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**T**HE NEW BUILDING CODE which passed the Board of Aldermen during the past week is in certain respects an improvement on any code of building regulations as yet enacted in New York; but at the same time it arouses the opposition of the great majority of people interested in New York real estate and building. This opposition is justified; and can be justified, quite apart from the injustice which it works upon certain types and methods of concrete construction. The fundamental complaint is that it will increase the cost of building in this city without, at the same time, doing anything effective to diminish the fire risks. In view of the validity of this complaint, the improvements which have been made in certain sections of the code avail nothing. The fact remains that building will be more expensive, while the city will be to a very small extent better protected from a disastrous conflagration. New Yorkers will have to pay more, but they will get nothing really worth having for their money. All the actual and fundamental problems in respect to the height of buildings and the danger of fire-contagion have been avoided, and the net result will be a code which will demand another drastic revision within a few years. We doubt, however, whether New York will ever get a satisfactory building code out of a board that is so subject to underground influences as the Board of Aldermen; and it is certain that no satisfactory code will be passed by any local legislative body until expert opinion understands better what the real object of building regulations should be. The real object of a building code should be to make good construction as cheap as possible, whereas the object of code makers in the past has been to penalize a builder just as much as they can in case he has to make his building fireproof. The consequence is that practical builders and the makers of building codes are always at cross purposes and that no loyal co-operation can be obtained in the interest of good construction. The further consequence is, as we all know, graft, graft, graft! It is all as usual; but the usual unfortunality is based upon a fundamental division of interest and point of view between the experts and the practical builders, and therein the grafters find their profit.

**T**HE OPENING OF THE MADOO TUNNELS, terminating at Greenwich and Cortlandt streets, will unquestionably have a most important effect upon the real estate situation in Manhattan and the whole metropolitan district. Hitherto the business men who lived in New Jersey and came to business every day in New York have been obliged to sacrifice a certain amount of time in return for the pleasures and advantages of suburban residences, and the consequence has been that many families continued to live in Manhattan who would under ordinary conditions have preferred a house in a convenient suburb. The new tunnels will diminish by a good many minutes the advantage which New York building sites have enjoyed over those of New Jersey; and the consequence will undoubtedly be a certain shifting of population. Not only will a larger proportion of the annual increase of inhabitants seek homes on the other side of the Hudson, but for many years there will be a certain migration of families now living in Manhattan and the Bronx to Hudson and Essex counties. This migration will have a certain effect upon residence property in Manhattan. It will not affect tenement house sections, or the more expensive land on which private dwellings and high-grade apartment houses can be built, but it will diminish the demand for the medium-

priced flat. Just how far the migration will go cannot be predicted in advance; but the certainty that it will take place should make builders cautious about erecting very many new tenements of that class. On the other hand, the new tunnels will, of course, benefit business property in the financial district and in the newer mercantile district. It will mean that a larger proportion of New Yorkers will waste less time and energy than they do at present in daily traveling, and that they will live under pleasanter and more wholesome surroundings. Their business efficiency should, consequently, be increased. Of course, Manhattan will lose a good deal of business because the money these people spend upon living will not go into the pockets of New York tradesmen; but even this loss will be mitigated by the very condition which brings it about. The mere fact of improved communication under the Hudson will encourage the residents of New Jersey to spend more money in the larger shops and places of amusement uptown. In this way the opening of the downtown tunnels will indirectly contribute to the prosperity of the retail and theatre districts. The only business neighborhood in Manhattan which may suffer from the trolley tunnels is the older mercantile section. Business men working in that vicinity will not derive any advantage from the improved means of communication; and this fact may swell the migration of wholesale firms to new locations farther uptown.

**V**ICE-PRESIDENT REA, of the Pennsylvania Railroad Company, believes that the corporation he represents has a grievance against the city, because nothing has been done to provide the new Pennsylvania Terminal with subway connections. Although the Pennsylvania company has been at work seven years and has spent more than \$100,000,000 in establishing its terminals in Manhattan, not a definite step has been taken to give its 300,000 daily patrons any opportunity of spreading over the city. Neither was Chairman Willcox, of the Public Service Commission, able to make a wholly convincing reply to this criticism. It is true, of course, that a Seventh avenue subway route was laid out, and was submitted to public competition, and it is true that the city officials cannot be blamed for the fact that the Interborough Company refused to bid. But the attitude of the Public Service Commission since this fiasco has been wholly inimical to a Seventh avenue subway. It has persisted in laying out a Broadway-Lexington avenue route, which merely duplicated the existing subway south of Forty-second street, and which increased very much the difficulty of obtaining a bidder for a Seventh avenue subway. The Interborough Company is willing to construct an extension south from Forty-second street under Seventh avenue, but only on condition that it can also construct a subway north from Forty-second street under Lexington avenue. If consequently the Public Service Commission insisted on its Broadway-Lexington avenue route, the Seventh avenue subway was apparently indefinitely postponed. The Interborough Company would not build it without a Lexington avenue extension as well, and no other bidder would be likely to appear until the time came for a new West Side route running the whole length of the island. It did look, consequently, as if the Public Service Commission had made its plans, as Mr. Rea charged, without any consideration of the needs of the patrons of the new Pennsylvania Terminal.

**W**ITHIN the last few days, however, the situation in respect to a Seventh avenue subway has altered for the better. It is now stated in the daily journals that the contracting syndicate that wants to bid on the Broadway-Lexington avenue-South Brooklyn route is prepared also to bid upon a Seventh avenue subway. The route they proposed would run from Canal street and Broadway, where it would connect with the Manhattan Bridge and the financial district, up Hudson street and Seventh avenue to Thirty-fourth street, where it would turn east and connect with the Lexington avenue. There can be no doubt that this proposal, in case it actually becomes substantial, very much increases the strength of the position of the Bradley-Gaffney syndicate. The system which they propose to build would then be tolerably complete, and would meet all the more pressing needs for subway construction in Manhattan. Moreover, their route would have certain peculiar advantages over any route which has as yet become a matter of serious discussion. It would, for instance, give the dense population of the upper East Side a much better connection with the Pennsylvania Terminal and the retail section than it could get under any other plan, and it would have the additional advantage of

connecting Brooklyn with the middle West Side of Manhattan by the line over the Manhattan Bridge. On the other hand, it would have certain serious disadvantages, compared to the alternative proposals of the Interborough Company. It would tend to make a Seventh Avenue subway merely an episode in a system that was really intended for the benefit of other parts of the city. Instead of providing for two longitudinal subways, one on the east and one on the west side, it would substitute a complicated system, under two managements, containing two subways north of Thirty-fourth street and south of Canal street, and three subways between Canal and Thirty-fourth street, and these subways would follow indirect and devious routes. Moreover, under this new proposal the whole upper west side would have no direct means of connections with the Pennsylvania district. Unquestionably the Interborough Company's plan remains the one which offers the maximum of advantage with the minimum of cost, and which would contribute best to the development of a comprehensive and well-balanced subway system. At the same time, as we have said, the repeated willingness of the Bradley-Gaffney syndicate to construct this additional line does strengthen its position, and the wonder still increases as to the real names and resources of this bidder. The Seventh Avenue subway would cost an additional \$25,000,000. Who are these men, who can promise so confidently to spend \$125,000,000 upon new subways? Where is the money to come from? It seems to the Record and Guide that these questions should be answered?

GOOD TIMES have come again in most of the operative building trades. The measure is not yet full for some of the allied industries, but business is flowing in fast and will get around to everybody presently. All the mechanical trades are now busy, and the chief executive of the Consolidated Board of Delegates assures the Record and Guide that some few cannot get sufficient help. Early in the Spring the same authority predicted that, with a large number of operations being put under contract simultaneously, there would be a congestion of work in the summer, under a natural course of events. The tendency of affairs now is toward a verification of this opinion, and in that crisis some jobs may have to stand awhile if working forces here are not reinforced from outside. Reports from other cities is that their mechanics will be well engaged also. Out of a total of fifty important cities, representing all sections of the country, statistics of plans filed during the month of June exhibit an average gain of 19 per cent. in the estimated cost of the projects. Only thirteen out of the fifty showed a loss, as compared with the corresponding month last year. Here in New York the record of the current year so far is more than 100 per cent. ahead of last year's for the corresponding period. As this is midsummer, new plans are coming out less rapidly, but actual construction activities are expanding every week. Wages are immovable under the arbitration plan, but the prices of material, which have been very moderate, are now in the ascending scale—structural steel for example. It is just three years since the first signs of the great depression in business were noticed by the real estate and building interests. Building money was getting tight, and they had to slack up in their activities. They thought that the money market would improve after awhile, but it kept getting worse for them. This was more than a year before the crash in Wall Street, and it illustrates what a truthful business weather vane the building trades are. The next time the bottom drops out of the material market as it did three years ago this summer, get out your umbrellas, for it is going to rain.

RELATIVE COST OF FIREPROOF CONSTRUCTION.—Assurances from two architects of note within a few weeks that, unfettered by red tape, they could erect substantial fireproof buildings for within five per cent. of the cost of ordinary construction, have arrested general attention. Mr. Flagg frankly told the Code Commission that in his opinion as a long-practiced architect some of the laws required too much. That is, too large an expenditure. ("Too much" is New York's great failing.) Investors and operators were surprised to hear that the difference between adequate fireproof and ordinary construction is really so narrow. Certain important elements in fireproof construction have had a rapid development, and certain materials entering into this kind of construction have been reduced in cost. Mr. Flagg did not specify any particular system of fireproofing, but other architects and engineers have since stated that it is possible under several different systems or combinations of systems to build structures in which the fire hazard is practically negligible at a cost within ten per cent. of that of the slow-burning type. A parallel statement from the Bronx building bureau, that the statistics of the plans filed in that borough show little difference between the cost of frame and of brick dwellings, indicates that this proximity of relative costs extends to all classes of buildings. Mr. Flagg's contention seems to be that building costs under the New York code are unnatural, and he instances the "wind-bracing" fetich as an example.

## UNATTRACTIVE PROPOSITIONS.

To the Editor of the Record and Guide:

I have read with great interest the letter of Mr. De Selding which appeared in your last issue. During the past thirteen years of activity as architect and builder, and incidentally landlord, I have threshed out scores of propositions made to me by brokers of good standing who wanted business buildings erected for responsible tenants. In each and every case the rents offered by these tenants were too low to make the proposition attractive to a builder; the rent offered being invariably a net rental of 5 per cent on the appraised value of the ground and 6 per cent on the cost of the building.

The tenants generally have very fixed ideas as to the cost of construction of business buildings, ideas chiefly gathered from experience as grocers, skirt manufacturers and printers. They know more about the cost of buildings than the men regularly engaged in the business, and it is surprising that they do not go in the building business, seeing how cheaply they could build, or think they could. Furthermore, they generally consider themselves so responsible that they should not be asked for any security on a long-term lease. There is no need of going into detailed figures—the facts are too plain. A builder has to pay  $4\frac{1}{2}$  per cent. for a three-year mortgage which, with brokerage, really amounts to  $5\frac{1}{4}$  or  $5\frac{1}{2}$  per cent per annum; his building loan money costs 6 per cent.

By what subtle process of mathematics a man can pay out 6 per cent on money which earns 6 per cent, and still have a balance of profit left, is beyond ordinary imagination.

The builders and loaners of building money are not responsible for these conditions of which Mr. De Selding writes, but the fault is entirely with the so-called high-class responsible tenants who think that their money is greener than the ordinary man's.

I have no doubt that many such propositions are knocking at brokers' doors, and I feel equally sure that they will continue to knock for a long time to come.

F. C. ZOBEL.

114 East 28th st.

## TREMONT, AQUEDUCT, OGDEN AND SEDGWICK AVENUES, WEST SIDE.

To the Editor of the Record and Guide:

When you published your "Opportunity Number" I sent you my opinion of the district that spreads in a fan shape on the Bronx side of the beautiful Washington Bridge. The recent start of apartment building operations on Tremont, Aqueduct and Ogden avs (and adjacent streets) bears out my judgment of the splendid opportunities which were and are still afforded to bright and intelligent builders and operators.

The Ogden sale dispersed the lots in a panic year; and while some of the fancy parcels sold at fair prices, the average was very low for property so accessible to the 181st st subway. The West Side for values is always the growing and staying side of this city. Nature has done more, proportionately, for this West Side than for the Lower West Side, as the property lies on high ground, with excellent drainage, &c., and with wide streets.

A general building movement may also be looked for on Sedgwick and Undercliff avs, the former for business purposes and the latter for apartments. Tremont av, west of Jerome av to the Harlem River, will be a leading thoroughfare; in fact, the avenue is nearly completed to the river. Ogden, Tremont and Sedgwick avs have the best trolley facilities, too. The class of people seen in the surface roads is unusually good, as the lines lead to the New York University, the Catholic Home (whose trustees shrewdly selected land of coming great value) and other large institutions.

I again offer the prophecy that the district above alluded to has an immediate possibility second to none—IF FIRST-CLASS HOUSES ARE BUILT.

J. M. L.

## BUSINESS BUILDINGS ON MADISON AVENUE.

To the Editor of the Record and Guide:

The building at the northwest corner of 38th st and Madison av will not be an office building, but is planned to accommodate tenants who desire all-light loft space at considerably lower rates than can be obtained on the same street west of Fifth av for inside space.

Plans for an apartment house on this site were completed, but have been abandoned for the reason that it was impossible to get sufficient ceiling height for a 10-sty building, Madison av at this point being only 75 ft. wide, and as an apartment house can only be erected to a height of once and a half the width of the avenue, the ceilings would hardly be 10 ft. in the clear. Three corners on Madison av near this property are about to be changed from residences to business buildings, and I feel quite certain that a business building on this site will be a far better investment than an apartment house. Yours truly,

FREDERICK JOHNSON.

# CONSTRUCTION

## AMENDED BUILDING CODE IN THE BALANCE

Acting Mayor McGowan Will Hear Objections Next Wednesday—Some of the Changes Made in the Second Report—Criticisms From the Minority Committee—Other Representative Opinions of the Ordinance

IF Acting Mayor McGowan so wills it, there will be a new Building Code in town in a few days. The responsibility was put upon the Acting Mayor by the Board of Aldermen on Tuesday, when the majority report of the Building Committee was passed by a majority of ONE. In Committee the decision had turned on ONE vote also. The deciding vote was 40 in favor and 38 against.

At the last the question turned mainly on party lines. The Democratic organization in Manhattan Borough, representing the majority of the Board, carried the day. The Brooklyn Democratic organization voted with the Republicans for the minority code. These were the general lines of division, but Alderman Doull was a notable exception. President Cromwell and President Gresser voted with the minority, and President Ahearn and President Coler with the majority.

The opposing forces were led by Alderman Kenneally and Alderman Doull. Irrespective of their politics and personal preferences regarding the code, both men exhibited during the long campaign qualities with which any statesman might wish to be equipped in a similar fight. All the way through it was a hard fight. Mr. Kenneally was patient under great provocation, and Mr. Doull unfaltering in his courage and loyalty to what he considered his duty.

It was the regular weekly session of the Board of Aldermen. Two reports came from the Building Committee, the majority report being presented by Alderman Kenneally, and the minority report by Alderman Doull. The clerk read the communication accompanying the minority's revision, and the first vote was on the adoption of the minority report, and finally upon the adoption of the report of the majority. Many of the aldermen thought it necessary to explain their vote, and some spoke on both roll calls. The detailed vote on the majority report follows:

FOR.		AGAINST.	
Dist.		Dist.	
1 (Man.)	Drescher, D.	9 (Man.)	Doull, D.
2 "	Stapleton, D.	10 "	Schneider, R.
3 "	Sullivan, D.	11 "	Beyer, R.
4 "	Smith, D.	15 "	Case, R.
5 "	Flynn, D.	20 "	Reardon, D.
6 "	Moskowitz, D.	21 "	Stormant, R.
7 "	Dowling, D.	26 "	Johnson, R.
8 "	Levine, D.	27 "	Goldschmidt, R.
12 "	Kenneally, D.	28 "	B. W. B. Brown, R.
13 "	McCann, D.	31 "	Davis, R.
14 "	Loos, D.	35 (Bronx)	Mulligan, D.
16 "	Baldwin, D.	42 (Bklyn)	Downing, R.
17 "	Schloss, R.	43 "	Colgan, D.
18 "	Nugent, D.	45 "	Gaynor, R.
19 "	Hines, D.	46 "	Weston, R.
22 "	O'Reilly, D.	47 "	Diemer, R.
23 "	McDonald, D.	48 "	Heffernan, D.
24 "	Mulcahey, D.	49 "	Kennedy, D.
25 "	Delaney, D.	50 "	Linde, R.
29 "	Walsh, D.	52 "	Coleman, R.
30 "	Kavanagh, D.	53 "	Gunther, R.
32 "	Nagle, D.	54 "	Finnigan, D.
33 "	Marx, D.	55 "	McAleer, D.
34 (Bronx)	J. W. Brown, D.	56 "	Barton, D.
36 "	Corbett, D.	57 "	Potter, R.
37 "	Hickey, D.	58 "	Esterbrook, R.
38 "	Murphy, D.	59 "	Morrison, R.
39 "	Handy, D.	60 "	Muhlbar, R.
40 "	Hochdorffer, D.	61 "	Bent, D.
41 "	Crowley, D.	62 "	Velton, D.
44 (Bklyn)	Mulvaney, F.	64 "	Grimm, R.
51 "	Redmond, F.	65 "	Martyn, R.
63 "	Sandiford, F.	66 (Queens)	Quinn, F.
69 (Queens)	Hogan, F.	67 "	Emener, D.
71 (R'mond)	Collins, D.	68 "	Flanagan, D.
72 "	Rendt, D.	70 "	Carter, R.
73 "	Cole, D.		President Cromwell.
	President Ahearn.		President Gresser.
	President Coler.		
	President Haffen.		

### A PUBLIC HEARING.

Mayor McClellan is absent from the city, and the next regular meeting of the Board of Aldermen will not be held until September 15, but a special meeting will be held next week to fix the tax rate. Under these circumstances the Acting Mayor, Hon. Patrick F. McGowan, will have more time in which to consider the code than is usual. Before passing on it he will hold a public hearing—next Wednesday morning. He was inclined at first to think that there had been hearings enough, but he has been showered with protests against the code and with appeals from architects, builders and contractors for an opportunity to be heard. Apart from this hearing, it is understood that he will also have a conference with the Corporation Counsel and with a number of representative architects and engineers.

It is probable that the new code will be vigorously wielded as a political campaign document. Both the Citizens' Union and the Committee of One Hundred have issued statements. The former attacked the provision vesting extraordinary powers in the superintendent of buildings. The Committee of One Hundred says it shows the need of a non-political administration.

Allan Robinson, President of the Allied Real Estate Interests, has sent an open letter to architects, engineers, contractors and real estate operators, urging them to write to Acting Mayor McGowan to ask him to veto the code. Numerous trade organizations are holding meetings. Representatives of the reinforced concrete construction companies, cinder concrete fireproofing companies and the metal reinforcement manufacturing companies, met on Wednesday in the rooms of the Building Trades Employers' Association. They contend that the new code will not only destroy the business of over thirty companies engaged in the city in this class of fireproof construction, but will throw out of employment over 15,000 skilled union laborers.

A special meeting of the New York Chapter of the American Institute of Architects was held on Thursday, and a general meeting of the Building Trades Employers' Association on Friday, to protest against the code.

### THE AMENDED CODE.

A great number of recommendations were made to the Building Committee to amend provisions in the first Majority Report. At eight public hearings representatives of many interests, trades and societies affected by and concerned in the revision presented pleas and protests, and between times many written briefs were forwarded to the committee. Some of these suggestions were incorporated in the minority code, which failed, and a number in the Majority Report, which is now the only one under consideration.

### THE BOARD OF REGISTRATION.

The first change of importance noticed in comparing the Amended Code with the original is in Section 6, where it is provided that the Board of Registration shall consist of but THREE members instead of five, as specified in the first revision. The power of appointment and removal given to the Superintendent of Buildings by the first revision is eliminated in the second. The members of the Board of Registration will now consist of one architect, one engineer and one mason builder. The Master Carpenters asked for the representation of every trade on this board, if the city fathers were determined to have such a board, but, in accord with the Building Trades Employers' Association as a whole, they could not see the necessity or propriety for licensing the various building trades.

Hereafter, by this ordinance every master builder, every architect, every engineer engaged in the construction of buildings, and every erector of steel and iron work, must register. In other words, he must get licensed, if he can prove his competency. There are a number of law questions involved in this new revision, and this is one of them. The Building Trades Employers' Association, through its legal counsel, contends that the Board of Aldermen has no power to license trades.

The Building Trades Employers stated also that the definition of the word "APPROVED," as used in the Code, with reference to materials, should be amended by adding after the words "Superintendent of Buildings," the words "AND THE BOARD OF EXAMINERS." The recommendation has not been followed.

### POWERS AND DUTIES OF THE SUPERINTENDENT.

Section 8, relating to the powers and duties of the Superintendent of Buildings, is unchanged except in one particular. Subdivision 9 originally contained these words: "WHEN IT IS CLAIMED THAT AN EQUALLY GOOD AND MORE DESIRABLE FORM OF CONSTRUCTION CAN BE EMPLOYED IN ANY SPECIFIC CASE, or where there are practical difficulties in the way of carrying out the strict letter of this Code," etc. The words printed in capital letters have been stricken out of the amended report. The change is very important.

The clause which has been eliminated gave entire power to the Superintendent of Buildings to say what materials and what form of construction may be used in any particular building. It empowered the Building Superintendent with authority entirely different with what he had before and one which was entirely contrary to the provisions of the Charter which specifically provide what the Superintendent of Buildings shall do, for Section 410 of the Charter specifically provides that the Superintendent shall see that the Building Code is strictly

complied with, unless there are practical difficulties in the way, in which case he may permit a variation. Section 411 of the Charter provides that the Superintendent must in all other cases see that the Building Code is strictly complied with, and if any dispute should arise in respect to (1) the matter of construction or materials to be used, or (2) if it should be claimed that the rules and regulations, or provisions of law, do not apply, or (3) an equally good or more desirable form of construction is being employed, THEN THE OWNER MAY APPEAL TO THE BOARD OF EXAMINERS. In other words, subdivision 9 of Section 8 originally gave to the Superintendent all the power that the Charter gave him in Section 410 and, in addition, gave him all the power that is given by the Charter in Section 411 to the Board of Examiners.

Mr. Butler, of the firm of Eidlitz & Hulse, counsel for the Building Trades Employers' Association, pointed out this particular antagonism between the Charter and the Code, and evidently the commissioners have been advised that they were in error in this respect.

Mr. Lawrence Veiller, a high authority on building laws, discovered other particulars in which the code makers had misinterpreted the Charter. (See Record and Guide June 19.) Mr. Veiller called attention to the fact that the Legislature, in this Charter, gave the Superintendent power to vary or modify certain rules and regulations of the PRESIDENT OF THE BOROUGH. This is a very different thing from modifying the Building Code. Also the power to modify the provisions of "THIS CHAPTER," namely the chapter of the Charter dealing with the Building Department, which is a very different thing from the Building Code; and also the power (and the exact language should be marked and noted with great care) to modify or vary any EXISTING law or ordinance, but this only under certain well defined, limited conditions. The Charter went into effect January 1, 1902.

#### CERTIFICATE OF OCCUPANCY.

Section 14, relating to certificates of occupancy, is unchanged in the amended Code. It was contended by the Building Trade Employers' Association that the entire section should be stricken out, for the alleged reason that it opened too great a field for arbitrary power and unfair advantage without corresponding benefit. It was said that it is rare that any difficulty has been experienced from the premature occupancy of any building.

If the Building Committee would not strike out the whole section, then the builders asked that the word "may" in the second subdivision be changed to "shall," so as to direct the Superintendent of Buildings to issue a permit for the occupancy of a portion of any building, provided that portion has been completed according to law, and its use would not endanger life, limb or property. As has been said, the Committee has made no change. In similar cases the courts have held that the word "may" has the effect of the word "must," but the cases had to be taken to court.

#### HEIGHT OF REINFORCED CONCRETE CONSTRUCTION.

In Section 17 the height of reinforced concrete buildings, limited to 75 ft. in the first revision, is changed to 85 in the second. The concrete interests strongly urged the committee to put no limitation on the height of reinforced concrete. Professor Burr, of Columbia University, in a public statement, says that under proper design there is no need for a limit of any kind on this class of buildings, and that already buildings of reinforced concrete have been reared in this city to a height of 150 ft.

#### FIRE LIMITS.

For the Borough of Manhattan there is no change from the first revision in the fire limits. Marble Hill is the only part of the borough left outside of the limits.

In the Bronx the line starts at 161st st and Harlem River and runs easterly. Practically the existing lines remain.

#### LIMITS OF AREA.

In Section 20, subdivision 8, where it was stated in the original Code that buildings which occupy corner lots fronting on three or more streets may occupy the entire lot area, the amended report inserts in parenthesis the words "except theaters, opera houses, tenement houses and buildings of Class C."

For the last three subdivisions of Section 20 (Nos. 9, 10 and 11) five new subdivisions have been substituted, the effect of which is to make more clear what was intended by the original sections.

#### OPENINGS IN FIRE WALLS.

The Employers' Association asked that the fourth subdivision of Section 21 be amended so as to leave no question but that there may be more openings in fire walls than would total eighty square feet, but the Code makers instead of complying, have consolidated the last four paragraphs into two and make them clear without reducing the restrictions.

#### ENCLOSURES FOR STAIRWAYS.

Section 28 is amended by omitting the requirement for an enclosure for stairways on the entrance floor.

#### OUT GOES THE PATENTED STANDPIPES.

In Section 32 the provision for a standpipe having a nozzle which can be operated and the stream therefrom directed from the street level has been eliminated.

#### VICTORY FOR THE FIRE DEPARTMENT.

The Code Commissioners also backed water in the matter of authority over auxiliary fire equipment. The provision for an Auxiliary Fire Equipment Bureau, under the authority of the Superintendent of Buildings, is stricken out, and in subdivision 11 the words "Fire Department" is substituted for the "Superintendent of Buildings."

The Building Trades Employers' Association asked that Section 36 be amended so as to permit the use of cinder concrete for covering cellar floors, but the Committee has made no change.

#### CEMENT AND CEMENT MORTAR.

Section 62, relating to cement and cement mortar has been entirely rewritten. Tests are prescribed for both Portland and natural cement, sand and cement mortar.

#### WALLS.

Congressman Calder, of Brooklyn, and in fact, the builders of the city, asked that Section 108 be changed so as to permit of brick walls of one story, when eight inches thick, to be carried up to a height of twenty feet, for 1-sty and basement extensions, to dwellings. No change has been made in this respect.

Brooklyn builders especially desired that the present regulations for the building of dwelling houses for private families, and for two-family houses, continue in effect. For years, it has been sufficient for all practical purposes for the side walls and partitions of these buildings to be eight inches in thickness, but now the side walls must be twelve inches. This provision will greatly increase the cost of one and two-family houses, and will affect Brooklyn more than any other borough.

The Building Trades Employers' Association asked that Section 115 be so amended as to permit the use of wood floors, sleepers, interior doors, sash trim, base chair rail and picture mouldings in store and loft buildings as are permitted in office buildings over one hundred feet high, but no change is made.

#### CINDER CONCRETE.

It is generally recognized among architects and builders that the new Building Code, as it goes to the Mayor for his approval, is a "compromise code." That is, the code recommended by a majority of the Building Code Revision Commission was altered, after a series of public hearings, in accordance with some of the demands of the concrete interests.

These alterations, in the opinion of the advocates of the Majority Code, should remove all the objections that were based on supposed discriminations against concrete. Even the experts who were most emphatic in their assertions of the value of cinder concrete as a fireproofing material, said that the cinders should be anthracite cinders, clean and free from refuse. In amending the Code, the Building Committee of the Board of Aldermen extended the field in which cinder concrete might be used, but stipulated that the cinders must be of the right sort.

The amended Code specifies that only "clean anthracite steam boiler cinders" must be used in cinder concrete construction. At the same time, the provision limiting the height of buildings in which cinder concrete may be used has been stricken out. In effect, the amended Code says to builders: "You may use cinder concrete, but it must be good cinder concrete."

#### INCREASED COST OF BUILDING.

Both Mr. Rudolph P. Miller and Mr. Charles H. Israels state that it is rather difficult to give a definite opinion at this time in relation to the added cost of construction made necessary by the requirements of the Code, particularly in view of the fact that while they are familiar with the Original Majority Report they do not pretend to be thoroughly familiar with the Amended Majority Report.

Mr. Miller states that in his opinion THE PERCENTAGE OF INCREASE IN THE COST OF FIREPROOF BUILDINGS UNDER THE NEW CODE WILL BE ABOUT 3 PER CENT, over that required by the existing Code, and that about 2 per cent of this increase can be properly attributed to the increase in fireproofing.

Mr. Israels made the following statement to the Record and Guide: "In my opinion the cost of fireproof buildings under the Majority Report as passed by the Board of Aldermen will be increased about 10 to 12 per cent over the existing conditions. In my opinion there would be AN INCREASE IN THE COST OF FIREPROOFING OF ABOUT 20 PER CENT upon the assumption that the prices for hard tile are likely to be raised, and considering also the mandatory requirement as to the spacing of the beams. On the other hand, certain reductions will be permitted on account of the decrease in thickness of the exterior walls, which in my opinion should bring the total increase down to 10 PER CENT."

—A lumber dealer said: "I have been in the business for forty years and have watched the markets very closely, but I have yet to see the tariff on lumber have any effect on the price of it. Supply and demand does that."

## SUMMARY OF THE MINORITY CODE.

### POINTS WHERE THE TWO CODES DIFFER, AND CRITICISM OF CERTAIN PROVISIONS.

THE minority members of the Building Committee, namely, Aldermen R. S. Doull, John D. Gunther, G. A. Colgan, Jacob J. Velten, a Robert F. Downey, in presenting an ordinance also entitled "The Building Code," said in some introductory remarks thereto:

The object of preparing a revision of the building laws of the City of New York is to change the laws to meet the requirements of our time. The city is building up so rapidly that further and better restrictions must be made to protect its buildings against destruction by fire. The building code as presented to this Board by a majority of the Committee on Buildings does not place any additional safeguards around building operations in this city. The sole purpose, apparently, which justifies, if, indeed, it can be called a justification for its preparation, seems to be for the purpose of legislating some methods of construction out of the City of New York and by so doing compel the usage of certain materials which would tend to create a monopoly in the hands of a few people.

Although the city has grown tremendously since the adoption of the present building code and a vast number of houses have been erected in districts beyond the present fire limits, no increase of those fire limits is recommended in the majority report in any borough of this city.

#### PATENTED STANDPIPES AND PAINTS ELIMINATED.

The minority of the committee won a decided victory when the majority committee consented to eliminate the objectionable clause requiring a patented device to be placed on all existing standpipes in the city, but even with this provision stricken out the section is objectionable because it gives to the Superintendents of Buildings the power to locate the standpipes, which authority is vested by section 762 of the charter in the Fire Department, and, therefore, would be of no force if adopted.

We congratulate the majority in eliminating the section requiring a certain pigment to be used in painting structural iron work, thus proving the correctness of the position of the minority of the Building Code Revision Commission, in opposing this provision on the ground that it would create a monopoly in favor of a certain manufacturer of paints.

We object to section 29 of the report of the majority which provides that enclosures for elevators in fireproof buildings, when of brick, shall have walls eight inches thick, when of reinforced concrete six inches thick, and when of terra cotta four inches thick. The thickness of these various materials in the report of the majority places the fire-resisting qualities of a 4-inch terra cotta partition as equal to that of an 8-inch brick wall, which is wrong, improper and dangerous.

#### THE PROHIBITION AGAINST CINDER CONCRETE.

We strenuously object to sections 116, 117 and 118 of the majority report. In the report submitted by the majority of the Building Code Revision Commission the use of cinder concrete for fireproofing was absolutely prohibited. An amendment to these sections was offered at the last meeting of the Committee, with the apparent object of permitting the use of cinder concrete for fireproofing. The substitute offered and which passed the Committee and is a part of the majority code, while it permits of the use of cinder concrete for fireproofing, places such restrictions around it as to make its use absolutely prohibitive. It provides that in buildings over 100 feet in height, cinder concrete may be used only for segmental arches, and a minimum weight of one and a half pounds of metal reinforcement per square foot is required in the arches, whereas the present law and custom requires one pound per square foot. The added weight of metal is simply an additional expense to the public without serving any useful purpose. Another unjust discrimination imposed by the proposed code is the exclusion of cinder concrete from use as fireproof protection to columns and girders, which the experts at the public hearing testified was the best kind of protection.

In buildings 100 feet or less, cinder concrete is permitted to be used in both flat arches and segmental arches, provided it is reinforced with steel rods or bars.

#### FLAT SLAB CONCRETE CONSTRUCTION.

Under paragraph 3 the thickness of flat slabs of cinder concrete is required to be not less than one inch for each foot of span between the beams, not including any portion of the slab, projecting below the underside of the reinforcing steel. The average spans between steel beams in buildings is between 5½ to 7 feet. In a 6-foot span the required thickness of a flat slab would therefore be 7½ inches, whereas the present requirement is only 4 inches, consequently approximately double the amount of concrete would be required as compared with the present code. The effect of this would be to add approximately 33 1-3 per cent. to the cost of flat slab concrete construction. In addition to this the extra weight would require heavier steel construction, thus adding to the cost of steelwork of future buildings, as well. The effect of this unnecessary and unreasonable depth of cinder concrete floor as required by the proposed amendment is to absolutely exclude cinder concrete from

use in future buildings when placed in competition with hollow tile and other fireproofing allowed in buildings of 100 feet or less in height. These sections were undoubtedly drawn for the purpose of deceiving the public, by showing some desire on the part of the majority to change the fireproofing sections of their report on account of the criticism in the newspapers. These sections as drawn, contemplates a form of construction that it is impossible to follow, and their adoption would create a monopoly in this city in favor of the hollow block or terra cotta form of fireproofing. The fireproofing section of the majority code was condemned by representatives of the board of delegates of labor men of the County of New York, who claimed that the adoption of this section would throw a large number of laboring men out of employment. The delegate of the Carpenters' Union, who appeared before the Committee, claimed that his craft was largely interested in making centres and headers for the use of concrete fireproofing, and if the sections as proposed were adopted it would throw a large number of carpenters out of employment. These statements were not and have not since been denied.

#### FLOOR AREAS.

We strongly oppose section 21 of the majority report, permitting large unbroken floor areas in non-fireproof buildings. Buildings of such large unbroken floor areas are known as fire breeders, and to be extremely dangerous to life and property from the spread of fire, and we believe it to be essentially to the interest of the city to place reasonable restrictions upon unbroken floor areas between fire walls as is done in the minority's code.

Section 138 of the majority report gives the Bureau of Buildings the sole power to make rules and regulations governing the installation and maintenance of elevators, escalators, amusement and similar devices, both public and private. This wide and unusual authority was never contemplated by sections 410 and 411 of the charter. Your committee feels that some restrictions governing the installation of elevators, etc., should be made. We think it unwise and unfair to the public to permit the rules and regulations governing these devices, dealing as they do with life and limb, to be made by one individual. The minority code, in sections 161 to 179 inclusive, has specific provisions governing these important devices, and no amendment was offered at the public hearings to any of these sections. In many other sections of the majority report the widest possible discretionary powers are conferred upon the Superintendents of Buildings, power never contemplated by the framers of our charter.

We object to paragraph 51 of section 137, which reads that "standpipes, gas pipes, electric wires, hose foot-lights and all apparatus for the extinguishing of fire and guarding against same in theatres after being installed shall be in charge and under the control of the Fire Department."

It will be noted that the Fire Department only has control after the fire extinguishing apparatus has been installed. This is a violation of section 762 of the charter, which gives full power to the Fire Department to supervise its installation and can have no effect in the event of its adoption.

#### A BACKWARD STEP.

A careful reading of the code as presented by the majority, will disclose no excuse for its preparation. It is no improvement over the present code. It does not protect as well as the present code, and if it is adopted it will be a serious backward step in the progress of our city and a menace to its welfare. When we consider the vast values that are concentrated in this city, the dire calamity which would follow a large conflagration, we must realize that the greatest possible care should be taken in drafting new laws to prevent the possibility of such a disaster. This the majority has signally failed to do.

The code presented by the minority is the result of the consensus of opinion and suggestion of building experts who appeared before the committee at the public hearing and is based upon the best and safest practices known in modern building construction. Its provisions have been approved by the New York Board of Fire Underwriters, the Chief of the Fire Department, and by the principal builders, labor organizations and architects in this city. We do not claim it to be an ideal code, but it is conceded to be a far better code than the present one. It protects each and every building industry in this city, free from any suspicion of favoring any kind of material or any type of construction. It provides an "open door" to all building materials which have passed the required tests and are safe and proper to be used.

**BIG BUILDINGS IN CONCRETE.**—The two 6-sty factory buildings which the Turner Construction Co., of 11 Broadway, Manhattan, will next erect for the Bush Terminal Company in South Brooklyn will be two of the longest buildings ever constructed in New York. The size of each is 750x75 ft., six stories; and they will be built of reinforced concrete. There are three buildings of reinforced concrete of this type which the Turner company has already constructed for the Bush Terminal Company that are 600 ft. long. The decision to make the new buildings 750 ft. is worthy of note as an interesting commentary on the success of the previous buildings, which are used for rental purposes purely.

## OPINIONS OF THE AMENDED CODE.

### DOES NOT PROTECT COMMUNITY.

Lawrence Veiller, former Deputy Tenement House Commissioner, said:

"It makes little difference whether the concrete interests or the hollow tile interests have been protected in the new building code, so long as the provision remains which gives the Superintendent of Buildings the power to vary, modify and set aside any provision of the code, or all of them, at his pleasure in particular instances without any safeguards whatever to protect the community.

"What a farce it is to go through the empty formality of seeming to enact a voluminous and detailed building code dealing in the most minute way with the conditions under which buildings may be erected, when all the while THERE IS REALLY NO CODE WHATSOEVER in effect, the whole matter resting in the pleasure of one city official."

### HARDSHIPS AND LIMITATIONS FOR CINDER CONCRETE.

Mr. A. L. A. Himmelwright, manager of the Roebing Construction Company, on being asked for his opinion of the amended code, said:

"The amended building code, if it were to become a law, would be a disgrace to the city and a menace to the entire community.

"The proposed code as originally submitted by the majority commission and as printed in the City Record on May 20, was full of serious objections, and many of its provisions clearly tended toward the creation of monopolies by special interests. As finally passed by the Board of Aldermen, it was claimed that the amendments corrected some of the most flagrant objections to the code. A careful analysis and comparison, however, discloses the fact that the code as amended has been changed in innumerable places and generally for the worse, so that it is now INFINITELY WORSE THAN BEFORE AMENDED.

"In so far as the section on fireproofing is concerned, this was almost wholly rewritten, and instead of prohibiting cinder concrete by exclusion, as was the case with the original report, the amended code now places such hardships, restrictions and limitations upon cinder concrete so as to make it equally as prohibitive under the amended code as when it was prohibited by exclusion.

"Without going into all the details of my calculations, I am confident that I am conservative when I state that the net practical results of the proposed code, so far as fireproof construction is concerned, would be to exclude all fair competition and extort from \$3,500,000 to \$5,000,000 annually from the taxpayers and property owners of Greater New York, for which they would receive no value and which would go as profits into the coffers of the National Fireproofing Company."

### AS IT SEEMS TO THE HOLLOW TILE INTERESTS.

Commenting on the code in its new form, an officer of a large fireproofing company said to a representative of the Record and Guide:

"I do not believe that the very engineers who appeared before the Aldermanic committee, on behalf of concrete, would appear to-day and say that the provision now incorporated in the code was unfair. They admitted, when questioned, that cinders ought to be anthracite cinders, that they ought to be clean and free from refuse. If a new code failed to make such a requirement, it would be distinctly dangerous to the city.

"At the start the concrete interests get some consideration from the public because they said they had been discriminated against and that an attempt was being made to put them at a disadvantage. But now they have received remarkably liberal consideration, and their present protests make it apparent that they 'want everything.'

"When the second city of the world admits cinder concrete to buildings of height, while many cities of Europe condemn that type of construction altogether, the cinder concrete interests should not complain merely because it is insisted that their cinders be of good quality.

"The effect of this code would be to compel GOOD construction, whether of hollow tile or concrete. If the recommendations of some of the objectors were adopted, the code would invite bad construction."

### Notes of Interest.

The Board of Estimate has voted to appropriate \$875,000 for the work of changing the Chambers st station of the Brooklyn loop line of the subway from a four-track to a six-track way. It is estimated that an additional appropriation of \$1,000,000 will be required for the acquisition of other property.

Contracts for new subways will be offered to bidders in the early fall. Chairman Willcox, of the Public Service Commission, said this as he was preparing to sail for a five weeks' trip abroad. "There will be no cessation of work on account of my vacation," said Mr. Willcox. "The commission will have a busy summer getting ready the forms of contracts for subway construction, for the Broadway-Lexington, the Broadway-Lafayette and the Canal st lines, so that they may be advertised in the early autumn. In order that the detailed plans may be whipped into shape as soon as possible, the commission has made many additions to its engineering staff. The plans for the 4th av route, Brooklyn, are, of course, completed, and the contracts have already been let for city construction, but have not been signed owing to an injunction brought by a taxpayer."

## PROF. BURR SAYS DEFECTS REMAIN.

Prof. William H. Burr, of Columbia University, consulting engineer of the Board of Water Supply and formerly a member of the board of consulting engineers of the Panama Canal, who is believed to be the engineer to whom many of the technical provisions in the Minority Report was submitted for criticism, said this week that "it is difficult to escape the feeling that there is foundation for the charge, already so strongly pressed, that the proposed code has been drawn so as to deter, if not prohibit, concrete construction, both plain and reinforced. There is little or nothing in the building field that could be more detrimental to the city's interest."

Professor Burr said that certain provisions of the code were the more objectionable because the original defects had been somewhat modified, giving the impression that the original objections had been entirely done away with. The amended code raises the limit for concrete buildings from 75 to 85 ft. He declared that reinforced concrete buildings had already been reared to the height of 150 ft. in this city, and that under proper design there was no reason for a limit of any kind.

Referring to the requirement of the code that the cinders should be washed and screened with a screen with a quarter-inch mesh, Professor Burr said:

"Such a prohibitory specification as that stated gives color to the charge which has been made so often in connection with this majority report that the intention is to rule out, as far as possible, concrete construction."

As to the question of steel reinforcement Professor Burr said:

"Again, the requirements of steel reinforcement for the cinder and stone concrete floor arches and the steel anchorages to the supporting steel beams are severely right, with no corresponding requirements for the hollow tile and terra cotta arches. The effect is to give to the concrete construction a handicap of cost from which the hollow tile and terra cotta floors are exempt. There are a number of other features having the same coloring of favor for the hollow tile and terra cotta construction which ought not to be found in such a code. The provisions in question, as they stand, are not well considered and not necessary for the best type of construction."

## WHY STONE MASONS AND SETTERS ARE HARD TO GET.

Inquiry was made this week into the cause of the scarcity of stone masons and setters about which contractors have complained of late, and it was said that it was due to the rush work that is going ahead upon the Pennsylvania and New York Central terminal improvements and also into the widening of Fifth av, where setters are mostly employed. Cutters are being hired to set stone during the emergency, which, according to stone men, shows no indication of immediately passing.

J. S. Henry, Secretary of the General Arbitration Board of the N. Y. Master Builders' Association, made this statement to the Record and Guide:

"The stone masons and stone setters are busy now, about 80 per cent. being actively employed as against only 40 per cent. a month or two ago. When the stone masons and stone cutters get busy the indications are considered good for all the building trades. It shows that within a short while the steel riveters and the bricklayers will be busy. The tilers are busy now finishing up old work. The fact that the masons and stone setters are engaged shows that the new business is underway, and I look for busy building times this fall. There is a great deal of big work going on now. This will take care of the men who usually do not get the first work and the other construction work will keep this branch of the trade busy until late in the Fall."

It is said to be unusual that artisans in these trades should be scarce at this time of the year. Upon reliable authority it was learned that the contractors on the Pennsylvania terminal work, facing a woeful lack of masons and setters, paid double wages to good men to permit the contractor to keep up with his schedule. The masons work on foundations and rough stone, and the setters do the cutstone work.

There are many big buildings in course of erection where skilled workmen of this class will be in demand, among them being the Gimbel Bros. and the Municipal Building. The trade seems to look upon the situation as a foretaste of the busy Fall long prophesied.

### Steam Shovel in Fourth Avenue Excavation.

Thompson-Starrett Co., general contractors for the Bryce-Hewett buildings, being erected on Fourth av at 29th st, are using one of Canavan Bros.' steam shovels in excavating for foundations. There is little solid rock less than 20 ft. from the surface in the section of the city bounded by 14th st and 30th between 3d and 5th avs, it is said, and the use of this appliance for removing debris has been resorted to. Refuse and earth is taken out of the site at the rate of 3 yards a minute. The excavation will go only so far as to permit of one basement, the foundations of which will rest on piers footed on bed rock. It is expected that by the middle of next month deliveries of structural steel will be in progress.

# THE VENTILATION OF BUILDINGS.

## How the New Factory Law Is Being Enforced—Its Requirements Considered Excessive and Impractical—Is Landlord or Tenant Responsible?

**L**ANDLORDS are having their attention newly called by the State Factory Inspectors to the subject of ventilation. The appointment of a medical inspector of factories last year made it possible for the State Department of Labor to test the air in factories. Hundreds of experiments have been made and the commissioner says that these declare the wisdom of the Legislature in strengthening the law. The enforcement of new provisions of law relating to ventilation "marks an epoch," according to the department; certainly the authorities have succeeded in arousing the owners of loft buildings used in whole or part for factory purposes.

The fresh-air crusade has been proceeding by trades; cigar factories, laundries, printing-houses and, recently, clothing and kindred trades have received attention from the inspectors. Owing to a limited force, their work was, until recently confined to the Borough of Manhattan. That they have encountered opposition is admitted, but they say that this is passing away. The installation of a suitable ventilating system in a modern loft building requires no inconsiderable outlay of money, but Inspector Walling says it is the purpose of the department to prosecute the work with vigor. The law reads as follows:

"The owner, agent or lessee of a factory shall provide in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein, the rooms must be ventilated in such manner as to render them harmless, so far as is practicable."

Mr. Walling interprets the law as follows:

"As defined by Dr. John S. Billings, perfect ventilation means that any and every person in a room takes into his lungs at each respiration air of the same composition as that surrounding the building, no part of which has recently been in his own lungs or those of his neighbors, or which consists of the products of combustion generated in the building, while at the same time he feels no currents or drafts of air, and is perfectly comfortable as regards temperature, being neither too hot nor too cold."

### OWNERS PROTESTING.

Dissatisfaction with the requirements of the State authorities is being expressed, first on the ground that they are excessive; second, that they are in effect impractical; third, that tenants and not owners are responsible under the terms of leases.

The State is proceeding against the owners in this crusade and is not molesting tenants. One particular case has been taken to court to test the question whether the owner or tenant of the building is liable for the statutory penalty when the lease definitely specifies that the tenant shall keep the premises in such order as may be required by the Board of Health, the city ordinances or any other legal authority.

It appears from inquiry among owners that their claim is that the usual amount of heating radiation in lofts is insufficient to take care of the large quantity of fresh cold air that would be introduced by forced ventilation, and that the cost of heating the fresh air introduced would increase the average cost of heating the building about three hundred per cent., without counting the cost of installing and operating ventilating machinery.

### PRINCIPLES IN CONTROVERSY.

The crusade has not only stirred up considerable feeling because of the expenses imposed, but also because of the apparent hardships inflicted in some cases. Laws are sometimes as inflexible as steam rollers. They make no allowances; everything in their path is crushed to one level, and this is why controversy has arisen in this case.

A prominent estate in this city leased in the year 1903 a loft in West Broadway "for the sale and manufacture of cigars," and the lease contained a provision that the tenants should keep the premises "in such order and condition to conform in all respects to the rules and regulations of the Board of Health, and as shall or may be required by the ordinances of the City of New York, or any other legal authority; and that they will do or cause to be done AT THEIR OWN PROPER COST AND EXPENSES ALL SUCH REPAIRS AS SHALL BE NECESSARY DURING SUCH DEMISED TERM."

Another clause stipulates that at the expiration of the term the tenants shall surrender the premises in as good condition as reasonable use will permit, and also will SURRENDER ALL IMPROVEMENTS AND REPAIRS THEREON WITHOUT CHARGE OR EXPENSE TO THE OWNERS.

Five years later the same owner leased to the same tenant a second loft, which is in the building adjoining the one into which the tenant first entered. (The Record and Guide has been requested to withhold names and addresses, as the interest here is in the principles involved and not in the personal facts.)

The second lease contained identically the same clauses as the first lease.

At the time of the making of each lease the respective lofts were open and unobstructed from front to rear, with the exception of a small space for toilets and elevator shaft, and two staircases, one in each building. At the time of the second lease a doorway was opened through the wall between the two buildings, thus connecting the floor covered by the first lease with the floor covered by the second lease, the two floors being substantially on the same level.

There were at the time of the letting eleven windows on the front of the lofts, and each of the windows was and is 3 ft. 10 ins. broad by 9 ft. high in the clear. They were and are ordinary double hung windows, and either the upper or lower sash can be opened at pleasure. Each story is 12 ft. in the clear. The total air space or cubic contents of the loft covered by the first lease (exclusive of the space enclosed for toilets, elevator shaft and stairway) is 46,322 cu. ft., and the total air space of the loft covered by the second lease is 22,583 cu. ft.

On the 5th of March, 1909, an order from the Bureau of Factory Inspection was served on the owner of the buildings to this effect: "Provide means for and obtain proper and sufficient ventilation in workrooms. If these requirements are not complied with within twenty days from the date of this notice, legal proceedings will be commenced against you."

Subsequent to the making of the leases that were in effect at the time of the service of this order, and prior to the time when it was served, the tenants had erected certain partitions extending from floor to ceiling, and certain dwarf partitions going part way. The premises were used in part as a workroom, office and stock room for cigars and leaf tobacco, and from seventy-five to eighty persons were employed.

The owner gave the tenants a copy of the order and demanded of them that they comply with its terms. But the requirements were not complied with either by owner or tenants. Accordingly, on April 9 the Factory Inspector, William W. Walling, notified the owner that unless the order be complied with on the 19th of April, an action would be commenced to recover the statutory penalty of ten dollars per day, for each day after the expiration of the twenty.

### SUBMISSION OF CONTROVERSY.

The owner notified the department of the provisions of the lease and claimed that the tenants were the persons primarily liable. The case is now before the Appellate Division of the Supreme Court on a statement of facts agreed upon between the Department of Labor, on the one hand, and the owner of the buildings, as the defendant in the proceedings.

### THE QUESTION AT ISSUE.

The court is asked to determine whether the owner is liable for any statutory penalty. Both parties admit and agree that if the question is decided in the affirmative the State shall have a judgment of ten dollars a day for two days, and if in the negative the owner of the building shall have a judgment to the effect that he is not liable to any penalty and dismissing the proceedings. Huntington, Rhineland & Seymour are the attorneys for the defendant. Pending the decision in this case the State factory inspectors' activities are less pronounced. Owners of factory and loft buildings, tenants and engineering firms are all interested.

## COMPETITION FOR FULTON MEMORIAL.

The Robert Fulton Monument Association of the City of New York extends an invitation to all qualified architects in the United States to participate in a competition to enable the association to secure the most meritorious design for a water gate and monument to be erected in memory of Robert Fulton. From the total number of drawings received, twenty will be selected and submitted to the Board of Award for their action. The estimated total cost of the memorial is \$3,500,000.

The purpose of this competition is to develop the best method of arrangement and design for the buildings, grounds, terraces and docks, to be erected as a memorial to Robert Fulton.

The property on which this memorial is to be erected is bounded by the extension of the building line of the north side of 114th st and the extension of the building line of the north side of 116th st, this being a distance of 563 feet 8 inches and abutting the westerly side of Riverside av. The east and west boundaries will extend from the westerly side of Riverside av to and over the right of way of the Hudson River Railroad Company to the pierhead harbor line. A bulkhead will be constructed at the bulkhead line, and from this bulkhead piers will be extended westerly into the river to the pierhead line; and at the north and south sides of the property forming a pool between the piers for the reception of boats.

# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS

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

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

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

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

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

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

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

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

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

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

### PROJECTED BUILDINGS.

#### Manhattan.

##### Apartments, Flats and Tenements.

**15TH ST, s s, 58.6 e Hudson River R. R. tracks, nine 6-sty brick and stone tenements, 38.8x87; total cost, \$360,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, John C. Watson, 217 W. 125th st. Plan No. 570.**

**HALL PLACE, s e cor 7th st, 6-sty brick and stone tenement, 75x60.5, tin roof; cost, \$48,000; owner, Harris Sokolski, 354 Grand st; architect, C. B. Meyers, 1 Union sq. Plan No. 580.**

**THOMPSON ST, Nos. 217-219, 7-sty brick tenement, 50x87, tin roof; cost, \$70,000; owner, Foghasso-Clement Const. Co., 189 Bleecker st; architects, James & Leo, 124 West 45th st. Plan No. 575.**

The owners will build.

**PARK AV, s e cor 76th st, 12-sty brick and stone apartment house, 107x100; slag roof; cost, \$600,000; owner, 829 Park Avenue Co., 103 Park av; architects, Pickering & Walker, 103 Park av. Plan No. 577.**

M. K. Miller, president; G. P. Walker, secretary and treasurer. Wakeham & Miller, 103 Park av, have contract.

**BROADWAY, n e cor. 108th st, 12-sty brick and stone apartment house, 100.11x115, slag roof; cost, \$800,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 573.**

No sub-contracts have yet been issued.

**PARK AV, n e cor. 62d st, 12-sty brick and stone apartment house, 85.1x64.3, tile and gravel roof; cost, \$275,000; owner, 563 Park Av. Co., 27 William st; architect, W. B. Chambers, 35 Wall st. Plan No. 571.**

Wm. J. Taylor, 5 East 42d st, has general contract; James A. McNelus, 404 6th av, Brooklyn, is secretary.

**RIVERSIDE DRIVE, n e cor 98th st, 10-sty brick and stone apartment house, 106.5x113.10, slag roof; cost, \$600,000; owner, Barkin Construction Co., 459 West 141st st; architects, Wm. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 588.**

Samuel Barkin, 459 West 141st st, president; Bessa Barkin, secretary and treasurer. No contract let.

**7TH AV, n w c 52d st, 6-sty brick and stone store and tenement, 75.5x74.4, tin roof; cost, \$30,000; owner, Elk Ridge Realty Corporation, 170 Broadway; architect, Samuel Sass, 23 Park Row. Plan No. 589.**

Robert McGill, president; Henry T. Randall, vice-president; Francis R. Scott, secretary and treasurer.

**RIVERSIDE DRIVE, e s, 156th-157th sts, 12-sty brick apartment house, 199.11x175, slag roof; cost, \$1,700,000; owner, Riviera Realty Co., 128 Bway; architects, W. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 587.**

Mark Ash, 92 William st, president; H. Sonn, 149 Church st, vice-president; Max Marx, 128 Bway, treasurer. No contract let.

#### Stores, Offices and Lofts.

**18TH ST, Nos. 6-8 West, 12-sty brick loft building, 52x82, slag roof; cost, \$240,000; owner, Brevoort Const. Co., premises; architects, Schwartz & Gross, 347 5th av. Plan No. 550.**

Edward Friedman, president; Isidor Mishkind, treasurer; Henry Randall, secretary. Corrects error in issue of July 10, when officers' names were wrongly inserted.

**PEARL ST, Nos. 410-412 New Chambers st, Nos. 46-48, 8-sty brick, iron and concrete loft building, 49.11x80.3; concrete and gravel roof; cost, \$60,000; owner, H. J. Weber, 47 Rose st; architect, T. Frank Miller, 47 Rose st. Plan No. 583.**

P. J. Brennan & Son, 624 Madison av, have general contract.

**45TH ST, Nos. 141-147 West, 12-sty brick and stone loft building, 68.6x90.5, tar and gravel roof; cost, \$300,000; owner, John E. Olson, 37-39 East 28th st; architect, James Riely Gordon, 402 5th av. Plan No. 584.**

The owner will build.

**27TH ST, Nos. 510-514 West, 6-sty brick and stone loft building, 75x90, tar and gravel roof; cost, \$40,000; owner, Sophia B. Silleck, 11 West 96th st; architect, W. W. Pearce, 624 East 19th st. Plan No. 576.** No contract has been issued.

**5TH AV, e s, 125th to 126th sts, 3-sty brick and stone store and loft, 199.10x75x85, slag roof; cost, \$50,000; owner, Jesse W. Powers, 34 Mt. Morris Park West; architect, Walter E. Thompson, 1123 Bway. Plan No. 581.**

Walter E. Thompson, 1123 Bway, is general contractor.

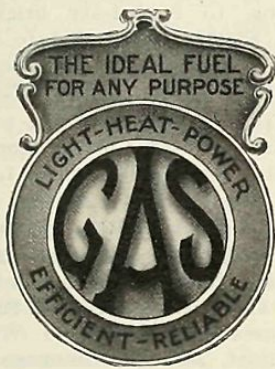
**52D ST, Nos. 351-355 West, 8-sty brick and stone loft building, 60x94.5, tar and gravel roof; cost, \$70,000; owner, architect and builder, Otto Strack, 214 East 23d st. Plan No. 582.**



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### Miscellaneous.

127TH ST, Nos. 170-174 East, 5-sty brick and steel provision house, 51x99.11, slag roof; cost, \$100,000; owner, Otto Stahl, 2332 3d av; architect, Mortensen & Co., 401 West 24th st. Plan No. 585.

26TH-27TH STS, 13th and 14th avs, freight yard, erect freight platforms, 6x108.6; cost, \$600; owner, Estates of John M. Dodd and A. M. Ross; architect, J. S. Arnold, 143 Liberty St. Plan No. 578.

26TH ST, No. 308 East, 1-sty brick out-house, 10.6x11, tin roof; cost, \$1,000; owners, Mary N. Koen, Lynbrook, L. I. and Katherine K. Moloney, 219 West 127th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 579.

### Churches.

PARK AV, s w cor 85th st, 1-sty stone and concrete rectory and parish house, 60x133, slate and copper roof; cost, \$215,000; owner, South Reformed Church; architects, Cram, Goodhue & Ferguson, 170 5th av. Plan No. 569.

Wakeham & Miller, 103 Park av, have general contract. Charles D. Haines, 54 William st, and Samuel Sloan, 22 William st, are trustees.

### Stables and Garages.

36TH ST, No. 444 West, 3-sty brick and stone stable, 25x96, felt and gravel roof; cost, \$6,500; owner, Arcade Stable Co., 446 W. 36th st; architect, Thomas H. Styles, 449 W. 28th st. Plan No. 568.

Jordan Const. Co., 449 W. 28th st, has contract.

### Factories and Warehouses.

BROOME ST, n e cor Clarke st, 6-sty brick and steel factory, 84.9x67.3, slag roof; cost, \$65,000; owner, Corporation of Trinity Church, 187 Fulton st; architect, Wm. F. L. Aigeltinger, 253 West 27th st. Plan No. 586.

No contract let.

### MANHATTAN ALTERATIONS.

ALLEN ST, No. 100, partitions, girders, to 5-sty brick tenement; cost, \$300; owner, Max Cohen, 116 Wooster st; architect, O. Reissmann, 30 1st st. Plan No. 1692.

BROOME ST, No. 516, toilets, skylights to 2½-sty brick tenement; cost, \$200; owner, City Real Estate Co., 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1659.

CLINTON ST, No. 186, erect iron fence to 6-sty brick tenement; cost, \$500; owner, Lena Rosenthal, 75 Canal st; architect, Max Muller, 115 Nassau st. Plan No. 1669.

COMMERCE ST, No. 27, toilets, partitions, windows, to 3-sty brick tenement; cost, \$500; owner, Duane Methodist Episcopal Church, Sustentation Fund, 40 Little West 12th st; architect, Eli Benedict, 1947 Bway. Plan No. 1683.

CORTLANDT ST, Nos. 35-37, alter floors, elevator shafts, front to 5-sty brick store; cost, \$15,000; owner, Estate of Alfred and Charles Henderson, premises; architect, Wm. Tyson Gooch, 84 William st. Plan No. 1645.

GREENWICH ST, Nos. 264-268, 2-sty brick front extension, 33.1x35, partitions, stairs, to three 3-sty brick loft buildings; cost, \$10,000; owner, Robert Ferguson, 18 Mercer st; architect, Peter Roberts, 37 Sullivan st. Plan No. 1657.

James S. Coward, lessee; Roberts & Co., builders.

MONROE ST, No. 98, alter partitions, windows, skylights, to 4-sty brick store and tenements; cost, \$1,200; owner, Hermann Hoops, 413 West 21st st; architect H. Horenburger, 122 Bowery. Plan No. 1687.

RIDGE ST, No. 79, build shaft, to 5-sty brick tenement; cost, \$400; owner, Max Rottenberg, premises; architect, O. Reissmann, 30 1st st. Plan No. 1691.

SHERIFF ST, No. 59, partitions, windows, toilets, to 4-sty brick store and tenement; cost, \$2,500; owner Ernest H. Ruhmann, 940 Putnam av, Brooklyn; architect, John G. Pfuler, 66 10th av, Whitestone, L. I. Plan No. 1671.

WASHINGTON SQUARE SOUTH, No. 63, Windows to 4-sty brick stores and studios; cost, \$250; owner, Marcus M. Marks, 687 Broadway; architect, H. H. Holly, 39 West 27th st. Plan No. 1673.

WASHINGTON MEWS, No. 64, partitions, plumbing, to 2-sty brick stable; cost, \$2,100; owner, T. Suffern Tailer 14 East 41st st; architect, John Cox, Jr., 156 5th av. Plan No. 1658.

Robert Scott, 87 Centre st, carpenter; Howard R. Cox, 91 Centre st, plumber.

WASHINGTON ST, s w cor Morton st, add 3-stys, toilets, stairways, to 2 and 5-sty brick store and offices; cost, \$20,000; owners, Ann White, 3 East 57th st, Campbell Stewart, 34 West 39th st, Catherine E. S. Stuyvesant, 3 East 57th street; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 1696.

3D ST, No. 124 East, partitions, toilets, windows, skylights to 5-sty brick store and tenement; cost, \$850; owners, A. & J. Gettler, 359 Grove st, Brooklyn; architect, Lewis Leining, Jr., 355 East 19th st. Plan No. 1680.

16TH ST, No. 226 East, alter stairs, toilets, tank to 3-sty brick and stone school; cost, \$960; owner, Society of Friends, 226 E. 16th st; architects, Van Vleck & Goldsmith, 111 5th av. Plan No. 1647.

16TH ST, No. 107 East, 5-sty brick front, rear and side extensions, add 1-sty to 4-sty brick dwelling; cost, \$15,000; owner, G. Hyman and M. Oppenheim, 103 4th av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1684.

22D ST, No. 25 East, partitions, windows, to 4-sty brick store and office; cost,

\$1,500; owner, The General Synod of the Reformed Church in America 25 East 22d st; architect, H. H. Holly, 39 West 27th st. Plan No. 1662.

24TH ST, Nos. 37-39 West, cut openings, partitions, to two 5-sty brick restaurant; cost, \$515; owner, D. Colazzini, on premises; architect, Geo. Willershausen, 555 Southern Boulevard, Bronx. Plan No. 1656.

26TH ST, No. 308 East, skylights, partitions to two 4-sty brick tenements; cost, \$300; owners, Mary N. Koen, Lynbrook, L. I., Katherine K. Maloney, 219 West 127th st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1689.

27TH ST, No. 335 East, fire-escapes, partitions, to 4-sty brick tenement; cost, \$500; owner, James H. White, 164 Cornelia st, Brooklyn; architect, Chas. F. Livermore, 55 West 33d st. Plan No. 1675.

35TH ST, No. 310 East, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, Henry F. C. Rahe, 2d av, near Shore road, Fort Hamilton; architect, Thomas W. Lamb, 224 5th av. Plan No. 1663.

40TH ST, No. 143 East, stairs, partitions, skylights, to 3-sty brick stable and dwelling; cost, \$2,500; owner E. F. Whitney, 27 Park av; architects, Hutton & Buys, 311 Madison av. Plan No. 1678.

41ST ST, No. 232 West, windows, stairs, chimney, to 5-sty brick tenement; cost, \$6,000; owner, S. & A. Manheimer 232 West 41st st; architect John H. Knubel, 318 West 42d st. Plan No. 1685.

43D ST, No. 103 West, 1 and 3-sty front and rear extensions, 19.4x3.10, floors, walls, girders to 3-sty brick residence; cost, \$18,000; owner, Kompesula Realty Co., 759 6th av; architect, Walter D. Blair, 281 5th av. Plan No. 1649.

46TH ST, Nos. 621-625 West, toilets, windows, light shafts, to three 5-sty brick tenements; cost, \$18,000; owner and architect, Ernest Flagg, 35 Wall st. Plan No. 1700.

56TH ST, Nos. 207-209 West, vent shaft, skylights, baths, walls, to 6-sty brick tenement; cost, \$4,000; owner, Clinton Realty Co., 546 5th av; architects, Israels & Harder, 31 West 31st st. Plan No. 1665.

John H. Deeves & Bro., 103 Park av, have contract.

57TH ST, Nos. 229-233 East, partitions, alter windows, doors to 3-sty brick hospital; cost, \$1,000; owner, New York Throat, Nose & Lung Hospital, Inc., on premises; architect, P. F. Brogan, 119 East 23d st. Plan No. 1664.

74TH ST, No. 43 West, alter side walls, to 4-sty brick and stone dwelling; cost, \$300; owner, S. Ford, premises; architect, John Boese, 280 Bway. Plan No. 1686.

76TH ST, No. 32 West, doors, plumbing, windows to 4-sty brick dwelling; cost, \$2,000; owner, Joseph Gordon Realty Co., 39 East 42d st; architect, C. B. Brun, 1 Madison av. Plan No. 1650.

80TH ST, No. 122 East, 3-sty brick front and rear extension, 11x17, partitions to 3-sty brick dwelling; cost, \$10,600; owner, Miss Helen Driscoll, 122 E. 80th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1643.

82D ST, No. 1 West, windows, partitions, to 5-sty brick tenement; cost, \$250; owner, Arnold Kohn, 378 Grand st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1693.

89TH ST, No. 171 West, skylights, stairs, walls, to 2-sty brick stable; cost, \$4,000; owner, George McKesson Brown, 859 7th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 1660.

C. F. Bond Co. has contract.

89TH ST, No. 112 West, add 2-stys to front, 1-sty to rear, toilets, stairs, to 3-sty brick offices; cost, \$75,000; owner, New York Telephone Co., 15 Dey st;

architects, Eidlitz & McKenzie, 1123 Broadway. Plan No. 1655.

No contract let.

92D ST, No. 66 East, 1½-sty brick rear extension, 8x15.11, windows, partitions to 4-sty brick residence; cost, \$1,500; owner and architect, Otto Strack, premises. Plan No. 1652.

Andrew Brose, 1 Madison av, has contract.

101ST ST, Nos. 66-68 West, partitions, chimney, to two 5-sty brick tenements; cost, \$2,500; owner, Chas. Schroder, 66 West 101st st; architect, J. J. Kennedy, Riverdale, N. Y. Plan No. 1666.

AV B, No. 256, partitions, windows, skylights, to two 2 and 5-sty brick tenements; cost, \$3,500; owner, Louis Oppenheim, 3 West 88th st; architect, Henry Regelmann, 133 7th st. Plan No. 1674.

AV B, No. 258, partitions, toilets, windows, to 5-sty brick tenement; cost, \$2,500; owner, Edward J. Cunningham, 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 1661.

AMSTERDAM AV, No. 1761, 147th st, No. 471 West, show windows, to 5-sty brick tenement and store; cost, \$500; owner, Kathrine Lenahan, 471 West 147th st; architect, Louis Falk, 2756 3d av. Plan No. 1702.

BROADWAY, s e cor. 39th st, install fireproof seats and boxes to theatre; cost, \$5,000; owner, Bixby Estate, 277 Broadway; architect, W. A. Swasey, 47 West 34th st. Plan No. 1667.

BROADWAY, No. 2104, alter windows, painting to — sty brick residence; cost, \$680; owners, James Butler and Trustees of Peter McDonald, 52 Broadway; architects, Campbell & Warren, 101 Park av. Plan No. 1648.

Henry Diehl, Inc., 407 East 18th st, have contract. Prest-O-Lite Co., 1904 Broadway, lessees.

COLUMBUS AV, No. 688, alter vaults, columns, girders, to 2-sty brick dwelling and bakery; cost, \$1,200; owner, Chas. S. Kohler, 906 Columbus av; architects, B. W. Berger & Son, Bible House. Plan No. 1679.

LEXINGTON AV, No. 344, 3-sty brick rear extension, 11.6x22, alter walls, to 4-sty brick dwelling; cost, \$4,000; owner, Mrs. Frances B. Henry, 344 Lexington av; architects, Stephenson & Wheeler, 18 W. 27th st. Plan No. 1646.

MADISON AV, No. 789, 2-sty front extension, 20x5, partitions, baths, skylights, walls, to 4-sty brick dwelling; cost, \$13,000; owner, W. H. Weeks 128 Bway; architects, Albro & Lindeberg, 481 5th av. Plan No. 1682.

John McKeefrey, 1416 Bway, has contract.

MADISON AV, No. 232, elevator shaft, to 4-sty brick dwelling; cost, \$5,000; owner, Mrs. G. N. Jenkins, 232 Madison av; architect, Robt. T. Lyons, 1493 Bway. Plan No. 1697.

MADISON AV, No. 342, 1-sty brick rear and side extensions, 8.2x13, stairs, partitions, windows, floor beams to 4-sty brick rectory; cost, \$15,000; owner, St. Bartholomew's Church, 342 Madison av; architect, Percy Griffin, 30 Church st. Plan No. 1690.

W. S. Swallow Co., 507 5th av, has general contract.

WEST END AV, No. 349, add 1-sty in rear, alter partitions, new stairs to 4-sty brick residence; cost, \$7,804; owner, Mrs. W. C. Cramp, 349 West End av; architect, Carl Sotscheck, Jr., 732 Lexington av. Plan No. 1703.

1ST AV, s w cor 26th st, partitions, alter elevator, windows, to two 6-sty brick Medical School; cost, \$4,500; owner, New York University, East Washington sq; architects, Cady & Gregory, 6 West 22d st. Plan No. 1699.

1ST AV, No. 567 windows, partitions, to 4-sty brick tenement; cost, \$500; owner, Mrs. Amelia H. Kohn, 237 East 31st st; architect, Thomas W. Lamb, 224 5th av. Plan No. 1688.

1ST AV, No. 192, install drain to 5-sty brick and stone tenement; cost, \$350; owner, Mrs. E. Koeppler, Elmhurst, L. I.; architect, Lewis Leining, Jr., 355 East 19th st. Plan No. 1695.

1ST AV, No. 130, toilets, to 5-sty brick tenement; cost, \$200; owner, Estate Fannie X. Putnam, Providence, R. I.; architect, J. McDonough, 47 Morton st. Plan No. 1701.

3D AV, Nos. 2211-2217, 4-sty brick front extension, 100x70, add 1-sty to rear, stairs, freight elevator, walls to 2, 3 and 4-sty brick stores and lofts; cost, \$75,000; owner, Edward Callan, premises; architects, B. & J. P. Walther, 147 E. 125th st. Plan No. 1644.

3D AV, Nos. 1160-1162, partitions, skylights, windows, toilets, to 5-sty brick tenement and office; cost, \$1,000; owner, Rosa Herzog, 983 Park av; architect, E. Rossbach, 2010 Broadway. Plan No. 1677.

3D AV, Nos. 1798-1800, windows, partitions, to two 4-sty brick tenements; cost, \$3,000; owner, Estate L. M. Hirsch, 141 Broadway; architect, Marshall Grimes, 39 East 42d st. Plan No. 1676.

4TH AV, No. 439, alter partitions, columns, to 4-sty brick store and show rooms; cost, \$300; owner, Lans Curiosity Co., 439 4th av; architect, B. W. Levitan, 20 West 31st st. Plan No. 1672.

5TH AV, No. 549, 6-sty brick rear extension, 22x8.11, add 2-stys to 4-sty brick and stone dwelling; cost, \$20,000; owner, Thomas T. Eckert, 38 West 86th st; architect, John H. Ellingsgard, 148 West 4th st. Plan No. 1670.

Chas. H. Van Aken, 148 West 4th st, has contract.

5TH AV, No. 257, stairs, front, partitions, steel beams, cornices, to 5-sty brick and stone office building; cost, \$3,000; owner, Bryan L. Kennelly, 156 Broadway; architect, Herbert Lucas, 5-7 East 42d st. Plan No. 1651.

T. J. Brady, Jr., 18 West 27th st, has contract.

5TH AV, No. 541, alter vault, piers, girders, to 12-sty brick hotel; cost, \$10,000; owner, Matthew Byrnes Estate, care U. S. Mortgage & Trust Co. 55 Cedar st; architect, Erwin Rossbach, 2010 Fifth av. Plan No. 1694.

5TH AV, No. 613, 1-sty brick side court extension, 8x24, partitions, girders, columns, to 4-sty brick dwelling; cost, \$12,000; owner, The Kemp Estate, 615 5th av; architect, Elliott R. Coe, 123 East 23d st. Plan No. 1681.

A. J. Robinson Co., 123 East 23d st, has general contract.

6TH AV, s w cor 29th st, windows, partitions, skylights, to 4-sty brick hotel; cost, \$7,500; owner, John Noonan, care architect; architect Thomas H. Styles, 449 West 28th st. Plan No. 1698.

Jordan Const. Co., 449 West 28th st, has contract.

6TH AV, Nos. 781-787, new front to 4-sty brick restaurant buildings; cost, \$7,500; owner, Burns Restaurant Co., on premises; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 1653.

7TH AV, No. 469, partitions, toilets, windows, to 4-sty brick tenement; cost, \$250; owner, T. Kick, 142 West 92d st; architect, C. B. Brun, 1 Madison av. Plan No. 1668.

8TH AV, Nos. 313-315, partitions, doors, stairways, to two 3-sty brick dwellings; cost, not given; owners, Anna & Robert Sands, 1122 Broadway; architect, Louis F. Fick, 534 West 178th st. Plan No. 1654.

**PROJECTED BUILDINGS.****Bronx.****Dwellings.**

GLEASON AV, n s, 25 e 174th st, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owner, H. Bieneck, 1237 Theriot av; architect, B. Ebeling, 1136 Walker av. Plan No. 801.

VICTOR ST, w s, 445 n Morris Park av, 2-sty frame dwelling, tin roof, 20x56; cost, \$5,500; owner, Esta Wieser, 1847 Victor st; architect, B. Ebeling, 1136 Walker av. Plan No. 802.

168TH ST, n w cor. Teller av, two 2-sty frame dwellings, tin roof, 25 & 21x52; total cost, \$11,200; owners, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 803.

TELLER AV, w s, 50 n 168th st, eight 2-sty frame dwellings, tin roof, 21x52 & 56; total cost, \$42,800; owners, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 804.

TELLER AV, w s, 250 n 168th st, 2-sty frame dwelling, tin roof, 21x57; cost, \$5,500; owners, Thornton Bros. Co., 1320 Clay av; architect, Geo. P. Crosier, 223d st & White Plains av. Plan No. 805.

BOSCOBEL AV, s e cor Plympton av, two 3-sty brick stores and dwellings, tin roof, 33.7x39, 29.6x43; total cost, \$7,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 795.

PLYMOUTH ST, w s, 109.3 n Middletown road, 2½-sty frame dwelling, shingle roof, 20x42; cost, \$4,000; owner, Baxter Howell Co.; Chas. R. Baxter, 3099 Middletown road, president and architect. Plan No. 798.

FOX ST, e s, 137.9 s 167th st, five 3-sty brick dwellings, tin roof, 20x55; total cost, \$20,000; owner, Jas. C. Gaffney, 920 East 167th st; architect, Edw. J. Clark, 83 West 125th st. Plan No. 794.

209TH ST, s s, 100 w Olinville av, two 2-sty frame dwellings, slag roof, 21x54; total cost, \$14,000; owner, Raffo Selite, 859 East 191st st; architect, Geo. P. Culhane, 383 East 200th st. Plan No. 791.

239TH ST, s s, 250 e Martha av, four 2-sty brick dwellings, tin roof, 18.9x39; total cost, \$16,000; owner, L. S. Eickwort, 29 Fletcher av, Mt. Vernon; architect, W. C. Schrenkeisen, 29 Fletcher av, Mt. Vernon. Plan No. 814.

CHESTNUT ST, w s, 325 n Cornell av, 2½-sty frame dwelling, shingle roof, 19x40; cost, \$4,000; owner, Jeremiah Sullivan, Walnut st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 810.

BRIGGS AV, w s, 227.4 n 198th st, 2-sty frame dwelling, tin roof, 21x55; cost, \$5,500; owner, Geo. D. Kingston, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 816.

BRIGGS AV, w s, 277.4 n 198th st, 2-sty frame dwelling, tin roof, 21x55; cost, \$5,500; owner, Geo. D. Kingston, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 817.

ANDREWS AV, w s, 325 n 183d st, three 2½-sty frame dwellings, shingle roof, 24x37.2; total cost, \$18,000; owner, H. H. Moritz, 2214 Aqueduct av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 818.

BURKE AV, w s, 25 e Cruger av, six 2½-sty frame dwellings, shingle roof, 21x55; total cost, \$30,000; owners, David G. and John J. O'Hara, 3321 White Plains av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 828.

BUSH ST, n s, 110 e Creston av, two 2½-sty frame dwellings, shingle roof, 18.6x52; total cost, \$10,000; owner, Robt. S. Ament, 2023 Morris av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 831.

RYER AV, s w cor 183d st, 2-sty frame dwelling, tin roof, 25x49.6; cost, \$5,500; owners, Ryer Realty Co.; architect, J. J.

Vreeland, 2019 Jerome av. Plan No. 832. Samuel Gordon, No. 2143 Tiebout av, is president.

RYER AV, w s, 25.3 s 183d st, six 2-sty frame dwellings, tin roof, 19.8x43; total cost, \$21,000; owners, Ryer Realty Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 833.

Samuel Gordon, No. 2143 Tiebout av, is president.

WHITE PLAINS AV, s w cor Mianna st, 1-sty frame store and dwelling, tin roof, 28.6x47.6; cost, \$6,000; owner, A. Landgrebe, Morris Park av; architect, T. J. Kelly, 782 Morris Park av. Plan No. 820.

WALES AV, w s, 125 n 145th st, 3-sty brick dwelling, tin roof, 20x55; cost, \$7,000; owner, Michael Marrone, 414 East 116th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 824.

BRYANT AV, e s, 200 s 172d st, four 3-sty brick dwellings, tin roof, 18.9x55; total cost, \$36,000; owner, Kenson Const. Co., Alonzo Jackson, 87 Nassau st, Pres; architect, Robert E. La Velle, 1286 Southern Boulevard. Plan No. 825.

**Apartments, Flats and Tenements.**

FOX ST, w s, 82.5 n 169th st, 4-sty brick tenement, tin or plastic slate roof, 30x58.6; cost, \$18,000; owner, Richard Dudensing, Jr., 156 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 792.

165TH ST, s e cor. Woodycrest av, 4-sty brick stores and tenement, tin roof, 50x90; cost, \$28,000; owners, West Bronx Realty Co.; architect, Edw. J. Clark, 83 West 125th st. Plan No. 793.

J. Rice, No. 4277 3d av, is president. 205TH ST, n s, 148.2 e of Concourse, 3-sty frame tenement, tin roof, 21x54.6; cost, \$7,000; owner, E. M. Adamson, on premises; architect, John C. W. Ruhl, 3012 Woodlawn road. Plan No. 796.

FREEMAN ST, n w cor. Bryant av, 5-sty brick tenement, tin roof, 25x90; cost, \$23,000; owner, John Benson, 2249 Valentine av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 809.

180TH ST, s e cor. Ryer av, 5-sty brick tenement, slag roof, 35x95; cost, \$30,000; owner, Stephen A. Whistler, 2074 Ryer av; architects, Whistler & Leary, 25 West 42d st. Plan No. 799.

170TH ST, n w cor. Bristow st, 5-sty brick tenement, plastic slate roof, 39.9¼x95.11¼; cost, \$45,000; owner, Chas. Sproessig, Jr., 1098 East 170th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 812.

HUGHES AV, s e cor. 189th st, 5-sty brick tenement, slag roof, 37.6x90; cost, \$40,000; owner, The East 189th Street Building Co.; architect, David Stone, 127 Bible House. Plan No. 813.

H. Feinberg, 220 Broadway, is president.

PROSPECT AV, w s, 239.1 n 161st st, two 5-sty brick tenements, slag roof, 41x102.6; total cost, \$110,000; owner, Henry Acker, 1338 Prospect av; architect, Adolph Martin, 33 Union sq. Plan No. 815.

BROOK AV, e s, 94.4 n 167th st, two 5-sty brick tenements, plastic slate roof, 44.1½x87.6; total cost, \$90,000; owner, Otto J. Schwarzler, 1340 Brook av; architect, Albert J. Schwarzler, 134 Brook av. Plan No. 830.

213TH ST, s s, 150 e Carlisle Place, 3-sty brick tenement tin roof, 19.6x52; cost, \$12,000; owner, Angelo Justi on premises; architect, John Davidson, 636 E 227th st. Plan No. 826.

CROTONA AV, w s, 201.10 s 182d st, two 4-sty brick tenements, tin or plastic slate roof, 30x93.065-30x87.93; total cost, \$50,000; owner, F. Guigliano, Villa av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 822.

INTERVALE AV, w s, 75 s Home st, two 4-sty brick stores and tenements, plas-

tic slate or tin roof, 37.6x61; total cost, \$40,000; owners, Volga Improvement Co., 332 Beekman st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 823.

**Stables and Garages.**

DELANCEY PL, w s, 150.4 n Morris Park av, 1-sty brick garage, gravel roof, size, irregular; cost, \$1,700; owner, Jas. J. Burke, 425 East 141st st; architects, Cleverdon & Putzel, 41 Union sq. Plan No. 811.

WASHINGTON AV, w s, 50.2 s 184th st, 1-sty frame stable, gravel roof, 44x13; cost, \$750; owner, Geo. M. Turner, 271 West 125th st; architect, L. Howard, 1861 Carter av. Plan No. 807.

JESSUP AV, e s, 810 s Featherbed lane, 1-sty stone and concrete garage, concrete roof, 75x20; cost, \$1,000; owner and architect, John C. Wait, Jessup av and 172d st. Plan No. 808.

WALTON AV, No. 943, 1-sty frame garage, 11x14; cost, \$50; owner and architect, Gertrude B. Martin, on premises. Plan No. 797.

**Miscellaneous.**

BRONX BOULEVARD, n e cor. 216th st, 2-sty brick mill, slag roof, 54x140.10; cost, \$40,000; owners, The Vari Lace Mfg. Co., 5th av and 27th st; architects, Marvin, Davis & Turton, 1133 Broadway. Plan No. 806.

KINGSBRIDGE ROAD, n s, 600 e Sedgwick av, 1-sty frame and glass greenhouse, 30x92.5; cost, \$500; owners, David Clark & Sons, on premises; architect, Louis Falk, 2756 3d av. Plan No. 800.

BRIGGS AV, e s, 175 s 201st st, 1-sty frame shed, 12x16; cost, \$150; owner and architect, E. C. Davis, 2976 Briggs av. Plan No. 821.

**Stores, Offices and Lofts.**

PROSPECT AV, e s, 120 n 167th st, 1-sty brick stores, tin roof, 30x30; cost, \$2,500; owner, Solomon Weinstein, 1149 Stebbins av; architect, Louis Falk, 2756 3d av. Plan No. 827.

CRUGER AV, n e cor. Burke st, 1-sty frame office, tin roof, 10x20; cost, \$50; owners, David G. & J. J. O'Hara, 3321 White Plains av; architects, Henry Nordheim, Tremont av and Bronx st. Plan No. 829.

WHITE PLAINS AV, e s, 64 s 221st st, 1-sty brick store, tin roof, 50x80; cost, \$10,000; owner, S. M. Williamson, 219th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 819.

**BRONX ALTERATIONS.**

UNIONPORT ROAD, w s, 76.10 n Meade st, 1-sty frame extension, 50x59.20, to two 1 and 2-sty frame store, hall and dwelling; cost, \$1,000; owner, Rosa Maurer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 305.

WALNUT ST, e s, 325 n Cornell av, move 2-sty frame dwelling; cost, \$500; owner, Jeremiah Sullivan, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 303.

WASHINGTON AV, w s, 75 s 169th st, 1 and 2-sty frame extensions, 25x15, 25x4, to 2-sty frame stores and dwelling; cost, \$2,000; owner, Lena Segal, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 304.

178TH ST, s s, 105.6 e Daly av, new store front, new partitions, to 2-sty frame store and dwelling; cost, \$800; owner, J. Toscani, 930 East 178th st; architect, Wm. Anagnost, 2164 Bathgate av. Plan No. 302.

BLONDELL AV, e s, 50 n Westchester av, move two 2 and 3-sty frames stores and dwellings; cost, \$1,000; owner, Geo. Joseph, 80 Westchester av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 296.

CONCORD AV, No. 428, 2-sty frame extension, 20x12.6, and 1-sty built up

1-sty frame dwelling; cost, \$2,575; owner, Geo. Massett, on premises; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 295.

PELHAM ROAD, s w cor. Liberty st, move 2-sty frame store and dwelling; cost, \$500; owner, Teressa Martin, Balcom av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 297.

PELHAM ROAD, s s, 226 w Eastern Boulevard, 1-sty frame extension, 9.5x6.9, and move 2½-sty frame dwelling; cost, \$800; owner, Augusta Pfeifer, on premises; architect, Mitchell Shaub, 234 East 121st st. Plan No. 298.

ST. ANNS AV, s e cor 138th st, new beams, etc, to 5-sty brick stores and tenement; cost, \$50; owner, Frederick Vollmer, 580 East 137th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 293.

WALKER AV, n s, 25 e Blondell av, move 2½-sty frame stores and dwelling; cost, \$1,000; owner, L. M. Levy, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 299.

WALKER AV, n e cor. Blondell av, move 2-sty frame store and dwelling; cost, \$600; owner, L. M. Levy, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 300.

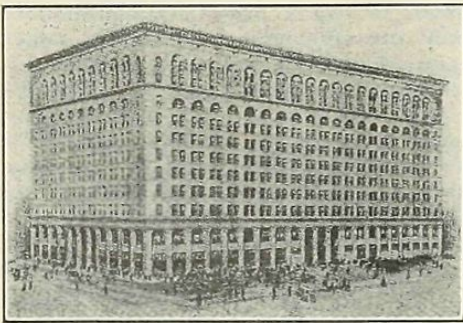
WALKER AV, n s, 75 e Blondell av, move 1-sty frame shop; cost, \$500; owner, L. M. Levy, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 301.

WEBSTER AV, Nos. 2028-2030, new dumb waiter shafts to 5-sty tenement; cost, \$50; owner, Frank Roth, on premises; architect, J. J. Kennedy, Riverdale. Plan No. 294.

#### ADVANCE REPORTS.

##### Features of Wanamaker's Philadelphia Store.

PHILADELPHIA, PA.—The new Wanamaker store in Philadelphia, now nearing completion, covers an entire block, or "square," as it is called in that city. It is 250½ ft. wide, 480 ft. long and 247 ft. in height, twelve stories above ground and three below. The first three floors above the street are each more than 22 ft. in height, with galleries, and above the third floor, the floors are each 15.6 ft. high, except the ninth, which totals 20 ft. There are 45 acres of floor space. Besides the departments for the usual lines of trade, the store is unique by the devices installed to insure economy and facility in store operation, and by the fact that the building is also to be the home of a trade industrial school, where



employees will have the opportunity to become experts in their departments. Another novel feature of the establishment is that the immense power plant necessary to heat and run the building is located entirely outside the structure. The store is reputed to be one of the largest steel-ribbed, granite-walled, fire-proof structures of modern construction in the world. In the ventilation of the big building a fan system is used, which not only supplies pure air continually, but exhausts the foul air. The air is filtered and is kept constantly in circulation. Not the least interesting feature to builders is the fact that the struc-

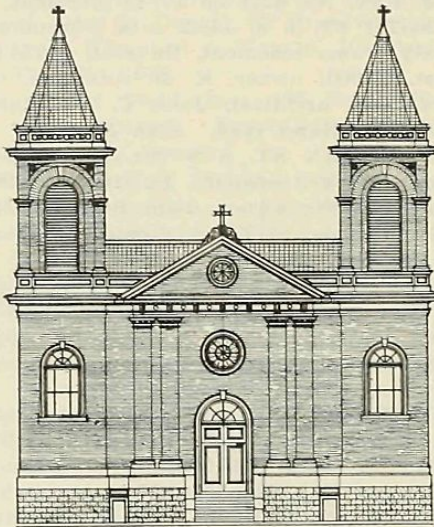
ture was built without interruption to the business carried on in the old store on the same site. D. H. Burnham & Co., of Chicago, were the architects.

##### Big Automobile Plant at Poughkeepsie.

POUGHKEEPSIE, N. Y.—The Fiat Automobile Company, of 1786 Broadway, Manhattan, has just retained Eugene Schoen, of Hedman & Schoen, architects, No. 25 West 42d st, Manhattan, to design plans and specifications for a large automobile plant, consisting of seven buildings of various dimensions, to be erected at Poughkeepsie, N. Y. Working plans will be started at once and it is expected that operations will be under way by the first of September. The kind of construction has not yet been actually determined, but it will either be of steel and brick, or reinforced concrete. The buildings will include a machine shop, forge shop, stock and shipping rooms, brass foundry, assembly rooms, office building, tool rooms and a pressure heating plant. There will be two large freight elevators, steam heat and electric lights, and power will be furnished by the Poughkeepsie Light & Power Co. No contracts have been issued for the work.

##### Contract for Mt. Vernon Church.

MT. VERNON, N. Y.—The general contract was awarded during the week to G. Zibelli & Son, of 160 South 10th st, Mt. Vernon, for the new church of "Our Lady of Mount Carmel," to be erected at Mt. Vernon, from plans by N. Serracino, 1170



Broadway, Manhattan. The building will be constructed of brick with slate roof, supported by wooden trusses, having a seating capacity of 800. Rev. Alberto Matteucci is rector. The architect will supervise the work, which will proceed immediately. (See issue May 29, 1909.)

##### Contract for Farm Colony Buildings.

STATEN ISLAND.—The City Farm Colony Buildings, consisting of a female dormitory, 3 stories, 45x61 ft.; male dormitory, 3 stories, 46x190 ft., and an insane pavilion, 1 story, 70x34 ft., to be established by the city on Staten Island, will be constructed by Luke A. Burke & Sons Company, 25-27 West 42d st, from plans by Raymond F. Almirall, 51 Chambers st. It is estimated that the group will cost about \$125,000. Robert H. Heberd, Commissioner of Public Charities, foot East 26th st, has the matter in charge.

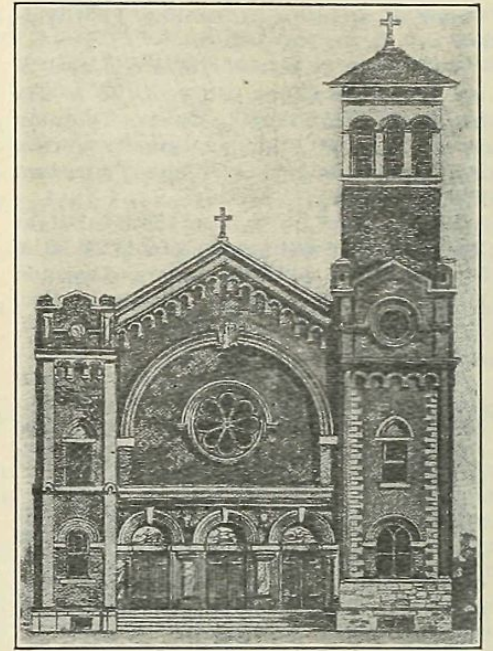
##### New Hotel for Coney Island.

CONEY ISLAND.—Plans are being prepared by A. D. Hindsdale, architect, address Garm's Hotel, Surf av, for a fire-proof, reinforced concrete hotel, 60x100 ft., including a large roof garden, to be erected at the southwest corner of Surf av and West 8th st, Coney Island, costing in the neighborhood of \$100,000. Conrad

Stubenbord & Son, Surf av and 8th st, will erect the building and will be ready to receive estimates on all contracts about August 25.

##### Proposed Church for Short Hills.

SHORT HILLS, N. J.—Daniel Dugan, 518 Bridge st, Trenton, N. J., has signed the contract to erect the new church of "St. Rose of Lima" at Short Hills. When



the building is completed, which will be about the first of next year, it will vary somewhat from the appearances of other Catholic churches, and will present Romanesque, Spanish and Venetian features. It will be built of stone and brick, similar to the material used in churches abroad. The plans, drawn by W. A. Poland, of Trenton, call for a building 95x45 ft., with a seating capacity of about seven hundred. Rev. James T. Brown is pastor.

##### J. B. Trevor to Build in 91st St.

91ST ST.—Messrs. Trowbridge & Livingston, No. 527 5th av, have been commissioned to prepare preliminary plans for a 5-sty fireproof brick and limestone residence, 26x100 ft., for J. B. Trevor, of 49 Wall st, to be erected at 9 East 91st st, at a cost of about \$100,000. It will be some weeks yet before plans will be figured.

##### Apartments, Flats and Tenements.

CONVENT AV.—The Tomahawk Realty Co., 103 Park av, will erect a 6-sty flat, 99.11x90 ft., at the southwest corner of Convent av and 149th st, from plans by Gross & Kleinberger, Bible House, costing \$150,000.

178TH ST.—Plans have been prepared by J. C. Cocker, 2017 5th av, for a 5-sty flat, 75x82.10, for John Glass, Jr., 335 West 14th st, to be erected in the south side of 178th st, 100 ft. east of St. Nicholas av, to cost \$150,000.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, are completing plans for another apartment house for Paterno Bros., to be erected on Riverside Drive, 104 ft. north of 116th st, 60x120 ft., and estimated to cost \$300,000.

119TH ST.—The Ira Realty Co., 1320 Madison av, will erect in the south side of 119th st, 150 ft. east of Amsterdam av, a 6-sty flat building, 125x87.11 ft., costing \$125,000. Sommerfeld & Steckler, 19 Union sq, are the architects.

93D ST.—C. B. Meyers, 1 Union sq, has completed plans for a 6-sty apartment house, 100x75x85.8 ft., for J. Fishman, 25 West 90th st, to be erected in the north side of 93d st, 425 ft. west of Riverside Drive. Estimated cost, \$225,000.

131ST ST.—Henry S. Lion, 12 West 32d st, has prepared plans for a 6-sty flat,

50x86.11 ft., for the Nestor Holding Co., 302 Broadway, to be erected in the south side of 131st st, 100 ft. west of Amsterdam av. Estimated cost, \$45,000.

137TH ST.—Harry T. Howell, 3d av and 149TH ST, has plans for a 5-sty apartment house to be erected in the south side of 137th st, 155.1 ft. east of St. Ann's av, for Frederick Vollmar, of 580 East 137th st. Estimated cost, \$50,000.

FREEMAN ST.—Harry T. Howell, 3d av and 149th st, has prepared plans for one 6-sty apartment house to be erected at the southwest corner of Freeman st and Hoe av, for Samuel Lyttle, of 1224 Hoe av, 50x90 ft., all improvements, stores on first story, to cost \$60,000.

160TH ST.—Goldner & Goldberg are also preparing plans for two tenements and stores to be erected by Mrs. M. A. Mes-taniz, 158th st and Forest av, in the north side of 160th st, Jackson to Forest avs, Bronx. Brick, limestone and terra cotta, 5-sty, 50x175; cost about \$120,000.

CENTRAL PARK WEST.—H. H. Wilk-inson, 114 East 28th st, has completed plans for the elevator apartment house, 100.5x139.8 ft., which the Harperley Hall Co., 114 East 28th st, is to erect at the northwest corner of Central Park West and 64th st, to cost about \$500,000.

164TH ST.—The Alexander Duff Oper-ating Co., 115 Broadway, will soon erect in the north side of 164th st, 100 ft. east of Broadway, a 6-sty apartment house, 126x100 ft. No plans have yet been pre-pared or architect selected. Directors are A. D. Duff, Geo. H. Conger and W. J. Leonard.

169TH ST.—Goldner & Goldberg, archi-tects, Westchester and Jackson av, have plans in progress for two tenements and stores to be erected at the northwest corner of 169th st and Fulton av, Bronx. Max Cohen, 1185 Fulton av is the owner. Es-timated cost is \$100,000. Owner is in charge.

**Churches.**

GLOVERSVILLE, N. Y.—George W. Kramer, 1 Madison av, Manhattan, will prepare plans for a new Methodist Church at Gloversville.

BELLEVILLE, N. J.—The Belleville Episcopal Church has purchased a site for a larger edifice, soon to be erected there. Address pastor, Belleville, N. J.

NEWARK, N. J.—The Sacred Heart parish will erect a church and school building at South Orange and Sanford avs. Brick and stone construction, 2-stys, 106x62 ft. in ground dimensions. E. M. Waldron & Co. have the contract. The estimated cost is \$32,096.

BROOKLYN.—The new edifice to be erected at 13th av and 57th st, Brooklyn, for the R. C. Church St. Frances De Chantal, Rev. Father John McAdam, pas-tor, 1½-sty brick and limestone, 65x180 ft., will be constructed by Peter Cleary, of 115 Marion st, Brooklyn. Helmle & Huberty, 190 Montague st, are the archi-tects. Estimated cost, \$50,000.

**Dwellings.**

PARK HILL, N. Y.—Dodge & Morri-son, 82 Wall st, Manhattan, have com-pleted plans for a \$9,000 residence to be erected at Park Hill, for Mr. George Reith, of that place.

NEWARK, N. J.—Feist & Feist, of Newark, will erect twenty 2-family dwell-ings in the Roseville section, costing a total of about \$150,000, to be ready for occupancy by October 1.

EAST NORWALK, CONN.—F. H. Bis-sell, 503 5th av, Manhattan, is preparing plans for a stone residence for S. Fred-erick Taylor, to be erected at East Nor-walk. Estimated cost, \$15,000.

SPRING LAKE, N. J.—Clarence W. Brazer, architect, 1133 Broadway, Man-hattan, has completed plans for a 2½-sty

residence to be erected at Spring Lake for Peter Brown, of that place.

ORANGE, N. J.—Mann & MacNeille, 12 East 45th st, Manhattan, are preparing plans for twelve 2½-sty residences to be erected by the Kellogg-Green Co., of 61 East 9th st, Manhattan, at Orange, N. J. The Bliss-Griffiths Construction Co., 225 5th av, Manhattan, has contract.

LONG ISLAND CITY.—The Rev. Pat-rick A. Walsh, pastor of the Roman Catholic Church of Our Lady of Mount Carmel, Astoria, states that plans are now complete for the new parish house. The building will contain a large audi-torium, will be of iron and brick, thor-oughly fireproof and cost about \$25,000. The construction will be commenced within a week and be completed by fall.

BROOKLYN.—Wm. J. Dilthey, Union sq, Manhattan, has awarded to H. A. Rutan, 297 Pulaski st, Brooklyn, the ma-son work, and J. M. Fox, 270 Herkimer st, Brooklyn, foundation work, for the new residence for Peter W. Rouse (dry-goods), 549 Broadway, Manhattan, to be erected at the northwest corner of Pros-pect Park West and Garfield st, costing between \$75,000 and \$100,000. The build-ing will be 4-stys, 110x50 ft., of brick, limestone and granite, including a bil-liard-room. The architect will award all other contracts.

**Factories and Warehouses.**

BLOOMFIELD, N. J.—The Consolidated Safety Pin Co. in Farrand st, is to erect brick additions to two of their buildings at a cost of \$10,500.

NEWARK, N. J.—A. A. Kraeuter & Co. (tools), 577 18th av, Newark, will erect a new factory, 4-stys, 70x60x35 ft., at Newark. Squires & Wynkoop, 44 Cort-landt st, the architects, have taken bids. Estimated cost, \$25,000.

NEWARK, N. J.—Roe & Conover (hard-ware), 200 Market st, will expend about \$20,000 for a brick warehouse and stable at 206-210 Frelinghuysen av, after plans by T. Cecil Hughes. The stable will be 2-stys, 30x67 ft. The warehouse is to be 1-sty, 88x214 ft. in ground dimen-sions.

**Halls and Clubs.**

HEMPSTEAD, L. I.—Morton Lodge, F. and A. M., has voted to expend \$35,000 to erect a temple in Fulton st.

CAMBRIDGE, MASS.—The gymnasium of St. Mary's Catholic Association, Pros-pect and Howard sts, lately destroyed by fire, it is announced, will be rebuilt at once.

SYRACUSE, N. Y.—Russell & King, architects, Snow Building, have been en-gaged to prepare plans for the new Odd Fellows' Temple, which is to be erected at Syracuse, to cost about \$40,000.

MANCHESTER, N. Y.—The Manches-ter Grange Association is preparing to erect a 2-sty hall. No architect has yet been selected. The building committee is composed of Wm. Van Ardsdale, Eg-bert G. Howland, Aldrich J. Latting, John R. Wilson and Fred Collett.

**Hospitals and Asylums.**

BAYSIDE, L. I.—A new hospital will soon be built in 12th st, between Law-rence boulevard and Broadway. The in-stitution will be known as the Bayside Infirmary. It is a private enterprise and is incorporated with A. M. McKnight, Ralph P. Buell, Archibald Nesbill and Dr. Harris A. Houghton as directors.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, has plans of two 2-sty and basement wings to the Hebrew Orphan Asylum, on Clinton av. The im-provements include changing the heat-ing apparatus from hot water to steam. These wings will be ready for occupancy about November 1. The estimated cost is \$35,000.

**Miscellaneous.**

JAMESTOWN, N. Y.—Chas. Samuels, owner of the Sherman House, is having plans prepared for a 4-sty brick addi-tion to the present hotel, to cost \$85,000.

HORNELL, N. Y.—The town commit-tee has purchased a site in Genesee st on

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which will be erected a Carnegie Library, to cost about \$25,000. Address chairman Library Committee, Hornell, N. Y.

SENECA FALLS, N. Y.—M. L. Van Kirk, of Waterloo, N. Y., is preparing plans for a store building to be erected at Seneca Falls, N. Y., for J. T. Miller & Co. Operations will be started in a few weeks.

PATERSON, N. J.—Hoggson Bros., 7 East 44th st, Manhattan, recently received the contract to erect the new building for the Second National Bank, at Paterson, to cost in the neighborhood of \$100,000.

LONG ISLAND CITY.—The Borden Condensed Milk Co., 108 Hudson st, Manhattan, has taken figures on the 3-sty brick stable, 125x90 ft., to be erected on Steinway av, Long Island City, costing about \$50,000. Plans are by C. H. Chamberlain, 10 Getty sq, Yonkers.

#### Municipal Works.

HARTS ISLAND.—Bids will be received on July 22 for repairs to the ice-making plant on Harts Island by the Commissioner of Correction.

CHATHAM, N. J.—An election will probably be held in September to vote on issuing \$70,000 bond for a sewer system from plans of Williams, Proctor & Potts, of Manhattan.

BROOKLYN.—The Commissioner of Street Cleaning will open bids Tuesday, July 20, for repairs to the stable of the Department of Street Cleaning, at Flushing and Kent avs.

BROOKLYN.—The Commissioner of Correction will open bids on July 22 for material required to rake out and point up all joints on the outside of men's prison to the City Prison, Brooklyn.

MANHATTAN.—The Park Board will open proposals on Thursday, July 22, for alterations of the pergola building in De Witt Clinton Park, 11th and 12th avs, West 52d and 54th sts, Manhattan.

MANHATTAN.—Estimates will be received by the Commissioner of Docks, Tuesday, July 20, for dredging about 25,000 cubic yards in the Boroughs of Manhattan, Brooklyn, Queens, the Bronx and Richmond.

BROOKLYN.—On Thursday, July 22, the Park Dept. will open bids for completing the contract of Joseph A. Boyce, which was abandoned, for furnishing and delivering crushed trap rock and trap rock screenings, Brooklyn.

ARVERNE, L. I.—On Wednesday, July 21, the President of the Borough of Queens will open bids for erecting a concrete bulkhead and removing part of the old bulkhead foot of Straiton av, Alexander av, Sea View av, Storm av and Jerome av, Arverne, Rockaway Beach.

BRONX.—The Board of Water Supply, 299 Broadway, will receive bids until Tuesday, July 20, for furnishing and installing two 12,500,000-gallon steam turbo-turbine pumps, two 225 horsepower water-tube boilers, and all accessories, at Jerome av pumping station, the Bronx.

BRONX.—The President of the Borough of the Bronx will open bids on Thursday, July 22, for paving with asphalt blocks and with granite blocks on a concrete foundation the roadway of East 176th st, from Arthur av to the Southern boulevard, and setting curb where necessary.

#### Office and Loft Buildings.

RICHMOND HILL.—The New York & New Jersey Telephone Co. will soon start the erection of a 2-sty brick central office on Guion pl, near Atlantic av, Richmond Hill, to cost about \$30,000.

JERSEY CITY, N. J.—It is announced that Colgate & Co. (soap), of Jersey City, contemplate the construction of a new office building in connection with their

plant at Hudson and York sts. No plans have yet been decided upon.

3D AV.—No contract has yet been awarded for \$75,000 worth of alterations to the drygoods store Nos. 2211-2217 3d av, soon to be made by Edward Callan, owner. Plans have been completed by B. & J. P. Walther, 147 East 125th st.

MERIDEN, CONN.—Balch & Moatz, architects, No. 10 East 33d st, Manhattan, have awarded to the Wales Lines Co., of Meriden, the general contract for the erection of a 5-sty loft building for the Aeolian Company, at Meriden.

SCHENECTADY, N. Y.—The new office building of the Schenectady Illuminating Co., to be erected at the intersection of State and Barrett sts, if possible, will be ready for occupancy by Jan. 1. The floors will be of tile and the finishing will be done in mahogany and birch.

SCHENECTADY, N. Y.—Plans are out for the new building to be erected in Dock st by the Mohawk Overall Co. The plans and specifications were made by the Arthur G. Lindley Co., architects, Parker Building, Schenectady. Building will be 38x138 ft., 4-stys, absolutely fire-proof.

SYRACUSE, N. Y.—Merrick & Randall, architects, of Syracuse, are making plans for a 4-sty fireproof store and office building for the McCarthy Estate, to be erected at South Salina and Onondaga sts, Syracuse. Bids will be taken about Aug. 1. Brick, stone and steel, 90x100x50 ft. Estimated cost, \$75,000.

WOOSTER ST.—Plans have been completed by Chas. B. Meyers, 1 Union sq, for the 6-sty loft building, 55x104 ft., brick, limestone and terra cotta, to be erected at 69-71 Wooster st, for Golde & Cohen, of 171 Broadway. Estimated cost, about \$100,000. No sub-contracts have yet been awarded. The owners build.

NEW HAVEN, CONN.—A \$25,000 structure will be erected in Chapel st, near Temple st, by Morris Steinert. The building will measure 40x137 ft., containing eleven offices, store and workrooms. Artificial stone, prism glass and terra cotta in the front. Brown & Von Beren are the architects. The contract has been let to J. N. Leonard & Sons. Work is to be started immediately.

#### Power Houses.

IRVINGTON, N. J.—Bids will be received by the town committee in September for installing a municipal lighting plant; also for furnishing electric light and gas.

ORANGE, N. J.—The City Council has appointed Runyon & Carey, 122 Market st, Newark, as consulting engineers for the proposed municipal electric light plant. Cost, \$60,000.

PATERSON, N. J.—John H. Cook, of Paterson, is preparing plans for an electric power generating station, to be constructed at Passaic Falls, for the Society for Establishing Useful Manufactures, of which Edwin Le B. Grand Gardiner is president.

WATERBURY, CONN.—It is reported that David B. Neth, superintendent of the Connecticut Electric Co. at Waterbury, has announced that \$500,000 has been appropriated for the erection of a power plant on the company's property in the west end of city.

#### Schools and Colleges.

LAKE PLACID, N. Y.—The Board of Education will erect a 2½-sty brick and stone school at Lake Placid. James Shea and F. A. Isham are in charge. No architect has yet been selected.

JAMESTOWN, N. Y.—The Jamestown Business College Association has decided to construct a 4-sty brick structure at 4th and Cherry sts. H. E. V. Porter is president and principal of the association.

WATERVILLE, CONN.—Architects Frenay & Jackson, of Waterbury, have been selected to prepare plans for the addition to the Sprague school in Waterville. Ferdinand Wolfe is chairman of the committee.

HORNELL, N. Y.—The Board of Education has rejected all bids for the proposed grammar school as being in excess of the appropriation. W. S. Brickell, architect, 595 Ellicott sq, Buffalo, has been authorized to revise plans and again advertise for bids.

#### Bids Opened.

PARK AV.—Kelly & Kelley, 45 East 42d st, at \$172,984, submitted the lowest bid to the Armory Board for making alterations and additions to the armory of the Seventh Regiment, N. G., N. Y., at Park av and 66th st.

The following bids were received by John F. Ahearn, Borough President, for regulating and paving with sheet asphalt pavement on a concrete foundation the roadway of St. Nicholas Terrace, from 130th to 140th sts; Barber Asphalt Paving Co., 30 Church st, \$25,438 (low bid). Others bidders were: Asphalt, Cement & Construction Co., Sicilian Asphalt Paving Co., Uvalde Asphalt Paving Co.

John J. Barry, Commissioner of Correction, opened bids on July 8, for the erection and completion of a 2-sty and cellar brick fireproof industrial building on Harris Island. John T. Brady & Co., 103 Park av, \$58,840, were low bidders; other bidders were: Albert Winternitz, John F. Walsh Construction Co., William Horne Co., George Hildebrand, Lawrence J. Rice, D. J. Ryan, Hartman & Horgan, Madison Building Co.

The Board of Education opened bids on July 6, No. 1, for installing electric light wiring, fixtures and fire signal system in P. S. 16, Brooklyn. T. F. Jackson, Inc. (low bidder). No. 2, for alterations and repairs at P. S. 113, Manhattan. Lundin & Zaharius (low bidders). No. 3, alterations and repairs to heating and ventilating apparatus of P. S. 7, 23 and 62, Manhattan. P. S. No. 7, E. Rutzler Co., \$9,345; P. S. No. 23, Frank Dobson Co., Inc., \$7,496; P. S. 62, all bids were rejected.

TOMPKINSVILLE, N. Y.—The following bids were opened by the light house engineer, Tompkinsville, N. Y., for construction of Staten Island light house rear range, Ambrose Channel, N. Y.: New Jersey Foundry and Machine Co., 90 West st, Manhattan, \$24,540. Other bidders were: W. H. Fissell & Co., Snare & Triest Co., J. C. Vreeland Building Co., O'Connell & Hanna, Charles E. Frayer & Co., all of Manhattan; D. J. Ryan, Brooklyn; John Milnes Co., Port Richmond; G. & W. Manufacturing Co., Manhattan.

#### Contracts Awarded.

4TH AV.—Chas. T. Wills, Inc., 156 5th av, received the contract on Monday for enlarging the choir house, No. 86 4th av, for Grace Church, of Broadway and 10th st, to cost about \$40,000. York & Sawyer, 156 5th av, prepared the plans.

NEWBURGH.—The Ramsdell estate has awarded contracts for the construction of a double decked ferryboat for the Newburgh and Fishkill ferry to the iron shipbuilding firm of T. S. Marvel & Co.

JERSEY CITY.—Cassidy & Son Mfg. Co., 133-135 West 23d st, Manhattan, received the contract on Wednesday for furnishing lighting fixtures for the Hudson County Court House at Jersey City, to cost approximately \$50,000.

69TH ST.—Chas. T. Wills, Inc., 156 5th av, has received the general contract, and Geo. A. Suter Co., 112 Wooster st, the heating, for alterations to the residence and garage 163 East 69th st for Richard M. Hoe, of 11 East 71st st.

(Continued on page 121.)

# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Building Material Market Firm.

Considering the season the conditions of the building material market is satisfactory. Dealers generally report good inquiries, save in lumber, in which instance the local yards feel a lethargy somewhat greater than usual, while in the suburbs almost record-breaking business is being done. The consumption of cement for the two weeks just closed far over-balances figures for the same period last year, but there is no indication at present of an immediate change of prices. Labor strike rumors from the Hudson valley brick yards early in the week were momentarily disconcerting, but as the week wore on the situation cleared. Large orders were held back because of a difference of from 25 to 50 cents in dealers' and manufacturers' prices. Big business is reported in pig iron, and structural steel found a good market, but there is a noticeable decrease in tonnage since the first of the month. Some of the independent steel mills have capacities sold for the next two months. Prices are likely to advance, as is the probable case with brick. All interests in the former industry are asking higher price for immediate shipment. Stone found a steady market with prices remaining firm. Money in all branches of the building material business was reported easier.

### Brick Prices Firm.—Inquiry Grows.

No change in the price of brick is reported for the week, which was characterized by a steady demand with tendency toward an advance in price. The dry weather has helped the makers both in the Hudson valley and in New Jersey, but help is scarce in all the yards; scarcer than usual; and the amount that is being made is below normal.

### STRIKE RUMORS IN THE AIR.

The local market was disturbed early in the week by a rumor that up-river brick yard laborers were about to open a new strike for increases in wages. Most of the yards were able to placate their men, and the crisis is said to be over.

### COLLECTIONS MUCH BETTER.

Collections showed an improvement this week, indicating that money is easier in building operations. This was coupled with numerous inquiries for Hudson River hards in quantities ranging from 4,000,000, 5,000,000 and 10,000,000 lots for November and December deliveries. The fact that the dealers and the manufacturers were between 25 and 50 cents apart in what was asked and what was bid, prevented the closing of deals.

### PRICES WILL GO HIGHER.

The tendency in the brick market is upward both in Jerseys and in Hudson River products. Early last month the prices were from 50 cents to a dollar lower than the prices in force this week, and dealers' and manufacturers' agents here are unanimous in the opinion that the prices of brick will advance before they recede.

### NEWARK MARKET CONTINUES STRONG.

Despite the fact that more than 2,000,000 second-hand brick have been dumped upon the Newark market as a result of the demolition of the buildings standing upon the site of the Prudential annex and the Fireman's Insurance Co., the market for new brick remains unchanged. This condition is somewhat unusual, and gives a fair idea of the amount

of building construction that is going on in the suburbs.

BRICK. (Cargo quotations at the wharf.)*		Per M.	
Hudson River, Common.....	\$5.75@	\$6.50	
Hudson River, Light Hard.....	3.00	4.00	
Hudson River, Pale.....			
New Jersey, Hard.....	5.75	6.25	
Croton Point—Brown, f. o. b.....	12.50		
Croton Point—Dark and red.....	12.50		
<b>Fronts:</b>			
Bufs, No. 1 (delivered at bldgs.)..	22.00	30.00	
Greys, various shades & speckled..	29.00	31.00	
White No. 1.....	23.00	35.00	
White No. 2.....	25.00	31.00	
Old Gold.....	29.00	31.00	
<b>Enameled:</b>			
English size.....	70.00	75.00	
American size.....	57.00	63.00	
Seconds, etc.....	40.00	45.00	
*Ten per cent. and cartage rates, given below, should be added to quotations for retail prices.			
Battery to 23d St., east of Broadway.....	\$0.70		
Battery to 23d St., west of Broadway.....	.85		
23d St to 145th St. and east of Bradhurst Ave. to the Harlem River.....	.65		
145th St north on Washington Heights to the Harlem River.....	.85		
East of Jerome Ave. and 161st St., thence following Westchester Ave. east to the water.....	.75		
East of Jerome Ave., 161st to 181st St.....	1.00		
East of Jerome Ave., north of 181st St.....	1.50		
West of Jerome Ave.....	1.00		
<b>LIME.</b>			
500-bbl. lots delivered to the trade in Greater New York.			
Pennsylvania, common, per bbl....	\$0.75@	\$0.80	
State common, cargo rate, per bbl..	.80	.85	
Rockland-Rockport, Com., per bbl..	1.02		
Rockland-Rockport, L., per bbl....	1.12		
Rockland-Rockport, special, 320 lbs..	1.42		
Select finish, per 350 lbs., net....	1.62		
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.			
West Stockbridge, finishing, 325 lbs..	1.35		
Palmer, com., S.....	.85		
Palmer com., L.....	1.25		
Palmer, finishing, S.....	.95		
Palmer, finishing, L.....	1.40		

PLASTER PARIS.			
Calcined, ordinary city, in barrels			
250 lbs.....		\$1.30	
In barrels, 320 lbs.....		1.60	
In bags, per ton.....	\$8.50	10.00	
Calcined, city casting, in barrels,			
250 lbs.....		1.45	
In barrels, 320 lbs.....		1.65	
Neat wall plaster, in bags, per ton..		9.25	
Wall plaster, with sand, per ton.....		5.25	
Browning, in bags, per ton.....		4.25	
Scratch, in bags, per ton.....			
Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.			

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

### Volume of Cement Business Increasing.

An increased volume of business in cement was reported this week due to increasing building operations in and out of town. Most of it was for deliveries in Harlem and the Bronx, while some went into Kings. Labor trouble at the Edison mills, at New Village, N. J., was reported to be practically settled. The Vulcanite company opened its No. 3 mill in the Lehigh Valley.

### JULY TO BE BUSY MONTH.

There are good prospects of a busy July. One of the smaller companies reports having done 55% more business during the first two weeks of July than during the same period last year. Many of the little companies, it is said, have been doing from 30 to 60% more business during the last two months than the larger concerns. While the consumption in these instances may have been larger the profits have been smaller. Expenses have been cut in some cases, and it has been a hard matter to hold their own. It must be remembered that most of this increased business is the natural result of the reduction in prices so that in reality the increased business reported by the smaller companies as well as by larger ones, has barely been sufficient to keep mills going and to come out above the heap. While July is likely to be a busy month, there will not be much money in the business done, and there-

fore some of the companies have "lain down" in their sales departments pending a readjustment of prices.

### ENCOURAGEMENT EVERYWHERE.

Architects report more work in their offices than for any time during the last two years. This encourages cement men and builders. Activity is noted everywhere. In this city there is said to be more concrete work being done now than at any time in the last three years. This is doubtless due to the feverish haste on the part of builders to get that work out of the way as soon as possible, and prior to the adoption of the building code.

### CEMENT.

Portland, Domestic, in cloth*.....	\$1.33	
Rosendale or Natural, per bbl.....	.90	
(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7¼ cents, or 50 cents a barrel.)		
Manufacturers' Quotations:		
The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:		
Alsen's (American) Portland.....	\$1.33@	
Atlantic brand.....	1.33	
Atlas Portland.....	1.33	\$1.43
Bath Portland.....	1.33	
Dragon.....	1.33	1.43
Edison Portland.....	1.33	
Lehigh Portland.....	1.33	
Trowel Portland.....	1.33	
Vulcanite Portland.....	1.33	
Alsen's (German) Portland.....	2.35	
Dyckerhoff (German) Portland.....	2.45	

### Iron Inquiry Increases—Advance Near.

The iron market was active this week, inquiries ranging from 50 to 8,000 tons, which is unusual for July. No. 1 Southern advanced fifty cents, but Northern remains stationary. While the market is satisfactory, and there are practically no definite advances, the tendency toward higher prices all around is shown in the fact that the furnaces are advancing quotations on each inquiry, and there is no haggling over prices. The negotiations referred to, especially the 8,000-ton one, is for December and January delivery.

### BOOM IN IRON, SAY DEALERS.

The fact that coke and anthracite pig iron furnaces showed a gain in business in the first half of this year over the same period of last year, which was 11,000,000 tons as against 9,018,014 tons in the last half of 1908, and 6,918,004 tons in the first half, and 13,478,044 for the first half of 1907, shows that the rate of production per year is now over 22,000,000 tons a year. June's production was 1,929,884 tons, and May's 1,883,330 tons.

### JULY'S RECORD MAY BE HIGHEST.

The Steel Corporation's output for July breaks all records. The best achievement in its history was in October, 1906, when the output was 1,008,000 tons. More than half that amount had been booked this week. Some of the mills cannot keep abreast of the demand. Some time ago it was shown that of the 10,000 emigrants who returned home during the depression, only 2,500 have returned. A large portion of this number came from the Pittsburgh steel districts, and many of the mills have been crippled because of a shortage of this kind of labor. Steamship agents have been at work, it is said, in foreign lands impressing upon former furnace men the desirability of returning now when the steel business is on the mend.

### SHEET TIN INTERESTS WORRIED.

Sheet tin interests are worried over the prospect of a prolonged strike at the mills. About 60% of the total production has been cut off, and should the controversy continue for more than a month or six weeks a serious shortage

in the market would follow. The officials of the American Tin Company are non-communicative regarding the prospects for a settlement when it comes to speaking for publication, but it is understood the strike is likely to continue for three months or more than there is likelihood of a speedy settlement.

FABRICATORS VERY BUSY.

Fabricators in and near this city report that they are busier than they had expected to be at this time of the year. The Hay Iron & Foundry Co., the Hecla Iron Works, Radley, Levering & Garrigues and the Whale Creek Iron Works have closed important contracts recently. The Receivers of Milliken Brothers and the American Bridge Co. have deliveries scheduled until late in the Fall.

Table with 2 columns: Item, Price. Southern: No. 1 Foundry, steamship dock. 16.75 17.25; No. 2 Foundry spot. 16.25 16.75; No. 3 Foundry. 15.75 16.25

STRUCTURAL.

Table with 2 columns: Item, Price. Nominal prices f. o. b. dock, N. Y. Beams and Channels, 15-in. and under. \$1.46@; Angles. 1.46 1.51; Tees. 1.51 1.56; Zees. 1.51 1.56

BAR IRON FROM STORE (National Classification).

Table with 2 columns: Item, Price. ROUND AND SQUARE IRON. 1 to 1 1/2, base price. @ \$1.70; 3/4 and 5/8 in. 1-10c. extra

FLAT IRON.

Table with 2 columns: Item, Price. 1 1/2 to 4 in. x 5/8 to 1 in., base price. 1.70; 1 1/2 to 4 x 1/4 x 5-16. 2-10c extra; 2 to 4 in. x 1 1/2 to 2 in. 5-10c extra; 4 1/2 to 6 in. x 1 1/4 to 1 1/2. 4-10c extra; Norway Bars. 3.30; Norway Shapes. 3.30; Burden Best Iron. \$3.15 base; Burden H. B. & S. \$2.95 base; Machinery Steel, Iron finish, base. 1.70; Soft Steel Bars, base or ordy. sizes. 1.70; Tool Steel, regular quality. 7.00; Tool Steel, extra quality. 13.00

SOFT STEEL SHEETS.

Table with 2 columns: Item, Price. 1/4 and heavier. 2.00; 3-16. 2.10; No. 8. 2.20; Blue Annealed: No. 8. 2.20; No. 10. 2.20; No. 12. 2.25; No. 14. 2.30; No. 16. 2.40; One Pass. Cold Rolled. American. Cleaned. No. 16. \$2.40 \$3.30; No. 18. 2.70 3.35; No. 20. 2.75 3.40; No. 22. 2.80 3.45; No. 24. 2.90 3.50; No. 26. 2.80 3.45; No. 27. 2.90 3.50; No. 28. 2.90 3.50

RUSSIA, PLANISHED, ETC.

Table with 2 columns: Item, Price. Genuine Russia, according to assortment, per lb. 11 1/4 @ 14; Patent planished per lb. A., 10c.; B., 9c., net. 22 24; Metal laths, per sq. yd. 22 24

GALVANIZED STEEL.

Table with 2 columns: Item, Price. Nos. 14 and 16. per lb. \$2.85; " 18 and 20. " " 3.00; " 22 and 24. " " 3.20; " 26. " " 3.40; " 27. " " 3.60; " 28. " " 3.75; " 30. " " 4.40; No. 20 and lighter, 36 ins. wide, 25c. higher.

GENUINE IRON SHEETS.—Galvanized.

Table with 2 columns: Item, Price. Nos. 22 and 24. per lb. \$5.75; " 26. " " 6.25; " 28. " " 7.25

SOLDERS.

Table with 2 columns: Item, Price. Half and half. 19 1/2 @ 20 1/2; No. 1. 17 17 1/2

TERNE PLATES.

Table with 2 columns: Item, Price. N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.: About 40-lb. coating. @ \$17.10; About 30-lb. coating. 15.00; About 20-lb. coating. 13.50; About 15-lb. coating. \$10.70 11.25; About 8-lb. coating. 8.70

PIG LEAD.

Table with 2 columns: Item, Price. Ton lots. 4 7/8 @ 5; Less. 5 5 1/4

ZINC.

Table with 2 columns: Item, Price. Sheet, cask lots. per lb. 7 1/2; Sheet. per lb. 8

Increasing Business in Suburban Yards.

Increasing business in suburban yards and a corresponding falling off in this city characterized the lumber situation this week. Spruce, pine and cypress

wholesalers reported increasing business, but not worthy of special note, it was said. The hardwoods also felt the slight activity.

LUMBER.

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

SPRUCE (Eastern; Random Cargoes.)

Table with 2 columns: Item, Price. 2 inch cargoes. \$23.00 @ \$28.00; 6 to 9 inch cargoes. 24.00 28.00; 10 to 12 inch cargoes. 26.00 30.00

LATH.

Table with 2 columns: Item, Price. 1 1/2 in. round wood lath. 3.50 3.75; Eastern spruce, slab. 4.25 4.50

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

WHITE PINE.

(Rough or dressed.)

Table with 2 columns: Item, Price. Good Uppers, 4-4, 6-4 and 6-4 per 1,000 feet. \$93.00 @ \$94.50; Selects, 4-4. 82.00 84.00; Selects, 5-4. 82.00 84.00; Selects, 6-4. 83.00 84.00; Selects, 8-4. 82.00 84.00; Shelving, No. 1, 1 x 10 in. 50.00; Shelving, No. 2, 1 x 10 in. 40.00 41.00; Cutting up, 5-4, 6-4, 8-4, 1sts. 57.00 62.50; Cutting up, 5-4, 6-4, 8-4, 2ds. 46.50 52.50; No. 1 Dressing boards. 47.00 50.00; 5-4, 6-4, 8-4. 54.00 56.00

HARDWARE FLOORING.

K. D. bored, end matched or butted and bundled. Standard grades of oak flooring:

Table with 2 columns: Item, Price. Clear—Shall have one face free from defects, except 3/8-in. bright sap, but question of color shall not be considered. Lengths in this grade shall be 2 to 16 ft., inclusive, not to exceed 10% under 4 ft. Select—May contain bright sap and will also admit of pinworm holes, slight imperfections in dressing or a small tight knot to every 3 ft. in length. Lengths in this grade shall be 1 to 16 ft. Common—Must be of such character as will lay a good serviceable floor with some cutting. Length, 1 to 16 ft. 13-16 Oak, 2, 2 1/2 and 2 3/4. Clear quartered white oak. \$80.00; Select quarter-sawed white oak. 47.00; Clear Quarter-sawed white oak. 87.00; Select quarter-sawed red oak. 50.00; Clear plain sawed white oak. 53.00; Select P. S. white oak. 45.00; Clear plain sawed red oak. 46.00; Select P. S. red oak. 43.00; Common oak, red and white. 30.00; No. 2 Factory or common oak, red and white. 23.00

PLAIN OAK.

Table with 2 columns: Item, Price. 4-4, 1sts and 2ds. \$42.00 @ \$43.00; 5-4, 6-4 and 8-4 in. 1sts and 2ds. 48.00 51.00; 4-4 Common. 34.00 37.00; 5-4, 6-4 and 8-4 in. Common. 37.00 40.00; 4-4 Culls. 22.00 24.00; 5-4, 6-4 and 8-4 in. Culls. 24.00 26.00

SHINGLES.

(New York Lighterage Limits.)

Table with 2 columns: Item, Price. 6 x 18 No. 1 Heart Cypress. \$8.00 @; 6 x 18 No. 1 Primes for A's. 7.50; "Perfection" 18 in. Red Cedar. 4.50 4.75; "Eureka" Red Cedar. 4.15; Extra Clears, 4-in. Count. 3.60 3.65

KILN-DRIED ROUGH NORTH CAROLINA PINE.

F. O. B. Car or Vessel, New York.

Table with 2 columns: Item, Price. No. 1. No. 2. No. 3. Box. 4-4 Edge, under 12 ins. \$28.00 \$25.00 \$18.00 \$14.50; 4-4 Wide Edge, over 12 inches. 42.00 35.00 27.00 18.50; 4-4 x 4 and 5 inches. 30.00 27.00 18.50; 4-4 x 6 inches. 32.00 28.00 19.50 15.50; 4-4 x 8 inches. 34.00 29.00 20.00 16.00; 4-4 x 10 inches. 35.00 30.00 20.50 16.50; 4-4 x 12 inches. 39.00 32.00 22.00 17.50; 5-4 Edge, under 12 ins. 30.00 27.00 19.50 15.50; 5-4 Wide Edge, over 12 inches. 43.00 36.00 21.50 17.50; 5-4 x 10 inches. 37.00 32.00 21.50 17.50; 5-4 x 12 inches. 42.00 36.00 23.50 18.50; 6-4 Edge. 33.00 30.00 21.00 15.50; 6-4 x 10 inches. 38.00 33.00 22.50 17.50; 6-4 x 12 inches. 43.00 37.00 24.50 18.50; 8-4 Edge. 34.00 31.00 22.00 16.50; 8-4 x 10 inches. 39.00 34.00 23.50 17.50; 8-4 x 12 inches. 44.00 38.00 25.50 18.50

Flooring:

Table with 2 columns: Item, Price. 13-16 x 2 1/2 & 3". 28.00 26.00 19.00 14.00; 13-16 x 3 1/2. 28.00 26.00 19.50 15.00; 13-16 x 4 to 4 1/2. 27.50 25.50 19.50 16.00; 13-16 x 3 to 4 jointed. 32.00 28.00 20.00; 13-16 x 2 1/2 to 3 Rift. 42.00 37.00; 13-16 x 3 1/2 Rift. 37.00 32.00

Ceiling and Partition:

Table with 2 columns: Item, Price. 13-16 x all widths exc. 3 1/2 and 5 1/2. 28.00 26.00 19.00 15.00; white. 25.00; 3/4 x all widths, exc. 3 1/2 and 5 1/2. 29.00 27.00 20.00 15.50; 1/2 (for 5 1/2 add \$2). 23.00 21.00 15.00 10.00; 1/4 (for 5 1/2 add \$2). 20.50 19.00 12.00 8.00; German Siding 13-16 x 5 1/2" face. 83.00 30.00 21.00 16.50; Beveled Siding, 1/2 x 4 to 6. 19.00 17.50 12.00 9.00; Case and Moulded Base, all patterns. 37.00 32.00

Roofers:

Table with 2 columns: Item, Price. 13-16 x 5 1/2 in. face. \$16.50; 13-16 x 7 1/2 in. face. 17.50; 13-16 x 9 1/2 in. face. 18.50; Factory Flooring, 1 1/2, 2, 2 1/2, & 3 x 5 to 9 finish 3/4 inch scant in thickness and 1/2 inch scant in width when worked for splines and 3/4 inch scant in width when tongued and grooved. 19.00

HARDWOOD.

Table with 2 columns: Item, Price. Ash 1 in., 1st and 2ds (white). \$50.00 @ \$52.00; Ash 1 in., No. 1 common (white). 36.00 40.00; Ash 1 in., 1st and 2ds (brown). 51.00 52.00; Ash 1 in., No. 1 common (brown). 35.00 36.00; Basswood, 1 in., 1st and 2ds. 39.00 40.00; Basswood, 1 in., No. 1 common. 28.00 30.00; Birch, 1 in., 1st and 2ds (red). 48.00 50.00; Birch, 1 in., 1st and 2ds (white). 35.00 37.00; Birch, 1 in., No. 1 common (red). 27.00 31.00; Birch, 1 in., No. 1 common (white). 25.00 27.00; Chestnut, 1 in., 1st and 2ds. 46.00 48.00; Chestnut, 1 in., No. 1 common. 35.00 37.00; Cherry, 1 in., 1st and 2ds. 95.00 100.00; Cherry, 1 in., No. 1 common. 50.00 60.00; Cypress, 1 in., 1st and 2ds. 50.50; Cypress, 1 in., shop. 35.00; Gum, 1 in., 1st & 2ds (red) (Hazel). 37.00 39.00; Gum, 1 in., No. 1 common (red). 28.50 31.00; Gum, 1 in., 1st and 2ds (sap). 28.00 30.00; Gum, 1 in., No. 1 common (sap). 24.00 26.00; Maple, 1 in., 1st and 2ds. 32.00 34.00; Maple, 1 in., No. 1 common. 23.00 25.00; Oak, 1 in., 1st and 2ds (plain). 46.00 48.00; Oak, 1 in., No. 1 common. 37.00 39.00; 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. 56.00 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

Stone Market Growing Stronger.

While nothing like a boom in the stone business was reported this week, there was, nevertheless, evidence that good business is in sight. The fact that stone setters are busy and are so scarce that cutters are being impressed into service, does not indicate that there is great activity in the stone market. It is normal, and that is the best that can be said of it. The New England Granite Co. is an exception among the majority of dealers in that it has been above normal since the middle of April. It has the contract for supplying the State library at Hartford, Conn., with Bethel White, for which it has about 80% cut and deliveries about half made. This contract totals \$250,000. Another contract it has on hand is for the \$100,000 worth of Concord granite for the Historical Society Building, at Concord, N. H. Guy Lowell, of Boston, is the architect. This company also recently closed some large contracts for mausoleums and small buildings in and near this city. Arlando Marine closed within the fortnight for supplying Indiana limestone for the new apartment house that the W. J. Taylor Building Co. is putting up at 93d st and Central Park West. This building, for which Alfred Joseph Bodker is architect, will be 125x175 ft. on the street.

EXPECT NO BOOM, BUT GOOD BUSINESS.

A man familiar with the trade gave this as his view of the stone situation this week.

"Do I expect a Fall boom? No, I cannot say that I do. I look for a continuance of good business and I think we will get it. There is certainly more business on paper so far than there has been in years, and architects say they have lots of new work coming on. Money continues easy, there is no labor trouble and the entire building industry is in admirable shape to handle new work. I also look for an advance in the price of stone, but I do not look for a big jump. Just a healthy advance. That will come, I may say, within the month." Prices remain unchanged.

STONE.—Wholesale rates, delivered at New York.

Table with 2 columns: Item, Price. Ohio freestone. \$0.80 @ \$1.00; Longmeadow freestone. .85 .90; Brownstone, Portland, Conn. .60 1.25; Scotch redstone. 1.05; Lake Superior redstone. 1.05; Granite, Maine. .35 .50; Granite, grey. .50 .90; Granite, black. .75 3.00; Granite, Milford pink. 1.00; Granite, Picton Island red. 1.00; Granite, Picton Island pink. 1.00; Limestone, buff and blue. .80 1.00; Kentucky limestone. .90; Caen. 1.25 1.75; Portage or Warsaw stone. .90 1.00; Vermont white building marble. 1.00 1.50; South Dover building marble. 1.25 1.50; Bennington building marble. 1.25; Georgia building marble. 1.40 2.00; Tennessee marble. 2.25 2.50; Wyoming bluestone. .80 .90; Hudson River bluestone (promiscuous sizes, per cu. ft.). .80



**Window-Frame Suit Settled.**

Voigtmann & Co., manufacturers of metallic window frames and sashes at 427 West 13th st and 430 West 14th st, have amicably settled the suit brought against that company by George Hayes for infringing U. S. patent No. 626,698, embracing certain improvements in wire-glass fireproof windows. In an announcement to the trade Voigtmann & Co. say:

"This patent of Mr. George Hayes, in connection with our own patents, is largely upon the construction of hollow metal sash for wire-glass fireproof windows and provides a more thorough and efficient system of glazing than formerly employed by us. \* \* \*

"Our original patent employed a special system of glazing known to the trade up to the last few years as the 'inseparable cleat construction.' This system that was employed by us so long came to provoke much criticism, as the 3/4-inch rabbet necessary for the bearing of the wire glass necessitated very heavy puttying, that in many cases, especially in the warm weather, became unsightly and subject to disintegration.

"Committed as we are to the best process known in fire window construction, we cannot afford to duck and change upon finding that we unwittingly infringed and catalogued a certain construction patented by Mr. Hayes, as already set forth.

"Being confined wholly to the manufacture of hollow metal fire windows we have deemed it quite necessary to clear ourselves as much as possible from infringement liabilities by purchasing such patents and shop rights from time to time as deemed of use and value to ourselves, and as needed to make us a firm conservative in the estimation of the trade."

That their patrons and customers may not be liable for using this window-frame prior to the date of the foregoing agreement Voigtmann & Co. procured a release addressed "To all whom it may Concern" wherein over Mr. Hayes' signature, the following statement is made:

"That the defendants herein, Voigtmann & Co., having failed to adduce a substantial defense to above suit, for infringing Letters Patent of the United States, No. 626,698, dated June 13, 1899, granted to said George Hayes for improvement in wire glass fireproof windows; and having paid the costs and damages in said suit and having further purchased from said George Hayes the right to make, use and sell windows in which are incorporated said patented improvements, at and from their shop in the City of New York, State of New York, and in the City of Chicago, State of Illinois, said Voigtmann & Co. and all persons having in their possession windows made and sold by said Voigtmann & Co. in which said patented improvements are incorporated, are hereby released from all liability for damages to said George Hayes."

Attached to this circular is a warning cautioning manufacturers against making or selling this type of window frame without his permission upon penalty of prosecution. This statement is under date of May 14, 1909.

**New Hollow Metal Door.**

The Grinden Art Metal Co., of 30-34 West 32d st, Manhattan, have now ready their patented hollow metal door. It is the product of a mechanic long in this business. The chief feature of the door is a unique and practical form for allowance of expansion and contraction, designed to meet the highest rating of the Board of Fire Underwriters. Another feature is the absence of all rivets.

All fastening of the bracing members, moldings, etc., are made by a special form of interlocking flange and all are

then welded. The steel doors are finished with baked enamel surfaces in exact imitation of any hard wood. Doors made of copper or bronze are finished with bright or oxidized surfaces as desired.

The Grinden Art Metal Co. is also prepared to supply interior finish such as partition, wainscoting, base and chair rails, picture moldings and miscellaneous shapes. Their works are at Marcy av and Walton st, Brooklyn.

**Quick Elevator Repairs a Specialty.**

Having for years made a specialty of making quick elevator repairs, C. V. Cheeseman, of 422 West Broadway, believes he holds the record for rapid work done recently for the Star Bakery Co. in Porter av, Brooklyn. The plant was seriously crippled when an important piece of mechanism in its elevator broke. It was not possible to get a duplicate in this city or vicinity. The company called in Mr. Cheeseman for his expert opinion as to what had best be done, and he immediately took the matter in hand. Wednesday morning he wired a certain firm in Lynn, Mass., for a duplicate of the part, and by 10 o'clock Thursday the elevator was in operation again. A similar case occurred recently at the Lozier garage, where some cables attached to an elevator were found to be in a dangerous condition. Mr. Cheeseman had new cables installed and the lift in operation within six hours.

This elevator house handles an important part of the elevator work for the big butcher concerns, and not long ago installed one of the largest elevators in service in this city at the Schwarzschild & Sulzberger Company's stables. This is used to lift the company's 7-ton electric trucks to the various floors. When the lift was tested eleven tons was safely carried. The entire equipment of this lift was doubled throughout. It has eight 5/8-inch cables attached to double cross-heads and has a special series of governors and safeties.

Mr. Cheeseman also builds and places all kinds of hand and power elevators, and has installed 46 garage lifts, among them being the Wood Electric Co., the Broadway Automobile Exchange, the Times Square Automobile Exchange and the Victor Automobile Storage Co.

**Coler Suspends Brooklyn Superintendent of Buildings.**

Borough President Coler, of Brooklyn, suspended David F. Moore, on Friday, from his office as superintendent of buildings pending an explanation of charges of neglect of duty, absence without leave, gross discourtesy to the public having business with his bureau, and withholding from the corporation counsel of a violation involving the safety of human beings.

**ADVANCE REPORTS.**

(Continued from page 118.)

Albro & Lindeberg, 481 5th av, architects. Estimated cost, \$30,000.

BROOKLYN.—Contract has just been awarded for the addition to the Parsons Bros' plant, at 2d, 3d avs, 18th and 19th sts, Brooklyn, to John Auer & Sons, of 648 Lexington av, Brooklyn. The improvement includes two new factory buildings, warehouse and power house. Wm. Higginson, Park Row Building, Manhattan, is the architect.

**Government Work.**

FORT HANCOCK N. J.—George W. Wines, of East Pogue, N. Y., has the contract, at \$13,500, for the construction complete of an addition to the post exchange at Fort Hancock, N. J.

FORT WADSWORTH, N. Y.—Mitchell & Co., of Manhattan, have the contract, at \$30,108.12, for the construction

complete with sewer connections, of a bowling alley and gymnasium at Fort Wadsworth, N. Y.

**Brief and Personal.**

Bad weather for the curb market.

Nothing to do but work for the building trades. Good times again, tra la!

A Bronx builder completing two 5-sty flats, advertises that an alarm clock will be installed in each apartment.

O. Arlt, of the firm of Rogers, Brown & Co., is spending his vacation in Wild-wood, N. J. He will be back on Sept. 1.

John Burrell, of the wholesale lumber firm of Collins & Lavery, of 39 Cortlandt st and Jersey City, is having his vacation. He will return to business on Monday.

The LaSpina & Morris Cut Stone Company, of 108th st and East River, has been installing new machinery, and announces that it is now able to handle larger contracts than heretofore.

Westinghouse, Church & Kerr, 8 Bridge st, Manhattan, engineers, have been commissioned by the Chicago & Western Indiana Railroad to prepare plans for new passenger and freight terminals to be erected in Chicago.

Arnold W. Brunner, the architect, who is president of the N. Y. Chapter of the American Institute of Architects, will leave London on July 30 for this city. He is expected back at his office on Friday, August 6. Mr. Brunner will come over on one of the White Star Line steamers.

The Sheet Metal Workers' Union of the State of New York was organized Thursday night at 237 Rivington st, and 200 members were initiated. The new union aims to compete with the old one, the Amalgamated Sheet Metal Workers' Union, Local 11, associated with the American Federation of Labor.

Mr. E. Meyer, general manager of the sales department of the Edison Portland Cement Co., is reported to be out of danger, and has been removed from the Presbyterian Hospital, Philadelphia, to his home. Mr. Meyer recently underwent an operation for appendicitis and for a time his condition was critical.

Bradford Lee Gilbert, architect, of No. 1 Broadway, New York, is suing the Grand Trunk Company for \$119,543 for services in the preparation of plans for the new Grand Trunk Railroad Hotel being built at Montreal. The writ was issued here this week by the High Court of Ontario. Mr. Gilbert asserts that the company entered into an agreement with him to prepare plans for the hotel, under which he prepared and submitted designs. Subsequently the company accepted plans of Ross & MacFarlane, of Montreal which, Gilbert says, are practically the same as those he supplied.

**Contractors Making Record Time.**

Work on the Schlegel Investing Co.'s 12-sty factory building, at 2d av and 22d st, is progressing rapidly, and the contractors, the Theodore Starrett Co., bid fare to make another record for quick construction. Quick deliveries are being made to Post & McCord, the steel contractors. All this steel work is being coated with "Minwax" paint, which is made by the Clifford L. Miller Manufacturing Co., of 110 East 23d st. One coat of this material is put on at the shops and the other, of olive green, is applied at the job. In announcing recently that this material was being used, the fact was omitted that this coating was originally specified by the consulting engineer of the building, Fred. Dana Rhodes, of 140 Cedar st, who, with Charles F. Hoppe, architect for the building, fully investigated the merits of this material and found its properties admirably suited to the protection of steel because of its being a non-conductor of electricity.

# OF INTEREST TO PROPERTY OWNERS.

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

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

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

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

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

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

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

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

### PUBLIC WORKS.

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

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

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

### CONDEMNATION PROCEEDINGS.

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

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

### ASSESSMENTS.

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

## MUNICIPAL IMPROVEMENTS

### CONDEMNATION PROCEEDINGS.

LANE AV, ETC.—Opening and extending of Lane av, bet Westchester av and West Farms road, with the Public pl bounded by Lane av, West Farms road and Westchester av, and of Westchester av, bet Main st or West Farms road and the Eastern Boulevard, at Pelham Bay Park, Bronx. Commissioners Floyd M. Lord, John J. Mackin and Edward D. Dowling give notice that the supplemental and additional bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 26.

GOVERNEUR SLIP PIER WEST.—Dock proceeding. Joseph M. Schenck, Clerk, gives notice that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 22. The matter relates to acquiring right and title to and possession of the wharfage rights, terms, easements, emoluments and privileges appurtenant to the dock or wharf property known as Gouverneur Slip Pier West, formerly known as Pier (old) No. 51, East River, Manhattan.

PIER 36, E. R.—Dock proceeding. Joseph M. Schenck gives notice under date of July 9 that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 22. The matter relates to acquiring right and title to and possession of the wharfage rights, terms, easements, emoluments and privileges appurtenant to Pier (old) 36, or Market Slip Pier West, East River, in the Borough of Manhattan, City of New York, not now owned by the city, and all right, title and interest in and to said pier, or any portion thereof, not now owned by the city, and all wharfage rights, etc., on or near the southerly line of South st, and lying on both the easterly and westerly sides of said Pier (old) 36, or Market Slip Pier West, not now owned by the city, for the improvement of the water front on the East River.

22D AND 23D STS.—Dock proceeding. Joseph M. Schenck, Clerk, gives notice under date of July 9 that a bill of costs, charges and expenses in this proceeding will be presented for taxation to the Supreme Court on July 22. The matter relates to acquiring right and title to and possession of certain lands, lands filled in, wharf property, terms, easements, emoluments and privileges necessary to be taken for the improvement of the water front of the city, on the North River, bet West 22d and West 23d sts, 11th and 13th avs, pursuant to the plan heretofore adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund.

PIERS 32 AND 33, E. R.—Dock proceeding. Joseph M. Schenck, Clerk, gives notice under date of July 9 that a bill of costs, charges and expenses incurred in this proceeding will be presented for taxation to the Supreme Court on July 22.

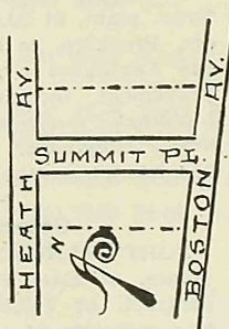
184TH ST.—Opening and extending, from Amsterdam av to first new av easterly therefrom. Notice is given by Commissioners Fred-

eric Jewett Dieter and Charles J. Leslie that the abstracts of estimate of damage and of assessment for benefit in this proceeding, together with the damage and benefit maps, and also all the affidavits, estimates, procs and other documents used by the Commissioners of Estimate and by the Commissioner of Assessment in making the same, have been deposited in the Bureau of Street Openings in the Law Department of the city, Nos. 90 and 92 West Broadway, Manhattan, in said city, to remain until the 10th day of August, 1909. Property owners and others interested are also advised that provided there be no objections filed to either of said abstracts, the reports as to awards and as to assessments for benefit will be presented for confirmation to the Supreme Court on Nov. 4.

214TH ST OR AV A.—Opening and extending, from White Plains rd to 4th av (now Barnes av), Bronx. Notice is given by Commissioners Frank L. Tierney, Dennis Burns and Joseph Jacobs that the abstracts of estimate of damage and of said assessment for benefit in this proceeding, together with the damage and benefit maps, and also all the affidavits, estimates, proofs and other documents used by the Commissioners of Estimate and by the Commissioner of Assessment in making the same, have been deposited in the Bureau of Street Openings in the Law Department of the city, Nos. 90 and 92 West Broadway, Manhattan. Provided no objections are filed to either of said abstracts, the reports as to awards and as to assessments for benefit will be presented for confirmation to the Supreme Court on Oct. 5.

### ASSESSMENTS.

SUMMIT PL.—Owners of real estate in Summit pl are notified that the assessment for regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, etc., in Summit pl, from Heath av to Boston av, was confirmed by the Board of Assessors on July 6 and entered on the same day in the Record of Titles of Assessments, kept in the Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents. Unless the amount assessed for benefit on any person or property shall be paid within 60 days after the date of entry, interest will be collected thereon at the rate of 7% per annum, to be calculated to the date of payment from the date when such assessment became a lien. The area of assessment includes both sides of Summit pl, from Heath av to Boston av, and to the extent of half the block of the intersecting avs. The accompanying diagram shows approximately the section benefited. Payment of the above must be made to the Collector of Assessments and Arrears, in the Municipal Building, corner of 177th st and 3d av. Bronx. All payments made thereon on or before Sept. 4, 1909, will be exempt from interest, as above provided.



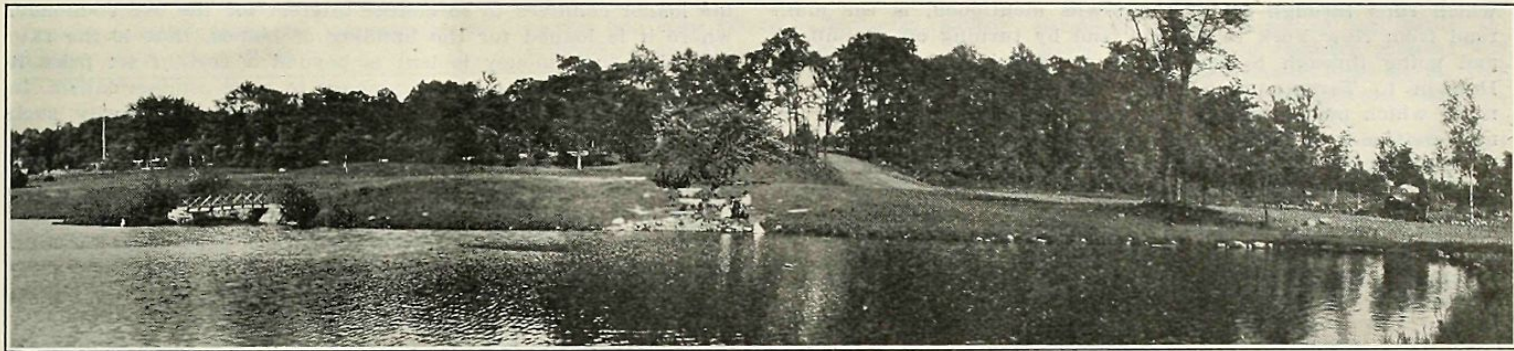
# THE TREND TOWARD NORTHERN NEW JERSEY.

By LEO BUGG.

THE most notable movement in the suburban real estate market to-day is the remarkable trend toward northern New Jersey, up in the hills lying between the beautiful Ramapo range and the Palisades. It started with the increased use of the automobiles when people who had never been off the beaten track of the railroads began to go out into the highways and byways of the real country, to see what wonderful landscape there is so close to New York. From that time interest in the section in question has constantly grown until at the present writing, practically every train brings varied city folk in quest of a country home or a plot on which to build one. The best land in this section begins at Ridgewood and lies on both sides of the main line of the Erie Railroad, extending on the west to the Ramapo Mountains and on the east to the Saddle River Valley, thence running north beyond the State line into Rockland County, New York. At this point, for the first time

good school, a bank and several churches. After leaving Ridgewood one notices that the elevation gradually increases, and during hot, sultry weather after Hohokus is passed the atmosphere is noticeably clearer and cooler.

This constantly increasing elevation continues until Mahwah is reached, Mahwah being the highest point on the main line of the Erie Railroad in Jersey. At Mahwah, and for several miles on each side of the track, the country is without question the most beautiful in the metropolitan district. The station, although situated in the lowest part of the town, has an elevation of over 300 feet, which is about the same as the highest part of Ridgewood. On the west side of the track, right at the station, are the residences of A. J. and Albert Winters, who control many acres in and about Mahwah. These homes have commanding sites directly opposite each other on the Darlington road and overlook a pretty lake. On the crest above them



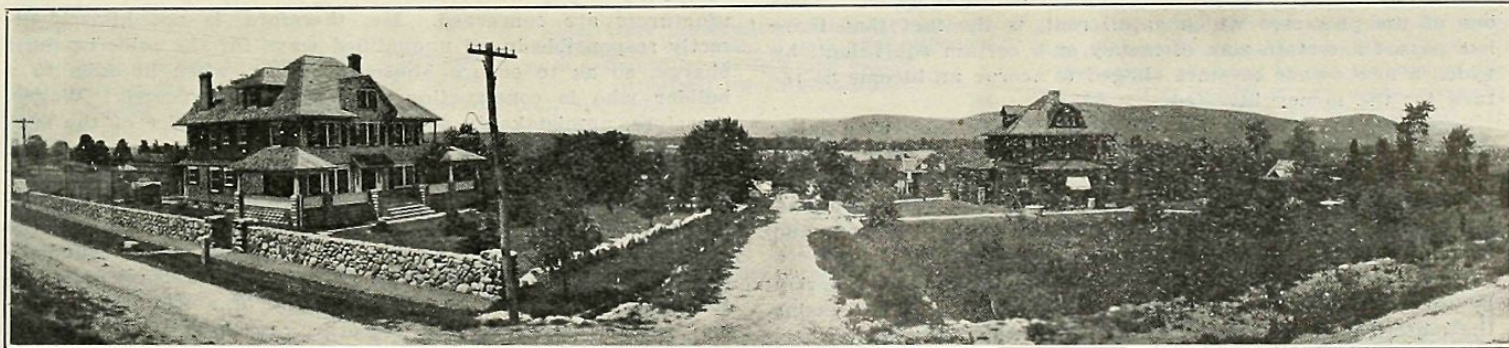
THE LAKE AT MAHWAH, N. J.

since leaving New York, is reached the "real" unobjectionable country. The mosquito meadows, the malodorous Passaic River, the factories, workshops and foundries, the tenement houses and all the city lights and city smells are left behind. Here begins what for many years has been a land of gardens, farms and orchards.

The western district of Ridgewood shows up to particularly good advantage, it is located on a series of hills which form what may be called the "foothills" of the Ramapo Mountains. Here may be seen a hundred or more fine residences, no two houses alike, each with its ample grounds, showing distinct individual treatment, making on the whole the very best type of suburban development. The eastern section of the town while not so conspicuous has many points of beauty and attractiveness. Ridgewood is 22 miles from New York, has a thirty-minute express schedule and a commutation rate of \$6.35 per month. Going north from Ridgewood is the pretty little settlement of Hohokus or Undercliff, as it formerly was

is the Mahwah school, a substantial brick building commanding a view up and down the Ramapo Valley. The Dutch Reformed Church is directly opposite. Shortly beyond this point begins the famous Havemeyer estate, one of the finest in the country, consisting of 2,500 acres of magnificent farm land, including a considerable portion of the Ramapo range. Through this estate for 2½ miles runs the Ramapo Valley road, which was laid out by the late Theodore A. Havemeyer, and is lined on each side with rows of maples and evergreens planted alternately, making a driveway unequalled by anything in this part of the country.

Adjoining the Havemeyer place is George Crocker's estate, including about 1,500 acres, in the centre of which is built probably the most expensive house in New Jersey, said to cost \$2,000,000. On this estate the Valley road comes into close proximity to the beautiful Ramapo River and follows it for several miles through the former estate of Countess Seckendorff, now owned by Charles S. Kohler, and past the home of



CHARACTERISTIC DWELLINGS:

called. From this point along the railroad a beautiful panorama of the whole Saddle River Valley may be obtained. Hohokus is practically a continuation of Ridgewood, and is rapidly building up with dwellings of a good type. After Hohokus comes Waldwick, at which point the Erie Railroad Co. has its "make-up" yards for their suburban service. This has resulted in the development of the town on a different scale than the other towns in this vicinity. It is the home of many of the railroad employees, and is built up rather more closely and with smaller houses.

The next town is Allendale, a beautiful little settlement of very pretty dwellings. For a considerable distance on each side of the track these dwellings spread out in all directions, each house having a larger plot than in the usual suburban place, and while not so pretentious as on the Heights of Ridgewood, the houses are of a particularly good type and have beautifully kept grounds. Ramsey, the next place along the line, gives the impression of more of a business centre than any of the other towns between Ridgewood and Suffern. Here the stores centre around the station and the village property is quite closely built up with the smaller type of cottage. It has a

Clarence E. Chapman and other fine places to Pompton Lakes. This drive from the Mahwah station to Pompton is without question the most beautiful around New York, and is fast becoming the favorite haunt of automobilists. On the right of the Mahwah station lies most of the town proper. The country rises on a constantly increasing slope to a height of 700 ft. On the left of Miller road, the main road leading from the station, have been built during the past five years the beautiful residences of a number of well-to-do New York professional and business men. On the right is Cragmere in the Ramapos, a beautiful residential park, which was acquired early this spring by a New York realty company, which is dividing it into large plots and selling it to New York people who want to get away from the cut and dried city and ordinary suburban conditions, and get a place large enough to have a real country home.

The plan of development is unique in that every purchaser becomes a member of the Cragmere Association, which owns the park, driveways and lake, and which provides carriage service to and from the station to all the residents. This association keeps up the beautiful park-like character of the property, and will maintain a clubhouse, tennis court, etc., for

the use of the members. Cragmere was formerly the estate of Col. Ezra Miller, the inventor of the first automatic car coupler, who spent most of his large incomes landscaping and improving his property. During his lifetime this property was the show place of the Ramapo section. The entrance to Cragmere is within a few hundred feet of the Mahwah station, at which point begins a beautiful drive lined on one side with evergreens and on the other with magnificent shade trees.

There are five miles of such drives, each with its own peculiar charm, and from which at intervals of every few hundred feet magnificent vistas open up, some up, some down, the beautiful Ramapo Valley, others across the mountains where range after range may be seen, affording a constantly changing panorama such as is impossible to find any other place this side of the Catskills.

Mahwah is thirty miles from New York, has an express service of 46 minutes and a commutation rate of \$7.60. One mile from Mahwah is Suffern, N. Y., a fast-growing town of about 4,000 inhabitants, with splendid stores, schools and churches. The roads through this part of the country are exceedingly well kept and are being frequented more and more as the automobiles become familiar with them. The Franklin turnpike, which runs through all of the towns mentioned, is the main road from New York to Tuxedo, and by turning off at Suffern and going through Spring Valley to Nyack and crossing the Hudson to Tarrytown, a circuit of about 70 miles may be made which makes one of the finest auto trips imaginable. It may well be said that northern New Jersey is just beginning to be known, and its many natural advantages, healthful climate and the entire absence of malaria and mosquitoes insures for it a very promising future.

## AN EQUITABLE BASIS OF RENT.

By WALTER D. ABRAHAM.

The rent question is of supreme importance to a vast number of people living in Manhattan. It is not the purpose of this paper to eliminate the necessity for this charge, but to show where it can be more equitably distributed.

In the first place, it is natural that the rental charge should arise for the following reasons: The complete and fundamental ownership of landed property, as recognized by law, is a right of ownership inherent in that collective mass of individuals whom we speak of as the people. The people, therefore, have certain rights which are inalienable to them, and are to be recognized by their representatives when any sale of an interest in land forms the special subject of negotiation. As an instance, it is to be noted that where a record of this nature of transaction is taken cognizance of, a duly filed document technically known as an abstract of title, is the recognition of certain rights which have passed through successive holdings and ensures a clear title in so far as it is a public document and has within itself the main statements of such successive holdings and previously recognized as valid in law.

By right of law, the said owner came into any rights which such said owner may have by virtue of having paid, a certain sum of money, to any previous recognized legal owner. Thus one of the processes which entail rent, is the fact that there has passed a certain sum of money or a certain equivalent, by which a new owner becomes obliged to accrue an income as return for the money invested.

Secondly, the charge for rent is necessary, due to a labor expense contracted by an owner who employs a certain class of artisans to construct the building. We see, therefore, that, added to the cost of the ground, a tenant, when he pays rent, is assessed on a basis which is determined by both a labor and a land charge.

Thirdly, a charge which must be met in the payment of rent by the tenant, is that incurred by the necessity of purchasing the material, or structural requirements which are used where the material is of any nature whatsoever. Now these three charges always, by successive steps, form a total sum of expense which are necessary obligations as a fixed charge and in so wise conditioned as to be a lien where the occupying-tenant's fee is a subject to be considered. Proportioned, therefore, to the merchant's bill for structural material, to the item of expense incurred for labor, when this matter of wages is considered, and the item of ground or land cost, is the charge to be met with the fee exacted in the way of rent becomes an obligation of the tenant.

Now, it is from the foregoing clearly seen that, where a laborer aims, and so consequently secures what perhaps may correctly be called an undue amount for his services, in his part in the construction of any species of building, is raising the rent of the tenant.

### BANK OR BUILDING LOAN.

Following this we have what is known as a bank or building loan and is an obligation of the builder, who is the borrowing party. This falls again in its turn, as a charge against the tenant where a building is constructed on a bond or mortgage; so it follows, that when a structure is built where the builder is an erector on a bond and mortgage loan, so in accordance with that special rate of interest charged by a lending party is his ability to apportion the charge of rent, and so decides

whether or not a tenant can afford to occupy suitable and proper accommodation.

From the rent derived the builder is in a position to meet, firstly, his obligation to repay any bond he may have given for the purchase of property on which to build; secondly, for the payment of any obligation he may have given, as an employer of labor; thirdly, there arises the necessity of paying whomsoever it was from whom he purchased building supplies, and fourthly, from the rent accrues an income whereby the bank or loaning institution has a source from whence it derives a payment of its loan.

Now, it is the tendency of one or more of these specified charges to influence the rate of compensation which a landlord is under the necessity of exacting, and that if these charges were made of the least burdensome character, the landlord or builder would be in a corresponding position to apportion the exaction of rent so as to make it fall less hardly on the lessee.

An exorbitant rate of interest tends to make the meeting of payment in respect to rent of an accordingly difficult matter where the rentor is a party of moderate means whose circumstances are such that he can hardly meet the bills requiring payment for the necessities of life, and that, in a case where the loaner connives to so charge interest for the use of money, where it is loaned for the building of homes, that if the rate at which such money is lent is beyond a certain set price it invalids a law such as is paramount to pure commercialism, in so far that the laws of commerce are not necessarily such which are laws enforceable in strict ethics or equity, and the state of fixing rates for money and so consequently charging a rate over a certain sum for housing-accommodation is not justly enforceable at law where the rate is out of proportion to the wage of labor or the average man's earning power with due consideration of the prices which must be paid on a cash basis, for each and every one of those items which are known as necessities of life; and judging by this basis, it is yet to be definitely fixed, as far as a principle in regard to an immutable law of the land is concerned, whether a man can charge exceeding a certain maximum sum, or rate of interest, where his money is so loaned as to be put out on a building or home bond and mortgage loan. It likewise follows that the prices of commodities, while being determined by a law of mutual commercial contract, perhaps may be amenable in some way to that policy which determines what is or is not beneficial to the majority, sometimes perhaps known as public policy or for the benefit of that mass who constitute the people.

### SUPPLY MAN MAKES PRICE.

Now be it noted that the supply-man, who has been referred to above, is, in his turn dominated or influenced, where he makes a special price on his goods, whatsoever such goods may be, by the fact of his having to pay a certain price whensoever he is the purchaser of the said goods; by which we mean he is influenced in his selling price, which accordingly determine rents wheresoever his goods may be installed, by the condition of the labor market; that is to say he is ruled, or governed, in a necessary measure, by whatsoever wages which the manufacturer from whom he purchases the said goods are compelled to pay where the item of labor-charges of the manufacturers are concerned. He, therefore, is not himself directly responsible in all unqualified ways for the price he must charge, so as to ensure himself a profit, when he sells to a builder who is constructing any class of structure. Wages, therefore, unmistakably determine the selling price of the supply-man's goods. If he wishes to sell low, he is forced, under circumstances, to employ, when he himself is the manufacturer as well as the supply man, what is understood when the expression cheap labor is used. If he pays high wages we see the result in an increased rent; so that the prices of all commodities, it can be gathered from this, whether of edibles or of structural materials which go to the making of a tenantable property, are to the exclusion of any other consideration whatsoever, whether of a gold or silver or a paper currency, absolutely and incontrovertibly fundamentally dependent on the price of labor, whether expressed in a monetary unit as the pound sterling of England, the mark of Germany, the rouble of Russia, or the dollar of the United States.

HOME COLONIES FORMING.—Perhaps the most distinctive feature of the suburban realty market this season is the call for villa plots in residential communities from 18 to 30 miles outside the limits of the city. It cannot be said that all of those who have purchased bought with a speculative motive, on the contrary, a considerable number secured real estate for individual use, having in mind the ultimate building of homes for themselves. A strong movement has also arisen in the way of forming large home colonies, which is particularly noticeable in the Hudson River counties. It is the opinion of those who have studied the suburban situation that the automobile is probably chiefly responsible for the metamorphosis. With the introduction of gasoline cars what has heretofore been considered inaccessible realty is now viewed oppositely. And there is good reason for this change of conviction, too, particularly when it is taken into consideration that all the advantages of country life can now be obtained, with little or no trouble in traveling to and from the metropolis.

# SEMI-ANNUAL REPORT OF Lawyers Mortgage Company

JULY 1st, 1909

RICHARD M. HURD, President

**To the Board of Directors:**

Gentlemen: The first half of the year 1909 has been noteworthy, first, for the largest net gain in the history of the Company in Outstanding Guaranteed Mortgages for a six months' period, and second, for the increase in the Capital Stock from \$2,500,000 to \$4,000,000, made necessary by the growth of the Company's business. The total sales of Guaranteed Mortgages for the past six months have been \$16,897,501; net increase in Outstanding Guaranteed Mortgages, \$9,628,029, and the total Outstanding Guaranteed Mortgages now amount to \$86,905,963.

The comparative figures for the same period in recent years are as follows:

Since the former increase in the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to \$1,300,000, in addition to which \$776,467 has been carried to Surplus or Undivided Profits, making total net earnings of \$2,076,467. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to June 30th, 1909, amounts to \$855,089.

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of June 30th, 1909, by THE AUDIT COMPANY OF NEW YORK.

There are 6,578 mortgages outstanding, the average loan being \$29,000 in Manhattan; \$5,700 in Brooklyn, and \$13,000 in the Bronx.

The average amount loaned by the Company is 62 per cent. of the Company's own appraisal.

For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following By-Laws:

"The amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company.

"This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company.

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residence purposes, and situated within the present limits of the City of New York, or such enlargements thereof as may hereafter be fixed by law.

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies or Life Insurance Companies.

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed.

"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders' meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures.

Since Dec. 12th, 1894, when the Company began business, 9,974 mortgage loans have been made aggregating \$155,000,000, of which the Company has been compelled to purchase 18 at foreclosure sale, amounting to \$423,900, resulting in total losses to the Company in fifteen years of only \$13,057. The Company now has under foreclosure 14 mortgages, many of which will probably be paid off prior to foreclosure sale. The Company owns one piece of foreclosed real estate valued at \$5,680, which is under contract of sale. Interest delinquent for more than one month amounts to \$4,919.

The recent purchase by Stockholders of the Company of \$1,500,000 of new stock—increasing the Capital from \$2,500,000 to \$4,000,000 and raising the Capital and Surplus to \$6,000,000—is an important step for the protection of holders of our Guaranteed Mortgages. The guaranteed mortgage business is a permanent business as has been demonstrated in Europe where it has been conducted—in slightly different form—for 140 years and where it is practically the only way in which investors buy mortgages. A factor which works for the protection of investors, is the Company's valuable experience during the past fifteen years with its resulting development of sound and cautious methods of lending. While it is true that the steady growth of New York City furthers the safety of all existing mortgages, it is also true that owners of property because of this growth are

	Mortgages Sold.	Net Gain in Outstanding Guaranteed Mtgs.	Outstanding Guaranteed Mtgs. July 1st.
First six months of 1903.....	\$4,633,264	\$2,922,277	\$14,926,525
First six months of 1904.....	7,643,910	4,490,660	22,458,408
First six months of 1905.....	12,732,840	7,774,265	35,884,662
First six months of 1906.....	12,629,387	7,405,296	48,282,077
First six months of 1907.....	12,105,512	5,888,821	60,342,971
First six months of 1908.....	12,942,259	5,351,443	69,031,168
First six months of 1909.....	16,897,501	9,628,029	86,905,963

The Gross Earnings and Net Profits of the Company for the first half of recent years have been as follows:

	EARNINGS.				
	First half 1909.	First half 1908.	First half 1907.	First half 1906.	First half 1905.
Premiums for Guarantees.....	\$198,646	\$159,496	\$142,096	\$109,427	\$77,217
Interest on Mortgages.....	100,393	108,527	93,163	86,903	84,286
Rent; Commissions, etc.....	3,741	8,359	6,930	5,924	9,817
<b>Gross Earnings, six months</b>	<b>\$302,780</b>	<b>\$276,383</b>	<b>\$242,189</b>	<b>\$202,254</b>	<b>\$171,320</b>
	EXPENSES.				
	First half 1909.	First half 1908.	First half 1907.	First half 1906.	First half 1905.
Rent.....	\$9,500	\$4,687	\$3,875	\$3,047	\$3,102
Salaries.....	41,991	34,820	32,668	26,874	23,521
Advertising.....	5,135	5,520	4,271	4,948	3,048
Stationery.....	2,127	1,297	1,956	1,573	1,794
Taxes and General Expenses.....	14,128	8,537	8,377	12,699	18,887
<b>Expenses.....</b>	<b>\$72,881</b>	<b>\$54,861</b>	<b>\$51,147</b>	<b>\$49,141</b>	<b>\$50,352</b>
<b>Net Earnings, six months.</b>	<b>\$229,899</b>	<b>\$221,822</b>	<b>\$191,042</b>	<b>\$153,112</b>	<b>\$120,967</b>

The rates of Earnings and Dividends for recent years on the Capital Stock of \$2,500,000 have been as follows:

	Earnings.	Dividends.
1903.....	7 per cent.	5 per cent.
1904.....	8 per cent.	6 per cent.
1905.....	11 per cent.	7 per cent.
1906.....	13 per cent.	8 per cent.
1907.....	16 per cent.	10 per cent.
1908.....	18 per cent.	10 per cent.
1909 (first half).....	*18½ per cent.	*12 per cent.

\*Annual Rate.

The large increase in Outstanding Guaranteed Mortgages during the past six months is but little reflected in the earnings for that period but will show in future earnings.

**UNEARNED PREMIUMS.**

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits—which are not carried as assets—amount to \$958,644.

The ASSETS and LIABILITIES of the Company on June 30th, 1909, were as follows:

ASSETS.	
New York City Mortgages.....	\$5,110,629.45
Company's Brooklyn Building, cost	175,000.00
Real Estate (sold).....	5,680.89
Cash.....	1,050,219.42
	\$6,341,529.76
LIABILITIES.	
Capital.....	\$2,500,000.00
Surplus.....	2,000,000.00
Undivided Profits.....	209,467.36
Mortgages Sold, not delivered.....	1,012,482.40
Stock Subscriptions.....	609,580.00
	\$6,341,529.76

An analysis of the Guaranteed Mortgages sold during the first six months of 1909 shows the following facts:

**DISTRIBUTION BY CUSTOMERS.**

Savings Banks.....	\$2,232,800
Trustees.....	5,552,800
Individuals.....	5,178,501
Charitable Institutions.....	2,289,850
Insurance Companies.....	1,372,000
Trust Companies.....	271,550
	\$16,897,501

From these conservative classes of investors the Company continues to gain new customers, as is evidenced by the following figures:

**NUMBER OF CUSTOMERS.**

July 1st, 1903.....	705
July 1st, 1904.....	853
July 1st, 1905.....	1,240
July 1st, 1906.....	1,644
July 1st, 1907.....	2,128
July 1st, 1908.....	2,505
July 1st, 1909.....	3,018

**DISTRIBUTION BY RATES.**

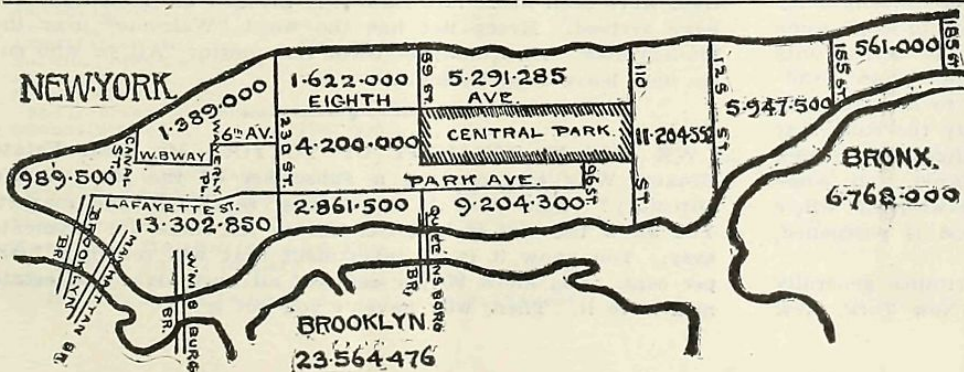
Mortgages sold to net 4 per cent.....	\$2,045,092
Mortgages sold to net 4½ per cent.....	13,806,759
Mortgages sold to net 5 per cent.....	1,045,650
	\$16,897,501

The accompanying Map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on June 30th, 1909, in Manhattan, the Bronx and Brooklyn.

It is worthy of note that 63 per cent. of the Company's mortgages are on Manhattan Island, while 29 per cent. are in Brooklyn and 8 per cent. in the Bronx.

**VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.**

	Value of Land.	Value of Buildings.	Total.	Mortgage Loans.	Fire Insurance.
Manhattan.....	\$47,986,925	\$40,412,500	\$88,399,425	\$56,573,487	\$45,204,975
Brooklyn.....	11,915,035	29,011,740	40,926,775	23,564,476	26,853,340
Bronx.....	3,804,050	7,784,950	11,589,000	6,768,000	7,762,900
	\$63,706,010	\$77,209,190	\$140,915,200	\$86,905,963	\$79,821,215



continually pressing for larger and larger loans, so that caution is always needed. To be entirely safe in lending, it is necessary to have technical knowledge and correct judgment and to use constant watchfulness over the movements of population, the shifting of nationalities, the new transportation systems and all the complex changes of industries and habitations within the city, which affect the value of land and buildings.

The principle adopted of increasing the Capital Stock of the Company in proportion to the increase of the Company's business works not only for the protection of investors, but also to the advantage of Stockholders, in that opportunity is furnished from time to time for the employment of additional capital in such a way as to be both safe and highly profitable.

Annual Report of the Company Mailed on Request.

## LAW DEPARTMENT

### PARTNERSHIP.

To the Editor of the Record and Guide:

A and B entered in business investing share and share alike. There are no written agreements, verbal only. B wants to sell out his interest. The question arises, (1) has A the right to refuse to accept as a partner a party who is willing to buy B's share of the business? (2) In the event of continued rejections by A, what redress has B to gain his point (A not being willing to buy B's share)?

Answer.—(1) Yes. (See Parsons on Partnership, fourth edition, on page 138.) (2) B may bring a suit for an appointment of a receiver, to sell partnership effects and wind up the partnership. The debts of the firm would then be paid, and the receivership expenses, balance to be divided among partners equally.

### NO SALE.

To the Editor of the Record and Guide:

A negotiates to buy a parcel from B through C, who is the broker. After dickering in reference to price, A says he would take parcel at a given price, if same can be delivered. C, as broker, asks for a binder to pay on property in case B is willing to sell. In the presence of witnesses A says binder is not necessary, as his word is good, and would take property if C could deliver same on stipulated price. After going through quite some work, C going to the country to see B, B consents to sell under stipulated price, when A backs down. Can C, as the broker, hold A responsible for commission?

Answer.—No.

## INHERITANCE.

BY WILLIAM A. GRETZINGER.

In English law, inheritance, heir, and other kindred words have a meaning very different from that of the Latin Haeres, from which they are derived. In Roman law, the heir or heirs represented the entire legal personality of the deceased—his Universum Jus. In English law the heir is simply the person on whom the real property of the deceased devolves by operation of law if he dies intestate. He has nothing to do as heir with the personal property; he is not appointed by will; and except in the case of coparceners he is a single individual. The Roman Haeres takes the whole estate; his appointment may or may not be by testament; and more persons than one may be associated together as heirs.

In the United States the English law of inheritance has been more completely repudiated than any other portion of the British system. Each state has established rules of descent for itself, and the observation of Chief Justice Reeve that the nation "has no general law of descents, which probably has not fallen to the lot of any other country," is to some extent justified by the great differences in detail between the rules obtaining in the different states. The following are the rules of most general application, as stated in Kent's Commentaries on American Law, 12th Edition, edited by O. W. Holmes, Jr.:

(1) Real estate shall descend to the lawful descendants of the owner, in the direct line of lineal descent; and if there be but one person, then to him or her alone; and if more than one person, and all of equal degrees of consanguinity to the ancestor, then to the several persons or tenants in common in equal parts, however remote from the intestate the common degrees of consanguinity may be.

(2) When the lawful issue are of unequal degrees of consanguinity to the intestate, the inheritance shall descend to the children and grandchildren, if any be living, and to the issue of such as shall be dead, as tenants in common; but such grandchildren and their descendants inherit only such share as their parents respectively would have taken if living. These two rules are stated to prevail in all the United States, with some important variations, however, in the case of the first rule.

(3) In the absence of descendants the inheritance goes to the parents, either first to the father and next to the mother, or jointly under certain conditions.

(4) If the intestate dies without issue or parents the estate goes to his brothers and sisters and their representatives. If the relatives are of equal degrees of consanguinity they take in equal parts; but if, of the same degree, some be dead, leaving issue, and others living, the descendants of those who are dead take only their parents' share. Collaterals under this rule would be preferred to ascendants—after parents. "It is, perhaps, universally the rule that brothers and sisters are preferred to grandparents, though the latter stand in an equal degree of kindred." In some states there is no essential distinction left between the whole and the half-blood, in others, the half-blood is postponed, but nowhere is it totally excluded.

(5) In default of the foregoing, the inheritance generally goes to grandparents, but in some states (New York, New

Jersey and North Carolina), grandparents are excluded, and in others postponed.

(6) Next come uncles and aunts and their descendants, taking PER CAPITA if of equal degree, and PER STIRPES if not.

(7) If the inheritance came to the deceased on the part of his father, the father's brothers and sisters would exclude the mother's brothers and sisters, and the mother's brothers and sisters would have a similar preference in respect of property coming to the deceased EX PARTE MATERNA. A similar distinction is observed in some states in applying the fourth rule.

(8) On failure of heirs under the preceding rules, recourse is had to the "next-of-kin" as ascertained by the English statute of distributions. In many of the states the harshness of the English rule that natural children have no inheritable blood is greatly mitigated. In Louisiana, if duly acknowledged, they may inherit from both father and mother in the absence of lawful issue.

## POINTS FOR THE PROPERTY OWNER.

A fireplace that will draw well and throw out heat may easily be built. The chimney flue should measure 13 sq. in. for every square foot of opening in the fireplace. The area in the flue should be taken at the smallest point in the chimney. It often happens that masons become careless in laying the brick for a chimney flue with the result that it is drawn in either at the top or at places where it should not be. The slightest contraction has a tendency to reduce the amount of draft. A fireplace containing a less amount of flue space will smoke and draw slowly.

It often becomes necessary to destroy the odor of fresh paint before a new tenant occupies a property. Onions will be found an aid in this direction. They should be cut into small pieces and placed in two or three saucers in the affected part of the building, and left 24 hours when it will be found that all traces of the offending odors will have been absorbed.

It is not a difficult matter to select a good hot-air furnace. Nearly every stove dealer handles furnaces and will tell you that the best furnaces are those which have a chamber of generous size through which the smoke and gases circulate before passing up the chimney. A chamber of larger dimensions allows the heat to be taken up by the outside air and carried to the rooms. Avoid purchasing a furnace with a straight ash door to the chimney. Steel furnaces heat rapidly, in fact, many experts maintain that those built of this material heat up more readily than furnaces of cast iron.

Rough sand plaster walls are made by using sharp coarse sand mixed in the proportion of about three of sand to one of lime putty, with a little plaster of paris. It is put on about one-eighth of an inch in thickness and will hold coloring matter well, although it cannot be cleaned with water. The coloring matter can be purchased at any paint store or supply house.

## IN A HUMOROUS VEIN.

According to T. L. Mason, in Success Magazine, flats are now cultivated extensively throughout the country. Some varieties are short and scrubby, others grow to an immense height. Almost every flat has a spinal column running up and down its center. This is the elevator shaft, and consists of hot air.

When a flat is more costly than people can afford to live in, it is called an apartment. A flat in its primitive state consists of a small bathroom, almost completely surrounded by total darkness. A flat is a substitute for a home, at one time a popular winter and summer resort, where traditions were allowed to grow up carelessly. Now in every well-conducted flat the traditions are drawn out every morning through a tube by the pneumatic cleaning process. Babies happen occasionally, even in the best-regulated flats. Thus we see that nature, even under modern surveillance, sometimes nods.

Flats are constantly growing in size and importance. It is estimated that very soon they will hold all the people in the world, who will then come to depend entirely upon our fertile roof gardens for their means of sustenance. Flats have an awful mean temperature of two degrees below zero in winter and ninety-two degrees above zero in summer. When all the trees have been made into flats it is thought the millenium will have arrived. Every flat has the word "Welcome" over the kitchen door. Also many of them this motto: "All ye who enter here leave soap behind."

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# REAL ESTATE

## REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding weeks of 1908 and 1909.

### MANHATTAN AND THE BRONX.

CONVEYANCES.		1909.		1908.	
		July 9 to 15, inc.		July 10 to 16, inc.	
Total No. for Manhattan	232	Total No. for Manhattan	179		
No. with consideration	22	No. with consideration	6		
Amount involved	\$2,612,449	Amount involved	\$128,488		
Number nominal	210	Number nominal	173		
Total No. Manhattan, Jan. 1 to date	6,525	Total No. Manhattan, Jan. 1 to date	5,575		
No. with consideration, Manhattan, Jan. 1 to date	526	No. with consideration, Manhattan, Jan. 1 to date	378		
Total Amt. Manhattan, Jan. 1 to date	\$32,338,440	Total Amt. Manhattan, Jan. 1 to date	\$20,347,857		
CONVEYANCES.		1909.		1908.	
		July 9 to 15, inc.		July 10 to 16, inc.	
Total No. for the Bronx	210	Total No. for the Bronx	192		
No. with consideration	9	No. with consideration	13		
Amount involved	\$97,910	Amount involved	\$97,675		
Number nominal	201	Number nominal	179		
Total No., The Bronx, Jan. 1 to date	4,208	Total No., The Bronx, Jan. 1 to date	4,520		
Total Amt., The Bronx, Jan. 1 to date	\$2,505,954	Total Amt., The Bronx, Jan. 1 to date	\$3,388,045		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>10,733</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>10,095</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$34,844,394</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$23,735,902</b>		

### Assessed Value Manhattan.

1909.		1908.	
July 9 to 15, inc.		July 10 to 16, inc.	
Total No. with consideration	22	Total No. with consideration	6
Amount involved	\$2,612,449	Amount involved	\$128,488
Assessed value	\$2,003,500	Assessed value	\$118,000
Total No. nominal	210	Total No. nominal	173
Assessed value	\$16,151,000	Assessed value	\$7,479,900
Total No. with consid., from Jan. 1 to date	526	Total No. with consid., from Jan. 1 to date	378
Amount involved	\$32,338,440	Amount involved	\$20,347,857
Assessed value	\$26,092,000	Assessed value	\$15,918,100
Total No. nominal	6,089	Total No. nominal	4,197
Assessed value	\$320,157,520	Assessed value	\$265,764,400

### MORTGAGES.

1909.		1908.	
—July 9 to 15, inc.—		—July 10 to 16, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	194	Total number	183
Amount involved	\$7,336,845	Amount involved	\$3,606,537
No. at 6%	62	No. at 6%	79
Amount involved	\$624,844	Amount involved	\$323,355
No. at 5½%	4	No. at 5½%	39
Amount involved	\$626,500	Amount involved	\$292,509
No. at 5%	2	No. at 5%	18
Amount involved	\$1,101	Amount involved	\$115,262
No. at 4½%	50	No. at 4½%	38
Amount involved	\$2,626,800	Amount involved	\$1,096,750
No. at 4%	36	No. at 4%	2
Amount involved	\$2,085,750	Amount involved	\$46,000
No. at 4%	1	No. at 4%	1
Amount involved	\$16,000	Amount involved	\$2,000
No. at 2%	1	No. at 2%	1
Amount involved	.....	Amount involved	.....
No. with interest not given	39	No. with interest not given	25
Amount involved	\$1,355,850	Amount involved	\$68,325
No. above to Bank, Trust and Insurance Companies	57	No. above to Bank, Trust and Insurance Companies	13
Amount involved	\$2,946,500	Amount involved	\$181,500
Total No., Manhattan, Jan. 1 to date	5,672	Total No., Manhattan, Jan. 1 to date	5,020
Total Amt., Manhattan, Jan. 1 to date	\$189,475,213	Total Amt., Manhattan, Jan. 1 to date	\$175,099,269
Total No., The Bronx, Jan. 1 to date	4,278	Total No., The Bronx, Jan. 1 to date	4,677
Total Amt., The Bronx, Jan. 1 to date	\$38,115,181	Total Amt., The Bronx, Jan. 1 to date	\$20,306,485
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>9,950</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>9,697</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$227,590,394</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$195,405,754</b>

### EXTENDED MORTGAGES.

1909.		1908.	
—July 9 to 15 inc.—		—July 10 to 16, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	38	Total number	15
Amount involved	\$1,509,579	Amount involved	\$95,250
No. at 6%	5	No. at 6%	5
Amount involved	\$519,829	Amount involved	\$28,550
No. at 5½%	2	No. at 5½%	3
Amount involved	\$16,000	Amount involved	.....
No. at 5%	21	No. at 5%	6
Amount involved	\$692,000	Amount involved	.....
No. at 4½%	8	No. at 4½%	.....
Amount involved	\$274,000	Amount involved	.....
No. with interest not given	2	No. with interest not given	.....
Amount involved	\$7,750	Amount involved	.....
No. above to Bank, Trust and Insurance Companies	9	No. above to Bank, Trust and Insurance Companies	.....
Amount involved	\$363,000	Amount involved	.....
Total no., Manhattan, Jan. 1 to date	1101	Total no., Manhattan, Jan. 1 to date	.....
Total Amt., Manhattan, Jan. 1 to date	\$47,709,031	Total Amt., Manhattan, Jan. 1 to date	.....
Total No., The Bronx, Jan. 1 to date	334	Total No., The Bronx, Jan. 1 to date	.....
Total Amt., The Bronx, Jan. 1 to date	\$2,782,453	Total Amt., The Bronx, Jan. 1 to date	.....
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>1,435</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	.....
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$50,491,484</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	.....

### PROJECTED BUILDINGS.

1909.		1908.	
July 10 to 16, inc.		July 11 to 17, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	30	Manhattan	10
The Bronx	73	The Bronx	35
Grand total	103	Grand total	45
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$5,691,100	Manhattan	\$751,500
The Bronx	829,200	The Bronx	452,450
Grand total	\$6,520,300	Grand total	\$1,203,950
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$420,009	Manhattan	\$592,500
The Bronx	11,375	The Bronx	15,300
Grand total	\$431,384	Grand total	\$607,800
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	660	Manhattan, Jan. 1 to date	319
The Bronx, Jan. 1 to date	1,465	The Bronx, Jan. 1 to date	839
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>2,125</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>1,158</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$86,513,825	Manhattan, Jan. 1 to date	\$43,041,721
The Bronx, Jan. 1 to date	24,083,260	The Bronx, Jan. 1 to date	7,567,375
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$110,597,085</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$50,609,096</b>
Total Amt. Alterations:		Total Amt. Alterations:	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$7,954,234</b>	<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$7,357,016</b>

### BROOKLYN.

#### CONVEYANCES.

1909.		1908.	
July 8 to 14, inc.		July 9 to 15, inc.	
Total number	571	Total number	488
No. with consideration	27	No. with consideration	23
Amount involved	\$241,115	Amount involved	\$277,387
Number nominal	544	Number nominal	465
<b>Total number of conveyances, Jan. 1 to date</b>	<b>16,114</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>14,815</b>
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$7,946,550</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$12,169,095</b>

#### MORTGAGES.

Total number	602	Total number	477
Amount involved	\$2,298,603	Amount involved	\$1,923,673
No. at 6%	254	No. at 6%	316
Amount involved	\$762,829	Amount involved	\$1,008,034
No. at 5½%	.....	No. at 5½%	.....
Amount involved	.....	Amount involved	.....
No. at 5%	86	No. at 5%	105
Amount involved	\$400,569	Amount involved	\$574,287
No. at 4½%	.....	No. at 4½%	.....
Amount involved	.....	Amount involved	.....
No. at 4%	198	No. at 4%	37
Amount involved	\$1,052,428	Amount involved	\$293,280
No. at 4%	2	No. at 4%	.....
Amount involved	\$32,500	Amount involved	.....
No. at 3%	2	No. at 3%	.....
Amount involved	\$2,700	Amount involved	.....
No. with interest not given	20	No. with interest not given	19
Amount involved	\$47,577	Amount involved	\$48,072
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>14,666</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>14,834</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$58,506,844</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$50,703,836</b>

#### PROJECTED BUILDINGS.

No. of New Buildings	166	No. of New Buildings	136
Estimated cost	\$1,282,210	Estimated cost	\$579,375
Total Amount of Alterations	\$77,915	Total Amount of Alterations	\$207,394
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>5,377</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,512</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$30,889,657</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$13,964,043</b>
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$2,618,277</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$3,057,886</b>

### QUEENS.

#### PROJECTED BUILDINGS.

1909.		1908.	
July 9 to 15, inc.		July 10 to 16, inc.	
No. of New Buildings	119	No. of New Buildings	52
Estimated cost	\$882,830	Estimated cost	\$179,500
Total Amount of Alterations	\$8,100	Total Amount of Alterations	\$6,900
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>2,491</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	.....
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$8,589,900</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	.....
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$436,710</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	.....

## THE WEEK.

THERE are unmistakable evidences that realty trading has at last settled down to a state of midsummer calm. In fact, buying and selling is desultory, as is nearly always the case when the professional operator is absent from the field. Besides, many private buyers who are wont to take advantage of early summer opportunities in the market have not yet returned from their Independence Day tours. It must be conceded that conditions of this kind are not altogether satisfactory to the brokerage branch of the business, but protracted lulls are not without their moral, since they tend to egg the negotiator on to accomplish greater results during the season when inquiries come in fast and business is good and plenty. The old proverb, "make hay while the sun shines," is particu-

larly applicable in this instance. It is impossible to lay too much stress upon the necessity of obeying this measure for protection. To some who are so fortunate as to enjoy the advantages of standing orders to buy or sell at their discretion this warning may be misdirected, but its strict observance by others who may not be so favored often means the open sesame to success.

In making comparisons of the character of business transacted during the week with that of the corresponding period for 1908 there seems to be little difference, with the exception perhaps that in the course of the latter a larger number of business buildings changed hands in the district below 59th st, and fewer sales of new houses were consummated in the territory across the Harlem River.

Included among the leading transactions reported for the week the sale of a 6-sty mercantile building at 73 to 77 Mercer st is interesting in that the property has been purchased for investment. The structure is now occupied by Theodore Tiedemann & Sons under a net lease for a period of years. It will be recalled that until recently little or no trading has been confined to improved property in Mercer st, but those in a position to pass judgment affirm that owing to favorable changes in the character and standing of new business concerns now locating in the immediate neighborhood of the property in question, the future demand for investments in that section is likely to increase in proportion. In this connection it can be further said that there was a time when Mercer st property was considered a choice investment, but the inevitable happened; some lines in the wholesale dry goods trade exhibited a tendency to move farther westward and northward into more modern and less expensive quarters, to the end that many vacancies were created, rendering considerable property temporarily unproductive. That a return to former conditions is fast taking place is a consolation to many.

The announcement that one of the large title companies made a loan of \$450,000 at 4½ per cent. on first mortgage to the Hotel Securities Co. on the 13-sty fireproof hotel at the northwest cor of 49th st and Madison av, is convincing evidence of the abundance of mortgage money which may now be had at low rates of interest. Not only is money easy where straight mortgages are concerned, but funds for building loans can be secured at short notice and upon the most liberal terms as well. This condition not only obtains within the limits of New York City, but also extends over the entire commuting zone. Mortgage money has become so cheap lately that even building and loan associations in some instances have been obliged to abandon high interest charges and premiums in order to obtain applications.

During the middle of the week interest was centered around Herald Square by the announcement of the purchase of the 12-sty Childs Building at 108 West 34th st, near Broadway. The buyers are the Shanley brothers, who now control several restaurants in Manhattan. The Childs Co. has a long lease on the property, occupying several floors and subletting the others. It is learned that the building was purchased with a view of using it for restaurant purposes should it become necessary. Since the late boom in the Pennsylvania zone comparatively little trading has been confined to the south side of 34th st at this point.

## THE AUCTION MARKET

LEGAL sales, as usual at this time of the year, chiefly make up the budget for the auction market. Compared with the corresponding period in 1908 the present showing indicates a healthier condition all around. On Monday at the stand of Samuel Marx the sale of No. 72 Murray st, a 4-sty loft and store building, was adjourned until July 23. At the stand of Joseph P. Day Nos. 2516 and 2518 7th av, southwest corner of 146th st, 40x100, 6-sty flats and stores, were knocked down to the plaintiff in the action for \$85,628. There was due on these parcels \$26,369.76; taxes, etc., \$1,438.25; subject to a prior mortgage of \$70,000. A parcel at 204 West 96th st, 27x100.8, 5-sty flat, advertised to be sold on the 12th inst. by Auctioneer Samuel Goldsticker, was withdrawn, to the disappointment of a coterie of speculators in that neighborhood. No better success was experienced at the sale of 216 East 112th st, sold by William Kennelly, Jr. The parcel in this instance was struck off to the plaintiff for \$13,330. There was due in this case \$5,002.03; taxes, etc., \$174.83; subject to a mortgage of \$8,000. On Tuesday at the stand of Joseph P. Day No. 178 West 135th st, a 5-sty flat, 25x99.11, against which was due \$20,862.17, taxes, etc., \$505, was struck off to Maximilian Weinstein for \$22,400.

On Wednesday Auctioneer Herbert A. Sherman knocked down to Leonard Weill on a bid of \$4,450 the northeast cor of Belmont av and 188th st, a 2-sty dwelling and vacant parcel, 95x50; also to Margaret Lyons for \$4,875 the vacant property, 50x141, on the east side of Park av, 100 ft. south of 182d st. (Partition sale.) At the stand of Joseph P. Day Anna O. Pell secured a 6-sty brick store on the north side of 21st st, 85 ft. west of 6th av; sheriff's sale of all right, title, &c., which D. C. Pell had on Jan. 14, 1909, or since, for \$5,000.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

**BAXTER ST.**—Charles Rubinger sold to Benedett Casagrande and Domenico Casella Nos. 83 and 85 Baxter st, a 6-sty new law tenement house with stores, on a plot 50x100.

#### Near the Water Front.

**FRONT ST.**—The Smith estate sold 149 and 151 Front st, at the southeast cor of Maiden lane, fronting 40 ft. on Front st and 57.8 on Maiden lane, for \$65,000. There is at present a 5-sty warehouse on the site. The Chas. F. Noyes Co. negotiated the sale.

**MAIDEN LANE.**—The Chas. F. Noyes Co. sold for the estate of Ruel Smith the 5-sty and basement building at the southeast cor of Maiden lane and Front st, with frontages of 57.8 on Maiden lane and 40.2 on Front st. It has been in the family of the sellers for about 70 years.

#### Purchase in Mercer St.

**MERCER ST.**—Frederick Fox & Co. sold for Mrs. Clara F. Hitchcock to an investor the 6-sty mercantile building at 73, 75 and 77 Mercer st, 50.1x100. The building is at present occupied by Theodore Tiedemann & Sons, under a new lease.

**MINETTA ST.**—William Gullery sold the three 4-sty tenements 6 to 10 Minetta st, 66x75 and irregular.

**PERRY ST.**—The Realty Federation of New York sold 137 Perry st, near Washington st, a 5-sty flat building, 25x100, to an investor.

**15TH ST.**—William J. Roome & Co. sold for a client 340 West 15th st, a 3-sty and basement dwelling, 18.9x81.6.

#### Astor Realty Sold.

**21ST ST.**—John Jacob Astor sold to Irving I. Kempner the three dwellings at 132, 134 and 136 West 21st st, 69x92.

**27TH ST.**—The James Livingston Construction Co. sold to an investor 28 to 32 West 27th st, a new 12-sty mercantile building, 58x98.9. The property has been held at \$450,000.

#### Quickening Near Herald Square.

**34TH ST.**—The United States Realty & Improvement Co. sold to Shanley Bros the Childs Building, at 108 West 34th st. The plot is 47.3x98.9, and is distant about 78 ft. west of Broadway. The company which controlled the parcel has held it at \$850,000. While the price in the present transaction has not been made public, it is believed to have closely approached this figure.

**37TH ST.**—Frederick Fox & Co. sold for Ann Smith, of Rochester, N. Y., to Louis Bernstein 136 and 138 West 37th st, two 4-sty dwellings, 34x99.

**43D ST.**—The Flatiron Realty Co. sold 246 West 43d st, a 4-sty altered building, 20x100.

#### Dwelling Changes Hands.

**57TH ST.**—J. Romaine Brown & Co. sold for Mrs. Emma C. Stein 335 West 57th st, a 4-sty high stoop stone front dwelling, 20.3x100.5.

### NORTH OF 59TH STREET.

**63D ST.**—The Fackler Estate sold to Martha Freund 137 West 63d st, a 4-sty dwelling, 18.6x100.5.

**77TH ST.**—Mrs. Viola B. Cockcroft sold 59 East 77th st, a new 5-sty American basement dwelling, 18.9x102.2, to a client for occupancy.

**78TH ST.**—John Kolessar sold to Saul De Vries 315 and 317 East 78th st, two 4-sty tenements, 50.4x102.2.

**79TH ST.**—The J. C. Lyons Building & Operating Co. sold to an investor 44 East 79th st, southeast cor of Madison av, a 5-sty apartment house, 21x80, opposite the Cook block. The property has been held at \$125,000.

**83D ST.**—Francis A. Makewan sold the 3-sty dwelling 51 West 83d st, 18.9x102.2.

**84TH ST.**—Lewis A. Pratt sold 6 West 84th st, a 4-sty and basement dwelling, 21x102.2, to a client for occupancy.

**87TH ST.**—Rachel L. Jackson sold the 3-sty and basement dwelling 109 West 87th st, 16.8x102.2.

#### On the Upper West Side.

**93D ST.**—Robert Kamber sold 314 West 93d st, the Clarence, a 5-sty apartment house, 50x144.8.

**102D ST.**—Anna M. Jeroloman sold to an investor 305 West 102d st, a 3-sty sandstone dwelling, 20x100.

**111TH ST.**—Mrs. Isaac L. Kipp, a daughter of former Mayor William V. Brady, sold a parcel of 10 lots, 250x100, on the south side of 111th st, 78 ft. east of Broadway. It is reported that the purchase price was \$18,500 for each lot, and that the property will be improved with apartment houses.

**129TH ST.**—Hershfield estate sold 215 West 129th st, a 3-sty and basement brownstone dwelling, 18.9x55x99.11, to a client for occupancy.

**WEST END AV.**—The Realty Mortgage Co. (Benjamin Mordecai, president), purchased from Alexander Rankin the house No. 771 West End av, 58 ft. south of 98th st, 17.2x100. The purchase of this house gives the Realty Mortgage Co. a plot on the southwest cor of West End av and 98th st of 75.8 front x 100 ft. in depth.

**7TH AV.**—In exchange for 530-532 West 26th st Mr. Dickinson gives to Mr. Andrews 2520 7th av, a 5-sty flat, 26.6x100, at the northwest cor of 146th st.

### WASHINGTON HEIGHTS.

#### Lawrence Property Sold.

**131ST ST.**—Emlen N. and John Burling Lawrence sold a plot 75x100, on the north side of West 131st st, 150 ft. east of Riverside Drive, to George Godfrey. This is the last of the property to pass out of the Lawrence family, who have held title under John B. Lawrence since 1804, he having owned most of Manhattanville at that time.

**AMSTERDAM AV.**—Ferdinand Nagle, 2176 Amsterdam av, sold for the Seimendinger estate 1986 Amsterdam av, 3-sty brick building on lot 25x100, to John Viebrock.



## BRONX.

ARDEN TRACT.—Steven B. Ayres has purchased from Archibald Douglas and H. M. Merriman plots 3 and 14, Arden Tract. These plots have a frontage of more than 200 feet on East 222d st.

CONCOURSE.—O'Hara Bros. sold for K. Burke a dwelling and stable, 50x100, on the west side of the Grand Boulevard and concourse, north of Bedford Park Boulevard.

HOME ST.—The O'Leary Realty and Construction Co. sold to General Wagner 970 Home st, a 4-sty flat, 31.3x85.

154TH ST.—Mrs. F. Wilbeck sold to Mrs. G. Dida the 3-sty house 386 East 154th st, about 100 ft. west of Melrose av, 25x100.

## Buyer for Four-Family House.

168TH ST.—J. J. Lucey sold the 4-family brick house, 28x90, at 579 East 168th st, to Katherine Wendling for investment.

181ST ST.—David Telley sold a plot 50 feet front on the north side of 181st st, running 21 feet through to West st, west of Honeywell av.

231ST ST.—Along the Hudson Co. sold plot 10 at a corner of West 231st st and Independence av, on which a fireproof house is in process of construction.

ANDREWS AV.—H. H. Vought & Co. sold to Jeannette D. Stewart one of their recently completed dwellings in the east side of Andrews av, south of Fordham road.

BROOK AV.—Johann and Barbara Lange sold 1515 Brook av, a 4-sty and basement triple flat, 100x39 ft.

COMMONWEALTH AV.—It is reported that a Mrs. Bischoff sold the dwelling at 100 Commonwealth av, Van Nest, to a client for occupancy.

CONCORD AV.—D. J. Dillon Co. sold the three new 3-family houses, 79x100, on the west side of Concord av, south of 149th st.

FINDLAY AV.—Thornton Brothers sold to Gertrude Enners the dwelling at 1276 Findlay av.

LIND AV.—Mrs. Mary A. Hessels sold the 1-family house and stable, 25x162, on the east side of Lind av, 179 feet north of 166th st.

MOHEGAN AV.—William Penfield, Charles Grote and others sold the northeast cor of Mohegan av and 181st st. Since the report of this sale was received the same property is again reported to have been sold with the plot adjoining on the north side of 181st st, 11.3 ft. east of Mohegan av, 50 ft. front, running through to West st, to a builder.

OAK TREE PL.—O'Hara Bros. sold for Louis S. Eickwort the 2-sty 2-family house, 612 Oak Tree pl, near Hughes av. The buyer will occupy.

RYER AV.—Rodrick J. Kennedy purchased the one-family house at 2043 Ryer av.

SOUTHERN BOULEVARD.—William Peters sold to William Abenseth the plot 75x100 at the southeast cor of Paisley av and Southern Boulevard.

SOUTHERN BOULEVARD.—Gaines Roberts Co. sold 1015 Southern Boulevard, the third out of five recently completed 5-sty apartment houses, with stores, in the Southern Boulevard, just south of Westchester av. The purchaser will occupy the store as a confectionery.

## Site for Hudson Statue.

SPUYTEN DUYVIL.—The city purchased during the week at private contract 5 lots as a park for the erection of a monument in honor of Hendrick Hudson. The lots are situated at the cor of Spuyten Duyvil and Putnam lanes, Spuyten Duyvil, and were purchased for \$12,000 from Charles R. Demarest.

TREMONT AV.—J. Massimino sold 74 Tremont av, cor of 177th st, a 4-sty 2-family house, to Mrs. Ellen McGuire. Mr. Massimino erected a row of 19 houses at this point.

VYSE AV.—O'Leary Realty & Construction Co. sold the 4-sty double flat building at 1173 Vyse av, 31x85.

WESTCHESTER AV.—Mrs. Emma G. Davis sold to Evarts L. Prentiss lots Nos. 90, 91, 92, 93 Paul Estate, Borough of the Bronx. This parcel has a frontage upon the extension of Westchester av.

WOODYCREST AV.—Theodore A. Schnitzlein sold to W. T. Dougan the northeast cor of 162d st and Woodycrest av, a plot of more than 5 lots with a frontage of 133 ft. in the av.

WOODLAWN ROAD.—Jacob Fisher sold 3199 Woodlawn road, cor of Bainbridge and Van Cortlandt avs, a 2-family house, 25x100.

## LEASES.

The Singer Manufacturing Co. leased half of the 21st floor in the tower of their building at 149 Broadway to the Mead Morrison Manufacturing Co. for a term of years.

The Duross Co. has sub-leased for the Innovation Trunk Co. the 6-sty factory at 311 West 15th st, to George Ebinger & Son, furniture manufacturers, for a long term of years.

Duross Co. leased for S. W. Meyer the 4-sty and basement house 206 West 17th st, to Sarah Jane Hughes for a term of years. Also 150 West 27th st, for the Investors & Traders Realty Co. to John L. Aguilar.

Charles F. Noyes Company leased the building 116 John st to the Zonol Products Co.; also offices in the Terminal Building to Guerther & Nolte and a floor in 27 Beekman st for Potter & Bro., to Frasca & Cingolo.

The West Twenty-sixth Street Corporation leased the store, basement and first and second lofts, containing 40,000 square feet, in the building 37 to 43 West 26th st, to Gus Lurie & Co. This completes the renting of the entire building.

Henry Corn leased for the Improved Property Holding Co. to Sohmer & Co., piano manufacturers, the store and basement in the 11-sty building, 315 5th av, southeast cor of 32d st. The lease is for a period of 10 years from October 1, and it is understood the rental is to be \$25,000 a year, or \$250,000 for the terms. Sohmer & Co. have been located at No. 170 5th av, southwest cor of 22d st, for more than 10 years.

Frederick G. Potter as trustee leased for a term of 30 years the northeast cor of 207th st and 10th av, a vacant plot 50x100. This is the largest lease ever reported in this section. The property will be immediately improved with a 2-sty brick building. The rent aggregates \$100,000. This plot is at the 207th st station of the Broadway subway, and has direct access to University Heights, Fordham Heights and Kingsbridge across 207th st or Fordham Heights bridge.

## SUBURBAN.

MAY'S LANDING, N. J.—D. H. Scully & Co. sold for A. J. Griffin 16 lots on Franklin av, May's Landing, N. J., with a frontage on Little Harbor River. The purchaser will erect bungalows on the site.

RYE, N. Y.—William F. Day sold for Andrew Miller, of Life Publishing Co., his shore-front estate at Rye Neck, in the town of Rye, consisting of a large house and six acres. The buyer is Mr. Samuel Samuel, of New York.

MAPLEWOOD, N. J.—The T. B. Ackerson Co. sold to the Wolfe, Jilson, Douglas Company, of West Orange, N. J., about 30 building plots in Roosevelt Park. The purchasers will erect detached dwellings. Roosevelt Park, which is at Maplewood, N. J., was formerly the estate of Cornelius V. S. Roosevelt.

GREENWICH, CONN.—Thomas N. Cooke, of Greenwich, Conn., sold a large tract of acreage property, consisting of three farms of Edward Merritts, N. A. Knapp and a small portion of the property of Benjamin T. Fairchild, at Sound Hill, Greenwich, to Tyler L. Redfield, of Manhattan, who will make a handsome estate out of the property.

STAMFORD, CONN.—Frank B. Gurley, of Stamford, Conn., sold to E. Howard O'Flynn, of Brooklyn, 30 acres of land on Newfield av, Stamford, for the estate of Amzi W. Scofield. The property adjoins the country place of Irving E. Raymond, and Mr. O'Flynn will spend about \$40,000 in developing it; and to Mrs. L. Townsend Howes the Louisa Lounsbury farm at Long Ridge, containing 40 acres.

ROUND HILL, CONN.—A syndicate headed by Judge R. Jay Walsh sold over 200 acres known as Peck's Land at Round Hill, Greenwich, Conn., in the vicinity of the estate of I. S. Stokes, Benjamin T. Fairchild, Charles A. Moore and others. The buyer, H. J. Fisher, of the Crowell Publishing Company, of New York, intends to improve the property at once with suitable buildings for a country estate.

GREENWICH, CONN.—Wm. F. Day sold for a syndicate headed by Judge R. Jay Walsh over 200 acres known as Peck's Island, at Round Hill, Greenwich, Conn., in the vicinity of the estates of I. S. Stokes, Benjamin T. Fairchild, C. A. Moore and others. The buyer, Mr. H. J. Fisher, of the Crowell Publishing Co., of New York, intends to improve the property at once with suitable buildings, making a choice country estate.

NEW BRUNSWICK, N. J.—Macray & Rosenthal sold the George Rolfe farm of 120 acres at New Brunswick to developers, who will build a number of houses; also 38 acres on the Stelton road, back of New Brunswick, to Peter Mausen, and have also resold the John Manning farm on the Stelton road to another syndicate of New York developers. Macray & Rosenthal purchased for themselves a 56-acre farm, known as the Stryker property, in the same vicinity, and will cut it up into 5-acre farms.

## STATEN ISLAND.

PLEASANT PLAINS, S. I.—The Prince's Bay Realty Co. sold a dwelling with a tract of about 70 lots, at Pleasant Plains, S. I.; also a plot of 5 acres, with dwelling, at Huguenot Park.

PORT RICHMOND, ETC.—The Prall agency, of Port Richmond, reports the following sales: For the Miller estate, 1 house and 2 lots on Bay av, Port Richmond; for Mrs. Amelia M. Hillyer, 2 houses and 2 lots on Bodine st, West New Brighton; for the Henry Hoffman estate, 1 house and 2 lots on Simonson pl, Port Richmond; for Mrs. C. W. Townsend, 1 house on Harrison av, Port Richmond; for William H. Meiser, 1 house and 7 lots at New Springville.

## UNCLASSIFIED SALES

The total number of sales reported is 62, of which 19 were below 59th st, 17 above, and 26 in the Bronx. The sales reported for the corresponding week last year were 63, of which 12 were below 59th st, 18 above, and 33 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 194, as against 239 last week, and in the Bronx 242, as against 227 last week. The total amount involved is \$8,892,855, as against \$6,339,469 last week.

The amount involved in the auction sales this week was \$399,659, and since January 1, \$43,522,479. Last year the total for the week was \$488,488, and from January 1, \$35,393,991.

WEST HOUSTON ST.—Lowenfeld & Prager sold 123 West Houston st, southwest cor of Sullivan st, a 6-sty loft building, 25x95.

26TH ST.—George A. Andrews sold to Patrick F. Dickinson 530 and 532 West 26th st, a 2-sty stable, 58.9x99.11.

41ST ST.—Mrs. M. S. Simpson sold 323 West 41st st, a 4-sty tenement, 25x98.9.

3D AV.—Frederick Fox & Co. sold for Henrietta Harris 297 3d av, a 3-sty building, 21.6x100, adjoining the southeast cor of 23d st. The buyer is F. W. Seybel, owner of the 6-sty loft building abutting in the rear at 204 to 208 East 23d st.

85TH ST.—The estate of Albert B. Wechsler sold the 4-sty dwelling 122 West 85th st, 18.6x102.2.

CONVENT AV.—Pearl Wolfe sold 344 Convent av, a 3-sty and basement brick dwelling, 20x96, between 144th and 145th sts.

HAMILTON PL.—F. R. Wood & Co. sold for the Oppenheimer Realty Co. the northwest cor of Hamilton pl and 143d st, a 6-sty apartment house, 108.6x90.2x irregular. It has been held at \$350,000.

177TH ST.—J. Massimino sold another of the row of 4-sty 2-family houses being erected at the cor of 177th st and Tremont av. The buyer is a Miss Ball. This is the third house sold this week by Mr. Massimino.

CLAY AV.—The A. J. Schwarzler Co. sold 4 more of a row of 5-sty flats on the east side of Clay av, bet 168th and 169th sts.

6TH AV.—The old Sherwood Studio Building at the southeast cor of 6th av and 57th st has changed hands. It is a 7-sty structure, with a frontage of 100.11 ft. on the av and 95 ft. on the st. The property is assessed on this year's tax books at \$375,000, an advance of \$25,000 over the 1908 figure. The ground is taxed at \$250,000. The buyer is supposed to be Harry J. Luce, of the Acker, Merrill & Condit Co. The building was erected in 1874 by John H. Sherwood. The Acker, Merrill & Condit Co. has a lease of the stores and basement until next May.



# WANTS AND OFFERS



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

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

SMALL ORNAMENTAL IRON SHOP to do my work; cost plus profit. Box 64, Record and Guide.

WANTED—Active, energetic real estate man to lease business property north of Fourteenth street. Good opportunity for right party. Apply Denzer Bros., 320 Broadway.

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**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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**ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.**

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## OAKDALE AUCTION SALE

Shore Front Bungalow Plots on Great South Bay, at Oakdale, L. I.



Shore high, land dry, level and in rich lawn to water's edge, beautifully shaded and restricted. New York! Oakdale, 1 hour. Station to water, 10 minutes. Monthly commutation, 20 cents a trip. Sale will be held on the premises at Oakdale, on Saturday, July 24, at 3 o'clock. 60 per cent. may remain on mortgage 3 years at 4 per cent. Restrictions reasonable. Titles guaranteed.

**BRYAN L. KENNELLY, AUCTIONER, 156 BROADWAY, NEW YORK CITY**

**An owner's conduct of his real estate is the best index to his financial standing.**

We will watch real estate owned by your customers and notify you when conveyances or incumbrances are filed against the property. We will advise you as to the ownership of any property and the mortgages or other liens existing thereupon. We will report as to unpaid taxes and assessments.

*Charges Low Particulars on Application*

**THE REALTY RECORDS CO., 11-15 E. 24th St. Tel., 4430 Mad. Sq.**

**Banks of Discount**

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## REAL ESTATE NOTES

Benjamin B. Woog, of 324 West 83d st, New York, an active real estate broker of this city, died at Atlantic City Hospital on July 15, aged 30.

Clarence H. Kelsey, president of the Title Guarantee & Trust Co., 176 Broadway, is spending the summer in Europe. He is expected back in his office on or about August 15.

H. Ives Smith, recently connected with the firm of Frederick Zittel & Sons, has connected himself with the firm of R. S. Jennings & Co., 3612 Broadway, to take charge of their uptown office.

The estates of Long Beach report that for the week ended July 10 sales of lots on the Boardwalk and Boulevard at Long Beach reached a total of \$277,975, after a total of \$219,485 on the preceding week.

Realty interests will be pleased to learn that plans have been filed for a block of nine 6-sty flat houses, each containing suites for 25 families, to be built by Charles M. Rosenthal on 158th st, near Riverside Drive, at a total cost of \$360,000.

Col. Chas. H. Patrick, president of the East Bay Land and Improvement Co., sailed for England today for the purpose of consulting with the London corporation relative to the further development and improvement of the company's property in the Bronx.

Justice Blanchard, of the Supreme Court, has appointed Thomas Shields receiver of the rents of 1163 Hoe av, The Bronx,

a tenement house, in a suit brought by Elizabeth H. Hoar against the Eastern Crown Realty Co. and others, to foreclose a mortgage of \$17,000.

Walter B. Thompson, a real estate broker in Manhattan, died in the Memorial Hospital at Morristown, N. J., on Wednesday, following an operation for appendicitis. He was 49 years old. His father was the late James Thompson, of Bound Brook. He leaves a widow and two children.

William H. Ricketts has been appointed receiver of the rents of a 6-sty tenement on the north side of 95th st, 250 ft east of 2d av, 37.6x100.8, known as 315 and 317 east 95th st, in a suit brought by the City Real Estate Co. against Bertha Weindrug and others to foreclose a mortgage of \$33,000.

Title to the property at 44 to 50 Broadway, the sale of which by Herman De Selding was recently reported, was transferred during the week to the Morris Building Co., of 26 Broadway. Alfred C. Bedford and Harold I. Pratt, of the Standard Oil Co., are president and treasurer, respectively of the Morris Building Co. It is understood that this company is now offering the realty for sale at \$2,000,000. The property brought \$1,681,274 on June 11.

The regular monthly meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards was held on Friday, July 9, at the New York Turn Hall, 85th st and Lexington av. President George H. Beck presided. The principal matter under discussion was the lack of water pressure in the Yorkville section. The committee will go before the Water Department to ask for immediate relief from the present conditions, and if the result is not satisfactory, an appeal will be made to the Mayor.

**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 M. HARTE, Treasurer  
Hon. ABRAHAM R. LAWRENCE, Counsel

**NOTICE TO PROPERTY OWNERS.**

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.  
Monday, July 19.

Unnamed st (W 187th st), opening, at 1 p m.  
Teller av, opening from 170th st to Morris av,  
at 11 a m.  
West 234th st, opening from Albany rd to Kings-  
bridge av, at 2 p m.

Tuesday, July 20.

Main st (City Island), opening, at 3 p m.  
Chittenden av, &c, opening, at 11 a m.  
Gun Hill rd, opening from Jerome av to Mosholu  
Park, at 12 m.

Wednesday, July 21.

West Farms rd, opening from Bronx River to  
Westchester Creek, at 3 p m.  
Ludlow av, &c, opening, at 11 a m.

Thursday, July 22.

West 216th st, opening from Broadway to Har-  
lem River, at 3 p m.  
Riverside Drive, widening from 139th st to 142d  
st, at 1 p m.  
Zerega av, opening from Castle Hill av to Cas-  
tle Hill av, at 2 p m.  
Second and third new streets north of 181st st,  
opening, at 3 p m.

Friday, July 23.

Van Cortlandt av, opening from Sedgwick av to  
Van Cortlandt Park South, at 11.30 a m.

At 258 Broadway.

Friday, July 23.

Pier 51, East River, at 2 p m.

**ADVERTISED LEGAL SALES.**

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

July 17.

No Legal Sales advertised for this day.

July 19.

109th st, No 108, s s, 76 e Park av, 19x100.11,  
4-sty brk tenement. Sheriff's sale of all  
right, title, &c, which Sigmund Lissner had  
on Nov 16, 1908, or since; Oscar A Campbell,  
att'y, 220 Broadway; Thomas F Foley, sheriff.  
By Joseph P Day.

Lewis st, No 12, e s, 150 n Grand st, 25x100,  
5-sty brk tenement and store. Josephine B  
Kohn agt Theresa Delkowsky et al; Sanborn  
& Sanborn, att'ys, 29 Wall st; Chas L Hoff-  
man, ref. (Amt due, \$19,428.44; taxes, &c,  
\$477.55.) Mort recorded Nov 11, 1905. By  
Joseph P Day.

16th st, No 617, n s, 263 e Av B, 25x92, 5-sty  
brk tenement and store. Solomon H Kohn  
agt Henry Tishman et al; Sanborn & San-  
born, att'ys, 29 Wall st; Chas L Hoffman,  
ref. (Amt due, \$18,617.04; taxes, &c, \$387.95.)  
Mort recorded Jan 24, 1907. By Joseph P  
Day.

July 20.

126th st, No 74, s s, 160 e Lenox av, 25x99.11,  
3 and 4-sty clubhouse. Geo T Whyte agt  
Builders' League of N Y et al; Francis B  
Sanford, att'y, 141 Broadway; Percival H  
Gregory, ref. (Amt due, \$21,658.97; taxes,  
&c, \$540.) Mort recorded Dec 29, 1897. By  
Joseph P Day.

132d st, No 270, s s, 150 e 8th av, 16.8x99.11,  
3-sty and basement stone front dwelling.  
Louis Frankenstein, trustee, agt Albert J  
McMullen et al; Alfred L M Bullowa, att'y,

**AUCTION SALES OF THE WEEK.**

The following is the complete list of the property sold, withdrawn or  
adjourned during week ending July 16, 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.

- \*7th av, Nos 2516 & 2518|s w cor 146th st, 40x100, 6-sty brk tenement and  
146th st, No 200 | stores. (Amt due, \$26,369.76; taxes, &c, \$1-  
438.25; sub to a prior mort of \$70,000.) Chas A Fisher.....\$85,628
- 135th st, No 178, s s, 200 e 7th av, 25x99.11, 5-sty brk tenement. (Amt  
due, \$20,862.17; taxes, &c, \$505.) Maximilian Weinstein.....22,400
- \*13th st, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and  
store. (Amt due, \$3,290.34; taxes, &c, \$544.45; sub to prior mort  
of \$6,000.) Morris Weinstein.....8,725
- \*Allen st, No 191, w s, 150 n Stanton st, 25x87.6, 5-sty brk tenement  
and stores. (Amt due, \$7,406.45; taxes, &c, \$61; sub to a prior mort  
of \$25,000.) Joseph L B Mayer.....32,000
- Varick st, No 65, w s, 68 s Vestry st, 22x62.3, 3-sty brk tenement and  
store. (Partition.) Mary B Young, defendant.....11,200
- 21st st, n s, 85 w 6th av, 20x98.9, part 6-sty brk store. (Sheriff's sale  
of all right, title, &c.) Anfa O Pell.....5,000
- 98th st, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk  
tenement. (Amt due, \$27,066.80; taxes, &c, \$559.93.) Adj sine die.....
- Av D, Nos 55 & 57 |s w cor 5th st, 41x80, two 5-sty stone front tene-  
5th st, Nos 750 & 752| ments and stores and 2-sty brk tenement and  
store in st. (Amt due, \$48,012.66; taxes, &c, \$1,777.91.) Samuel  
Shapiro.....46,000
- Valentine av, No 2060, old No 2050, e s, 375.4 n 179th st, runs n 28  
x e 100 x n 28.8 x e 85.5 x s 133.4 x n w 91.1 x w 155.10 to beg.  
2-sty frame dwelling and 2-sty frame building in rear. (Amt due,  
\$5,185.62; taxes, &c, \$1,180.) M Walter.....9,100
- Monroe st, No 254, s s, 250 w Jackson st, 25x97.8, 6-sty brk tenement  
and store. (Amt due, \$2,603.31; taxes, &c, \$—; sub to two prior  
morts aggregating \$36,500.) H Helfer.....39,521
- \*47th st, No 340, s s, 100 w 1st av, 20x100.5, 4-sty brk tenement and  
store. (Amt due, \$10,862.05; taxes, &c, \$425.47.) Harriet H Hartnett.....10,500
- \*47th st, No 342, s s, 80 w 1st av, 20x100.5, 4-sty brk tenement and  
store. (Amt due, \$10,868.05; taxes, &c, \$390.17.) Harriet H Hartnett.....10,500

31 Nassau st; Timothy P Sullivan, ref. (Amt  
due, \$1,793.08; taxes, &c, \$200.) Mort re-  
corded July 10, 1908. By Joseph P Day.

July 21.

151st st, s s, 100 w 7th av, 75x99.11, vacant C E  
Sands et al as trustees agt Fannie Hamil et al;  
Bowers & Sands, att'ys, 31 Nassau st; Thomas  
J L McManus, ref. (Amt due, \$24,828.58;  
taxes, &c, \$1,012.56.) Mort recorded March  
7, 1906. By Joseph P Day.

151st st, s s, 175 w 7th av, 75x99.11, vacant.  
B Aymer Sands, trustee, agt same; same  
att'ys; same ref. (Amt due, \$24,833.58;  
taxes, &c, \$1,012.56.) Mort recorded March  
7, 1906. By Joseph P Day.

150th st, n s, 175 w 7th av, 75x99.11, vacant.  
Chas E Sands et al, trustee, &c, agt Louvre  
Realty Co et al; same att'ys; Chas W Dayton,  
Jr, ref. (Amt due, \$24,827.13; taxes, &c,  
\$1,012.50.) Mort recorded March 7, 1906.  
By Joseph P Day.

150th st, n s, 100 w 7th av, 75x99.11, vacant.  
Wm H Sands et al, trustees, agt David  
Weingarten et al; same att'ys; Geo S Mitten-  
dorf, ref. (Amt due, \$24,827.13; taxes, &c,  
\$1,012.50.) Mort recorded March 7, 1906. By  
Joseph P Day.

Allen st, No 196, s e s, 229 n e Stanton st, 22  
x88.1, 4-sty brk tenement and store. John E  
Marsh, exr, &c, agt Hyman Rosenthal et al;  
Marsh, Wever & Wemple, att'ys, 111 Broad-  
way; Samuel B Pollak, ref. (Amt due, \$17,-  
429.43; taxes, &c, \$702.26.) Mort recorded  
Oct 26, 1905. By Joseph P Day.

Broadway, Nos 2906 & 2908, e s, 50.11 n 113th  
st, 50x100, 3-sty brk garage. Sheriff's sale  
of all right, title, &c, which Joseph Murray  
had on May 12, 1909, or since; Appell & Tay-  
lor, att'ys, 90 West Broadway; Thomas F  
Foley, sheriff. By Joseph P Day.

July 22.

Madison st, No 163, n s, abt 90 e Pike st, 25x  
100, 5-sty brk tenement and store. Jonas  
Weil et al agt Sarah Glicksman et al; Malcolm  
Sundheimer, att'y, 34 Nassau st; Fulton Mc-  
Mahon, ref. (Amt due, \$17,384.84; taxes, &c,  
\$50.94; sub to a prior mort of \$28,000.) Mort  
recorded April 16, 1907. By Herbert A Sher-  
man.

Ludlow st, No 19, w s, 158.3 s Hester st, 18.6x  
87.6, 2-sty brk tenement and store. Mary E  
Jenkins agt Jane S Pearsall et al; Samuel C  
Herriman, att'y, 30 Broad st; Thomas H Bas-  
kerville, ref. (Partition.) By Samuel Marx.

Broadway, Nos 2906 & 2908, e s, 50.11 n 113th  
st, 50x100, 3-sty brk garage. Sheriff's sale  
of all right, title, &c, which Joseph Murray  
had on April 29, 1909, or since; Appell & Tay-  
lor, att'ys, 90 West Broadway; Thomas F Foley,  
sheriff. By Joseph P Day.

Riverside Drive, No 149, e s, 27 n 87th st, 23.8  
x100, 5 and 6-sty brk dwelling. Martin D  
Wyllly agt Archibald G Loomis et al; Spier  
& Bartlett, att'ys, 52 Wall st; Richard H  
Clarke, ref. (Amt due, \$68,282.42; taxes, &c,  
\$3,068.63.) Mort recorded Feb 9, 1909. By  
Joseph P Day.

Clinton st, Nos 188 & 190 |n e cor Division st,  
Division st, Nos 218 to 222| 90.4x26.10x67.10x64.  
6-sty brk tenement and stores. Sender Jar-  
mulowsky agt Isidor Leipzig et al; Morris  
Clark, att'y, 54 Canal st; Morris Cukor, ref.  
(Amt due, \$47,089.91; taxes, &c, \$2,077.99;  
sub to a mort of \$82,000.) Mort recorded  
Feb 4, 1907. By Joseph P Day.

Broadway, Sos 2828 to 2834, s e cor Cathedral  
Parkway, 100x100x irreg, 2-sty brk music hall  
(Lion Palace), leasehold. All right, title, &c,  
of J F Douthitt, C A Holland and Holland  
Amusement Co; A R Walsh, ref. (Amt due,  
\$2,865.) By Samuel Marx.

**THOMAS DIMOND**  
All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET  
Works: { West 33rd Street NEW YORK  
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Canal st, No 73|n w cor Allen st, 22.6x75, 7-sty  
Allen st | brk loft & store building. Morris  
Rosenberg et al agt Isaac Schreiber et al;  
Rosenthal, Steckler & Levi, att'ys, 320 Broad-  
way; Geo A Newman, ref. (Amt due, \$8,109.04;  
taxes, &c, \$40.) Mort recorded Jan 24, 1908.  
By Samuel Marx.

July 23.

Murray st, No 72, s s, about 100 w West Broad-  
way, 25x75, 4-sty stone front loft and store  
building. Rebecca Spahn agt August F Vie-  
meister et al; Milton Mayer, att'y, 52 William  
st; Wm J A Caffrey, ref. (Amt due, \$5,543.37;  
taxes, &c, \$1,141.73.) Mort recorded Feb 15,  
1907. By Samuel Marx.

67th st, Nos 216 to 220, s s, 300 w 2d av,  
120x100.5, three 6-sty brk tenements & stores.  
Gerson Hyman et al agt Joseph Wolkenberg  
et al; Sohmer & Sonenthal, att'ys, 277  
Broadway; Geo B Hayes, ref. (Amt due, \$22,-  
578.98; taxes, &c, \$576; sub to seven morts  
aggregating \$59,050.) Mort recorded Sept 6,  
1907. By Joseph P Day.

July 26.

Columbia st, No 75½, w s, 60 n Rivington st,  
20x49.8, 5-sty brk tenement and store. David  
Levy agt Sarah Zazeela et al; Reiss & Reiss,  
att'ys, 132 Nassau st; Max S Levine, ref.  
(Amt due, \$5,061.24; taxes, &c, \$1,062.48.)  
Mort recorded April 25, 1905. By Joseph P  
Day.

West End av, No 520|n e cor 85th st, 27.2x100,  
85th st | 4-sty and basement brk  
dwelling. Bessie N Carman agt Mary W  
Somerville et al; Breed, Abbott & Morgan,  
att'ys, 32 Liberty st; Robert J H Powel, ref.  
(Amt due, \$47,049; taxes, &c, \$825.75.) By  
Joseph P Day.

117th st, Nos 429 & 431, n s, 306.6 e 1st av,  
37.6x100.10, 6-sty brk tenement and stores.  
Millie Levy agt Louis Rand et al; Simon  
M Roeder, att'y, 119 Nassau st; Morris Koen-  
ig, ref. (Amt due, \$6,287.31; taxes, &c,  
\$175.) By Joseph P Day.

Washington st, Nos 543 & 545, on map Nos  
541 & 543, e s, 97 n Charlton st, 49.8x60x50  
x62.3, 2-sty frame brk front stable.

Greenwich st, No 566, w s, 121.8 n Charlton st,  
25.1x87.5x25x86.8, 4-sty brk tenement and  
store.

Washington st, Nos 452 & 454|s w cor Watts st,  
Watts st, Nos 145 & 147 | 46.8x68.2, two 4-  
sty brk tenements and stores.

Caroline st, No 8, e s, 59.4 n Duane st, 28.5x  
80, 5-sty brk tenement and store.

Sullivan st, No 64½, w s, 127.11 n Broome st,  
15x55.9x—x47.6, 3-sty frame brk front tene-  
ment and store.

Weeks, av, e s, 90 n 174th st, 280x95, vacant.  
Frank Hankinson agt Chas Hankinson et al;  
James, Schell & Elkus, att'ys, 170 Broadway;  
H Seymour Eisman, ref. (Partition.) By  
Joseph P Day.

**DIVIDEND NOTICE**

**BOND & MORTGAGE GUARANTEE CO.**  
175 Renssen St., Brooklyn, July 12, 1909.

A QUARTERLY DIVIDEND of three per cent.  
has been declared, payable on Aug. 14, 1909, to the  
stockholders of record at the close of business on  
Aug. 6, 1909. CLINTON D. BURDICK, Treasurer.

BRYAN L. KENNELLY.

St Nicholas av, No 712, e s, 166.10 n 145th st, 21x100, 4-sty brk dwell-  
ing. (Amt due, \$17,107.34; taxes, &c, \$666.44.) Paul Halpin.....18,300

HERBERT A. SHERMAN.

Belmont av|n e cor 188th st, 95x50, 2-sty frame dwelling and vacant.  
188th st | (Partition.) Leonard Weill.....4,450  
Park av, e s, 100 s 182d st, 50x141, vacant. (Partition.) Margaret  
Lyons.....4,875  
6th av, No 755|s w cor 43d st, 21.5x61, 4-sty brk tenement and store  
43d st, No 100 | leasehold. (Amt due, \$19,873.81; taxes, &c, \$—.) Ar-  
thur Jost.....5,000

CHAS. A. BERRIAN.

\*2d av, No 1894|s e cor 98th st, 25x100, 5-sty brk tenement and store.  
98th st, No 300 | (Amt due, \$6,859.67; taxes, &c, \$73.98; sub to a first  
mort of \$20,000.) Samuel Kahn et al.....27,666

SAMUEL GOLDSTICKER.

96th st, No 204, s s, 117.3 w Amsterdam av, 27x100.8, 5-sty brk tene-  
ment. (Amt due, \$6,859.94; taxes, &c, \$550; sub to a mort of \$25,-  
500.) Withdrawn.....

SAMUEL MARX.

\*97th st, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty brk tenement.  
(Amt due, \$5,983.50; taxes, &c, \$404.67; sub to prior mort of \$13,000.)  
Henry E Keil et al.....17,211  
\*75th st, No 327, n s, 256.8 w 1st av, 28.4x102.2, 4-sty stone front  
building. (Amt due, \$12,848.46; taxes, &c, \$723.13.) John F Halsted  
et al, as trustees.....13,100  
\*123d st, Nos 419 & 421, n s, 218.6 e 1st av, 37.9x100.11, 3-sty frame  
and 3-sty brk dwellings. (Amt due, \$3,577.16; taxes, &c, \$21; sub to  
prior morts aggregating \$12,100.) Abraham Norwalk et al.....15,164

WM. KENNELLY, JR.

\*112th st, No 216, s s, 195.6 e 3d av, 19.6x100.10, 3-sty stone front  
dwelling. (Amt due, \$5,902.03; taxes, &c, \$174.83.) Edmund Kohn et  
al.....13,330

Total.....\$399,659  
Corresponding week, 1908.....\$488,488  
Jan. 1st, 1909, to date.....\$43,522,479  
Corresponding period, 1908.....\$35,393,991

# OFFICIAL LEGAL NOTICES

## PUBLIC NOTICES.

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

AT THE REQUEST of the Commissioner of the Department of Water Supply, Gas and Electricity, 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., standing upon property owned by the City of New York, acquired by it for water supply purposes in the

### COUNTY OF WESTCHESTER.

BEING all those buildings, parts of buildings, etc., now standing upon land situated in the Village of Mt. Kisco, towns of Newcastle and Bedford, and known as Parcels Nos. 5, 12, 20, 25, 27, 36, 37, 38, 40, 41, 42, 43, 45, 46, 49, 50, 51, 52, 53 upon 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 June 30th, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

FRIDAY, JULY 30TH, 1909,

at 11 A. M.

The buildings will be sold for removal only. For further particulars see City Record.

H. A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office.  
July 6th, 1909.

### DEPARTMENT OF FINANCE.

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

AT THE REQUEST of the Commissioner of Parks for the Boroughs of Manhattan and Richmond, 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., standing upon property owned by the City of New York, acquired by it for Park supply purposes in the

### BOROUGH OF MANHATTAN.

BEING certain buildings, parts of buildings, etc., standing within the lines of Fort Washington Park, in the Borough of Manhattan, 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 a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held June 30th, 1909, the sale by sealed bids of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, JULY 27TH, 1909.

at 11 A. M., in lots and parcels as follows:

Parcel No. 2—Three-story basement and cellar brick house with mansard roof facing Riverside Drive directly south of the West End Hotel stables.

Parcel No. 3—Four-story and basement frame house with mansard roof, northwest of the West End Hotel stables.

Parcel No. 4—Three-story and basement brick house with mansard roof facing on Depot road adjoining the tracks of the New York Central & Hudson River Railroad.

Parcel No. 5—Frame chicken house adjoining the railroad track south of Parcel No. 4.

Parcel No. 6—Two-story and basement frame house at the northwest corner of Riverside Drive and Depot road.

Possession of these houses will be given the purchaser August 1st, 1909.

For further particulars see City Record.

H. A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office.  
June 10th, 1909.

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

### BOROUGH OF BROOKLYN.

List 9864, No. 1. Regulating, grading, curbing and laying cement sidewalks on Fortieth street, between Sixth and New Utrecht avenues.

List 9896, No. 2. Regulating, grading, paving with asphalt, curbing and laying cement sidewalks on Bath avenue, between Fourteenth ave-

nue and Bay Eighteenth street, and between Bay Nineteenth street and Twenty-first avenue.

List 467, No. 3. Laying cement sidewalks on both sides of Fiftieth street, between Eighth and Fort Hamilton avenues; both sides of Fifty-first street, between First and Second avenues; north side of Fifty-seventh street, between Fifth and Sixth avenues, and south side of Fiftieth street, between Fifth and Sixth avenues.

List 471, No. 4. Paving with asphalt Fourteenth avenue, between Forty-fifth and Sixtieth streets.

List 486, No. 5. Paving with asphalt Seventy-sixth streets, between Third and Fourth avenues.

List 491, No. 6. Laying cement sidewalks on the west side of Third avenue, between Sixtieth and Sixty-fourth streets; between Sixty-fifth and Sixty-sixth streets; between Sixty-seventh and Sixty-eighth streets, and on the east side, between Sixty-third and Sixty-fifth streets, and between Eighty-sixth and Eighty-eighth streets.

List 512, No. 7. Laying crosswalks on the west side of East Fourth street, at the intersection of Avenue C and Avenue D and Beverley road.

List 565, No. 8. Sewer in Forty-second street, between Seventh and Eighth avenues.

List 608, No. 9. Sewer in East Fortieth street, between Avenue C (now Clarendon road), and Ditmas avenue (formerly Avenue E, now Foster avenue).

List 610, No. 10. Sewer in Eighty-seventh street, between Narrows and Second avenues.

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 August 10, 1909, at 11 A. M., at which time and place the said objections will be heard, and testimony received in reference thereto. For full particulars see City Record.

ANTONIO ZUCCA,

PAUL WEIMANN,

JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER, Secretary.  
No. 320 Broadway, City of New York, Borough of Manhattan.  
July 9, 1909.

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

### BOROUGH OF BROOKLYN.

List 445, No. 1. Laying cement sidewalks on Clarkson avenue, between Rogers and Nostrand avenues; north side of Ditmas avenue, between East Seventh and East Ninth street; Pacific street, between Schenectady and Utica avenues.

List 451, No. 2. Laying cement sidewalks on the south side of Nineteenth street, between Fifth and Sixth avenues; east side of Franklin avenue, from Union street to Eastern Parkway; from Union street to President street; from President street to Carroll street; between Carroll street and Crown street; from Crown street to Montgomery street; between Montgomery street and Sullivan street; west side of Franklin avenue, between Washington place and Montgomery street; both sides, between Sullivan street and Malbone street; both sides of Herkimer place, between Perry place and Nostrand avenue; west side of Perry place between Herkimer place and Atlantic avenue.

List 452, No. 3. Laying cement sidewalks on the north side of Seventh street, between Second and Third avenues; south side of Eighth street, between Second and Third avenues; north side of Eighty-fifth street, between Tenth and Eleventh avenues; southeast corner of Thirty-fourth street and Third avenue; north side of Sixtieth street, between Eighth and Ninth avenues.

List 455, No. 4. Fencing vacant lots on the east side of Underhill avenue, between Prospect place and St. Marks avenue; north side of First street, between Eighth avenue and Prospect Park West; southwest side of Knickerbocker avenue, between Thames street and Flushing avenue; north side of Stone avenue and south side of Christopher avenue, between Riverdale and Livonia avenues; north side of Fulton street, between Hendrix street and Schenck avenue and between Ashford street and Cleveland street; southwest side of Fiftieth street, between Fifth and Sixth avenues; north side of Nineteenth street, between Seventh and Eighth avenues; north side of Forty-sixth street, between Fourth and Fifth avenues; north side of Fifty-fifth street, between First and Second avenues.

List 461, No. 5. East side of Coney Island avenue, between Cortleyou road and Slocum place; south side of St. Marks avenue, between

Utica and Schenectady avenues; both sides of Pacific street, between Utica and Schenectady avenues.

List 465, No. 6. Laying cement sidewalks on both sides of Prospect avenue, between Prospect Park West and Eleventh avenue; west side of Tenth avenue, between Seventeenth street and Prospect avenue; south side of Rutledge street, between Kent and Wythe avenues; west side of Wythe avenue, between Heyward street and Rutledge street.

List 566, No. 7. Sewers in Forty-eighth street, between Thirteenth avenue and the summit between Fourteenth and Fifteenth avenues, and in Forty-ninth street, between Fourteenth and Fifteenth avenues.

List 473, No. 8. Laying cement sidewalks on Jamaica avenue, between Georgia avenue and New Jersey avenue; northwest side, between Vermont street and Miller avenue; southwest corner of Miller avenue and Jamaica avenue; northwest side, between Hendrix street and Barby street; southeast side, between Force Tube avenue and Norwood avenue; between Richmond and Chestnut streets; between Chestnut street and Euclid avenue; between Crescent street and Railroad avenue; between Railroad avenue and Nicholas avenue, and between Grant avenue and Elderts lane.

List 476, No. 9. Fencing vacant lots on the north side of Lincoln place, between Rogers and Nostrand avenues; north side of Bergen street, between Buffalo and Ralph avenues; south side of Atlantic avenue, between Utica and Rochester avenues; south side of Pacific street, between Utica and Rochester avenues; west side of Rochester avenue, between Atlantic avenue and Dean street; northeast corner of Rochester avenue and Pacific street; northwest corner of Atlantic avenue and Olive place; north side of Pacific street and south side of Atlantic avenue, between Ralph and Howard avenues; north side of St. Marks avenue, between Hopkinson and Saratoga avenue; east side of Saratoga avenue, between St. Marks avenue and Bergen street; northwest corner of St. Marks avenue and Saratoga avenue.

List 516, No. 10. Regulating, grading, curbing and laying cement sidewalks to Fourteenth avenue, from Thirty-ninth street to Sixtieth street.

List 568, No. 11. Sewer in Fifty-sixth street, between Twelfth and Thirteenth avenues, and outlet in Twelfth avenue, between Fifty-sixth and Fifty-seventh streets.

List 627, No. 12. Fencing vacant lots on south side of Hancock street, between Ralph and Howard avenues; south side of Vernon avenue, between Lewis and Stuyvesant avenues; southeast corner of Putnam and Howard avenues; east side of Saratoga avenue, from McDonough street to Macon street; east side of Graham avenue, between Bayard and Newton streets; north side of Lexington avenue, between Sumner and Lewis avenues; north side of Herkimer place, between Perry place and Nostrand avenue.

List 665, No. 13. Fencing vacant lots on the north side of New Lots road and south side of Livonia avenue, between Schenck avenue and Barby street; west side of Barby street, from New Lots road to Livonia avenue.

List 671, No. 14. Grading a lot on the east side of Third avenue, between Eighty-eighth and Eighty-ninth streets.

List 672, No. 15. Grading a portion of a lot on the northwest corner of Third avenue and Eighty-third street.

List 674, No. 16. Fencing vacant lots on the east side of Hart street, between St. Nicholas avenue and Wyckoff avenue; north side of Cook street, between Bushwick avenue and White street; northwest side of Hart street, between Knickerbocker and Irving avenues; northwest side of Eastern parkway, between Park place and Hopkinson avenue; northwest corner of Glenmore avenue and Linwood street; east side of Barby street, between Atlantic and Liberty avenues; northwest corner of Belmont avenue and Miller avenue; east side of Saratoga avenue, between Harkimer street and Atlantic avenue.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 17, 1909, at 11 A. M., at which time and place the said objections will be heard, and testimony received in reference thereto. For full particulars see City Record.

ANTONIO ZUCCA,

PAUL WEIMANN,

JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER, Secretary.  
No. 320 Broadway, City of New York, Borough of Manhattan.  
July 16, 1909.

## INDEX TO THE RECORD & GUIDE

VOL. LXXXIII., JANUARY-JUNE, 1909

PRICE, \$1.00

# IS NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES  
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

# REAL ESTATE RECORDS

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

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

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

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

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

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

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

## CONVEYANCES

July 9, 10, 12, 13, 14 and 15. (No. 81.)

### BOROUGH OF MANHATTAN.

Beekman pl, No 24, w s, 40 n 50th st, 20x75, 5-sty stone front tenement. Abraham L Spitzer to Sadie Spitzer. Mort \$8,000. July 1. July 12, 1909. 5:1362—14. A \$5,000—\$8,000. other consid and 100

Chrystie st, No 111, w s, abt 75 n Grand st, 25x100, 6-sty brk tenement and store. Annie Levy to Harry Freeman. Mort \$38,000. July 6. July 9, 1909. 2:423—25. A \$20,000—\$40,000. nom

Cooper st | n s, 200 w Hawthorne st, 50x200, to Seaman av, vacant. Seaman av | Robert D Neeson to Frank Watts, of Frostburg, Md. July 3. July 10, 1909. 8:2239—29 and 11. A \$12,000—\$12,000. nom

Canal st, No 326, s s, 375.11 w Broadway, 25.8x55.8x24.11x50.9, 5-sty brk loft and store building. Theo L Bogert to Henry L Bogert, of Flushing, L. I. 1/2 part. All title. All liens. June 30. July 12, 1909. 1:210—9. A \$29,000—\$33,000. nom

Columbia st, No 77, w s, 80 n Rivington st, 20x49.8, 5-sty brk tenement and store. Beekie Koppelman to Aronson Mercantile Co, a corpn. July 9. July 13, 1909. 2:334—31. A \$9,500—\$15,000. other consid and 100

Cherry st, Nos 240 and 242 (rear of), n s, plot begins 131.3 w Rutgers st and 68.2 n Cherry st, runs n 71.6 x w 50.10 x s 73.5 x e 50.3 to beginning, with right of access to buildings on said premises across a strip 8x68.2 from Cherry st, 131.3 w Rutgers st, two 6 and 7-sty brk rear tenements. Myer S Perlstein et al to Lily Blum and Rosie Plotz. Mort \$20,000. July 8. July 13, 1909. 1:255—part lot 17. other consid and 100

East Broadway, No 234 n s, abt 165 e Clinton st 23.10x107.8 to s Division st, No 223 | s Division st, 3-sty brk building and 3-sty brk tenement and store. Maurice M Strauss to Rachel Geiger. 1-3 part. All title. All liens. July 7. July 9, 1909. 1:286—48 and 74. A \$27,000—\$32,000. nom

Same property. Rachel Geiger to Emma Ryerson, Charlotte Weinreich, Celina Rosner, Aaron Florea, Morris Jacobson, Mae Marx, John H Freit and John Scognamiglio. 1-6 part. All liens. July 9, 1909. 1:286. nom

Same property. Amelia Hellman and Harry L Rosen to Mamie Scholem. 2-3 parts. Mort \$34,500. July 7. July 9, 1909. 1:286. other consid and 100

Front st, No 36, n s, abt 45 w Coenties slip, 28.6x67x28.8x67, 5-sty brk loft and store building. Sheriff's sale under execution Mar 27, 1908). Thos F Foley (sheriff) to Foscon Realty Co. All right, title and interest of defendant, Norman A Lawlor. July 6. July 14, 1909. 1:7—3. A \$12,000—\$17,500. 8,500

Grand st, Nos 581 to 585, s s, 23.4 n w Corlears st, runs s 70 x w 41.8 x n 21 x w 20.10 x n 80.6 to st x s e 70 to beginning, three 5-sty brk tenements and stores. Irving Bachrach et al to Chas A Person. All liens. July 6. July 9, 1909. 1:265—32 to 34. A \$34,000—\$50,000. other consid and 100

Grand st, Nos 581 to 585, s s, 23.4 w Corlears st, runs s 70 x w 41.8 x n 21 x w 20.10 x n 80.6 to st, x s e 70 to beginning, three 5-sty brk tenements and stores. Chas A Person to Irving Bachrach and Isaac Schmeidler. All liens. July 9. July 15, 1909. 1:265—32 to 34. A \$34,000—\$50,000. other consid and 100

Houston st, No 128 | n e cor Sullivan st, 25x100, 6-sty Sullivan st, Nos 167 and 169 | brk tenement and stores. Luigi Minetti and Nicoletta his wife to Cristina Minetti. 1-3 part. Morts \$73,300 and all liens. July 1. July 9, 1909. 2:525—32. A \$30,000—\$78,000. nom

Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100, 6-sty brk tenement and stores. Antonio Cardone to Heights Metropole Construction Co. Mort \$37,000. July 6. July 10, 1909. 2:526—16. A \$24,000—\$55,000. other consid and 100

Henry st, No 71, n s, 112.1 e Market st, 25x100, 6-sty brk tenement and store, now demolished. Ernst Plath to The City of New York. July 1, 1908. July 12, 1909. 1:282—part lot 1. A \$—\$. 60,000

Same property. Same to same. Q C. July 1, 1908. July 12, 1909. 1:282. nom

Horatio st, No 80, s s, abt 175 e Washington st, 24.1x87.5, with strip on east 0.6x50, 5-sty brk tenement. Wolf Wolt et al to Harry Lippmann. Mort \$13,500 and all liens. July 12. July 14, 1909. 2:642—49. A \$9,500—\$14,000. other consid and 200

King st, No 32, s s 375 e Varick st, 25x100, 4-sty brk dwelling. The Rector, etc, of Trinity Church to John Kreuzer, of Mt Vernon, N. Y. July 13. July 14, 1909. 2:519—23. A \$14,000—\$16,500. 15,000

King st, No 32, s s, 375.2 e Varick st, 24.10x100, 4-sty brk dwelling. Louisa F Kreuzer et al HEIRS, &c, Ferdinand Ehrhart to John Kreuzer, of Mt Vernon, N. Y. Q C. Also as to lease, &c. July 6. July 14, 1909. 2:519—23. A \$14,000—\$16,500. nom

Liberty st, No 67, n s, 135.6 e Broadway, 21.6x97.5x21.5x97.5, 4-sty brk loft and store building. Matthew C Jenkins to Wm B Jenkins, of Larchmont, N. Y. All title. June 28. July 14, 1909. 1:64—10. A \$170,000—\$180,000. other consid and 100

Same property. Release dower. Isadora E formerly wife Matthew C Jenkins to same. Q C. June 29. July 14, 1909. 1:64. nom

Lewis st, No 78, e s, 124.9 n Rivington st, 25x99, 5-sty brk tenement and store and 5-sty brk tenement in rear. Barnet Fishman to Lena Kitt. All title. B & S and C a G. All liens. July 8. July 14, 1909. 2:329—39. A \$16,000—\$27,000. nom

Lewis st, No 55, w s, 175 n Delancey st, 25x100, 4-sty brk tenement and store and 2-sty frame tenement in rear. FORECLOS, May 25, 1909. Lowen E Ginn ref to Samuel Gordon of Brooklyn. Morts \$17,400 and all liens. June 30. July 15, 1909. 2:328—25. A \$16,000—\$20,000. 500

Same property. Samuel Gordon to Anna Slonimsky. Morts \$17,400 and all liens. July 1. July 15, 1909. 2:328. other consid and 100

Madison st, No 286, s s, 74.2 w Montgomery st, 18x75, 3-sty brk dwelling. Barnet Fishman to Harry Hellinger. Mort \$2,250. July 6. July 14, 1909. 1:269—20. A \$10,000—\$12,000. nom

Madison st, No 328. Monroe st, No 262. General release of bail bond, &c. Nathan Hutkoff to Samuel Birnbaum. July 3. July 12, 1909. 1:266—261. nom

Madison st, No 397, n s, 100 e Jackson st, 25x37.2x25x38.10, 5-sty brk tenement and store. Louis Stein to Pauline Cahn. 1/2 part. All liens. July 8. July 9, 1909. 1:265—59. A \$8,000—\$13,000. nom

Macombs pl, late | n w cor 152d st, 85.1x109.7x74.11x69.2, 1-Macombs Dam road | sty frame stable and vacant. Hamilton 152d st | Holding Co to Anna McAlpin. Mort \$14,000. June 30. July 10, 1909. 7:2038—9. A \$20,000—\$20,000. other consid and 100

Mott st, e s, bet Broome and Delancey sts, —x100. Power of attorney. Lalla R Herrmann to Rosa Herrmann-Susswein. June 23. July 13, 1909. 2:479.

Pitt st, No 7, w s, 100 n Grand st, 25x100, 5-sty brk tenement and store. Barnet Fishman to Harry Hellinger. Mort \$28,400. July 6. July 14, 1909. 2:341—57. A \$17,000—\$26,000. nom

Riverside Terrace or Drive, e s, 226.2 s Riverside Terrace, 100x128x68.4x124.7, vacant. James A Lynch to Harry Harris. B & S. Mort \$23,500. May 19. July 12, 1909. 8:2177—part lot 175. A \$—\$. nom

Riverside terrace or Drive, e s, 226.2 s Riverside terrace, 100x124.7x68.4x128, vacant. Harry Harris to The Mantle Realty Co. B & S. Mort \$23,500. July 1. July 13, 1909. 8:2177—part lot 225. A \$—\$. nom

St Marks pl, No 11 (24), or 8th st, n s, 178 e 3d av, 26x112.10, 5-sty brk tenement. Mcses Hochster to John Kreuzer, of Mt Vernon, N. Y. All liens. July 14, 1909. 2:464—54. A \$22,000—\$38,000. other consid and 100

St Marks pl, No 116 | s w s, 254.8 n w Av A, runs n w 19.7 x s w 8th st | 86.6 x e 12.3 x s 16.10 x s e 3 x n e 97.6 to beginning, 5-sty brk tenement and store. Abraham C Weingarten to Emil Klein. All liens. June 9. July 15, 1909. 2:435—22. A \$12,500—\$19,000. nom

Willett st, Nos 62 and 64, e s, 150 s Rivington st, 50x100. Power of attorney. Ignatz M Rottenberg to Edward Mandel. July 9. July 15, 1909.

Washington st, Nos 666 to 672 | n w cor 10th st, 68.7x50.6x82.11 10th st, No 285 | x52.3, four 4-sty brk tenements and stores. Helen S and Mary N Skidmore to Charles Cronich. 1-3 part. June 18. July 13, 1909. 2:636—66 to 69. A \$21,500—\$29,500. 10,333.33

Same property. Alfred N Beadleston and Wm L Skidmore as TRUSTEES to same. 2-3 parts. June 18. July 13, 1909. 2:636. 20,666.67

Washington st, Nos 666 to 672 | n w cor 10th st, 68.7x50.6x82.11x 10th st, No 285 | 52.3, four 4-sty brk tenements and stores. Charles Gronich to Leon Ottinger. Mort \$23,500. July 13, 1909. 2:636—66 to 69. A \$21,500—\$29,500. other consid and 100

Water st, No 101, e s, 45.2 n Gouverneur lane, 19.9x84.11x19.9x85, 5-sty brk loft and store building. Marietta Mabbett widow to Frederick Mabbett. Mort \$12,000. July 12. July 13, 1909. 1:33—12. A \$16,100—\$22,500. other consid and 100

3d st E, No 298, old Nos 355 and 284, s s, abt 350 w Av D, 22.7x 106, 5-sty brk tenement. Annie Lippman to Jacob Lippman. B & S. All liens. April 27. July 12, 1909. 2:372—22. A \$13,000—\$25,000. other consid and 100

3d st, W, Nos 125 to 129, n e s, 111.9 w McDougal st, 69x100, vacant. John Ryan HEIR James A Ryan to Pincus Lowenfeld and Wm Prager. Morts \$27,000. July 13. July 15, 1909. 2:543—63 to 65. A \$35,500—\$35,500. 100

6th st E, No 740, s s, 221 w Av D, 22x97, 3-sty brk tenement. Rose Schreiber to Albert Loewinath. Mort \$18,971.99. June 28. July 15, 1909. 2:375—29. A \$13,000—\$16,000. nom

6th st E, No 639, n s, abt 110 w Av C, 25x90.10, 5-sty brk tenement and store. Gustav Frohlich et al to Marks Rosenberg. Q C. July 12. July 13, 1909. 2:389—41. A \$16,000—\$29,000. 1,000

9th st E, Nos 423 and 425, n s, 300 e 1st av, 33.4x85, two 4-sty brk tenements, store in No 425. William Regelmann to Louis Cohen. All title. All liens. June 18. July 9, 1909. 2:437—40 and 41. A \$20,000—\$28,000. other consid and 100

9th st W, No 34, s s, 481.2 w 5th av, 25.1x93.11, 3-sty and basement brk dwelling. Chas R Hubert to Joseph H O'Connell. Mort \$22,000. July 8. July 9, 1909. 2:572—23. A \$20,000—\$22,000. nom

10th st E, No 255, n s, 169 e 1st av, 25x94.8, 5-sty brk tenement and store. FORECLOS. June 10, 1909. James T Brady referee to Jacob Abraham. July 8. July 9, 1909. 2:438-50. A \$17,500-\$35,000. 32,150

10th st E, No 255, n s, 169 e 1st av, 25x94.8, 5-sty brk tenement and store. Jacob Abraham to Samuel Rosenberg. Mort \$25,000. July 8. July 10, 1909. 2:438-50. A \$17,500-\$35,000. nom

11th st E, No 515, n s, 195.6 e Av A, 25x103.3, 5-sty brk tenement and store. Rachel Hoffman to Max Sulken and Samuel Richelson. All liens. July 10. July 12, 1909. 2:405-54. A \$18,000-\$27,000. other consid and 100

12th st E, No 522, s s, 320.6 e Av A, 25x103.3, 7-sty brk tenement and store. Max Goldberg et al to Harry A Bloomberg. 1/2 part. Mort \$45,750. Feb 3. July 12, 1909. 2:405-19. A \$16,000-\$42,000. other consid and 100

13th st E, No 513, on map Nos 511 and 513, n s, 158.6 e Av A, 37.6 x103.3, 6-sty brk tenement and stores. Alfonso Oliva to Antonino Collura. 1-8 part. All title. All liens. July 8. July 9, 1909. 2:407-54. A \$24,000-\$60,000. other consid and 100

13th st E, No 528, s s, 270 w Av B, 25x103.3, 5-sty brk tenement and store. Herman Boock to Sarah Weinstein. B & S. All liens. July 9, 1909. 2:406-20. A \$16,000-\$29,000. 50

13th st E, No 528, s s, 270 w Av B, 25x103.3, 5-sty brk tenement and store. Sarah Weinstein to Benj M Gruenstein. Mort \$29,750. July 10, 1909. 2:406-20. A \$16,000-\$29,000. other consid and 100

14th st E, No 329, n s, 326 e 2d av, 25x103.3, 6-sty brk tenement and store. Mary Collina to Giulio Legnani. Mort \$47,000. July 12. July 13, 1909. 3:921-17. A \$16,000-\$40,000. other consid and 100

15th st W, No 340, s s, abt 340 e 9th av, 18.9x81.3, 3-sty and basement brk dwelling. Peter McMahon to Frank B Flaherty. Mort \$11,700. July 8. July 9, 1909. 3:738-62. A \$7,000-\$9,000. other consid and 100

16th st E, No 329, n s, 179 e Livingston pl, 26.6x92, 6-sty brk tenement. Angelica Bendix and ano to Joseph Liebling. Mort \$30,000. May 4. July 13, 1909. 3:922-55. A \$16,000-\$36,000. nom

18th st E, No 530, s s, 183 w Av E, 43.9x92, 6-sty brk tenement and stores. Frada Temkin to Rosie Hirschberg. 1/2 part. All liens. July 12. July 14, 1909. 3:975-36. A \$10,500-\$44,000. nom

18th st W, No 339, n s, 300 e 9th av, 25x92, 2-sty brk tenement with 1-sty frame shop in rear. FORECLOS. June 24, 1909. Wm J Harding ref to Gabler Construction Co. July 13, 1909. 3:742-15. A \$11,000-\$11,500. 3,750

18th st E, No 419, n s, 340 w Av A, 25x92, 5-sty brk tenement and store. Minnie wife Thomas Garone to Max Keve. Mort \$16,500. June 1. July 10, 1909. 3:950-15. A \$10,000-\$17,000. other consid and 100

19th st W, Nos 428 and 430, s s, abt 350 w 9th av, 50x92, two 2-sty frame (brk front) tenements and 1-sty frame stable in rear. Mary A Smith to Mary W McLaughlin. Life estate to 1-3 part. C a G. June 25. July 9, 1909. 3:716-52 and 53. A \$19,000-\$21,000. nom

Same property. Mary W McLaughlin to James P Conlan. 1-3 part. All title. July 2. July 9, 1909. 3:716. nom

Same property. Eliz F Cutter, 1-3 part, and Geo H Leatherbee, 1-3 part, to same. Q C. July 2. July 9, 1909. 3:716. other consid and 100

21st st W, No 146, s s, 229.4 e 7th av, 22.5x92x20.4x92, 3-sty brk dwelling. Benj J Cullen to Robt J Marshall. Mort \$5,000. July 10. July 13, 1909. 3:796-65. A \$21,000-\$24,000. nom

21st st W, No 144, s s, 251.10 e 7th av, 23x92x23.2x92, 3-sty brk dwelling. Constance Hart INDIVID and EXTRX Harmon H Hart to Robert J Marshall. July 12. July 13, 1909. 3:796-64. A \$21,000-\$24,000. 30,575

21st st W, No 142, s s, 274.7 e 7th av, 23x92, 3-sty brk dwelling. Wm H Butler to Robert J Marshall. B & S. June 29. July 13, 1909. 3:796-63. A \$21,000-\$24,000. other consid and 100

21st st W, Nos 142 to 146, s s, 229.4 e 7th av, 68.2x92x65.10x92, three 3-sty brk dwellings. Robt J Marshall to The Butler Estates, a corpn. Mort \$70,000. July 12. July 14, 1909. 3:796-63 to 65. A \$63,000-\$72,000. other consid and 100

22d st E, No 24, s s, 365 w 4th av, 25x98.9, 8-sty brk and stone loft and store building. Pacific Realty Co to Oscar Herrmann 1-3 part, and Rosa Herrmann Susswein 2-3 parts. Mort \$90,000. July 12. July 13, 1909. 3:850-60. A \$51,000-\$130,000. other consid and 100

22d st E, No 235, n s, 150 w 2d av, 25x 1/2 blk, 5-sty brk tenement and store and 5-sty brk tenement in rear. Lena Schwadron to Rebecca Hamburger. B & S and C A G. Mort \$27,750. July 6. July 14, 1909. 3:903-22. A \$12,500-\$22,000. nom

23d st W, No 350, s s, abt 220 e 9th av, 25x98.9, 5-sty stone front tenement. Wm H Silk to Joseph W and James S Cushman EXRS E Holbrock Cushman. B & S and C a G. Mort \$15,000. July 12. July 14, 1909. 3:746-69. A \$18,000-\$34,000. 100

23d st W, No 165, n s, 100 e 7th av, 22x112.6, 5-sty brk tenement and store. Emily G Painter to Susan E Woods, of Dumont, Bergen Co, N J. Mort \$55,000. July 14. July 15, 1909. 3:799-8. A \$50,000-\$65,000. other consid and 100

24th st W, No 347, n s, 251 e 9th av, 20x98.9, 3-sty stone front dwelling. Ogden Brower and ano TRUSTEES John L Brower to Margaret, James, Benj F 2d, and H Rodger Elgar EXRS, &c, Jas W Elgar. All liens. July 7. July 9, 1909. 3:748-12. A \$9,000-\$13,000. 25

27th st W, Nos 510 to 514, s s, 150 w 10th av, 75x98.9, one 3 and two 4-sty brk tenements and stores and two 2-sty brk and frame tenements in rear. Benjamin Lowenstein to Sophia B Silleck. Morts \$11,500. July 12, 1909. 3:698-44 to 46. A \$24,000-\$29,500. other consid and 100

28th st W, No 226, s s, 295.10 w 7th av, 24.10x98.9, 5-sty brk tenement and store and 4-sty brk tenement in rear. Susan A K Links to Adele M Comyns and Marguerite I Kaughran. All title. Mort \$4,200. July 12. July 13, 1909. 3:777-58. A \$14,500-\$22,000. nom

29th st E, No 313. Agreement as to party wall, &c. John P Schussler and ano with East Twenty-ninth St Co. June 30. July 10, 1909. 3:935. nom

30th st W, No 30, s s, 400 w 5th av, 12.6x74, 5-sty stone front building and store. Mary G Hooker to August Janssen. June 12. July 13, 1909. 3:831-56. A \$32,500-\$45,000. other consid and 100

31st st E, No 5. |

32d st E, No 6. |

Agreement as to release of right of way adj above on west and as to light or air shaft, &c. Stockton Realty Co with Johnston Livingston. June 25. July 15, 1909. 3:861. nom

33d st E, No 152, s s, 206.3 w 3d av, 18.9x25, 3-sty brk tenement. Henry P Jackson to Joseph F Gross and Emil D Bartels, firm Jo-

seph F Gross & Co. Mort \$10,000 and all liens. July 9. July 15, 1909. 3:888-50. A \$5,000-\$8,000. other consid and 100

34th st W, No 205, n s, 75 w 7th av, 17x98.9, 3-sty stone front dwelling. Mary Ehrmann to Moses Esberg 1/4 part, Joshua Kantrowitz 1/4 part, and Rebecca Cohn 1/2 part. Mort \$36,500. July 9. July 12, 1909. 3:784-37. A \$35,000-\$38,000. other consid and 100

34th st W, No 226, s s, 275 w 7th av, 22x98.9, 3-sty brk dwelling. Samuel Jackson to 224 West 34th St Co, 2-5 parts. All title. June 30. July 10, 1909. 3:783-60. A \$48,000-\$50,000. other consid and 100

Same property. Arthur H and Carl Levis to same. Q C. May 25. July 10, 1909. 3:783. nom

Same property. Surety Realty Co to same. 1/2 part. All title. July 8. July 10, 1909. 3:783. other consid and 100

Same property. Goodman R Davis to same. 1-10 part. All title. June 30. July 10, 1909. 3:783. other consid and 100

34th st W, No 224, s s, 250 w 7th av, 25x98.9, 3-sty brk dwelling. Miriam A Wood widow et al HEIRS, &c, Wm S and Frank Wood to 224 West 34th St Co. Q C. June 21. July 10, 1909. 3:783-59. A \$58,000-\$60,000. other consid and 100

Same property. Cora M or Cora S Beck to same. Q C. June 16. July 10, 1909. 3:783. other consid and 100

Same property. Edw D Douglas et al to same. All title. June 16. July 10, 1909. 3:783. 80,000

Same property. Frank Wood to Jessie L Wood. All title. Dec 22, 1891. July 10, 1909. 3:783. 5,616

34th st W, No 205, n s, 75 w 7th av, 17x98.9, 3-sty stone front dwelling. Moses Esberg et al to Mary Ehrmann. All liens. July 8. July 10, 1909. 3:784-37. A \$35,000-\$38,000. other consid and 100

46th st E, No 8, s s, 160 e 5th av, 40.8x100.5, 5-sty stone front school. Sisterhood of Saint Mary to Mary E Pinchot, of Washington, D C. Mort \$37,000 and all liens. July 3. July 13, 1909. 5:1281-65. A \$135,000-exempt. other consid and 100

50th st E, No 339, n s, 241 w 1st av, 16x100.5, 4-sty stone front tenement. Margaret wife of Thos J Flannery to Hugh J, Mary E, Katherine and Hannah V Collins. June 13. July 13, 1909. 5:1343-16 1/2. A \$6,500-\$10,000. nom

51st st E, No 331, n s, 312.6 e 2d av, 18.9x100.5, 4-sty stone front dwelling. Sophie Blaut to Arthur L Kupfer. Mort \$7,000. Jan 2, 1908. July 15, 1909. 5:1344-13. A \$7,500-\$10,000. nom

51st st W, No 321, n s, 265 w 8th av, 20x100.5, 4-sty stone front dwelling. Forbes J Holland to Mary Travers widow. July 1. July 15, 1909. 4:1042-21 1/2. A \$12,000-\$17,000. 100

51st st E, No 331, n s, 312.6 e 2d av, 18.9x100.5, 4-sty stone front dwelling. Sophie Blaut to Arthur L Kapfer. Mort \$7,000. Jan 2, 1908. July 15, 1909. 5:1344-13. A \$7,500-\$10,000. nom

53d st E, No 346, s s, 100 w 1st av, 25x100.5, 5-sty stone front tenement and store. Jonas Weil et al to Fanny Gruen. Mort \$18,000. June 30. July 15, 1909. 5:1345-31. A \$10,000-\$22,000. other consid and 100

Same property. Fanny Gruen to Jonas Weil and Bernhard Mayer. Mort \$17,000. July 12. July 15, 1909. 5:1345. other consid and 100

53d st W, Nos 548 and 550, s s, 100 e 11th av, 50x100.5, two 5-sty brk tenements. David Gordon to Charlotte Weinreich. B & S. All liens. July 12. July 13, 1909. 4:1081-59 and 60. A \$18,000-\$36,000. 100

55th st W [n s, 200 e 11th av, runs e 100 x n 56th st x w 125 x s 200.10 to beginning, 1, 2 and 3-sty brk buildings of iron works and 1-sty frame stables and vacant. Margaret L Aldrich to Hinkle Iron Co, a corpn. Sub to 20-year lease from Feb 1, 1902. June 25. July 9, 1909. 4:1084-9 to 12 and 54 to 56. A \$83,000-\$86,000. 100

57th st E, No 233, n s, 200 w 2d av, 20x100.5, 3-sty stone front building. Chebra Kadischa Talmud Thora to The N Y Throat, Nose & Lung Hospital. Mort \$10,000. July 7. July 9, 1909. 5:1331-16. A \$10,000-\$10,000. 22,000

60th st E, No 161, n s, 195 w 3d av, 20x100.5, 4-sty and basement stone front dwelling. Henry L Goodwin to Cornelia F wife Henry L Goodwin. July 8. July 9, 1909. 5:1395-28. A \$16,000-\$21,000. nom

61st st E, No 246, s s, 117 w 2d av, 16x100.5, 3-sty and basement stone front dwelling. Adele L Hill INDIVID and EXTRX Carl Lyra to Charles Lyra. Mort \$2,500. June 29. July 13, 1909. 5:1415-29 1/2. A \$9,000-\$12,000. partition and 13,500

Same property. William Lyra to same. B & S. Mort \$2,500. June 28. July 13, 1909. 5:1415. nom

63d st W, Nos 108 and 110, s s, 150 w Columbus av, 50x100.5, 3-sty stone front dwelling and 1 and 2-sty frame store. John L Cadwalader to Charles Byrnes. B & S. July 12. July 13, 1909. 4:1134-39 and 40. A \$27,000-\$34,000. other consid and 100

Same property. Charles Byrnes to Daniel B Freedman. Mort \$44,000. July 12. July 13, 1909. 4:1134. other consid and 100

63d st W, No 230, s s, 325 e West End av, 37.6x100.5, 6-sty brk tenement and stores. Fanny Heilbrun or Heilbrunn to Pauline Alp, of Denver, Colo. Mort \$25,000. July 1. July 13, 1909. 4:1154-51. A \$10,000-\$35,000. other consid and 100

63d st W, No 230, s s, 325 e West End av, 37.6x100.5, 6-sty brk tenement and stores. Simon Uhlfelder and ano to Fanny Heilbrun. Q C. Mort \$11,225. July 7. July 10, 1909. 4:1154-51. A \$10,000-\$35,000. other consid and 100

63d st W, No 230, s s, 325 e West End av, 37.6x100.5, 6-sty brk tenement and stores. Julius Bacharach et al to Fanny Heilbrun. Q C. July 7. July 10, 1909. 4:1154-51. A \$10,000-\$35,000. other consid and 100

66th st E, Nos 324 and 326, ss, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.6 x n 0.5 x e 16.8 x n 100 to st, x w 41.8 to beginning, 6-sty brk tenement. Pincus Lowenfeld et al to Jennie I Ryan. Mort \$37,000. July 14. July 15, 1909. 5:1440-41. A \$16,000\$—. other consid and 100

69th st E, No 115. License as to widows, &c. Edith Opdycke with Paul Tuckerman of Tuxedo, N Y. June 24. July 15, 1909. 5:1404. nom

71st st E, Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Adolph S Miller to Henry Hirsch. Mort \$43,000. July 9. July 10, 1909. 5:1465-38. A \$15,000-\$55,000. nom

74th st E, No 409, n s, 185 e 1st av, 28x79.6x28.6x83.10, 5-sty brk tenement. Louis Lass to Sophia Gruenstein. Mort \$19,750. June 28. July 10, 1909. 5:1469-8. A \$7,500-\$21,000. nom

75th st E, No 63, n s, 34.4 w Park av, 17x102.2, 4-sty stone front dwelling. Henrietta and Leon S Ross EXRS, &c, Samuel Ross to Betty M Hawks, of Yonkers, N Y. Morts \$30,000. July 14. July 15, 1909. 5:1390-34. A \$28,000-\$32,000. 45,000

Same property. Release dower. Henrietta Ross widow to same. Q C. July 14. July 15, 1909. 5:1390. nom

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Same property. Betty M Hawks to The Alliance Realty Co, a corp. Mort \$30,000. July 15, 1909. 5:1390. other consid and 100 76th st E, No 403, n s, 100 e 1st av, runs n 102.2 x e 44 x s 32.2 x w 19 x s 70 to st, x w 25 to beginning, 2-sty frame tenement and two 2-sty frame tenements in rear. Herman Harjes to Frederick Meyer. All liens. July 9. July 14, 1909. 5:1471-1 1/2. A \$8,000-\$8,500. other consid and 100 78th st W, s s, 45.2 e Broadway, 25x102.2, 1-sty frame shop. Wm Carlin, Jr, to Alice Carlin. Q C. July 6. July 10, 1909. 4:1169-46. A \$24,000-\$24,000. 250 78th st E, Nos 308 to 312, s s, 125 e 2d av, 49x102.2, 6-sty brk tenement and stores. Martin Seidner to Emma Krohn. Mort \$75,000. July 9. July 10, 1909. 5:1452-47. A \$18,000-\$62,000. other consid and 100 79th st E, No 431, n s, 434 e 1st av, 26x102.2, 4-sty stone front tenement. Mary Volanth et al to Abraham E Levy. Mort \$13,400. July 15, 1909. 5:1559-19. A \$10,000-\$16,500. other consid and 100 80th st E, Nos 522 and 524, s s, 348 e Av A, 50x102.2, 1-sty frame buildings and vacant. Frank Falotico to J Rumore Realty Co. Mort \$11,250. June 17. July 15, 1909. 5:1576-37 and 38. A \$15,000-\$15,000. other consid and 100 82d st E, No 127, n s, 325 e Park av, 25x102.2, brk synagogue. Congregation B'Nai Paiser to Chebra Kodischa Talmud Thora. Mort \$12,500. July 12. July 13, 1909. 5:1511-14. A \$16,000-exempt. 22,500 82d st E, Nos 548 to 552, s s, 111.4 w East End av, 40x102.2, 6-sty brk tenement and stores. FORECLOS, July 6, 1909. Edw L Patterson, ref, to Edward C Schiffmacher, of Brooklyn. Mort \$32,000. July 12, 1909. 5:1578-32. A \$12,500-\$48,000. 14,000 82d st E, Nos 542 to 546, s s, 151.4 w East End av, 40x102.2, 6-sty brk tenement and stores. FORECLOS, July 6, 1909. Edward L Patterson, ref, to Edw C Schiffmacher. Mort \$32,000. July 12, 1909. 5:1578-33. A \$12,500-\$48,000. 12,000 83d st W, No 43, n s, 350 e Columbus av, 18.9x102.2, 3-sty and basement brk dwelling. Ora M Russell to Ralph Tousey. Mort \$17,500. July 12, 1909. 4:1197-15. A \$13,000-\$16,000. nom 83d st E, No 510, s s, 173 e Av A, 25x102.2, 5-sty brk tenement. Gretchen Kaufmann to Pauline Stevens and Rosa Jackie. 1-3 part. All title. Mort \$12,000. July 10. July 12, 1909. 5:1579-45. A \$8,000-\$17,500. other consid and 100 83d st W, No 169, n s, 137.6 e Amsterdam av, 18.6x102.2, 5-sty brk tenement. Isabelle L Toplitz to Assunta C Lagomarsino and Jos A Scarinzi. Mort \$15,000. July 8. July 9, 1909. 4:1214-6 1/2. A \$10,000-\$18,000. other consid and 100 87th st W, No 312, s s, 183 w West End av, 17x100.8, 3-sty and basement stone front dwelling. Henrietta J Ermenant to Alice H Dillon. Mort \$20,000. June 24. July 15, 1909. 4:1248-40. A \$10,500-\$20,000. other consid and 100 88th st W, No 259, n s, 154 w Broadway, 18x100.8, 3-sty and basement stone front dwelling. Araminta wife of and Geo C Rockwood to Alma L Fellows. Mort \$17,000 and all liens. Dec 16, 1898. July 15, 1909. 4:1236-7. A \$9,000-\$17,000. 22,000 88th st E, No 404, s s, 80 e 1st av, 26x100.8, 4-sty brk tenement. Seventy-Eighth St Realty Co to Jennie Wormser. Mort \$17,200. July 9. July 10, 1909. 5:1567-45 1/2. A \$9,000-\$17,000. other consid and 100 89th st E, No 310, s s, 200 e 2d av, 25x100.8, 5-sty brk tenement. Jonas Weil et al to Hedwig Rothschild. Mort \$15,000. July 8. July 9, 1909. 5:1551-45. A \$9,000-\$19,000. other consid and 100 93d st E, No 9, n s, 189.2 e 5th av, 20.6x100.8, 4-sty brk dwelling. Clara Rosenthal to Pine Investing Co, a corp. Mort \$33,000. July 15, 1909. 5:1505-8 1/2. A \$41,000-\$51,000. other consid and 100 95th st W, Nos 53 to 61, n s, 211 e Columbus av, 89x100.8, five 4-sty and basement brk and stone dwellings. Crosby st, No 97, e s, abt 115 s Prince st, 25.3x66, 7-sty brk loft and store building. Conrad R Gross et al to Gross & Herbener. July 8. July 10, 1909. 4:1209-9 1/2 to 12. A \$48,500-\$79,000; 2:496-10. A \$15,500-\$40,000. other consid and 100 96th st E, Nos 210 and 212, s s, 208.6 e 3d av, 96.6x100.8, two 6-sty brk tenements ad stores. Beke Schneider to Beke Klein, of Trenton, N J. 1/2 part. All title. July 14. July 15, 1909. 5:1541-37 and 39. A \$38,000-\$126,000. 100 97th st E, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty brk tenement. FORECLOS, July 14, 1909. Theo K McCarthy ref to Henry E Keil and Edward Keil. Mort \$13,000 and all liens. July 14. July 15, 1909. 6:1647-9. A \$9,000-\$19,000. 4,000 over and above 1st mort for 13,000 97th st E, No 302, n s, 100 e 2d av, 25.1x100.11, 4-sty brk tenement and store. Abraham L Spitzer to Sadie Spitzer. 1/2 part. Mort \$8,666. July 1. July 12, 1909. 6:1669-5. A \$7,000-\$14,000. other consid and 100 98th st E, No 215, n s, 235 e 3d av, 25.2x100.11, 5-sty brk tenement and store. Chas A Person to Irving Bachrach and Isaac Schmeidler. All liens. May 17. July 15, 1909. 6:1648-10. A \$9,000-\$21,000. other consid and 100 99th st W, No 262, s s, 80 e West End av, 20x100.11, 3-sty stone front dwelling. Release dower. Bertha Junge widow to John J White. Q C. July 7. July 9, 1909. 7:1870-60 1/2. A \$11,000-\$24,000. other consid and 100 Same property. John J White to Edward C Ohl. Mort \$15,000. June 24. July 9, 1909. 7:1870. other consid and 100 Same property. Edw C Ohl to Adolph W Wallander, of Mt Vernon, N Y. Mort \$15,000. June 24. July 9, 1909. 7:1870. 100 101st st E, Nos 103 and 105, n s, 16.6 e Park av, 31x75, two 3-sty brk dwellings. Freehold Construction Co to Lena Fait. All liens. July 12. July 13, 1909. 6:1629-1 1/2 and 2. A \$11,000-\$14,000. nom 103d st E, No 320, s s, 287.6 e 2d av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, May 5, 1909. Edward J McGuire referee to Fleischmann Realty & Construction Co. Mort \$34,000. July 8. July 9, 1909. 6:1674-40. A \$11,500-\$43,000. 10,500 104th st W, No 322, s s, 100 e Riverside Drive, 20x100, 3 and 4-sty and basement stone front dwelling. Luther L Kellogg to Leda P Clason. Mort \$22,500. July 2. July 14, 1909. 7:1890-72. A \$12,800-\$26,000. nom 104th st E, No 164, s s, 300 w 3d av, 25x100.11. Agreement to

equalize ownership. Mary A Hoyt with Mary E Hoyt. Feb 13, 1908. July 13, 1909. 6:1631. nom 104th st E, No 51, n s, 255 w Park av, 25x100.11, 3-sty stone front dwelling. Samuel A Borenstein to Bella Cohn. Mort \$16,000. Feb 5. July 15, 1909. 6:1610-26. A \$11,000-\$14,000. other consid and 100 105th st E, No 71, n s, 130 w Park av, 25x100.11, 5-sty brk tenement. Esther Kinzler to Daniel L Korn. Mort \$18,750. June 23. July 9, 1909. 6:1611-31. A \$11,000-\$25,000. other consid and 100 107th st E, No 156, s s, 309 w 3d av, 28.3x100.11, 4-sty stone front tenement. Release dower. Fanny wife Wm J Egers to Alex A Egers. June 30. July 9, 1909. 6:1634-48. A \$11,000-\$17,000. nom 107th st E, No 82, s s, 50 w Park av, 25x75.11, 5-sty stone front tenement. Max Orbach to Simon Jarett. Mort \$13,000 and all liens. July 14. July 15, 1909. 6:1612-40. A \$9,500-\$17,000 other consid and 100 111th st E, No 78, s s, 163.4 w Park av, 17.2x100.11, 3-sty stone front dwelling. Jacob Lazerowitz to Barnett Goldfein. 1/2 part. All title. Mort \$10,500 and all liens. Oct 22, 1906. July 10, 1909. 6:1616-44. A \$7,500-\$9,000. other consid and 100 111th st E, No 78, s s, 163.4 w Park av, 17.2x100.11, 3-sty stone front dwelling. Barnett Goldfein to Dora wife Barnett Goldfein. All of. All liens. July 1. July 10, 1909. 6:1616-44. A \$7,500-\$9,000. other consid and 100 113th st E, No 73, n s, 177.2 w Park av, 26.3x100.11, 5-sty brk tenement and store. Isidore Lasner et al to Meyer Fuss. All liens. July 9. July 13, 1909. 6:1619-28. A \$11,500-\$21,500. 100 113th st W, s s, 100 w 7th av, 50x100.11, vacant. PARTITION, May 27, 1909. Daniel O'Connell ref to Fredk W Mertens. July 7. July 13, 1909. 7:1828-38 and 39. A \$24,000-\$24,000. 35,250 113th st E, No 202, s s, 69 e 3d av, 26x100.11, 4-sty brk tenement. 118th st E, No 407, n s, 110.8 e 1st av, 16.8x100.11, 3-sty stone front dwelling. 121st st E, No 518, s s, 208 e Pleasant av or Av A, 17x80, 3-sty brk dwelling. Bernheimer & Schwartz Pilsener Brewing Co to Rosaria wife John Carucci. B & S and C a G. All liens. Jan 26. July 10, 1909. 6:1662-46 1/4. A \$8,300-\$18,000; 1806-5 1/2. A \$4,500-\$7,500. 1817-27. A \$3,000-\$4,500. nom 114th st E, No 25, n s, 100 w Madison av, 25x100.11, 6-sty brk tenement and stores. Sam Garry to Bertha wife Sam Garry. Mort \$30,000. July 9. July 10, 1909. 6:1620-13. A \$12,000-\$35,000. nom 115th st E, No 131, n s, 286.3 e Park av, 18.6x100.10, 3 sty brk dwelling. Joseph Marinaro to Lazare Sasover. Mort \$7,300. July 8. July 9, 1909. 6:1643-13. A \$7,500-\$8,000. 8,800 117th st E, No 138, s s, 535.2 w 3d av, 16.2x100.11, 3-sty brk dwelling. Jos S Myers ADMR Aaron Bussing to Harry Dolitsky. Q C. July 8. July 10, 1909. 6:1644-58. A \$6,500-\$7,000. 50 117th st E, No 138, s s, 535.2 w 3d av, 16.2x 1/2 blk, 3-sty brk dwelling. PARTITION, June 2, 1909. Richard M Henry referee to Harry Dolitsky. June 30. July 10, 1909. 6:1644-58. A \$6,500-\$7,000. 6,550 117th st W, No 7, n s, 150 w 5th av, 23.1x100.11, 6-sty brk tenement. Samuel Levens to Ida Berkman. All liens. July 3. July 13, 1909. 6:1601-30. A \$13,000-\$34,000. nom 120th st E, a strip of 0.3 3/4 upon which a part of the party wall now existing bet Nos 516 and 518 East 120th st is built. Edward Livermore to Joseph E Bergan. All title. Q C. July 10. July 14, 1909. 6:1816. nom 120th st W, No 308, s s, 175 w 8th av, 25x100.11, 5-sty brk tenement. Harris Jacoby to Max Jacoby. 1/2 part. All title. Mort \$16,000. July 9. July 15, 1909. 7:1946-40. A \$11,000-\$21,000. nom 121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Jennie Wormser to Seventy-Eighth St Realty Co. Mort \$14,000. July 9, 1909. 7:1923-44. A \$8,600-\$16,000. other consid and 100 121st st E, No 518, s s, 208 e Pleasant av, 17x80, 3-sty brk dwelling. Rosaria Carucci to John Focarile. Mort \$22,900. June 29. July 10, 1909. 6:1817-27. A \$3,000-\$4,500; 6:1662-46 3/4. A \$8,300-\$18,000. other consid and 100 121st st W, No 417, n s, 162.6 e Amsterdam av, 37.6x100.10, 5-sty brk tenement. Release mort. Emma Stern to Samuel Potick and Sidney Stern. July 9. July 13, 1909. 7:1963-41. A \$18,000-\$45,000. nom Same property. Samuel Potick and ano to Charles Hoffart and Karoline his wife, tenants by entirety. Mort \$40,000. July 9. July 13, 1909. 7:1963. other consid and 100 121st st W, No 419, n s, 125 e Amsterdam av, 37.6x100.10, 5-sty brk tenement. Samuel Potick and ano to Aaron M Janpole and Louis Werner. Mort \$50,000. July 9. July 13, 1909. 7:1963-39. A \$18,000-\$45,000. other consid and 100 121st st W, No 128, s s, 320 w Lenox av, 20x100.11, 4-sty and basement stone front dwelling. Pauline Strauss to Fanny Gruen. July 7. July 15, 1909. 7:1905-47. A \$9,600-\$23,000. nom 124th st W, No 13, n s, 185 w 5th av, 18.9x100.11, 4-sty and basement stone front dwelling. John Hickey to the Christian Brothers Institute. C a G. Mort \$20,000. May 1. July 15, 1909. 6:1722-29. A \$13,000-\$24,000. nom 125th st W, Nos 45 and 47, n s, 345 e Lenox av, 40x99.11, two 4-sty brk tenements and stores. Viola M Scudder to Homer R Gillies. Mort \$76,250. July 6. July 9, 1909. 6:1723-15 1/2 and 16. A \$72,000-\$81,000. other consid and 100 126th st, Nos 530 and 532, on map Nos 518 and 520, s s, 291.3 w Amsterdam av, 58.9x99.11, two 6-sty brk tenements and stores, valued at \$94,000. Sub to mort \$54,000. 7:1980-45 and 46. A \$23,000-\$24,000. CONTRACT to exch for 7th av, No 2522 n w cor 146th st, 26.6x100, 5-sty brk tenement and stores, valued at \$60,000. Sub to mort \$30,000. 7:2032-29. A \$21,000-\$42,000. 10,500 Geo A Andrews, of Brooklyn, with Patrick F Dickinson. June 18. July 15, 1909. exch 130th st W, Nos 601 to 607, n s, 100 w 11th av and 75 w Boulevard as in year 1889, now Broadway, 100x99.11, 1 and 3-sty brk

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

factory. Elmer L Heischmann to Henry Fera Jr. B & S. Mort \$50,000. July 9. July 10, 1909. 7:1997-25 and 27. A \$24,000-\$47,000. nom
131st st W, No 139, n s, 391 w Lenox av, 18x99.11, 3-sty and base- ment stone front dwelling. Mary D Pressinger to Nathalie Schreiner. July 8. July 9, 1909. 7:1916-15 1/2. A \$7,900-\$13,500. other consid and 100
132d st W, No 111, n s, 132.6 w Lenox av, 17.6x99.11, 3-sty and basement brk dwelling. Jesse Shipp and Thomas Brown to "The Frogs," a corpn. Mort \$8,000 and all liens. June 25. July 13, 1909. 7:1917-26. A \$7,700-\$11,000. nom
132d st W, No 138, s s, 375 w Lenox av, 16x99.11, 3-sty and base- ment stone front dwelling. Geo V Knipe to George Knipe. Mort \$8,500. June 29. July 13, 1909. 7:1916-49. A \$7,000-\$11,500. nom
136th st W, Nos 614 and 616, s s, 179.6 w Broadway, 54x99.11, 5- sty brk tenement.
136th st W, Nos 618 and 620, s s, 233.6 w Broadway, 54x99.11, 5- sty brk tenement.
Albert and Benjamin Oppenheim EXRS, &c, Herman Oppenheim to The Oppenheim Realty Co. Mort \$133,000. July 7. July 13, 1909. 7:2002-89 and 91. A \$43,200-\$120,000. other consid and 100
137th st W, No 290, s s, 135 e 8th av, 15.6x99.11, 4-sty brk dwell- ing. Philip Krauss to Pincus Lowenfeld and Wm Prager. Mort \$12,000. July 14, 1909. 7:1942-58 1/2. A \$6,200-\$13,000. other consid and 100
137th st W, No 243, n s, 470 w 7th av, 18x99.11, 5-sty and base- ment brk dwelling. FORECLOS, Sept 23, 1908. Wm H Black, ref to Caroline S Hewlett. All liens. Sept 24, 1908. July 13, 1909. 7:2023-12 1/2. A \$6,200-\$16,000. 10,000
141st st W, Nos 239 and 241, n s, 200.4 e 8th av, 49.8x99.11, 6- sty brk tenement. David Rosenblum to Sigmund B Heine. Mort \$62,500. July 9. July 10, 1909 7:2027-9. A \$18,000-\$63,000. nom
142d st W, No 548, s s, 122.2 e Broadway, 16.8x99.11, 3-sty and basement stone front dwelling. John W Haaren to Judd A Lock- wood. July 9. July 10, 1909. 7:2073-58. A \$5,000-\$12,000. nom
143d st W, No 261, n s, 100 e 8th av, 37.6x99.11, 5-sty brk tene- ment. Marie wife of and Herman Levy to City National Realty Co. Mort \$40,000 and all liens. June 21. July 14, 1909. 7:2029 -5. A \$12,000-\$38,000. nom
146th st W, No 416, s s, 237 w St Nicholas av, 19x99.11, 3-sty and basement stone front dwelling. Otto Pressprich to Rein- hard Gennerich. Mort \$12,000. July 7. July 9, 1909. 7:2060- 42. A \$5,300-\$15,000. other consid and 100
153d st W, No 534, s s, 462.6 w Amsterdam av, 37.6x99.11, 5- sty brk tenement. FORECLOS, June 1, 1909. Edward R Othe- man, ref, to Wm F Morgan, Jr, and Wm K B Emerson trustees John A Robinson. June 21. July 9, 1909. 7:2084-52. A \$12,000-\$40,000. 44,000
162d st W, n s, 200 e Broadway, 5x99.11, vacant. Release mort. Corn Exchange Bank to Barkin Construction Co. July 7. July 10, 1909. 8:2122-part lot 15. nom
162d st W, n s, 100 e Broadway, 100x99.11, vacant. Release mort. American Mortgage Co to Barkin Construction Co. July 7. July 10, 1909. 8:2122-part lot 15. A \$-\$. nom
162d st W, n s, 100 e Broadway, 132.6x99.11, vacant. Release mort. Pincus Lowenfeld and ano to Barkin Construction Co. July 9. July 10, 1909. 8:2122-part lot 15. A \$-\$. nom
178th st W, Nos 530 and 532, s s, 100 e Audubon av, 45x91.2x45.1 x88.3, 5-sty brk tenement. Paterno Bros, a corpn, to Annie M Hyland. Mort \$39,000. July 14. July 15, 1909. 8:2132-30. A \$10,000-\$42,000. other consid and 100
181st st W, s e cor Haven av, 114.4x114.11x112.9x97.3, vacant. Henry Morgenthau Co to Fort View Construction Co. B & S. July 14. July 15, 1909. 8:2177-part lot 116. A \$-\$.
181st st W, s s, 100 e Audubon av, 45x119.6, vacant. Matilda Weisbecker INDIVID et al as EXRS, &c, Charles Weisbecker to Max Marx. July 2. July 13, 1909. 8:2152-70 and 71. A \$27,000-\$27,000. 27,000
Av A, Nos 1401 to 1407 | s w cor 75th st, 102.2x100, three 5-sty| 75th st, Nos 444 and 446| brk tenements and stores and one 5-| sty brk loft and store building. PARTITION, May 27, 1909. Dan- iel O'Connell ref to Laura E and Robt E Mertens. July 7. July 13, 1909. 5:1469-25 to 28. A \$40,500-\$97,000. 90,900
Av A, Nos 1401 to 1407 | s w cor 75th st, 102.2x100, three 5-sty| 75th st, Nos 444 and 446| brk tenements and stores and one 5-| sty brk loft and store building.
3d av, Nos 1453 to 1457 | n e cor 82d st, 82.2x67.3, four 5-sty brk| 82d st | tenements and stores.
Fredk W Mertens to Robert E and Laura E Mertens. Q C. July 12. July 13, 1909. 5:1469-25 to 28. A \$40,500-\$97,000. 5:- 1528-1 and 2. A \$72,500-\$108,000. nom
Same property. Release dower. Matilda M Mertens to same. July 8. July 13, 1909. 5:1469, 1528. nom
Amsterdam av, No 2496, w s, 45.11 s 184th st, 22.11x100x22.1x 100, 2-sty brk tenement and store. Wm and Julius Bachrach to Robert Bader. Mort \$8,500. July 6. July 9, 1909. 8:2155- 88. A \$8,500-\$10,500. other consid and 100
Same property. Robert Bader to Wm and Julius Bachrach. Mort \$12,000. July 6. July 9, 1909. 8:2155. other consid and 100
Audubon av, e s, 199.10 n 175th st, 30x95, vacant. Release mort. TITLE GUARANTEE & TRUST CO to City Real Estate Co. July 8. July 9, 1909. 8:2132-part lot 7. A \$-\$. nom
Audubon av| e s, 98.9 n 175th st, 101 to 176th st x95x-| 176th st | cant. Fleischmann Realty and Construction Co to Munden Construction Co. Mort \$27,800. July 12. July 13, 1909. 8:2132-4 and 7. A \$-\$. other consid and 100
Audubon av| e s, 98.9 n 175th st, 101 to 176th st x95x-| 176th st | vacant. Release mort. Edwin Mayer et al TRUS- TEES to Fleischmann Realty and Construction Co. July 12. July 13, 1909. 8:2132-4 and 7. A \$-\$. 6,000
Broadway, Nos 44 to 50| e s, 124.8 s Exchange pl, deed reads at New st, Nos 41 to 47| s w cor of South Wall of Exchange Court, runs s 81.11 to n wall of No 42 Broadway, x e - to w s New st, x n 80.2 x w - to beginning. FORECLOS, June 11, 1909. Samson Lachman, ref, to Morris Building Co. June 17. July 12, 1909. 1:22-24, 26 and 27. A \$1,028,200-\$1,290,000. 1,681,274
Buena Vista av, w s, 112 s Riverside Terrace, 93.3x105.3x127x100, vacant. James A Lynch to Harry Harris. B & S. Mort \$24,000. May 19. July 12, 1909. 8:2177-part lot 175. A \$-\$. nom
Buena Vista av| s e cor 181st st, 214.1 to Haven av, x153.10x| Haven av | 237.7x122.1, vacant.
181st st
Buena Vista av | s w cor Riverside Terrace, 112x100x135.11x| Riverside Terrace| 87.7, vacant.
Utility Realty Co to Henry Morgenthau Co, a corpn. All liens. July 8. July 9, 1909. 8:2177-part lots 174 and 175. A \$-\$. other consid and 100
Buena Vista av, w s, 112 s Riverside terrace, 93.3x105.3x127x100, vacant. Harry Harris to the Mantle Realty Co. B & S. Mort \$24,000. July 1. July 13, 1909. 8:2177-part lot 225. A \$-\$. nom
Central Park West, No 50| s w cor 65th st, 100.5x125, 12-sty brk| 65th st, Nos 2 to 6 | and stone tenement Prasad. Fannie S Rockwood to the Prasad Company. C a G. All liens. July 12. July 13, 1909. 4:1117-36. A \$200,000-\$850,000. nom
Central Park West, No 131| n w cor 73d st, 204.4 to s s 74th st| 73d st, No 1 | x100, 12 and 13-sty brk and stone| 74th st, No 2 | hotel. Abraham Boehm and Lewis Coon to Standard Investing Co. Mort \$1,703,500. July 8. July 9, 1909. 4:1126-29. A \$450,000-\$1,800,000. other consid and 100
Clarmont av, No 47, w s, 62.6 s 119th st, 62.6x100, 6-sty brk tenement. Frank A Jaeger to John J Dillon. Mort \$115,000. June 25. July 9, 1909. 7:1990-33. A \$30,000-\$100,000. other consid and 100
Claremont av, e s, 300 n 122d st, 75x115.3 to c l former Bloom- ingtondale road, x75.3x121.2, vacant. Edward F Hassey and ano EXRS August Hassey to Wm J Casey. July 12. July 15, 1909. 7:1993-57 to 59. A \$18,000-\$18,000. 48,000
Same property. Edward F Hassey et al to same. B & S. July 12. July 15, 1909. 7:1993. other consid and 100
Convent av | s e cor 149th st, 99.11x100, vacant. Holland Hold- 149th st | ing Co to Emanuel M Krulewitch. Mort \$50,000. July 8. July 10, 1909. 7:2063-43 to 46. A \$30,500-\$30,500. 100
East End av, No 82, w s, 26.3 n 83d st, 25.3x80, 5-sty brk tene- ment and store. Aaron Moses to Adolf Steinhart. Mort \$17,500. June 29. July 10, 1909. 5:1580-24. A \$8,500-\$18,000. other consid and 100
Madison av, No 1629, e s, 25.6 s 109th st, 25x95, 5-sty brk tene- ment and store. Ray Brous to Mollie Goldstein. All liens. Feb 24. July 10, 1909. 6:1614-50. A \$16,000-\$26,000. 100
Same property. Mollie Goldstein to Alfred S Engel. All liens. July 6. July 10, 1909. 6:1614. 100
Madison av, Nos 1295 to 1303| n e cor 92d st, 100.8x62.2, 9 and 10-| 92d st | sty brk and stone hotel. Abraham Boehm and Lewis Coon to Standard Investing Co. Mort \$300,000. July 8. July 9, 1909. 5:1504-20. A \$120,000-\$290,000. other consid and 100
Madison av, Nos 431 to 437| n e cor 49th st, runs n 79.6 x e 75 x n| 49th st, Nos 31 and 33 | 20.11 x e 10 x s 100.5 to n s 49th st x w s 5 to beginning, 12 and 13-sty brk and stone hotel. FORE- CLOS, July 2, 1909. Abraham R Lawrence referee to Knicker- bocker Trust Co. Mort \$576,500. July 7. July 9, 1909. 5:1285-21. A \$275,000-P \$650,000. 185,000
Same property. Knickerbocker Trust Co to Hotel Securities Co, a corpn. B & S. Mort \$576,500. July 7. July 9, 1909. 5:1285. nom
Manhattan av, No 443, w s, 50.11 s 119th st, 25x100, 5-sty stone front tenement. Flora Putz to Louis Morel. Mort \$27,500. July 2. July 12, 1909. 7:1945-52. A \$14,000-\$27,000. other consid and 100
Park av, Nos 1731 to 1737| s e cor 121st st, 75.7x90, two 6-sty| 121st st, Nos 100 to 104 | brk tenements and stores.
16th st E, Nos 522 and 524, s s, 308 e Av A, 37.6x103.3, 6-sty brk tenement and stores.
13th st E, Nos 626 and 628, s s, 299 w Av C, 39x103.3, 6-sty brk tenement and stores.
Martha W Weill to Thal Realty Co. B & S and C a G. All liens. June 30. July 14, 1909. 6:1769-68 1/2 and 69. A \$35,000-\$105,000; 3:973-45. A \$14,000-P \$48,000; 2:395-19. A \$-\$. other consid and 100
Pinehurst av | s e cor 178th st, 127.6x96.3x127.7x101.11, vacant. 178th st | Adams Realty Co to Peto Realty Co. Mort \$26,500. July 9. July 10, 1909. 8:2177-part lot 14. A \$-\$. other consid and 100
Park row, Nos 13 to 21| s s, 85.5 n e Ann st, runs e 103.11 x s| Ann st, No 13 | 153.7 to n s Theatre alley x s w 47.10 x n w 25.10 x n e 6.6 x n 48.4 x s w 62.10 to n e s Ann st x n w 20 x n e 17.7 x n w 24 x n w 4.6 x n w 83.3 to Park row at be- ginning, 26, 27 and 32-sty brk and stone office and store build- ing, Park Row Building. Nathaniel M Rothschild et al, all of London, Eng, to Park Row Realty Co. Mort \$2,500,000 on this and No 3 Park row. May 11. July 10, 1909. 1:90-4. A \$1,365,000-\$3,370,000. nom
Park row, No 3, s e s, 40.2 n e Ann st, runs n e 25 x s 63.1 x w - to Ann st x s w along Ann st 12.3 x e 6.6 x n 52.3 to beginning. 8-sty brk and stone office and store building. Nathaniel M Rothschild et al, all of London, Eng, to Park Row Realty Co. Mort \$2,500,000 on this and Nos 13 to 21 Park row and No 13 Ann st. May 11. July 10, 1909. 1:90-2. A \$215,000-\$290,000. nom
Riverside Drive, e s, 332.2 s 127th st, 120x86, 6-sty brk tenement. Release judgment. James J Walsh to The Bergen Realty Co and Rosa R Stratton. June 18. July 13, 1909. 7:1994-93. A \$77,000-\$200,000. nom
St Nicholas av, No 730, e s, 355.10 n 145th st, 30.4x100, 4-sty and basement stone front dwelling. Ida E White et al EXRS, &c, John M Otter to Wm C Lester. Mort \$10,000. June 3. July 13, 1909. 7:2053-65. A \$10,500-\$23,500. 23,750
St Nicholas av| s w cor 183d st, 104.11x150, vacant. Josephine 183d st | Y Birney to Napoleon Construction Co. July 12, 1909. 8:2165-36 to 41. A \$62,000-\$62,000. other consid and 100
Seaman av, s s, 100 e Academy st, 100x100, 1-sty brk rear build- ing and vacant. Henry L Goodwin to Frederic J Fuller. 1/4 part. All liens. July 13. July 14, 1909. 8:2239-5. A \$12,000-\$12,000. nom
Same property. Gretchen Schlotfeldt to same. All title. July 9. July 14, 1909. 8:2239. nom
Seaman av, s s, 100 e Academy st, 100x100, 1-sty brk rear build- ing and vacant. Frederic J Fuller to Gretchen Schlotfeldt. 1/4



part. B & S. Morts \$13,849. July 13. July 15, 1909. 8:2239-5. A \$12,000-\$12,000. nom  
 West End av n e cor 99th st, 100.11x116, 3-sty stone front 99th st, No 259 dwelling and vacant. Benjamin Mordecai to Alendale Building Co. B & S. June 30. July 10, 1909. 7:1871-1 to 5. A \$95,500-\$104,000. other consid and 100  
 1st av, Nos 1435 and 1437, w s, 72.4 s 75th st, 55.4x100, two 5-sty stone front tenements and stores.  
 113th st W, s s, 100 w 7th av, 50x100.11, vacant.  
 Release dower. Laura E Mertens to Fredk W Mertens. July 9. July 13, 1909. 5:1449-26 and 27. A \$28,000-\$58,000; 7:1828-38 and 39. A \$24,000-\$24,000. nom  
 1st av, Nos 1435 and 1437, w s, 72.4 s 75th st, 55.4x100, two 5-sty stone front tenements and stores. PARTITION, May 27, 1909. Daniel O'Connell ref to Frederick W Mertens. July 7. July 13, 1909. 5:1449-26 and 27. A \$28,000-\$58,000. 73,700  
 2d av, No 1324, e s, 25.5 s 70th st, 25x74, 5-sty stone front tenement and store. William Rauch to Esther Rauch. All title. Mt \$13,000. July 6. July 13, 1909. 5:1444-50. A \$12,000-\$22,000. other consid and 100  
 2d av, No 1700 n e cor 88th st, 25.8x100, 5-sty brk tenement 88th st, No 301 and store. Fred R Gibson to Max Borck. Mort \$33,000. July 8. July 10, 1909. 5:1551-1. A \$23,000-\$38,000. other consid and 100  
 2d av, No 1470 s e cor 77th st, 27.2x88.7x27.2x88.6, 5-sty brk 77th st, No 300 tenement and store. Rose A Wilson and ano to Hamilton Holding Co. Mort \$39,500. June 30. July 10, 1909. 5:1451-49. A \$21,000-\$40,000. other consid and 100  
 2d av, No 1700 n e cor 88th st, 25.8x100, 5-sty brk tenement 88th st, No 301 and stores. Max Borck to Fred R Gibson. Morts \$44,500. June 28. July 9, 1909. 5:1551-1. A \$23,000-\$38,000. other consid and 100  
 2d av, No 1842, e s, 25.8 n 95th st, 25x100, 5-sty brk tenement and store. Henrietta Gomprecht to Sigmund Levin. Mort \$23,000. July 3. July 9, 1909. 5:1558-2. A \$13,000-\$23,000. other consid and 100  
 2d av, No 2304, e s, 27 n 118th st, 26x80, 5-sty brk tenement and store. Otto Freyberg to Richard H Freyberg. Mort \$21,500. July 12. July 13, 1909. 6:1795-2. A \$9,300-\$20,000. other consid and 100  
 3d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. Lizzie Dobkin to Abraham Dobkin. All liens. Feb 15. July 10, 1909. 6:1651-2. A \$13,500-\$25,500. other consid and 100  
 3d av, Nos 1453 to 1457 n e cor 82d st, 82.2x67.3, four 5-sty 82d st brk tenements and stores. PARTITION, May 27, 1909. Daniel O'Connell ref to Laura E and Robert E Mertens. July 7. July 13, 1909. 5:1528-1 and 2. A \$72,500-\$108,000. 100,000  
 3d av, No 634, w s, 43.2 s 41st st, 18.6x100, 4-sty brk tenement and store. Wm H Miller as life tenant and Sarah C Miller, owner of fee to Benj L Herbst. July 12. July 13, 1909. 5:1295-38. A \$15,000-\$19,000. other consid and 100  
 3d av, No 1757, e s, 76 n 97th st, 24.10x90, 5-sty brk tenement and store. Mary A wife Philip H Smith to Joseph Hyams. Mort \$14,000. June 14, 1909. 6:1647-4. A \$13,500-\$22,000. other consid and 100  
 3d av, Nos 1147 and 1149 s e cor 67th st, 40.5x100, 6-sty brk 67th st, No 200 tenement and stores.  
 3d av, Nos 1131 to 1141 n e cor 66th st, 120.5x100, three 6-sty 66th st, No 201 brk tenements and stores.  
 Hamilton Heights Syndicate to Jesse W Ehrich. Mort \$286,000. July 9. July 15, 1909. 5:1421-1 to 4 and 45. A \$150,000-\$212,000. other consid and 100  
 5th av, No 315 s e cor 32d st, 28.9x150. 32d st  
 5th av, No 313, e s, 28.9 s 32d st, 28x150.  
 5th av, Nos 309 and 311, e s, 84.9 n 31st st, 56x150.  
 Agreement as to release of 18 ft right of way on rear of above. Improved Property Holding Co of N Y with Francis A Murdock, N Y; Lewis C Murdock, Southampton, L I; Alice S and Louise E Murdock and Ada M Leupp, of Washington, D C, and Johnston Livingston, N Y. June 25. July 15, 1909. 3:861. nom  
 5th av, Nos 309 and 311, e s, bet 31st and 32d sts.  
 5th av, n e cor 31st st, 56.9x150.  
 Release easement or right of way. Johnston Livingston with Fifth Avenue Investing and Improvement Co. June 25. July 15, 1909. 3:861. nom  
 5th av n e cor 81st st, runs e 125 x n 102.2 x w 25 x s 76.6 x w 81st st, 100 to e s 5th av x s 25.8 to beginning, vacant. Nathaniel M Rothschild et al, all of London, Eng, to August Belmont, of Hempstead, L I. May 11. July 10, 1909. 5:1493-1 and 5. A \$245,000-\$245,000. nom  
 5th av, e s, 25.8 n 81st st, 76.6x100, vacant. Nathaniel M Rothschild et al, all of London, Eng, to August Belmont, of Hempstead, L I. May 11. July 10, 1909. 5:1493-2 to 4. A \$345,000-\$345,000. nom  
 5th av, No 728, w s, 73.5 s 57th st, 27x125, 4 and 5-sty brk and stone dwelling. FORECLOS, June 10, 1909. Joseph S Schwab, ref, to Seven Hundred and Twenty-Eight Fifth Avenue Co. Mort \$150,000. July 12, 1909. 5:1272-38. A \$250,000-\$330,000. 201,000  
 6th av, Nos 1004 to 1012 s e cor 57th st, runs s 100.11 x e 49.8 x s 57th st, No 58 x e 45.7 x n 100.5 to s s 57th st x n 95 to beginning, 7-sty brk studio building. Nancy L Sherwood to Mary E Blodgett, 1/2 part. All title. B & S. July 8. July 9, 1909. 5:1272-71. A \$250,000-\$375,000. nom  
 7th av, No 2574 s w cor 149th st, 24.11x100, 5-sty brk tenement and store. Rose A Wilson and ano to Hamilton Holding Co. Mort \$40,000. June 30. July 10, 1909. 7:2034-36. A \$18,000-\$40,000. other consid and 100  
 7th av s w cor 113th st, 75.11x100, 7-sty brk tenement.  
 113th st, No 200 ment.  
 Lexington av, Nos 1290 to 1296 n w cor 87th st, 100.8x36.2, with 87th st, No 135 all title to strip on Lexington av, w s, 100.8 n 87th st, 0.1/2x36.2, 5-sty brk tenement and stores.  
 112th st W, No 205, n s, 100 w 7th av, 50x100.11, 6-sty brk tenement.  
 Release from TRUSTEE, &c. Laura E Mertens TRUSTEE for Robt E Mertens WILL Fredk W Mertens, deceased, to Fredk W Mertens. B & S. July 9. July 14, 1909. 7:1828-34. A \$62,000-\$185,000; 5:1516-16. A \$43,000-\$72,000; 7:1828-26. A \$24,000-\$85,000. 40,494.75  
 7th av, No 218, on map Nos 218 to 220 s w cor 23d st, runs w 25 x s 23d st, No 200 80 x w 50 x s 18.9 x e 75 to av x n 98.9 to beginning, 5-sty brk tenement and store and 2-sty brk tenement and store. PARTITION, June 2, 1909. Richard M Henry referee to Loron P and Walter I Bradley, of Stamford, Conn, and Alice S Smith, of Monsey, Rockland Co, N Y. June 30. July 9, 1909. 3:772-47. A \$80,000-\$90,000. 127,000  
 7th av, Nos 421 and 423 n e cor 33d st, runs n 39 x e 60.6 x n 33d st, Nos 159 and 161 39 x e 19.9 x s 78.1 to n s 33d st x w

80.3 to beginning, three 4-sty brk tenements and stores. Ranald H Macdonald EXR, &c, Joseph F Egan to Frank J Cassidy. 1/2 part. Mort \$290,000 on whole. July 8. July 9, 1909. 3:809-1. A \$240,000-\$250,000. other consid and 100  
 Same property. Ranald H Macdonald to same. 1/2 part. All title. Mort \$290,000 on whole. July 8. July 9, 1909. 3:809. other consid and 100  
 7th av, Nos 248 to 254, w s, 43.10 n 24th st, runs w 78.2 x n 54.11 x w 0.1 x n 31.3 x e 78.3 to av x s 86.2 to beginning, four 4-sty brk tenements and stores. Seymour Realty Co to Franmor Realty Co. All liens. Apr 15. July 9, 1909. 3:774-37 to 40. A \$76,000-\$88,000. other consid and 100  
 7th av, No 15, e s, 135.6 n 11th st, 21x68.10, 3-sty brk tenement and store. Wm Blumstein et al to The St Vincents Hospital of City N Y. July 2. July 15, 1909. 2:607-7. A \$11,000-\$15,000. nom  
 8th av, Nos 139 and 141 s w cor 17th st, 46x100x45.7x100, 7-sty 17th st, Nos 300 and 302 brk tenement and stores. Philip Krauss to Meyer Vesell. Morts \$94,000. June 28. July 9, 1909. 3:740-37. A \$40,000-\$95,000. nom  
 8th av, No 2724, the business. Power of attorney. Benjamin Rosenstock to Sigmund Kahn. July 2. July 14, 1909. (P. A.)  
 8th av, No 2455, w s, 344.6 s 133d st, 25.3x100, 5-sty brk tenement and store. Sigmund B Heine to David Rosenblum. Morts \$24,500. June 29. July 10, 1909. 7:1958-20. A \$16,000-\$23,000. other consid and 100  
 9th av, No 562 n e cor 41st st, 20x75, 4-sty brk tenement and 41st st, No 357 store. James A Lynch to Henry Harris. C a G. May 1. July 12, 1909. 4:1032-1. A \$22,000-\$29,000. nom  
 9th av, No 562 n e cor 41st st, 20x75, 4-sty brk tenement and 41st st, No 357 store. Harry Harris to the Mantle Realty Co, a corpn. B & S. July 1. July 13, 1909. 4:1032-1. A \$22,000-\$29,000. nom  
 11th av, No 635, w s, 75.5 s 47th st, 25x100, 4-sty brk tenement and store. Lionel Simonds to Hyman Levin. Mort \$12,500. July 8. July 9, 1909. 4:1094-33. A \$9,000-\$12,000. nom

MISCELLANEOUS.

Power of attorney. Amelia A Paul to John S Paul, of Paterson, N J. July 1. July 13, 1909.  
 Power of attorney. Margaretha Budke to Katie M Budke. June 28. July 12, 1909. (P. A.)  
 Power of attorney. Eliz W Tanner, of Bloomfield, N J, to Emily D Van Wagenen, of Morristown, N J. July 7. July 12, 1909. (P. A.)  
 Power of attorney. Beatrice W wife Wm A Chanler to Henry L Morris. Nov 23, 1906. July 10, 1909. P A.  
 Power of attorney. Emanuel J Myers to Samuel J Goldsmith. May 29. July 9, 1909. P A.  
 Power of attorney. Dora Goldfein to Joseph Goldfein. July 1. July 10, 1909. P A.  
 Power of attorney. Henry Y Wardwell to Edward L Adams. June 28. July 15, 1909.

BOROUGH OF THE BRONX.

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

\*Bayard st, e s, 100 n 236th st, 25x100, and being lot 112 map (No 1108) of 123 lots Willis estate. Adolph G Stahl to Albert Presser. July 8. July 9, 1909. other consid and 100  
 \*Byron st, e s 225 n Kossuth av 25x98.11x25x100.5 South Mt Vernon. Wm H Bell Jr to James F Moore. Q C. July 3. July 12, 1909. nom  
 Exterior st w s, 336.3 plus 47.7 s 149th st, runs w 221.4 x again w to n e cor of a strip 221.4 x again w along s s of a dock 25.11 x s 27 x w 175 to pierhead line x s 233.10 x e 345.2 to w s Exterior st x n 270.7 to beginning, with riparian rights and lands under water, &c, vacant.  
 Gerard av n w cor 146th st, runs n 105.10 x w 79.8 x s w 127.2 River av w to e s River av or Exterior st x s 60.6 to n s 146th 146th st st x e 200.2 to beginning, vacant.  
 Gerard av, w s, at c l Grove st, closed, runs w 63 to original e shore of Harlem River x w — to e s River av or Exterior st x e 53.7 to w s Gerard av x n 125.1 to beginning, except part lying n of s s 146th st, vacant.  
 John F Steeves et al to Church E Gates & Co. B & S and C a G. All liens. July 10. July 12, 1909. 9:2351 and 2355. nom  
 \*Elm st, w s, 125 n Locust av, 25x100, and being lot 22 supplementary map No 1039 of Bronxwood Park. The Bronxwood Realty Co to Corti Building Co. Mort \$800. July 7. July 9, 1909. other consid and 100  
 Fox st, e s, 280 n Home st, runs e 100 x n 157 x w 73.4 to e Intervale av s Intervale av x s w 46.11 to e s Fox st x s 108.6 to beginning, vacant. Irving Realty Co to John J Tully Co. Mort \$21,500 and all liens. June 7. July 10, 1909. 11:2974. other consid and 100  
 Fox st, late Barretto st n e cor 167th st, 79.11x57.10x54.7x82.2, 167th st vacant. Vincenzo Razzano to Altro Realty Co. Mort \$16,000. May 5. July 15, 1909. 10:2718. other consid and 100  
 \*Fulton st, e s, 330 s 240th st, and being lot 105 map Washingtonville, 33.2x151.5. Chas T Marvin to Wm W Penfield. Mar 10. July 10, 1909. other consid and 100  
 \*Fordham st or av, n s, 205.8 w William st (North st), 50x100, City Island. Mary T Cox to Mary J Connolly. 1-3 part. Mort \$2,500. July 1. July 10, 1909. nom  
 \*Harriet pl, w s, 223.5 n Eastern Boulevard, and being lots 47 to 49 map Flanagan estate, Throggs Neck, 75x100. Harry Arnold to John E Virden. Mort \$800. July 8. July 12, 1909. other consid and 100  
 Hutchins pl, n s, 125 e Greystone av, 25x110x29.8x120.3. Aldus Realty Co to Franklin S Mathews. July 1. July 9, 1909. 13:3406-3414. other consid and 100  
 Hutchins pl, s s, 100 e Greystone av, 50x100. Aldus Realty Co to Lotta R Asch. July 1. July 9, 1909. 13:3406-3414. other consid and 100  
 Hutchins pl, n s, 150 e Greystone av, 54.3 to Dashes lane x 102.2x 29.8x110. Aldus Realty Co to Chas A Tier, of Mt Vernon, N Y. July 1. July 9, 1909. 13:3406-3414. other consid and 100  
 Hutchins pl, n s, 100 e Greystone av, 25x120.3 to Dashes lane x 29.4x141.7. Aldus Realty Co to William Hay. July 1. July 9, 1909. 13:3406-3414. other consid and 100  
 Irvine st, w s, 100 n Seneca av, 25x38.2, 3-sty brk dwelling. Anna M Pacher to Annie Peace. Mort \$6,000. July 15, 1909. 10:2761. nom  
 \*Jefferson st s e cor Starling av, 155x100, Unionport. Release Starling av mort. Knickerbocker Trust Co to Philip Kaufman. Apr 29. July 12, 1909. 4,000  
 \*Same property. Release mort. Timothy Sullivan to same. July 8. July 12, 1909. nom

- Kelly st, No 748, old No 48, e s, 325 n 156th st, 25x100, 3-sty brk dwelling. FORECLOS. May 28, 1909. Robt H Grimes referee to Ray Sussman. Mort \$6,000. June 28. July 10, 1909. 10:2708. 4,300
- \*Lafayette st, w s, 25 n from s e cor plot 455, 25x108, and to be known as lot 2 on proposed map of plot 455 of Unionport. Bernardo Mangano to Angiola M Buonicore. July 9. July 10, 1909. nom
- Manida st, No 838, n e s, 363.10 n w Lafayette av, 25x100, 2-sty brk dwelling. Manida Co to Ernst Ahrend. Mort \$7,500. July 2. July 10, 1909. 10:2740. other consid and 100
- Manida st, No 836, n e s, 338.10 n w Lafayette av, 25x100, 2-sty brk dwelling. Manida Co to Henry W Weber. Mort \$7,500. July 2. July 10, 1909. 10:2740. other consid and 100
- Manida st, w s, 175 s Spofford av, 25x100, 2-sty brk dwelling. John B Dosso to Louisa Ratzke. Mort \$4,500. July 14. July 15, 1909. 10:2768. other consid and 100
- \*Mianna st, s w cor White Plains road, and being lots 19 to 21 partition map No 1097 of Lott G Hunt Estate, Van Nest, except part for White Plains road, —x—. Annie Murphy and ano to Anton Landgrebe. Mort \$3,000. June 24. July 15, 1909. other consid and 100
- Orchard st, former line, w s, begins 63.2 s 199th st and 81.4 e Marion av, runs e 25 to c l Orchard st x s 31.3 x e 25 to w s Orchard st x s 31.3 to beginning, vacant. Geo V Mullan to Clothilde F Egbert. Q C. July 7. July 12, 1909. 12:3284. nom
- Oliver pl | n s, at c l Orchard st, runs n 200 to s s 199th st, x e | Orchard st | 25 to e s Orchard st, x s 200 to pl, at point 91.3 w | 199th st | Decatur av, x w 25 to beginning, vacant. Geo V Mullan to John Holloran 1-3 part and Farmers Loan and Trust Co EXR and TRUSTEE Edward Smith deed 1-3 part, and Chas D Purroy 1-6 part and John P Mitchell 1-6 part. Q C. July 7. July 15, 1909. 12:3284. nom
- Park View pl, s e s, 441.2 n e Tee Taw av, 25x90, lot 56 map (No 1060) of 112 lots estate Moses Devoe at Fordham Heights, 25x90. Thos F Murray to Marion P Reid. Mort \$4,000. July 15, 1909. 11:3219. 100
- \*Prospect st, n s, 140 w Main st, 35x110, City Island. FORECLOS. May 18, 1909. Wm S Coffey to John F Boland, of Eastchester, N Y. June 3. July 14, 1909. 1,200
- Simpson st, No 1143, w s, 171.8 n 169th st, runs n 25 x w 107.11 x s 10.4 x n e 25 x e 87.8 to beginning, 2-sty brk dwelling. Joseph Wuytack to Jeanne W O'Gorman. July 12, 1909. 10:2719. other consid and 100
- \*Van Buren st, e s, 125 s Columbus av, 25x100, Van Nest. Nathan Drillich to Jacob Becher. 1/2 part. Mort \$3,200. June 30. July 15, 1909. 100
- \*Van Buren st, e s, 150 n Columbus av, 25x100, and being lot 186 map Van Nest Park. Nathan Drillich to Jacob Becher. 1/2 part. Mort \$2,900. June 30. July 15, 1909. 100
- \*Washington st, e s, 200 s Morris Park av, 75x95, and being lots 113 to 115 map portion Hunt estate, Van Nest. Henry A Hartmann to Edward W Bowne, of Tarrytown, N Y. July 9. July 12, 1909. other consid and 100
- \*Washington st, e s, 175 n Columbus av, and being lot 112 map portion Hunt estate, Van Nest, 25x100. Release mort. Regent Realty Co to Mary C Schipf. July 9. July 10, 1909. nom
- \*Washington st, e s, 175 n Columbus av, and being lot 112 map portion Hunt estate, Van Nest, 25x100. Mary C Schipf to Edward W Bowne, of Tarrytown, N Y. July 9. July 10, 1909. other consid and 100
- \*8th st, s s, 202.7 e Virginia av, 50x103, and being lots 294 and 295 map Pugsley estate, Van Nest. Henry Dannenfelser to Geo Dannenfelser. July 8. July 9, 1909. other consid and 100
- \*9th st, n s, 100 w Av E, 100x103, Unionport. FORECLOS. May 19, 1909. Thos J Purdy referee to David O Williams, of Mt Vernon, N Y. June 18. July 9, 1909. 800
- \*Same property. Release dower. Wm H Kirchner and Elizabeth S his wife to same. Q C. July 9, 1909. nom
- 134th st, No 539, n s, 200 w St Anns av, 25x100, 6-sty brk tenement. Sarah Cohen to Morris Zimmerman and Louis Singer. Mt \$8,500. July 10. July 13, 1909. 9:2262. nom
- 138th st, No 605, n s, 360.8 e St Anns av, 39.3x100, 6-sty brk tenement and stores. Anna N Patterson to Nellie W Ghele, of Highview, Sullivan Co, N Y. Mort \$45,714.28. June 28. July 14, 1909. 10:2551. 100
- 139th st, No 450, s s, 458.4 e Willis av, 41.8x100, 5-sty brk tenement. Leonard Halberstad to Theresa Phelps. All liens. July 8. July 9, 1909. 9:2283. nom
- 147th st, No 442, s s, 350 w Clifton av or Brook av, 25x100, 2-sty frame dwelling. Bridget Lennon to D J Dillon Co, a corpn. July 9. July 10, 1909. 9:2291. other consid and 100
- 154th st, No 388, s s, 100 w Melrose av, 25x100, 2-sty frame dwelling. Fanny Vilbig to Louisa Renz. July 7. July 9, 1909. 9:2400. nom
- 154th st, No 386, s s, 125 w Melrose av, 25x100, 2-sty frame dwelling. Fanny Vilbig to Genoveva Dieda. July 7. July 9, 1909. 9:2400. nom
- 154th st, No 403, n s, 370 w Elton av, 25x100, 3-sty frame tenement. 154th st, No 401 | n s, 395 w Elton av, 50x100, two | Melrose av, Nos 688 and 690 | 2-sty frame tenements and stores, | except part for Melrose av. | Balthasar Schoppelrey to John Schnakenberg. Mort \$8,000. June 30. July 15, 1909. 9:2376. other consid and 100
- Same property. Margaretha Hellmuth to same. Q C. July 1, July 15, 1909. 9:2376. nom
- 159th st, No 433, n s, 85 w Elton av, 15x50, 2-sty frame dwelling. Henry L Meise to Giuseppe M Mangone. Mort \$1,900. July 12. July 14, 1909. 9:2381. nom
- 165th st, No 661, old No 855, n s, 73.5 w Trinity av, 37.6x100, 5-sty brk tenement. Frank Valente EXR Elise Zanmatti to Augusto Tonnelli. Mort \$34,250 and all liens. July 9. July 12, 1909. 10:2633. 38,500
- 165th st, No 597, old No 841 | n w cor Cauldwell av, 15.11x100.5, | Cauldwell av | 3-sty frame dwelling. James Reynolds to Woodstock Presbyterian Church. Q C. July 9. July 13, 1909. 10:2622. nom
- \*174th st, e s, 106 s Gleason av, 25x100, and being lot 475 map (No 313) of Gleason property. Asuncion del Rio to Estanislao V Perez, of Brooklyn, N Y, and Modesto Alvarez, of Hollis, L I. Mort \$6,500. July 9. July 12, 1909. other consid and 100
- \*174th st, e s, 163 s Westchester av, and being 90 map Gleason property dated June 24, 1897, 25x100. Tillie M Stadler to John Koffer. Mort \$4,500. July 8. July 9, 1909. 100
- 179th st, No 671, n s, 100 w Crotona av, 50.4x100, 2-sty frame dwelling. David Simon to Clara B Freudenvoll. Mort \$5,000. July 14. July 15, 1909. 11:3080. other consid and 100
- 180th st, late Samuel st, s s, 100 w Hughes av, late Jefferson av, 25x100, vacant. Cath F Cox to Pasquale D'Auria. July 12. July 14, 1909. 11:3069. nom
- 183d st, No 212, s s, 66 e Grand Boulevard and Concourse, 18x93, 2-sty frame dwelling. Wm J Edwards to Augustus L Hayes. July 6. July 13, 1909. 11:3158. other consid and 100
- 183d st, No 210, late 3d st, s w s, 114 s e Anthony av, late Av C, 18x93, 2-sty frame dwelling. PARTITION, Dec 21, 1908. Michl J Egan referee to Augustus J Hayes. July 7. July 13, 1909. 11:3158. 3,250
- 189th st, n s, 44.7 e Elm pl, 25x93.11x25x92.10, vacant. Release mort. Charles Keary et al TRUSTEES Patrick J Keary to Thos C Lisk. June 29. July 12, 1909. 11:3023. 2,000
- 202d st, late Summit av, n s, 964.3 w Williamsbridge road or Briggs av, 25x100, except part for Grand Boulevard and Concourse, vacant. Edward J Parker to Geo H Allison. Mort \$6,000. June 19. July 13, 1909. 12:3308. nom
- \*203d st | s s, blk front bet Hall and Willard avs, runs | Road to Westchester | e 200 x s 150 x w 100 x s 134.2 to road to | Westchester x s w 61.8 x n w 43.8 to Hall av x n 279.3 to beginning. Release mort. Empire City Savings Bank to Warwick Realty & Const Co. June 30. July 12, 1909. 3,500
- \*213th st, east 1/4 of lot 80 map of Olinville, at Williamsbridge Depot, 25x100. CONTRACT. A Shatzkin & Sons with Flavia Cutroneo. Mort \$1,000. Nov 28, 1908. July 15, 1909. 1,275
- \*224th st, n s, 170 w 4th st, 17.6x114, Wakefield. FORECLOS. June 1, 1909. Max A Schlesinger ref to Henrietta M Redman. July 2. July 15, 1909. 3,000
- \*236th st, s e cor Old White Plains road, and being lots 2, 3 and 4 blk 2 map Whitehall Realty Co, 97.9x100x—x—. Floyd T Ryerson to Matthew J Colbert. Mort \$2,000. June 23. July 10, 1909. 100
- 238th st, n e cor Fieldston road, 100x111.5 to Dashes lane x150.2, gore. Aldus Realty Co to Fordcrow Co, a corpn. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- 238th st, s s, 100 e Greystone av, 50x100. Aldus Realty Co to Edward Hizsnay. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- 238th st, No 122, s s, 225 e Oneida av, 25x100, 2-sty frame dwelling. Release and discharge of mort. Stamford Trust Co of Stamford, Conn to Beulah H Redman. All title. Q C. July 6. July 15, 1909. 12:3372. nom
- \*Av D, e s, 75 s 2d st, 50x100, Unionport. Fredk M Mellert to Henry J Salzmann. July 7. July 13, 1909. 2,000
- \*Ash av, n s, 135 w Corsa av, 50x100, and being lots 5 and 6 map (No 981 in Westchester Co) of Laconia Park. Charles Berls to Thomas Callahan. July 8. July 12, 1909. other consid and 100
- Aqueduct av, w s, — s Boscobel pl, and being lot 5 parcel 24 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 25x100, vacant. Sarah T Teiter to Grace E Teiter, 1/2 part. July 7. July 9, 1909. 9:2533. other consid and 100
- Andrews av, w s, 325.10 n 183d st, formerly Hampden and 184th sts, 50x99.11, 2-sty frame dwelling. Albert H Moritz to Herman H Moritz. Mort \$4,000. Jan 25. July 15, 1909. 11:3225. 100
- Andrews av, w s, 325.10 n 183d st, runs n 124.2 x w 125 x s 75.11 x e 10.10 x s 48.11 x e 111.1 to beginning, 2-sty frame dwelling. Herman H Moritz to Clarence R Dugan. Mort \$10,000. July 14. July 15, 1909. 11:3225. other consid and 100
- \*Bogart av, e s, 275 s Lydig av, and being lot 17 blk 57 map (No 1138) Sec 1 of Morris Park, 25x100. Eleanor F Dickson to Theodore Werner. July 6. July 9, 1909. 100
- Briggs av, w s, 237.8 n 194th st, strip, 4x82.3x4x81.10. Wm H Wright & Son to Edna W Ogden. All liens. July 1. July 9, 1909. 12:3300. other consid and 100
- Briggs av, No 2596 | e s, 296.7 s 194th st, 19.2x74.8 to w s Poe pl | Poe pl | x19.11x73.2, with all title to land in Poe pl, | 2-sty brk dwelling. Geo B Tobias to John J Bell. All liens. | Mar 24. July 9, 1909. 12:3293. nom
- Belmont avs e s, at s s Crescent av, 47.7x128.4x100x128.6 on Crescent av | Crescent av, vacant. Harris Friedman et al to Salvatore Duminuco. Mort \$5,000. July 6. July 10, 1909. 11:3088. other consid and 100
- Boston road, e s, 140.5 n 165th st, a strip, bounded s by land conveyed by Lawyers Realty Co to Hamilton June 5, 1906, and e by land Theo Wilkins, —x—. Lawyers Realty Co to August Jacob. Q C. June 10. July 12, 1909. 10:2622. nom
- Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tenement and store. Mort \$12,000.
- Brook av, No 460, e s, 99.8 n 145th st, 25x100, 5-sty brk tenement and stores. Mort \$13,000. Anna D Bartels to William Schilling. 1-11 part. Mar 16, 1908. July 13, 1909. 9:2272. nom
- Same property. Same to George, Frederick, Ernst, August, and Charles Schilling and Kate Boyle, Wilhelmine Kornman, Fredericka Augustine, Wilhelmine Schilling and Pauline Bartsch. 10-11 parts. Mort as above. Mar 16, 1908. July 13, 1909. 9:2272. nom
- Brook av, No 1498, e s, 75 s 171st st, 25x100.9, 4-sty brk tenement. Aaron Kosovsky to Abraham Cohen. All liens. July 14. July 15, 1909. 11:2895. nom
- Bryant av | n e cor 172d st, 100x100, vacant. Lewis V La Velle | 172d st | to Elviel Realty Co. July 9. July 15, 1909. 11:3001. nom
- Boston road | n e cor Prospect av and being lots 1 to 12 map part | Prospect av | Bathgate estate, property of Chas B Beck, vacant. | Julius A Flaum to Adolf Mandel. All liens. July 13. July 14, 1909. 11:2937, 2938. other consid and 100
- Boston av, w s, 148.2 s Heath av, and being lot 25 map No 468 of Benj Richardson, near Kingsbridge, 22x100.9x21.6x105.8, 3-sty frame dwelling. Joseph H Kernochan to Frank S Price. July 9. July 13, 1909. 12:3257. other consid and 100
- Boston road, e s, a strip bounded n by line 140.5 n 165th st, s by land conveyed by Lawyers Realty Co to Hamilton, June 5, 1906, —x—. Bernard C Murray to August Jacob. Q C. July 1. July 13, 1909. 10:2622. nom
- \*Beech av, s e s, 350 s w Elm st, 25x193x25.7x199, Laconia Park. Ellen wife and Walter H Watson to Eliza F Duryea, of Nyack, N Y. July 9. July 14, 1909. nom
- \*Bracken av, e s, 275 n Randall av, 25x100, Edenwald. Andrea Mancini to Rose Kehoe. July 13. July 14, 1909. 100
- \*Bracken av, e s, 300 n Randall av, 25x100. Same to Euretta Hutchings. July 13. July 14, 1909. 100
- Boscobel av, e s, 47.11 s Plympton av, 50x71.7x55.6x95.6. Nelson av, w s, 150 n Boscobel av, 50x95.6x55.6x71.7, and being lots 5, 6, 55 and 56 parcel 18 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. John H Kidd to Edmondson Construction Co. All liens. July 12. July 13, 1909. 11:2874. other consid and 100
- \*Commonwealth avs w cor Mansion st, 75x100. Mary Cady to Mansion st | Henry De Vivo. All liens. June 19. July 10, 1909. other consid and 100
- Clay av, No 1699, late Lexington av, w s, 130 s 174th st, late Spring st, 30 s lot 100, 19.2x100, being part lot 99 map No 517 in Westchester County of Mt Hope, except part for Clay av, 2-sty brk dwelling. Herbert P Hoffman to Fannie E Brooker. All liens. Feb 27. July 14, 1909. 11:2790. other consid and 100

# INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Government Authorities

**CHAS. H. SPOTTS,** SPECIFICATION AND TECHNICAL PAINTS **Hudson Terminal Building**  
 Manager Architectural Paint Dept., C. M. Childs & Co. **30 CHURCH ST., N. Y.**

Concord av, No 507, w s, 118.6 n 147th st, 19.9x100, 3-sty frame tenement. D J Dillon Co to Lizzie A Wagemans. Mort \$6,000. July 9. July 10, 1909. 10:2579. other consid and 100

Concord av, No 509, w s, 138.3 n 147th st, 19.9x100, 3-sty frame tenement. D J Dillon Co to Bridget Lennon. Mort \$6,000. July 9. July 10, 1909. 10:2579. 100

\*Cornell av | s e cor Cedar st, and being west 1/2 of lot 41 map (No Cedar st | 1106 in Westchester Co) of Arden property, 50x100. Edward F Cleary to Mathew Farrell. July 7. July 10, 1909. nom

Courtlandt av, No 808, s e s, 75 n e 158th st, late Milton st, 25x100, except strip 25x8, 2-sty frame tenement and store. PARTITION, Feb 10, 1909. Joseph P Morrissey ref to Moise Geismann. All title. July 9. July 13, 1909. 9:2405. 5,360

Same property. Wm C Bruhn by Chas C Levenson GUARDIAN to same. All title. July 9. July 13, 1909. 9:2405. 50

Clinton av, Nos 2121 to 2125 n w cor 181st st, 66.1x99.2, 4-sty 181st st, No 719 | brk tenement and store and two 2-sty brk dwellings. Phebe Elkan to Enoch Levy. All liens. April 9. July 13, 1909. 11:3098. nom

Same property. Enoch Levy to Ella Weyman. B & S. All liens. July 12. July 13, 1909. 11:3098. nom

Crotona av, No 2146, e s, 234.7 n 181st st, 34.8x77.1x34x84.7, 2-sty frame dwelling. Peter A Leonardi to Frederick L Siedenburg. Mort \$4,500. July 9. July 12, 1909. 11:3098. other consid and 100

\*County Club av, — s, 102.7 from Middletown road, lots 22 and 23 map No 1 in partition Conrad Buhre estate (No 1061), 50x100. Nettie J Jones to Henry Knutson, of Brooklyn. Correction de'd. May 29. July 14, 1909. 100

\*Cedar av, n s, 176 e Elm st, 50x100, and being lots 245 and 246 map (No 981 in Westchester Co) of Laconia Park. Ellen wife of and Walter H Watson to Eliza F Duryea, of Nyack, N Y. July 9. July 14, 1909. nom

Cypress av, No 362, on map No 370, e s, 180 s St Marys st, 40x100, 5-sty brk tenement. Israel Schulman to Hyman Schulman. Mt \$25,000. July 13. July 15, 1909. 10:2571. other consid and 100

Decatur av, No 3172, e s, 63.4 s 205th st, 25x112.6, 2-sty frame dwelling. Mary Russhon to Fredk W Wagner. Mort \$5,500. July 9. July 12, 1909. 12:3353. nom

\*Eastern Boulevard | s e cor Baisley av, 75x100, and being lots 381 Baisley av | to 383 map (No 1275) of Lohbauer Park. Emil N Sorgenfrei to Wm H Abbenseth and Elizabeth his wife as tenants by entirety. Mort \$1,900. May 21. July 9, 1909. other consid and 100

\*Eastchester road, e s, abt 52 n Rhineland av, 50x100.10x46.6x100, and being lots 305 and 306 map (No 1130) of 327 lots Hunter estate. Hudson P Rose Co to Michael J Mongeon. All liens. May 29. July 9, 1909. nom

Fieldston road, w s, 103.10 n Riverdale av, 25x85.8 to Riverdale av x27.2x75.3.

Fieldston road, e s, 225 s 238th st, 25x100. Aldus Realty Co to Samuel McCullough. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, n w cor Riverdale av, 103.10x64.6x92x41.2. Aldus Realty Co to Chas C McMichael. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, w s, 150 s 238th st, 25x85.8 to Riverdale av x27.2x96.3.

Fieldston road, e s, 450 s 238th st, 50x100. Aldus Realty Co to James J Kelly and James F Coleman. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 180 s 238th st, 75x100. Aldus Realty Co to Helen King. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, s e cor 238th st, 75x100. Aldus Realty Co to Rachel Vogel. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston rd, w s, 125 s 238th st, 25x96.3 to Riverdale av x27.3x107.2. Aldus Realty Co to Rachel Reichenberg. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 350 s 238th st, 100x100.

Waldo av, e s, 300 s 238th st, 50x134.3x50.4x137.6. Aldus Realty Co to Matilda Wetterer. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, s w cor 238th st, 50x80. Aldus Realty Co to Michael and William McKeogh. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 75 s 238th st, 25x100. Aldus Realty Co to Ferdinand Farinacci. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 500 s 238th st, 50x100. Aldus Realty Co to Charles Petroll. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 175 s 238th st, 50x100. Aldus Realty Co to Edward Costello. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, e s, 550 s 238th st, 82.7x100.3x76.3x100. Aldus Realty Co to Chas S Kohler. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Fieldston road, w s, 50 s 238th st, runs s 75 x w 107.1 to Riverdale av x n w 57.4 x e 70.3 x n 25 x e 65 to beginning. Aldus Realty Co to Margt E Sullivan. July 1. July 9, 1909. 13:3406-3414. other consid and 100

\*Fairfax av, e s, 167.10 s Waterbury av, and being lots 588 and 589 map No 1275 of Lohbauer Park, 50x100. Theresa Engbarth to Lucien Soyer. July 10. July 13, 1909. other consid and 100

Fulton av, w s, 155 n 171st st, 100x160.6x100.7x173, vacant. Sarah Shidlovsky et al to Louis E Kleban. Q C. Mort \$15,000. July 1. July 9, 1909. 11:2928. 100

\*Fox av, w s, 225 n Jefferson av, 50x100, Edenwald. Release mort. Eva Rappaport to Thomas McCormack. July 8. July 9, 1909. other consid and 571.44

\*Grant av, w s, 100 n John st, 50x150, Westchester. Joseph F Flynn to Emil Hemmerich. July 8. July 10, 1909. other consid and 100

Grant av, No 950, e s, 135.4 n 163d st, 20x105, 3-sty brk dwelling. Wm E Diller to Patrick Durnin. Mort \$8,000. July 8. July 10, 1909. 9:2446. nom

Greystone av, w s, 325 s 238th st, 50x100, vacant. Aldus Realty Co to Peter Freess, Sr. July 1. July 12, 1909. 13:3414. other consid and 100

Greystone av, s e cor Hutchins pl, 25x100. Aldus Realty Co to John Cashel. July 1. July 12, 1909. 13:3414. other consid and 100

Grant av, No 954, e s, 177.4 n 163d st, 20x105, 3-sty brk dwelling. Wm E Diller to Patrick J Flood. Mort \$8,000. July 14. July 15, 1909. 9:2446. nom

Greystone av, w s, 375 s 238th st, 50x100, vacant. Westchester Av Realty Co to Peter Messer. All liens. July 8. July 12, 1909. 13:3406 and 3414. other consid and 100

Greystone av, n w cor 238th st, 100x100, 1-sty frame building. Aldus Realty Co to David C Kee. July 1. July 12, 1909. 13:3414. other consid and 100

Garrison av, s s, 57.4 w Irvine st, 28.8x137.4x25x151.4, vacant. Release mort. Cosmopolitan Bank to Broad Realty Co. July 12. July 13, 1909. 10:2761. nom

\*Grace av, e s, 628.5 s Boston road, and being lots 37 to 39 map (No 1208) of Bronx Terrace, 75x95. Lizzie A Wagemans and ano to D J Dillon Co, a corpn. July 9. July 10, 1909. other consid and 100

Greystone av, s w cor 238th st, 100x100. Aldus Realty Co to Katherine O'Connell. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 50 n 238th st, 50x100. Aldus Realty Co to Matthew J Cunningham. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 100 n 238th st, 75x59.7 to Dashes lane x irreg x100. Aldus Realty Co to Louis F Cerlian. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 425 s 238th st, 50x100. Aldus Realty Co to Ella W Carpenter. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, n e cor Hutchins pl, 75x100. Aldus Realty Co to Thos F Burke. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, n e cor 238th st, 50x100. Aldus Realty Co to Chas Olbrich. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 500 s 238th st, 25x98.10x25x99.7. Aldus Realty Co to Angelo Beatrice. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, s e cor 238th st, 25x100. Aldus Realty Co to Wm J Walsh. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 325 s 238th st, 25x60.

Greystone av, e s, 110.10 n Waldo av, 25x64.6 to Waldo av x27.7x52.7. Aldus Realty Co to Lillian B Williams. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 600 s 238th st, 20.7x90.3x26.3x92.8. Hutchins pl, s s, 150 e Greystone av, 46.3 to Dashes lane x irreg x50x100.

238th st, n w cor Waldo av, runs e 191.3 x n 135.8 to Dashes lane x n w 148 x s 66.7 x w 100 x s 125 to beginning. Aldus Realty Co to James Thom. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 475 s 238th st, 25x99.7x25x100. Aldus Realty Co to John C Bohle, of Hoboken, N J. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 75 n Hutchins pl, 33 to Dashes lane x120.7x66.7x100. Aldus Realty Co to Mary J Garneau. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 250 s 238th st, 75x100. Aldus Realty Co to Henry Amling. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 175 n 238th st, 103.8x119.7x59.7, gore. Aldus Realty Co to John D Haar. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 80.10 n Waldo av, 30x52.7 to Waldo av x33.3x38.4. Aldus Realty Co to Nicholas G Lalor. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, at n w s Waldo av, 80.10x38.5x89.7, gore. Aldus Realty Co to Valentyna Zaworski. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 250 s 238th st, 25x80. Aldus Realty Co to Matthew Farrelly. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 25 s Hutchins pl, 100x100. Aldus Realty Co to Annie Dufort. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 210.10 n Waldo av, 25x112 to Waldo av x27.7x100.2. Aldus Realty Co to Sarah Hangel. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 375 s 238th st, 50x100. Aldus Realty Co to Westchester Av Realty Co. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 275 s 238th st, 50x65x irreg x70. Aldus Realty Co to Edward J Duggan. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 150 s 238th st, 50x100. Aldus Realty Co to Wm D Gaston. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 100 s 238th st, runs s 150 x e 80 x n 100 x e 20 x n 50 x w 100 to beginning.

Greystone av, e s, 135.11 n Waldo av, 75x100.2 to Waldo av x83x64.6.

Waldo av, w s, 108 s 238th st, 166x79.7x irreg x130.8. Aldus Realty Co to The Two Hundred & Forty-Second St Co. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, w s, 525 s 238th st, 75x92.8x75x98.11. Aldus Realty Co to Michael McNamara. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 75 s 238th st, 25x100. Aldus Realty Co to Wm O Inglis. July 1. July 9, 1909. 13:3406-3414. other consid and 100

Greystone av, e s, 25 s 238th st, 50x100. Aldus Realty Co to Albert E Wheeler. July 1. July 9, 1909. 13:3406-3414. other consid and 100

# HECLA IRON WORKS

## Architectural Bronze

### AND

# IRON WORK

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK.

- Greystone av, w s, 200 s 238th st, 50x100.  
 Greystone av, w s, 100 s 238th st, 50x100.  
 Aldus Realty Co to John Leffler. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Hughes av, No 2112, on map No 2114, e s, 147.3 n 180th st, 25.1x 81.6, 3-sty brk dwelling. Pasquale D'Auria to Cath F Cox. Mort \$5,500. July 12. July 14, 1909. 11:3081. nom
- Hoe av, e s, 125 s 173d st, 75x100, and being lots 251 to 253 map (No 1100) of 300 lots controlled by Henry Morgenthau. Certificate as to ratification of deed recorded Apr 13, 1909. Belmont Bond & Mortgage Co to Sophie Knepper. July 9. July 12, 1909. 11:2989.
- \*Harrington av, s s, 425 w Cornell av, and being lot 194 map No 1131C, Harrington estate, Westchester, 25x90. Wm A Cokeley to Thomas C Cokeley. July 12. July 13, 1909. other consid and 100
- Hull av, e s, 32.4 n 205th st, 75x100, vacant. Elizabeth Rudolph to Caroline Rudolph. 1/2 part. Mort \$1,000. July 8. July 9, 1909. 12:3350. other consid and 100
- Hughes av, late Frederick st, s e s, at s w s, 188th st, late Bayard st, 45x87, vacant. Gisella Kleinberger to Samuel Prensky. All liens. June 23. July 15, 1909. 11:3076.
- Intervale av, e s, 14.1 n e Fox st, 32.10x73.4x37x91.9, vacant. John J Tully Co to Jas F Meehan Co. All liens. June 26. July 10, 1909. 11:2974. nom
- Intervale av, e s, 225.1 n Westchester av, 25x100, vacant. Hannah M Decker to Nicolaus Tietjen. July 9. July 10, 1909. 10:2704. nom
- Lind av, No 1132, e s, 283.7 s Union st or pl or 167th st, 25.9x 162x25x155.9, 2-sty frame dwelling and 2-sty frame stable in rear. Mary A Hessels to George Hooks. Mort \$4,500. July 2. July 9, 1909. 9:2526. other consid and 100
- \*Ludlow av, s s, 75 w Harrod av, and being lot 325 map (No 1274) of 567 lots Trask estate at Classons Point, 25x100. Thos J Gallagher to Michael Briody. July 8. July 9, 1909. nom
- Mott av | n w cor 138th st, runs n — to s s  
 Walton av | Cheever pl x w — to e s Walton av x  
 Cheever pl | s — to n s 138th st x e — to begin-  
 138th st, Nos 123 to 137 | ning, seven 2-sty brk office buildings  
 and stores.
- 138th st, n s, 25 e Exterior st, 100x100, vacant.  
 Exterior st, e s, 150.4 n 138th st, runs n 275 x e 95.3 x s 54.2 x e 94.4 to w s Walton av x s 225 x w 89.2 x n 3.11 x w 88.5 to Exterior st at beginning, vacant.  
 Nathaniel M Rothschild et al all of London, Eng, to August Belmont, of Hempstead, L I, and Walther Luttgen, of Linden, N J, joint tenants. May 11. July 10, 1909. 9:2344. nom
- \*Mulliner av, w s, 150 s Lydig av, 25x100, and being lot 35 block 55 map sec 1 of Morris Park. Fidelity Development Co to Eleanor F Dickson, of Albany, N Y. July 7. July 9, 1909. other consid and 100
- Mt Hope av, No 1735, late Monroe av | n w cor 174th st, 40x95,  
 174th st | 1-sty frame store and  
 vacant. Joseph M Sieke to Annie A Drucker. Mort \$7,000. July 12. July 13, 1909. 11:2797. 8,000
- Marion av, No 2696, e s, 46.9 n 195th st, 25x100, 3-sty frame dwelling. Minnie E Flagg to Mark C Meltzer. Q C. Correction and confirmation deed. July 1. July 14, 1909. 12:3283. nom
- Marion av, No 2696, e s, 46.9 n 195th st, 25x100, 3-sty frame dwelling. Mark C Meltzer to Pearle N Doornbos. July 1. July 14, 1909. 12:3283. other consid and 100
- \*Monticello av, w s, 675 s Randall av, 50x100. Land Co C of Edenwald to Edward J Schick. July 8. July 14, 1909. nom
- \*Magenta av (211th st), n s, 100 w Rosewood av, 25x95.3, and being lot 200 map of lots near Williamsbridge station. Release mort. Ralph Hickox to Antonio Circincione. April 30. July 14, 1909. 540
- Marion av, No 2976, late Hull av, s e s, 185.11 s w 201st st, late Suburban st, 50x110, 2-sty frame dwelling. Annie Werner to Magdalena Siemon. Mort \$8,000. June 30. July 15, 1909. 12:3285. nom
- \*Post av, e s, 91.6 n 203d st, 350x100.  
 Post av, w s, 100 s 205th st, 350x100.  
 Joseph S Brown to Frederick Meyer. B & S and C a G. All liens. July 8. July 14, 1909. nom
- Prospect av, e s, — s Crotona Park East and being lot 1 map part Bathgate estate property Chas B Beck. Adolf Mandel to Stephen J Hanley. Mort \$1,750. July 13. July 14, 1909. 11:2937 and 2938. other consid and 100
- Prospect av, No 1432, e s, abt 75.8 s Crotona Park East, and being lot begins 75.8 s Crotona Park East and 132 e Prospect av, runs s w 86.11 x e 68 x n 54.4 to beginning, gore. Stephen J Hanley to Friederike Koppelman. July 13. July 14, 1909. 11:2937 and 2938. other consid and 100
- \*Parker av, s s, 300 e Lyon av, 25x130, Westchester. The Chester Improvement Co to Oscar and Aaron Bartelstone. Mort \$3,800. July 9. July 13, 1909. other consid and 100
- Palisade av, e s, 2888-100 rods s e along land Johnson Cox and Fuller to a stone set on w s Washington av, x n w along s s of said Washington av — to Palisade av, x — to beginning, except parts taken for sts, being lot 62 in blk 3411. Mary E Fuller et al EXRS, HEIRS, &c. Joseph W Fuller to estate of Isaac G Johnson, a corpn. June 15. July 10, 1909. 13:3411. 27,750
- Quarry road | s e s, at e s Lafontaine av, runs s w 44.3 x s 12.7  
 Lafontaine av | x e 95 x n irreg x w 74.2, being lots 37 and 38  
 part Oak Tree plot at Tremont, vacant. Jacob A Frank to Frederick Damm. July 9. July 15, 1909. 11:3063. nom
- \*Richardson av (Fulton st) w s, 300 n 237th st, 50x100, Eastchester. John Ballester to Lewis G Wallace. Mort \$4,000. July 9. July 10, 1909. nom
- \*Same property. Lewis G Wallace to Cath T Ballester. B & S. Mort \$4,000. July 9. July 10, 1909. nom
- Riverdale av, e s, at w s Fieldston road, 103.11x75.3 to Riverdale av, x119.2x41.1, and being lots 1 and 2 map 1345, Waldo Hutchins estate, vacant. Chas C McMichael to Mary F Martin. Mort \$4,952.50. July 7. July 13, 1909. 13:3414. nom
- Riverdale av, e s, 66.8 s 238th st, 31.2x70.3x25x88.10.  
 Fieldston road, e s, 250 s 238th st, 100x100.  
 Aldus Realty Co to Universal Operating Co. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Riverdale av, s e cor 238th st, 66.8x73.9x50x117.10.  
 Waldo av, s w cor 238th st, 53.4x102.7x50x121.8.  
 Waldo av, s e cor 238th st, 25x101.7x25x103.2.  
 Aldus Realty Co to Louis Gordon. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Summit av, w s, 361.7 s 165th st, 100x92, vacant. Joseph H Jones and ano to Kemp-Jones Realty Co. All liens. July 6. July 12, 1909. 9:2523. 100
- Southern Boulevard, Nos 1027 and 1031, w s, 243 s Westchester av, runs w 116.9 x s 50.1 x w 4 x s 30.1 x e 123.8 to st, x n 80 to beginning, two 5-sty brk tenements, stores in No 1031. The Gaines-Roberts Co to Jacob Eckhoff and Adelina his wife, tenants by entirety. Mort \$64,000. July 1. July 9, 1909. 10:2725. other consid and 100
- Spuyten Duyvil road, w s, 254 s 238th st, 51.8x139x50.4x146.10, Aldus Realty Co to H Henry Chr Evert. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 305.6 s 238th st, 51.3x133.10x50.4x139. Aldus Realty Co to Patrick W Murphy. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 150 s 238th st, 50.6x152.2x50.4x151. Aldus Realty Co to Benjamin Fuchs, of Newark, N J. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 25 s 238th st, 25x103.10x25x106.3. Aldus Realty Co to Jakob Muller. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 355.6 s 238th st, runs s 19.6 x s w 67 x w 77.2 x n 50.5 x e 168.3 to beginning. Aldus Realty Co to William Maidhof. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 25 n 238th st, 75x107.7x74.3x116.5. Aldus Realty Co to George Form. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 201 s 238th st, 51.3x146.10x50.4x188. Aldus Realty Co to Katie Geggus. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 100 s 238th st, 50x154x50.4x152.5. Aldus Realty Co to Henry Krooss. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, 50 s 238th st, 50x104.7x50x108.11. Aldus Realty Co to Patrick F Kavanagh. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, s w cor 238th st, 25x107.11x25x108.11. Aldus Realty Co to Arthur H Sohl. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, n w cor 238th st, 25x109x25x115.10. Aldus Realty Co to Henry A Sohl, of Mt Vernon, N Y. July 1. July 9, 1909. 13:3406-3414. other consid and 100
- Spuyten Duyvil road, w s, abt 150 s 238th st. 50.7x152.3x50.6x 179.3.  
 238th st, s s, 103.2 e Waldo av, 100x100, and being lot 187, 188 and 195 to 198 map Waldo Hutchins estate.  
 Benjamin Fuchs to Bernat Zicherman. Mort \$3,430. July 7. July 15, 1909. 13:3406 and 3414. nom
- Tremont av, Nos 749 and 751, n s, 69 w Prospect av, 50x95, two 3-sty frame tenements. J C Julius Langbein to Clement H Smith. Mort \$20,000 and all liens. July 14. July 15, 1909. 11:3093. other consid and 100
- Tiebout av, w s, 298.6 s 184th st, 50x115, vacant. Geo E Buckbee to Nathan B Levin Co, a corpn. July 10. July 13, 1909. 11:3146. nom
- Townsend av, e s, 375.11 n 172d st, 61.7x15.11x50x51.10, 2-sty frame dwelling.  
 Townsend av, w s, at e s 7th av, at point 376.11 n 172d st, runs n 17.6 x w 10.2 to e s 7th av, x s 21 to beginning, gore, vacant. John McKee to James A Dimelow. July 2. July 13, 1909. 11:2846. other consid and 100
- Teller av, No 1352, e s, 474.1 n 169th st, 25x80.9x25x80.11, 2 and 3-sty brk dwelling. Joseph F McMahon to Mary A Nally. Mort \$8,500. July 8. July 9, 1909. 11:2782. nom
- Valentine av, No 2192 | e s, 229.6 n 181st st, 16.8x117.1 to w s Tie-  
 Tiebout av | bout av, x16.8x117.4, 2-sty frame dwelling.  
 Kate Feus to Rebecca Fitzell. Mort \$2,500. July 12. July 13, 1909. 11:3144. other consid and 100
- Washington av | n w cor 185th st, 100x91, vacant. Henry O Heuer  
 185th st | to Joseph T B Jones. Mort \$21,000. July 10.  
 July 13, 1909. 11:3039. other consid and 100
- Woodlawn road, No 3201, w s, 319.10 s Van Cortlandt av, 25x100, 2-sty frame dwelling. Louise Fischer to Delia Bellingham. B & S and C a G. July 9. July 13, 1909. 12:3335. nom
- Same property. Delia Bellingham to Gottfried Rothen and Conrad W Herman. Mort \$6,500. July 8. July 13, 1909. 12:3335. other consid and 100
- Woody Crest av, No 1016, e s, 195.10 n 164th st, 25x100, 3-sty frame dwelling. Frederick Smith INDIVID and EXR Sarah J Smith to Louis Meekes. July 8. July 13, 1909. 9:2508. 8,850
- Webster av, e s, 100 s 178th st, 75x158.11x74.6x158.11, vacant. Emanuel J Myers to Echo Amusement Co. Mort \$9,000. July 8. July 9, 1909. 11:3027. nom
- Webster av, Nos 2768 to 2872, e s, extends from 189th st (?) should be 198th st, to 200th st, or Bedford Park Boulevard, —x — to w s of lands of N Y & Harlem R R Co, nine 1-sty frame stores, 2-sty brk stable, nine 2-sty frame tenements and stores and vacant. John F Steeves et al to Church E Gates & Co. B & S and C a G. July 10. July 12, 1909. 12:3273. nom
- Webster av, e s, 72.1 n 171st st, 50x102 to w s Mill brook, x50x 99.3, vacant. Wm H Lowndes to Bartholomew F Galligan. July 10, 1909. 11:2896. other consid and 100
- \*Westchester av, lot 9 map No 993 in Westchester Co of Wm Cooper at Westchester, except part for av. Wm E Ferris to Edgar Ferris. 1/2 part. July 8. July 9, 1909. nom
- Webster av, Nos 2458 to 2462 | n e cor 189th st, runs e 105.8 x n  
 189th st | 91.7 and 191.1 x w 103.11 to av x s  
 111.2 to beginning, three 2-sty frame tenements and stores and vacant. John F Steeves et al to Church E Gates & Co. B & S. and C a G. July 10. July 12, 1909. 11:3032. nom
- \*West Scotfield av, n s, lot 4 map No 690 in Westchester Co of Eliz Pell on City Island, 100x119. Pauline Wosslick to Wm D Dayton. June 25. July 15, 1909. other consid and 100
- \*Same property. Georgiana wife of and Jerome B Secor to Rudolph Wosslick, of Chicago, Ill. July 9. July 15, 1909. 100

THE GEORGE A. JUST CO. IRON WORK
239 VERNON AVENUE FOR BUILDINGS
LONG ISLAND CITY NEW YORK

\*Washington av, w s, 126.7 s e Halsy pl, 25x94.10x25x90.10, Cebrle Park. August E Kramer to Laura F Henry. Mort \$5,000. July 9, 1909. nom
Waldo av, e s, 24.7 n 236th st, 20x108.2x20x110.11, vacant. Aldus Realty Co to John K Platz, of Brooklyn. July 1, July 12, 1909. 13:3406. other consid and 100
Waldo av, w s, abt 261 n Greystone av, 55x70.10x—x52, vacant. Aldus Realty Co to Philip Croxton. July 1, July 12, 1909. 13:3414. other consid and 100
Waldo av, e s, 250 s 238th st, 50x137.6x50.4x140.11. Aldus Realty Co to Lucy C Stroub. July 1, July 9, 1909 13:3406-3414. other consid and 100
Waldo av, w s, 275.6 s 238th st, 55.4x65.8x irreg x79.6. Aldus Realty Co to Jos L Ennis. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, e s, 100 s 238th st, 50x147.7x50.4x152.4. Aldus Realty Co to Marie L Plante. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, e s, 25 s 238th st, 75x100x75x101.7. Aldus Realty Co to Reeve A Silk & Co, a corpn. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, e s, 150 s 238th st, 50x144.3x50.4x147.6. Aldus Realty Co to Michael J Brazel. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, w s, 80.6 s 238th st, 27.5x80.8x25x92.1. Aldus Realty Co to Michael H Casey. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, w s, 53.4 s 238th st, 27.2x92.2x25x102.7. Aldus Realty Co to Samuel Beekman. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, e s, 190 n 236th st, 25x132.7x25.2x130.10. Aldus Realty Co to Mary Donohue. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, e s, 140 n 236th st, 50x208x109x114.3. Aldus Realty Co to Mary Loudon, of Yonkers, N Y. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, n e cor 236th st, 24.7x110.8x29.3x114.2. Aldus Realty Co to Patrick Lenihan, of Brooklyn. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, n e cor 238th st, 100x211.3x99.4x200. Aldus Realty Co to Louisa Dash. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, e s, 200 s 238th st, 50x140.11x50x144.3. Aldus Realty Co to Edward W Norris. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, s e cor 236th st, 70x136x6.7x118.3. Aldus Realty Co to Gesine F Meyer, of Pearl River, N Y. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Waldo av, e s, 44.7 n 236th st, 100x99.4x100x108.2. Aldus Realty Co to Thos A O'Keefe. July 1, July 9, 1909. 13:3406-3414. other consid and 100
Woodlawn road, w s, 375 n 208th st, 25x100, vacant. Frank Masterson to Mary wife Frank Masterson. B & S. July 13, July 14, 1909. 12:3338. nom
3d av, Nos 4000 to 4004. Agreement as to assignment of 1/2 of awards for damages against Elevated R R Co. Samuel C Baum with Isaac Roth. July 6, July 9, 1909. 11:2930. nom
Lot 41 map (No 903) of Metropolitan Real Estate Assoc, Fordham Ridge, except part for 197th st. James B Turk to Nathan B Levin Co. July 10, July 13, 1909. 12:3301. nom
Lots 61 to 65 map Upland Realty Co. Release mort. Bankers Trust Co to Marie Del Valle and Julie B Smith. Q C. July 14, July 15, 1909. 11:2872. 7,000
\*Lot 256 map No 223 in Westchester Co of Washingtonville. Wm T Mapes to Wm D Miller. Q C. Jan 7, July 13, 1909. 50
\*Same property. Ella Bathieck to same. Q C. July 12, July 13, 1909. nom
Same property. Arthur H Wadick to same. Q C. Jan 7, July 13, 1909. nom
\*Plot at Edenwald, at boundary line, begins at line bet lots 56 and 57 blk 30, runs w crossing w s Amundson av at point 552.4 s Jefferson av and along said line bet lots 56 and 57 to and along line bet lots 22 and 23 blk 30 crossing e s Seton av at point 558.7 s Jefferson av to and across to w s Seton av 536.5 to Jefferson av bet lots 26 and 74 blk 29, to and along lots 25 and 43 blk 29, crossing e s Monticello av 540.6 s Jefferson av and across to w s of av 564.11 s Jefferson av to and along line bet lots 27 and 76 blk 28, and along line bet lots 26 and 45 blk 28, to e s Hill av at point 562.4 s Jefferson av, crossing to w s Hill av at point 575 s Jefferson av to and along line bet lots 27 and 28 blk 27 to e s Murdock av x s w to c l said av opposite line bet lots 59 and 58 blk 26 x w to e s Wilder av, 600 s Jefferson av x s w to c l Wilder av opposite line bet lots 58 and 57 blk 25 x w to and across Monaghan av to and along line bet lots 29 and 30 blk 24 to and across Comfort av to and along line bet lots 58 and 57 blk 23 x s 25 x w along line bet lots 30 and 31 blk 23 to e s Bracken av x s w to w s said av 675 s Jefferson av x w to and across Jones av x s along c l blk 21, 25 ft x w to e s Doon av x s w across av to w s of said av to point 71.2 s 20th av x w along line bet lot 5 and lots 1 to 4 blk 47 to boundary line of Wakefield. Land Co A of Edenwald to Land Co C of Edenwald. May 15, 1908. July 12, 1909. nom
\*Plot at Edenwald, at boundary line, begins at a point at c l blk 8 bet Comfort and Bracken avs, runs s 54.3 x w along line bet lots 12 and 13 blk 8 to c l Bracken av x s 325 x w along line bet lots 47 and 48 and 31 and 32 blk 9 to c l Jones av x s crossing Jefferson av to point 125 s therefrom x w along line bet lots 77 and 78 blk 21 to c l of blk x s 200 x w bet lots 17 and 18 blk 21 to and across Doon av and to and along line bet lots 27 and 28 blk 20 to point 95.8 w Doon av x s 24.7 to a corner in boundary line. Land Co B of Edenwald to Land Co A of Edenwald. May 15, 1908. July 12, 1909. nom
\*Same property. Land Co A of Edenwald to Land Co B of Edenwald. May 15, 1908. July 12, 1909. nom
\*Plot at Edenwald, at boundary line, begins at line bet lots 56 and 57 blk 30, runs w crossing w s Amundson av at point 422.8 n Randall av to and along line bet lots 56 and 57 blk 30 and to and along line bet lots 23 and 22 blk 30, crossing e s Seton av at point 416.4 n Randall av and to w s Seton av at point 413.7 n Randall av to and along line bet lots 74 and 26 blk 29 and 43 and 25 blk 29, crossing e s Monticello av at point 409.5 n Randall av and along to w s Monticello av at point 410.1 n Randall

av and along line bet lots 76 and 27 blk 28 and 45 and 26 blk 28, crossing e s Hill av 412.8 n Randall av, across to w s Hill av 400 n Randall av and along line bet lots 59 and 60 blk 27 to e s Murdock av x s w to c l said av opposite line bet lots 58 and 59 blk 26 and w along said line and lots 29 and 28 blk 26 to e s Wilder av x s w to c l said av opposite lots 57 and 58 blk 25 x w along lots 57 and 58 and 30 and 29 blk 25 to and across Monaghan av and along lots 57 and 58 and 30 and 29 blk 24 to and across Comfort av and along line bet lots 57 and 58 blk 23 x s 25 x w bet lots 31 and 30 blk 23 to e s Bracken av x s w across av to w s Bracken av at point 300 n Randall av x w along lots 55 and 56 and 32 and 31 blk 22 to and across Jones av and lots 55 and 56 blk 21 x s 25 x w along line bet lots 33 and 32 blk 21 to e s Doon av x s w across av to w s Doon av to line bet lot 5 and lots 1 to 4 blk 47 x w along said line to boundary line on said map and of Wakefield. Land Co C of Edenwald to Land Co A of Edewald. May 15, 1908. July 12, 1909. nom
Plot begins at w line estate Wm W Fox, 43.5 from n e cor lot 47 map Woodstock, runs n 50 x e 122.7 x s 52.5 to point 100 e Prospect av x e 138.4 to beginning, except part for Stebbins av and East 165th st. Teresa wife Andrea Avitabile to Waterford W Smith. Mort \$7,750. Jan 6, July 10, 1909. 10:2691. other consid and 1,000
\*Plot begins 145 w White Plains road at point 445 n along same from Morris Park av, runs s 75 x e 45 x n 75 x w 45 to beginning, with right of way over strip to Morris Park av. Mary A Arthur to Edward W Bowne, of Tarrytown, N Y. Mort \$1,800. July 9, July 14, 1909. other consid and 100
Plot at Fieldston, 24th Ward, begins 1,636 e of c l of Hudson R R track as in year 1869 at point 144.8 n from s e cor of parcel 2 in partition deed made by Delafield to Delafield recorded April 6, 1906, contains 140,963.65 sq ft. John R Delafield to Maturin L Delafield. All title. B & S. July 6, July 9, 1909. 13:3418. other consid and 100
\*N Y, Westchester & Boston Railway, c l where same crosses the dividing line bet Astor and party 2d part at point 639.3 n Bear Swamp road, contains 3 4747-10,000 acres. Bronx and Pelham Parkway, s s, at c l said R R, and 302.1 w Williamsbridge road, contains 2 7218-10,000 acres, and being a right of way through part of Morris Park. Release mort. Van Nest Land and Impt Co to Fidelity Development Co. July 8, July 9, 1909. nom
\*Same property. Fidelity Development Co to New York, Westchester & Boston Railway Co. All liens. July 8, July 9, 1909. nom
\*Bronx River, lot begins at land Leonard Mapes at West Farms, runs s e 175 to Bronx River, x s w 50 to land Daniel Mapes, x n w 175 x n e 50 to beginning. Lot begins at north cor premises hereby conveyed by land Loyd C Palmer now of Thos Meiser, runs s e along land Benj and James Mapes, 190 to Bronx River, x s w 50 to land above sold, x n w 190 to land Robert Shepherd, x n e 50 to beginning, except strip 40 ft wide for Bronx st. Cath J Sloane to J Parker Sloane, of Brooklyn. 1-5 part. All title. July 1, 1909. July 13, 1909. nom
\*Same property. Wm H Jones to Cath J Sloane, of Brooklyn. 1-5 part. All title. Dec 20, 1892. July 13, 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.

July 9, 10, 12, 13, 14 and 15.

BOROUGH OF MANHATTAN.

Attorney st, No 33, south store. Agusta Levy to David Gilston; 2 years, from May 1, 1909. July 14, 1909. 2:346.....420
Same property, north store and basement. Same to Harry Koch; 2 years, from May 1, 1909. July 14, 1099. 2:346.....438
Broome st, No 280, basement. Jacob Orenshtein to Sam Ferkauf; 2 years, from May 1, 1909. July 9, 1909. 2:415.....780
Broome st, No 321 | cor store and store adj and basements. Ja-Chrystie st, No 120 | cob Kantor and ano to Joseph Fischman; 5 years, from May 1, 1909. July 15, 1909. 2:418.. 2,160 and 2,220
Bleecker st, Nos 417 and 419 | s e cor, all. Kath Laux to Chas Bank st, No 82 | A Laux. Agreement as to extension of lease for 10 years, from May 1, 1906. July 15, 1909. 2:-623.....nom
Bleecker st, Nos 417 and 419 | s e cor. Assign lease. Chas A Bank st, No 82 | Laux to Moutoux Hotel Co. July 13. July 15, 1909. 2:623.....nom
Same property. Assign lease. Moutoux Hotel Co to Arthur Jost. July 13. July 15, 1909. 2:623.....nom
Columbia st, No 83, store, &c. Gussie Isaacs to Celia Klein; 2 10-12 years, from July 1, 1909. July 10, 1909. 2:334.....636
Cliff st, Nos 61 to 65, 8th loft. Chas A Schieren to W F Powers Co, a corpn; 8 years, from May 1, 1907. July 9, 1909. 1:99.....2,855
Church st, No 130, store, &c. Catherine Whittemore to William Sauter; 5 10-12 years, from July 1, 1909. July 13, 1909. 1:133.....2,500
Cedar st, No 109, cor store and cor and middle basements. Walter A Burke to Mrs Julian Klotz; 3 years, from May 1, 1909. July 14, 1909. 1:52.....1,800
Cedar st, No 109. Assign lease. Arthur Jost to Mrs Julian Klotz. All title. July 13, July 14, 1909. 1:52.....nom
Cherry st, No 383. Subordination of lease to mort for \$4,000. Dora Willner and Nathan Hachran with Henry Dreyer. July 10. July 15, 1909. 1:260.....nom
Ferry st, Nos 30-38, s w cor Cliff st, 8th and 9th lofts. Chas A Schieren & Co to W F Powers & Co; 9 11-12 years, from June 1, 1905. July 9, 1909. 1:99.....8,500
Greenwich st, No 422, s w cor Laight st, store, &c. Julia Wilkins to Henry Detjen; 5 years, from May 1, 1909. July 14, 1909. 1:217.....1,400 and 1,500

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BANK WORK A SPECIALTY

Greenwich st, No 422. Assign lease. Diederich Schnaars to Consumers Brewing Co. June 24. July 14, 1909. 1:217.....nom  
 Greenwich st, No 422. Assign lease. Henry Detjen to Diederich Schnaars. June 24. July 14, 1909. 1:217.....nom  
 Madison st, Nos 306 and 308. Release of option for extension of lease, &c. Gerson Tudor with Hyman and Joseph Schlessinger. May 24. July 13, 1909. 1:268.....nom  
 Mangin st, No 71. Surrender lease. Solie or Sollie Cohen to Jacob Salmonowitz et al. All title. July 9. July 13, 1909. 2:323.....nom  
 Orchard st, No 172, corner store. Samuel Mann to Alexander Robinson; 2 years, from May 1, 1909. July 15, 1909. 2:412...1,500  
 Ridge st, No 28. Assign lease. Moris Kalman to Chas J Dunne, Borough of Richmond. June 30. July 9, 1909. 2:341.....nom  
 St Marks pl, No 11. Surrender lease. John Kneusser to Moses Hochster. All title. July 14, 1909. 2:464.....nom  
 Trinity pl, No 107, n w cor Cedar st. Assign lease. John Taylor to Saranac Realty Co. July 13. July 14, 1909. 1:52.....nom  
 Trinity pl, No 106, n w cor Cedar st. Assign lease. Julian Klotz to John Taylor. July 13. July 14, 1909. 1:52.....5,000  
 Washington st, No 693, all. A J McGovern to M C Tuting; 5 yrs, from Sept 1, 1908. July 13, 1909. 2:632.....1,400  
 Washington st, No 799, n e cor Horatio st. Assign lease. Joseph Donovan to Geo C Kienzle. Morts \$4,360. May 19. July 13, 1909. 2:643.....nom  
 Washington st, No 799, store and basement. Margaret O'Neil to Joseph Donovan; 10 years, from May 11, 1909. July 13, 1909. 2:643.....900  
 Washington st, No 799, n e cor Horatio st. Reassign lease. Geo C Kienzle to Joseph Donovan. All title. July 14, 1909. 2:643.....nom  
 6th st, No 404. Assign lease. Andrew Woelfel et al to Louis Gordon. Mar 2, 1908. July 9, 1909. 2:433.....other consid and 1,200  
 22d st, s w s, 178.6 e 9th av, 21.6x98.8, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison as TRUSTEES John J Lagrave; 21 years, from Dec 1, 1909, with renewals. July 15, 1909. 3:745.....taxes, &c, and 610  
 32d st, Nos 11 and 13 West, 4th and 8th lofts. Eva Deutsch to Edw F and Chas A Jackman; 5 5-12 years, from Sept 1, 1909. July 15, 1909. 3:833.....6,500 and 7,000  
 47th st, No 7, n s, 179.6 w 5th av, 20.6x100.5. Assign lease. Bertha S and John C Hunt to Mary T Seecomb. Q C. All title. June 28. July 10, 1909. 5:1263.....nom  
 52d st, No 152 West. Reassign lease. John D Haase to Wm R Barnes. All title. Mort \$2,425. July 9. July 12, 1909. 4:1004.....nom  
 54th st, No 110 East. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 5:1308.....nom  
 66th st, Nos 42 to 46 West. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 4:1118.....nom  
 96th st, n s, 100 w West End av, 125x91.10, all. Francis M Jencks to James Thedford; 20 years, from July 1, 1909. July 13, 1909. 7:1887.....taxes, &c, and 3,500  
 98th st, Nos 19 and 21 East. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 6:1604.....nom  
 99th st, No 110 West, store. Joseph P Moody to Greason Mfg Co; 5 years, from Oct 1, 1909. July 15, 1909. 7:1853.....660  
 105th st, No 352 East. Assign lease. Antonio Pettusiello to Frank Marchese and ano. June 21. July 10, 1909. 6:1676.....nom  
 105th st, No 352 East, stores, 2 basements and apartment on 2d floor. Henry Strauss to Antonio Pettusiello; 5 years, from May 1, 1909. July 10, 1909. 6:1676.....720  
 107th st, No 67 West. Assign lease. Joseph Schattman to Schattman Bros. June 23. July 13, 1909. 7:1843.....nom  
 Av A, n w cor 6th st, 22.10x100. Assign lease. Salo J Stroheim and ano EXRS Julius Stroheim to Salo J Stroheim and Frances Woititz. July 14, 1909. 2:434.....nom  
 Av A, No 1364, north store, &c. John J Hubel to Charles Klasek; 3 years, from May 1, 1909. July 13, 1909. 5:1484.....420  
 Av A, No 1632, s e cor 86th st, store and basement. Simon Menke to Theo A Moolten; 3 years, from Mar 1, 1907. July 15, 1909. 5:1582.....1,140  
 Same property. Assign lease recorded Mar 13, 1902. Theo A Moolten to Benj Burkan. Jan 30, 1903. July 15, 1909. 5:1582.....nom  
 Same property. Simon Menke to Benjamin and Joseph Burkan; 3 years, from Mar 1, 1910. Re-recorded from Nov 14, 1907. 5:1582.....1,140  
 Same property. Assign lease. Benjamin Burkan to Joseph Burkan. July 15, 1909. 5:1582.....nom  
 Amsterdam av, Nos 760 to 764, stores and basements in Nos 760 and 762. Estate of J Bookman to Joseph Strauss; 7 years, from May 1, 1909. July 13, 1909. 7:1869.....5,000 and 5,100  
 Amsterdam av, No 1649, store lease. Agreement as to payments under conditional contract for sale of store fixtures. Simon Sichel with David Tanhauser. July 1. July 13, 1909. 7:2058.....nom  
 Amsterdam av, No 1948, store. Max A Schimpf to Walter Opp; 5 years, from July 1, 1909. July 14, 1909. 8:2115.....1,000  
 Broadway, s e cor 23d st, desk space in hotel on main floor, with rights to highway. Harry Levey to Robt H Green; 2 years, from Oct 1, 1909. July 14, 1909. 3:851.....5,000  
 Broadway, Nos 2734 and 2736, s e cor 105th st, store. Annie Nassoit to Calder & Nassoit; 5 years, from Oct 1, 1908. July 10, 1909. 7:1876.....2,400  
 Broadway, Nos 2191 to 2199, s w cor 78th st, 108x100, all. Louise Livingston to 78th St & Broadway Co, a corpn; 21 years, from Apr 1, 1909. July 10, 1909. 4:1169.....taxes, &c, and 15,500 to 17,500  
 Broadway, n w cor 45th st, Astor Theatre. Leasehold. Agreement as to assign lease, &c. Leopold Sondheim EXR Meyer R Bimberg, dec'd, and George Keister with Lincoln A Wagenhals and Colin Kemper. July 9. July 10, 1909.....  
 Broadway, Nos 1551 and 1553.....  
 46th st, No 201 West.....  
 Agreement to maintain sign on roof, &c. James Churchill to The O J Gude Co; 3 years, from May 1, 1909. July 15, 1909. 4:1018.....1,500  
 Columbus av, No 931. Assign lease. Frank Bitz to John Abendschein. All title. June 24. July 12, 1909. 7:1841.....nom

Central Park West, s w cor 65th st, apartment on 10th floor. Surrender lease. Comstock & Co to Haines Realty Corpn. June 5. July 13, 1909. 4:1117.....nom  
 Same property. Assign lease. L.K Comstock Co to The Haines Realty Co. June 5. July 13, 1909. 4:1117.....nom  
 Lexington av, No 750, store, basement and 1 room on 2d floor. Carrie Nauheim to James Lurie and ano; 10 years, from May 1, 1906. July 13, 1909. 5:1391.....1,200 to 1,800  
 Madison av, No 1270. Assign lease. Jacob Schattman to Schattman Bros. June 23. July 13, 1909. 5:1502.....nom  
 1st av, No 282, store and basement. Henry Ottinger to John Ottinger; 5 years, from Aug 1, 1909. July 14, 1909. 3:948...900  
 1st av, No 260, north store. Thomas Finnegan to Fritz Waldvogel; 5 years, from May 1, 1910. July 13, 1909. 3:947.....600  
 1st av, No 2245, store. Giacinto Bizzarri to Herman I Kaye; 3 years, from Aug 1, 1909. July 10, 1909. 6:1687.....720  
 1st av, s e cor 6th st, 21x72. Assign lease. Jakobina Lindner et al EXRS Charles Lindner to Louis Gordon. Mar 4, 1908. July 9, 1909. 2:433.....3,000  
 2d av, No 1415, store, bake shop and 4 rooms, n on 1st floor. Herman Heidelberger to Christian Haussler; 3 8-12 years, from Sept 1, 1909. July 15, 1909. 5:1428.....1,020  
 3d av, No 1436, store, 10x40. Ida F Marinor EXTRX, &c, of estate George Marinor to Samuel Reisner; 2 yrs, from May 1, 1909. July 13, 1909. 5:1510.....720  
 3d av, No 23, all. Ehler Ostenholt to Edward F Zimmermann & Co; 7 1-12 years, from Apr 1, 1909. July 14, 1909. 2:464...4,200 and 4,500  
 Same property. Assign lease. Edward F Zimmermann to Anna Straub. July 8. July 14, 1909. 2:464.....nom  
 3d av, No 23. Assign lease. Anna Straub to Consumers Brewing Co. July 8. July 14, 1909. 2:464.....nom  
 6th av, No 920, store, &c. Estate John Slater to Martin J Martell and John V Fitzpatrick; 5 years, from May 1, 1909. July 10, 1909. 5:1268.....2,500 and 2,750  
 7th av, No 922. Assign lease. H Koehler & Co to Luke Higgins. July 12, 1909. 4:1030.....nom  
 8th av, No 2617, store, &c. Herman Katz and ano to Leon Levy; 5 years, from Oct 1, 1909. July 10, 1909. 7:2042...1,800 to 2,100  
 8th av, No 787, store. Abraham L Gray to Louis M Brown; 5 years, from May 1, 1907. July 10, 1909. 4:1038.....3,000  
 8th av, Nos 925 and 927[s w cor 55th st, 50.2x100, the land only. 55th st, No 302 West | Winthrop A Chanler to Peter Dooley and John T Wall; 5 years, from May 1, 1909. July 12, 1909. 4:1045.....taxes, &c, and 3,400  
 8th av, No 410, all. Ella R Horton and ano to Philip Smith; 15 years, from July 1, 1909. July 13, 1909. 3:780...2,300 to 2,500  
 8th av, No 2849, s w cor 152d st. Assign lease. Joseph Roggenburg to John D Haase. Mort \$3,000. July 14, 1909. 7:2046...nom  
 8th av, No 2849, s w cor 152d st, store, &c.....  
 152d st, No 300 West, store.....  
 Isaac Wohlgenuth to Joseph Roggenburg; 5 years, from July 1, 1909. July 14, 1909. 7:2046.....1,440 and 1,500  
 8th av, Nos 2722 and 2724, store, &c. The Kedgwick Co to Chas L Griffin; from Aug 1, 1909, to April 30, 1915. July 15, 1909. 7:2030.....1,920 to 2,420  
 9th av, s e s, 40 n e 21st st, 20x71, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison TRUSTEE John J Lagrave; 21 years, from Dec 1, 1909, with renewals. July 15, 1909. 3:745.....taxes, &c, and 510  
 9th av, s e s, 60 n e 21st st, 20x71, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison TRUSTEES John J Lagrave; 21 years, from Dec 1, 1909, with renewals. July 15, 1909. 3:745.....taxes, &c, and 550  
 9th av, s e s, 80 n e 21st st, 18.8x71, the lot. Francis L Ogden to Clara L Drake-Smith and Fannie L Harrison TRUSTEE John J Lagrave; 21 years, from Dec 1, 1909, with renewal. July 15, 1909. 3:745.....taxes, &c, and 650  
 9th av, No 417, all. Bernhard Lohmann to John Metz; 10 years, from May 1, 1909. July 14, 1909. 3:705.....2,100  
 9th av, No 448, s e cor 35th st, store and basement. The Maze Realty Co to Thos A Larkin; 5 years, from May 1, 1909. July 12, 1909. 3:758.....1,200 and 1,500  
 Same property. Assign lease. Thos A Larkin to The Ebling Brewing Co. May 1. July 12, 1909. 3:758.....nom  
 Assign lease made by Michele Scangarella to party 1st part dated Apr 10, 1907. Catello Di Donato to Elia Vecchione. July 8. July 9, 1909. 2:493.....1,000

### BOROUGH OF THE BRONX.

138th st, No 372 East, east store. Assign lease. Wm L Simon to Jacob N Simon, of Brooklyn. July 12. July 13, 1909. 9:2300.....nom  
 138th st, No 372 East, east store. Barnard French to Wm L Simon; 3 years, from May 1, 1909. July 13, 1909. 9:2300...780 and 840  
 146th st, n s, bet Morris and Park avs, lot 43 block 2336 (old lot 52d Ward map blk No 1684). The City of N Y to Daniel Eichner. Nov 5, 1908. Tax lease, 1,000 years. July 15, 1909. 9:2336.....1,928.98  
 \*Barker av, No 3303 (68), all. Jacob Abramowitz to Rafael Saperstein; 6 months, from Nov 1, 1909. July 14, 1909...term, 150  
 Garrison av, s s, 70 w Irvine st, 6th store. Broad Realty Co to Frank Cosenza; 3 years, from June 1, 1909. July 13, 1909. 10:2761.....570  
 Garrison av, s s, 57.4 w Irvine st, 5th store. Broad Realty Co to Sigmund Rollnik; 3 years, from June 1, 1909. July 13, 1909. 10:2761.....510 and 540  
 Morris av, No 531, s w cor 149th st. Assign lease. Thomas O'Connor to John D Haase. Mort \$2,800. July 9. July 12, 1909. 9:2337.....nom  
 Park av, No 2994, s e cor 154th st, all. Galland Realty Co to Abraham Weinstein; 5 years, from Aug 1, 1909; 5 years renewal at \$1,800. July 15, 1909. 9:2442.....1,500  
 Tremont av, No 459 East, store. Clement H Smith to Richard H Long, of South Framingham, Mass; 5 years, from July 1, 1909. July 14, 1909. 11:3034.....2,000

# 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

Willow av, s w cor 134th st, 26x60, all. John H C Johansmeyer to Max Zimmermann; 5 years, from July 1, 1909. July 14, 1909. 10:2585. 1,500  
3d av, No 3683, s w cor 170th st, all. John Massim no to Jacob Sarbacher; 5 years, from Apr 1, 1909. July 14, 1909. 11:2910. 1,020  
3d av [at the junction, store and basement in Smith Building. Willis av | Katee Realty Co to Knickerbocker Trust Co; 11 2-12 148th st | years, from June 1, 1909. July 9, 1909. 9:2307. 5,322  
Same property. Surrender lease recorded Oct 2, 1903. Knickerbocker Trust Co to Katee Realty Co. June 7, 1909. July 9, 1909. 9:2307. other consid and 100  
\*Road from Westchester to Williamsbridge, n w cor lands of N Y, N H & H R R Co, and bounded on w by Bear Swamp road, on n by lands of Astor and Bronx and Pelham Parkway, all of Morris Park, with club house, grand stand, etc. Agreement upon payment of \$62,000 to surrender lease and release all claims for rent, etc. Fidelity Development Co plaintiff with Westchester Racing Assoc defendant. Apr 27. July 10, 1909. 24,250

Borenstein, Samuel A to Elias A' Cohen. 104th st, No 51, n s, 255 w 4th av, 25x100.11. Prior mort \$14,000. Feb 5, due, &c, as per bond. July 15, 1909. 6:1610. 2,000  
Baum, David, Irving, Alexander and Sadie C Cohen to CITIZENS SAVINGS BANK. St Nicholas av, No 707, w s, 34.11 n 145th st, 65x100. July 14, due Nov 15, 1914, 4 1/2%. July 15, 1909. 7:2060. 90,000  
Baum, David, Irving, and Alexander Baum and Sadie C Cohen et al, exrs, &c, Mayer Baum with CITIZENS SAVINGS BANK. St Nicholas av, No 707, w s, 34.11 n 145th st, 65x100. Subordination agreement. July 14. July 15, 1909. 7:2060. nom  
Burkan, Joseph to Dora Fox. Av A, No 1632. Store lease, chattels, &c, July 15, 1909, 16 months, 6% .5:1582. notes, 1,600  
Baird, Isabella to MUTUAL LIFE INS CO of N Y. 76th st, No 49, n s, 121 e Columbus av, 21x102.2. July 15, 1909, due, &c, as per bond. 4:1129. 25,000  
Cahen, Celia to Louis Whitestone. Canal st, n s, 21.10 w Ludlow st, 21.10x50. Prior mort \$26,000. Given as collateral security for mort covering 129 East 92d st. July 8, due Jan 8, 1910, 6%. July 9, 1909. 1:298. 2,000  
Conlan, James P to Geo H Leatherbee et al. 19th st, Nos 428 and 430, s s, abt 350 w 9th av, 50x92. P M. July 7, 3 years, 4 1/2%. July 9, 1909. 3:716. 24,250  
Currier, Jennie and Mabel L Pressinger exrs Geo C Currier with Anna McAlpin. Macombs dam road, n w cor 152d st, 85.1x69.2. Extension of mort for \$14,000 to Jan 1, 1911, at 5%. July 7, July 10, 1909. 7:2038. nom  
Cassidy, Frank J to Ranald H Macdonald individ and as exr Jos F Egan. 33d st, Nos 159 and 161, n e cor 7th av, Nos 421 and 423, runs n 39 x e 60.6 x n 39 x e 19.9 x s 78.1 x w 80.3 to beginning. P M. Prior mort \$290,000. July 8, due, &c, as per bond. July 9, 1909. 3:809. 110,000  
Cohen Realty Co to Bertram Realty Co. 135th st, s s, 375 w Amsterdam av. ——. Certificate as to mort for \$12,000. July 1. July 12, 1909. 7:1988.  
Cohen Realty Co to Bertram Realty Co. 160th st, n s, 150.1 w Amsterdam av. ——. Certificate as to mort for \$24,000. July 1. July 12, 1909. 8:2119.  
Cardone, Antonio with Frances C W Hartley, of Orange, N J. Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100. Extension of mort for \$37,000 to July 2, 1913, at 5%. Mar 4, 1908. July 12, 1909. 2:526. nom  
Clark, Vincent A to Estates Settlement Co. Washington st, No 305, s e cor Duane st, Nos 196 and 198, 25x50. Prior mort \$10,000. July 8, due, &c, as per bond. July 9, 1909. 1:139. 2,500  
Cahen, Celia to Louis Whitestone. 92d st, No 129, n s, 73 w Lexington av, 17x100.8. Prior mort \$13,000. July 8, due Jan 8, 1910, 6%. July 9, 1909. 5:1521. 2,000  
Comyns, Adele M and Marguerite I Kaughran to American Mortgage Co. 28th st, No 226, s s, 295.10 w 7th av, 24.10x98.9. July 12, 5 years, 4 1/2%. July 13, 1909. 3:777. 15,000  
Chanolis, Bronje with Wilson M Powell. Madison st, No 201, n e cor Rutgers st, Nos 29 and 31, 60x48.2. Subordination agreement. June 3. July 14, 1909. 1:271. nom  
City of N Y to Edward F Brown, of 18 Wall st. Transfer of tax lien for year 1874, assessed to Edward T Brown, lot 33, Oak st, n s, bet Roosevelt and James sts. June 10, 3 years, 5 1/4%. July 14, 1909. 1:116. 77.10  
City of N Y to Edward F Brown, of 18 Wall st. Transfer of tax lien for years 1874 and 1893 to 1907, assessed to Jas W Fisher, lot 35, Oak st, n s, 88.5 e New Chambers st, runs n 102.6 x w 21 x s 29.10 x e 18 x s 75 to st x e 8.10 to beginning. June 10, 3 years, 5 1/4%. July 14, 1909. 1:116. 1,024.82  
Casey, Wm J to Edward F Hassey and ano exrs August Hassey. Claremont av, e s, 300 n 122d st, 75x115.3x75.3x121.2. P M. July 12, due July 14, 1912, 5%. July 15, 1909. 7:1993. 43,000  
Congregation Kehilath Jeshurun, a corpn, to Jacob H Rubin. 85th st, Nos 117 to 121, n s, 215.6 e Park av, runs n 100.5 x e 20 x n 0.9 x e 51.1 x s 101.2 to st, x w 71.1 to beginning. July 15, 1909, installs, 6%. 5:1514. 8,000  
Cohen, Jacob with Congregation Adath Israel. Rutgers st, No 47, s e cor Monroe st, 17.4x53. Extension of mort for \$2,000 to July 9, 1911, at 6%. July 9. July 14, 1909. 1:256. nom  
Dober, Daniel to LAWYERS TITLE INS & TRUST CO. Lenox av, Nos 568 and 570, e s, 49.11 s 139th st, 50x85. July 13, 5 yrs, 5%. July 14, 1909. 6:1736. 52,500  
Same and Jacob S Danielson with same. Same property. Subordination agreement. July 12. July 14, 1909. 6:1733. nom  
Dober, Daniel to LAWYERS TITLE INS & TRUST CO. Lenox av, Nos 564 and 566, e s, 49.11 n 138th st, 50x85. July 30, 5 years, 5%. July 14, 1909. 6:1736. 52,500  
Same and Jacob S Danielson with same. Same property. Subordination agreement. July 12. July 14, 1909. 6:1736. nom  
Dodge, Murray W to Lucius H Beers. 49th st, No 57, n s, 72 w Park av, 18x100.5. Prior mort \$30,000. July 8, 3 years, 6%. July 14, 1909. 5:1285. 10,000  
Dunn, Geo W and Wm A Martin exrs Wm A Martin with The Republic of Panama and Alfred Jaretzki. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, "Prasada." Subordination agreement. July 10. July 13, 1909. 4:1117. nom  
Douglaston Realty Co to TITLE GUARANTEE AND TRUST CO. Certificate as to mort for \$75,000 dated July 1, 1909. June 25. July 9, 1909. —  
Davidson, Wm W and Wendel Bieser with Louisa Minturn. Lenox av, No 553, n w cor 138th st, No 99, 25x75. Subordination agreement. July 8. July 9, 1909. 7:2007. nom  
Dolitsky, Harry to American Mortgage Co. 117th st, No 138, s s, 535.2 w 3d av, 16.2x100.11. P M. July 9, 3 years, 5%. July 10, 1909. 6:1644. 5,500  
Dolitsky, Harry to Saml Williams. 117th st, No 138, s s, 535.2 w 3d av, 16.2x100.11. P M. Prior mort \$5,500. July 9, 3 years, 6%. July 10, 1909. 6:1644. 500  
Davidson, Wm W to Louisa Minturn. Lenox av, No 553, n w cor 138th st, No 99, 25x75. July 8, 5 years, 5%. July 9, 1909. 7:2007. 35,000  
Dillon, Alice H to Henrietta J Erneman. 87th st, No 312, s s, 183 w West End av, 17x100.8. P M. Prior mort \$4,000. July 7, due May 1, 1911, 6%. July 15, 1909. 4:1248. 3,750  
Edelstein, Matilda to Ida L Davis. Private st, e s, 501.1 s Fort Washington Park, runs s e along e s of st, 125 x e 108.11 x n w 125 x w 108.11 to beginning; lots 46 to 50 map of Ward vs Ward, filed in County Clerks office, Oct 19, 1897, except part for 169th st. July 14, 6 years, 6%. July 15, 1909. 8:2140. 10,000

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 9, 10, 12, 13, 14 and 15.

### BOROUGH OF MANHATTAN.

Alexander, Saml with Wm Dutcher and ano. Monroe st, No 16. Subordination agreement. May 29. July 10, 1909. 1:253. nom  
Appel, Barnet and Julius Stoloff with Hyman Schiff, 4th st, No 266 East. Subordination agreement. July 7. July 9, 1909. 2:386. nom  
Arnold, Eliz to TITLE GUARANTEE AND TRUST CO. 6th st, No 308, s s, 125 e 2d av, 25x97. July 6, due, &c, as per bond. July 10, 1909. 2:447. 12,000  
Abraham, Jacob to METROPOLITAN SAVINGS BANK. 10th st, No 255, n s, 169 e 1st av, 25x94.8. P M. July 8, 5 years, 5%. July 9, 1909. 2:438. 25,000  
Allendale Building Co to City Real Estate Co. West End av, n e cor 99th st, No 259, 100.11x116. Building loan. July 9, due Nov 1, 1915, 5%, until Oct 1, 1909, 6%, until completion of building and thereafter at 5%. July 10, 1909. 7:1877. 600.00  
Same to same. Same property. Certificate as to above mort. July 9. July 10, 1909. 7:1871. —  
Akron Building Co to METROPOLITAN LIFE INS CO. Riverside Drive, No 407, s e cor 113th st, 104.4x91.1x100.11x117.6. July 9, due Nov 1, 1911, 6%. July 10, 1909. 7:1895. 25,000  
Same to same. Same property. Certificate as to above mort. July 9. July 10, 1909. 7:1895. —  
Alp, Pauline, of Denver, Colo, to Fanny Heilbrun or Heilbrunn. 63d st, No 230, s s, 325 e West End av, 37.6x100.5. P M. Prior mort \$25,000. July 8, 2 years, 6%. July 13, 1909. 4:1154. 6,000  
Byrnes, Michael to Geo C Goebel. 1st av, No 649, w s, 49.7 n 37th st, 28.10x89. July 12, 1 year, 6%. July 14, 1909. 3:943. 2,000  
Brown, Mary A with William Robbins. 129th st, No 52, s s, 240 w Park av, 25x99.11. Subordination agreement. July 6. July 13, 1909. 6:1753. nom  
Bergen, Jos E to Cornelia W Hall et al trustees Martha J Hall. 120th st, Nos 516 and 518, s s, 215 e Pleasant av, 35x100.11. July 12, 3 years, 5%. July 14, 1909. 6:1816. 9,500  
Byrnes, Charles to John L Cadwalader. 63d st, Nos 108 and 110, s s, 150 w Columbus av, 50x100.5. P M. July 12, 3 years, 5%. July 13, 1909. 4:1134. 44,000  
Berlinger, Milton to Isaac Bell, of Newport, R. I. 116th st, No 228, s s, 425 e 8th av, runs s 102.7 x n e 8.10 x e 16.10 x n 100.11 to st, x w 25 to beginning. July 8, 5 years, 5%. July 13, 1909. 7:1831. 30,000  
Burns, Thos F to Rudolph F Rabe and ano exrs Fredk Baar and Wilhemina Nobel and ano exrs Henry Nobel. 8th av, No 73. Prior mort \$1,500. Saloon lease. July 12, due 14 months after May 1, 1910, 6%. July 13, 1909. 2:629. secures notes 1,500  
Bleiman, Isidor and Regina his wife to Emma S Gibbs. St Nicholas av, No 921, n w cor 156th st, 25.10x92.10x24.11x99.9. Prior morts \$38,000. July 8, due, &c, as per bond. July 13, 1909. 8:2107. 2,500  
Bogert, Henry L of Flushing, N Y, to Theo L Bogert, of same place. Canal st, No 326, s s, 375.11 w Broadway, 25.8x55.8x 24.11x50.9. June 30, due July 1, 1914, 5%. July 12, 1909. 1:210. 16,000  
Bryson Day Nursery to KNICKERBOCKER TRUST CO. Av B, No 151, e s, 69.3 s 10th st, 23x93. June 8, due, &c, as per bond. July 9, 1909. 2:392. 10,000  
Bloodgood Realty Co with Ranald H Macdonald individ and as exr Jos F Egan. 7th av, Nos 421 and 423, n e cor 33d st, Nos 159 and 161, 39x irreg x78.1x80.3. Extension of \$90,000 mort until July 1, 1911, at 5%. July 8. July 9, 1909. 3:809. nom  
Barkin Construction Co to City Mortgage Co. 162d st, n s, 100 e Broadway, 105x99.11. Building loan. July 8, demand, 6%. July 9, 1909. 8:2122. 110,000  
Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 8:2122. —  
Bader, Robt to American Mortgage Co. Amsterdam av, No 2496, w s, 45.11 s 184th st, 22.11x100x22.1x100. P M. July 8, 5 years, 5%. July 9, 1909. 8:2155. 12,000

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## RECORD AND GUIDE

Madison Square: 11-15 East 24th Street, New York City

- Ely, Edwin A with Bernard Flynn. Bowery, Nos 110 and 110 1/2. Extension of mort for \$30,000 to Aug 1, 1914, at 5%. July 10, 1909. 1:239. nom
- Ehrmann, Mary to UNION TRUST CO. 34th st, No 205, n s, 75 w 7th av, 17x98.9. July 9, 3 years, 4 1/2%. July 10, 1909. 3:784. 36,500
- Egers, Alex A, Edgar E and Fannie Orttmann and Minnie F Rotter of Borough of Queens, N Y, to Anna C Whelan. 107th st, No 156, s s, 309 w 3d av, 28.3x100. June 30, 5 years, 5%. July 9, 1909. 6:1634. 15,000
- Egers, Alex A and Edgar E and Fanny Orttmann of N Y and Minnie T Rotter of Borough of Queens, N Y, to Mary Hagerty. 107th st, No 156, s s, 309 w 3d av, 28.3x100.11. Prior mort \$1,000. June 30, due Jan 1, 1911, 6%. July 10, 1909. (6:1634. 1,000
- Engel, Martin with TITLE GUARANTEE & TRUST CO and Jacob Safran. 1st av, No 191. Subordination agreement. July 7, 1909. 2:453. nom
- Engel, Martin with TITLE GUARANTEE AND TRUST CO and Jacob Safran. 1st av, No 189. Subordination agreement. July 7, 1909. 2:453. nom
- Edendale Construction Co to METROPOLITAN LIFE INS CO. 79th st, s s, 170 w West End av, 65x102.2. Building loan. July 13, due Oct 1, 1914, 6% until completion of building, and 5 1/2% thereafter. July 14, 1909. 4:1186. 250,000
- Same to same. Same property. Certificate as to above mort. July 13, 1909. 4:1186. —
- Edendale Construction Co to METROPOLITAN LIFE INS CO. 79th st, s s, 235 w West End av, 65x102.2. Building loan. July 13, due Oct 1, 1914, 6% until completion of building and thereafter 5 1/2%. July 14, 1909. 4:1186. 250,000
- Same to same. Same property. Certificate as to above mort. July 13, 1909. 4:1186. —
- Fredericks, Henry C with Jos L R Wood. Av C, No 301. Extension of mort for \$11,000 to Sept 6, 1910, at 5%. July 13, 1909. 3:985. nom
- FARMERS & MECHANICS SAVINGS BANK of Lockport, N Y, with Josephine L Kellogg. 72d st, No 208, s s, 127.11 e 3d av, 17.10 x102.2. Extension of mort for \$11,000 to June 30, 1912, at 5%. June 25, 1909. 5:1426. nom
- FARMERS & MECHANICS SAVINGS BANK of City of Lockport, N Y, with Meta R Sedgwick. 55th st, No 64, s s, 191 e Madison av, 20x100.5. Extension of mort for \$42,000 to June 30, 1912, at 5%. June 24, 1909. 5:1290. nom
- Fuller, Frederic J to J Howard Thomas trustee Robert Deeley. Seaman av, s s, 100 e Academy st, 50x100. July 13, 3 years, 6%. July 14, 1909. 8:2239. 6,500
- Fuller, Frederic J to Daisy D Moran. Seaman av, s s, 150 e Academy st, 50x100. July 13, 3 years, 6%. July 14, 1909. 8:2239. 6,500
- Fuller, Frederic J to Henry L Goodwin. Seaman av, s s, 100 e Academy st, 100x100. Prior mort \$13,000. July 13, 1 year, 6%. July 14, 1909. 8:2239. 1,350
- Fistere, Joseph to Jette Dittman. 8th av, No 163, w s, 25 n 18th st, 22.4x78. July 12, 5 years, 5%. July 14, 1909. 3:742. 20,500
- Fifth Av Investing & Impt Co to THE STANDARD TRUST CO of N Y as trustee. 5th av, Nos 303 and 305, n e cor 31st st, Nos 1 and 3, 56.9x150. Prior mort \$1,300,000. Supplemental mort to deed of trust or mort recorded Apr 17, 1909, to secure an issue of bonds. July 1, 1909. 3:861. nom
- Foster, Annie C B to TITLE GUARANTEE & TRUST CO. 40th st, Nos 138 to 142, s s, 124 e Lexington av, 72x98.9. July 2, due, &c, as per bond. July 13, 1909. 3:895. 84,000
- Fradkin, Israel and Louis, and Daniel Stern with LAWYERS TITLE INS & TRUST CO. 48th st, No 325, n s, 325 e 2d av, 25x100. Subordination agreement. July 1, 1909. 5:1341. nom
- Fradkin, Israel and Louis to LAWYERS TITLE INS & TRUST CO. 48th st, No 325, n s, 325 e 2d av, 25x100.5. July 12, 5 years, 5%. July 13, 1909. 5:1341. 13,500
- Fricke Realty Company to American Mortgage Co. 24th st, No 137, n s, 50 e Lexington av, 22x98.9. Certificate of consent to mortgage. June 16, 1909. 3:880. —
- Feist Realty Co to Leah K Ray. Amsterdam av, No 687, e s, 66.8 n 93d st, runs e 41.1 x n e 0.8 x e 19.8 and 3.7 x s e 1.9 x e 33.5 x n 25.5 to s s old Apthorps or Jaunceys lane x w 100.1 to av x s 29 to beginning, with all title to part of said lane. Prior mort \$33,000. July 7, 2 years, 6%. July 12, 1909. 4:1224. 5,000
- Same to same. Certificate as to above mort. July 7, 1909. 4:1224. —
- Fleischmann (Maximilian) Co to N Y LIFE INS CO. Broadway, s e cor 69th st, No 134, 113.4x161.8x100.10x109.11. Agreement as to share ownership in bond and mortgage. July 12, 1909. 4:1140. nom
- Fara, Jessie to BOWERY SAVINGS BANK. 31st st, No 114, s s, 200 e 4th av, 21.3x98.9. July 8, 5 years, 4 1/2%. July 9, 1909. 3:886. 9,000
- Fink, Louise to TITLE GUARANTEE AND TRUST CO. 72d st, Nos 438 and 440, s s, 66.8 w Av A, 33.4x75. July 7, due, &c, as per bond. July 9, 1909. 5:1466. 15,000
- Ferrari, Gerolamo to TITLE GUARANTEE & TRUST CO. 3d av, No 1879, e s, 22 s 104th st, 28.9x70x28.11x70. July 9, due, &c, as per bond. July 10, 1909. 6:1653. 14,000
- Forrisi, Louis to F & M Schaefer Brewing Co. 112th st, Nos 344 and 346 E. Saloon lease. July 15, 1909, demand, 6%. July 15, 1909. 6:1683. 393.70
- Fort View Construction Co to Siegel Cooper & Co, bankers. 181st st, s e cor Haven av, 114.4x114.11x112.9x97.3. July 14, 5 years, 5%. July 15, 1909. 8:2177. 180,000
- Same to same. Haven av, s e cor 181st st, 97x114x—x—. Certificate as to mort for \$180,000. July 13, 1909. 8:2177. —
- Fischman, Joseph to Hudson County Consumers Brewing Co, of West Hoboken, N J. Delancey st, No 34. Saloon lease. April 28, demand, 6%. July 15, 1909. 2:418. Note 6,728
- Fischman, Joseph to Hudson County Consumers Brewing Co of West Hoboken, N J. Broome st, No 321, and Chrystie st, No 120. Saloon lease. April 23, demand, 6%. July 15, 1909. 2:418. Note, 6,728
- Gross, Joseph F and Emil D Bartels to Henry P Jackson, of Charlestown, S C. 33d st, No 152, s s, 206.3 w 3d av, 18.9x25. Prior mort \$10,000. July 14, installs, 5%. July 15, 1909. 3:888. 3,800
- Gruen, Fanny to Scholle Bros, a corpn. 121st st, No 128, s s, 320 w Lenox av, 20x100.11. July 15, 1909, 5 years, 4%. 7:1905. 16,000
- Goldberg, Samuel to Louis Goldberg. Bowery, No 101, s e s, 75.4 n Hester st, 25x119.5. Prior mort \$35,500. July 15, 1909, due Aug 1, 1912, 6%. 1:304. 10,000
- Goucher, Annie to Chas A White. 40th st, No 214, s s, 185.9 w 7th av, 14.3x98.9. Prior mort \$8,000. July 10, 1909, due, &c, as per bond. 3:789. 8,000
- Goodwin, Cornelia F wife of Henry L to ALBANY SAVINGS BANK. 60th st, No 161, n s, 195 w 3d av, 20x100.5. July 8, 3 years, 4 1/2%. July 9, 1909. 5:1395. gold, 14,000
- Same and Henry L Goodwin with same. Same property. Subordination agreement. July 8, 1909. 5:1395. nom
- Goldfein, Dora to MERCANTILE TRUST CO. 111th st, No 78, s s, 163.4 w Park av, 17.2x100.11. July 9, 3 years, 4 1/2%. July 10, 1909. 6:1616. 7,500
- Goldfein, Dora and Jos Goldfein with MERCANTILE TRUST CO. as trustee. 111th st, No 78 East. Subordination agreement. July 9, 1909. 6:1616. nom
- Gibson, Fred R to LAWYERS TITLE INS AND TRUST CO. 2d av, No 1700, n e cor 88th st, No 301, 25.8x100. July 8, 5 years, 4 1/2%. July 9, 1909. 5:1551. 33,000
- Same and Chas L Boreck with same. Same property. Subordination agreement. July 8, 1909. 5:1551. nom
- Gault Realty Co to Commonwealth Securities Co. 141st st, n s, 446.1 e Broadway, runs n 99.11 x e 7.1 x n 9.11 x e 47.10 x n 0.1 x e 15.2 to Hamilton pl, Nos 90 to 96, x s w 32.2 to Old Bloomingdale road, x s w 88.5 to 141st st, x w 20.7 to beginning. July 8, due May 1, 1911, 6%. July 10, 1909. 7:2073. 14,000
- Same to same. Same property. Certificate as to above mort. July 8, 1909. 7:2073. —
- Graf, August to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 131st st, No 576, s s, 100 e Broadway, 25x99.11. July 12, 1909, 3 years, 4 1/2%. 7:1985. 14,000
- Greif, Lillie and Rosa Goldstein to Louise M Lee. Av C, No 150, e s, 68.2 n 9th st, 23.11x83. July 12, 1909, 5 years, 5%. 2:379. 20,000
- Graue, Henry F to Stephan Sticher. 50th st, No 451, n s, 150 e 10th av, 20.10x100.5. July 3, 5 years, 4 1/2%. July 9, 1909. 4:1060. 5,000
- Gronich, Charles to THE GREENWICH SAVINGS BANK. Washington st, Nos 666 to 672, n w cor 10th st, No 285, 68.7x50.6x 82.11x52.3. July 13, 1909, due, &c, as per bond. 2:636. 23,500
- Gabler Construction Co to Harris Mandelbaum and ano. 18th st, No 339, n s, 300 e 9th av, 25x92. Prior mort \$9,000. July 9, due July 1, 1911, 6%. July 13, 1909. 3:742. 2,500
- Gross, Michl C to Philip Bardes. 46th st, No 235, n s, 152 w 2d av, 26x100.5. July 1, 5 years, 6%. July 13, 1909. 5:1320. 6,000
- Hinkle Iron Co to Margt L Aldrich. 55th st, n s, 200 e 11th av, runs e 100 x n 100.5 x e 25 x n 100.5 to 56th st, Nos 534 to 542 x w 125 x s 200.10 to beginning. P M. July 8, 5 years, 5%. July 9, 1909. 4:1084. 89,000
- Hirsch, Robt B et al trustees Adolph Openhym with Herman Segal. 75th st, No 216, s s, 212.1 e 3d av, 19.5x102.2. Extension of \$9,000 mort until June 30, 1914, at 5%. June 3, 1909. 5:1429. nom
- Heller, Max with Theresa Blumenthal and Henrietta Bruneman. 102d st, No 124 West. Extension of \$22,000 mort until Dec 20, 1914, at 5%. July 2, 1909. 7:1856. nom
- Hutter, Wm and Konrad Guhring to Maria Garlic. 109th st, No 232, s s, 360 e 3d av, 25x100.11. July 8, due, &c, as per bond. July 10, 1909. 6:1658. 18,000
- Hassemer, Lucy A to Hannah Fallon. 120th st, No 347, n s, 133.4 w 1st av, 16.8x100.11. July 2, 5 years, 5 1/2%. July 9, 1909. 6:1797. 6,500
- Hotel Securities Co to TITLE GUARANTEE AND TRUST CO. Madison av, Nos 431 to 437, n e cor 49th st, Nos 31 and 33, runs n 79.6 x e 75 x n 20.11 x e 10 x s 100.5 to st, x w 85 to beginning. July 7, due, &c, as per bond. July 9, 1909. 5:1285. 450,000
- Same to same. Same property. Certificate as to above mort. July 8, 1909. 5:1285. —
- Heights Metropole Construction Co to Antonio Cardone. Hancock st, Nos 1 and 3, e s, 98 s Bleecker st, 40x100. P M. Prior mort \$37,000. July 6, 3 years, 6%. July 10, 1909. 2:526. 10,000
- Hill, Isaac J with BOWERY SAVINGS BANK. Rivington st, No 72. Extension of mort for \$11,000 to July 6, 1914, at 4 1/2%. July 6, 1909. 2:416. nom
- Haines, Lida to Edwin S Ware. 17th st, No 16, s s, 250 w Union sq, 25x92. Prior mort \$—. July 1, 2 years, 6%. July 9, 1909. 3:844. 18,000





# WATER-FRONT PROPERTIES

## FACTORIES, FACTORY SITES

### FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

- Hawks, Betty M, of Yonkers, N Y, to Henrietta Ross and ano TRUSTEES Samuel Ross. 75th st, No 63, n s, 31.4 w Park av, 17x102.2. P M. July 14, due, &c, as per bond. July 15, 1909. 5:1390.
- Hoeger, Friederike with Amelia Ruffle. 101st st, No 148, s s, 353.6 e Amsterdam av, runs s 55.8 x e 0.6 x s 45.3 x w 23.6 x n 100.11 to st, x e 25.6 to beginning. Extension of mort for \$13,000 to July 5, 1912, at 5%. July 12, 1909. 7:1855.
- Hyland, Annie M to Paterno Bros, a corpn. 178th st, Nos 530 and 532, s s, 100 e Audubon av, 45x91.2x45.1x88.3. P M. Prior mort \$35,000. July 14, 3 years, 6%. July 15, 1909. 8:2132.
- Herb, Jacob to Harry W Watrous exr Walter W Watrous. South st, Nos 188 and 189, n e cor James slip, Nos 16 to 20, 45x84.10. July 14, 5 years, 4½%. July 15, 1909. 1:251.
- Hotchkiss, George with Raffaele Cupoli. Bedford st, No 19, w s, 104.3 s Downing st, 20x irreg. Extension of mort for \$12,000 to July 9, 1914, at 5%. July 9, 1909. 2:528.
- Hughes, Edward to The Bachman-Bechtel Brewing Co. West st, Nos 414 and 415. Saloon lease. July 12, demand, 6%. July 13, 1909. 2:637.
- Herbst, Benj L to Wm H Miller and ano. 3d av, No 634, w s, 43.2 s 41st st, 18.6x100. P M. July 12, 5 years, 5%. July 13, 1909. 5:1295.
- Hyams, Joseph to Mary A Smith. 3d av, No 1757, e s, 76 n 97th st, 24.10x90. P M. Prior mort \$14,000. July 14, 1909, 5 years, 6%. 6:1647.
- Hebrew Sheltering Guardian Soc of N Y Orphan Asylum with Mayme G Schoenenberger. 52d st, No 247, n s, 240 e 8th av, 14x 100.5. Extension of mort for \$12,000 to June 1, 1911, at 5%. June 15, 1909. July 15, 1909. 4:1024.
- House of Rest for Consumptives with James A O'Gorman. 37th st, No 49, n s, 205 e 6th av, 20x98.9. Extension of mort for \$50,000 to June 30, 1912, at 4½%. June 15, 1909. July 13, 1909. 3:839.
- Harmon, John W and Frances R Curr widow to Velonia H Blodgett. 136th st, No 246, s s, 285.10 e 8th av, 16.8x99.11. Prior mort \$11,000. July 1, due, &c, as per bond. July 14, 1909. 7:1914.
- Investment Securities Co to UNION TRUST CO of N Y. Madison av, Nos 674 to 682, w s, 25.5 n 61st st, runs w 73.4 x n 25 x w 21.8 x n 50 x e 73 x n 100.5 to s s 62d st x e 22 to av x s 175.5 to beginning. July 7, 5 years, 4½%. July 9, 1909. 5:1376.
- Israel, Mary to Jos M Davis. 115th st, No 203, n s, 80 e 3d av, 18x100.11. Prior mort \$6,000. July 1, due, &c, as per bond. July 9, 1909. 6:1665.
- Iffland, Henry with Fanny Gruen. 53d st, No 346 East. Extension of mort for \$17,000 to June 30, 1912, at 5%. June 30, 1909. 5:1345.
- Joscht, John, of Bohemia, Suffolk Co, N Y, to Louis Kautsky. 73d st, No 403, n s, 87 e 1st av, 26x77.2. Prior mort \$14,000. July 10, 3 years, 6%. July 12, 1909. 5:1468.
- Janssen, August to TITLE GUARANTEE & TRUST CO. 30th st, Ncs 30 and 32, s s, 400 w 5th av, 25x74. July 9, due, &c, as per bond. July 13, 1909. 3:831.
- Kreusser, John to TITLE GUARANTEE & TRUST CO. King st, No 32, s s, 375.2 e Varick st, 24.10x100. P M. July 13, due, &c, as per bond. July 14, 1909. 2:519.
- Kreusser, John, of Mt Vernon, N Y, to Moses Hochster. St Marks pl, No 11 (24), or 8th st, n s, 178 e 3d av, 26x112.10. P M. July 14, 1909, 5 years, 5%. 2:464.
- Kass, Abraham L to ALBANY SAVINGS BANK. 139th st, No 68, s s, 85 e Lenox av, 40x99.11. July 13, 5 years, 4½%. July 14, 1909. 6:1736.
- Same and David Kass with same. Same property. Subordination agreement. July 13, 1909. 6:1736.
- Kass, Abraham L to ALBANY SAVINGS BANK. Lenox av, No 574, s e cor 139th st, Nos 68 and 70, 49.11x85. July 13, 5 yrs, 4½%. July 14, 1909. gold, 63,000
- Same and David Kass with same. Same property. Subordination agreement. July 13, 1909. 6:1736.
- Kirschberg, Cora and Annie Briskie to Robt L Hoguet and ano committee Mary McLoughlin. Rivington st, s e cor Lewis st, 24.11x80x25x80. July 13, 5 years, 5%. July 14, 1909. 2:328.
- Knipe, George to THE NEW YORK SAVINGS BANK. 132d st, No 138, s s, 375 w Lenox av, 16x99.11. July 13, 1909, due, &c, as per bond. 7:1916.
- Kappes, Anthony to LAWYERS TITLE INS & TRUST CO. 124th st, No 356, s s, 88 e Columbus av, or Morningside av E, 27.10x 100.11. July 10, 5 years, 5%. July 13, 1909. 7:1950.
- Kraus, Jennie to U S TRUST CO of N Y. 105th st, No 173, n s, 125 w 3d av, 25x100.11. July 12, 1909, due July 1, 1914, 4½%. 6:1633.
- Klein, Josef with Sarah Weinstein. 13th st, Nos 528 East. Extension of \$5,750 mort until June 1, 1914, —%. July 9, 1909. 2:406.
- Krulewitch, Emanuel M to State Realty and Mortgage Co. Convent av, s e cor 149th st, 99.11x100. P M. Prior mort \$90,000. July 8, 1 year, 6%. July 10, 1909. 7:2063.
- Livelli, Antonio to GERMAN SAVINGS BANK. Sullivan st, No 117, e s, 151.6 s Prince st, 25x100. June 14, 3 years, 4½%. July 9, 1909. 2:503.
- Lockwood, Judd A to John W Haaren as trustee Claus Haaren. 142d st, No 548, s s, 122.2 e Broadway, 16.8x99.11. P M. Prior mort \$—. July 9, 3 years, 5%. July 10, 1909. 7:2073.
- Levin, Hyman to John McCarthy. 11th av, No 635, w s, 75.5 s 47th st, 25x100. P M. Prior mort \$12,500. July 8, 1 year, 6%. July 9, 1909. 4:1094.
- Lenox Av Union Church to THE N Y SAVINGS BANK. 119th st, No 39, n s, 306 w 5th av, 70x100.11. July 12, 1909, due, &c, as per bond. 6:1718.
- Lester, William C to TITLE INSURANCE COMPANY of N Y. St Nicholas av, No 730, e s, 355.10 n 145th st, 30.4x100. July 13, 1909, 3 years, 4½%. 7:2053.
- Laighton, Paul De Blois, of Stamford, Conn, to David Foubister and ano. 63d st, Nos 22 to 28, s s, 148.4 e Broadway, 100x100.5. Prior mort \$264,350. June 18, due, &c, as per bond. July 13, 1909. 4:1115.
- Lehman, Albert and Mitchel to FRANKLIN SAVINGS BANK. Bond st, No 10, n e s, abt 15 w Lafayette st, 26.2x100. ½ part. July 13, 1909, 5 years, 4½%. 2:530.
- Lyons, Mary to EMIGRANT INDUSTRIAL SAVINGS BANK. 62d st, No 223, n s, 265.8 e 3d av, 17.10x62.10. July 14, 1909, 3 years, 4½%. 5:1417.
- Lawyers Mortgage Co with Annie Towns. 118th st, Nos 231 and 233, n s, 231 w 2d av, 29x100.10. Extension of mort for \$28,000 to June 30, 1914, at 5%. June 11, 1909. 6:1783.
- Levy, Jacob of N Y, and Leon Rubinstein of Borough of Richmond, to UNION TRUST CO of N Y. 2d av, No 2332, e s, 60.11 s 120th st, 20x80. July 13, due July 14, 1914, 4½%. July 15, 1909. 6:1796.
- Levy, Jacob of N Y, and Leon Rubinstein of Borough of Richmond, to UNION TRUST CO. 2d av, No 2330, e s, 80.11 s 120th st, 20x 80. July 13, due July 14, 1914, 4½%. July 15, 1909. 6:1796.
- Lama, Carmela with the ITALIAN AMERICAN TRUST CO of N Y. Mott st, Nos 118 and 120. Agreement not to sell within certain period, also as to payment of \$1,500 and also as to placing 2d mortgage on above, &c. July 14, 1909. 1:238.
- Loughran, Reginald De S and Ellen C with Susan B Olcott. 7th av, No 787, e s, 57.5 n 51st st, 18x72.5. Extension of mort for \$8,828.99 to Nov 17, 1912, at 6%. July 12, 1909. 4:1004.
- LAWYERS TITLE INS & TRUST CO with Vittorio Bernardi. 34th st, No 244, s s, 107 w 2d av, 15x98.9. Extension of mort for \$10,000 to June 30, 1912, at 5%. June 24, 1909. July 15, 1909. 3:914.
- Marshall, Robt J to LAWYERS TITLE INS & TRUST CO. 21st st, Nos 142 to 146, s s, 229.4 e 7th av, 68.2x92x65.10x92. July 12, 3 years, 5%. July 13, 1909. 3:796.
- McVickar, James to EMIGRANT INDUSTRIAL SAVINGS BANK. 20th st, No 335, n s, 325 e 9th av, 25x91.11. P M. July 1, 3 years, 4½%. July 14, 1909. 3:744.
- Machiz, Ida to American Mortgage Co. 81st st, No 509, n s, 148 e Av A, 25x102.2. July 13, 1909, 5 years, 5%. 5:1578.
- Marx, Max to Bettie Wise. 181st st, s s, 100 e Audubon av, 45x 119.6. P M. July 12, 3 years, 5%. July 13, 1909. 8:2152.
- Munden Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 98.9 n 175th st, runs n 101 to 176th st, x e 95 x s — x w — to beginning. P M. Prior mort \$27,800. July 12, 1 year, 6%. July 13, 1909. 8:2132.
- Munden Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 98.9 n 175th st, runs n 101 to 176th st, x e 95 x s 95 x w — to beginning. P M. Prior mort \$143,800. July 12, 1 year, 6%. July 13, 1909. 8:2132.
- Mertens, Fredk W to THE GERMAN SAVINGS BANK in the City of N Y. 7th av, s w cor 115th st, No 200, 75.11x100. June 24, due June 28, 1912, 5%. July 13, 1909. 7:1828.
- Mertens, Fredk W to American Mortgage Co. 1st av, No 1437, w s, 72.4 s 75th st, 27.8x100. P M. July 7, 5 years, 5%. July 13, 1909. 5:1449.
- Mertens, Frederick W to American Mortgage Company. 113th st, s s, 100 w 7th av, 50x100.11. P M. July 7, 3 years, 5%. July 13, 1909. 7:1828.
- Mertens, Frederick W to American Mortgage Company. 1st av, No 1435, w s, 100 s 75th st, 27.8x100. P M. July 7, 5 years, 5%. July 13, 1909. 5:1449.
- Mark, Margt W and John W her husband with BOWERY SAVINGS BANK. 54th st, No 235 East. Extension of mort for \$8,000 to July 7, 1912, at 4½%. July 7, 1909. 5:1328.
- Manatee Co to Claude R Hammond. Amsterdam av, n e cor 208th st, 99.11x100. Prior mort \$20,000. Jan 19, 1 year, 5%. July 12, 1909. 8:2205.
- Same to same. Same property. Consent to above mort. Jan 18, 1909. 8:2205.
- Madison Av Reformed Church and the Ministers, Elders and Deacons of the Reformed Protestant Dutch Church of the City of N Y with THE FARMERS LOAN & TRUST CO. Madison av, No 597, n e cor 57th st, runs e 150 x n 100.5 x w 50 x s 20 x w 74 x s 6 x w 26 to e s Madison av x s 74.5 to beginning. Subordination agreement. July 9, July 12, 1909. 5:1293.
- Merello, Dominica to Martin Guarino. Oliver st, No 51, w s, abt 50 n Oak st, 23.10x100x23.7x100. June 30, due July 1, 1912, 4½%. July 12, 1909. 1:278.
- Missall, Christoph to Edw Ritz. Hawthorne st, e s, 100 s Vermil-yea av, 100x100. July 8, due Mar 4, 1912, 6%. July 9, 1909. 8:2226.
- Minetti, Carmine to Anna Neill. Houston st, No 128, n e cor Sullivan st, Nos 167 and 169, 25x100. Mar 18, demand, 6%. July 9, 1909. 2:525.
- Same to Luigi Minetti. Same property. P M. July 1, 2 years, 6%. July 9, 1909. 2:525.
- Miller, Anna S to TITLE GUARANTEE AND TRUST CO. 71st st, No 414, s s, 213 e 1st av, 25x100.4. July 8, due, &c, as per bond. July 9, 1909. 5:1465.
- Marchese, Michelina and Frank to Lion Brewery. 105th st, No 352 East. Saloon lease. June 30, demand, 6%. July 10, 1909. 6:1676.
- Mandel, Edward and William Frieder and Ignatz M Rottenberg to Real Estate Mortgage Co of N J. Willett st, No 62, e s, 200 s Rivington st, 25x100. July 8, due July 1, 1912, 5%. July 15, 1909. 2:338.
- Murphy, Patrick to TITLE GUARANTEE AND TRUST CO. Pearl st, No 504, n e s, 22.3 n w Park st, 21.3x89.11x20.1x85.6. Prior mort \$14,000. July 15, 1909, due, &c, as per bond. 1:166.
- Mandel, Edward, William Frieder and Ignatz M Rottenberg to Real Estate Mortgage Co, of N J. Willett st, No 64, e s, 175 s Rivington st, 25x100. July 8, due July 1, 1912, 5%. July 15, 1909. 2:338.
- Morante, Emilio, Sarah Goodman and Esther Lion with Caroline S Fellowes. 109th st, No 324, s s, 307 e 2d av, 25x100. Subordination agreement. June 30, 1909. 6:1680.
- Morante, Emilio to Caroline S Fellowes. 109th st, No 324, s s, 307 e 2d av, 25x100. July 1, 5 years, 5%. July 15, 1909. 6:1680.
- Same to Esther Lion. Same property. Prior mort \$16,500. July 1, 4 years, 6%. July 15, 1909. 6:1680.
- Madison Avenue Reformed Church to FARMERS LOAN & TRUST CO. Madison av, No 597, n e cor 57th st, runs e 150 x n 100.5 x w 50 x s 20 x w 74 x s 6 x w 26 to av, x s 74.5 to beginning. July 12, 1909, 3 years interest as per bond. 5:1293.



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Murphy, Celia P with Jacob Klein. 106th st, No 59, n s, 150 e Madison av, 25x100.11. Extension of mort for \$5,000 to July 13, 1910, at 6%. July 13, 1909. 6:1612. **nom**

Mercantile Trust Co with Wm N Heard. 46th st, Nos 106 and 108, s s, 120 w 6th av, 40x100.5. Extension of mort for \$50,000 to June 14, 1910, at 4½%. June 30, July 14, 1909. 4:998. **nom**

Michel, Lena with TITLE GUARANTEE AND TRUST CO. 1st av, No 189. Subordination agreement. July 8. July 9, 1909. 2:-453. **nom**

Martell, Martin J and John V Fitzpatrick to Lion Brewery. 6th av, No 920. Saloon lease. July 2. July 10, 1909. 5:1268. 5,000

McAlpin, Anna to North American Mortgage Co. Macombs dam road, n w cor 152d st, 85.1x109.7x74.11x69.2. July 9, demand, 6%. July 10, 1909. 7:2038. **8,900**

Murray, Joseph and Richard Carvel to Agnes Young. Broadway, Nos 2906 and 2908, e s, 50.11 n 113th st, 50x100. Leasehold. July 9, due, &c, as per bond. July 10, 1909. 7:1885. **8,500**

NATIONAL SAVINGS BANK of City of Albany with Ralnd H Macdonald indivd and as exr, &c, Jos F Egan. 7th av, Nos 421 and 423, n e cor 33d st, Nos 159 and 161, 30x irreg x78.1x80.3. Extension of \$200,000 mort until July 1, 1911, at 5%. Aug 11, July 9, 1909. 3:809. **nom**

Napoleon Construction Co to Josephine Y Birney, of Ossining, N Y. St Nicholas av, s w cor 183d st, 104.11x150. P M. July 12, 1909, 2 years, 5%. 8:2165. **85,000**

Naumann, Henry C and Prospect Investing Co with Edmund J Levine et al trustees Julius Levine. Broadway, w s, 93.10 n 190th st, 50x200. Subordination agreement. July 12. July 13, 1909. 8:2180. **nom**

Naumann, Henry C to Edmund J Levine et al trustees Julius Levine. Broadway, w s, 125 n from boundary line bet land of Lucius Chittenden and land of Joseph Potter, 50x100. July 1, 3 years, 5%. July 13, 1909. 8:2180. **45,000**

N Y Protestant Episcopal City Mission Soc with Louis Rosenblum. 10th st, No 239, n s, 100 w 1st av, 25x94.10. Extension of mort for \$26,000 to Mar 7, 1912, at 5%. Feb 6. July 15, 1909. 2:452. **nom**

Oppenheimer, Emma to LAWYERS TITLE INS & TRUST CO. 111th st, No 19, n s, 304 w 5th av, 27x100.11. June 30, 5 yrs, 5%. July 14, 1909. 6:1595. **25,000**

Same and Hannah Kossman with same. Same property. Subordination agreement. June 30, July 14, 1909. 6:1595. **nom**

Orenshtein, Jacob and Adolph Schlesinger with LAWYERS TITLE INS & TRUST CO. Broome st, No 280, n s, 44.2 w Allen st, 20x 75. Subordination agreement. May 24. July 12, 1909. 2:414. **nom**

Osterweis, David to David Gordon. 17th st, No 111, n s, 150 w 6th av, 20x½ blk. Prior mort \$— July 6, 5 years, 4½%. July 10, 1909. 3:793. **6,000**

Peto Realty Co to Adams Realty Co. Pinehurst av, s e cor 178th st, 127.6x96.3x127.7x101.11. P M. July 9, 1 year, 6%. July 10, 1909. 8:2177. **27,500**

Peto Realty Co to Adams Realty Co. Pinehurst av, s e cor 178th st, 127.6x96.3x127.7x101.11. Building loan. July 9, 1 year, 6%. July 10, 1909. 8:2177. **61,000**

Same to same. Same property. Certificate as to above mort. July 9. July 10, 1909. 8:2177. **—**

Person, Chas A to Isabel D Curtis. Grand st, Nos 583 and 585, s s, 23.4 w Corlears st, runs s 70 x w 41.8 x n 21 x w 5.6 x n 72.7 to st, x e 52.9 to beginning. Prior mort \$— July 8, 5 years, 5%. July 9, 1909. 1:265. **30,000**

Person, Chas A to American Mortgage Co. Grand st, No 581, s s, 76.1 w Corlears st, runs s 72.7 x w 15.4 x n 80.6 to Grand st, x e 17.1 to beginning. P M. July 8, 5 years, 5%. July 9, 1909. 1:-265. **8,500**

Power, Hearn J to Chas R Strong, of Plainfield, N J. 99th st, s s, 100 e West End av, 25x100.11. ½ part. July 12, due May 1, 1911, 6%. 7:1870. **2,000**

Prasada Company to Republic of Panama. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. July 12, 5 years, 4½%. July 13, 1909. 4:1117. **700,000**

Same to same. Same property. Certificate as to above mort. July 12. July 13, 1909. 4:1117. **—**

Same to Alfred Jaretzki. Same property. Prior mort \$700,000. July 12, 1 year, 6%. July 13, 1909. 4:1117. **25,000**

Same to same. Same property. Certificate as to above mort. July 12. July 13, 1909. 4:1117. **—**

Payne, Estate with FRANKLIN SAVINGS BANK. Bond st, No 10, n e s, abt 15 w Lafayette st, 26.2x100. Subordination agreement. July 13, 1909. **nom**

Powers (W T) Co to ASTOR TRUST CO trustee. Ferry st, No 30; Cliff st, Nos 61 and 63. Leasehold. July 1, due July 1, 1921, 6%. July 14, 1909. 1:99. **50,000**

Phelan, Annie L to N Y Mortgage & Security Co. Lexington av, Nos 1932 and 1934, n w cor 119th st, No 141, 15x100.11. July 13, due Aug 2, 1912, 5%. July 14, 1909. 6:1768. **500**

Prettyman, Chas B to American Mortgage Co. Spring st, No 157, n e cor West Broadway, Nos 407 and 409, 25x75.3. July 14, 1909, 5 years, 4½%. 2:501. **40,000**

Rockton Construction Co to BROOKLYN SAVINGS BANK. St Nicholas av, n w cor 163d st, 106.7x91x99.11x128.3. July 9, 1909, 5 years, 4½%. 8:2122. **170,000**

Same to same. Same property. Certificate as to above mort. July 9, 1909. 8:2122. **—**

Reich, Bernard to EQUITABLE TRUST CO. 153d st, s s, 150 w Broadway, 100x99.11. July 9, 3 years, % as per bond. July 9, 1909. 7:2099. **18,000**

Rose, Wm R indivd and as exr Gibson Putzel with The Thirty-fifth St & Fifth Av Realty Co. 5th av, Nos 366 to 370, s w cor 35th st, No 2, 85.9x150. Extension of \$500,000 mort until July 15, 1911, at 6%. July 8. July 10, 1909. 3:836. **nom**

Reed, Caroline G with Katie Steckler. Thompson st, No 60. Agreement as to ownership of mortgage. June 11. July 13, 1909. 2:488. **—**

Richards (Dr) Dyspepsia Tablet Association (Ramon Velez in bond only) to American Mortgage Co. 57th st, No 447, n s, 258.4 e 10th av, 16.8x100.5. July 13, 1909, 5 years, 5%. 4:1067. **10,000**

Same to same. Same property. Certificate as to above mort. July 12. July 13, 1909. 4:1067. **—**

Rosenbaum, Carl and Alfred Jaretzki to Franklin Haines. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. Subordination agreement. June 22. July 13, 1909. 4:1117. **nom**

Rosenbaum, Carl with Republic of Panama. Central Park West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. Subordination agreement. June 22. July 13, 1909. 4:1117. **nom**

Robbins, William to Henry Thompson. 129th st, No 52, s s, 240 w Park av, 25x99.11. July 1, 5 years, 5%. July 13, 1909. 6:1753. **8,000**

Russo, Rocco to William Jay as trustee Mary E B Field. Spring st, No 52, s s, abt 50 w Mulberry st, 25x104x25x110. July 14, 1909, 5 years, 4½%. 2:481. **26,000**

Revel Realty and Securities Co to the GREENWICH SAVINGS BANK. 34th st, No 312, s s, 200 w 8th av, 25x98.9. Certificate of consent to mort. July 14. July 15, 1909. 3:757. **—**

Revel Realty and Securities Co to GREENWICH SAVINGS BANK. 34th st, No 312, s s, 200 w 8th av, 25x98.9. July 15, 1909, due, &c, as per bond. 3:757. **30,000**

Sputyen Duyvil & Port Morris Railroad Company with CENTRAL TRUST CO trustee. Certificate as to consent of stockholders to mort dated June 1, 1909, not to exceed \$20,000,000 to secure 50 year bonds at 4%. May 19. July 15, 1909. **—**

Sandberg, Abraham with PHILADELPHIA TRUST, SAFE DEPOSIT AND INS CO as trustee for Neilson Brown and ano. Jefferson st, Nos 55 to 59. Extension of \$35,000 mort until June 28, 1911, 4½%. July 10, 1909. 1:257. **nom**

Schiff, Dora to Jacob Larchan. 8th st, No 333, n s, 164.3 w Av C, 24.9x93.11. Prior mort \$27,000. Given as collateral security for payment of mortgage of \$12,000. July 8, due, &c, as per bond. July 9, 1909. 2:391. **3,000**

Sutphin, Wm L to UNION TRUST CO of N Y. 34th st, No 163, n s, 100 e 7th av, 25x98.9. July 9, 3 years, 4½%. July 10, 1909. 3:810. **100,000**

Southern, Alfred T, of Mount Vernon, N Y, and Wm F Marshall of N Y, to TITLE GUARANTEE AND TRUST CO. 43d st, No 247, n s, 100 w 2d av, 21.1x100.5. July 8, due, &c, as per bond. July 9, 1909. 5:1317. **10,000**

Schuster, Anton and Annie with Wm Hutter and Konrad Guhring. 109th st, No 232 East. Subordination agreement. April 23, July 10, 1909. 6:1658. **nom**

Sasover, Lazare to Joseph Marinaro. 115th st, No 131, n s, 286.3 e Park av, 18.6x100.10. Prior mort \$— July 8, 2 years, 6%. July 9, 1909. 6:1643. **800**

Schreiner, Nathalie to Mary D Pressinger. 121st st, No 447, n s, 100 w Pleasant av, 25x100.11. Prior mort \$9,500. July 8 due Jan 8, 1911, 6%. July 9, 1909. 6:1809. **2,000**

Seventy-Eighth Street Realty Co to Jennie Wormser. 121st st, No 224, s s, 250 w 7th av, 18x100.11. Prior mort \$— July 9, due Oct 9, 1909, 6%. July 9, 1909. 7:1926. **375**

Schreiner, Nathalie to Mary D Pressinger. 131st st, No 139, n s, 391 w Lenox av, 18x99.11. July 8, 3 years, 5%. July 9, 1909. 7:1916. **13,000**

Shkolnikoff, Rebecca to Fannie Rechson. Broome st, No 557, s s, 70 e Varick st, 21x63. Prior mort \$8,000. May 3, 1 year, 6%. July 10, 1909. 2:477. **4,000**

Sunflower Realty and Security Co to Ida Galewsky. Chrystie st, Nos 122 to 126, n e cor Broome st, No 320, 75x62.5. Prior mort \$85,000. July 3, due as per bond, 6%. July 10, 1909. 2:419. **2,000**

Seamens Church Inst of N Y with Michl Tenzer. Broome st, No 193, s e cor Suffolk st, Nos 58 to 62, 50x56.3. Extension of \$55,000 mort until Sept 15, 1914, at 4½%. June 1. July 9, 1909. 2:346. **nom**

Stein, Louisa with TITLE GUARANTEE AND TRUST CO. 1st av, No 191. Subordination agreement. July 6. July 9, 1909. 2:-453. **nom**

Scheel, Friederich C with FRANKLIN SAVINGS BANK. 82d st, No 210, s s, 169 w Amsterdam av, 27x102.2. Extension of mort for \$27,000 to July 7, 1914, at 4½%. July 7. July 15, 1909. 4:1229. **nom**

Sommer, Edw C with FRANKLIN SAVINGS BANK in City N Y. 43d st, No 225, n s, 227 w 2d av, 28x100.5. Extension of mort for \$19,000 to May 28, 1912, at 5%. May 28. July 15, 1909. 5:1317. **nom**

Safran, Jacob to TITLE GUARANTEE AND TRUST CO. 1st av, No 189, w s, 69 s 12th st, 22.11x100. July 8, due, &c, as per bond. July 9, 1909. 2:453. **22,000**

Safran, Jacob to TITLE GUARANTEE AND TRUST CO. 1st av, No 191, w s, 46.1 s 12th st, 22.11x100. July 8, due, &c, as per bond. July 9, 1909. 2:453. **22,000**

Solomon, Ezra, of Brooklyn, N Y, to Frederic de P Foster. 2d av, No 2170, e s, 75.11 s 112th st, 25x75. July 8, 1 year, 4½%. July 9, 1909. 6:1683. **11,500**

Sobel (Leon) Co to ALBANY SAVINGS BANK. Manhattan av, No 217, n w cor 109th st, No 51, 72.11x100. July 8, 5 years, 4½%. July 9, 1909. 7:1845. **120,000**

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 7:1845. **—**

Steinmann, Theresa to Edith R Lewis. 94th st, No 33, n s, 287.5 w Central Park West, 12.11x100. July 9, 3 years, 5%. July 10, 1909. 4:1208. **13,500**

Same to Lafayette A Goldstone. Same property. Prior mort \$13,500. July 9, 2 years, 6%. July 10, 1909. 4:1208. **1,000**

Schiffmacher, Edward C, of Brooklyn, to Leo Levy, of Far Rockaway, L I. 82d st, Nos 548 to 552, s s, 111.4 w East End av, 40x 102.2. P M. July 12, 1909, 1 year, 6%. 5:1578. **2,500**

Same to same. Same property. P M. July 12, 1909, 3 years, 6%. 5:1578. **9,000**

Same to same. S2d st, Nos 542 to 546, s s, 151.4 w East End av, 40x102.2. P M. July 12, 1909, 1 year, 6%. 5:1578. **2,500**

Same to same. Same property. P M. July 12, 1909, 3 years, 6%. 5:1578. **9,000**

Schiffmacher, Edward C, of Brooklyn, to METROPOLITAN BANK. 82d st, Nos 542 to 546, and 548 to 552 East. 2 assignments of rents to secure 2 morts for \$9,000 each. July 12, 1909, 3 years, —%. 5:1578. **nom**

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Seven Hundred & Twenty-Eight Fifth Av Co to John E Berwind.  
5th av, No 728, w s, 73.5 s 57th st, 27x125. P M. July 12, 1909.  
3 years, 5%. 5:1272. 350,000  
Same to same. Same property. Certificate as to above mort. July  
12, 1909. 5:1272. —

Stiner, Caroline with Paulina Pick and ano. 1st av, No 1334, e s,  
75.2 s 72d st, 27x85. Extension of \$20,000 mort until Aug 5,  
1914, 5%. July 10, 1909. 5:1466. nom

St Laurentius Young Mens Benevolent Soc of N Y with John A  
Johnston. Lispenard st, No 3, n s, 20 e West Broadway, 20x75.2.  
Extension of \$8,000 mort until July 18, 1913, at 5%. July 10,  
1909. 1:211. nom

Susswein, Rosa H and Oscar Herrmann to TITLE INSURANCE  
CO of N Y. Mott st, No 180, e s, 109 n Broome st. runs e 57  
x n 1.1 x e 42.9 x n 25.11 x e .02 x n 13.10 x w 66.7 x s 0.8 x  
w 27 to e s Mott st, x s 41.4 to beginning. July 12, 3 years.  
5%. July 13, 1909. 2:479. 25,000

Schimmer, Charles and Albert H Hastorf with METROPOLITAN  
SAVINGS BANK. 8th st, No 315, n s, 280.4 e Av B, 20.7x69.10.  
Subordination agreement. July 9, July 13, 1909. 2:391. nom

Schimmer, Charles to THE METROPOLITAN SAVINGS BANK.  
8th st, No 315, n s, 280.4 e Av B, 20.7x69.10. July 19, 5 years,  
5%. July 13, 1909. 2:391. 11,000

Scott, James L, of Saratoga Springs, N Y, with the Prasada Com-  
pany, Republic of Panama, and Alfred Jaretzki. Central Park  
West, No 50, s w cor 65th st, Nos 2 to 6, 100.5x125. Subor-  
dination agreement. July 12. July 13, 1909. 4:1117. nom

Smith, Sarah A to LAWYERS TITLE INS & TRUST CO. Henry st,  
No 296, s s, 119.3 e Scammell st, 24x1/2 blk. July 14, 1909  
3 years, 4 1/2%. 1:267. 14,000

Solinsky, Louis to Wilson M Powell. Madison st, No 201, n e cor  
Rutgers st, Nos 29 and 31, 60x48.2. June 3, 5 years, 4 1/2%.  
July 14, 1909. 1:271. 57,000

Surety Realty Co to HUDSON CITY SAVINGS INSTN. 45th st,  
Nos 152 and 154, s s, 214.8 e Broadway, runs s 100.5 x e 25 x n  
0.1 x e 16.8 x n 100.4 to st x w 41.8 to beginning. July 13, 3  
years, 4 1/2%. July 14, 1909. 4:997. 25,000

Same to same. Same property. Certificate as to above mort.  
July 13. July 14, 1909. 4:997. —

Steinberg, Morris A with Isaac Bell. 116th st, No 228, s s, 425  
e 8th av, 25x100.11x irreg x103.7. Subordination agreement.  
June 26. July 13, 1909. 7:1831. nom

Stenger, Anna to Fredk Figge. Av A, No 1557, w s, 102.2 n 82d  
st, 25.4x80.5. July 12, demand, 6%. July 14, 1909. 5:1562.  
2,550

Thal Realty Co to Martha W Weill. Park av, Nos 1731 to 1737,  
s e cor 121st st, Nos 100 to 104, 75.7x90; 16th st, Nos 522 to  
524, s s, 308 e Av A, 37.6x103.3; Madison av, Nos 2019 and  
2021, n e cor 128th st, Nos 41 to 45, 50x72.6; 13th st, Nos 626  
and 628, s s, 299 w Av C, 39x103.3. Prior mort \$ —. June  
30, due Dec 30, 1911, 6%. July 14, 1909. 2:395, 3:973 and  
6:1753 and 1769. 15,500

Same to same. Same property. Certificate as to above mort.  
June 30. July 14, 1909. 2:395, 3:973, 6:1753 and 1769. —

Thirty-Fifth St & Fifth Av Realty Co to John Dawson and William  
Archer firm Dawson & Archer. 5th av, Nos 366 to 370, s w cor  
35th st, No 2, 85.9x150. Prior mort \$2,700,000. July 8, due,  
&c, as per bond. July 12, 1909. 3:836. 33,250

Teti, Francesco to Consumers Brewing Co. Mott st, No 141. Sa-  
loon lease. July 6, demand, 6%. July 9, 1909. 1:237. 1,500

224 West 34th Street Co to LAWYERS TITLE INS AND TRUST  
CO. 34th st, Nos 224 and 226, s s, 250 w 7th av, 47x98.9. July  
8, 5 years, 5%. July 10, 1909. 3:783. 115,000

Same to same. Same property. Certificate as to above mort.  
July 7. July 10, 1909. 3:783. —

Toplitz, Lillie L to Charles B Squier. 67th st, No 129, n s, 131.1  
w Broadway, 25x75.5; Broadway, w s, 84.9 n 67th st, 28.1x105.2  
x25x118. July 9, 4 years, 4 1/2%. July 15, 1909. 4:1139. 87,500

Watts, Frank, of Frostburg, Md, to Helen H Noe. Cooper st, n s,  
200 w Hawthorne st, 50x200 to Seamen av. P M. July 3, due,  
&c, as per bond. July 10, 1909. 8:2239. 10,000

Weber, Rose individ and as trustees John A Antony with May B  
Mills. 11th st, No 372 West. Extension of \$3,500 mort until  
July 1, 1913, at 5 1/2%. June 29, July 9 1909. 2:637. nom

Weiss, Harriet J with Lucius H Beers trustee Robt Stewart and  
ano. 93d st, No 131 n s, 306.3 w Columbus av, 18.9x75 to s s  
Jaunceys lane, x18.9x74.10, with all title to said lane. Exten-  
sion of \$12,500 mort until June 1, 1912, at 5 1/2%. July 9, 1909.  
4:1224. nom

Weiss, Harriet J to Martha wife of and Wm Schroeder. 93d st, No  
131, n s, 306.3 w Columbus av, runs n 74.10 to s s Aphorps or  
Jauncey lane, x n w 18.9 x s 75.7 to st, x e 18.9 to beginning.  
All title to strip in rear 18.9x —. Prior mort \$14,000. June 22,  
due, &c, as per bond. July 9, 1909. 4:1224. 4,500

Weill, Louis W, to Manuel A Gonzalez and ano trustees Antonio  
Gonzalez. 8th av, No 2542, w s, 74.11 n 135th st, 24.11x80.  
July 7, 5 years, 4 1/2%. July 9, 1909. 7:1941. 24,000

West Side Construction Co to TITLE INS CO of N Y. 121st st,  
Nos 401 to 415, n s, 200 e Amsterdam av, 176.9 to Morningside  
av, West, x105.4x146.9x100. July 8, 5 years, 5%. July 9, 1909.  
7:1963. 250,000

Same to same. Same property. Certificate as to above mort. July  
8. July 9, 1909. 7:1963. —

Wieselthier, Joseph to Herman Forman. Bowery, Nos 334 and  
336, w s, 52 n Bond st, 35.2x85.1x33x96.4. All title to strip  
0.1x96 adi above on south. Prior mort \$96,500. July 9, due Sept  
9, 1909, 6%. July 10, 1909. 2:530. notes, 1,000

Winterburn, Mary C, of Cliffside, N J, Ada M Beers, of Bantam,  
Conn, and Amy W Dana, of Grantwood, N J, to GREENWICH  
SAVINGS BANK. 27th st, No 120, s s, 262.6 w 6th av, 18.9x98.9.  
July 9, 1909, due, &c, as per bond. 3:802. 15,000

Wolowitz, Moses B and Harris Baron to Wm Jay as trustee Mary  
E B Field. 3d st, Nos 61 and 63, n s, 225 e 2d av. 39.11x96x40  
x96. July 9, due July 13, 1914, 4 1/2%. July 13, 1909. 2:445.  
50,000

Weisman, Louis, Samuel Glaser and Michael Landesbaum with  
Harry J Sprung exr Isaac Sprung. 6th st, No 627 East. Agree-  
ment modifying clause of mortgage. July 12. July 13, 1909.  
2:389. nom

Same to same. 6th st, No 625 East. Agreement modifying clause  
of mort. July 12. July 13, 1909. 2:389. nom

White, Alfred L and Fredk M Hilton to Fredk A Clark. Liberty st,  
No 142, s s, 71.5 w Washington st, 25.2x54.8x25.5x54.11. July  
1, due, &c, as per bond. July 14, 1909. 1:56. 13,000

Weeks, Henry de Forest with William Jay as trustee Mary E B

Field. Spring st, No 52. Subordination agreement. July 7,  
July 14, 1909. 2:481. nom

White, Fanny G with Samuel Williams and ano. Park av, Nos  
1665 and 1667, e s, 50.5 n 117th st, 50.6x90. Extension of mort  
for \$38,000 to June 30, 1914, at 4 1/2%. June 30. July 13, 1909.  
6:1645. nom

Wiggers, Marie with Morris Kite. 1st av, No 2370. Extension  
of mort for \$2,000 to July 2, 1911, at —%. July 13. July 14,  
1909. 6:1809. nom

Wanderer, Jennie to Abraham R Greene. Eldridge st, No 137,  
w s, 175 s Delancey st, old line, 25x100; Eldridge st, No 135, w s,  
abt 200 s Delancey st, old line, 25x100. Prior mort \$61,000.  
July 14, 1909, 5 years, 6%. 2:419. 20,000

Wanderer, Jennie with General Theological Seminary of the Prot-  
estant Episcopal Church in U S. Eldridge st, Nos 135 and 137.  
Extension of mort for \$61,000 to July 20, 1914, at 5%. June 8.  
July 15, 1909. 2:419. nom

Weber, Lina A with LAWYERS TITLE INS AND TRUST CO.  
Morningside av East, No 8. Agreement as to share-ownership  
in bond and mortgage. May 12. July 15, 1909. 7:1849. —

Same with same. 115th st, No 352 E. Agreement as to share owner-  
ship in bond and mortgage. May 12. July 15, 1909. 7:1849. —

Same with same. 107th st, No 156. Agreement as to share-own-  
ership in bond and mortgage. June 30. July 15, 1909. 6:1634. —

Wielar, Joseph to Dixie and Belle Pepper. 132d st, No 164 West.  
Receipt for \$1,000 on account of mort. June 19. July 15, 1909.  
7:1916. —

Wenzel, Anna to TITLE GUARANTEE AND TRUST CO. 93d st,  
No 54, s s, 248.4 e Columbus av, 26.8x100.8. July 14, due, &c,  
as per bond. July 15, 1909. 4:1206. 24,000

Same to Frank and Margaret Demuth. Same property. Prior mort  
\$24,000. July 12, 2 years, 6%. July 15, 1909. 4:1206. 3,500

Willner, Dora to Henry Dreyer, of Hoboken, N J. Cherry st, No  
383, s w cor Scammell st, No 53, 25.1x55.4x24.9x53.5. June 16,  
3 years, 6%. July 15, 1909. 1:260. 4,000

Zipser, Diana with Joseph Yeska and Jennie Wanderer. Eldridge  
st, No 137, w s, 175 s Delancey st, 25x100; Eldridge st, No 135,  
w s, 200 s Delancey st, 25x100. Subordination agreement. July 14.  
July 15, 1909. 2:419. nom

Zipser, Diana with Jennie Wanderer. Eldridge st, Nos 135 and  
137, w s, abt 175 s Delancey st, 50x100. Extension of mort for  
\$4,000 to July 1, 1911, at 6%. July 14. July 15, 1909. 2:419.  
nom

### BOROUGH OF THE BRONX.

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

Ahrend, Ernst to Manida Co. Manida st, No 838 n e s, 363.10 n  
w Lafayette av, 25x100. P M. Prior mort \$7,500. July 2, 3  
years, 5%. July 10, 1909. 10:2740. 1,500

\*Amsler, Jacob H to Stephen Parker. Broadway, e s, 325 s Tre-  
mont road, 52x114.5x50x100, Tremont terrace. July 10, 3 years,  
5%. July 12, 1909. 4:000

Arthan Realty Company to Samuel Hoffman. Jackson av, e s, 54.2  
s 160th st, 63x87.6. Prior mort \$46,000. July 8, due Jan 1,  
1911, 6%. July 12, 1909. 10:2647. 3,000

Same to same. Same property. Certificate as to above mort. July  
8. July 12, 1909 10:2647. 3,000

Asch, Lotta R to Aldus Realty Co. Hutchins pl, s s, 100 e Grey-  
stone av, 50x100. P M. July 1, 3 years, 5%. July 9, 1909.  
13:3406 and 3414. 1,260

\*Allers, Theo H and Wm T Heintz to Cath Schwabe. White  
Plains rd, w s, 100 n Bridge st, runs w 146.9 to New White  
Plains rd, x — 109.1 x e 155.6 to Old White Plains rd, x s 46.11  
x — 109.1 to beginning. July 10, 5 years, 6%. July 14, 1909.  
4,000

\*Ambrosino, Pasquale to Catherine M Williams and ano. Rose pl,  
e s, 146.3 n Kingsbridge road, 25x93.11x25x96.1. and being lot  
36 map 1108 of 123 lots Hudson P Rose Co. May 25, due, &c,  
as per bond. July 13, 1909. 1,400

Arthur Avenue Building Co to the City Mortgage Co. Arthur av,  
n e cor 178th st, 50.1x105x50.2x103.6, except part taken for st  
and av. July 12, demand, 6%. July 15, 1909. 11:3068. 38,000

Same to same. Same property. Certificate as to mortgage. July  
15, 1909. 11:3068. —

Altro Realty Co to LAWYERS TITLE INS AND TRUST CO. Bar-  
etto st, n e cor 167th st, 69.11x57.10x54.7x82.2. Building loan.  
July 14, due April 14, 1910, 6%. July 15, 1909. 10:2718. 33,000

Altro Realty Co to LAWYERS TITLE INS AND TRUST CO. Bar-  
etto st, n e cor 167th st, 79.11x57.10x54.7x82.2. Certificate of  
consent to mort. July 14. July 15, 1909. 10:2718. —

Beekman, Samuel to Aldus Realty Co. Waldo av, w s 53.4 s  
238th st, 27.2x92.2x25x102.7. P M. July 1, 3 years, 5%. July  
9, 1909. 13:3406 and 3414. 682.50

Brazil, Michl J to Aldus Realty Co. Waldo av, e s, 150 s 238th  
st, 50x144.3x50.4x147.6. P M. July 1, 3 years, 5%. July 9,  
1909. 13:3406 and 3414. 1,150

Burke, Thos F to Aldus Realty Co. Greystone av, n e cor Hutch-  
ins pl, 75x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406  
and 3414. 2,400

Beatrice, Anelo to Aldus Realty Co. Greystone av, w s, 500 s  
238th st, 25x98.10x25x99.7. P M. July 1, 2 years, 5%. July  
9, 1909. 13:3406 and 3414. 700

Boutman, Ida M, of Tenafly, N J, to HARLEM SAVINGS BANK.  
Fordham road, s s, 130.2 e Valentine av, 40x98.6x40x96.3. Prior  
mort \$4,000. July 13, 1909, 1 year, 5%. 11:3148. 1,000

Broad Realty Co to Thos S Perkins et al trustees Thos A Perkins.  
Garrison av, s s, 57.4 w Irvine st, 28.8x137.4x25x151.4. July 12,  
5 years, 5%. July 13, 1909. 10:2671. 8,000

Same to same. Same property. Certificate as to above mort. July  
12. July 13, 1909. 10:2671. —

\*Bowne, Edward W, of Tarrytown, N Y, to Henry A Hartmann.  
Washington st, e s, 200 s Morris Park av, 75x95, and being lots  
113 to 115 map portion Hunt Estate, Van Nest. P M. July 9,  
due, &c, as per bond. July 12, 1909. 5:375

Buckenberger, Anthony to DOLLAR SAVINGS BANK of City N Y.  
180th st, No 871, n s, 45.6 w Arthur av, 25.3x99.3x25x102.11.  
July 9, 1909, 2 years, 5 1/2%. 11:3062. 1,000

Behn, Herman to Marie A Hoyer. Briggs av, No 2668, e s, 260.10  
n 194th st, 22.2x76.11x22.1x75.10. July 2, due June 21, 1911,  
6%. July 9 1909. 12:3294. 1,500

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\*Bowie, Edward W. of Tarrytown, N Y, to Mary C Schipf. Washington st, e s, 175 n Columbus av, 25x100, and being lot 112 map portion Hunt estate. P M. July 9, 3 years, 5 1/2%. July 10, 1909. 1,800

Beattie Realty Co to Henry Hollerith. Westchester av, n w s, at w s Southern Boulevard, 60.9x98.2x50x63.8. Prior mort \$—. July 12, 1 year, 6%. July 14, 1909. 10:2727. 10,000

Same to same. Same property. Certificate as to above mort. July 12, July 14, 1909. 10:2727. —

\*Bosi, Louis to The Alwell Realty Co. Melville st, w s, 250 s Van Nest av, 25x100. July 14, due, &c, as per bond. July 15, 1909. 2,000

\*Behrens, Anna to North New York Co-operative Building and Loan Assoc. Quincy st, w s, 125 n Eastern Boulevard, 25x100. July 12, 3 years, 6%. July 15, 1909. 2,750

\*Behrens, Anna to The North New York Co-operative Building and Loan Assoc. Quincy st, w s, 100 n Eastern Boulevard, 25x100. July 12, 3 years, 6%. July 15, 1909. 2,750

Bartholdi, Maria E to Augusta E Brown. 143d st, No 454, s s, 500 e Willis av, 25x100. July 1, 5 years, 5 1/2%. July 15, 1909. 9:2287. 5,000

Becker, C Adelbert with Anna L Bachmann. Webster av, s e cor 187th st, 37.3x100. Subordination agreement. July 14, July 15, 1909. 11:3031. nom

Butterworth, Joseph E with EMIGRANT INDUST SAVINGS BANK. Tiebout av, No 2101, w s, 212 n 180th st, 25x100x irreg x95. Subordination agreement. July 14, July 15, 1909. 11:3144. nom

Carroll, Ann J, Mary E, Anna J, Frances A and Helen G widow heirs Daniel Carroll to Alice F Brown. Jerome av, n w cor 182d st, 150x100; Grand av, n e cor 182d st, 100x100; 182d st, n s, 100 w Jerome av, 75x100. Prior mort \$25,000. June 30, due &c, as per notes. July 9, 1909. 11:3196. 3,500

\*Callahan, Thomas to Charles Berls. Ash av, n s, 135 w Corsa av and being lots Nos 5 and 6 map of Laconia Park, 50x100. P M. July 8, 3 years, 6%. July 12, 1909. 800

Cashel, John to Aldus Realty Co. Greystone av, s e cor Hutchins pl, 25x100. July 1, 3 years, 5%. July 12, 1909. 13:3414. 900

Croton, Philip to Aldus Realty Co. Waldo av, w s, abt 261 n Greystone av, 55x70.10x—x52. July 1, 3 years, 5%. July 12, 1909. 13:3414. 1,200

Chanler, Wm A to N Y LIFE INS & TRUST CO. Westchester av, s e cor 3d av, runs s 121.11 x s e 111.11 to 149th st x e 80.5 to n s Bergen av x n 90.10 x n w 181.5 to Westchester av x w 4.1 to beginning. July 12, 3 years, 4 1/2%. July 13, 1909. 9:2294. 250,000

Casey, Michl H to Aldus Realty Co. Waldo av, w s, 80.6 s 238th st, 27.5x80.8x25x92.1. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 682.50

Cerlian, Louis F to Aldus Realty Co. Greystone av, w s, 100 n 238th st, 75x59.7 to Dashes lane x irreg x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,345

Carpenter, Ella W to Aldus Realty Co. Greystone av, w s, 425 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,351

Costello, Edward to Aldus Realty Co. Fieldston road, e s, 175 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,000

Carucci, Checchina wife Samuele to Helene Fuld. Belmont av, No 2504, e s, 157.2 s Pelham av, 37.6x100. July 13, 3 years, 5%. July 14, 1909. 11:3091. 18,000

Curtin, John J to Emma F Rawlings and ano exrs, &c, Edward A Rawlings. Morris av (Av A), w s, 75 n e 184th st, runs n e 115 x n w 496.6 to e s Fleetwood av, x s w 113 to s e 200 to beginning. July 14, 1909, 5 years, 5%. 11:3184. 10,000

Crossett, Fredk M to Chas H Snow. Andrews av, w s, 462.7 s Hampden st, 50x100, lots No 46 and 47 map No 20, University Heights North. June 23, due July 12, 1911, 5%. July 13, 1909. 11:3224. 6,500

\*Corbilletta, Luigi to Michele Balletto and ano. Washington st, being lot No 5 map No 1089. Hudson P Rose Co property, 25x 100. June 26, due Nov 19, 1910, 5%. July 15, 1909. 450

Dufort, Annie to Aldus Realty Co. Greystone av, e s, 25 s Hutchins pl, 100x100. P M. July 1, 1 year, 5%. July 9, 1909 13:3406 and 3414. 1,000

Duggan, Edw J to Aldus Realty Co. Greystone av, e s, 275 s 238th st, 50x65x irreg x70. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,225

Dimelow, Jas A to John McKee. Townsend av, e s, 375.11 n 172d st, 61.7x15.11x50x51.10. P M. July 2, 3 years, 5%. July 13, 1909. 11:2846. 1,500

\*Dunn, Eliza E with Jasper M Odell. White Plains road, e s, 50 n 224th st, 21x105, Wakefield. Extension of mort for \$4,600 to July 17, 1912, at 6%. July 12, 1909. nom

Dillon (D J) Co to Bridget Lennox. 147th st, No 442, s s, 350 w Clifton av or Brook av, 25x100. P M. July 9, due, &c, as per bond. July 10, 1909. 9:2291. 1,750

Doctor, Louis to LAWYERS TITLE INS AND TRUST CO. Union av, w s, 228.10 n 168th st, 20x132.8x20x132.7. July 8, 5 years, 5%. July 10, 1909. 10:2673. 7,000

Dieda, Genovieva to TITLE GUARANTEE & TRUST CO. 154th st, No 386, s s, 125 w Melrose av, 25x100. P M. July 8, due, &c, as per bond. July 9, 1909. 9:2400. 3,000

D'Ambra, Annie to Frank W Honerkamp and ano. Decatur av, e s, 300 s Woodlawn rd, 25x120. July 13, due July 1, 1912, 5 1/2%. July 14, 1909. 12:3331. 9,000

Doornbos, Pearlne N to Mark C Meltzer. Marion av, No 2696, e s, 46.9 n 195th st, 25x100. P M. July 1, 5 years, 5%. July 14, 1909. 12:3283. 8,000

Same to same. Same property. P M. Prior mort \$—. July 1, installs, 6%. July 14, 1909. 12:3283. 2,000

Dallas, Nettie to Nannie K Lane. Timpson pl, s e s, 234.6 s 149th st, 25x100. July 14, 3 years, 5%. July 15, 1909. 10:2600. 4,500

Davis, Annie wife Isaac to LAWYERS TITLE INS AND TRUST CO. Prospect av, No 689, w s, 244 n 152d st, 19x95. July 12, 5 yrs, 5%. July 15, 1909. 10:2675. 6,000

de Jonge, Annie to Ullman B Soule. Morris av, e s, 130.6 s 140th st, runs s 29.8 x s e 87.2 x n e 25 x n w 5 x n e 1 x n w 96.6 to beginning. Prior mort \$17,000. July 15, 1909, due July 15, 1910 (?), reads 1909, 6%. 9:2321. 2,000

Damm, Frederick to Jacob A Frank. Quarry road, s e s, at e s Lafontaine av, and being lots Nos 37 and 38 map of 65 choice lots Oak Tree plot, Tremont, runs s w 44.3 x s 12.7 x e 95 x n — x w 74.2. P M. July 9, 3 years, 5 1/2%. July 15, 1909. 11:3063. 3,750

Estate of Isaac G Johnson to Mary E Fuller et al exrs, &c, Jos W Fuller. Palisade av, e s, lot 62 in blk 3411, runs s e 28 88-100 rods along lands of Johnson, Cox and Fuller to w s Washington av x n w — to Palisade av x — to beginning, except parts for sts. P M. June 15, due June 24, 1912, 5%. July 12, 1909. 13:3411. 20,000

Eckhoff, Jacob to Gaines-Roberts Co. Southern Boulevard, w s, 243 s Westchester av 40x118.2x40x116.9. P M. Prior mort \$32,000. July 1, 3 years, 6%. July 9, 1909. 10:2725. 7,000

Elviel Realty Co to Ida T I Schwarz. Jennings st, s e cor Bryant av, 100x25. July 9, 1909, 5 years, 5%. 11:2939. 11,000

Same to same. Same property. Certificate as to above mort. July 9, 1909. 11:2999. —

Eckhoff, Jacob to Gaines-Roberts Co. Southern Boulevard, w s, 283 s Westchester av, runs w 118.3 x s 10.1 x w 4 x s 30.1 x e 123.8 to Southern Boulevard, x n 40 to beginning. P M. Prior mort \$32,000. July 1, 3 years, 6%. July 9, 1909. 10:2725. 7,000

Ennis, Jos L to Aldus Realty Co. Waldo av, w s, 275.6 s 238th st, 55.4x65.8x irreg x79.6. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,330

Echo Amusement Co to Edgar S Appleby trustee. Webster av, e s, 100 s 178th st, 75x158.11x74.6x158.11. Building loan. July 8, 5 years, 6%. July 9, 1909. 11:3027. 40,000

Same to same. Same property. Certificate as to above mort. July 8, July 9, 1909. 11:3027. —

\*Eccles, Geo W, of Bayside, N Y, with Chas A Benkiser. 2d av, w s, 425 n 2d st, 25x100, Olivville. Extension of mort for \$4,500 to Jan 1, 1913, at 5 1/2%. July 9. July 14, 1909. nom

Elviel Realty Co to Lewis V La Velle. Bryant st or av, n e cor 172d st, 100x100. P M. Prior mort \$36,500. July 9, due Mar 15, 1910, 6%. July 15, 1909. 11:3001. 13,000

Elviel Realty Co to The City Mortgage Co. Bryant av, n e cor 172d st, 100x100. July 9, demand, 6%. July 15, 1909. 11:3001. 36,500

Same to same. Same property. Certificate as to above mort. July 9. July 15, 1909. 11:3001. —

Farrelly, Matthew to Aldus Realty Co. Greystone av, e s, 250 s 238th st, 25x80. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

Fuchs, Benjemen, of Newark, N J, to Aldus Realty Co. 238th st, s s, 103.2 e Waldo av, 100x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,170

Fuchs, Benjemen, of Newark, N J, to Aldus Realty Co. Spuyten Duyvil road, w s, 150 s 238th st, 50.6x152.2x50.4x154. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,260

Forderow Co to Aldus Realty Co. 238th st, n e cor Fieldston road, 100x115.5 to Dashes lane x150.2. gore. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,032.50

Forster, Frederick P and Henry A to Susie Hayward. Tyndall av, w s, 137.6 s Hill st, runs w 100 x s 12.6 x e 5 x s 25 x e 95 x n 37.6 to beginning; Tyndall av, e s, 149.4 s 261st st, 62.6x90; Liebig av, e s, 100 n 261st st 25x95. June 22, 1 year, 6%. July 9, 1909. 13:3423. 2,500

Fearns, Wm H to John Steinmetz. 169th st or Arcularius pl, n s, 474.6 e Gerard av, 25x100. July 9, 3 years, 6%. July 14, 1909. 11:2839. 800

Flora, Luigi to Frances H Bolton and ano exrs Wm H Bolton. 146th (Cottage) st, s s, abt 786.7 w College av and being lot 228 map of Village of Mott Haven, 50x100. July 12, 3 years, 5%. July 13, 1909. 9:2335. 8,000

Frendenvoll, Clara B to David Simon. 179th st, n s, 100 w Crotona av, 50.4x100. P M. Prior mort \$—. July 14, 3 years, 5%. July 15, 1909. 11:3080. 2,100

Flood, Rosa to Michl J Sullivan. Featherbed lane, n w cor Nelson av, 25.2x100x—x—, and being lots 1 and 2 map lots Century Investing Co. Prior mort \$6,656.25. July 13, due, &c, as per bond. July 14, 1909. 11:2876. 1,000

Gordon, Louis to Aldus Realty Co. Waldo av, s e cor 238th st, 25 x101.7x25x103.2. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,225

Gordon, Louis to Aldus Realty Co. Waldo av, s w cor 238th st, 53.4x102.7x50x121.8. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,890

Gordon, Louis to Aldus Realty Co. Riverdale av, s e cor 238th st, 66.8x73.9x50x117.10. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 3,815

Garneau, Mary J to Aldus Realty Co. Greystone av, e s, 75 n Hutchins pl, 33 to Dashes lane x120.7x66.7x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,400

Gaston, Wm D to Aldus Realty Co. Greystone av, w s, 150 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,645

Galligan, Bartholomew F to Mary J Farmer and ano. Webster av, e s, 72.1 n 171st st, 50x102 to w s Mill brook x50x99.3. P M. July 10, 1909, due, &c, as per bond. 11:2896. 7,000

\*Guerrero, Peter F to Maria L Regina. Commonwealth av, n w cor Beacon st, 50x100, and being lots 351 and 352 blk J amended map property Hudson P Rose, Mapes estate. July 9, 1909, due Oct 18, 1910, 6%. 1,000

\*Guglielmo, Raffaele to G De Witt Clocke. Pierce av, s s, 225 e Deane pl, and being lot No 80 map on partition of estate Maria Pierce et al, Westchester, 25x191. June 30, due, &c, as per bond. July 13, 1909. 500

\*Gnazzo, Angelo and Alessio Monaco to Joseph Wadick. 215th st, s s, 325 e 5th av and being lot 628 map Laconia Park, 25x100. July 21, 3 years, 6%. July 14, 1909. 1,000

\*Huke, Wm with Salvatore Genzardi. Parker av, n s, abt 335 e Castle Hill av and being lots 45 and 46 map No 957 of 120 lots Daily estate, 50x100. Extension of \$2,500 mort until Aug 12, 1911, at 6%. July 9, 1909. nom

\*Huke, William with Chas J Verro. Parker av, s s, 301.3 e Castle Hill av and being lot 61 map No 357 of 120 lots Daily Estate, 25x100. Extension of mort for \$3,500 to Aug 12, 1911, 6%. Aug 28, 1908. July 9, 1909. nom

\*Hunter, Wm E to EXCELSIOR SAVINGS BANK. 225th st, n s, 205 w 3d st, 50x114, Wakefield. July 14, 5 years, 5%. July 15, 1909. 4,000

\*Hauser, George with Marcus Nathan. Wallace av, No 1882. Extension of mort for \$3,500 to Nov 15, 1912, at 5%. July 13. July 15, 1909. nom

Hirsch, Esti to TITLE GUARANTEE AND TRUST CO. Union av, No 1235, w s, 268.10 n 168th st, 20x132.8. June 2, due, &c, as per bond. July 9, 1909. 10:2673. 7,000



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Hanley, Stephen J to Adolf Mandel. Prospect av, No 1432, e s, about 75.8 s Crotona Park East, and being plot beings 75.8 s Crotona Park East and 132 e Prospect av, runs s 54.4 x e 120.2 x n w 120.10 x s 87.11 to beginning. P M. July 13, 3 years, 6%. July 14, 1909. 11:2937 and 2938. 1,750

\*Hemmerich, Emil to Joseph F Flynn. Grant av, w s, 100 n John st, 50x150. P M. July 8, 5 years, 6%. July 10, 1909. 4,000

Hear, Mary S to HARLEM SAVINGS BANK. Wales av, Nos 600 and 602, s e s, 125 s 151st st, 50x105, except part for av. July 9, 1909, 1 year, 5%. 10:2653. 1,700

Higgins, Thomas J to The EMIGRANT INDUST SAVINGS BANK. Marion av, e s, 226.11 n 200th st, 82.6x110. July 12, 1909, 5 years, 5%. 12:3285. 9,000

Hayes, Augustus L to John H Rogan exr Patrick Hall. 183d st, No 212, s s, 66 e Grand Boulevard and Concourse, 18x93. P M. July 6, due July 1, 1912, 5%. July 13, 1909. 11:3158. 2,500

\*Hall, Emily A with Fredk Meyer. Lots 228 to 241, 250 to 263 amended map (No 1131) of Adeo Park. Extension of mort for \$4,500 to June 18, 1912, at 5 1/2%. July 10. July 13, 1909. nom

Hayes, Augustus L to The Tremont Building & Loan Assoc. 183d st, No 210, late 3d st, w s, 114 s e Anthony av, late Av C, 18x93. P M. July 12, installs, 6%. July 13, 1909. 11:3158. 2,500

Hume, John C to Julia A Lockwood. Loring pl, No 2261, w s, 122.5 n 183d st, and at n s land H E D Jackson, runs w 119.8 x n 35 x e — to pl x s 35 to beginning. Prior mort \$5,500. July 8, due Aug 28, 1912, 5%. July 9, 1909. 11:3225. 2,000

Hangel, Sarah to Aldus Realty Co. Greystone av, e s, 210.10 n Waldo av, 25x112 to Waldo av x 27.7x100.2. P M. July 1, 3 yrs, 5%. July 9, 1909. 13:3406 and 3414. 1,050

Haar, John R to Aldus Realty Co. Greystone av, w s, 175 n 238th st, 103.8x119.7x59.7, gore. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,500

Hizsnay, Edward to Aldus Realty Co. 238th st, s s, 100 e Grey-stone av, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,680

Hay, William to Aldus Realty Co. Hutchins pl, n s, 100 e Grey-stone av, 25x120.3 to Dashes lane x 29.4x141.7. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 500

Inglis, Wm O to Aldus Realty Co. Greystone av, e s, 75 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 822.50

\*Jacobstat, Dora to Wm J Hyland and ano. Main st, e s, 26.8 n Grant st, 26.8x110x25x100, except part for Main st; Grant st, n s, 100 w Franklin av, 50x75. Prior mort \$17,000. July 12, 3 years, 6%. July 13, 1909. 3,000

\*Same to Eliza H Roberts trustee Deborah A Honeywell, dec'd, and Georgia H Merrill. Same property. July 12, 3 years, 5 1/2%. July 13, 1909. 13,000

Kelly, Thomas F to James A Kelly. Lots 107 and 108 block 3239 map Bailey estate. July 9, 5 years, 5%. July 10, 1909. 11:3239. 2,200

Knepper, Sophie with Walter A Mulvihill. Hoe av, e s, 125 s 173d st, 75x100. Subordination agreement. July 8. July 12, 1909. 11:2989. nom

Same with same. Same property. Subordination agreement. July 8. July 12, 1909. 11:2989. nom

Kee, David C to Aldus Realty Co. Greystone av, n w cor 238th st, 100x100. July 1, 3 years, 5%. July 12, 1909. 13:3414. 4,935

Khouri, Assad G to Jas W McElhinney. Aqueduct av East, n e cor 182d st, 101.4x97.4x100x114.4. July 6, 1 year, 6%. July 13, 1909. 11:3208. 2,500

Kuhn, Mary E extrx and trustee estate Wm H Kuhn with Hannah F Bergmann, of Bayonne, N J. Bathgate av, No 2052. Ex-tension of mort for \$3,000 to July 3, 1911, at 6%. May 25. July 13, 1909. 11:3045. nom

\*Kelly, Sophie to Charles Glore. Columbus av, s s, lot 22 map of 211 lots portions of Downing estate at Van Nest, begins at w s lot 21 and runs s 32.1 to land of N Y, N H & H R R Co x w 94.3 x n 19 to av x e 98.5 to beginning. July 10, due, &c, as per bond. July 13, 1909. 3,000

Kleban, Louis E to Morris Osmansky. Fulton av, w s, 155 n 171st st, 100x160.6x100.7x173. P M. Prior mort \$15,000. July 1, due, &c, as per bond. July 9, 1909. 11:2928. 6,000

Kavanagh, Patrick F to Aldus Realty Co. Spuyten Duyvil road, w s, 50 s 238th st, 50x104.7x50x108.11. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 650

Krooss, Henry to Aldus Realty Co. Spuyten Duyvil road, w s, 100 s 238th st, 50x154x50.4x152.5. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

King, Helen to Aldus Realty Co. Fieldston road, e s, 100 s 238th st, 75x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 3,000

Kelly, James J and James F Coleman to Aldus Realty Co. Field-ston road, e s, 450 s 238th st, 50x100. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 2,765

Kelly, James J and James F Coleman to Aldus Realty Co. Field-ston road, w s, 150 s 238th st, 25x85.8 to Riverdale av x 27.2x 96.3. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 1,242.50

Kohler, Chas S to Aldus Realty Co. Fieldston road, e s, 550 s 238th st, 82.7x100.3x76.3x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,000

Keeler, Saml with Saml Keeler as trustee Peter K Post. Boone st or av, e s, 187.7 s 172d st, runs n e 57.6 x s 25 x e 86.6 to w s West Farms rd, x s 41 x s w 38.3 x s w 29.4 to w s West Farms rd, x s 14.9 x s w 126.4 to Boone st, n x 143.9 to be-ginning. Subordination agreement. July 7. July 14, 1909. 11:3013. nom

Same with same. Same property. Subordination agreement. July 7. July 14, 1909. 11:3013. nom

Kummerle, Friedrich to DOLLAR SAVINGS BANK of City N Y. Pelham av, s e cor Hoffman st, 53.3x108x54.3x108. July 13, due June 1, 1912, 5%. July 14, 1909. 11:3067. 10,000

Kelly, Thomas F to Sarah Brennan. Lots 107 and 108, blk 3239, map No 1187 Bailey Est. July 9, 3 years, 6%. July 10, 1909. 11:3239. 3,500

Kellwood Realty Co to TITLE GUARANTEE & TRUST CO. Whit-lock av, w s, 400 n Barretto st, 2 lots, each 38.5x100. Two morts, each \$21,000. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 42,000

Same to same. Whitlock av, w s, 287.6 n Barretto st, 37.6x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

Kellwood Realty Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, w s, 36.2 n Barretto st, 37x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

Kellwood Realty Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, w s, 325 n Barretto st, 37x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

Kellwood Realty Co to TITLE GUARANTEE AND TRUST CO. Whitlock av, w s, 250 n Barretto st, 37x100. July 7, due, &c, as per bond. July 15, 1909. 10:2735. 21,000

\*Kaufman, Philip to James Carney. Jefferson st, s e cor Starling av, 155x100, Unionport. June 19, 1 year, 6%. July 12, 1909. 4,000

Katonah Construction Co to Theodore Wentz. Marmion av, e s, 33.4 s 178th st, 33.4x85.7. Building loan. July 14, due Jan 1, 1910, 6%. July 15, 1909. 11:3117. 18,000

Katonah Construction Co to Theodore Wentz. Marmion av, e s, 66.3 s 178th st, 33.4x85.7. Building loan. July 14, due Jan 1, 1910, 6%. July 15, 1909. 11:3117. 18,000

Same to same. Southern Boulevard, w s, 36.3 s 178th st, 72.6x 115.5x66.1x85.7. July 14, due, &c, as per bond. July 15, 1909. 11:3117. 6,000

Same to same. Marmion av, e s, 33 s 178th st, 66.1x85.7. Cer-tificate as to above mort. July 14, July 15, 1909. 11:3117. —

\*Kaufman, Philip to Henry Braun, of West Hoboken, N J. Jackson av, w s, 180 s Starling av, 25x108. July 15, 1909, 3 years, 5%. 3,500

Lord, Clarkson E to Wm H Wright & Son, Inc. Briggs av, No 2665, w s, 241.8 n 194th st, 22.9x84.8x22.10x82.3. P M. Prior mort \$6,000. July 8, 3 years, 6%. July 9, 1909. 2,000

Liberty, Financial and Security Co to American Mortgage Co. Bel-mont av, s e cor 181st st, 141.3x68.4x140.2x85.9, except part for st and av. July 9, 1909, 3 years, 6%. 11:3081. 9,500

Same to same. Same property. Certificate as to above mort. July 8. July 9, 1909. 11:3081. —

Loudon, Mary, of Yonkers, N Y, to Aldus Realty Co. Waldo av, e s, 140 n 236th st, 50x208x109x114.3. P M. July 1, 3 yrs, 5%. July 9, 1909. 13:3406 and 3414. 1,225

Lenihan, Patrick to Aldus Realty Co. Waldo av, n e cor 236th st, 24.7x110.8x29.3x114.2. P M. July 1, 1 year, 5%. July 9, 1909. 13:3406 and 3414. 665

Lalor, Nicholas G to Aldus Realty Co. Greystone av, e s, 80.10 n Waldo av, 30x52.7 to Waldo av x 33.3x38.4. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 500

Leffler, John to Aldus Realty Co. Greystone av, w s, 100 s 238th st, 50x100. P M. July 1, 1 year, 5%. July 9, 1909. 13:3406 and 3414. 1,645

Leffler, John to Aldus Realty Co. Greystone av, w s, 200 s 238th st, 50x100. P M. July 1, 1 year, 5%. July 9, 1909. 13:3406 and 3414. 1,610

\*Lamponi, Franciesco to John J Kellock and ano. Plot begins 990 e White Plains road at point 995 n along same from Mor-ris 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. Prior mort \$3,500. July 10, 1 year, 6%. July 14, 1909. 1,100

Levins, Nanno to Mary A McGivney. Marion av, e s, 844 n 194th st, and being lot 101 map Farm Benj Berrian, Fordham, 50x156 x50.5x163.6, except part for av. May 29, 3 years, 5%. July 9, 1909. 12:3283. 5,000

\*Landgrebe, Anton to Catherine McGhan and ano. Mianna st, s w cor White Plains road and being lots 19, 20 and 21 map No 1097, of Lott G Hunt estate at Van Nest. July 14, due, &c, as per bond. July 15, 1909. 3,000

Levin (Nathan B) Co to Excelsior Mortgage Co. Lot 41 map (No 903) of Metropolitan Real Estate Assoc, Fordham Ridge, except part for 197th st. Building loan. July 10, 1 year, 6%. July 13, 1909. 12:3301. 11,000

Same to James B Turk. Same property. P M. Prior mort \$11,000. July 10, due, &c, as per bond. July 13, 1909. 12:3301. 2,000

Same to Excelsior Mortgage Co. Tiebout av, w s, 298.6 s 184th st, 50x115. Building loan. July 10, 1 year, 6%. July 13, 1909. 11:3146. 11,000

Same to Geo E Buckbee. Same property. P M. Prior mort \$11,000. July 10, due, &c, as per bond. July 13, 1909. 11:3146. 1,300

Moritz, Herman H with Albert H Moritz. Andrews av, w s, 375.10 n 183d st, 74.2x125. Extension of mort for \$6,000 to July 1, 1910, at 5%. July 2. July 15, 1909. 11:3225. nom

Murphy, Patrick W to Aldus Realty Co. Spuyten Duyvil road, w s, 305.6 s 238th st, 51.3x133.10x50.4x139. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,000

Maidhof, William to Aldus Realty Co. Spuyten Duyvil road, w s, 355.6 s 238th st, runs s 19.6 x s w 67 x w 77.2 x n 50.5 x e 168.3 to beginning. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 735

McCullough, Samuel to Aldus Realty Co. Fieldston road, w s, 103.10 n Riverdale av, 25x85.8 to Riverdale av x 27.2x75.3. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,050

McMichael, Chas C to Aldus Realty Co. Fieldston road, n w cor Riverdale av, 103.10x64.6x92x41.2. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,952.50

McKeogh, Michael and William to Aldus Realty Co. Fieldston road, s w cor 238th st, 50x80. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,310

McCullough, Samuel to Aldus Realty Co. Fieldston road, e s, 225 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,120

Mathews, Franklin S to Aldus Realty Co. Hutchins pl, n s, 125 e Greystone av, 25x110x29.8x120.3. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 770

Marpmann, Hermann W to Catherine Sutorius. 137th st, No 444 East. Extension of mort for \$15,200 to July 1, 1914, at 5%. July 12. July 13, 1909. 9:2281. nom

\*McNerney, Patrick J, Borough of Queens, to Annie Daly, Borough of Queens. Bell av, e s, 125 s Randall av, 75x94.11 to w s Pratt av x 84.4x133.6, Edenwald. July 8, due, &c, as per bond. July 13, 1909. 1,000

Morrison, John, of Riverdale, N Y, to John H Thorn. Babcock av, e 1, part lots 27 and 28 map Joseph Rosenthal at Riverdale, begins



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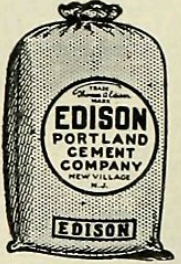
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- at e s plot 28 and 50 n from s s said plot, runs n 75 x w 95 to said c l of Babcock av x s 76 x e 90 to beginning. Prior mort \$600. July 7, due July 7, 1912, 6%. July 13, 1909. 13:3426. 600
- \*Miller, Wm D to William Beaman. Bronx Boulevard (Marion st), n e cor 241st st, 25x100, Washingtonville. July 12, 3 years, 6%. July 13, 1909. 3,500
- \*Molleson, Geo H and Stanley H with Dora Jacobstat. Westchester av, n s, and being lots 2, 4 and 5 map of property of William Cooper at Westchester. Subordination agreement. July 12. July 13, 1909. nom
- Morris, Sarah A to TITLE GUARANTEE & TRUST CO. Pond pl, No 2780, e s, abt 100 n 197th st, 50x95x54x116. July 12, due, &c, as per bond. July 13, 1909. 12:3289. 5,000
- Magan, Richard F, of Mt Vernon, N Y, to TITLE GUARANTEE & TRUST CO. 157th st, No 419 East, n s, 50x100. July 12, due, &c, as per bond. July 13, 1909. 9:2379. 1,500
- \*Moore, Jas F to Evelena Conrad. Byron st, e s, 225 n Kossuth av, 25x98 11x25x100.5. July 6, 3 years, 5½%. July 12, 1909. 3,750
- Mascia (Saverio A) Co to Stephen O Lockwood and ano exrs, &c, Maria Jones. 151st st, Nos 275 and 277, n s, 70.3 e Morris av, 50x117.4x50x117.5. Consent of stockholders to mort for \$40,000. July 8. July 12, 1909. 9:2411. —
- Same to same. Same property. Certificate as to above mo. t. July 1. July 12, 1909. 9:2411. —
- Mascia, Saverio A to Clarence M Lewis. 151st st, Nos 275 and 277, n s, 70.3 e Morris av, 50x117.4x50x117.5. July 8, 1 year, 6%. July 12, 1909. 9:2411. 5,000
- Same to same. Same property. Consent of stockholders to above mort. July 8. July 12, 1909. 9:2411. —
- Same to same. Same property. Certificate as to above mort. July 8. July 12, 1909. 9:2411. —
- Marx (John) Construction Co to Walter A Mulvihill. Hoe av, e s, 125 s 173d st, 75x100. Certificate as to mort for \$2,500. July 8. July 12, 1909. 11:2989. —
- Marx (John) Construction Co to Walter A Mulvihill. Hoe av, e s, 125 s 173d st, 75x100. July 9, due September 1, 1909, 6%. July 12, 1909. 11:2989. 2,500
- McGovern, Mary C wife of and James to Mary A Ferris. 169th st, s s, 85.5 e Fox st, 18.6x45x22.10x58.4. July 9, 1909, 3 years, 5%. 10:2718. 4,000
- Maisel, Ray and Regina Rohman with Max Gold. Brown pl, s e cor 137th st, 100x90. Extension of mort for \$14,950 to July 15, 1913, at 6%. July 13. July 14, 1909. 9:2264. nom
- Maisel, Ray and Regina Rohman with Max Gold. Brown pl, s e cor 137th st, 100x90. Subordination agreement. July 14, 1909. 9:2264. nom
- Maisel, Ray, N Y, and Regina Rohman, of Brooklyn, to Anna L Mead. Brown pl, s e cor 137th st, 50x90. June 30, 3 years, 5%. July 14, 1909. 9:2264. gold 45,000
- Same to The Century Mortgage Co. Brown pl, e s, 50 s 137th st, 50x90. June 30, 3 years, 5%. July 14, 1909. 9:2264. gold 23,000
- \*Munn, Sarah D to HARLEM SAVINGS BANK. Westchester av, e s, 125.6 n e Av B, runs n e 252 x s e 100 x n e 85.6 x n w 100 to av x n e 30.7 to c l Seabury Creek x e — to w s Av A x s 154 to point 103 n 15th st x w 700 x n 148 to beginning. Prior mort \$10,000. July 14, 1909, 1 year, 5%. 7,000
- Meekes, Louis to Robt W Todd. Woodycrest av, e s, 195.10 n 164th st, 25x100. July 13, 3 years, 5%. July 14, 1909. 9:2508. 6,250
- \*Molyneux, Katie A to Frank Gass. Lots 114 and 115 map property in Unionport. July 7, 3 years, 6%. July 9, 1909. 400
- \*Mitchell, Clara J to Eliz Mitchell. Coddington av, s e cor Vincent av, 30x100x26.6x100.3 and being lot 168 map 336 lots property Sisters of Charity. P M. July 1, 3 years, 5%. July 10, 1909. 400
- Macnab, Marie and Julia B Smith to Wm H Murphy. Jesup av, n w cor Jesup pl, 125x97.6. July 12, due, &c, as per bond. July 15, 1909. 11:2872. 5,000
- Mooney, Thos J to Margt M Nugent and ano. Home st, s e cor Hoe st or av, 25.2x82x25x79.1. May 10, 3 years, 6%. July 15. 1909. 10:2752. 4,000
- \*McCoy, Rosina F wife of Samuel J to Frieda M Buehrle. Washington av, e s, being lot No 12 and part of lot No 11 Cebrie Park, 33x101. July 14, due July 15, 1910, 6%. July 15, 1909. 300
- Maresca, John to Eliza K Dooling. Hughes av, w s, 100 s 187th st, 25x87.6. July 15, 1909, 3 years, 5½%. 11:3073. 10,000
- \*Nance, Chas E to John Zimmermann. Edwards av, e s, abt 325 n Marrin st, 50x100, and being lots 119 and 120 map 368 lots part Seton Homestead. Prior mort \$4,000. July 6, due, &c, as per bond. July 10, 1909. 1,000
- Nally, Mary A to Walter W Taylor. Teller av, No 1352, e s, 474.1 n 169th st, 25x80.9x25x80.11. Prior mort \$—. July 8, in stalls, 6%. July 9, 1909. 11:2782. 501.98
- Norris, Edward W to Aldus Realty Co. Waldo av, e s, 200 s 238th st, 50x140.11x50x144.3. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,540
- \*Nelson, Nelly to EASTCHESTER SAVINGS BANK. Amundson av, e s, 300 s Randall av, 50x100. July 13, 3 years, 6%. July 14, 1909. 3,500
- Naughton, Anna L with James McCabe. Boscobel av, n s, 14 e Nelson av and being lots 66 and 67 parcel 15 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 50x100x —x68.4. Extension of mort for \$2,500 to July 1, 1912, at 5½%. July 9, 1909. 11:2873. nom
- Neamann, Robt H to Philip A Zoller. 3d av, late Fordham av, w s, 108.2 n 176th st, 27x91.10x27x90.7; also strip in front of above between old line of Fordham and new line of 3d av. Prior mort \$6,000. July 14, 3 years, 6%. July 15, 1909. 11:2924. 2,000
- O'Keefe, Thos A to Aldus Realty Co. Waldo av, e s, 44.7 n 236th st, 100x99.4x100x108.2. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,680
- Olblich, Charles to Aldus Realty Co. Greystone av, n e cor 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,000
- O'Connell, Katherine to Aldus Realty Co. Greystone av, s w cor 238th st, 100x100. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 2,800
- \*Oldsheim, Max and Jacob Abrahamovitch to Geo S King trustee Cornelia Graham. Barker av, w s, 25 n Elizabeth st, 25x100. June 25, 3 years, 6%. July 9, 1909. 2,800
- O'Flaherty, Jennie to Mons Johnsen. Lot 29 map No 1187 Bailey estate. P M. July 8, due, &c, as per bond. July 10, 1909. 11:3239. 1,400
- Plante, Marie L to Aldus Realty Co. Waldo av, e s, 100 s 238th st, 50x147.7x50.4x152.4. 2 morts, each \$857. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,714
- Petroll, Charles to Aldus Realty Co. Fieldston road, e s, 500 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,870
- Pacher, Anna M to Monika Geiger. Irvine st, w s, 100 n Seneca av, 50x38.2. Prior mort \$12,000. July 13, 1909, due as per bond, 6%. 10:2671. 2,000
- \*Penfield, William to Manhattan Mortgage Co. Fulton st, e s, abt 330 s 240th st, and being lot 105 map Washingtonville, 33.2x 151.4. Prior mort \$—. July 9, due, &c, as per bond. July 10, 1909. 3,800
- Peter, Laura A to Ernest Sonner. Briggs av, No 2684, e s, 438.2 n 194th st, 22.2x83.11x22.1x83. July 1, due, &c, as per bond. July 9, 1909. 12:3294. 1,000
- Perry, Ione H, of Richmond, Mass, to Bennett H Tobey as trustee Amanda E Henry. Southern Boulevard, e s, 87.6 n Jennings st, 18.8x100. July 9, 3 years, 5%. July 10, 1909. 11:2981. 3,000
- Same to same. Southern Boulevard, e s, 106.2 n Jennings st, 18.9 x100. July 9, 3 years, 5%. July 10, 1909. 11:2981. 3,000
- Quin, Eugene J to Cornelius Callahan. Sedgwick av, e s, bet 183d st, and Fordham road, begins at n line land conveyed by Harrison to Merrill, July 18, 1887, runs e 126.3 x n 40.8 x w 120.9 to av, x s 40.11 to beginning. Prior mort \$11,500. July 15, 1909, 1 year, 6%. 2,500
- \*Recordon, Henry L C to Blanche Lacroix. Nathalie av, w s, being lot 35 of Anthony estate, 25x121.11x25.2x118.11. July 14, due July 1, 1919, 5%. July 15, 1909. 3,000
- Rendall, John to Anna L Bachmann. Webster av, s e cor 187th st, 37.3x100x36.5x100. July 13, due, &c, as per bond. July 15, 1909. 11:3031. 35,000
- \*Roeder, Geo of Yonkers, N Y, to Margt Nilsson. Catharine st, e s, 50 n from n s lot 208, 25x106x25x107 being part of lots 51 to 53 map Wakefield, also property in Yonkers, N Y. June 10, 3 years, 6%. July 10, 1909. 1,700
- Renz, Louisa to TITLE GUARANTEE AND TRUST CO. 154th st, No 388, s s, 100 w Melrose av, 25x100. P M. July 8, due, &c, as per bond. July 9, 1909. 9:2400. 3,000
- Rubinsky, Jos to Hanna Haist. Brook av, n e cor 150th st, 25x 100. Prior mort \$22,000. July 9, due, &c, as per bond. July 10, 1909. 9:2276. 7,500
- Roosa, Gesina M wife of and Harvey E to Saml Harris. Marion av, No 2783, w s, 200 s 198th st, 25x78.1x25.3x74.4; Prospect av, No 2137, w s, 88.1 n 181st st, 22x100. Prior mort \$11,500. July 8, due, &c, as per bond. July 9, 1909. 12:3289. 3,000
- Rosenthal, Max and Joseph Oshinsky to EMPIRE CITY SAVINGS BANK. Union av, w s, 71.3 n Home st, runs w 91.1 x n 45.9 x e 91.1 x s 43.7 to beginning. July 1, 1 year, 5%. July 9, 1909. 10:2672. 30,000
- \*Rezzano, Angelo to Chas H Baechler. Adams st, e s, 192 s Morris Park av and being lot 41 map Van Nest Park, 26x118x25. x—. July 8, due July 1, 1912, 5%. July 12, 1909. 3,000
- Rosen, Sadie to LAWYERS TITLE INS & TRUST CO. Washington av, No 1469, w s, 250 s 171st st, 18.9x139.0. July 12, 5 years, 5%. July 13, 1909. 11:2902. 6,000
- Reid, Marion P to Thos F Murray. Park View pl, s e s, 444.2 n e Tee Taw av, 25x90, being lot No 56 map of 112 lots of Moses Devoe, 25x90. P M. July 15, 1909, 3 years, 6%. 11:3219. 3,000

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\*Russo, Andrea to Mary P Zuria. 226th st, n s, 188 e Paulding av, 75x109.6, and being lots Nos 39 to 41 map (No 1114A) of 329 choice lots Schieffelin estate. July 14, 3 years, 6%. July 15, 1909. 1,600

Silk (Reeve A) & Co, a corpn, to Aldus Realty Co. Waldo av, e s, 25 s 238th st, 75x100x75x101.7. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,520

Stroub, Lucy C to Aldus Realty Co. Waldo av, e s, 250 s 238th st, 50x137.6x50.4x140.11. P M. July 1, 2 years, 5%. July 9, 1909. 13:3406 and 3414. 1,000

Sohl, Henry A to Aldus Realty Co. Spuyten Duyvil road, n w cor 238th st, 25x109x25x115.10. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,050

Sohl, Arthur H to Aldus Realty Co. Spuyten Duyvil road, s w cor 238th st, 25x107.11x25x108.11. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,190

Sullivan, Margt E to Aldus Realty Co. Fieldston road, w s, 50 s 238th st, runs s 75 x w 107.1 to Riverdale av x n w 57.4 x e 70.3 x n 25 x e 65 to beginning. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,585

Soukup, Anton to Willie Hejduk. Matilda st, plot No 72, n w s, 50x100, map of South Washingtonville. July 10, 3 years, 5½%. July 12, 1909. 1,500

Siedenbergh, Fredk L to Ida D Leonardi. Crotona av, e s, 234.7 n 181st st, 34.8x77.11x34x84.7. Prior mort \$4,500. July 9, 3 yrs, 5%. July 12, 1909. 11:3098. 2,300

\*Schennach, John and Bernhard Boosmann with Anna M Lang. Part of lot 1 and part of gore B, on map of Unionport. Subordination agreement. July 10. July 12, 1909. nom

Springmeyer Richard H to Teachers Co-operative Bldg and Loan Assoc. North st, s s, 101.10 w Morris av, late 2d av, 65.2x88.3x64x76. July 8, installs, 6%. July 9, 1909. 11:2825. 1,440

\*Stastney, Mary to Cecelia Kahn. Bridge st, n s, 100 w White Plains road, 26.7x97.11x—x100. July 8, due, &c, as per bond. July 10, 1909. 2,000

Sussman, Ray wife of Wm S to Morris M Sinske. Kelly st, No 748, old No 48, e s, 325 n 156th st, 25x100. July 6, 3 years, 5%. July 10, 1909. 10:2708. 8,500

Santini, Annuncio to METROPOLITAN SAVINGS BANK. 149th st, s s, 100 w Clifton av, or Brook av, 25x100; 149th st, s s, 90 w Brook av, runs w — x n — to 149th st, as now opened, x e — x s — to beginning, except part for st. July 9, 1909, 5 years, 5%. 9:2293. 5,000

Saverio, A Mascia Co to Stephen O Lockwood and ano exrs, &c, Maria Jones. 151st st, Nos 275 and 277, n s, 70.3 e Morris av, 50x117.4x50x117.5. July 8, 5 years, 5%. July 10, 1909. 9:2411. 40,000

Stark, George and Margaret Knox with Ida C Schwarz. Bryant av, s e cor Jennings st, 125x100. Subordination agreement. June 30. July 9, 1909. 11:2999. nom

Solomon, Emanuel with Montague Lessler. Forest av, e s, 209.2 n 163d st, 62x100. Agreement modifying mort. July 8. July 10, 1909. 10:2659. nom

Sproessig, Chas H, Jr, to Julius Lichtenstein. Stebbins av, e s, 661.10 n Freeman st, 25x105x25x103.10. July 8, 3 years, 5%. July 9, 1909. 11:2965. 5,500

Same to same. Stebbins av, e s, 686.4 n Freeman st, 25x106.3x25x105. July 8, 3 years, 5%. July 9, 1909. 11:2965. 5,500

Same to same. Stebbins av, e s, 711.4 n Freeman st, 25x107.5x25x106.3. July 8, 3 years, 5%. July 9, 1909. 11:2965. 5,500

Same and Carl Ernst with same. Stebbins av, Nos 1382 to 1386. Subordination agreement. June 19. July 9, 1909. 11:2965. nom

Strause, Geo to Nevelson-Goldberg Realty Co. 3d av, Nos 4001 and 4003. Certificate as to amount due on mort. July 1. July 10, 1909. 11:2921. —

\*Stradinger, Elizabeth to Mary A and Cath T Campbell and ano as joint tenants. St Lawrence av, e s, 255.2 s West Farms road, 25x100, and being lot 41 block A map of property Hudson P Rose, Mapes estate, West Farms. July 14, due July 1, 1912, 5½%. July 15, 1909. 300

Schulman, Hyman to IRVING SAVINGS INST. Cypress av, No 362, e s, 180 s St Marys st, 40x100. Prior mort \$25,000. July 14, due, &c, as per bond. July 15, 1909. 10:2571. 3,000

Same to same. Cypress av, No 354, e s, 260 s St Marys st, 40x100. Prior mort \$25,000. July 14, due, &c, as per bond. July 15, 1909. 10:2571. 3,000

Saunders, Walter D to Henry W Neubeck. Creston av, e s, 300 n Kingsbridge road, 20x75.3x20x75.4. July 15, 1909, 3 years, 5½%. 12:3314. 3,000

Schnakenberg, John to Balthasar Schnoppelrey. 154th st, n s, 370 w Elton av and being lot No 554 map of Melrose South; also 154th st, n s, 395 w Elton av, 50x100, except part for Melrose av. P M. Prior mort \$8,000. July 30, due, &c, as per bond. July 15, 1909. 9:2376. 9,000

Spring (D H) Realty Co to Wm C Kelly. 178th st, s s, 80 w Daly av, 80.7x81.4. July 3, demand, 6%. July 14, 1909. 11:3121. 6,000

Same to same. Same property. Certificate as to above mort. July 3. July 14, 1909. 11:3121. —

Strauss, Henry with Anna L Gisin. Boston av, No 970. Extension of mort for \$5,000, to Oct 31, 1912, at —%. July 14, 1909. 10:2621. nom

\*Schick, Edw J to Land Co C of Edenwald. Monticello av, w s, 675 s Randall av, 50x100, Edenwald. P M. July 13, 3 years, 5½%. July 14, 1909. 550

Thomas, Rowland W to Wm A Larned. Clay av, e s, 92.5 n 174th st, 25x100, except part for av. July 6, 1 year, 6%. July 10, 1909. 11:2891. 8,000

Same to same. Clay av, e s, 67.6 n 174th st, 24.11x100, except part for av. July 6, 1 year, 6%. July 10, 1909. 11:2891. 8,000

Thomas, Hugh to Theo P Huffman. Ogden av, e s, 275 s 162d st, 50x115. July 8, installs, 6%. July 9, 1909. 9:2511. 4,500

Toop, Wm H to Jacobs Wicks, Jr. Park av, late Railroad av, East, e s, 302.5 n 138th st, 100x222 to Mott Haven Canal. Building loan. Prior mort \$45,000. July 9, 1909, due Oct 1, 1909, 6%. 9:2340. 20,000

Tessier, Edw M to Caroline A Brundage as trustee for Wm H Young. Webb av, late Tee Taw av, e s, 448.4 n Devoe terrace, late Park View pl, 25.11x102.9x25.3x102.6. July 9, 3 years, 5%. July 10, 1909. 11:3219. 4,500

Two Hundred & Forty-Second St Realty Co to Aldus Realty Co. Greystone av, e s, 135.11 n Waldo av, 75x100.2 to Waldo av x83 x64.6. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,415

Two Hundred & Forty-Second St Realty Co to Aldus Realty Co. Greystone av, e s, 100 s 238th st, runs s 150 x e 80 x n 100 x e 20 x n 50 x w 100 to beginning; Waldo av, w s, 108 s 238th st, 166x79.7x irreg x130.8. P M. July 1, 3 yrs, 5%. July 9, 1909. 13:3406 and 3414. 14,280

Thom, James to Aldus Realty Co. Greystone av, w s, 600 s 238th st, 20.7x90.3x26.3x92.8. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 577.50

Tier, Chas A, of Mt Vernon, N Y, to Aldus Realty Co. Hutchins pl, n s, 150 e Greystone av, 54.3 to Dashes lane x102.2x29.8x110. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,750

Thom, James to Aldus Realty Co. Hutchins pl, s s, 150 e Greystone av, 46.3 to Dashes lane x irreg x50x100; 238th st, n w cor Waldo av, runs e 191.3 x n 135.8 to Dashes lane x n w 148 x s 66.7 x w 100 x s 125 to beginning. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 18,375

TITLE GUARANTEE AND TRUST CO with Michael Meehan and Kellwood Realty Co. Whitlock av, w s, 250 n Barretto st, 226.11 x100. Subordination agreement. July 7. July 15, 1909. 10:2735. nom

Universal Operating Co to Aldus Realty Co. Riverdale av, e s, 66.8 s 238th st, 31.2x70.3x25x88.10. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 927.50

Universal Operating Co to Aldus Realty Co. Fieldston road, e s, 250 s 238th st, 100x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 4,725

Udell, Jennie to TITLE GUARANTEE AND TRUST CO. Kelly st, No 50, e s, 350 n 156th st, 25x100. July 8, due, &c, as per bond. July 9, 1909. 10:2708. 7,000

Vogel, Rachel to Aldus Realty Co. Fieldston road, s e cor 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,417.50

Vogel, Rachel to Aldus Realty Co. Fieldston road, e s, 25 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,275

Vogt, Henry F to Jeremiah N Martin. Lane, e s, 457 n road from Kingsbridge to Williamsbridge, 100x94.8x100x95.10, except part for Heath av. June 15, due, &c, as per bond. July 9, 1909. 12:3257. 3,500

Viau, Benjamin to Samuel Keeler trustee Peter K Post. Boone st or av, e s, 187.7 s 172d st, runs n e 57.6 x s 25 x e 86.6 to w s West Farms road x s 41 x s w 38.3 x s w 29.4 to w s West Farms road, x s 14.9 x s w 126.4 to Boone st, x n 143.9 to beginning. July 7, 3 years, 6%. July 14, 1909. 11:3013. 5,000

Same to Samuel Keeler, of Ridgefield, Conn. Same property. July 7, 2 years, 6%. July 14, 1909. 1,160

\*Vodrazka, Chas E to Annie Klippel. Wilcox st, e s, 200 s Barkley av, 75x100, and being lots 287 to 289 map property St Joseph Orphan Asylum. July 14, 1909, 3 years, 5%. 1,300

\*Wildung, George with Louis Mazza. Columbus av, s s, 25 e Van Buren st, 25x100, and being lot 101 map Van Nest Park. Extension of mort for \$3,500 to July 7, 1912, at 5½%. July 7. July 15, 1909. nom

Westermann, Caroline with Geo N Fischer. Clinton av, n e cor 179th st, late Lebanon st, 25x100. Extension of mort for \$4,500 to Jan 1, 1913, at 5%. July 9. July 14, 1909. 11:3094. nom

Wynne, John P and Mary E his wife, tenants by entirety to EMIGRANT INDUSTRIAL SAVINGS BANK. Tiebout av, No 2101, w s, 212 n 180th st, runs w 95 x n 13 x w 5 x n 12 x e 100 to av, x s 25 to beginning. July 14, 5 years, 5%. July 15, 1909. 11:3144. 4,000

Wetterer, Matilda to Aldus Realty Co. Waldo av, e s, 300 s 238th st, 50x134.3x50.4x137.6. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 2,117.50

Williams, Lillian B to Aldus Realty Co. Greystone av, e s, 325 s 238th st, 25x60. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 560

Westchester Av Realty Co to Aldus Realty Co. Greystone av, w s, 400 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

Wheeler, Albert E to Aldus Realty Co. Greystone av, e s, 25 s 238th st, 50x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,680

Walsh, Wm J to Aldus Realty Co. Greystone av, s e cor 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 1,277.50

Williams, Lillian B to Aldus Realty Co. Greystone av, e s, 110.10 n Waldo av, 25x64.6 to Waldo av x27.7x52.7. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 542.50

Westchester Av Realty Co to Aldus Realty Co. Greystone av, w s, 375 s 238th st, 25x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 700

Wetterer, Matilda to Aldus Realty Co. Fieldston road, e s, 350 s 238th st, 100x100. P M. July 1, 3 years, 5%. July 9, 1909. 13:3406 and 3414. 5,320

Weber, Henry W to Manida Co. Manida st, No 836, n e s, 338.10 n w Lafayette av, 25x100. P M. Prior mort \$7,500. July 2, 3 years, 5%. July 10, 1909. 10:2740. 1,500

Wright (Wm H) & Son (Inc) to Arena A Wright. Briggs av, No 2665, w s, 241.8 n 194th st, 22.9x84.8x22.10x82.3. July 1, 3 yrs, 5%. July 9, 1909. 12:3300. 6,000

Warren, Abraham to Thej Wentz. Morris av, e s, 100 s Field pl, 50x130. Building loan. July 9, demand, 6%. July 10, 1909. 11:3172. 14,000

Whitney, Annie R to Edgar S Appleby trustee. 31 av, No 2562, e s, 27.3 s 139th st, 27.3x103.10x25x92.11. July 9, 3 years, 5½%. July 10, 1909. 9:2314. 12,500

Wentz, Theodore with Katonah Construction Co. Honeywell av, e s, 143 n Tremont av — 177th st, 50x60.1. Extension of \$17,500 mort until July 9, 1914, at 5%. July 10, 1909. 11:3121. nom

\*Warwick Realty & Construction Co to DOLLAR SAVINGS BANK of City N Y. 203d st, s s, blk front bet Hall and Willard avs, runs e 200 x s 150 x w 100 x s 134.2 to road to Westchester

<p><b>GERMAN AND AMERICAN</b> 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 "SWEET'S" FOR FULL PARTICULARS</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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x s w 61.8 x n w 43.8 to Hall av x n 279.3 to beginning. June 21, 3 years, 6%. July 9, 1909. 7,500  
\*Same to same. Same property. Certificate as to above mort. July 2, July 9, 1909.  
Zimmerman, Morris and Louis Singer to Sophie Knepper. 134th st, No 539, n s, 200 w St Anns av, 25x100. P M. Prior mort \$20,000. July 10, due, &c, as per bond. July 13, 1909. 9:2262. 4,500  
\*Zinn, John to Julius Heiderman. Ledland av, e s, 125 s Wood av, 25x100. July 15, 1909, 3 years, 6%. 4,000

**JUDGMENTS IN FORECLOSURE SUITS.**

July 9.  
15th st, No 344 East. Herman Rosenberg agt Solomon Simon; Julius J Frank; Gilbert H Montague, ref. Amt due, \$52,447.77.  
Arthur av, No 2388. Henry Elias Brewing Co agt Giuseppe Jamascia et al; Louis W Osterweis, att'y; Sylvester L H Ward, ref. Amt due, \$3,515.  
Valentine av, s e s, 180.9 n e 198th st, 50x98.11. Abraham Kaufman agt William Regelman; Menken Bros, att'ys; Henry A Mendelson, ref. Amt due, \$6,410.49.  
West End av, n e cor 85th st, 27.2x100. Bessie N Carman agt Mary W Somerville; Breed, Abbott & Morgan, att'ys; Robert J H Powell, ref. Amt due, \$46,718.75.  
July 10.  
215th st, No 762 East. Charles Mann agt David Lyle et al; Benjamin & Taylor, att'ys; S L H Ward, ref. Amt due, \$1,860.90.  
117th st, Nos 429 & 431 East. Millie Levy agt Louis Rand; Simon M Roeder, att'y; Morris Koenig, ref. Amt due, \$5,126.66.  
3d av, s e cor 97th st, 62.11x51. Chas W Moore agt Carl Ernst et al; Scharps & Scharps, att'ys; Abraham L Jacobs, ref. Amt due, \$24,854.50.  
July 12.  
2d av, n w cor 126th st, 99.11x100. Henry H Jackson agt Ida Stern et al; Stephen H Jackson, att'y; Carl L Schurz, ref. Amt due, \$62,942.81.  
3d av, e s, 77.11 s 136th st, 51.11x186.4 to Lincoln av, x50x172.2. Gertrude Schaeffer agt Louis Seidman et al; Michael C Gross, att'y; G Welles Wheeler, ref. Amt due, \$5,514.58.  
July 13.  
60th st, No 251 West. James P Clarendon agt Moss Realty Co; Chas E Lydecker, att'y; Lowen E Ginn, ref. Amt due, \$8,161.25.  
Madison st, No 220. Theodore Bitterman agt Samuel Grayboys et al; Samuel Bitterman, att'y; Joseph C Levi, ref. Amt due, \$15,173.30.  
Madison st, No 163. Jonas Weil agt Sarah Glicksman; Malcolm Sundheimer, att'y; Fulton McMahon, ref. Amt due, \$16,975.94.  
July 14.  
Willett st, No 68. Rexton Realty Co agt Abraham Schwartz; Kurzman & Frankenheimer, att'ys; Joseph Pool, ref. Amt due, \$7,401.33.  
112th st, No 160 East. Max Levin agt Samuel Borestein; Manheim & Manheim, att'ys; James T Brady, ref. Amt due, \$11,971.50.  
120th st, No 536 East. Jacob S Friedman agt Louis Meyer Realty Co; Herman A Schoenfeld, att'y; Leopold Freiman, ref. Amt due, \$2,253.50.  
13th st, s s, 86.4 e Av C, 23.10x103.3. Robert I Brown agt Joseph Pimstein; Sackett, Chapman & Stevens, att'ys; Timothy P Sullivan, ref. Amt due, \$17,816.94.

**LIS PENDENS.**

July 10.  
Riverside Drive, n e cor 127th st, 86.6x146.4x 146.11x100. E F Keating Co agt Riverside Viaduct Realty Co et al; action to foreclose mechanics lien; att'ys, Phillips & Avery.  
City Island av, s e cor Scofield st, 75x92. Frank Booth et al agt Isabella M Craft et al; partition; att'y, F X Butler.  
Austin pl, e s, 25 s 147th st, 50x100. Philip Krausch agt Harlem Bottling Works et al; action to foreclose mechanics lien; att'ys, Herman, Hirschman & Weil.  
July 12.  
No Lis Pendens filed this day.  
July 13.  
119th st, No 7 West. Jay F Browne agt Charles A Browne et al; partition; att'y, R C Greene.  
July 14.  
129th st, No 34 West. David D Doniger agt Napoleon Construction Co; counter claim; att'y, F T Hill.  
July 15.  
20th st, No 164 West. Thomas H Styles agt Thomas G McClatchey et al; action to foreclose mechanics lien; att'y, W F Kimber.  
12th st, s s, 286 e 5th av, 61.3x103.3. Parker Sheet Metal Works agt Julia Fitzgerald et al; action to foreclose mechanics lien; att'y, L Rosenberg.  
July 16.  
164th st, No 450 East. Anna Kolman agt Mary Smith et al; action to determine claim; att'y, C P Hallock.

**FORECLOSURE SUITS.**

July 10.  
101st st, No 332 East. Irving Bachrach agt Jacob Bloch et al; amended; att'y, W M Golden, Jr.  
Perry st, Nos 113 & 115. John H Vought et al agt Jacob Katz et al; att'y, H A Prince.  
93d st, Nos 313 & 315 East; two actions. Charles Reinhart agt Ella Bernhard et al; att'y, F P Trautmann.  
64th st, No 302 East. Joseph G Wallach agt Peter Curran et al; att'ys, Kurzman & Frankenheimer.  
July 12.  
Oak st, No 29. Samuel S Manheimer agt Morris Barron et al; att'y, J Manheimer.  
Lots 119 and 120, map 1100, map of 300 lots situated in 23d and 24th Wards. Crotona Realty Co agt Isaac L Michael et al; att'ys, Lachman & Goldsmith.  
Water st, No 428. Samuel S Manheimer agt Morris Barron et al; att'y, J Manheimer.  
Belmont av, n w cor 189th st, 15x87.6. Frank M Patterson agt Louis Nochese; att'y, W G Whaley.  
1st av, No 854. Isaac Selig agt Kotzen Realty Co et al; att'y, C Schwick.  
116th st, Nos 431 to 435 East. The Mutual Life Insurance Co of N Y agt the M Fine Realty Co et al; att'y, J McKeen.  
89th st, No 276 West. The Mutual Life Insurance Co of N Y agt Clifford H Chaffee et al; att'y, J McKeen.  
July 13.  
132d st, No 7 East. Metropolitan Savings Bank agt Samuel Scher et al; att'ys, A S & W Hutchins.  
Kelly st, or 152d st, n s, 25 w Wales av, 25x 86.11x irreg. Emma Dreyfus et al, trustees, agt Leopoldine Klein et al; att'ys, Kurzman & Frankenheimer.  
Trinity av, w s, 27 s 164th st, 73x100. Michael Dodaro agt Frank Zinga et al; att'ys, Simon & Asher.  
65th st, No 417 East. Lucius H Beers agt Benjamin Jackson et al; att'y, H deF Baldwin.  
102d st, No 124 East. Malvina Russom agt Moses Ochs et al; att'y, M Stein.  
10th av, No 132. Title Guarantee & Trust Co agt Otto Hentschel et al; att'y, H Swain.  
Goerck st, Nos 152 to 158.  
Houston st, Nos 488, 490, 496 and 498 East. Sada Makler agt M Fine Realty Co et al; att'ys, Myers & Schwarsenski.  
114th st, s s, 279 w Lenox av, 26x100.11. Edw H Hogenauer agt Jeanne Reynolds et al; att'ys, Davis & Kaufmann.  
July 14.  
1st av, Nos 1029 & 1031. Albert Winternitz agt Samuel Rieger et al; att'y, A Wielar.  
Railroad av, s e cor Jackson st, 105x108. Peter Leckie et al agt Harold R Clarke; att'y, F J Kuerzi.  
4th st, No 32, Bronx. Anna Merklinger et al agt Angelo Borgatta et al; att'y, R C Burlando.  
4th st, No 34, Bronx. Otto Mollenhauer et al agt same; att'y, R C Burlando.  
Lot 89, map of portion of Hunt Estate, Van Nest, Bronx. Italian-American Trust Co of the City of N Y agt Michael Vierno; att'ys, Otterbourg, Steindler & Houston.  
51st st, No 504 West. Emil Reibstein agt Joseph L Weber; att'ys, Manheim & Manheim.  
61st st, No 241 West. Jacob Low et al agt Israel H Goldberg et al; att'y, J E Brodsky.  
Carmine st, n w s, 118 n e Bleecker st, runs n w 70 x s w 10 x n w 30.5 x s w 38 x s e 100 x n e 43 to beg. Harriet A Boyd agt Cornelia K Averill et al; att'y, A T Scharps.  
July 15.  
Duane st, Washington st, Reade st and West st, block, &c. Edward Roche agt John R Bartlett et al; att'ys, Young, Ver Planck, Prince & Flanders.  
Cannon st, No 98. Hene Cooper agt Jossef Wisselthier et al; att'y, J A Seidman.  
18th st, No 530 East. Paul Hellmann agt Henry Kramer et al; att'y, A A Howell.  
July 16.  
Broome st, Nos 149 & 151. Chas S Whitman agt Louis Kovner et al; att'ys, Jones & Carleton.  
3d st, No 380 East.  
Lewis st, No 150.  
Mutual Life Ins Co of N Y agt Joseph Klein et al; att'y, J McKeen.  
129th st, No 111 East. Francis H Ross agt Philip Epstein et al; att'ys, Fixman & Lewis.  
West Farms rd, — s Lot 5, 50x200. Mary I Ehrhgart admrx agt Frank A Becker et al; att'y, G L Lewis.  
St Ann's av, No 427. Bernard Vogel agt Simon Nachemson et al; att'ys, Strasbourger, Eschwege & Schallek.

**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.

July.  
10 Adkins, Mack D—N Y Telephone Co. 23.72  
10 Alexander, Calligan et al—the same. 49.88  
12 Atherton, Emile L—W A Bastedo. 114.71  
13 Anderson, Geo W—H C Copeland. 74.41  
13 Almond, Daniel—John Simmons Co. 807.53  
14 Aschenbach, Chas W—W L Price et al. 281.41  
14 Adams, May et al—People, &c. 500.00  
14 Arras, William et al—the same. 500.00  
15 the same—the same. 500.00  
14 Adams, Agnes—the same. 500.00  
15\* Akcebrod, Harry et al—N Y Telephone Co. 53.97  
15 Auerbach, Meyer—M B Stone. costs, 75.35  
16 Adams, John B—D Nicoll et al. 46.21  
16 Antoneseu, Phillip—A Lupesco. 65.66  
16 Adler, Louis M & Jennie\* et al—I Bregman et al. 127.29  
10 Brander, Thomas W—A Simon et al. 45.08  
10 Brown, Geo J—Sargent & Co. 2,195.65  
10 Barone, Michael—H S Stark. 65.61  
10 Billingham, Robert—J Henry et al. 108.92  
12 Bloom, Edward Dewey—D B R Chapman. 318.23  
12 Brande, John—M Zimmerman Co. 73.31  
12 Brenner, Jacob—W Aronstein et al. 153.89  
12 Brant, Chas F—M L Harris. 32.41  
13 Bellotti, Michael—F C Crawford. 34.17  
13 Block, Samuel et al—A Kalmowitz. 59.65  
13 Birnbaum, Isaac—M Mayers et al. 121.91  
13 Bloomfield, Geo A—H L Adt. 89.25  
13 Burch, T Hamilton et al—W M Leslie. 322.16  
13 Blick, Samuel et al—E A Brush. 2,000.00  
13 the same—the same. 2,000.00  
13 Bordley, Lillian V—H P Sawyer. 221.14  
13 Bordley, J Claypole—the same. 85.00  
14 Behrman, Joseph—A Sussman. 141.91  
14 Brown, Louis—S T Curtis. 624.07  
14 Beals, Hallock W—Tentonia Fire Ins Co of Alleghany, Pa. 998.21  
14 the same—Humboldt Fire Ins Co of Alleghany, Pa. 998.21  
14 Bernstein, Freeman et al—E Plohn et al. 61.85  
14 Barracato, Rosario—Y Salzman. 29.54  
14 Boehn, Chas J W—D Reynolds. 32.72  
14 Berg, Carl—L Bauer. 137.17  
14 Brumaghim, Wm S—C K Mills. 63.06  
14 Ballou, Geo L—G A Just & Co. 187.02  
14 the same—G A Just. 142.72  
14 Bauer, Joseph—H A Geist Co. 19.56  
14 Baker, Thomas—Oliver Typewriter Co. 184.88  
14 Bleiden, Benjamin—State Bank. 52.22  
14 Bennett, Edw H—J Newton Van Ness Co. 65.41  
15 Bleiweiss, Adolph F—N Y Telephone Co. 28.34  
15 Brekstone, Abraham—P Gross. 139.51  
15 Beadleston, Alfred N—Farmers Loan & Trust Co. 6,000.00  
15 Bloch, Max E—A H Dollard. costs, 708.02  
15 Bayer, Harris et al—A Moll. 149.51  
15 Bruck, Samuel L—H Rothstein. 4,557.89  
16 Bernstein, Freeman—Meek Co. 117.05  
16 Brown, Wm J—Barnett Bros. 141.00  
16 Bennett, Edw H\* & Henry C et al—S A Park. 37.32  
16 Battelle, Mary G—M Haughton et al. 475.28  
16\* Barron, Jacob et al—York Card & Paper Co. 1,180.27  
16 Bordenhausen, Harry W—H G Ridabock et al. 198.91  
16 Baker, Thomas H—E Hunter. 134.35  
16 Blakeslee, Geo A—J M Cohen. 6,930.00  
10 Collet, Auguste et al—N Y Telephone Co. 49.88  
10 Conner, Daniel G—Sheffield Farms Slawson Decker Co. 74.15  
12 Cohen, Morris—S Oieberman et al. 59.65  
12 Ciccarone, Adams—Acme Roofing Co. 44.41  
12 Chesterman, Rosalie extr—T Kirkpatrick. 20,223.94  
13 Clark, Besse C—N Y Telephone Co. 98.20  
13\* Cohen, Joseph et al—A Kalmowitz. 59.65  
13 Campbell, Horace J—C F Bishop. 557.93  
13 Cuccio, Joseph D—J Friedenber. 114.37  
13 Cornish, Charles by gdn—A H Joline et al. costs, 108.88  
14 Coyle, Ollie—N Y Telephone Co. 23.18  
14 Cady, James C & James C Jr—the same. 41.87  
14 Casey, Maurice S—N Y Edison Co. 18.41  
14 Cavanagh, Edw F—Whigg Van Glahn & Co. 269.08  
14 Cohen, Jacob & Annie—G F Victor et al. 878.64  
14 Cooper, Abraham—F Feinberg. 103.42  
15 Cunningham, James M—Francis H Leggett & Co. 22.63  
15 Ciaffone, Lorenzo—F Sforzo. 206.91



ATLAS PORTLAND CEMENT
30 BROAD STREET, NEW YORK

- 15 Cohen, Barnet-Rosenbluth et al. 171.91
16 Carlin, James et al-J Joseph. 36.58
16 Criscuolo, Gerardo-M Dohrmann. 28.46
16 Cohen, Abraham-Hecker-Jones-Jewell Milling Co. 459.82
10 Durant, Geo T-Twenty Eighth Street Co. 38.90
10 Dubroff, John-E Schlein. 26.47
12 Dalsimer, Daniel C-N Bernstein. 186.81
12 Deutch, Samuel-J Kohn. 196.56
13 Dorsa, Peter-N Y Telephone Co. 51.00
13 Dean, John H-P H Laats. costs, 94.40
13 Dowling, Archibald J-H Abelow. 206.35
13 Dattwyler, Charles-E Eising et al. 234.67
13 Dlouly, Boleslav-C J Johnston. 119.41
13 Diamond, Hillel-C Karpas. 81.29
13 Denham, William & Mary-M Badt. 91.14
13 Danzis, Abraham & Fannie-J Frieman. 110.41
14 Dixon, Clement L-T M Pogan. 108.09
14 Dunne, John F J-L Rauch. 92.62
15 Doyle, John J-N Y Telephone Co. 36.38
15 Duperlein, Joseph A-the same. 27.61
15 De Julio, Angelo-N Campbell. 534.31
15 D'Ambrisi, Ricciotti-S Amoroso. 119.41
15 Detleisen, Louis-Fairbanks Co. 54.02
15 Dempsey, Cornelius J-W S Rafferty et al. 92.64
15 Dalton, James H-Columbia Trust Co. 9,134.95
16\*Davis, Forrest J et al-N Y Telephone Co. 45.51
16 De Saulles, John L et al-Improved Property Holding Co of N Y. 266.52
16 Donnelly, J Joseph-W Bruggmann. 28.25
16 De Carlo, Vinconzo-V Gargano. 81.01
16 Dubroff, William et al-R Scheinberg. 5,069.53
16 Epstein, Elias-N Dorman et al. 23.91
16 Essig, George-Central Foundry Co. 1,299.71
13 Epstein, Maurice-N Y Telephone Co. 39.17
13 Ecclesine, Samuel M-J D Burt. 211.05
13 Esselstyn, Jacob B-C T Brainard. 87.65
14 Earl, Edna-T Meyers. 34.65
14 Ernst, Wm L-E Host. 164.16
15 Elting, Isador-J Rabinowitz. 958.27
15 Eagon, Frank C-L Firstenberg. 51.35
15 Ennis, Harry L-A Goldner. 27.41
16 Elssesser, Constantine-N Y Telephone Co. 33.72
16 Eckel, Chas E et al-System Co. 186.51
16 Ellman, Theodore-C P Cochrane. 32.27
16 Everett, Joseph H-B Altman & Co. 243.99
16 Faga, Antonio-F Reside. 32.41
16 Flynn, Michael J-Aeolian Co. 189.87
12 Frear, Frank B-J M Raymond. 28.91
12 Fitzgerals, Michael J-Met Life Ins Co. 95.43
12 Faico, Francisco Mendoza-H B Marinelli, Ltd. 280.41
12 Fogler, Louis S-J Wanmaker. 804.45
12 Friedlander, Julius-J Stern et al. 294.91
13 Fox, Samantha L-F G Crawford. 29.75
13 Fishman, Solomon-E Quat. 133.61
13 Feldman, Louis-M H Bernstein. 160.12
14 Frey, Ellen-Tenement House Dept. 57.00
14 Friedman, Joseph & Lena-J Stella. 199.27
14 Fry, Thomas C\* & Walter L et al-N Y Telephone Co. 37.32
14 Freedman, Jacob S-J L Grubel. 71.81
15 Fleary, James H prop-Henry W Solfeisch Co. 25.95
15 Finnegan, Mary A et al-J McGuffog. costs, 107.95
15 Furlong, Henry J-J R Shipley. 113.33
16 Froehlich, Caroline-N Y Telephone Co. 49.34
16 Fetzer, Levi T et al-the same. 22.81
16 Foley, William et al-J Joseph. 36.58
16 Freundlich, William et al-R Scheinberg. 5,039.53
16 Fiora, Ernest-A Kramer & Co. 50.86
10 Gulce, John K et al-N Y Telephone Co. 38.64
12 Grossman, Isaac and Sabina-The Germania Bank of the City of New York. 526.40
12 Grossman, Jacob-H Katz. 230.88
12 Goodfried, Bertha-The Schwab-Kepner Co. 741.65
12 Galligan, Patrick-Geo L Storm Co. 42.61
12 Grumley, Chas H-K J Moeser. 534.41
13 Gubner, Otto-M J Canavan. 49.41
13 Gengel, Jacob et al-H Stein. 40.74
13 Goldin, Jacob et al-Braunfels Browning & Co. 74.66
13 Goodman, Barnet & Yetta et al-Homestead Bank of Brooklyn. 164.60
13 Gatje, Geo F-D T Lawrence & Gregory Co. 298.03
13 Gorbolino, Nicholas-Parodi Ermineo & Co. 230.09
14 Goldman, Ida & Morris-L Gittaf. 370.52
14 Goldinger, Samuel-E Getzler. 515.62
14 Goldsmith, Abraham-Goodman Chemical Co. 25.65
14 Goldstein, Abraham, Barnet & Morris-State Bank. 389.65
14\*Golding, Harry et al-Asher Simon Realty Co. 176.06
14 Greenblatt, Isaac et al-the same. 176.06
14 Gardner, P Albert-Isaac H Blanchard Co. 48.01
14 Goldstein, Max-W G Sauderson. 224.41
14 Goodman, John-E Weisberg. 253.34
15 Glasshiem, Nathan et al-Marco Bros Inc. 119.85
15 Gibbons, Horace J-Waldorf Astoria Importation Co. 30.12
15 Gerlach, Daniel-E S Hall. 421.39
15 Gold, Harry-S D Lipsitz. 27.68
15 Goldstein, Marks-G Lebett. 472.65
15 Grier, Franklin-Nassau Bank. 112.71
15 Green, Alexander O-M Abramovitz. 51.75
10 Hochstein, Max-A Linden. 145.91
10 Horn, Michael-J Levy et al. 143.91
10 Hemming, Henry G-Sheffield Farms Slawson Decker Co. 35.93
12 Hunter, Wesley D-Acker, Merrill & Condit Co. 193.18
12 Hayes, Metz B-the same. 72.63
12 Heyser, Elizabeth-W Sommer. 160.77
12 Hazard, Ethel-Bergdorf & Goodman Co. 119.09
12 Heming, Geo F-B C Samuel et al. 122.83
12 Heer, Henry-Belle Mead Sweetmakers. 60.20
13 Hull, Allen-W C Wood et al. 81.28
13 Handel, Jacob-N Y Telephone Co. 21.75
13 Hammer, Ignatz-M Zimmerman. 135.91
13 Happin, Nathan et al-Braunfels Browning & Co. 74.63
13 Hessels, Francis J-Dunbar Box & Lumber Co. 710.46
13 Hamilton, Charlotte C et al-W M Leslie. 322.16
14 Hewitt, Elizabeth-N Y Telephone Co. 25.67
14 Hawkes, Welles-C Hyams. 29.61
14 Hampson, Arthur-J T Hildebrand. 111.91
14 Hustace, Wm A-J Rapp et al. 124.20
14 Hart, James-N Y Edison Co. 15.54
14 Hart, Thomas M-Sherman Brown Co. 34.31
15 Hessberg, Frances-Otto L Spannake, Inc. 40.41
15 Henigson, Hyman-L Klein. 321.39
15 Hopkins, Peter F-N Simmons. 34.45
16 Holly, J MacMunn-J B Lippincott Co. 25.57
16 Hart, Edward et al-N Y Telephone Co. 45.51
16 Hollander, Henry-B Sel et al. 34.87
16 Hearn, John J-T Connolly. 264.65
13 Israelsky, Morris B-A Schwartz. 49.96
14 Ingram, Wm N-G B West. 47.24
10 Jaffe, Moses\* & Benjamin-I Riger. 224.41
10 Jchn, John M-H Goldman. 39.41
13 Jaffe, David-State Bank. 422.43
13 Johnson, Samuel-Hayes Rubber Co. 20.26
14 Jacobson, J Samuel-M Sutker. 99.40
14 Jack, M Luther et al-N Y Telephone Co. 37.32
15 Jardine, James et al-McGuffog. costs, 107.95
16 Jacobs, Mollie E-H Cohn. 290.01
16 Jackson, John A-W C Wood et al. 62.88
16 Jamail, Sultana-J T Downey. 112.77
16 Jablonowitz, Harris-D Rosenkranz. 66.41
10 Kronenberg, Morris-L L Cohen. 118.16
10 Kroeger, Henry-Oliver Typewriter Co. 102.21
12 Kainer, Otto H-W Barthman. 137.90
13 Konheim, Max-J Zubow. 155.67
13 Kramer, Charles-N Y Telephone Co. 42.93
13 Kaebred, Katherine-Castle Square Opera Co. costs, 27.41
13 Kendall, Helen-J R Hasbrouck. 30.15
13 Kohn, Alexander-A Lewin. 160.73
13 Kennedy, John G-H L Adt. 253.80
13 Kramer, Nathan et al-Homestead Bank of Brooklyn. 164.60
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Susswein, Henry M-Penna Steel Co. 1908...3,889.07
Schwartzberg, Simon-S Kelner. 1909...17.41
Sadler, Henry R et al-H C Sprague. 1909.57.85
Talcott, Annie-M Jonasson et al. 1904...102.10
Taylor, Annie-J H Erb. 1909...35.36
Tucker, William L-Mobile Storage & Repair Co. 1905...197.50
Uhlfelder, Simon & Abraham Weinberg-East River Mill & Lumber Co. 1909...724.59
Weir, Ellen et al-McDermott & Harrigan. 1908...240.41
Wolf, Annie-Majestic Neckwear Co. 1909...51.56
Werner, Samuel-J M Grossman. 1909...54.41
White, Sarah C S-City of N Y. 1909...293.59
White, Carrie J-E Lowe. 1908...15,900.00
White, Harry J-J L Sudask. 1909...84.22
Weeks, Oakley & Count W-B B Gattell. 1908...102.83
Same-same. 1908...110.55
Zweig, Huius-S D Multz. 1909...454.98
Same-M L Rohman. 1909...1,628.98
CORPORATIONS.
Grasheim & Co-I Haft. 1909...222.78
National Surety Co et al-M N Clement. 1909...1,969.29
Zimmermann, John Co-City of N Y. 1908.864.77
D E Baxter & Co et al-O N Cheney. 1907...527.41
N Y Central & Hudson River R R Co-G Spivony. 1908...4,487.80
Continental Printing & Playing Card Co-A Harder et al. 1909...1,149.95
N Y City Interborough Ry Co-P Brauer. 1908...27,246.00
Raymond Van Praag Supply Co-W Kavanagh. 1909...4,643.83
Roth, Max-N Y Edison Co. 1909...32.67
N Y Taxicab Co-M Euch. 1909...454.61
Interborough Rapid Transit Co-J Lewine. 1909...415.10
Same-A Sneddon. 1909...640.43
Meier George Co-Lorenz & Co. 1909...551.57
Os-We-Go Natural Mineral Water Co et al-Whitteman Bros. 1909...1,165.37
Riccardonna Hotel Co-R B Henry & Sadler Co. 1908...589.39
1 Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution 6Annulled and void.

SATISFIED JUDGMENTS.

July 10, 12, 13, 14, 15 and 16.

Byrnes, Patrick J et al-McDermott & Harrigan. 1908...240.41
Bassing, Jacob et al-People, &c. 1908...4,000.00
Banks, Charles-J S Watson. 1909...726.58
Erigham, Arthur L-C Whelp. 1903...369.47
Blau, Max F, Samuel Graff & Dora Graff-N Kirschner et al. 1908...182.15
Block, Joseph & Jacob Cohen-P Kutyn. 1909...214.65
Same-same. 1909...227.65
Bradley, John-M Loeb et al. 1905...272.97
Baxter, Dennison E-O H Cheney. 1907.210.08
Bamford, Joseph, Jr, et al-O H Cheney. 1907...527.41
Baxter, Dennison E-O H Cheney. 1907.527.41
Breitzer, Constantine-W R Ostrandor Co. 1908...50.54
Brown, Wordell E et al-J A Gifford et al. 1908...86.91
Berresford, John H-City of N Y. 1904...159.16
Boyce, J Raymond et al-H C Sprague. 1909.57.85
Comins, Herbert-A B Knight. 1906...131.91
Costello, Mary A-H Alexander. 1909...436.21
Currie, Walter J et al-H C Sprague. 1909.57.85
Currie, Frederic et al-H C Sprague. 1909.57.85
Coaney, Chas F-A J Wheeler. 1909...1,000.00
Conlin, Harrie B et al-J A Gifford et al. 1908...86.91
Conron, John E & Joseph-J O Armour. 1909...502.33
Dudensing, Richard Jr-H K Jarmusch. 1909...793.70
Drexler, Samuel et al-A Spanner et al. 1909...131.15
Dunlap, Helen L-Booksellers Protective & Collection Assn. 1908...92.41
Epstein, Morris B-Fourteenth Street Bank. 1908...67.15
Fay, John F et al-Whitteman Bros. 1909...1,165.37
Flach, Frank et al-J L Piper. 1909...1,511.23

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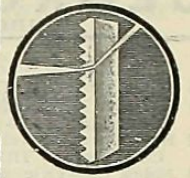
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## MECHANICS' LIENS.

July 10.

70—60th st, No 48 East. Harry Nieberg et al agt Chas E Rushmore & Elias Nieberg. 1,375.00  
 71—5th av, No 503. John L Keating & Co agt Levi P Morton, 503 5th Ave Co & E Nieberg. 25.25  
 72—Park av, n w cor 60th st, 20x100.5. Same agt Chas E Rushmore & E Nieberg. 46.00  
 73—East Houston st, No 119. Chrystie st, No 232. Isaac Silverman agt Frieda Hart, Max Hart & Orazio La Cagnina. 240.00  
 74—Timpson pl, w s, 75.3 s Whitlock av, 55.1 x102.7x32.4x100. Garfield Construction Co agt Ellen M Quinlan. 278.59

July 12.

75—Pearl st, No 32. Abe Warm agt Hungarian Relief Society, Sigmund Fox & Joseph Rosenzweig. 1,135.00  
 76—114th st, No 307 West. Bernard Schildhaus agt Harriet Molbach & E M Molbach. 25.50  
 77—81st st, No 40 East. William J Ryan agt Samuel Muhrland & Charles C Claflin. 16.20  
 78—Cedar st, n w cor Forest av, 87.6x100. Thomas C McKenna, agent, agt William F Rohrig Co. 290.00  
 79—40th st, No 317 East. Aeolian Plastic Slate Roofing Co agt William J Whittaker & John Hooper. 110.00  
 80—Honeywell av, n e cor 178th st, 65x113. Frank Stola agt Mellwin Realty & Const Co. 176.00  
 81—8th st, No 17 West. Henry L Rausch agt Minnie T Owens. 82.32  
 82—32d st, Nos 323 to 329 East. Rubin Warnik agt James Conway & Kaplan, Kandra & Co. 84.00  
 83—32d st, Nos 344 & 346 East. Same agt Frankbro Realty Co & Mandel Bldg Co. 380.00

July 13.

84—48th st, No 160 West. William Beck agt Julius Plucker & Henry G Ahrens. 274.50  
 85—170th st, s w cor Bristow st, 51x130x55x105. Emil Nikolai agt Chas H Sproessig, Jr. 2,700.00  
 86—Stanton st, No 50. Abraham Sturman agt M Brisky, Louis Baron & Louis Fein. 54.00  
 87—48th st, No 160 West. Charles Spangenberg agt Julius Plucker & Henry G Ahrens. 1,130.28  
 88—Broadway, w s, between Old Post road & Spuyten Duyvil Parkway or road, 286.11x133.4. Hughes & Kelly agt Pabst Brewing Co & James Thom. 865.78  
 89—136th st, No 622 West. Barry Loewe agt Annie Koplik, Klein & Weiss. 230.00  
 90—8th av, No 2707. Michael Brady agt Henry Steger & George Franks. 75.00  
 91—8th av, Nos 711 to 715. Nathan Strom agt Wm W Astor & Jacob Harris (Renewal). 225.00  
 92—Brook av, No 1302. Louis Pallinger et al agt Morris & Mary Rosenkrantz & Max Zimmerman. 110.00  
 92—Clinton st, Nos 90 to 96. Morris Lempert agt Morris Miller & Ike Bloom. 75.00  
 94—Satisfied.

July 14.

95—Washington av, Nos 1574 to 1578. Sam Horowitz agt Harry M Goldberg and Isidore Kaplan. 372.00  
 96—Same property. Joseph Warm agt same. 545.00  
 97—Satisfied.  
 98—1st av, No 954. Enimo B Miller agt Jacob Hoffman Brewing Co and Louis Gackeldlein. 85.00  
 99—54th st, No 438 & 440 West. Becker & Goldberg agt Virgil Thurkauf and John Fulton, Inc. 380.00  
 100—Barnes av, w s, 30 n 226th st, 75x105. Ruggero Stanchina agt Levechin Construction Co and Frank P Giliberty. 307.35  
 101—Quimby st, n s, 130 w Olmstead av, 25x108. Bronx. Thos B Bowne & Son Co agt Emma Uhl and Adam Jansen. 245.87  
 102—Houston st, No 119 East. Chrystie st, No 232. James M Saulpaugh et al agt Frieda & Max Hart and Orazio La Cagnina. 473.58

July 15.

103—41st st, Nos 108 to 112 West. Davis Brown agt Trustees of St Lukes M E Church and Charles E Force & Co. 5,100.00  
 104—26th st, Nos 334 & 336 East. Simon Berger agt Pauline Miller and Adolph S Miller. 252.00  
 105—St Nicholas av, n e cor 172d st, 95.6x125. Katz & Kanter agt Ray Ginsberg and Kingsway Construction Co. 2,000.00  
 106—St Nicholas av, No 202. Same agt Morris Gordon and Harry Bloom. 62.00  
 107—31st st, No 133 West. Sullivan Insulation Co agt Church of St James of Assisi and Hopkins-Jordan Co. 146.00  
 108—8th av, s e cor 23d st, 59.2x83. Michael O'Connell agt Bradish J Smith, William Dwyer and Frank Bennett. 765.00  
 109—63d st, No 307 East. Abraham Goldman agt Richard Price and Ike Bloom. 50.50  
 110—Lexington av, No 30. Eller Mfg Co agt Ess Eff Realty Co and Tassoff & Reichman. 25.00

111—9th av, s w cor 31st st, 21.4x70. Louis Rost agt Sweeney Estate and Abraham N Jacob. 815.00  
 112—41st st, Nos 108 to 112 West. M F Westergren Inc agt Chas E Force & Co. 2,375.00  
 113—41st st, Nos 108 to 112 West. Davis Brown agt Chalmers Dale, Sam S & Lee Shubert and Chas E Force & Co. 5,100.00  
 114—Concourse, s e cor 178th st, 100x75. Dimock & Fink Co agt Hagerman Construction Co and M Burufke & Co. 377.93  
 115—Brook av, w s, 50 n 170th st, 75x90. Candee, Smith & Howland Co agt Cohen & Eckman Corp. 1,340.00  
 116—Leggett av, n w cor Kelly st, 118.7x110.10x132.4x110. Albert E Davis agt Philipp Freudenmacher. 400.00

July 16.

117—Broadway, w s, at or near 190th st, 50x100. Great Northern Engineering & Supply Co agt Henry Nauman & Frederick B Benedict. 394.50  
 118—212th st, n s, 110 w Holland av, 25x100. Empire Floor Tile Co agt John D'Angeli, A Cambi & S Ferrera (Renewal). 52.85  
 119—Grand Concourse and Boulevard, s e cor 178th st, 104.11x95.6. Van Nest Wood Working Co agt Hagerman Construction Co. 1,004.45  
 120—48th st, No 160 West. William Beck agt Julius Plucker & Henry Ahrens. 274.50  
 121—Walker av, e s, 72 s Grant st, 27.5x112. Westchester Concrete Block Co agt Minnie Marcuse & Charles Peterson. 698.88  
 122—34th st, No 314 East. Drk Dock Sash & Door Co agt Morris Ginsburg & Harry Brown. 125.00

## BUILDING LOAN CONTRACTS.

July 10.

Andrews av, n w cor 181st st, 115.5x101.11x irreg. Title Guarantee & Trust Co loans Phi Chapter Assn of Zeta Psi to erect a 3-sty dwelling; 4 payments. \$12,000

July 12.

No Building Loan Contracts filed this day.

July 13.

197th st, n s, 76.5 w Briggs av, 40x90. Excelsior Mortgage Co loans Nathan B Levin Co to erect a 2-family dwelling; 5 payments. 11,000  
 Tiebout av, w s, 298.6 s 184th st, 50x115. Same loans same to erect a 2-family dwelling; 5 payments. 11,000  
 Marmion av, e s, 33 s 178th st, 65x85.7. Theodore Wentz loans Katonah Construction Co to erect two 4-sty apartments; 6 payments. 36,000

July 14.

79th st, s s, 235 w West End av, 65x102.2. Metropolitan Life Ins Co loans Edendale Construction Co to erect a 12-sty apartment; 10 payments. 250,000  
 79th st, s s, 170 w West End av, 65x102.2. Same loans same to erect a 12-sty apartment; 10 payments. 250,000  
 215th st, s s, 350 w Paulding av, 25x100. Joseph Wadick, trustee, loans Angelo Gnazzo and Alessio Monaco to erect a 1-family dwelling; 2 payments. 1,000

July 15.

Melville st, w s, 250 s Van Nest av, 25x100. Alwell Realty Co loans Louis & Carrie Bosi to erect a 2-sty dwelling; — payments. 2,000  
 Arthur av, n e cor 178th st, 50.2x103.6. City Mortgage Co loans Arthur Avenue Building Co to erect a 5-sty apartment; 11 payments. 38,000

July 16.

Richardson av, e s, 240 s 237th st, 25x120. Manhattan Mortgage Co loans Nicholas & Agnes O'Neill to erect a 2-sty building; 7 payments. 3,500  
 Jefferson st, e s, 155 s Railroad av, 50x108. Richard W. Horner, att'y, loans Wm H Blease & John Calvert to erect two 2-sty dwellings; 1 payment. 9,000  
 Bowers, No 197. Delia G Levy loans Max Mandel to erect a 6-sty loft, lodging house and stores; 7 payments. 21,000

## SATISFIED MECHANICS' LIENS.

July 10.

Stebbins av, w s, 100 n Jennings st. Schwartz Plumbing Supply Co agt Friedman Construction Co et al. (June 10, 1909). \$131.80  
 Broadway, n w cor 31st st. Frank J Tyler agt Astor Estate et al. (April 19, 1909). 14.00  
 3d av, No 560. Harris Bartelstone & Son agt Henry Hof et al. (June 9, 1909). 1,000.00

July 12.

163d st n s, 90 e Ogden av, 100x100. Antonio Di Santo agt Thomas J Waters Co et al. (June 18, 1909). 22.55  
 Same property. A Pasquini agt same. (Jul, 17, 1909). 32.40  
 Same property. A Di Santo agt same. (June 18, 1909). 36.75

Same property. S Lanza agt same. (June 18, 1909). 24.50  
 Same property. V Maiola agt same. (June 18, 1909). 46.00  
 Same property. T Cottondo agt same. (June 18, 1909). 33.00  
 Same property. C Coniglio agt same. (June 18, 1909). 23.10  
 Same property. P Finelli agt same. (June 18, 1909). 28.80  
 Same property. S Di Glasio agt same. (June 18, 1909). 24.30  
 Same property. Frank Gossone agt same. (June 21, 1909). 180.00  
 Same property. Joseph Scrivani agt same. (June 18, 1909). 71.40  
 Same property. Maria W Dittmar agt same. (June 21, 1909). 117.83  
 42d st, No 533 West. John Callan agt Meyer L Sire. (Nov 25, 1905). 54.00  
 24th st, Nos 46 to 54 West. Roebling Construction Co agt trustee of Masonic Hall and Asylum Fund et al. (July 7, 1909). 4,666.12  
 42d st, No 551 West. John Callan agt Meyer L Sire et al. (Nov 25, 1905). 240.70  
 Ludlow st, No 146. John F Cronin agt Greiner and Ginsberg. (Aug 3, 1907). 195.63

July 13.

72d st, Nos 438 & 440 East. M Delitsky agt Alios Fink et al. (July 6, 1909). 200.00  
 92d st, No 306 East. Levenson & Pelunis agt Theresia Klaus. (Dec 3, 1908). 81.75

July 14.

St Nicholas av, s w cor 181st st. A P Dienst Co agt Gustavus L Lawrence et al. (July 12, 1909). 181.49  
 Intervale av, e s, 212.5 n Freeman st. Diehl & Mongo agt Tulare Realty Co et al. (July 13, 1909). 505.09  
 102d st, No 304 East. Samuel Jacob agt Jennie Bogorad et al. (June 12, 1909). 188.75  
 Hughes av, s e cor 188th st. Fiore Amanna agt Jacob Dawson (March 29, 1909). 451.00  
 Matilda av, e s, 200 s 239th st. Pasquale Sorino agt Edward Egenberger et al. (July 2, 1909). 195.00  
 Brown pl, e s, between 136th and 137th sts. Klingenberg & Co agt Jacob Maisel et al. (Oct 2, 1907). 1,560.00

July 15.

Morris av, No 300. Barnet Narotzky agt Annie de Jonge et al. (June 10, 1909). 137.00  
 Brook av, s e cor 170th st. Samuel Solomon agt Lennon Construction Co et al. (June 14, 1909). 350.00  
 235th st, s s, 105 e Carpenter av. Henry G Silleck Jr agt Germansky Construction Co et al. (June 30, 1909). 498.81  
 235th st, s s, 125 e Carpenter av. Unionport Lumber & Mfg Co agt same. (June 22, 1909). 487.80  
 Same property. Edward Weber agt same. (June 24, 1909). 226.48

July 16.

31st st, s s, 100 w 3d av. William Halway agt Wm H Seach et al. (Feb 11, 1905). 976.38  
 11th av, n e cor 21st st. Rosario Laura agt John Quinn et al. (June 21, 1909). 315.00  
 55th st, No 41 West. Phoenix Color Works agt Annie Kellogg Dale et al. (July 9, 1909). 85.65  
 128th st, Nos 146 & 148 West. Architectural Wood Workers agt John Doe et al. (July 9, 1909). 265.00  
 11th av, n e cor 21st st. Same agt same. (July 9, 1909). 390.00  
 Parcel beg at a point 150 s Elm st, and 94 e White Plains rd, interior parcel. Urbano Cavaluci agt Guiseppe Moscia et al. (June 30, 1909). 60.00  
 Pearl st, e s, 26 — Moore st. Jules Fehr agt Hungarian Relief Society et al. (July 14, 1909). 117.50  
 Gramercy Park East, Nos 35 to 38. Harrie L Muchmore agt Gramercy Park Construction Co et al. (Feb 19, 1909). 1,200.00

<sup>1</sup>Discharged by deposit.

<sup>2</sup>Discharged by bond.

<sup>3</sup>Discharged by order of Court.

## ATTACHMENTS.

July 8.

Citrus Fruit Packing Co; Mapes Formula & Peruvian Guano Co; \$401.07; Martin; Fraser & Speir.

July 9, 10, 12 and 13.

No Attachments filed these days.

July 14.

Harvey, Elbert A; Austin A Holbeck; \$1,906.25; W D Brush.  
 Menzies, Fred W; Hermann C Fleikmann; \$1,050; Rounds & Schurman.  
 Wm J Aschenbach's Sons' Harness Co; Le Compte Mfg Co; \$750; H Hodges.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Barlst, H. 1685 2d av. A Diosy. Gas Fixtures. 35  
 Granunas, G. 494 Lenox av. A Diosy. Gas Fixtures. 64  
 Metropolitan R Co. 46th st and 8th av, Manhattan. F & P Elevator Co. Contract. Elevator. 4,600