7:2011. 8,000
- Same to same. Same property. Certificate as to above mort. Dec 15. Dec 18, 1909. 7:2011. —
- Rizzo, Salvatore to LAWYERS TITLE INS & TRUST CO. 77th st, No 231, n s, 305 w 2d av, 25x102.2. Dec 20, 1909, 5 years, 4 1/2%. 5:1432. 8,000
- Rosenberg, Ludwig to Geo C Engel. 1st av, No 1602, n e cor 83d st, No 401, 27.2x84. P M. Prior mort \$—. Dec 16, due Jan 1, 1912, 6%. Dec 20, 1909. 5:1563. 16,000
- Rohmann, Francisca with LAWYERS TITLE INS & TRUST CO. 110th st, Nos 223 to 231, n s, 266.8 w 2d av, 2 lots, each 41.8x 100.11. 2 agreements as to share ownership in mort. Oct 16, 1906. Dec 20, 1909. 6:1660. nom
- Raywood, Agnes C to Chas Earle. 87th st, No 327, n s, 325 w West End av, 16x100.8. Dec 21, 1909, due & c as per bond. 4:1249. 20,000
- Rosenthal, Marcus to EXCELSIOR SAVINGS BANK of City of N Y. Madison av, Nos 1644 and 1646, w s, 43.11 s 110th st, 38x100. Dec 20, 5 years, 5%. Dec 21, 1909. 6:1615. 38,000
- Same to Alfred F Heim. Same property. Prior mort \$38,000. Dec 20, due & c as per bond. Dec 21, 1909. 6:1615. 4,500
- Reich, Annie and Ignaz, and Benjamin Rottenberg with EXCELSIOR SAVINGS BANK. 2d av, No 896, e s, 50.3 s 48th st, ——. Subordination agreement. Dec 20. Dec 21, 1909. 5:1340. nom
- Rottenberg, Fannie and Ignaz Reich and Benj Rottenberg with EXCELSIOR SAVINGS BANK. 2d av, No 894, e s, 75.4 s 48th st, ——. Subordination agreement. Dec 20. Dec 21, 1909. 5:1340. nom
- Reich, Annie wife Ignaz to EXCELSIOR SAVINGS BANK. 2d av, No 896, e s, 50.3 s 48th st, 25.1x100. Dec 20, 5 years, 5%. Dec 21, 1909. 5:1340. 18,000
- Rottenberg, Fannie wife Benj to EXCELSIOR SAVINGS BANK. 2d av, No 894, e s, 75.4 s 48th st, 25.1x100. Dec 20, 5 years, 5%. Dec 21, 1909. 5:1340. 18,000
- Ruppel, Charlotte and Anthony F, of Weehawken, N J, Emma L Weiss of West New York, N J, and Cath B Weiss of N Y, to Wm J Amend. 48th st, No 507, n s, 125 w 10th av, 25x100.5. Dec 21, 1909, 5 years, 5%. 4:1077. 16,000
- Roberts Security Co to Henry A Cooke. Certificate as to mort for \$3,000 covering land at Closter, N J. Dec 20. Dec 22, 1909. —
- Realty Co of America to Martin P Lodge. 92d st, No 253, n s, 100 w Broadway, 25x100.8. P M. Dec 21, due, & c, as per bond. Dec 22, 1909. 4:1246. 10,000
- Rockhill, Clayton with SEAMEN'S BANK FOR SAVINGS in City of N Y. Pearl st, No 224 and 226. Extension of \$20,000 mort until Dec 6, 1914, at 5 1/2%. Nov 30. Dec 22, 1909. 1:70. nom
- Same with same. Same property. Extension of \$10,000 mort until Dec 6, 1914, at 4 1/2%. Nov 30. Dec 22, 1909. 1:70. nom
- Reckhart, Daniel W of El Paso, Texas to GERMAN SAVINGS BANK in City of N Y. 10th av, No 451, n w cor 35th st, No 501, 24.8x100. Dec 11, 1 year, 4 1/2%. Dec 22, 1909. 3:707. 15,000
- Raymond, Emma M and Nina M Stedman to FARMERS LOAN & TRUST CO. 5th av, No 396, w s, 49.4 n 36th st, 27.7x100. Dec 22, 5 years, % as per bond. Dec 23, 1909. 3:838. 150,000
- Rockton Construction Co to Joseph J Meaney. St Nicholas av, n w cor 163d st, 106.7x91x99.11x128.3. Prior mort \$—. Dec 20, 2 years, 6%. Dec 23, 1909. 8:2122. 35,000
- Same to same. Same property. Certificate as to above mort. Dec 20. Dec 23, 1909. 8:2122. —
- Reynolds, Thos B to Jennie D Greene et al exrs Chas B Greene. Columbus av, No 975, s e cor 108th st, No 74, 25.11x100. Dec 23, 1909, 5 years, 4 1/2%. 7:1843. 46,000
- Ralph Purchasing Co to Caroline L Baker. Consent to mort for \$1,600 covering land in Queens Co, N Y. Dec 14. Dec 23, 1909. —
- Same to G Elmer Van Siclen. Consent to mort for \$1,600 covering land in Queens Co, N Y. Dec 14. Dec 23, 1909. —
- Straka, Frantisek to Sigmund Lewy. 76th st, No 334, s s, 150 e 2d av, 25x102.2. Prior mort \$10,000. Dec 23, 1909, 2 years, 6%. 5:1450. 1,000
- Shea, John D to Henry E Jones. Greenwich st, No 803, e s, 36.1 s Jane st, 24x82.7x24x83.9. Prior mort \$14,000. Dec 23, 1909, due June 1, 1914, 6%. 2:625. 2,500
- Sill, Howard M and Thomas H Dougherty, trustees Amelia W Dougherty, with Kath Murchison. 20th st, s s, 100 w 3d av, 25x 109. Extension of \$23,600 mort until Jan 2, 1913, at 4 1/2%. Nov 18. Dec 23, 1909. 3:875. nom
- St James Investing Co to CENTRAL TRUST CO of N Y. James st, Nos 98 and 100, e s, 60 n Cherry st, 40x75x40.2x74.8. Dec 23, 1909, 5 years, 5%. 1:252. 36,000
- Same to same. Same property. Certificate as to above more. Dec 23, 1909. 1:252. —
- Scotfield, Henry C, of Stamford, Conn, to PETER COOPER FIRE INS CO. West End av, No 627, w s, 83.5 n 90th st, 18x82. P M. Dec 23, 1909, 5 years, 4 1/2%. 4:1251. 28,000
- Schoepp, Carl, of Saugerties, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 1st av, No 387, w s, 49.4 s 23d st, 24.8x75. Dec 21, 3 years, 4 1/2%. Dec 23, 1909. 3:928. 2,000
- Straka, Frantisek to American Mortgage Co. 76th st, No 334, s s, 150 e 2d av, 25x102.2. Dec 23, 1909, 5 years, 5%. 5:1450. 10,000
- Shea, John D to Henry E Jones, trustee Frederic R Jones. Greenwich st, No 803, e s, 36.1 s Jane st, 24x82.7x24x83.9. Dec 23, 1909, due June 1, 1914, % as per bond. 2:625. 14,000
- Schmitz, Mary J and Genevieve M to EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av, No 84, e s, 144.3 n 4th st, 24x100. Dec 23, 1909, 5 years, 4 1/2%. 2:446. 7,500
- Spitzer, Jennie to DRY DOCK SAVINGS INSTN. 90th st, No 106, s s, 111.2 e Park av, 18.6x100.8. Dec 23, 1909, due, & c, as per bond. 5:1518. 10,000
- Straubenmuller, Gustave to EMIGRANT INDUSTRIAL SAVINGS BANK. 88th st, No 169, n s, 216.8 e Amsterdam av, 16.8x100.8. Dec 22, 1909, 3 years, 4 1/2%. 4:1219. 12,500
- Silberstein, Albert L to Fleischmann Bros Co. Broadway, late Boulevard Lafayette, s w cor 157th st, 123.7x173.9x99.11x101.8. P M. Prior mort \$245,000. Dec 20, 5 years, 6%. Dec 22, 1909. 8:2134. 40,000
- Smith, Mary J with Louisa Schuh. 82d st, No 509, n s, 147.7 e Av A, 29.8 x 102.6. Extension of \$10,000 mort until Mar 30, 1915, at 4 1/2%. Dec 11. Dec 21, 1909. 5:1579. nom
- Smith, Geo R with Stuyvesant Construction Co. 14th st, Nos 234 and 236 East. Extension of \$12,000 mort until Jan 20, 1915, at 6%. Dec 3. Dec 21, 1909. 2:469. nom
- Schwarz, Maurice with Alfred M Heinsheimer et al exrs Louis A Heinsheimer. 36th st, Nos 603 to 607 West. 2 subordination agreements. Dec 7. Dec 21, 1909. 3:682. nom
- Schulang, Philip with Alonzo Kimball. 113th st, No 157 East. Subordination agreement. Dec 20. Dec 21, 1909. 6:1641. nom
- Scheinberg, Lina to Abram Morris and ano. 120th st, No 348, s s, 100 w 1st av, 25x100.11. Prior mort \$15,000. Dec 20, 3 years, 6%. Dec 21, 1909. 6:1796. 4,000
- Schwarz, Anna C F with Louis Recht. 100th st, No 403, n s, 50 e 1st av, 50x63.5. Extension of \$28,000 mort until Sept 5, 1914, at 5%. Dec 16. Dec 20, 1909. 6:1694. nom
- Sherry, Mary to John C Forster. 45th st, No 532, s s, 325.6 e 11th av, 24.6x100.5. Prior mort \$—. Dec 11, due Feb 1, 1911, 6%. Dec 21, 1909. 4:1073. 2,000
- Sheitlis, Philip with German Evangelical Lutheran Church of St Paul in City of N Y. Cherry st, No 262, n s, 78.11 e Rutgers st, 26.9x94.8x26.8x95.2. Extension of \$18,000 mort until May 29, 1914, at 4 1/2%. Dec 20, 1909. 1:256. nom
- Shapiro, Harris to Albert L Phillips. Cherry st, No 246, n s, 85 w Rutgers st, 21x138x21.6x—; Cherry st, No 248, n s, 64 w Rutgers st, 21x90.1x21.1x89.5. Prior mort \$—. Dec 20, 1909, 2 years, 6%. 1:255. 6,000
- Sibbert, William of Brooklyn, N Y, to Moritz Samuels. 127th st, No 132, s s, 65 w Lexington av, 35.7x99.11. Prior mort \$—. Dec 20, 1909, 3 years, 5%. 6:1775. 35,000
- Sakolski, Isaac to EQUITABLE LIFE ASSUR SOC of the U S. White st, Nos 30 and 32, n w cor Church st, Nos 286 and 288, 50x50. P M. Dec 20, 1909, due Jan 1, 1915, 4 1/2%. 1:191. 45,000
- Schwab, Carrie to Emanu-El Congregation of City N Y. Lexington av, No 717, e s, 40.5 s 58th st, 20x65. P M. Dec 20, 1909, 3 years, 4 1/2%. 5:1312. 20,000
- Sapiro, Kiva to Arnold H E Schramm. 160th st, s s, 375 w Broadway, 50x125. P M. Dec 6, 2 years, 4 1/2%. Dec 20, 1909. 8:2136. 17,500
- Sapiro, Kiva to Lucy W Whitney. 160th st, s s, 425 w Broadway, 50x125. P M. Dec 20, 1909, due Jan 17, 1912, 5%. 8:2136. 19,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

- Simmons, Henry B A to Henry G Simmons. 25th st, No 432, s s, 352.6 e 10th av, 22.6x98.9. 1/2 part. Assigns all title to rents of above for life. Dec 8, 1909. 3:722. nom
- Stern, Ada N to Anna H Purdy. Fort Charles pl West, late Van Corlear pl, s s, 344.4 w 227th st, late Wicker pl, 30x80. Dec 7, 5 years, 5 1/2%. Dec 18, 1909. 13:3402. 6,000
- Stonington Realty Co to Jacob Reiff and ano. 118th st, Nos 308 and 310, s s, 140.9 e 2d av, 40.9x100.10. P M. Prior mort \$36,000. Dec 16, 2 years, 6%. Dec 17, 1909. 6:1689. 10,000
- Turkel, Bertha A to EQUITABLE LIFE ASSUR SOC of the U S. 7th st, No 101, n s, 207.11 e 1st av, 20x97. Dec 22, 1909, due Jan 1, 1915, 4 1/2%. 2:435. 10,000
- Turner, Barnet and Pa Adolphe to Saml N Freedman. 112th st, Nos 56 to 60, s s, 162.6 w Park av, 39x100.11. Prior mort \$38,000. Dec 15, 2 years, 6%. Dec 18, 1909. 6:1617. 10,400
- Trood, Morris to Ricka Kaufman. 67th st, Nos 235 and 237, n s, 475 w Amsterdam av, 50x100.5. P M. Prior mort \$51,000. Aug 31, due Dec 1, 1912, 6%. Dec 20, 1909. 4:1159. 4,442.42
- Townsend Realty Co to UNION DIME SAVINGS BANK. 91st st, n s, 275 w West End av, 125 to Riverside Drive x74.11 to old private road or lane x125.1x68. Dec 20, 1909, due &c as per bond. 4:1251. 400,000
- Same to same. Same property. Certificate as to above mort. Dec 20, 1909. 4:1251.
- Tishman, Julius to Albert H Hastorf et al exrs Charlotte Hastorf. 1st st, Nos 92 and 94, n s, 229 e 1st av, 42x105.11. Dec 20, 5 years, 5%. Dec 21, 1909. 2:429. 57,000
- Tishman, Julius to Solomon H Kohn. 1st st, Nos 88 and 90, n s, 187 e 1st av, 42x105.11. Dec 20, 5 years, 5%. Dec 21, 1909. 2:429. 56,000
- Tyroler, James to GERMANIA LIFE INS CO. Broadway, Nos 3604 and 3606, e s, 49.11 n 148th st, 2 lots, each 37.6x100. 2 morts, each \$6,000. Dec 21, 1909, due &c as per bond. 7:2080. 12,000
- TRUST CO OF AMERICA with Lina Scheinberg. 120th st, No 348, s s, 100 w 1st av, 25x100.11. Extension of \$17,000 mort until Dec 10, 1912, at 5%. Dec 21, 1909. 6:1796. nom
- Twenty-Eighth Street and Seventh Avenue Realty Co to UNION TRUST CO of N Y. 28th st, Nos 156 to 160, s s, 56.11 e 7th av, runs s 78.2 x e 18.6 x n 6.10 x e 27 x s 27.5 x e 25.3 x n 25.2 x e 3.3 x n 73.7 to st x w 73.5 to beginning. Dec 23, 1909. 5 years, 4 1/2%. 3:803. 60,000
- Tuchmann, Leon to Grand Lodge of U S Independent Order Free Sons of Israel, a corpn. 111th st, No 230, s s, 240 w 2d av, 30x100.11. Dec 23, 1909, 3 years, 4 1/2%. 6:1660. 22,000
- Ulmur, Henry to DRY DOCK SAVINGS BANK. 16th st, No 439, n s, 323 e 8th av, 20x100. Dec 21, 1909, due &c as per bond. 3:766. 9,000
- Urban, Adolph H to Chas E Rushmore and ano trustees Philip Dater. 88th st, No 215, n s, 175 w Amsterdam av, 25x100.8. Dec 2, due &c as per bond. Dec 20, 1909. 4:1236. 25,000
- Same and Hyman Cohen with same. Same property. Subordination agreement. Dec 10, Dec 20, 1909. 4:1236. nom
- Uhl, Elizabeth to Louis Adams. 101st st, No 70, s s, 125 e Columbus av, 25x100.11. Prior mort \$—. Dec 17, 3 years, 6%. Dec 18, 1909. 7:1836. 5,300
- Van Orden, De Ruyter to WEST SIDE SAVINGS BANK. 181st st, n s, 75 w Audubon av, 50x100. Dec 20, 1909, due &c as per bond. 8:2154. 60,000
- Van Orden Construction Co to Abby S Marshall. 181st st, n s, 75 w Audubon av, 50x100. Certificate as to mort for \$20,000. Dec 20, Dec 21, 1909. 8:2154.
- Van Orden Construction Co to Abby S Marshall. 181st st, n s, 75 w Audubon av, 50x100. Prior mort \$60,000. Dec 20, 2 years, 6%. Dec 21, 1909. 8:2154. 20,000
- Wilgro Realty Co to Hans Linsser. Crosby st, No 49, e s, about 190 n Broome st, 25x100. Dec 22, 1909, 5 years, 5%. 2:482. 45,000
- Wolfe, Peter and Benj M Levoy to Fredk Wertz. 105th st, No 59, n s, 175 e Columbus av, 25x100.11. Sept 23, due &c as per bond. Dec 21, 1909. 7:1841. 23,000
- Warner, Sylvia or Silvia M to Andros Realty Co. Central Park West, No 471, n w cor 107th st, No 1, 40.11x100. Prior mort \$—. Dec 20, due Mar 1, 1911, 6%. Dec 21, 1909. 7:1843. 10,000
- Weissbaum, Rachel to Solomon Hyman. Ridge st, No 113, n w s, 125 n e Rivington st, 25x100. Prior mort \$—. Dec 20, 1909, 2 years, 6%. 2:344. 1,000
- Weiss, Sidonia to Daniel F Mahony. 39th st, No 317, n s, 250 w 8th av, 25x98.9. P M. Dec 20, 1909, 1 year, 5%. 3:763. 3,000
- Wiener, Solomon with Moritz Samuels. 127th st, No 132, s s, 65 w Lexington av, 35.10x99.11x35.11x99.11. Subordination agreement. Dec 20, 1909. 6:1775. nom
- White, Margt S to BOWERY SAVINGS BANK. Madison av, No 1013, e s, 23.4 n 78th st, 22x75. Dec 20, 1909, due June 30, 1911, 4 1/2%. 5:1393. 5,000
- Wiggins, Eliza J to City Real Estate Co. Broadway, Nos 1981 to 1987, n w cor 67th st, Nos 121 to 127, 84.9x93x75.5x131.8. Prior mort \$8,000. Dec 16, due &c as per bond. Dec 17, 1909. 4:1139. 3,000
- Weiss, Frank G with Hannah B Anger. 78th st, No 323 East. Extension of \$2,500 mort until Nov 1, 1913, at 6%. Nov 30, Dec 18, 1909. 5:1453. nom
- Wheeler, Isabella G, Samuel Milbank, Virginia W Barrie, Harold Milbank, Isabella G Wakeman all of N Y, and Montgomery N Milbank of Freeport, N Y, and Antoinette L Moore, of Milwaukee, Wis, to Walter S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. 48th st, No 154, s s, 225 e 7th av, 18.9x100.5. Dec 1, 3 years, 4 1/2%. Dec 18, 1909. 4:1000. 9,000
- Wilkins, Helen as extrx John R Wilkins with Henry B Riecke and ano. 39th st, No 430 West. Extension of \$17,000 mort until Dec 1, 1912, at 5%. Nov 17, Dec 18, 1909. 3:736. nom
- West 57th St Co to Oliver Harriman et al, exrs Oliver Harriman. 57th st, No 24, s s, 400 w 5th av, 50x100.5. P M. Prior mort \$220,000. Dec 2, 5 years, 4 1/2%. Dec 23, 1909. 5:1272. 40,000
- West 57th St Co to UNITED STATES TRUST CO. 57th st, No 24, s s, 400 w 5th av, 50x100.5. Dec 2, 5 years, 4 1/2%. Dec 23, 1909. 5:1272. 220,000
- Williams, Saml and Saml Grodginisky, Isaac Haft and Jos H Schwartz with Hans Zinsser. Crosby st, No 49, e s, 25x100. Subordination agreement. Dec 21, Dec 23, 1909. 2:482. nom
- Wilgro Realty Co to Hans Zinsser. Crosby st, No 49, 25x100. Certificate as to mort for \$45,000. Dec 22, Dec 23, 1909. 2:482.
- Witthaus, Sarah H and Guy, individ and as trustees, and Ewald Mommer as trustee Edwin J Witthaus with METROPOLITAN LIFE INS CO. 12th st, Nos 10 to 14, s s, 225 e 5th av, 61x103.3. Extension of \$225,000 mort until Nov 1, 1912, at 5%. Dec 22, 1909. 2:569. nom
- Widows Fund of Grand Lodge United Order True Sisters and Present Trustees with Selma Mendelson. 86th st, No 403, n s, 74 e 1st av, 22x100.8. Extension of \$10,000 mort until Nov 23, 1912, at % as per bond. Nov 23, Dec 23, 1909. 5:1566. nom
- Zimmatore, Salvatore to Ernest M Vickers. 12th st, No 427 East, Assigns rents to secure \$1,195.16. Dec 15, Dec 20, 1909. 2:440. nom

BOROUGH OF THE BRONX.

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

- *Anderson, Lina widow to Herbert S Ogden et al exrs Edwin R Butler. Plot begins 840 e White Plains road at point 720 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Dec 17, 1909, due June 1, 1915, 5%. 3,500
- Arthur Av Building Co to City Mortgage Co. Prospect av, w s, 134 n w Boston road, 46x90. Building loan. Dec 16, demand, 6%. Dec 17, 1909. 11:2937. 28,000
- Same to same. Same property. Certificate as to above mort. Dec 17, 1909. 11:2927.
- Allen Construction Co to Beatrice S B Ziegel. Prospect av, e s, 525 n 183d st, 18.9x94.3x18.9x94.6. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250
- Same to same. Prospect av, e s, 543.9 n 183d st, 18.9x93.9x18.9x94.3. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250
- Same to same. Prospect av, e s, 562.6 n 183d st, 18.9x93.4x18.9x93.9. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250
- Same to same. Prospect av, e s, 581.3 n 183d st, 18.9x93x18.9x93.4. Dec 17, 3 years, 5%. Dec 18, 1909. 11:3114. 6,250
- Same to same. Prospect av, e s, 525 n 183d st, 75x93x75x94.5. Certificate as to 4 morts for \$6,250 each. Dec 16, Dec 18, 1909. 11:3114.
- Armeny, Geo T J and Julie or Julia Rondel to Manhattan Mortgage Co. 153d st, n s, 122.6 w Elton av, 22.6x100. Prior mort \$—. Dec 20, 1909, due &c as per bond. 9:2375. 6,000
- American Mortgage Co with Lina A Weber. Intervale av, e s, 212.5 n Freeman st, 50x88.9x50.9x100.3. Agreement as to share ownership in mort. Dec 20, 1909. 11:2976. nom
- Amabile, Louis and Giuseppe Lauritano to Edward Regenhard. Prospect av, e s, 77.2 n 180th st, 40x100. Dec 20, 1909, 3 yrs, 5%. 11:3110. 32,000
- *Agugliaro, Michele to Eliz K Dooling. Lot 50 map Laconia Park. Dec 15, 3 years, 5 1/2%. Dec 23, 1909. gold, 3,250
- Bedford Park Construction Co to Sarah R Russel. Walton av, w s, 128 s 183d st, two lots, each 20x95. Two morts, each \$6,500. Dec 22, due Nov 1, 1912, 5%. Dec 23, 1909. 11:3186. 13,000
- Same to same. Same property. Two certificates as to above morts. Dec 22, Dec 23, 1909. 11:3186.
- Same to Edw Regenhard. Same property. Two morts, each \$1,000. Two prior morts, each \$6,500. Dec 22, due June 22, 1911, 6%. Dec 23, 1909. 11:3186. 2,000
- Same to same. Same property. Two certificates as to above mort. Dec 22, Dec 23, 1909. 11:3186.
- Bell, John J to Nevelson-Goldberg Realty Co. Prospect av, No 980. Certificate as to changing interest days, &c. Nov 5, Dec 23, 1909. 10:2690. nom
- *Blackrock Realty Co to DOLLAR SAVINGS BANK. Av A, e s, whole front from 7th to 8th sts, 216x255, except part for Zerega av, Unionport. Dec 22, 1909, due June 1, 1911, 5 1/2%. 2,500
- *Same to same. Same property. Certificate as to above mort. Dec 8, Dec 22, 1909.
- *Bailey, Rachel to Amory Eliot and ano, exrs, &c, Rollin H Lynde. Muliner av, e s, 263 s Neil av, 26.10x94x25x84.5, Morris Park. Dec 22, 1909, due Feb 1, 1913, 5 1/2%. 4,000
- Boylard (John) Co to NATIONAL SAVINGS BANK of the City of Albany. 193d st, n e cor Bainbridge av, runs e 82.4 x n 33.8 x 93 to av x s 36.10 to begin. Dec 21, 1909, due, &c, as per bond. 12:3286 and 3287. 27,000
- Same to same. Marion av, n w cor 193d st, 32.2x88.2x33.8x88. Dec 21, 1909, due, &c, as per bond. 12:3286 and 3287. 27,000
- Same to same. Marion av, n w cor 193d st, 32.2x88.2x33.8x88. Bainbridge av, n e cor 193d st, 36.10x93x33.8x82.4. Certificate as to two morts for \$27,000 each. Dec 21, 1909. 12:3286 and 3287.
- Bjorkegren (Charles) Inc to Clara Nauss. Webster av, w s, 95.6 n 180th st, 33.9x80. Prior mort \$17,000. Dec 20, due, &c, as per bond. Dec 21, 1909. 11:3143. 3,000
- Same to same. Same property. Certificate as to above mort. Dec 20, Dec 21, 1909. 11:3143.
- Bredehoff, Margurite to HARLEM SAVINGS BANK. 144th st, No 442, s s, 404.8 e Willis av, 16.8x100. Dec 3, 3 years, 5%. Dec 20, 1909. 9:2288. 3,500
- Boschen, Otilie M to DOLLAR SAVINGS BANK. Union av, w s, 201.4 n 166th st, late George st, 50x140, except part for av. Dec 20, 1909, 1 year, 5%. 10:2671. 6,500
- *Burlando, Adelaide to Abraham Nelson. White Plains road, e s, 115.7 s 216th st, runs e 81 x s — x w — x s — x w — to road x n — to beginning. June 7, due &c as per bond. Dec 17, 1909. 5,000
- Bixby, Mary E wife of and Saml M to Geo H Risley. Creston av, w s, 248.9 n 184th st, runs w 119.2 x n 124.6 x e 1.10 x n 100 x e 119.2 to av x s 224.6 to beginning. Dec 16, due &c as per bond. Dec 17, 1909. 11:3173. 27,000
- Brenner, Geo J to Johanna Larkin. Belmont av, e s, 250 n 183d st, 25x100. Prior mort \$4,000. Dec 16, due &c as per bond. Dec 17, 1909. 11:3088. 1,500
- Crotona Av Realty Co to Lydia A Spencer. Crotona av, No 1844, late Grove st, s e s, at s w s 176th st, No 700, late Woodruff av, 91.4x120, except part for 176th st and Crotona av. Dec 18, due June 18, 1911, 5%. Dec 20, 1909. 11:2949. 13,000

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<h1>ALSEN</h1>	<p>SEE PAGE 132 IN "SWEETS" FOR FULL PARTICULARS</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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Columbia Construction Co with American Mortgage Co. Intervale av, Nos 1324 and 1320. Subordination agreement. Dec 18, Dec 20, 1909. 11:2910. nom

Cochran, Walter S to James Carlew. Hull av, w s, 96.1 s Mosholu Parkway, 25x113.6. Dec 21, 1909, due, &c, as per bond. 12:3281. 9,000

*Caprarella, Angelo to Hudson P Rose Co. Lot 49 map of 327 lots Hunter estate. P M. Dec 10, 3 years, 5 1/2%. Dec 22, 1909. 363.13

CORN EXCHANGE BANK with William Laue. Hughes av, w s, extends from Pelham av and 191st sts 129.6x50.11 on Pelham av x140.10 on rear and 50 on 191st st. Extension of mort for \$7,500 to Oct 1, 1912, at 5%. Sept 16. Dec 22, 1909. 12:3273. nom

Casey, Edw J to Daniel O'Shea. Southern Boulevard, w s, 122.11 s Home st, 50x100. Dec 22, 1 year, 6%. Dec 23, 1909. 2,000

Dalton, Thomas to Mary C Mahony. 142d st, No 430, s s, 290 e Willis av, 10x100. P M. Dec 22, 3 years, 6%. Dec 23, 1909. 1,250

Di Pillo, Antonina, wife of and Antonio to U S Title Guaranty & Indemnity Co. 148th st, late Mott st, n s, 225 w Morris av, 25x 106.6. Dec 23, 1909, 3 years, 5 1/2%. 9:2337. 4,000

Dorman or Doremam, Samuel of Brooklyn, N Y, trustee, &c, Geo Doremam to Anna S O'Connor, gdn Percy O'Connor. Summit pl, s s, 164.6 w Boston av, 30x10, 30x105.9. Dec 20, due, &c, as per bond. Dec 22, 1909. 12:3257. 1,900

Del Papa, Michael of Elmira, N Y to Hugh Martin. 148th st, No 214 to 228, s s, 161.10 e Terrace pl, 149.8x100. Dec 18, 5 years, 5%. Dec 22, 1909. 9:2336. 24,000

Daly, Cath to Herman H Schurmann and ano. 169th st, n e s, 98 e Shakespeare av, 26.1x73.10x24x64.6. P M. Dec 2, 1 year, 6%. Dec 22, 1909. 9:2306. 4,000

*Doyle, Margaret C to Wm J Hoe. Coddington av, s s, being lots 50, 51 and e 1/2 of lot 49, map Westchester Terrace, 62.0x128. Dec 22, 1909, 3 years, 6%. 500

*De Meo, Vincent to Julie C Tompkins, extrx Julie Coombe. 233d n e s, 31.4 s e Bronxwood av (not legally opened), 31.4x114.5x 24.4x94.8. P M. Nov 29, due Jan 3, 1913, 5%. Dec 21, 1909. 647.50

Doris, Katherine to Julia N Rinschler. 180th st, No 583 (865), n s, 45.6 e Lafontaine av, 23.3x116.10x25x113.1. P M. Dec 1, 3 years, 5%. Dec 20, 1909. 11:3062. 3,000

Davis, Oliver E with American Mortgage Co. Intervale av, Nos 1324 and 1326. Subordination agreement. Dec 18. Dec 20, 1909. 11:2976. nom

*Dolan, James to Georgia C Balch. Washington st, e s, 50 n Carroll pl, and being lot 204 map sec 3 St Raymond Park, 25x84.9 x25.3x81.9. Dec 16, due Jan 1, 1913, 5 1/2%. Dec 17, 1909. 3,000

Egan, Catherine to the Acme Security Co. 3d av, Nos 3818 and 3820. Assignment of rents to secure notes for \$600 due Apr 20, 1910, 6%. Dec 18. Dec 22, 1909. 11:2928. 600

Edmondson Construction Co to Excelsior Mortgage Co. Buchanan pl, n s, 100 w Grand av, 50x100. Building loan. Dec 11, due June 11, 1910, 6%. Dec 17, 1909. 11:3208. 12,000

Same to same. Same property. Certificate as to above mort. Dec 10. Dec 17, 1909. 11:3208.

Forster, Fredk P and Henry A to Montgomery S Sandford et al exrs Saml K Nester. Riverdale av, s e cor 201st st, runs s 322.8 x e 61.5 x s e 138.11 to Von Humboldt av x n 268.1 x w 75 x n 100 to st x w 113.6 to beginning; Riverdale av, n e cor 261st st, runs n 27 x s e 99 x s w 25.4 to st x w — to beginning. Dec 17, 1909, due &c as per bond. 13:3423. 23,000

Goldhill Realty Co to The Greenwood Cemetery. Union av, No 824, w s, 39 s 160th st, 105x79. Dec 22, due Jan 1, 1915, 5%. Dec 23, 1909. 10:2666. 86,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 1909. 10:2666.

Gamp, Henry S and Jacob Hirsch to Augustus F Holly. Lafontaine av, w s, 25 s 178th st, 50x100. Building loan. Dec 22, 1 year, 6%. Dec 23, 1909. 11:3060. 30,000

Goldberg, Jacob and Max Smith to 174th Street Construction Co. Hewitt pl, w s, 135 n Macy pl, runs w 100 x n 5 x w 141.11 x n 40 x e 112.6 x n 3.5 x e 129.5 to pl x s 50.5 to beginning. P M. Prior mort \$10,000. Dec 20, 1 year, 6%. Dec 21, 1909. 10:2688 and 2695. 4,000

Gundlach, Henry to Sarah Spero. Seabury pl, s e cor 172d st, 50x150, and being Lots 119 and 120, Map 300 lots, controlled by Henry Morgenthau. P M. Prior mort \$6,000. Dec 20, 1 year, 6%. 11:2986, 2967 and 2977. Dec 21, 1909. 2,500

*Groh, Rose to Isabella S Wall. 234th st, s w cor Kingsbridge rd, 74.11x114.6x47.3-x, and being lots 49 to 51, Map 250 lots Thompson-Rose Estate. Dec 16, 1 year, 6%. Dec 21, 1909. 1,000

Gundlach, Henry to Eliz H Jaques. Seabury pl, s e cor 172d st, 100x50. P M. Dec 20, 1909, 1 year, 5%. 11:2966, 2967 and 2977. 6,000

*Gordon, Frank C to J Turner Grieve. Tremont road, n s, 50 e Pilgrim av, 25x100. P M. Dec 15, 1 year, 6%. Dec 20, 1909. 340

*Goldberg, Morris to Larnport Realty Co. Burdett av, s s, 225 w Fort Schuyler road, and being lot 10 map No 1098 Tremont Heights, 25x100. P M. Dec 17, installs, 5%. Dec 18, 1909. 300

*Germansky, Max with John Weigl. 234th st, No 633, n s, 130.6 e Carpenter av, 25x114.6. Agreement as to share ownership of mort. Dec 16. Dec 17, 1909.

Hirsch, Jacob to Joseph Lehman. Intervale av, w s, 266.11 s 167th st, 75x88x75.9x77.4. Dec 17, 1909, 3 years, 6%. 10:2700. 9,000

Hlawatsch, Jos to Patrick J Owens. 163d st, s s, 175 e Morris av, 16.8x114. Dec 22, 1 year, 5 1/2%. Dec 23, 1909. 10:2669. 500

Henderson, Lizzie F to Eliz F Lynch. Webster av, w s, 375.4 n 179th st, 25x180. Prior mort \$3,100. Dec 21, due Jan 1, 1913, 6%. Dec 23, 1909. 11:3142. 900

*Horan, Helen M H to Sophie M Knapp. Broadway, w s, 118 s Tremont road, 29.6x110.4x25x94.8, Tremont Terrace. Dec 18, due Jan 1, 1913, 6%. Dec 20, 1909. 1,000

Harris, James to Max Powell. Eagle av, No 825 (Av A), n w cor 159th st, 50x100. P M. Prior mort \$—. Dec 20, 1 year, 6%. Dec 21, 1909. 10:2619. 2,000

munts joint estates to Isabella C King. Bryant av, w s, 500 n Randall av, 20x100. Dec 21, 1909, due Jan 1, 1915, 5%. 10:2766. 7,000

Same to same. Same property. Certificate as to above mort. Dec 6, Dec 21, 1909. 10:2766.

Same to Eliz G Hardy. Bryant av, w s, 525 n Randall av, 25x100. Dec 21, 1909, due Jan 1, 1915, 5%. 10:2766. 7,000

Same to same. Same property. Certificate as to above mort. Dec 6. Dec 21, 1909. 10:2766.

Holyoke Realty & Construction Co to Theophilus A Brouwer. Clinton av, e s, 97 n 175th st, two lots, each 19.5x90.2. Two morts, each \$8,300. Dec 20, 3 years, 5%. Dec 21, 1909. 11:2949. 16,600

Same to same. Same property. Two certificates as to above morts. Dec 20. Dec 21, 1909. 11:2949.

Same and Morris and Pincus Shalita and Jacob Spielberg with same. Same property. Two subordination agreements. Dec 20. Dec 21, 1909. 11:2949. nom

Irving Construction Co and Chas L Keil with North American Mortgage Co. Eastburn av, n e cor 174th st, 38.3x95. Subordination agreement. Dec 3. Dec 23, 1909. 11:2795. nom

*Joseph, Maria to GERMANIA FIRE INS CO of City N Y. Walker av, n w cor Westchester av, runs n e 60.4 x n 47.5 x w 44.11 x s e and s — to Walker av x e 14 to beginning. Building loan. Dec 20, 1909, 3 years, 6%. 18,000

*Jacob, Robert to Edw S Clark. City Island av, e s, 200 n Pilot av, 100 x — to high water mark x—x—; Pilot av, s s, 19.10 e Main st, old line, runs s 201.10 x n 200 to Pilot av x e 206 to beg; Pilot av, s s, 300.10 e Main st, old line, 272.9x204x269.10 x201.10; Pilot av, n s, 313 e Main st, old line, runs n 200 x e 138.7 x s e 101.5 x s 114 to high water mark x w 211.3 to beg; plot begins at s e cor and adjoining property now or formerly Henry Peipgras and distant abt 100 n Pilot av, runs w 100 x n 100 x e 100 x s 100 to beg; Pilot av, s s, 319.10 e Main st, old line, runs n — to c l Pilot av x w —to pt 313 e Main st x n — to n s Pilot av x e — to high water mark Long Island Sound x s — to s s Pilot av x w — to beginning; land under water begins at high water mark on east shore of City Island, distant 100 n w Pilot av, runs n e 300 x n w 100 x s w 352 to high water mark x s e 112.9 to beginning; land under water begins at n e cor Horton av and high water mark, runs n w — to stake distant 343 from beginning x n e 300 x s e 343 to a stake x s w 300 to beginning; land under water beginning at most easterly corner of grant of land to David Carll distant 300 n e (true) high water mark, runs n w 443 x n e 225 x s e 443 x s w 225 to beginning, City Island. Dec 21, 1909, due, &c, as per bond. 75,000

*Jacob, Emma L with Edward S Clark, of Cooperstown, N Y. Plot on east side of City Island, with land under water, etc, known as Robert Jacobs Shipyard property. Subordination agreement. Oct 12. Dec 21, 1909. nom

Jacobs, Solomon to TITLE GUARANTEE & TRUST CO. Washington av, No 1699, w s, 200 n 173d st, 50x150. Dec 15, due, &c, as per bond. Dec 22, 1909. 11:2906. 38,000

Kleinmann, Theresa to Gottlieb Klotz. Concord av, No 404, e s, 50 s St Josephs st, 25x100. Prior mort \$6,000. Dec 15, due &c as per bond. Dec 17, 1909. 10:2574. 1,000

Kemp-Jones Realty Co to Thos H Reynolds. Plympton av, e s, 148.4 s Boscobel av, runs s w 25 x s e 75.10 x e 12.11 x n 25 x w 62.10 to beginning, and being lot 29 parcel 17 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Dec 17, 3 years, 5%. Dec 18, 1909. 9:2521. 7,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 18, 1909. 9:2521.

Kaplan, Jacob B to John C Robinson. 152d st, n s, 100 w Wales av, 25x100.10x28.9x86.7. Dec 20, 1 year, 5%. Dec 22, 1909. 10:2644. 13,000

*Kurzman, Anna, with John Rohrbach. Beach av, No 1138. Extension of \$4,000 mort until Dec 1, 1914, at 5%. Dec 22, 1909. nom

Knierim, Lizzie to Grace S Whiting. Park av, late Myrtle av, w s, — n Tremont av, and being lot 65, map Upper Morrisania, 25x 150, except part for Park av, Dec 21, 3 years, 5 1/2%. Dec 22, 1909. 11:3027. 4,000

Katonah Construction Co to Edwin B Meeks, trustee Jos W Meeks for Sophia T Hawkins et al. Southern Boulevard, w s, 36.3 s 178th st, 36.3x100.6x33x85.7. Dec 22, due, &c, as per bond. Dec 23, 1909. 11:3117. 20,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 11:3117.

Same to same. Southern Boulevard, w s, 72.6 s 178th st, 36.3x 115.5x33x100.6. Dec 22, due, &c, as per bond. Dec 23, 1909. 11:3117. 20,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 1909. 11:3117.

*Krausch, Philip H to Lucy E Elliott. Walker av, n s, 125 w Chauncey st, 25x90. Dec 17, due, &c, as per bond. Dec 23, 1909. 5,250

*Same to Sarah J Golden. Walker av, n s, 100 w Chauncey st, 25x90. Dec 17, due, &c, as per bond. Dec 23, 1909. 5,250

Kelly Street Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, w s, 180.3 n 165th st. Three lots, each 33.4x100. Three morts, each \$17,500. Dec 21, 5 years, 5%. Dec 23, 1909. 10:2705. 52,500

Same to same. Same property. Three certificates as to above morts. Dec 21. Dec 23, 1909. 10:2705.

Loeb, Wm to Abraham Kaufman. 149th st, s s, 175 e Courtlandt av, 25x106.6, except part for 149th st. Prior mort \$29,000, 1/2 part. Oct 20, due Nov 1, 1914, 6%. Dec 21, 1909. 9:2327. 5,000

LAWYERS TITLE INS & TRUST CO with Kraus Realty Co. Prospect av, n w cor 151st st, 25x100. Extension of \$27,000 mort until Dec 17, 1914, at 5%. Dec 17, Dec 20, 1909. 10:2674. nom

Longfellow Realty Co and Daniel J Mendelson with Lizzie Shidlovsky. Freeman st, s w cor Longfellow av, 109.5x131.9. Subordination agreement. Dec 14. Dec 20, 1909. 11:2993. nom

N-YHS

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Lawyers mortgage Co with Joseph E Bron. Robbins av, w s, 110 n 130th st, 10x100. Extension of mort for \$1,000 to Dec 29, 1912, at 5%. Dec 18, 1909. 10:20-3.

Lichtenstein, Joseph to Joseph Corn. Prospect av, Nos 730 and 732, e s, 100 s 100th st, or Leggett av, 50x55.11x02.10x120. P M. Prior mort \$50,000. Dec 10, due Dec 10, 1910, 6%. Dec 17, 1909. 10:20-1. 11,700

La Velle, Anna to Max Germansky. 234th st, n s, 130.6 e 2d st or av, 20x114.6. Prior mort \$3,000. Dec 10, 3 years, 6%. Dec 17, 1909. 1,400

Lese, Louis to Mary E Horton. 144th st, Nos 465 to 473, n s, 210 w Brook av, runs n 10 x w 100.11 to e s Mill Brook x s 10.3 to st x e 94.10 to beginning. Dec 10, 3 years, 6%. Dec 17, 1909. 9:22-89. 20,000

Leonard, John to Stephen H Welch. Bathgate av, No 1892. Assign rents to secure \$1,400. Nov 30. Dec 18, 1909. 11:29-24. nom

Lavelle Construction Co to Cath A Lavelle. Fulton av, w s, 52.0 s 110th st, 41x100. Building loan. Dec 17, 1 year, 6%. Dec 18, 1909. 11:29-30. 27,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 18, 1909. 11:29-30.

*Marquardt, Franz to Caroline B Witherbee. 4th st, e s, 100 n e Union av, 20x100. Dec 17, due &c as per bond. Dec 18, 1909. 1,900

Morell Realty Co to Robert W Todd. Ryer av, e s, 111.4 n Burnside av, 24x95. P M. Dec 14, 3 years, 6%. Dec 14, 1909. 11:31-4. 6,000

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 14, 1909. 11:31-4.

Same to same. Ryer av, e s, 159.4 n Burnside av, 24x95. P M. Dec 14, 3 years, 6%. Dec 14, 1909. 11:31-4. 7,000

*Merendino, Joseph and Vincent Bentivegna to Julie C Tompkins extrx June Coombe. 233d st, n e s, 62.5 s e Bronxwood av (not legally opened), runs s e 31.4 x n 134.1 x w 24.4 x s 114.0 to beginning. P M. Nov 29, due Jan 3, 1913, 6%. Dec 21, 1909. 647-50

McCandless, Joseph H to HARLEM SAVINGS BANK. 144th st, No 440, s s, 391.8 e Wilms av, 10.8x100. Dec 20, 1909, 1 year, 6%. 9:22-88. 3,000

Mnogue, Minnie V to Philip Wattenberg. 155th st, s s, 68.5 e Morris av, 27.6x86.6. P M. Prior mort \$11,000. Dec 1, 2 years, 6%. Dec 20, 1909. 9:24-14. 3,700

*Melrose Realty Co to Wm H Brown. Shiel st, s s, lots 830 and 831, map Laconia Park, 50x100. P M. Dec 20, 3 years, 6%. Dec 23, 1909. 900

Malcolm (Thomas D) Construction Co to City Mortgage Co. Belmont av, s e cor 149th st, 100x20.4x96.4x51.11. Building loan. Dec 23, 1909, demand, 6%. 11:30-19. 22,500

Same to same. Same property. Certificate as to above mort. Dec 23, 1909. 11:30-19.

New York City Unit Ownership Realty Co to Abram Morris and ano. Union av, e s, 240.1 n 101st st, 31.6x100. Certificate as to mort for \$9,000. Dec 10. Dec 23, 1909. 10:20-71.

Northern Broadway Realty Associates, a corpn, to BOWERY SAVINGS BANK. Plot begins at division line between land of Estate of Hugh N Camp and land Delafield, distant 180 w Old Boston rd, runs n w 134.2 x n w 140.1 x s w 8.1 x n w 237 x s w 211.10 x n w 202.3 x s w 129 to private rd x s e 83.1 x s w 123.6 x n w 40.4 x — on curve 45.5 x s w 198.8 x s w 280.10 x s e 101.4 x n e 221.9 x n e 142.11 x n e 201.3 x n e 99.5 and 417.7 to beginning; with all title to said private road. Dec 17, 5 years, 4 1/2%. Dec 22, 1909. 13:34-21. 19,000

Same to same. Same property. Consent to above mort. Dec 8. Dec 22, 1909. 13:34-21.

Same to same. Same property. Certificate as to above mort. Dec 8. Dec 22, 1909. 13:34-21.

Same to James Carlew. Same property. Prior mort \$39,000. Dec 17, due, &c, as per bond. Dec 22, 1909. 13:34-21. 3,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 22, 1909.

Northern Broadway Realty Associates with BOWERY SAVINGS BANK. Plot formerly in Town of Yonkers, begins at line bet lands of Camp and Delafield and 180 w old Post road, runs to lands of Pigott, Bicknell, Goodridge, Eagleton, Cooke, Morrell, &c, 417.7 x irreg, with all title to 15-ft private road leading from said premises to old Post road. Extension of \$20,000 mort until Dec 17, 1914, at 4 1/2%. Dec 17. Dec 23, 1909. 13:34-21. nom

*O'Rourke, John to Katherine Lurch. 217th st, s s, 305.5 e White Plains road, 50x114.3, Wakefield. Dec 21, 3 years, 6%. Dec 23, 1909. 1,800

Poldow, Joseph to Lloyd Meres. Concord av, No 502, e s, 79 n 147th st, 19.8x100. Dec 18, 1909, due June 18, 1910, 6%. 10:25-80. 1,100

*Quinlan, James and John J to Augusta M de Peyster et al. Nereid av, s s, 50 w Mathilda st, 50x100. P M. Dec 21, 1909, 3 years, 5%. 1,700

*Rohiole, Frances wife Emile to Sarah J Golden. 220th st, late 6th av, n s, 155 w 4th av, and being 1/2 lot 497, map Wakefield, 50x114. Dec 20, due, &c, as per bond. Dec 21, 1909. 4,500

*Rooney, Robt J to TITLE INS CO of N Y. Westchester av, s s, at n e s Ferris pl, runs n e 96.6 x n e 38.6 x — 68.7 x s w 145 to pl x n w 81.11 to beginning. Dec 20, 1909, 1 year, 6%. 25,000

Richter, George with LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 68.11 s Intervale av, 36x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:27-10. nom

Same with same. Kelly st, e s, 106.11 s Intervale av, 38x100. Agreement as to share ownership in mort. Dec 6. Dec 10, 1909. 10:27-10. Reprinted from last issue, when last agreement was separated from the 1st agreement. nom

Rennard, Mary T to Park Mortgage Co. 237th st, n s, 100 e Martha av, 100x100. Dec 17, 2 years, 6%. Dec 18, 1909. 12:33-91. 2,500

Rodehau Realty Co to William Simpson. Trinity av, e s, 420 s 165th st, 49.4x100. Prior mort \$36,000. Dec 17, 3 years, 6%. Dec 18, 1909. 10:26-39. 5,000

Same to same. Same property. Certificate as to above mort. Dec 17. Dec 18, 1909. 10:26-39.

Russion, Joseph to Rachel L Bartley and ano. Montgomery av, w s, 540 s Popnam av. Two lots, each 20x100. Two mortg, each \$9,000. Dec 22, 3 years, 6%. Dec 23, 1909. 11:28-11. 13,000

Rosenbaum, Selig to DOLLAR SAVINGS BANK. Hull av, n s, 229.4 e 200th st, 50x100. Dec 23, 1909, due Dec 1, 1912, 5%. 12:33-10. 2,500

*Raidaris, Edw J L to Wm E Diller. Bronx Terrace, n e cor 220th st, late 12th av, 140x190x140x185, except part for st or av. P M. Sept 30. Dec 23, 1909, 3 years, 6%. 10,000

Schatzkin, Solomon M and Pincus Snaflta with Chas G Willoughby. Franklin av, Nos 1351 and 1353. Extension of \$3,000 mort until Apr 10, 1910, at 6%. Oct 10. Dec 23, 1909. 11:29-31. nom

*Schnaar, Wm L to Herbert S Ogden et al, exrs Edwin R Butler. Lot 50 blk 45 map (No 1155) sec 1 of Morris Park; also Bogart av, w s, 620 s Neil av, 20x100. Dec 10, due Dec 1, 1914, 6%. Dec 23, 1909. 4,500

Scmitt, Otto T to Paul E Lamarche et al. Burnside av, n e s, at n w s Bassford pl, 31.1x100.3x26x123.4, except part for Ryer av, Dec 23, 1909, 3 years, 6%. 11:31-49. 12,000

*Shafter, Elida E to Eudora A Cornelius and ano, extrx John A Boice. Oaks st, w s, 103 s Beech st, 20x100, and being lots 176 and 177 map 647 Westchester Co property S L Haight, Westchester. P M. Dec 20, 1 year, 6%. Dec 21, 1909. 1,000

Siegel, Cooper & Co, bankers, with Utility Realty Co. Tiffany st, w s, 60 s 163d st, 10x100.4. Extension of \$50,000 mort until Dec 10, 1914, at 6%. Dec 10. Dec 20, 1909. 10:27-11. nom

Stumpf, Peter J to TITLE GUARANTEE & TRUST CO. Jennings st, n e cor Southern Boulevard, 25x83. Dec 20, 1909, due &c as per bond. 11:29-81. 9,500

Sullivan, Margaret I to HARLEM SAVINGS BANK. Bathgate av, e s, 100 s 183d st, 30x115.6. Dec 20, 1909, 5 years, 5%. 11:30-51. 7,000

Schmid, Geo E to Henry J Finck. Valentine av, w s, 150.3 n 180th st, 50.2x103.11x90x104.3. Prior mort \$12,000. Dec 17, due &c as per bond. Dec 20, 1909. 11:31-44 and 31-49. 5,000

*Schiffner, Mary E to Kathrine P Nylin. 232d st, late 18th st, n s, 105 w 6th av, lots 70 and 71 map 82 lots on 18th and 19th st, Wakefield, 50x114. Dec 16, 5 years, 6%. Dec 17, 1909. 1,100

*Storey, John F to Pearl Lawrence. Eastchester road, n e cor McDonald st, 51.6x102.4x90x90; McDonald st, n s, 90 e Eastchester road, 10.11x100. Dec 20, 1909, 1 year, 6%. 200

*Stadler, Tillie M to Augustus Gareiss. Saxe av, e s, 50 s Cornell av, 20x100. Dec 18, 3 years, 5 1/2%. Dec 20, 1909. 4,500

Schlosser, Johanna to TITLE INS CO of N Y. Hoe av, e s, 270 n 167th st, 20x100. Dec 14, 3 years, 5%. Dec 17, 1909. 10:24-52. 3,500

Strauss, Leo to William Skinner. 138th st, s s, 258 e Cypress av, 40x100. Prior mort \$28,000. Dec 14, due &c as per bond. Dec 17, 1909. 10:25-66. 10,000

Stubenvoll, Fredk and Philip to Nettie B Eells. 197th st, n s, 3.10 e Briggs av, 25x90. Dec 21, 1909, 3 years, 6%. 12:32-95. 6,000

Stubenvoll, Fredk and Philip to Mary S Todd. 197th st, n s, 23.10 e Briggs av, two lots, each 24x90. Two mortg, each \$6,000. Dec 21, 1909, 3 years, 5%. 12:32-95. 12,000

*Stumpf, Peter J to Mary B Starrett. Ellison av, e s, 200 s Latting st, 25x90.4 to Edwards av x 26.6x81.5. Dec 21, 1909, 3 years, 6%. 450

Simonoff, Fanny to Mathias Haffen. Crotona Park E, No 1606, late Penfold av, s s, 154 e Suburban pl, 22x101.10x27x108. P M. Dec 21, due, &c, as per bond. Dec 22, 1909. 11:29-39. 2,750

Tulare Realty Co to American Mortgage Co. Intervale av, e s, 212.5 n Freeman st, 50x88.9x90.9x100.3. Dec 18, 3 years, 5%. Dec 20, 1909. 11:29-76. 41,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 20, 1909. 11:29-76.

Tiernan, Kath M to Jos B Cornell. Crotona av, No 1017, w s, 25 s 170th st, 25x113.2x27.2x102.6. Prior mort \$6,000. Dec 20, 1 year, 6%. Dec 23, 1909. 11:29-35. 2,300

Whalen, Mary E wife of and James, John J Egan, Wm F Egan, Mary E Egan widow, all of Woodcliff-on-Hudson, N J, Thos P Egan of N Y, heirs John J Egan to TITLE INS CO of N Y. 146th st, n s, 175 w St Anns av, 25x100. Dec 14, 3 years, 6%. Dec 17, 1909. 9:22-73. 2,250

Weil, Isidor to Annie A Drucker. Clay av, No 1392, e s, 1,645.6 n 168th st, 25x80. Nov 4, 3 years, 5 1/2%. Dec 20, 1909. 11:28-87. 4,500

Walter, Magdalena to Harry Fischel. Park av, e s, 174.11 n 166th st, 50.10x200x49.11x212. Nov 8, due Oct 16, 1909, 6%. Dec 16, 1909. 9:23-88. Corrects error in last issue, when size of lot was 50.10x95x49.11x212. 3,700

*Woerter, John to George Hauser. Wright av, w s, and being lot 99 map 10 71ots Hudson Park. Dec 14, due Apr 1, 1913, 6 1/2%. Dec 14, 1909. 3,800

Weller, Fredk, Jr and Ernest L Meeker to Agnes G W Bertieri. Lot 202 map lots of Century Investing Co. Dec 23, 1909, 3 years, 5 1/2%. 11:28-76. 6,000

Same to same. Lot 201 same map. Dec 23, 1909, 3 years, 5 1/2%. 11:28-76. 6,000

Young, Mary D, extrx Chas C Young with Julia G Lowenheim. Union av, No 711. Extension of \$5,000 mort until Nov 30, 1914, 5%. Sept 9. Dec 23, 1909. 10:26-65. nom

Yule, John to Belwood Realty Co. Southern Boulevard, w s, 225 n 172d st, and being lots 189 and 190, map No 1100, 300 lots controlled by Henry Morgenthau, 50x100. P M. Prior mort \$7,500. Dec 20, due Jan 1, 1911, 5 1/2%. Dec 22, 1909. 11:29-77. 2,500

Same to same. Southern Boulevard, w s, 175 n 172d st, and being lots 187 and 188, same map, 50x100. P M. Prior mort \$7,700. Dec 20, due Jan 1, 1911, 5%. Dec 22, 1909. 11:29-77. 2,300

*Zuelch, John J to Wm G Golden. 223d st, late 9th av, n s, 130 e White Plains road, and being 1/2 of e 1/2 of lot 678 map Wakefield, 25x114. Dec 17, due &c as per bond. Dec 20, 1909. 3,500

*Same to John B Golden. 223d st, late 9th av, n s, 155 e White Plains road, and being e 1/2 of lot 678 same map, 25x114. Dec 17, due &c as per bond. Dec 20, 1909. 3,500



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JUDGMENTS IN FORECLOSURE SUITS.

Dec. 16.

Mercer st, No 237. David J King agt Mary A Doerr; Wm C Orr, att'y; Martin S Cohen, ref. (Amt due, \$31,842.50.)

Dec. 17.

96th st, n s, 180 w Lexington av, 37.6x100.11. Jonas Weil agt Abraham Gruenberg; Charles Kaufmann, att'y; Paul L Kiernan, ref. (Amt due, \$16,130.34.)

110th st, No 126 East. Agnes A Cording agt Wolf Mellis; Rosendale & Dodd, att'y's; S L H Ward, ref. (Amt due, \$6,712.)

Dec. 18.

119th st, Nos 437 & 439 East. Meyer Jarmulowsky agt Morris Pine; Bernard Alexander, att'y; Frank T Fitzgerald, ref. (Amt due, \$14,130.75.)

119th st, Nos 433 & 435 East. Same agt same; same att'y; same ref. (Amt due, \$14,412.97.)

Dec. 20.

Thompson st, Nos 40 & 42. John Palmieri agt Max Wolper; Martin Wechsler, att'y; Adam Wiener, ref. (Amt due, \$4,414.66.)

182d st, s s, 1203 e Washington av, 18x65.4x irreg. Josephine F Geiger agt Hillside Realty & Construction Co; Oakes, Van Amringe & Schurz, att'y's; Wm S Grey, ref. (Amt due, \$7,239.16.)

136th st, No 25 West. Meyer Jarmulowsky agt Madoc Epstein et al; Bernard Alexander, att'y; Ralph Holland, ref.

Dec. 21.

137th st, No 245 West. Benjamin Steinman agt Solomon K Ford; Alexander Rosenthal, att'y; Frederick L C Keating, ref. (Amt due, \$4,039.02.)

Dec. 22.

Kingsbridge rd, e s, 151.6 n c l 175th st, runs s 26.6 x e 125 x n 25 x w 125, except part released.

Wadsworth av, c l 114.5 n c l 175th st, runs w 88.4 x n w - x e 96.3 x s 25 to beg. Mary A Garry agt Catherine Foley; Geo W Simpson, att'y; Reid L Carr, ref. (Amt due, \$4,527.56.)

LIS PENDENS.

Dec. 18.

Perry av, e s, 225 s 209th st, 25x100. John S H Petit exr agt Carrie Newman; action to declare lien; att'y's, Robinson, Allen & Roy.

56th st, s s, 122.7 e Broadway, 50x116.2. 104th st, No 146 West. Nathan Bilder, trustee, agt Chas E Ellis; notice of attachment; att'y's, Cohen, Creevey & Richter.

Dec. 20.

Prospect av, e s, 50 n 183d st, 50x114x irreg. Van Nest Wood Working Co agt Anna Welshman; action to foreclose mechanics lien; att'y, D Arthur.

Belmont av, e s, 127.9 n 181st st, 58.10x164x irreg. Savoy Trust Co agt Ortensia Pianisani et al; action to set aside conveyance; att'y's, Otterbourg, Steindler & Houston.

Riverside Drive, No 547. Samuel Miller agt Hague Realty Co et al; action to foreclose mechanics lien; att'y, M D Moss.

Dec. 22.

Christopher st, n s, 160.2 e Waverly pl, 20x90. Franklin Overheiser agt Mary E Lackey et al; partition; att'y's, Weed, Henry & Meyers.

Marion av, w s, 200 s 198th st, 25x78.8x25.3x 74.4. Philip Goldwasser agt Gesina M Roosa; action to declare lien; att'y's, Hartman & Schuhmann.

130th st, No 25 East. Hind & Harrison Plush Co agt Leopold Herman et al; action to declare deed void, &c; att'y's, Murphy & Fultz.

75th st, No 53 West. Nanine L Pond agt N Y Trust Co, trustee, et al; partition; att'y's, Byrne & Cutcheon.

Rivington st, Nos 58 & 60. Congregation Kehal Adath Jeshurun M Yassy agt Universal Building & Construction Co; action to compel conveyance; att'y, E Klein.

St Nicholas av, e s, 183.9 s 145th st, 125x100. William Lauer agt Dora Grasmuck et al; partition; att'y, G F Stainton.

Reiss pl, n w cor White Plains rd, 119.6x100x 107.1x100.9. Chester A Luff agt Johannah Strahmann et al; amended partition; att'y, I N Williams.

Dec. 23.

106th st, s w cor 2d av, 73x25.6. 3d av, s e cor 83d st, 22.2x80. 69th st, s s, 391.8 e 2d av, 16.8x77.4.

Mary J Meehan agt Maggie K Gillroy et al; partition; att'y's, D E & J F Lynch.

Trafalgar pl, w s, 78 s 176th st, 22x65. Samuel Rosenfeld agt Max Israelowitz et al; action to set aside conveyance; att'y's, Glickman & Meckenberg.

FORECLOSURE SUITS.

Dec. 18.

103d st, n s, 212.6 w 2d av, 37.6x100.11. United States Trust Co of N Y agt Joseph Fuchs et al; att'y's, Stewart & Shearer.

Rivington st, n s, 44.1 e Allen st, 21.9x75. H Koehler & Co agt Bamed Schwartz; att'y's, Myers & Goldsmith.

150th st, n s, 175 w 7th av, 75x99.11. Mary A Palmer agt Bisch Hoef Realty & Construction Co et al; att'y, M H Hayman.

Dec. 20.

Spring st, No 264. Caroline B Sellow agt Elizabeth Bendfeldt et al; att'y's, Stitt & Phillips.

132d st, No 41 East. Clara Kinkeldey exr agt Mount Gilead Baptist Church; att'y's, Beals & Nicholson.

Grand st, No 521. Nathan Kirsh et al agt Meyer Deutsch et al; att'y's, Davis & Dworsky.

4th st, Nos 268 to 276 West. Perry st, No 59. Callman Rouse agt Harry Abrams et al; att'y's, Manheim & Manheim.

Dec. 21.

30th st, n s, 175 e Madison av, 65x98.9. Louis L Seaman agt The Thirty-Five East Thirtieth Street Co et al; att'y's, Strauss & Anderson.

Creston av, e s, 159.8 s 183d st, 16.8x89.6. Estelle Best agt Mountshannon Realty Co; att'y's, Arrowsmith & Dunn.

153d st, No 540 West. Wm E Thorn, trustee, agt Florence L Sewell et al; att'y's, McLaughlin & Stern.

Madison av, Nos 2121 to 2127. 133d st, Nos 41 & 43 East, three actions. Union Bank of Brooklyn agt One Hundred and Thirty-Third Street Realty Co et al; att'y's, Strauss & Anderson.

60th st, Nos 217 to 221 West. Warren McConihe agt Lawson C Rich et al; att'y, W McConihe.

Forsyth st, No 43. Edward De Noyelles agt Max Verschleiser et al; att'y, J M Ruck.

Dec. 22.

Lexington av, w s, 49.5 s 37th st, 24.6x84. Wm W Sharpe agt Rose Bannon et al; att'y, R K Brown.

Prospect av, No 753. Samuel H Fink agt Morris L Sack et al; att'y's, Sternberg, Jacobson & Pollock.

Dec. 23.

120th st, n s, 187.6 w 1st av, 37.6x100.11. Jennie Cohen agt Joseph Liebbling et al; att'y, J Blumofe.

133d st, Nos 42 to 48 East. Louis Lese agt Jacob Norwalk et al; amended; att'y's, Lese & Connolly.

100th st, No 226 East. Elizabeth Keller agt Charles Gerst et al; att'y, E Whitlock.

Monroe st, s e cor Gouverneur st, 50.5x69.10x 50.2x66.2. Julius Rosenstein agt Myron Ritter; att'y, D Galewski.

Arthur av, w s, 27.7 n 187th st, 100.1x113.4x 100.1x113.9. John F Dennerlein et al agt Antonio Cancro et al; att'y's, Berry & Davis.

College st, n s, 85 w Frederick st, 40x60. Josefina A Poggi agt John Calder et al; att'y, B F Gerding.

3d av, No 587. Adolph Auerbach agt Kry-Lyn Realty Co et al; att'y, P J Dunn.

Av D, s w cor 10th st, 108x105, Bronx. Frank Kunzig et al agt Edw A Schill et al; amended; att'y, S J Stilwell.

116th st, No 71 East. T O'Connor Sloane agt Leopold Yesky et al; att'y's, Mullan, Cobb & Mitchell.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Dec.

18 Althous, Nicholas-C Martin \$2,633.88

21 Allison, Giles S-G P Wilson et al 103.66

21 Avery, Ledyard-H Behrman et al 754.06

22 Abrams, Barnet L-P Roth 398.07

22 Arnoro, Harry C et al-S Stein 81.96

23 Anchel, Edward et al-M Lasky 903.77

23 Alexander, Max et al-People, &c 300.00

23 the same-the same 300.00

23 Appelman, Isaac-B Mintz 143.41

23 Appleton, Robert et al-G N Crook 358.41

18 Beiser, Herman-Hollywood Co 117.91

18 Barnett, Abe-S Mayer et al 84.06

18 Bonagur, Antonio-I Schneider et al 259.75

18 Bandler, Max-J Goldberg 119.65

18 Bryan, Chas S-C C Minzesheimer et al 4,345.45

20 Black, Samuel-A Kuhn 52.15

20 Brecher, Pinkas-G Schubert 644.59

20 Brush, Thomas H-M Rosenberg 21.61

20 Blankfort, Bernard & Joseph*-Public Bank of N Y City 165.05

21 Bischoff, Ernest W-C Jaeger 270.41

21 Brus, John-Swift & Co 21.63

21 Bisknitv, Constantine-S Rendelstein 46.15

21 Bowly, Robert H-B K Bloch 76.55

22 Buone, Joseph-People, &c 22.00

22 Brown, George et al-the same 100.00

22 Bagge, Ernest et al-C P Loeser 61.67

22 Burton, Thomas J-T K Wilmerding 69.23

22 Beebe, Geo W & Leah A et al-Illinois Surety Co 1,535.56

22 Buckman, J Hibbs trustee-J C Cavigan 25.03

22 Bauman, George-Auto Directories Co 59.67

22 Buggum, C Wright-J Weil et al 178.81

22 Bischof, Emil A-Acker, Merrill & Condit Co 536.00

22 Baker, Geo H-Brooklyn Heights R R Co 135.50

22 Boyer, Frank W-Simpson-Crawford Co 2,303.50

22 Bratten, William-E P Porter 101.37

22 Brandstadter, Harry-S Kornbluth 76.65

22 Barratta, Giovanni & Salvatore*-J Varallo 63.01

23 Barry, John H-C S Whitney 132.28

23 Bauman, Emanuel W-T P McGlynn et al 95.06

23 the same-N R Merritt 118.92

23 Bunker, Benjamin W-J E Sherwin 64.21

23 Bengno, Frank et al-People, &c 100.00

23 Burling, John et al-People, &c 100.00

23 Buckley, James et al-the same 100.00

23 Burns, Emily F et al-W G McCrea 576.96

23 Barry, Julia D-H Comae 53.55

23 Berkowitz, Mary-S Rubenstein 78.65

23 Bloch, Aaron-J C McAdam 27.41

23 Berkowitz, Samuel-B Tishman 102.25

18 Cook, Elmer L-J F McNabee 146.81

20 Clark, Herbert W-G Heuser 513.92

20 Chanavas, Paul J-A Ruggero 13.38

20 Clarke, Arthur I-C Otten 47.87

20 Cohen, Harris et al-Public Bank of N Y 165.05

20 Cirillo, John-Blackman Talking Machine Co 72.54

20 Crowe, James-F H Browne et al 118.42

20 Colman, Elizabeth-G B Raffotto, costs, 12.41

20 Clarke, John J-Hudson & Manhattan R R Co, costs, 68.98

20 Cowin, Abraham-I Lewis et al 84.71

21 Campbell, James A-C H Parsons 179.33

21 Casel, Chas L-H B Hardenburg et al 29.43

21 Castrilli, Giovanni & N Anthony-E M Travis 94.50

21 Cunningham, Michael C-S S Glauber 109.60

22 Conhaim, Albert et al-H L G Asinari 172.39

22 Conners, Walter et al-People, &c 100.00

22 Crotty, Daniel J-Samuel S Beard & Co 52.81

22 Cannon, Ackley C et al-G W Meyer 32.72

22 Cooper, Abraham & Joseph*-L Meyers 66.25

22 Comen, Charles et al-W F Clemmons 280.91

22 Colangelo, Tony-Theo A Kochs & Son 34.41

23 Cavanagh, Wm C-J De Wolf 34.26

23 Cohen, Isaac M-A Cohen 49.98

23 Crane, Ralph-Millard & Cook, Inc 89.10

23 Coyle, Patrick, Bernard & Thomas-Thatcher Furnace Co 75.70

23 Cervat, Joseph-J Lannes, costs, 109.88

23 Campbell, Wilson L et al-People, &c 100.00

23 Carberry, Thomas F et al-the same 100.00

23 Clement, Maynard N, comm-R Busse et al, costs, 171.74

23 the same-United Surety Co, costs, 55.00

23 Conkey, Harvey J-A M Johnson 638.77

23 Carucci, John & Rosario-V Pizzutiello 215.91

23 Costa, Armando M-Nathan & Cohen Co 77.18

23 Calaballa, Pasquale-J Ritter 1,044.10

23 Cerf, Gustave et al-M N Clement 1,959.43

18 Dominik, Paul-L J Kahn 363.50

18*Dan, Abraham et al-M Josephson 72.76

20 Doores, William-M H France et al 553.87

20 Donovan, Edw F-B Donovan, costs, 129.25

20 De Nat, Raphael-H Alvarez 167.23

20 Dicker, Henry W-A Billow 45.15

20 Davis, Frederic T-C G Marshall 903.45

20 De Hierapolis, Geo S et al-State Bank 429.86

20 the same-the same 429.86

20 the same-the same 429.86

21 Davis, Julius S-J I Kaplan et al 255.11

21 Diamond, Abraham-State Bank 346.70

21 de Polo, Joseph G-American Exchange National Bank 5,324.54

21 Donner, Adolph-Meyer & Lange 141.96

21 Dilberger, Chas F-W Crowley 2,064.78

22 Davidson, Max-Equitable Life Assurance Society of the U S, costs, 1,345.30

22 Dalley, Henry-D Schoenfeld 2,389.98

22 Deutsch, Samuel-C D Gregg Tea & Coffee Co 49.91

22 Dodge, Albert C & Grace R-W H Walton 85.55

22*Davies, John et al-Davie Rubber Co 32.00

23 Denning, Joseph-L Leight et al 34.15

23 Durland, Geo K-Canavan Investing Co 176.15

23 De Haeseleer, Bertha-P Weinberg, costs, 64.03

23 Dorfman, David et al-J Miller 73.21

23 Donnelly, James J-H J Grant 44.41

23 Durrone, Raffaele et al-M N Clement 500.00

23*Donner, Samuel et al-I Politzner 253.31

23 De Camp, Annie E et al-W G McCrea 576.97

23 Doyle, John Jr & Edw M-Lino Paint Co 64.92

23 Delin, Constantin-V Neustadt 515.88

23 the same-H Morck 53.21

18 Eichner, Emanuel A-L Borges 118.51

20 Eckert, Joseph-F Heinzel 264.67

20 Eckerson, Wm C-J M Jenny 32.75

20 Eckerson, William-G Martin et al 99.05

20 Enders, John-M N Clement 1,820.97

20 Ellis, Melville-J Catts 214.65

21 Epstein, Joseph-C Blyer 210.44

21 Erber, Emil-G Schriber, costs, 59.35

21 Epstein, Abraham et al-Public Bank of N Y City 153.01

22 Engel, George-S G Ormsbee et al 701.90

22 Ellis, Wm H-M W Brower 2,623.24

22 Eisenstein, William-J A McCafferty 61.83

22 Eisenstein, Samuel-J Posner et al 43.53

22 Epting, Alexander et al-People, &c 200.00

23 Earl, Hattie-the same 300.00

23 Ebert, August-J E Ellery 21.41

18 Frank, Louis-J Yellin et al 76.55

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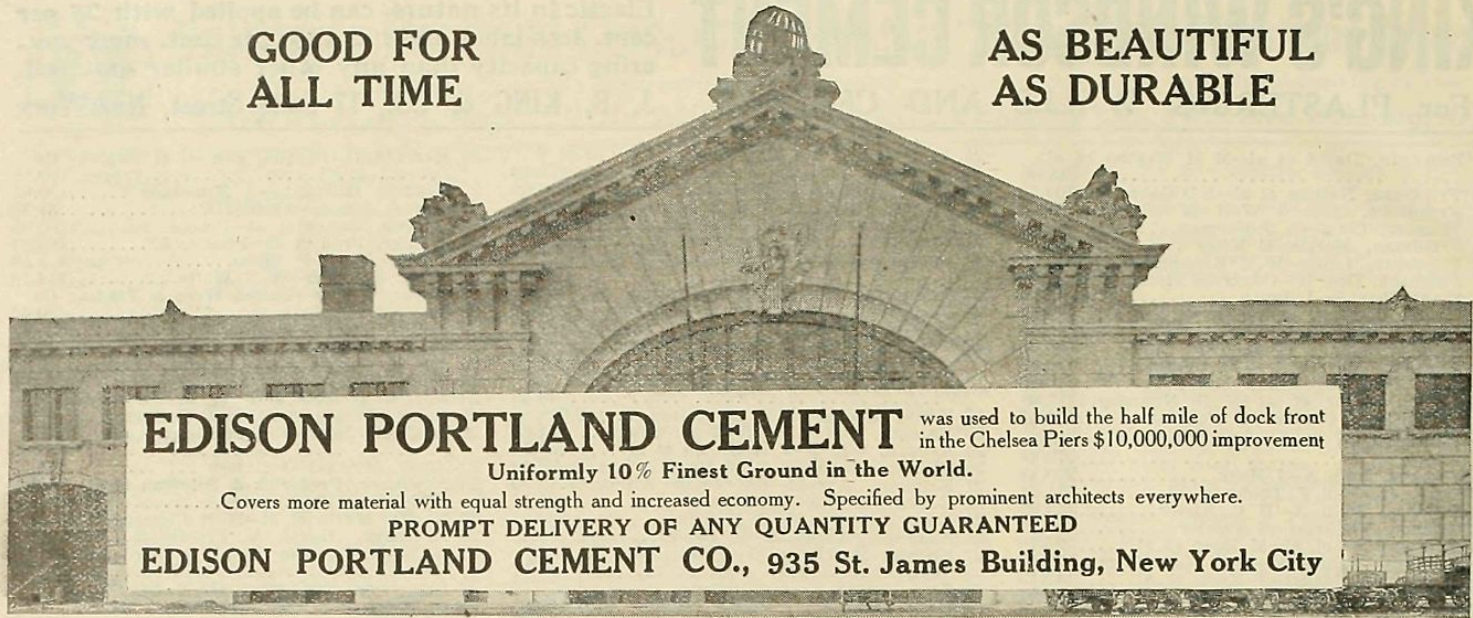
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20*Feinstein, David et al—M H Weston et al. 48.98	21 Jack, James C & Emma, exrs—City of N Y. 171.80	23 Mercadanti, Pasqua, gdn—C K Express Co. costs, 109.30
20*Friedman, Nathan et al—I D Cohn. 104.90	21 Jones, Mildred B—F Feder. costs, 109.30	23 Minden, Henrietta—J Menendez. 130.91
21 Freedman, Isaac & Wolf—M Sackowitz. 61.55	21 Jacobs, Mollie E—G C Lotz. 298.48	23 Myers, Simon—Aeolian Co. 37.59
21 Fausner, Clara—A J Forman. 40.81	22 Jaralomen, Abraham—Klenert & Rosenbluth Inc. 29.23	23 Monroe, James et al—People, &c. 100.00
21 Friedman, Morris—E Kelly. 588.38	22 Joline, Adrian S et al recvrs—W Silverman. 379.41	23 Mueske, Fred et al—People, &c. 100.00
21 Friedman, Louis—W C Kronmeyer. 305.23	23*Jaffer, David et al—A H Hillman Co. 103.61	23 Marks, Kate—P Spiro. costs, 109.18
21 Fishback, Geo W—Congress Hotel Co. 63.17	23 Josefsberg, Abraham et al—I Politzner. 253.31	23 Mark, Jacob L—W B Waite. 154.19
21 Finn, Chas F—J Smith. 82.16	23 Janowitz, Ignatz—B Raff. 121.27	23 Meyer, George—United Wine & Trading Co. 420.66
21 Frank, Louis L—M Rosenzweig et al. 77.73	18 Kent, Wm E* & Jane—Haas Bros Ladies Tailoring Co. 101.56	23 McCoy, Bessie—R Morris. 325.41
21 Fusce, Frank & Dominick—People, &c. 500.00	18 Kyle, Orlin C—Bordens Condensed Milk Co. 46.35	23 McPolin, Edw J—Butler Bros. 62.41
21 Fastow, Samuel et al—the same. 5,000.00	18 Kolbe, George—J H Nicholson. 2,018.86	23 McCoy, Joseph F—K Maguire. 62.46
21 Furbush, Merrill A—J Griffin. 152.15	20*Kalman, David et al—J Aronauer. 141.65	23 McCafferty, John—J K Summers. 643.94
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22*Fredel, Isidor et al—E D Newman. 113.68	20 Killmer, Anna M—P W Engs & Sons. 82.32	21 Nolan, John J et al—H D Collins. 99.93
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22 Fogarty, John A—J Hoey. 200.48	21 Kohn, Stewart M—A H Flint. 392.04	23 Newmark, Frederick & Solomon et al—W A Taylor et al. 7,257.96
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22 Fogarty, John A—D C Kiefer. 333.62	21 Koenig, Marcus et al—Public Bank of N Y City. 527.77	23 Neumark, David—A Friedheim. 1,107.81
22 Fischer, Victorine—S Tessler. 140.21	21 Kirk, James E—A E Schatz. 377.79	21 O'Connell, James H—H B Hardenburg et al. 104.42
22 Finkle, Max et al—M Baer et al. 25.76	21 Kelly, John & Jessie—M Pfeiffer. 109.98	22 Ortenberg, Samuel et al—M Baer et al. 253.76
22 Franklin, James M—H R Lounsborg. 173.17	22 Kigner, Max—D Moskowitz. 52.65	22 O'Shaughnessy, Michael—Acker, Merrill & Condit Co. 41.86
22 Friedman, Mendel—J Krou et al. 142.15	22 the same—the same. 106.15	22 O'Shea, Chas W et al—J C Watson. 523.66
23 Fricke, Elizabeth D—H Edwards. 118.01	22 Kaufman, Jacob et al—E Hamburger & Co. 1,030.57	22* the same—the same. 523.66
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23 Friedman, Isaac et al—I Politzner. 253.31	22 King, Carl—G W Meyer. 45.43	22* the same—the same. 523.66
23 Fink, Isaac et al, rec'r—J N Fink. 1,523.23	22 Kemble, Wm F—J J Eiffler. 102.84	22* the same—the same. 523.66
23 Fox, Walter et al—Corn Exchange Bank. 218.89	22 Kramer, Charles & Jacob et al—W F Clements. 169.41	23 O'Connor, Richard—S A Strait et al. 114.19
23 Ferguson, Arthur et al—M N Clement. 1,959.43	22 Klatzko, Herman K et al—V Stoller et al. 115.97	18 Pacifico, Pasquale gdn—I Smith. costs, 12.84
18 Goldwater, Morris—M P Gould et al. 164.71	22 Keller, Samuel L et al—W E Scott. 129.35	18 the same—the same. costs, 22.84
18 Garner, Wm S—Curtis Blaisdell Co. 70.66	22 the same—the same. 1,088.58	18 Pizzella, Nicholas A—M Schneider. costs, 38.05
18 Guleb, Hyman et al—M Josephson. 72.76	22 Kastner, Max—M Weisbart. 23.64	18 Perskin, Nathan H—C Behringer. 93.90
18 Goldfarb, David—M Fisch. 446.30	22 Kupferschmidt, Abraham—H Heilbrun. 24.73	20 Potter, Alma H admx—C P H Gilbert. costs, 172.86
20 Gass, Ernest—K J Schmidt. 76.78	22 Kegeler, Chas C—J J Fogarty. 72.85	21 Pachner, Nate—S Levy. 13.70
20 Goldfarb, Israel et al—J Aronauer. 144.65	23 Krauss, Samuel et al—M Lasky. 903.77	21 Parkes, Richard—A B Smalley et al. 40.29
20 Gruet, Chas B et al—P Nathan et al. 282.31	23 Kipius, Samuel et al—People, &c. 200.00	21 Pettus, Edward—G Barrie et al. 47.12
20 Gerrity, John et al—B F Ward. 134.18	18 Levey, Harry—F E Barker. 2,667.56	21 Perry, James—J J McBride. 824.77
20 Goldsmith, Samuel—Empire Umbrella Co. 73.45	18 Lillie, Frederick R—City of N Y. 279.48	22* Polstein, Samuel et al—E D Newman. 113.68
20 Glockner, Jacob—J Goldstein. 224.53	18 Levy, Abraham—A R Levy. 1,291.43	22 Perlitch, Joseph et al—E Hamburger & Co. 930.57
20* Goldman, Harris et al—J Smith. 269.15	20 Levin, Esther & Jacob et al—M H Westin et al. 48.98	23 Plate, Edw D—J De Wolf. 29.06
20 Gould, Chas L—G Lindenthal. 510.07	20 Licht, Isaac—H Levy. 113.41	23 Pavlovich, Peter—J H Day Co. 113.46
20 Guerrieri, Michele et al—J B Mazzotta. 488.32	20 Luey, Herbert et al—State Bank. 429.86	23 Power, Peter—L Bergman et al. 53.56
20 Garrett, Winter D et al—State Bank. 429.86	20 the same—the same. 429.86	23 Patterson, Samuel A et al—S Mindel. 83.51
20 the same—the same. 429.86	20 the same—the same. 429.86	23 Perrin, Chas L—N Strauss. 41.81
20 the same—the same. 429.86	21 Lipman, Jacob—J Lederfeind. 30.40	23 Piercy, Albert J—N Simon. 519.65
21 Goldsmith, Frederick E—University Alliance. 86.40	21 Lyford, Will E—Wyckoff, Church & Partidge. 1,175.85	23 Putney, Geo T—H Kast. 284.39
21 Gibson, John T—I Goodman. 38.49	21 Levy, Morris et al—W Lee et al. 575.78	22 Quinn, John E—Pabst Brewing Co. 54.11
21 Goldberg, Pessel—G F Lawrence. 138.54	21 Levin, Douglas A—K Henschel. 90.55	18 Rose, Geo W—J R Freeman et al. 210.70
21 Gunn, Robert A—W D Allison. 54.25	21 Linder, Henry J et al—Donegan & Swift. 53.01	18 Rush, Harry P—United States Radiator Co. 73.06
21 Golding, Harry—H Koehler & Co. 1,708.95	21 Levine, Max S—L Rosenberg. 95.65	18 Rudnick, Herman—W L Treat. 60.03
21 Green, Joseph et al—People, &c. 5,000.00	22 Lash, Sidney R—Lawyers Cooperative Pub Co. 36.35	18 Rosenblatt, Louis J et al—A A Levi. costs, 120.35
22 Gurlitt, Hans W G et al—W J Weise. 289.29	22 Lippman, Solomon L et al—I Gartner et al. 127.29	20 Ridley, John S et al—L C Kohart et al. 572.43
22 Gouzales, Mildred—A Dubber. 64.19	22 Lauer, William A J Grosz. 266.15	21 Roe, Hugh—City of N Y. 206.89
22 Gouzalet, Louis—L William et al. 71.26	22 Lindsay, William—J P Bonney. 100.40	21 Roane, Martha M J—the same. 206.89
22 Galose, George et al—People, &c. 100.00	22*Leonard, Thomas G et al—C P Loeser. 61.67	21 Rountree, Wm L—the same. 206.89
22 Gluck, Herman—M Goldstein et al. 64.03	22 Lustig, Herman—Klenert & Rosenbluth, Inc. 122.31	21 Robins, W H—the same. 206.89
22 Grassi, John—Aetna Electric Co. 62.95	22 Lesser, Oscar G et al—S Stein. 81.96	21 Russell, Frederick A et al—R B Kerr et al. 89,749.82
22 Gottlieb, Samuel G et al—V Stoller et al. 115.97	22 Levin, Louis H—Central Syndicate Building Co. 179.01	21 Rowe, Chas G & Wesley—A Loeb. 330.60
22 Goodman, Abraham H—T Trunkowsky. costs, 86.75	22 Lipschitz, Isaac—L C Dessar. 320.91	22 Rockman, Aaron et al—H L G Asinari. 172.39
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22 Groham, James P—James Mathews, Inc. 47.77	23 the same—the same. 300.00	22 Rubel, Jacob et al—I Gartner et al. 127.29
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23 Gottfried, Elias et al—the same. 253.31	20 Mason, Dorothy A—St J Issing. costs, 173.86	22 Redling, Joseph—M N Clement. 500.00
23 Grow, John A Jr—F B D Reynolds et al. 94.41	20 Matier, Richard—W Scott et al. 63.07	22 Rudge, Chas H—City of N Y. 206.89
23 Giesler, John C—E P Taylor Pub Co. 44.24	20 Matheria, Charles—C Matheria. costs, 29.10	22 Russell, Louis—the same. 206.89
23 Gatt, Candiloro—T Monetti. 167.91	20 Mathews, Wm E—H Vossbach et al. 62.40	22 Rositzke, Emil H—the same. 26.92
23 Greenberg, Herman—M Garfinkel. 90.48	20 Mach, Abraham & Henry—I S Vought et al. 253.69	22 Robertson, Robert G—N Y Telephone Co. 27.23
23 Hill, Annie A—F Knauer. 410.07	20 Miller, Emil B—H E Ackerly et al. 24.19	22 Rosenthal, Nathan—M Weisbart. 26.15
18 Hage, Daniel S—J T Sprague. costs, 160.12	20*Mahoney, Wm M et al—B F Ward. 134.18	22 Robinson, Douglas et al—W Silverman. 379.41
20 Hagen, Joseph L—O H Keep et al. 32.86	20 Maltzman, Pincus et al—J Smith. 269.15	23 Reich, Aaron—J Kallenberg. 32.40
20 Harris, Benjamin et al—M H Westin et al. 48.98	20 McBride, John T—Beadestone & Woerz. 1,092.05	23 Runyon, Walter C—A H Joline et al. costs, 130.02
20 Herrman, Eugene P—Oliver Typewriter Co. 44.41	21 Meyerheim, Max—H Blau. 284.66	23 Ramsey, Malcolm—City of N Y. 771.79
20 Heyl-Dia, Geo E—O Horwitz. 653.04	21 Morris, L—C Levy. 2,639.60	23 Robinson, Miriam E—J Tallet. 1,079.81
20 Hazard, Wm J et al—P Nathan et al. 282.31	21 McLoughlin, Harry—L Bates, Jr. 440.06	23 Riley, Peter—City of N Y. 93.99
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21 Hayeck, Loma G—National Reserve Bank of the City of N Y. 203.29	21 Miller, Joseph—Hayes Rubber Co. 113.36	23 Rangels, Henry—the same. 31.78
21 Hathaway, Norma I—R C Both. costs, 63.64	21 Macnielage, Catharine—M Schoenfeld. 85.76	23 Rasser, Jacob—the same. 28.19
21 Heidenheimer, Louis—F W Jockel. 139.87	21 Moshier, Norman H et al—E Boner. 1,840.99	23 Rausch, Archibald—the same. 395.19
21 Horstmann, Charles—M Kaplan et al. 82.98	21 McGe, Catherine—S B Clarke. 66.41	23 Radigan, Joseph H—the same. 30.51
21 Hildebrand, John A—H H Gerken. 106.59	22 Miltenberg, Arnold et al—J Frankenthal. 175.81	23 Rahaim, Thomas—the same. 74.88
21 Hiamowitz, Samuel & Hyman—People, &c. 300.00	22 Mendell, Wilson R—Lawyers Cooperative Pub Co. 41.67	23 Robbins, Herman N—the same. 199.02
21 Hart, Henry G—G Lendenmeyer et al. 83.41	22 Mullen, Patrick—Hamilton Bank of N Y City. 1,105.08	23 Ritchie, Fenwick—the same. 33.61
21 Harrington, Edw M et al—E Boner. 1,840.99	22 Mickalinsky, Louis & Israel et al—W F Clemmons. 39.12	23 Rein, Max & Louis et al—O Lustgarten. 41.27
21 Hayman, Charles et al—E Boner. 1,840.99	22 Moscowitz, Max—E E Beardsley. 108.66	23 Reilly, John J—P J Frawley. costs, 109.69
21 Hertz, Jacob—State Bank. 459.32	22 Marx, Julia et al—United Surety Co. costs, 12.41	23 Rodman, Henry T—H M Anderson. 3,936.19
21 Hardare, John—J W Rosenbaum. 32.38	22 Madigan, James et al—Davie Rubber Co. 32.00	23 Rosenfeld, Edward et al—People, &c. 100.00
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22 Haimowit, Mendel—J Rosenberg et al. 34.41	22 McCormack, Hugh—G Hirsch. 937.46	23 Rosen, Lewis et al—the same. 31.31
22 Henschel, Joseph—N Y Telephone Co. 44.06	22 McKe, Annie W—James McCreery & Co. 210.51	23 Robinson, Sylvia—E Johnston. costs, 91.18
22 Heimann, Hugo P—the same. 21.32	23 Metzger, John D—E J Campbell. 620.35	18 Scheiflin, Charles—F J Connor. 421.45
22 Haines, Ad or Addison—A Leporis. 5,134.28		18 Sire, Meyer L—F C Grenside. 143.21
23 Hathaway, Chas F—F M Wells. 548.66		18 Stevens, Oria R—Howell Condensed Milk & Cream Co. 482.58
23*Hamburg, Henry A et al—S Mindel. 83.51		18 Sheehy, Edw C—United State Fidelity & Guaranty Co. 553.35
23 Hesselbarth, Otto & Bruno—United Wine & Trading Co. 384.21		20 Schindl, Frank—Charles Wissman Co. 25.80
23 Helms, John H et al—People, &c. 100.00		20 Sthulbach, Moritz—J Kamel. 17.41
23 Hughes, Albert et al—G N Crook. 358.41		20 Secor, Richard J—C Otine. 45.36
18 Joseph, Michael—City of N Y. 243.30		20 Scott, Walter E—H A Flagg. 40.82
23 Jackerson, Jacob & Anne—Columbia Bank. 427.45		20 Stonehill, Carl A & Sara, extrs, and Gerald L et al—G G Hastings. costs, 105.80
20 Johnstone, Henry P C—Equitable Trust Co of N Y. 578.76		20 Seaman, Franklin T—C A Jenks. 84.71
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21 Spear, Wm J—the same. 206.89
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21 Snedeker, Walter R—the same. 206.89
21 Snedeker, Walter—the same. 206.89
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21 Smack, Robert—the same. 206.89
21 Seidman, Louis L—the same. 206.89
21 Shea, Joseph F—the same. 206.89
21 Schenker, Samuel—M Rosenberg et al. 15,342.54
21 Shapiro, William* & Bessie—W Applebaum. 276.26
21 the same—the same. 276.26
21 Sisley, Edw J et al—W J Weise. 289.29
21 Shaprio, Sarah—H Ettelson. 117.39
21 Stern, David—City of N Y. 34.42
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21 Schuller, Octave L—M Lowenstein et al. 86.03
21 Schattman, Joseph—Manhattan Leasing Co. 265.91
21 Spivak, Joseph—I Jufe. 43.81
21 St John, Henry—City of N Y. 206.89
21 Schmelder, Frederick G—the same. 206.89
21 Seidman, Nathan H—the same. 54.03
21 Salzman, Samuel et al—W A Taylor et al. 7,257.96
21 Slutzkin, Maxwell R & Ray J et al—O Lustfarten. 41.27
21 Siegel, Bernard et al—B Moore. 87.15
21 Socher, Meyer—B Moore. 87.15
21 Simon, Herman S—E W Harris et al. 178.54
21 Stubbman, Henry G & George—H A Jordan Co. 104.17
21 Stieglitz, Samuel et al—People, &c. 100.00
21 Solomoniak, Zadik—C Ebb. 46.72
21 Schwamm, Morris—C J Belfer et al. 244.40
21 Schlossman, Marcus et al—M N Clement. 1,959.43
21 Smith, Mary—People, &c. 100.00
21 Traver, Harry G—W J Warner. 4,605.60
21 Toch, Max B—Toch Tile Co. 303.94
21 Thomas, Benjamin F—W F Rausch et al. 75.19
21 Thompson, Henry B—L M Archer. 84.69
21 Thomas, Walter K et al—L C Kohart et al. 572.34
21 Toporczek, Andreas—W Felber. 264.76
21 Tarter, Samuel et al—State Bank. 90.76
21 Tangemann, I E—F A Buck. 225.48
21 Talcott, Frank L—C C Gilbert. 500.81
21 Testera, Chas G—Hotel Register Realty Co. 41.91
21 Tober, Adolph—E Fleischl et al. 90.39
21 Thompson, Frank B—M T Flanagan. 40.50
21 Trier, Henry L—L Orchard. 143.36

- 22 True, Marie et al—J C Watson. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22 Taylor, Henry—N Y Telephone Co. 29.77
23 Thorne, Van Wyck—H Isaacson et al. costs, 69.72
23 Torok, Stephen—M N Clement. 1,840.47
23 Teitschku, Maggie et al—People, &c. 200.00
23 Thisty, Abraham et al—the same. 200.00
23 Tomaroff, Benjamin—M Matz. 110.65
23 Volkel, Rudolph et al—H D Collins. 99.93
21 Van Vleck, Wm J—C H Turner. 562.15
22 Vincignerra, Guisepe et al—People, &c. 1,000.00
23 Vincignerra, Guisepe et al—People, &c. 1,000.00
23 Weisman, Louis—Henry Hupfer, &c. 346.53
18 Weber, Jennie—A A Levi. 384.29
18 Weinstein, David—B Seider. 39.72
18 Wolins, Jacob et al—A A Levi. costs, 120.35
20* Waldman, Chas B et al—M H Westin et al. 48.98
20 Wickes, Alfred D—T F O'Connell. 135.04
21 Wainwright, William et al—A Jacoucci. 165.02
21 Wall, Alfred D et al—E Carroll. 44.82
21 Weissman, Abraham et al—State Bank. 90.76
21 Wesseltheir, Joseph et al—Public Bank of N Y City. 527.77
21 Weeks, Chas R trustee et al—City of N Y. 139.24
21 Walton, H Errold—Central Bureau of Engraving. 92.25
21 Wiltshire, Harry—O E F Risch. 32.40
21 Watters, Wilford—F H Stewart. 101.40
21 Weisel, Samuel E—J E Mergott Co. 189.42
21 Werner, Franz A—Beadleston & Woerz. 310.59
22 Woods, Howard—M Carpenter. 496.73
22 Waslafsky, Sam & Rosie—S Holober et al. 26.41
22 Wright, Lynn G—Binghamton Trust Co. 173.99
22 Wodiska, Isidor et al—United Surety Co. costs, 12.41
22 Whipple, John—N Y Telephone Co. 30.36
22 Wallace, Gustavus S—Hotel Touraine, Inc. 444.50
22 Williams, Edgar—J H Dutting. 320.72
23 Walsh, Anna H—O J Whitlock. 185.52
23 Whitridge, Frederick W, rec'r—D C Oldenberg. 1,335.88
23* Wood, Emily F et al—Corn Exchange Bank. 218.89
23* Wolff, Fred et al—Finkelstein Bros, Inc. 91.10
23 Ward, William et al—People, &c. 100.00
23 Weislow, Otto A—S Fisher & Co. 31.33
23 Weinberg, Charles et al—J H Fink. 1,523.23
23 Wornow, Max N—S Feldman et al. 49.21
18 Zimmer, Julius—Merchants Union Ice Co. 658.03
21 Zittin, Nathan et al—S A Cantor et al. 176.91
21 Zeolla, John et al—People, &c. 100.00
23 Zampieri, Attile J & Pietro—G Foster. 783.55

- 21 Camton Construction Co et al—A Jacoucci. 165.02
21 Horsfall Construction Co—Corbin Cabinet Lock Co. 2,858.16
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21* Monarch Waist Co et al—Public Bank of N Y City. 153.01
21 N Y Trotting Ass'n—S S Toman. 41.25
21 Evans Turner Co—B Barnet et al. 45.16
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21 Norcross Bros Co—C Swenson. costs, 98.85
21 Courtney Rubber Co—E Maurer. 716.40
21 United States Fidelity & Guaranty Co—P J Carlin Construction Co. 125.20
21 National Reserve Bank of the City of N Y—Walnut Hill Bank. 1,154.20
21 Metronolitan Elevated Ry Co, Manhattan Ry Co & Interborough Rapid Transit Co—H P Skelly. 1,658.46
22 Mazloff Bloomgarden Co et al—E D Newman. 113.68
22 Gurlitt-Manning Co et al—W J Wise. 289.29
22 American Ice Co—J Carey. costs, 108.03
22 N Y Zoological Society—N E Gartland. costs, 97.30
22 Bay Counties Investing Co—Universal Com-pound Co. 253.78
22 George Colon Co et al—J C Watson. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22* the same—the same. 523.66
22 Beebe Steamboat Co et al—Illinois Surety Co. 1,535.56
22 Hobby Bottling Co—Audit Protection Co. 176.31
22 Money & Stamp Brokerage Co et al—W F Scott. 1,088.58
22 the same—the same. 129.35
22 W E Pruden Hardware Co—H Schwerdtle. 103.20
22 American Realty Co—G Uderhardt. 2,112.82
23 Direct Contracting Co—James & Abbott Co. 94.64
23* Crescent Brass Bed Mfg Co et al—J Miller. 73.21
23 Duane Realty Co—S Aronson. 46.86
23 Murray's—M M Cottone. 2,841.88
23 Bankers Surety Co et al—M N Clement. 1,840.47
23 Croatin Printing & Pub Co—American Euro-ne Co. costs, 159.20
23 Roebbling Construction Co—A Dauwalder et al. 20,373.38
23 Blue Mountain Shirt Co—S Salant et al. 95.49
23 Bleichrode Importing & Exporting Co—J Feinold. costs, 71.00
23 Vanderbilt Cup Garage—W P Richards. 105.09
23 Hudson Automobile Co—Vacuum Oil Co. 80.81
23 Edward S Reiss & Co—Marine Basin Co. 163.15
23 Hudson River Water Power Co—F L Adams. 54.23
23 Fifth Avenue Restaurant Co—J Livingston & Co. 303.92
23 American Ice Co—M Roche. 5,138.75

CORPORATIONS.

- 18 Bisch-Hoef Realty & Construction Co—Church E Gates & Co. 733.54
18 American Match Mfg Co—J A Williar. 191.17
18 Park Place Cafe Co—A D Kahn et al. 53.81
18 Empire Cork Co—F G Seruya. 1,525.45
18 Erie R R Co—G Kozak. 26,321.87
18 Matt J Ward Co—City of N Y. 517.60
20 City of N Y—W Edelson. 275.00
20 Harlem Plumbers & Tinsmiths Supply Co—American Brass & Copper Co. 80.87
20 the same—the same. 185.37
20 Bordens Condensed Milk Co—B L Aldrich. 5,715.04
20 Board of Education of the City of N Y—M K Murtha. 2,941.89
20 Bryan Gastelger & Co—J Hepworth et al. 384.15
20 Peerless Specialty Co et al—L C Kohart et al. 572.34
20 Stanley S de Novens Co—C H Ferguson. 55.91
20 Congregation Judah Hellr—G Smith. 93.41
20 Italian Cooperation Union et al—J B Mazziotta. 488.32
20 Building Security Co et al & Quinn Lum-bing Co et al—State Bank. 429.86
20 the same—the same. 429.86
20 the same—the same. 429.86
20 N Y Transportation Co—I McCahill. costs, 115.90

SATISFIED JUDGMENTS.

- Dec. 18, 20, 21, 22, 23, and 24.
Abrams, Harry et al—S S Goldwater. 1908. 4,263.31
Ayer, James C—City of N Y. 1909. 192.37
Bauer, Chas C et al—C C Lockwood. 1908. 373.93
Benedict, Julian—L Pincus et al. 1909. 631.61
Blenderman, Diederich—E M Wray. 1909. 294.43
Bunzelman, Elias—City of N Y. 1908. 499.10

GEORGE DOAN RUSSELL

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

LAWYER

SPECIALTY: Building Business, Mechanics' Liens, Etc.
7 Years' Practical Building Experience. 13 Years Lawyer

Burzinsky, Nathan—A Nechamkin. 1907.280.35
Ball, Lizzie L—L K Ungrich. 1909.....128.74
Same—same. 1909.....109.15
Same—J A Schwarz et al. 1909.....107.35
Same—same. 1909.....107.35
Same—J M Schwarz et al. 1909.....118.15
Same—same. 1909.....250.00
Same—same. 1909.....368.15
Bickford, Alfred—A L Adatte. 1909.....131.49
Buellesbach, Joseph—Julius Jensen's Sons.
1909.....122.12
Same—same. 1909.....945.47
Brandt, Susie—David Mayer Brewing Co. 1904.
430.72
Cahn, Ferdinand—J F Praeger et al. 1909.....
2,428.06
Curtis, Edw F—C J Metz Inc. 1908.....142.61
Cone, R Walter et al—F L Kelley. 1909.1,125.32
Cowing, Edward K—C F C Mehlig. 1906.284.91
Cox, Ernest J—N E Tice. 1909.....94.84
De Pena, Manuel F—P G Thebaud et al. 1909.....
129.35
Daly, William & Catherine—H H Scharmann
et al. 1909.....1,845.45
De Barbieri, Mary E—M Bozzo. 1909.....1,033.17
Del Gaudio, Alberto S—R P Pocora. 1909.15,099.88
Dempsey, John M—R Bonpiorino. 1909.....316.91
Dick, Adolph E—Lake Hopatcong Club. 1909.....
605.80
Doe, Mary or Sister M Genevieve—L A Saats.
1909.....416.77
Dewsnap, John B et al—Swan & Finch Co.
1909.....1,545.92
Duval, Wm H et al—F L Kelley. 1909.....1,125.32
Del Gaudio, Albert S—J Finck. 1908.....926.10
Einborn, Ludwig—B Silverstone. 1909.....104.72
Elias, Hannah—M Rothstein. 1909.....204.11
Ershowsky, Samuel & Barnett—S Karason.
1909.....200.00
Fitzpatrick, Hugh L & Mary A—A Mills. 1908.....
83.34
Frank, Moe—Aaron Buchsbaum Co. 1909.....27.67
Friedman, Maurice B—L Birnbaum. 1907.....35.65
Gallagher, Patrick et al—James Reilly Repair
& Supply Co. 1907.....1,196.11
Glenz, George—J Hilgers. 1909.....323.03
Gier, Carl R Jr—J L Amster. 1908.....61.22
Geller, Louis et al—M A Cohn. 1909.....548.89
Glockner, Jacob J Goldstein. 1909.....224.53
Goldman, Solomon et al—Rogers & Rogers.
1909.....369.06
Goosby, James—J E Taylor. 1908.....405.28
Goosby, James—J E Taylor. 1908.....405.28
Greenberg, Louis et al—People, &c. 1908.1,000.00
Herman, Oscar W—I Mears. 1908.....165.54
Hickok, Chandler H—John Wanamaker, N Y.
1909.....105.92
Hillenbrand, Gertrude H—R Gordon et al.
1909.....370.67
Hansen, Harold C—J B Hansen. 1909.....161.50
Haenlein, Henry—City of N Y. 1909.....59.41
Haire, Robert J—J Hushes. 1909.....126.50
Harris, Benjamin et al—Rogers & Rogers. 1909.....
369.06
Herbert, Henry L—J Thedford. 1909.....9,086.00
Hilderbrandt, Charles—S J Bloomingdale et al.
1908.....144.19
Heil, Martha—McClure Co. 1909.....35.65
Immergut, Leopold—City of N Y. 1909.....54.67
Isaacson, Reuben—Sam S Glauber, Inc. 1909.....
272.41
Josephs, Joseph—P Lowenthal et al. 1897.....156.02
Karp, Isaac & Nathan—S Lindenborn. 1909.....
1,052.35
Kulandzik, Isidore E—W E Lucas et al. 1909.....
65.73
Kidder, Edw G—S Nowak. 1909.....75.67
Knowles, Horace G—F Wise. 1909.....49.31
Kramer, Aaron et al—M A Cohn. 1909.....548.89
Lissner, Sigmund—A Berlowitz. 1909.....61.61
Littman, Abraham—Hebrew Gemilath Chasodin
Ass'n. 1908.....
Loewenthal, Irwin S—R L Gray. 1909.....199.41
Lowenstein, Fritz—U T Hungerford Brass &
Copper Co. 1909.....41.61
Lafon, Joseph—Werner Co. 1908.....43.31
Lynn, John et al—James Reilly Repair & Sup-
ply Co. 1907.....1,196.11
Moore, Benjamin et al—People, &c. 1900.500.00
Mulford, Josephine B & Louis—P Stetson.
1909.....311.77
Mullarkey, John J—J M McCum et al. 1908.....
170.36
McGovern, Patrick—Grant & Rouss. 1908.....118.31
McCaffrey, Frank—S Abeloff. 1908.....19.41
Meyer, Henry et al—People, &c. 1908.1,500.00
Mullasky, Geo A et al—G R Sutherland. 1908.....
51.75
Nagle, Percival E—A Levy et al. 1909.....90.31
Newgold, Morris—L S Fogler. 1909.....52.82
O'Neill, E Clerrisse—W & J Sloane. 1909.24.83
Oderwald, William—A V Rockwell. 1908.....16.72
Prasser, Chas P W—Holtz & Freystadt Co. 1909.....
231.53
Patterson, Charles et al—People, &c. 1900.....
500.00
Poggi, Anthony J—M Fauser. 1908.....114.87
Press, Rosie—M M Singer. 1908.....1,368.59
Price, Walter J et al—G R Sutherland. 1908.....
51.74
Quackenbush, Abraham—F Bush. 1901.5,410.05
Quinn, Edwin—J E Farrell. 1909.....33.82
Rooney, Robert J—E I du Pont de Nemours
Powder Co. 1909.....208.14
Reis, Benedict—I Markowitz. 1904.....4,609.75
Rauch, Beckie et al—M A Cohn. 1909.....548.89
Rutenberg, David et al—S S Goldwater. 1908.....
4,263.31
Retzker, Louis et al—S S Goldwater. 1908.....
4,263.31
Rolka & Klein—C G Turner. 1909.....410.71
Rossello, Antonio—Consumers Brewing Co of
N Y, Ltd. 1909.....113.34
Ross, Charles J—E H Byrne. 1907.....196.02
Radigan, Joseph V—S J Bloomingdale et al.
1908.....109.20
Sennett, James B—S Batt. 1908.....36.65
Sandford, Wm P—G Cohn. 1908.....152.22
Secor, Theodore F—S M Apgar. 1909.....71.02
Schuyler, Walter G & James E—G H Storm.
1909.....511.58
Solovinsky, Solomon et al—People, &c. 1908.....
1,500.00

Solovinsky, Solomon et al—People, &c. 1908.....
1,000.00
Schott, Frederick—J K Allen. 1900.....358.21
Schmol, Wm H—V Buscemi et al. 1908.129.59
Sullivan, James J—M Rosenblum. 1903.....573.50
Sire, Henry B & Leander S—B Lieberman.
1903.....93.60
Taylor, Joseph A et al—F Bush. 1901.....5,410.05
Tierney, Sarah—J Lerman. 1909.....121.67
Taylor, Ralph P et al—C C Lockwood. 1908.....
373.93
Timble, Jacob et al—Rogers & Rogers. 1909.....
369.06
Troy, Delia—J Worm. 1908.....32.22
Uberall, Josef V & Max—People, &c. 1909.....
1,000.00
Vandegrift, Joseph B—Joseph Horne Co. 1908.....
3,356.03
Wear, Mary O & John S—J B Wear. 1904.235.57
Weinstock, Abraham—City of N Y. 1909.....29.44
Whitney, Casper—F C Haab. 1901.....46.97
Williams, John D—R Schable. 1909.....2,074.00
Young, Katherine E—D N Cash. 1904.....48.54
Youmans, Edw T—H A Flagg. 1909.....115.50
Zion, Max—H Davidson et al. 1907.....80.36
Zeppos, Constantine et al—Swan & Finch Co.
1909.....1,545.92

CORPORATIONS.

A & E Leather Goods—City of N Y. 1908.....
113.27
Barclay Construction Co—Hydraulic Press
Brick Co. 1909.....236.31
Broffer Co—N Fello. 1909.....94.74
Same—N Fello. 1909.....94.74
Consolidated Gas Co of N Y—A Robinson. 1909.....
88.87
Same—same. 1909.....5,410.75
J W Catty Co—Mansell, Hunt, Catty & Co.
1909.....162.65
Crown Embroidery Works—J Roth. 1909.....347.36
Goldman Schwesheimer Co—City of N Y. 1909.....
137.76
Imperial Vest Co—City of N Y. 1909.....36.52
Koehler H & Co—J Hackett. 1909.....126.75
Liberty Storage & Warehouse Co—A Berdner
1909.....4,156.95
Same—J W Berdner. 1909.....1,129.65
N Y City Milling Co—W Johnson. 1909.....1,638.33
North American Distilling Co—A Montague.
1909.....108.25
Pier Bros Starch Co—Joseph Jackson & Co.
1909.....236.43
Revel Realty & Construction Co—P H Max-
well et al. 1909.....161.44
Schmitt & Schwanenflugel—A Acker. 1904.....
156.11

*Vacated by order of Court. *Satisfied on ap-
peal. *Released. *Reversed. *Satisfied by exe-
cution. *Annulled and void.

MECHANICS' LIENS

Dec. 18.
158—100th st, Nos 183 & 185 East. Louis
Frooks agt Abraham Runkel.....\$25.15
159—29th st, Nos 134 & 140 West. Braun-
fels, Browning & Co agt Twenty-Ninth
Street Realty Co and Hopkins & Lerner.
.....358.04
160—Hamilton Terrace, No 37. Barnet Miller
agt Pauline Heller, Gordon & Stein and S.
Ginsberg.....326.22
161—218th st, s s, 280 w Bronxwood av, 25x
114. Emilio Magaldi agt Eno Coletti & De
Polo.....280.00
162—Grand Boulevard & Concourse, e s, 150 n
Burnside av, 57x104. Peter Bovelli agt Tre-
mont Temple Congregation Gates of Mercy
and Tager & Katz.....1,200.00
Dec. 20.
163—135th st, No 174 West. Lorenzo Building
Construction Co agt Moses L Frazier.....90.00
164—Bailey av, s e cor 230th st, 25x100. Chri-
stian Vordran's Sons agt Estate of Marcus
Nathan, Harry Fried and Marcus Nathan.
.....800.00
165—Matilda av, e s, 323.10 n 238th st, 100x
100. Domenico Toscano agt Fox Miller
Realty Co and Herman Masche.....330.00
166—Bathgate av, s w cor 188th st, 35x95.
Nathan L Strauss et al agt Mountain Con-
struction Co.....675.00
167—188th st, Nos 504 to 516 East. Same
agt same.....600.00
168—Minford pl, w s, 200 s 172d st, 100x100.
Nicholas G Lalor agt Arthur W Wall Build-
ing & Construction Co and Arthur W Wall.
.....545.00
169—88th st, Nos 348 to 352 West. Braunfels
Browning & Co agt Cumming Construction Co
and Hopkins & Lerner.....25.37
170—105th st, No 105 West. B Kaplan Plumb-
ing Co agt Forma Realty Co & Max Raoden.
.....1,050.00
171—Broome st, No 557. Joseph Lo Medico et
al agt Rebecca Shkolnikoff & A Bonagur.200.00
172—178th st, s s, 80 w Daly av, 80.6x81.5.
Albert H Herbst agt D H Spring Realty Co.
.....340.00
173—Newell av, e s, 200 s Magenta st, 100x
125. Pasquale Armento agt Bronx De-
velopment Co & Antonio D'Andrea.....450.00
174—Bristow st, s w cor 170th st, 75x50. Ike
Friedman agt Chas H Sprossig, Jr.....342.50
175—Av A, e s, 65th to 67th st, 460.2x587 to
East River, x—x515. Joseph Richards agt
Rockefeller Institute for Medical Research,
Matteo Di Menna and Marc Eidlitz & Son.
.....210.00
Dec. 21.
176—Newall av, e s, 200 s Magenta st, 100x
125. Antonio D'Andrea agt Bronx Develop-
ment Co and Edward R Koch, pres't.3,835.00
177—Morningside av, Nos 20 to 23. Knicker-
bocker Plumbing Contractors agt Hannah E
Kelley.....460.00

178—Amsterdam av, No 149. Acme Metal
Ceiling Co agt John Dimmig, Peter J Mc-
Dowell and Morris Sternman.....770.00
179—Mohegan av, e s, 162.2 n 179th st, 41x
145. Fiske & Co, Inc, agt Estates Build-
ing Co.....385.20
180—113th st, No 85 East. Herman Slate Co
agt Christiana Ogle and E T Ogler.....65.00
181—Hoffman st, w s, 200 n 187th st, 50x97.
L Hollingsworth Wood, trustee, agt Bian-
chetti Construction Co.....150.00
182—130th st, No 30 East. Fort Hamilton
Fireproof Sash & Door Co agt Sundel Hyman
and F Siegel & Co.....27.00
183—125th st, No 161 East. Same agt Emma
L Harris, Sarah C Mitchell and F Siegel &
Co.....141.50
184—Amsterdam av, No 149. Philip Green-
stein agt Peter J McDowell and Morris
Sternman.....110.00
185—Intervale av, e s, 212 n Freeman st, 50x
100. Bravin Tile & Marble Co agt Tulare
Realty Co.....60.00
186—Broome st, No 557. Antonio Benagur agt
Rebecca Shkolnikoff and Union Square Con-
tracting Co.....3,300.00
187—Prospect av, No 575. Morris Goldberg
agt Bertha Katcher and Marius Danero.580.00
188—Lyman pl, w s, 142.7 n 169th st, 58x90.4x
irreg. S Siegel agt Lamberti Construction
Co.....80.56
189—3d av, No 587. Izak Taub agt Kry Lyn
Realty Co and F J Auerbach.....25.00
190—Bowery, Nos 223 & 225. S Hochman &
Son agt Segal Realty Co and Geo G Segal.
.....175.00
191—Grand av, s w cor Tremont av, 139x83.
Wm S Quick & Co agt Wm R Lowe Co.....862.75
192—33d st, No 235 East. Oscar G Borkstrom
agt Peter A H Jackson's Sons and Pietro
Altieri.....50.00
193—1st av, No 1027. Edw F Tierney agt A
Strusky.....25.00
194—95th st, No 59 West. Abraham Rosen-
berg agt Charles Gabren and Mrs Brown.109.50
195—Bristow st, s w cor 170th st, 75x105. P
& F Corbin of N Y agt Chas H Sprossig,
Jr and Sprossig Storage Warehouse Co.249.22
196—42d st, Nos 118 & 120 East. Morris B
Herman agt Frederick W Whitridge, recr,
Frank Heitzler & Co and Patrick J Flan-
nery.....485.00
197—Same property. Henry Wilchinsky agt
same.....65.00
198—Same property. Victor Nemourse agt
same.....147.50
199—Same property. Margulies & Abrams agt
same.....368.00
200—Same property. Henry Wilchinsky agt
same.....185.00
201—Heath av, w s, 240 n Boston av, 25x91.
Charles Pade agt Mike Mahoney and Charles
Peterson.....165.00
Dec. 22.

202—178th st, s s, 80 w Daly av, 81x80.
Isaac E Abbott agt D M Spring Realty Co
& David H Spring.....804.40
203—8th st, No 17 West. Bernard Dtucker
agt Clara W Owens.....83.00
204—Newell av, e s, 200 s Magenta st, 100x
125. Antonio D'Andrea agt Bronx De-
velopment Co.....3,835.00
205—Bathgate av, No 1892. Anrdi & Zuria Tile
Co agt John Leonard, W E Brooker & John
E Leonard.....600.00
206—2d av, No 2074. John F Cronin agt Henry
Wolf & M Shapiro.....44.10
207—Grand Boulevard & Concourse, e s, 150
n Burnside av, 50x—. Louis Weber Build-
ing Co agt Tremont Temple Congregation
Gates of Mercy and Aaron Bartelstone and
Curlitt-Manning Co.....79.94
208—178th st, s s, 80 w Daly av, 80x81.5.
David Shapiro agt D H Spring Realty Co.....
155.00
209—107th st, No 7 West. Louis Beyer agt
Jessie M Proctor.....22.70
210—Newell av, e s, 200 s Magenta st, 125x
100. Frank Goldman agt Bronx Develop-
ment Co & Antonio D'Andrea.....125.00
Dec. 23.
211—178th st, s s, 80 w Daly av, 80.6x81.5.
Howes Mfg Co agt D H Spring Realty Co.....
1,310.00
212—Greenwich st, Nos 483 to 489. Dillman
Fireproof Construction Co agt James E
Cruikshank and F T Nesbit Co.....2,677.30
213—Bryant st, w s, 215.3 s Garrison av, 25x
100. Henry G Silleck Jr agt Margaret Rei-
ser and A Arthur Kutler Jr.....(R) 276.26
214—Madison av, n e cor 66th st, 100.5x100.
Arthur Janes Co agt Parkview Co.....(R) 219.20
215—10th st, No 349 East. Samuel Rosenberg
agt Barnet Printzman, Harry Abramson and
John Kalandzik.....45.00
216—2d av, No 1129. Same agt Louis Eifer
and Joseph Eustein.....55.00
217—110th st, No 130 East. Harris H Uris
agt Bernhard Fuld.....270.00
218—Fowler av, w s, 602.7 s Neil av, 25x
142.4. Henry Nordheim agt Oscar Quarz.
.....75.00
219—42d st, Nos 118 & 120 East. Robert
Perlman agt Frank W Whitridge, recr,
Heitzler & Co and Patrick J Flannery.....155.00
220—Broome st, No 262. Julius Stloff agt
Mary O'Neill and Isidor Lerner.....66.75
221—So Boulevard, No 547. Vito Beldasare
agt Joseph Pecone and Vincenzo Oliva.....50.00
222—Grand Boulevard and Concourse, e s, 150
n Burnside av, 57x104. Universal Compound
Co agt Tremont Temple Congregation, Gates
of Mercy, Aaron Bartelstone, chairman, and
Gurlitt-Manning Co, Inc.....50.00

BUILDING LOAN CONTRACTS.

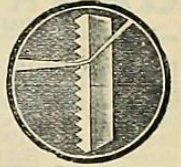
Dec. 18.
212th st, s s, 183.8 e White Plains av, 66.8x
100. James G Wentz loans Menlo Building
Co to erect two — sty flats; 7 payments.
.....\$20,000

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Buchanan pl, n s, 100 w Grand av, 50x100. Excelsior Mortgage Co loans Edmondson Construction Co to erect two 2-sty dwellings; 6 payments12,000
 Longwood av, s e cor Kelly st, —x—. City Mortgage Co loans Rentiell Construction Co to make an additional loan10,000
 Prospect av, w s, 134 n Boston rd, 46x90. City Mortgage Co loans Arthur Avenue Building Co to erect a 5-sty apartment; 8 payments28,000
 Fulton av, w s, 92.6 s 175th st, 41x100.2x irreg. Catharine A Lavelle loans Lavelle Construction Co to erect a 5-sty apartment; 6 payments27,000

Dec. 20.

223d st, n s, 130 e White Plains rd, 50x114. Frederick A Southworth loans John J Zuehch to erect two 2-sty dwellings; — payments.7,000
 Longfellow av, s w cor Freeman st, 131.9x 109.5. Lizzie Shidlovsky loans Longfellow Realty Corp to erect four 5-sty apartments; 4 payments5,000
 Walker av, n w cor Westchester av, 14x107.9 x irreg. Germania Life Ins Co loans Maria Joseph to erect a 3-sty building; 3 payments18,000

Dec. 21.

73d st, n s, 283 e Park av, 24x102.2. Milton E Oppenheimer loans Charles Brendon Co to erect a 5-sty dwelling; 7 payments.....23,500
 Ludlow st, n w s, 157.11 s w Hester st, 19x 87. Aaron Goodman loans Kate Frank to erect a 6-sty loft; — payments.....13,000
 West Farms rd, s e s, intersec n s 167th st, 118.11x63.1x irreg. Lawyers Title Ins & Trust Co loans Freedman Construction Co to erect a 5-sty building; — payments.....90,000

Dec. 22.

114th st, n s, 100 e Amsterdam av, 50x100.11. Lawyers Title Ins & Trust Co loans Hennessey Realty Co to erect an 8-sty apartment. 7 payments110,900
 24th st, s s, 175 e 7th av, 50x98.9. Lotus Realty Co loans Boreas Realty Co to erect a 12-sty office building; 4 payments.....215,000
 Mulliner av, e s, 263 s Neill av, 26.10x84.5 x20x94. Herbert S Ogden, att'y, loans Rachel Bailey to erect a 2-sty dwelling; — payments4,000
 Ft Washington av, n w cor 179th st, 100.1x 113.4x100.3x115.4. Chelsea Realty Co loans Picken Building Co to erect a — sty building; 11 payments95,000

Riverside Drive, n e cor 98th st, 106.5x130.11 x100.11x96.11. Chelsea Realty Co loans Barkin Construction Co to erect a — sty building; 12 payments277,000
 Dec. 23.

Lafontaine av, w s, 25 s 178th st, 50x100. Augustus F Holly loans Henry S Gamp and Jacob Hirsch to erect a 5-sty apartment; 7 payments30,000
 Walker av, n s, 100 w Chauncey st, 50x90. Frederick A Southworth, att'y, loans Philip H Krausch to erect two 2-sty dwellings; — payments10,500

SATISFIED MECHANICS' LIENS.

Dec. 18.

²City Island av, e s, 25 n Orchard st. Furlong & Furlong agt Mary L Roeder et al. (Dec 13, 1909)\$613.00
 148th st, No 367 East. Matthew Smith & Co agt Wm W Moore et al. (Dec 8, 1909).601.15
³11th av, No 560. Jacob Miller et al agt Theresa Maibach et al. (Oct 21, 1908).75.00

Dec. 20.

¹Intervale av, e s, 212 n Freeman st, 50x100. Rudolf Gersman agt Tulare Realty Co et al. (Nov 4, 1909)475.00
¹Same property. Diehl & Mongo agt same. (July 20, 1909)505.00
 Brook av, Nos 1407 & 1409. Geo E Sealy agt Cohen & Eckman Corp et al. (Sept 28, 1909)175.00
 138th st, No 529 West. Fiske & Co, Inc, agt Tautog Realty Co et al. (Dec 8, 1909).110.12
 109th st, Nos 108 & 110 East. Samuel J Corker agt Sigmund Lissner et al. (Oct 26, 1908)140.00
²12th st, n s, 110 w Holland av. John B Owens agt Antonio Dangelo et al. (July 30, 1908)52.85

Dec. 21.

14th st, No 506 East. Ross & Sisti agt Italian Union Realty & Security Co et al. (May 1, 1909)32.00
²Broadway, n e cor 135th st. Batavia & N Y Wood Working Co agt Zengendal Realty Co et al. (Dec 15, 1909)2,506.40
 Intervale av, e s, 212.5 n Freeman st. Oriental Fireproof Sash & Door Co agt Tulare Realty Co et al. (Oct 25, 1909).....100.00

Dec. 22.

32d st, Nos 323 to 329 East. Rubin Mornik agt James Conway et al. (July 12, 1909)84.00

³116th st, s s, 125 e Lenox av. George Gott-helf agt Sixty-Two West One Hundred and Sixteenth Street Co et al. (Dec 8, 1909).2,950.00
 Dec. 23.

²Greenwich st, No 448. John Filan et al agt Greenwich Investing Co et al. (Dec 7, 1909)730.00
 3d av, No 858. Alois Staudt agt Thomas F O'Brien et al. (June 28, 1909).....186.75
²Washington st, No 433. John Filan et al agt Greenwich Investing Co et al. (Dec 7, 1909)730.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

Dec. 16, 17 and 18.

No Attachments filed these days.

Dec. 20.

Ellis, Chas E; Nathan Bilder, trus; \$196,860; Cohen, Crevey & Richter.
 Sheldon, Geo P; Wm J Logan; \$15,000; Gifford, Hobbs & Beard.
 Same. Phenix Ins Co; \$12,499.73; Rumsey, Sheppard & Ingalls.

Dec. 21.

Spraggins, Traverse A; John H Pride; \$132; J W Smith.
 Searing, Frederick F & Harry M George; S Ormond Goldan; \$85,500; J B Shope.
 Von Dreele, Wm H; Brown, Williams & Burbank; \$22,947.03; Griggs, Baldwin & Pierce.
 J Hedden & Sons Co; Herbert L Brown Co; \$9,245.73; S Hoff.

CHATTEL MORTGAGES.

Dec. 17, 18, 20, 21, 22 and 23.

AFFECTING REAL ESTATE.

Fergusons Parkway Garage. 110th st east of Manhattan av. Raisler Heating Co. Heating Plant. 475
 Guggalz, W. E side of Park av south of 182d st. Hudson Mantel & M Co. Mantels. 216
 Rosenthal, M. 314 E 34th. A B See Electric Co. Elevator. 2,175
 Randall, J. Webster av & 187th st. American Mantel Co. Mantels. 1,548
 Schmidt, M. 246 E 128th. A Spiro. Chandellers, Stoves, &c. 300
 Weisman & Unger. 224 E 9th. M Ackerman. Gas & Electric Fixtures. 150

STANDARD FOR ROADWAY AND SIDEWALK WIDTHS.

The Board of Estimate and Apportionment of New York City considers it desirable that the various boroughs of the city adopt a uniform rule for fixing the widths of roadways and sidewalks, and has proposed the following standard under which the streets should be in the future designed.

It suggests that the roadway between curbs be of the full width of the street (less the space occupied by the curb) where the street is less than 20 ft. wide. For streets between 20 and 50 ft. wide the roadway should be 60 per cent. of the total width of the street; except that in streets where there is a single-track railroad the minimum roadway width should be 30 ft., and where there is a double-track railroad the minimum roadway should be 40 ft., these exceptions applying also to streets of all widths. In streets from 50 to 60 ft. wide the roadway should be 30 ft. wide. In those from 60 ft. to 66 ft. 8 ins. the standard measurement for the roadway is one-half the total width of the street. In streets more than 66 ft. 8 ins. wide the roadway is 80 per cent. of the street width, less 20 ft.

These rules are for streets having sidewalks on both sides of equal width; consequently, the sidewalk width would be one-half the difference between the total width and that of the roadway. These widths are shown in tabular form as follows:

ROADWAY AND SIDEWALK WIDTHS FOR VARIOUS WIDTHS OF STREET.

Street width.	Roadway width.		Effective sidewalk width.	
	Occupied by street	Occupied by roadway	Street not occupied by sidewalk	Occupied by sidewalk
	single-track road.	double-track road.	single-track road.	double-track road.
20	12	..	4	..
30	18	30	6	0
40	24	30	8	5
50	30	30	10	10
60	30	30	15	15
70	36	36	17	17
80	44	44	18	18
90	52	52	19	19
100	60	60	20	20
120	76	76	22	22
150	100	100	25	25

The standard calls for curved curb corners at street intersections where the interior angle is 30 degrees or more, the radius

of such curvature to be either 5, 6, 8, 10 or 12 ft. The radius to be used is determined for each case as being that which is nearest to being 10 per cent. of the width of the wider of the two streets intersecting; provided, however, that in case the interior angle is less than 80 degrees, the radius is to be not less than 20 per cent. of the distance between the building line corner and the point of intersection of the curb tangents. Where the interior angle of intersection is less than 30 degrees, instead of one curve a piece of straight curbing is inserted between the two curb lines and at right angles to the line bisecting the interior angle; such piece of straight curb being at a distance from the building line corner (measured along the bisecting line), equivalent to the width of the wider sidewalk of the intersecting streets; curves having a radius of 6 ft. to connect this short tangent with the two main curb lines.

It is to be expected by the Board of Estimate that cases will frequently arise requiring independent treatment to avoid unnecessary damage to existing improvements and it should be understood that special ordinances could be adopted for each. Such ordinances could also be used to govern street improvements where it was not desired to include the entire width of the street, and by adopting this method it would be possible to exclude from an improvement a portion of the sidewalk space adjoining the street line, thus practically accomplishing the same result as was proposed under the original ordinance in the permission to property owners to retain such a strip for park treatment.

GROWTH OF QUEENS.—The building movement in Queens Borough is a striking sign of the times. A large part of the growth centers in East Williamsburgh, over an area of about one hundred and fifty blocks, beginning at the borough line. The improvements consist mainly of two and three-story tenements, and the houses are mostly constructed of brick. Builders are making money both by renting and selling, as the houses net twelve to fifteen per cent. on the cost when fully rented. The Paul Stier Company, which has been a large builder, has had plans prepared by Lewis Berger for two and three-story brick houses, and work has been started. Schmidt & Berkhard, who bought the old Ridgewood Park property, has built on seven blocks more than one hundred 3-sty brick houses, for three and six families each, costing from \$9,000 to \$12,000 for inside houses and \$16,000 to \$17,000 for corners.