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 BUSINESS AND THEMES OF GENERAL INTEREST.

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WITH the exception of brick the majority of the materials entering into the construction of urban buildings have been steadily increasing in price this spring and summer; and if these materials are pushed much farther the cost of building will be returned to somewhere near the level of 1907. It is very much to be hoped that such will not be the case. When building becomes very expensive it ceases to be profitable to anybody but the mechanic, and he usually takes his profit in the form of a license to diminish with impunity the efficiency of his work. It frequently happens in New York and the other large American cities that high prices do not have their natural effect of cutting down construction, because under certain abnormal but frequently recurring conditions, builders can see a profit even in erecting excessively costly buildings, but whenever this occurs it means that conditions have become unwholesome and that the excess of one year will be followed in another by a very lean season. The recent increases in materials are not exorbitant; and they mean merely that the producers are becoming able to assert their right to fair profits; but if they go much farther they should be followed by a decrease of demand that would check any additional increase. Such years as 1906 always bring such years as 1907 and 1908. It will be far better to have a succession of years like 1909, in which activity did not mean inflation, and in which economy of production was not sacrificed to temporary and partly fictitious profits. As a matter of fact, it is probable that in 1910, while real estate may be more active than in 1909, building will be less so. The large amount of construction planned during the current year has consisted mostly of loft buildings, flats and apartment houses. The work of providing accommodations for the wholesale trade north of Twenty-third street will be continued in 1910, but it can hardly maintain the pace which has recently prevailed. Elevator apartment houses also cannot continue to be erected in the same numbers, while the improved means of transit under the Hudson and East rivers will diminish the demand for flats. Thus, while the impending changes in business population will justify a large amount of real estate speculation, there is bound to be a certain diminution in building, at least in Manhattan. This diminution, whatever its ill-effects, should at least have the desirable result of preventing a runaway market in building materials.

THE explanation given in the last issue of the Record and Guide by well-known authorities for the activity in building on Twenty-sixth and Twenty-seventh streets during the present year, is extremely interesting. Assuming in the first place that the time had come for the construction of loft buildings west of Broadway, between Twenty-third and Thirty-fourth streets, the question was where should a beginning be made? The streets in the vicinity of the Pennsylvania station were ruled out because property is being held on these streets at too high a price for the wholesale trade, and Twenty-eighth and Twenty-ninth streets were not available because the horse car lines on those streets interfered with the loading and unloading of trucks. Twenty-seventh street, consequently, was the nearest street to Thirty-fourth street well adapted to immediate improvement with loft buildings, and seven structures of this kind are being erected in that street. The movement has also spread to Twenty-sixth street, in which a number of buildings are

also being erected; and it is confidently predicted that within the next few years Twenty-fifth and Twenty-fourth streets will be similarly transformed. The interesting aspect of this account of the causes of the activity on Twenty-seventh street is the reason given for the discrimination against Twenty-eighth and Twenty-ninth streets. A surface railroad even when horses are used as a motive power is usually supposed to benefit a street through which it passes; but in this case it has been a disadvantage to the owners of property in Twenty-eighth and Twenty-ninth streets, and the disadvantage would not be removed in case trolley cars were substituted for the absurd old horse cars. Trolley cars run more frequently at higher speed would, of course, interfere even more with the trucks than do the horse cars. The fact is, of course, that a surface railroad, while it is beneficial to a street, which is lined with shops is merely a nuisance to a street improved with loft buildings, and a similar rule applies to avenues. Sixth avenue, for instance, which is narrow and which has both an elevated and a surface railroad on it is wholly unsuitable to loft buildings, and must remain a shopping thoroughfare. On the other hand, Seventh avenue, even though it has a surface railroad, is so wide that it affords trucks plenty of room, and it is, consequently, more likely to be improved with loft buildings. Of course, it is possible that even on Seventh avenue retail trade will predominate, but as a rule the broad thoroughfare is better adapted to wholesale business and the narrow, easily-crossed thoroughfare is better adapted to retail business.

THE subway has now been in operation about five years—that is for one-fifteenth of the term included in the lease. During the year ending June 30th last it earned nine per cent. on the original \$35,000,000 capital stock of the Interborough Company, and something over three per cent. on the \$50,000,000 preferred stock of the Interborough-Metropolitan Company. A small part of this profit was derived from the earnings of the elevated roads over and above the rental; but these earnings do not affect materially the total result. What the figures really mean is this: At the end of four and one-half years the subway is earning enough money almost to double the value of its original capital stock, while at the same time to leave an additional profit of about \$25,000,000. The Interborough-Metropolitan preferred is now selling at about 50; and the value it represents would be worth a still higher price were it not for the unnecessary responsibilities assumed by the Interborough Company in connection with the Metropolitan merger. Moreover, the subway still has a considerable margin for an increase in earnings. On Washington Heights its tracks run through a district which is only partly settled, and which is rapidly increasing in population. In the Dyckman track and in the Bronx it is now carrying only a very small part of the traffic which will eventually be developed. Finally, the business development of Fourth avenue and its neighborhood will largely increase its more profitable local traffic. The cars required for the accommodation of these increased passengers will be obtained by the improvements now being made at Ninety-sixth street, by the introduction of side doors on the expresses and by the lengthening of the trains. There can be little doubt that in another five years the original \$35,000,000 of Interborough stock will have become equivalent to somewhere near \$100,000,000, and at the end of another five years \$25,000,000 may have been added to the original value. Thereafter the possible increase in profit will be small, because the system will have reached the limit of its carrying capacity, and because it will have to face competition along its whole route; but there can be little doubt that in the end the net profit of the Interborough Company on the original lease will be almost, if not quite, \$100,000,000.

THE INTEREST of these calculations consists partly in the fact that hereafter the companies operating subways will have to share these profits with the city. Take for instance the case of the Broadway-Lexington avenue tunnel. That subway will cost more per mile to construct than did the one leased to the Interborough Company. The initial charges set aside to cover this interest and sinking fund requirements may well be fifty per cent. more per mile than they are in the case of the existing subway. On the other hand, the Broadway-Lexington avenue tunnel will probably develop a denser traffic than any other single route in Manhattan. The east side lines of the elevated roads carry a good many more passengers per mile than the west

side lines; and a Lexington avenue tunnel would get a great many passengers from Park and Madison avenues who now use the surface lines. The Broadway section of the route would develop an exceptionally heavy local traffic. The increased number of passengers carried per car mile might not be sufficient to balance the increase in fixed charges, particularly in view of the fact that south of Forty-second street the Broadway route would be competing with the existing Subway and dividing its traffic. Nevertheless, it is probable that at the end of five years the profit derived from the new route would not be far from the profit derived from the old one. The city should be getting almost a million dollars a year, as its share of the net receipts over six per cent.; and thereafter, little by little, the earnings of its subway system will constitute an increasingly large proportion of its income. It is true that these earnings will not be used to diminish taxation, but they will be used for the much better purpose of increasing the efficiency and diminishing the expense of the local transit system. It is entirely possible that eventually the net earnings will be sufficient to warrant a reduction in fares, provided an arrangement to that effect can be made with the operating companies. The amount of benefit which the city will ultimately derive from this and similar bargains is, of course, a matter of speculation; but there can be no doubt that it will be very great and that in the end it will constitute an asset worth hundreds of millions to the taxpayers of New York.

THE VENTILATION OF BUILDINGS.

To the Editor of the Record and Guide:

It is well known that there are many buildings in this city where people are crowded together where they must breathe one another's breath for hours, and where the air becomes foul in consequence thereof, because no means of ventilation has been provided.

This, as you must know, is detrimental to health and is also disease spreading. To prevent these conditions, we believe there should be in the revised building code a clause about as follows:

"In each and every theatre, school, factory, hospital or any other building, or room in which five or more persons are congregated or employed, there shall be provided for each person a space not less than 1,500 cubic feet. If there is not space provided for each person containing 1,500 cubic feet, then there shall be positive means of ventilation provided to supply each person with 1,500 cubic of fresh air per hour, or to the amount necessary so that each person shall have a space of 1,500 cubic feet of air, or its equivalent in fresh air to breathe from."

The School Boards in all the States and the labor laws in some of the States have recognized the necessity of such law.

WILLIS J. ROYS.

913 Gates avenue, Brooklyn.

ANOTHER SMASH in the Hudson River brick market has driven prices to the lowest levels of the year and it is becoming apparent that the interruption to bricklaying by slow deliveries of steel cannot be the sole reason for the declension. The demand for brick continues to be large, and fully up to the normal of good years, though somewhat lessened by the slowing down of new operations, the cause of which has been generally ascribed to slow deliveries of steel. Particular inquiries disclose that good weather and a good market up to this time have encouraged an immense production of common brick, and the quantity is evidently more than the market can readily assimilate. The net result to builders is decidedly advantageous, whatever it may be to the manufacturers. As regards the general building market, conditions continue extremely favorable, not only for the trades but also for investors and the public at large. New projects are fewer for the time being, but as the number on file exceeds the record this is not complained of, especially as it is probable that the architects will soon be busy again, and with the tariff agitation ended, business will be better than ever this Fall.

THE CHICAGO BUILDING MARKET keeps up a fast pace, with no midsummer dullness. The La Salle Hotel is in the last stages, but has been delayed by a strike. The steel skeleton of the 21-story Blackstone Hotel is finished, and the walls were, at the date of our advices, up to the seventeenth floor. This building has ground dimensions of 80x172, and its cost, exclusive of furnishings, is estimated at \$2,000,000. The total estimated cost of new buildings for which plans were filed during the first six months of 1909 was \$50,028,180, compared with \$29,375,875 for the corresponding period last year. In the year following the great fire the estimated cost of building projects amounted to \$45,558,200.

—Cleveland is in the estimation of the paving brick interests the best paved city in the world.

THE "H" PLAN FOR OFFICE BUILDINGS.

Adopted for the Emigrant Savings Bank's
New Operation—It Solves the Light Problem.

WE print here the first picture the public has seen of the new office building which the Emigrant Savings Bank is erecting in Chambers st, between Broadway and Centre, facing City Hall Park. The building has a convenient situation for firms having much business with the city government or in the supreme courts, as it is adjacent to the municipal and county buildings, besides being easily accessible from the subway, tunnel and bridge systems.

In a number of respects it is or will be an interesting structure, and in one way epochal. Notice, first, the now popular "H" plan, with exterior courts front and rear, which Superintendent Snyder has long successively employed for school-houses, especially when they have interior sites, and which later was widely used for apartment houses of the first class, and now for the first time in a large office building. It solves the light problem and gives every room a direct light.

The building is being erected by the bank for investment purposes, and the ground and basement floors will be occupied for banking purposes, with entrances both from Chambers and



FIFTY-ONE CHAMBERS STREET.

(The New Building for the Emigrant Industrial Savings Bank.)

Charles T. Wills, Builder.

Raymond F. Almirall, Architect.

M. V. Lenane, Rental Agent.

Reade sts. The name selected is simply "Fifty-One Chambers Street."

The building will be fifteen stories in height. It occupies a plot fronting 123 ft. on Chambers st and 125 ft. on Reade st by 151 ft. in depth. Reservations of space are now being made from May 1, 1910.

The building will be wired for dictograph, telautograph, stock and news tickers. Every office will have hot and cold water, and vacuum cleaner. Express, holiday, Sunday and all-night elevator service will be another feature. The plumbing, drainage, water supply, heating and electric and elevator services have been designed to give the highest excellence in sanitation and comfort.

The construction and equipment will be fireproof throughout. The facade is being constructed of Indiana limestone, resting on a base of granite. The hallways, floors and entrances in Reade and Chambers sts are to be of marble, with staircases of bronze in richly ornamental design.

THERE are two things you never want to pay any attention to—abuse and flattery. The first can't harm you and the second can't help you.—Anon.

CONSTRUCTION

STATUS OF BUILDING OPERATIONS IN MIDTOWN

A List of All the Buildings, Except Tenement Houses, That Are Under Construction or Planned For, Between Fourteenth and Fifty-ninth Streets, Third and Tenth Avenues

AN idea of the immense amount of work coming ahead in the middle zone of Manhattan Island is given by the following list. Here are statistics of over one hundred buildings either in course of construction or for which plans have been filed. Projects for which plans have not been filed, but which are certain in due time to reach the construction stage, are not counted. Only the work actually in sight is considered. Tenement house work is also omitted.

The list includes many large and important buildings for commercial and manufacturing purposes, besides hotels, theatres,

Buildings to be erected, now under way or nearing completion, excepting tenements and apartment houses, between the boundaries of 14th and 59th sts, from 3d to 12th av:

Broadway, Nos 928-930, 21st st, No 17 E. 12-sty loft and store, 40.1x133.11. Owner, Building & Engineering Co, 1133 Broadway; ar't, Wm H Birkmire, 396 Broadway; cost, \$300,000; owner is the builder; site cleared, excavated and foundations under way.

Broadway, south of Hotel Breslin, east side. 18-sty office building. Owner, Century Holding Co; ar't, W L Rouse, 12 W 32d st; cost, \$600,000; steel work up and building well along.

Broadway, No 1555, and 46th st, Nos 203-217 W. Dillingham theatre and office building. ar'ts, Carrere & Hastings, 225 5th av; cost, \$1,000,000; b'r, Thompson-Starrett Co; foundations and steel now under way.

Broadway, n e cor 33d st. 18-sty hotel addition. Owner, Wm R H Martin; ar't, J H Hardenburgh; cost, \$800,000; b'r, Chas T Wills; steel work going up.

Broadway, n w cor 31st st. 11-sty store and loft, 84.1x138.8. Owner, W R H Martin; ar'ts, Townsend, Steinle & Haskell, Mar-bridge Building; cost, \$350,000; b'r, Chas T Wills; working on interior; nearing completion.

Broadway, Nos 1506-1512, and 44th st, Nos 160-164 W. 12-sty hotel, 102.3x131.3. Owner, Chas E Rector, 1510 Broadway; ar't, John Russell Pope, 527 5th av; b'r, Geo A Fuller Co; cost, \$1,000,000; four old buildings still standing; work to start at once.

Broadway, No 1934. 5-sty auto salesroom, 25.11x62.4x76.10. Owner, John H Snell, Adams Centre, N Y; ar't, Thomas Rowe, 237 Lexington av; cost, \$30,000; work to start at once.

15th st, Nos 222-224 W. 8-sty convent and hotel, 49.6x109. Owner, Catherine L De St Just and A Michance, 225 W 14th st; ar't, John W Kearney, 1133 Broadway; cost, \$160,000; b'r, Richard L Walsh & Co, 100 William st; steel work up to first floor.

16th st, s s, 80 w 5th av, 12-sty loft, 35x87.6. Owner, Hudson Realty Co, 135 Broadway; ar'ts, Sommerfeld & Steckler, 19 Union sq; work to start at once.

17th st, Nos 4 and 6 W. 18-sty loft and office, 92.6x175. Owner Henry Corn, 341 5th av; ar'ts, Maynicke & Franke, 298 5th av; cost, \$750,000; Hay Foundry Co, ironwork; work well along.

17th st, Nos 40-42 W. 12-sty loft, 50x82. Owner, Meteor Realty Co; ar'ts, Schwartz & Gross, 347 5th av; cost, \$200,000; owner has contract; foundations now under way.

18th st, Nos 6-8 W. 12-sty loft, 52x82. Owner, Brevoort Construction Co; ar'ts, Schwartz & Gross; cost, \$240,000; work to start at once.

18th st, Nos 232-234 W. and 17th st, Nos 243-247 W. 12-sty loft, 50x84. Owner, 17th St Realty Co, 1 W 34th st; ar't, Samuel Sass, 23 Park row; cost, \$350,000; owner has contract; foundations finished.

19th st, Nos 428-430 W, 2-sty loft, 50x92. Owner, Jas P Conlan, 232 W 14th st; ar't, G Brett, 28th av; cost, \$22,500; McKeon Realty Co has contract; work under way.

15th st, Nos 143-145 W. 7-sty warehouse, 40x97.3. Owner, J M Lowden, 16 W 14th st; ar't, H C Pittman, 25 W 32d st; cost, \$65,000; work to start at once.

20th st, n s, 193.6 e 6th av, 12-sty loft and store, 106.9x82. Owners, Brody, Adler & Koch Co, 132 Nassau st; ar'ts, Sommerfeld & Steckler, 19 Union sq; cost, \$500,000; steel frame going up.

20th st, Nos 513-519 W. 7-sty. warehouse, 100x92. Owners, Baker & Williams, 386 W 12th st; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av; b'r, A J Robinson Co; work to start at once.

20th st, Nos 143-5 W. 12-sty loft, 45x84.6. Owner, Seneca Realty & Construction Co, 141 W 20th st; ar't, Samuel Sass; cost, \$150,000; work to start at once; contract about let.

21st st, Nos 54-62 W. 12-sty loft and store, 112x92. Owner, Henry Corn, 341 5th av; ar'ts, Maynicke & Franke, 298 5th av; b'r, Jacob Zimmermann; work well along.

21st st, No 29 W. 6-sty store and loft, 25.6x98.9. Owner, Mrs Agnes H Poirier, 241 W 101st st; ar'ts, J E Ware & Sons, 241 W 101st st; cost, \$30,000; foundations laid.

22d st, No 40 E. 12-sty office and loft, 46.9x91.3. Owner, The 40 East 22d St Co, 103 Park av; ar'ts, Mulliken & Moeller, 103 Park av; cost, \$250,000; owner has contract; excavating started; work on foundations soon to begin.

22d st, Nos 40-42 W. 12-sty store and loft, 45.10x90.6. Owner, 40-42 West 22d St Co, Milton Dammon, 141 Broadway, President; ar'ts, Korn & Zipkes, 353 5th av; cost, \$400,000; b'r, T J Reilly Co, masonry; work well along.

23d st, s s, 188 e 3d av, 8-sty loft, 22x90. Owner, ar't and b'r, Otto Stract, 214 E 23d st; cost, \$40,000; work to start at once.

23d st, s s, 285 e 3d av. 8-sty loft, 50x100. Owner, ar't and b'r, Otto Stract; cost, \$75,000; work to start at once.

railroad depots, schools, banks, private dwellings and garages. It shows exactly the condition of the building market in this portion of the city, and is a striking proof that good times have come again.

Furthermore, it controverts any idea that in the middle sections of Manhattan building operations have fallen off over previous good years. It illustrates forcibly the northward march of business. Contractors and material dealers will find in this list a great deal of information valuable in their business. It is up to them to apply it.

24th st, Nos 19-21 W. 12-sty store and loft, 50.6x84.9. Owner, A J Bastine, 1178 Broadway; ar't, Chas E Birge, 29 W 34th st; b'r, R H Macdonald, 29 W 34th st; cost, \$250,000; foundations just finished.

24th st, No 220 E. 6-sty stable, 24.4x98.9. Owner, August W Rabe, 98 Park av, Corona, L I; ar't, P F Brogan, 119 E 23d st; cost, \$200,000; work expected to start at once.

25th st, Nos 151-5 W. 12-sty loft, 59.4x90. Owner, 25th St Construction Co, 33 E 27th st; ar't, F C Zobel, 114 E 28th st; cost, \$300,000; work expected to start at once.

26th st, Nos 518-534 W. 8-sty factory, 225x85. Owner, John Bradley, 757 Washington st; ar't, Wm Higginson, 21 Park row; cost, \$300,000; b'r, Hedden Const Co; tearing down old buildings.

26th st, Nos 135-139 W. 12-sty loft, 50x88. Owners, Mayerstigner & Liebling, 12 W 21st st; ar'ts, Buchman & Fox, 11 E 59th st; cost, \$200,000; b'r, Jacob Zimmermann; starting foundations.

26th st, n s, 100 e 6th av. 4-sty power house and sub-station, 53 x98.9. Owner, N Y Edison Co, 55 Duane st; ar't, Wm Weissenberger, Jr, 55 Duane st; b'rs, I A Hopper & Son; cost, \$150,000; work to start at once.

26th st, Nos 30-34 W. 12-sty loft, 71.6x88. Owner, Chas Kaye, 110 W 19th st; ar'ts, Buchman & Fox, 11 E 59th st; b'rs, List & Rose; cost, \$300,000; now excavating.

27th st, Nos 40-42 W. 12-sty loft, 45x88. Owner, Realty Holding Co, 907 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, \$250,000; owners will do mason work; to start at once.

27th st, Nos 121-3 W. 12-sty loft, 175x85. Owner, Realty Holding Co, 907 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, \$800,000; b'r, Hedden Const Co; working on foundations.

27th st, Nos 115-17 W. 12-sty store and loft, 50x90. Owner, Aurora Investing Co, 30 Broad st; ar't, Geo F Pelham, 507 5th av; cost, \$200,000; b'r, Fleischmann Const Co; work under way.

27th st, Nos 510-14 W. 6-sty loft, 75x90. Owner, Sophie Silleck, 11 W 96th st; ar't, W W Pearse, 624 E 19th st; cost, \$40,000; work expected to start at once.

27th st, Nos 18-20, and Madison av, Nos 56-60, and 26th st, Nos 23-25 E. 12-sty office, 98x60x90x197.6. Owner, Neptune Realty Co, 36 Wall st; ar'ts, Maynicke & Franke, 298 5th av; cost, \$400,000; b'r, Chas A Cowen; work on foundation started.

27th st, Nos 22-24 W. 12-sty loft, 50x88. Owner, Realty Holding Co, 907 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, \$250,000; work to start at once.

27th st, Nos 102-106 W. 12-sty loft and store, 60x90. Owner, Marmac Const Co, 316 W 30th st; ar't, Fred C Browne, 143 W 125th st; owner has contract; cost, \$225,000; to start at once.

28th st, n s, 300 e 11th av. 4-sty stable, 125x98.9. Owner, Sheffield Farms-Slawson Decker Co, 524 W 57th st; ar't, Frank A Rooke, 489 5th av; b'rs, Dawson & Archer, 150 5th av; cost, \$75,000; work under way.

28th st, Nos 146-8 W. 7-sty loft, 46.5x85. Owners, Quinn & Smith Co, 124 W 18th st; ar'ts, Moore & Landsiedel, 3d av and 148th st; b'rs, Quinn & Smith Co; cost, \$75,000.

29th st, Nos 134-40 W. 12-sty loft, 100x87.9. Owner, 29th St Realty Co, 120 Broadway; ar't, J H Morgan, 30 Church st; b'rs, Jas Stewart & Co, 30 Church st; cost, \$300,000; now excavating.

30th st, Nos 24-26 W. 10-sty store and loft, 25x88.4. Owner, estate of Walden Pell, 122 W 25th st; ar'ts, Pell & Corbett, 122 E 25th st; b'r, Alexander Brown; cost, \$80,000; now excavating.

31st st, Nos 31-33 E. 12-sty loft, 42x88.9. Owner, Thomas Williams, 31 E 31st st; ar't, James Riely Gordon, 402 5th av; cost, \$170,000; expect to start work soon.

31st st, n s, 150 e 5th av, through to 32d st. 11-sty loft, 66x197.6. Owners, Stockton Realty Co, 395 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; b'r, Hedden Const Co; cost, \$300,000; work will start soon.

32d st, s s, 175 e 1st av. 10-sty loft, 120x88. Owner, Coboceton Realty Co, 415 E 31st st; ar't, Paul C Hunter, 17 Broadway; cost, \$75,000; work to start soon.

32d st, Nos 15-17 E. 12-sty store and loft, 50x90. Owner, Alliance Const Co, 203 Broadway; ar't, Geo F Pelham, 507 5th av; b'r, Levering & Garrigues Co, steel work; now excavating.

32d st, 31st st and 8th av. 4-sty station. Owner, Penna R R Co; ar'ts, McKim, Mead & White, 160 5th av; b'r, Geo A Fuller Co; advanced, working on interior; cost, \$4,000,000.

33d st, Nos 14-16 E. 12-sty loft, 50x90. Owner, Lisle Realty Co, 15 William st; ar'ts, Crow, Lewis & Wickenhoefer, 160 5th av; b'r, Tide Water Bldg Co; now laying foundations.

34th st, n w cor 8th av. 1-sty bank, 49x100. Owner, West Side Bank, 485 8th av; ar't, Thos J Duff, 407 W 14th st; cost, \$125,000; contract soon to be awarded.

36th st, n s, 145 e 2d av. 5-sty school, 107x60. Owner, Church of St Gabriel, 308 E 37th st; ar't, J V Van Pelt, 333 4th av; cost, \$130,000; b'rs, P J Brennan & Son; work to start at once.

38th st, Nos 8-14 W. 12-sty of ice and loft, 75x88. Owner, 5th Av & 38th St Realty Co; ar'ts, Goldwin Starrett & Van Vleck, Everett Bldg; b'r, Geo A Fuller Co; cost, \$375,000; working on foundations.

38th st, Nos 28-30 W. 12-sty loft, 50x89. Owner, Capt W H Wheeler, 66 W 51st st; ar'ts, Goldwin Starrett & Van Vleck, Everett Bldg; b'r, Geo A Fuller Co; cost, \$140,000; building will be completed in about 10 days.

39th st, Nos 222-226 W. 12-sty store and loft, 62.10x87. Owner, Marmac Const Co, 316 W 30th st; ar't, Fredk C Browne, 143 W 135th st; owner has contract; cost, \$225,000; to go ahead at once.

40th st, Nos 105-111 W. 12-sty office and loft. Owner, Tilden Investing Co, 141 Broadway; ar'ts, D'Oench & Yost, 289 4th av; b'r, W L Crow Const Co, 289 4th av; cost, \$400,000; now digging trenches for foundations.

40th st, Nos 203-5 W. 4-sty store and loft, 38.9x74. Owner, John G Wendel, 175 Broadway; ar'ts, J B Snooks Sons, 73 Nassau st; b'r, Jas F Egan; cost, \$20,000; now excavating for foundations.

43d st, Nos 108-16 W. 11-sty Elks Club, 100x100.5. Owner, N Y Lodge of Elks, 8th av and 59th st; ar't, Jas Riely Gordon, 402 5th av; cost, \$1,000,000; excavated; steel contract let; work to start immediately.

43d st, Nos 3-7 E. 7-sty loft, 56x90. Owner, Pittsburgh Const Co, 787 5th av; ar'ts, Delano & Aldrich, 4 E 39th st; cost, \$100,000; work to start at once.

45th st, Nos 141-147 W. 12-sty loft, 68.6x90. Owner, J E Olsen, 37 E 28th st; ar't, Jas Riely Gordon, 402 5th av; b'r, John E Olsen; cost, \$300,000; now excavating.

46th st, No 610 W. 2-sty stable and loft. Owner, John J Betz estate; ar't, W E Ellis, 26 Broadway; b'r, John J O'Leary Co, 39 Cortlandt st; cost, \$12,750; now under way.

47th st, No 105 W. 4-sty loft, 22x72. Owner, Milton Wallenstein, 87 Maiden lane; ar't, Albert Morris, 103 Park av; b'r, Chas P Feibusch, 539 W 156th st; cost, \$16,000; now under way.

52d st, Nos 351-355 W. 8-sty loft, 60x94.5. Owner, ar't and b'r, Otto Straet, 214 E 23d st; cost, \$70,000; work to start at once.

52d st, s s, 150 e 7th av. Three 12-sty lofts, 50x90. Owner, Michael Coleman, 120 Broadway; ar'ts, Schwartz & Gross, 347 5th av; cost, \$600,000; estimating, work to go ahead at once.

55th st, Nos 452-454 W. 3-sty laundry and loft, 75x95. Owner, A B Emmet, Stony Brook, L I; ar't, David E Baxter, 77 Pike st; b'r, Turner Const Co, 11 Broadway; cost, \$45,000; to begin at once.

56th st, Nos 140-144 E. 6-sty residence, 66x87.5. Owners, E F Parson and R. C. Slack, 147 E 56th st; ar'ts, Lawlor & Haase, 69 Wall st; b'r, Jas T McGuire; plastering.

56th st, Nos 109-121 W. 13-sty hotel, 175x100. Owner, Great Northern Co; ar'ts, Schwartz & Gross; b'rs, Milliken Bros; steel, Jacob Zimmermann; mason work, Canavan Bros; excavations; cost, \$1,500,000; building enclosed; working on interior.

58th st, s s, 100 e 4th av. 1-sty garage, 120x100. Owner, Chas E Appleby, 55 Liberty st; ar't, Geo Provot, 104 W 42d st; b'r, H H Vought & Co, 103 Park av; cost, \$10,000; under way.

4th av, n w cor 18th st. 12-sty loft, 53x160. Owners, Klein & Jackson, 36 Wall st; ar't, W L Rouse, 12 W 32d st; b'rs, Oddie & Stafford, 30 Church st; cost, \$400,000; now excavating.

4th av, No 252, 18th st, No 105 E. 18-sty office and loft, 102x 218. Owner, Pocono Bldg Co, 60 Wall st; ar't, R H Robertson & Son, 160 5th av; cost, \$1,865,000; site clear, now excavating.

4th av, s w cor 25th st. 16-sty loft and store, 98x105. Owner, Jos Milbank, 33 Wall st; ar'ts, Geo B Post & Sons, 347 5th av; b'r, A J Robinson Co, 123 E 23d st; old buildings standing, work to go ahead at once.

4th av, n e cor 27th st. 12-sty loft, 98.9x166.8. Owner, Mrs Ebert E Bryce, Roslyn, L I; ar'ts, Clinton & Russell, 32 Nassau st; b'r, Thompson-Starrett Co, 49 Wall st; cost, \$400,000; now excavating.

4th av, s e cor 28th st. 12-sty loft, 98.9x185. Owner, Hewitt Realty Co, 50 Church st; ar'ts, Clinton & Russell, 32 Nassau st; b'r, Thompson-Starrett Co; cost, \$500,000; now excavating.

4th av, s e cor 27th st. 16-sty loft and office. Owner, A Fillmore Hyde, 10 W 47th st; ar't, Chas A Valentine, 1 E 29th st; b'r, A J Robinson Co, 123 E 23d st; cost, \$650,000; work under way.

4th av, n e cor 30th st. 16-sty office and loft. Owners, Dodd, Mead & Co, 372 5th av; ar'ts, Babb, Cook & Welch, 3 W 29th st; b'r, Edward Corning Co; work now under way; cost, \$600,000.

4th av, s w cor 34th st. 19-sty hotel, 197x80. Owner, City Leasing Co, 54 Wall st; ar'ts, Warren & Wetmore, 3 E 23d st; cost, \$2,000,000; starting to tear down old buildings; general contract not let; renting offices from plans; to start at once.

9th av, s e cor 54th st. 5-sty car house, 135x300. Owner, Metropolitan Railway Co; ar't, A V Porter, 621 Broadway; cost, \$450,000; nearing completion.

12th av, e s, 50 s 57th st. 4-sty loft and storage. Owners, J A Dwyer and P Dooley, 70 5th av; ar't, J A Dwyer, 70 5th av; cost, \$50,000; owners will have contract; to start at once.

5th av, No 277. 6-sty loft and store, 23x75. Owner, G Redmond, 309 5th av; ar'ts, Hoppin & Koen, 244 5th av; b'r, P Gallagher; cost, \$20,000; to start foundation in a few days.

5th av, Nos 286-288. 12-sty store and office, 34.1x125. Owner, Charles T Wills, 156 5th av; ar't, James B Baker, 156 5th av; b'r, Chas T Wills; cost, \$150,000; laying steel beams.

5th av, No 329. 6-sty store and loft, 24.9x95. Owner, John J Downey, 410 W 34th st; ar't, Clarence L Sefert, 410 W 34th; b'r, J J Downey, 410 W 34th; just finishing interior work; cost, \$25,000.

5th av, n e cor 31st st. 20-sty office, 56.9x150. Owner, Fifth Av Investment & Impt Co, 1 Madison av; ar'ts, Buchman & Fox, 11 E 59th st; b'r, Hedden Constr Co; cost, \$500,000; foundation started.

5th av, n w cor 35th st. 6-sty store and loft, 123x125. Owner, Ball Realty Co, 60 W 23d; ar'ts, Townsend, Steinle & Haskell, Marbridge Bldg, Broadway and 34th st; b'rs, Gillies Campbell Co., 1 Madison av; cost, \$300,000; site cleared, excavated, foundation under way.

5th av, No 726. 5-sty residence, 25x62.8. Owner, Mrs. Lewis T Hoyt, 392 5th av; ar'ts, McLellan & Beadel and Arthur Dillon, Assoc, 1123 Broadway; b'r, George Sykes, 1123 Broadway; cost, \$58,000; work under way.

5th av, Nos 550 and 552. 8-sty store and loft, 50x90. Owner, Max Haskell, 316 5th av, and Mrs. Adelaide Browning, 252 5th av; ar'ts, Buchman & Fox, 11 E 59th; b'rs, Hedden Constr Co; cost, \$150,000; lessees, Hollander & Co; steel work going on.

6th av, n e cor 16th st. 10-sty loft, 29.10x65. Owner, Max Kurzrok, 55 W 16th st; ar'ts, Schwartz & Gross, 347 5th av; cost, \$150,000; work to start Oct. 3d.

6th av, w s, 32d to 33d sts. 10-sty department store, 197.5x400. Owners, Manhattan Hudson Realty Co, 62 Cedar st; ar'ts, D H Burnham & Co, R R Exchange Bldg, Chicago, Ill; b'rs, Thompson-Starrett Co, 49 Wall st; cost, \$4,000,000; Gimbel Bros, Philadelphia, Pa., lessees; excavating, foundation started.

6th av, n e cor 40th st. 2-sty bank bldg, 98.9x98.11. Owner, Union Dime Savings Bank; ar't, Alfred H Taylor, 138 E 65th; b'r, W. L. Crow Const Co, 289 4th av; cost, \$225,000; steel and stone work under way.

7th av, s e cor 21st st. 7-sty store and loft, 46x85. Owner, Morris Weinstein, 1968 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st; b'r, Libman Contr. Co; cost, \$100,000; putting up iron work.

7th av, Nos 724 and 738. 2-sty office, 45.7x51. Owner, Provident Loan Soc. of N Y, 346 4th av; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av; b'r, Chas T Wills; cost, \$40,000; foundations under way up to curb level.

Madison av, No 477. 4-sty residence, 25x80.5. Owner, Alva E Belmont, Hempstead, N Y; ar'ts, Hunt & Hunt, 28 E 21st st; b'r, H B DeVoe, 515 Columbus av; cost, \$35,000; work under way.

Madison av, s e cor 24th st. 50-sty office bldg. Owner, Met Life Ins Co; ar'ts, N. LeBrun & Sons, 1 Madison av; b'rs, Hedden Constr Co, and Post & McCord; cost, \$8,000,000; working on interior.

Madison av, No 127. 7-sty store and loft, 23.3x90. Owner, Woodbury Langdon, 188 Worth st; ar't, Chas E Birge, 29 W 34th st; b'r, R H Macdonald, 29 W 34th st; work under way.

Madison av, n w cor 38th st. 20-sty store and loft, 74.4x100. Owner, 250 Madison Av Co, 165 Broadway; ar'ts, Buchman & Fox, 11 E 59th st; cost, \$500,000; expected to go ahead at once.

Madison av, n e cor 34th st. 16-sty office bldg, 49.4x100. Owner, Margaret S E Cameron, Clifton, S I; ar'ts, Clinton & Russell, 52 Nassau; b'rs, Whitney-Steen Co; nearing completion; working on interior; cost, \$300,000.

Madison av, n w cor 46th st. 21-sty hotel (known as Ritz-Carlton). Owner, Robert Walton Goelet; ar'ts, Warren & Wetmore, 3 E 33d; b'r, M Reid & Co., Inc; cost, \$2,000,000; on 47th st side, mason work up to 15th sty; on 46th st side, steel work finished.

Gramercy Park, No 24. 12-sty elevator bachelors' studio and apartment. Owner, Gramercy Park Co; ar't, Herbert Lucas, 5 and 7 E 42d; b'r, Thompson-Starrett Co; cost, \$350,000; nearing completion; now trimming and plastering.

Gramercy Park, Nos 3, 5 and 38. 12-sty bachelors' studio and apartment, 83.4x63.10. Owner, Gramercy Park Constr Co., 39 W 25th st; ar't, James Riely Gordon, 402 5th av; cost, \$400,000; stonework up to 8th sty; steel work completed.

Irving pl, n w cor 16th st. 11-sty loft bldg, 225x77x146. Owner, Irving Corner Co, 320 5th av; ar'ts, James Riely Gordon, 402 5th av; cost, \$900,000; steel work nearly up. George Borgfeldt & Co, lessees; b'r, Irving Corner Constr Co; brickwork to 3d sty floor.

Irving pl, s w cor 16th st. 20-sty office and loft, 231.9x100. Owner, 118 E 16th St Co, 135 Broadway; ar'ts, Goldwin Starrett & Van Vleck, Everett Bldg., 17th st and 4th av; cost, \$600,000; excavated; foundation and steelwork under way.

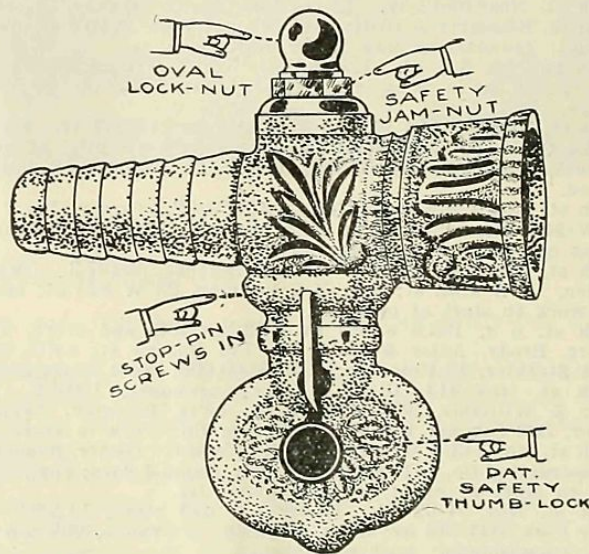
Irving pl, e s, bet 16th and 17th sts, block front, Washington Irving High School. Owner, City of New York; ar't, C B J Snyder, 500 Park av; site excavated; contracts about to be awarded.

42d st, DePew pl and Vanderbilt av. New Grand Central Station; ar'ts, Warren & Wetmore and Reed & Stem, 314 Madison av; b'rs, John Peirce Co, 90 West st, stonework, and Terry & Tench, steel; section on 41st st, 1st sty floor beams in place; estimated cost, bet \$4,000,000 and \$5,000,000. Various other contracts to be awarded.

An Automatically Locking Gascock.

It has been said that while electricity is making steady progress, gas is holding its own. Thinkers are bringing out new electrical inventions daily, but as fast as they appear on the market, other thinkers and inventors are producing equally valuable appliances to render gas more useful, cheaper and, of far greater importance, safer. Everybody knows the danger from a loose gascock in the sleeping or living-room. The newspapers chronicle each day incidents of death by the accidental turning of a gas stop by a child or infirm person, followed frequently by fatal consequences.

At Nos. 20 to 30 Morton st, Brooklyn, and at No. 67 Centre st, this city, are the factory and salesroom, respectively, of Shapiro & Aronson, manufacturers of gas and electric fixtures. This is the company that has brought out another of those "long felt wants" in the shape of an absolutely safe gascock.



A SAFETY GASCOCK.

The illustration shows the device, which is known as the "S. & A. Safety Cocks." In brief, when the gas is turned off the key is locked and cannot be turned on again accidentally. To open it a lever must be pressed to unlock it. They can be fitted to any chandelier, bracket, pendant or any other kind of gas-fixture, whether it be already installed or not. In addition to the safety locking features, the device has a safety jam nut with oval lock that prevents the screw and washer from becoming loose. The safety-cocks have a quarter-turn instead of the usual half-turn, and the stop pin is screwed in, thus preventing the pin from falling out.

THE PENFIELD PATENT AND THE BRICK TRADE

It Is Possible Under This Patent to Make a Uniform Price for Common Brick—Statistics of the Clay Working Industries

ATTENTION has been attracted to affairs in the Chicago brick trade, by the resignation of C. D. B. Howell as president of the consolidation of brick manufacturing interests, styled the "Illinois Brick Company." This company is composed of twenty or more concerns supplying the Chicago market. From all accounts, the manufacturers have difficulty in making both ends meet, and they have had to take measures to render deadly competition unnecessary.

Present prices in brick will be maintained by the introduction of a new patent, which, it is said, will revolutionize the brick industry. The use of this patent is to be coupled with a fixed price for the output, although it is said no effort will be made to raise the price immediately.

R. C. Penfield, of Bucyrus, Ohio, is the inventor of the new machine, which is controlled by the American Equipment Company. This company, instead of selling its product outright, will lease the machine to Chicago brick manufacturers and take in turn a royalty on all brick made and sold in and about Chicago. In this way, the brick makers expect to get around the anti-trust law, as they believe they will be protected by the patent laws.

By the contract which the American Equipment will have with each brick company that leases the new machine, a single price on brick will be insisted on. It is said this price will be \$6 a thousand, which is the present wholesale market price for common hard's.

Mr. Howell admits that his resignation is due to the new plans:

"I have resigned simply because I have had an honest difference of opinion with the directors," he says. "It is true the company contemplates the adoption of this new Penfield patent, and that by its adoption a uniform set of prices will prevail.

"Of course it will be possible under the patent laws to secure a uniform price on brick, and to say that it will circumvent the anti-trust laws of the State is correct, I believe. I understand that no effort will be made to raise the price.

"I wish it to be understood that my withdrawal was not the result of anger on my part. It was simply a friendly disagreement. Mr. Forgan resigned largely for the same reason.

"I believe it is the intention of the Illinois Brick Company to adopt the new machine gradually in its yards. If it is adopted throughout it will cost the company at least \$225,000."

Two meetings of the board of directors were held before a decision to adopt the Penfield patent was reached, it is known. At the second meeting President Howell tendered his resignation, and it was accepted. Temporarily he will remain a member of the board, but he intends to sever his connection completely with the company as soon as possible. William Schlake, a former Alderman and previously secretary of the company, was elected to the presidency. E. C. Pitter was chosen secretary. George S. Munroe, of Joliet, Ill., was elected to the board of directors in place of Forgan.

Since the first of the year brick prices have remained firm, due to a large demand, and also to small stocks. It is said, however, that persons interested in the Illinois Brick Company saw a possible slashing of prices ahead by independent firms. When the Penfield patent was presented to the company, it was seized upon immediately, because it not only offered an opportunity to fix the price of brick, but also to save much skilled labor and expense.

Three of the largest brick making companies in Chicago have decided to adopt the Penfield process, and other concerns are on the point of taking up the patent. This will result in what one brick company official termed an "impersonal combination of interests." R. C. Penfield, the inventor of the new process, which is said to be "automatic," virtually is at the head of the so-called trust. He controls the American Equipment Company, which leases the Penfield patent to brick companies on the guarantee of certain royalties and a fixed price on brick.

Brick manufacturers, however, while admitting that the industry in and about Chicago would be more or less unified in purposes and financial results, declare that there has been no move toward organizing or merging interests.

"We have no secrets," says William Schlake, the new president of the Illinois Brick Company, who was elected to succeed C. D. B. Howell. "We consulted our attorneys. Finding we were legally safe, we voted to adopt the patent.

"It is possible that the Penfield process may affect the price of brick in other towns by its adoption here, and it thus will enable us to reach out farther if this proves true. We haven't discussed the future price of brick, but I see no cause for a rise in present prices."

"We have not had in mind an evasion of the anti-trust laws," said E. C. Potter, the newly elected secretary. "We have here simply an essential device which we want to use. The patentee insists on certain terms. We agree to them. It is an old idea and has gone through the courts many times successfully."

The Alonzo Curtis Brick Company, one of the Illinois Brick Company's biggest rivals, is installing the Penfield process in its plant at Grant Park. This plant will be used only to demonstrate the process. The Curtis Company intends to adopt it in all its yards. The National Brick Company contemplates

the early adopting of the process. B. F. Weber, president of the company, stated that his company has been considering the process and in all probability would take it up.

Among other concerns which may use the Penfield process, causing a virtual monopoly on the price of brick by the contract Penfield insists upon, are the following: Labahn Brick Co., American Brick Co., Chicago Brick Co., Glen View Brick Co., Lutter Brick Co., Bach Brick Co., Alexander Burke Brick Co., Murphy & Lorimer Brick Co., Kemnitz & Schneider Brick Co., Calumet Brick Co., Wisconsin Lime and Cement Co., Builders' Brick Co., Manteno Brick Co., Steger Brick Co., C. Harms Brick Co.

THE CLAY-WORKING INDUSTRIES.

CHART SHOWING 1908 STATISTICS.

The United States Geological Survey has just published a large chart showing the statistics of the clay-working industries in 1908 by States and products, with comparative totals for 1907. This chart shows that the clay products of the United States in 1908 were valued at \$133,197,762, compared with \$158,942,369 in 1907, a decrease of about one-sixth. Every State and Territory except Alaska is represented in this total, a fact which shows the widespread character of the clay-working industries. Ohio is the leading clay-working State, reporting products worth \$26,622,490, or 19.99 per cent. of the total. Pennsylvania, New Jersey, Illinois, New York, Indiana, Missouri, California, Iowa and West Virginia are the next largest producing States, in the order named. These ten States produced wares valued at \$98,494,107, or nearly three-fourths of the value for the whole country. The first five States produced considerably over one-half of the total output. Wyoming has the smallest production, with products valued at \$52,282, or only 0.04 per cent. of the total.

COMMON BRICK.

Every State reported common brick, the total quantity being 7,811,046,000, valued at \$44,765,614; this represents over one-third of the value of all clay products. Illinois is the leading producer of common brick, reporting 1,119,224,000, valued at \$4,834,652, or \$4.32 per thousand. New York is the second in quantity but first in value, the figures being 1,055,006,000, valued at \$5,066,084, or \$4.80 per thousand. The average value per thousand ranged from \$3.97 in Kansas to \$10.33 in Wyoming, with a general average of \$5.73. Tennessee comes the nearest to the general average—\$5.72. The average value in 1907 was \$6 for the whole country.

There was a decrease in the value of the common brick from 1907 of \$14,079,847, or 23.85 per cent., and the quantity decreased 1,984,652,000, or 20.26 per cent. The only States showing increases in output of common brick were Arizona, Idaho, Nevada, Montana, Oregon, South Dakota and Washington, and of these States Washington showed a decrease in value.

VITRIFIED PAVING BRICK.

Vitrified paving brick is one of the only two products that showed an increase in 1908. This product increased from 876,245,000 in 1907 to 978,122,000 in 1908, a gain of 11.63 per cent.; and in value from \$9,654,282 in 1907 to \$10,657,475 in 1908, a gain of 10.39 per cent. Ohio is the leading State for vitrified paving brick, reporting about one-third of the entire quantity and value.

DRAIN TILE, FIRE BRICK AND POTTERY PRODUCTS.

Drain tile is the other product that reported a gain in 1908, the increase being from \$6,864,162 in 1907 to \$8,661,476 in 1908, or 26.18 per cent. This product finds its largest use in the Middle West—Iowa, Indiana, Ohio, Illinois and Michigan reporting \$9.84 per cent. of the total.

Fire brick was reported in 1908 to the value of \$10,696,216, compared with \$14,946,045 in 1907, a decrease of 28.43 per cent. The quantity decreased from 783,017,000 in 1907 to 552,366,000 in 1908, a loss of 29.46 per cent.

Pottery products decreased in value from \$30,143,474 in 1907 to \$25,135,555, a loss of 16.61 per cent. The value of the pottery products was nearly one-fifth of the value of all clay products.

Copies of this chart may be had by addressing the Director, United States Geological Survey, Washington, D. C.

* FORMULAE FOR CREOSOTE SHINGLE STAIN.—A good grade of shingle stain is made by thinning the oil color required to give the color to the stain with a mixture of 4 gallons of raw linseed oil, 2 gallons of creosote oil and 1 gallon liquid dryer, says a recent issue of the Painters' Magazine. The color should be permanent and non-fading, and it is best to have it of the consistency of house paint before adding the thinners referred to. If to be used for dipping, 1 gallon of paint to 7 gallons of the thinners referred to is sufficient. For brushing, 2 gallons of paint should be used.

"PULLING A HOUSE OUT OF A ROW."

DID you ever own a residence that had the misfortune to be one of a row all alike when your inclination and taste was for something distinctive? You loved the house, but oh if it were only different! It was not built to your order, or it would have represented your individuality; there would have been something in the facade, even if it were necessarily of the same height and width as its neighbors on either side, that would have given it a distinction. In your negotiations for a house you found many that you fancied, but because of their architectural individuality you either could not prevail on their owners to sell, or they considered that their value was greater than that of the "ordinary" house which you concluded to buy.

There was a house on West End av that was simply a section of a "greater" building. The stones and bricks of the adjoining house knit into this one without a break in the regularity of the bond. Same style of limestone stoops, same kind of doorways and windows! After a while it must have got on the owner's nerves, for he went to an architect and told him that he wished his residence pulled away from its neighbor. The architect did more, he has "pulled it out of the block," and has given the owner a handsome as well as a distinctive facade.

First the architect's workmen sandblasted the stonework, disclosing a pretty color and texture, which they complemented by painting the doorway and window sashes a delicate light gray—a gray that is almost a cream white. But first they replaced the ordinary double-hung window-sash with French casemate windows in every story. That was not much to do.

Before they left they set a little piece of architectural faience into the stone wall at one side of the door, hung a small bronze lantern on the other side and built a balcony off the second floor that was filled with flowers the morning we discovered it. They also changed the shape of the solid stone balustrades that looked just like the other fellow's and surmounted them with a railing to match that bronze lantern. That's all they did to the outside to make the owner realize that he had a house all his own instead of a co-operative apartment.

The interior of this house they redecorated. The "refrigerator" oak which most owners get when they buy a ready-to-wear house, had to submit to having its complexion changed. All the woodwork was refinished, and now the color scheme is mostly ivory and soft grays. The owner left it all to the architect, and the whole thing cost him but a trifle. In return he gets a home befitting a man of his ideas.

CONTRACT DESIGNING.

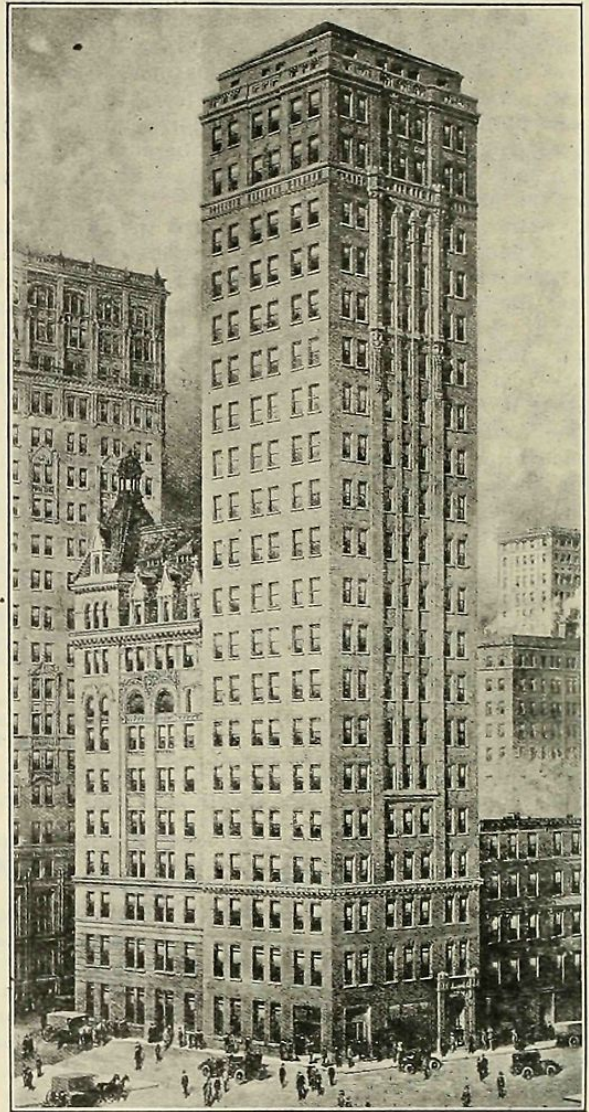
The men who took this commission and planned and superintended this improvement said that they aim at better things for architecture and decoration, to obtain an effect that will be satisfactory to the owner, and to accomplish this without waste. They did it under a building method called "contract designing." It obtains the services of the architect, artist and artisan best fitted to execute the particular work contemplated. It makes a single firm responsible for the entire operation, whether it be the designing and building of a bank, a church, a clubhouse or a residence. It is a system which absolutely determines and limits the cost. The owner makes the appropriation, and the firm accepting the commission makes it go as far as possible. There is a guarantee that the cost will not exceed the appropriation, and if there is any money left over it is returned to the owner.

Perfect confidence must be reposed by the owner in the builder. One-tenth of the appropriation is the charge for the builder's services and the other nine-tenths are uniformly distributed over the costs of the entire work. There never are any "extras." The form of contract may be as simple as this: "We hereby propose to furnish plans, specifications and satisfactory architectural services, also all labor and materials required, to execute the following: new buildings, including vault equipment, furnishings and decorations, for the First National Bank of —, for a sum not to exceed \$50,000. We further agree, if on completion of the contract we find that the cost to us, plus 10 per cent. profit, is less than the sum named above, to credit the difference on the contract price." A New York firm which carries on business under this method gets commissions from many different States.

BUILDING AND LOAN ASSOCIATIONS passed through the panic unharmed and made good gains last year. Statistics issued at the annual convention of the U. S. League of Building and Loan Associations at Philadelphia disclosed 5,599 local building and loan associations in the United States, with a total membership of 1,920,557 and assets of \$784,175,753. This is an increase in membership over last year of \$1,138 and an increase in assets of \$52,667,307. The total receipts were \$519,721,570, and of this amount \$134,085,170 was loaned out on mortgages, as against \$209,925,072 in the preceding year. Some idea of the economical manner in which these associations are conducted may be gained when it is stated that the total expense of operation of all the 5,599 organizations was equal to seven-tenths of 1 per cent. of their assets. New Jersey has 447 associations and New York 235.

FOUNDATION READY FOR CASUALTY BUILDING.

The foundations and caissons are about completed for the new 22-story office building which the Fidelity & Casualty Company, 97 Cedar st, is to erect at the southwest corner of Liberty st and Temple pl, as an annex to the present building at the rear, in Cedar st. The new part will cover a plot measuring 52.6x 54.5 feet, with exterior materials of granite, limestone, terra cotta and brick. The estimated cost is \$350,000, according to the plans filed. Messrs. Eidlitz & McKenzie, 1123 Broadway, are the architects, and the Andrew J. Robinson Company, 123



LATEST DRAWING OF THE FIDELITY & CASUALTY ANNEX.

Liberty street, s. w. cor. Temple place.

Eidlitz & McKenzie, Architects.

East 23d st, holds the general building contract. The Harbison-Walker Refractories Company, 1133 Broadway, of which E. J. Henderson is general service manager, has received an order to supply 400,000 light gray front brick. Officers of the Casualty Company include George F. Seward, president; Robert J. Hillas, secretary; Dumont Clarke and William P. Dixon, directors. (See also issue March 13, 1909.)

NOTES OF INTEREST.

It is expected that the ferry service from Broadway, Brooklyn, to Roosevelt st and 23d st, Manhattan, will again be in operation before Nov. 1.

The proposed acquisition by the Jersey City municipality of the block of land and buildings bounded by Montgomery, Hudson, York and Greene sts, in order that the buildings may be torn down and the plot transformed into a concourse or plaza, has met with approval by many of the best citizens. The land needed, with the buildings thereon, is assessed for nearly \$600,000.

On the recommendation of Hon. John H. O'Brien, Commissioner, Department of Water Supply, Gas and Electricity, the resolution adopted May 1, 1900, which authorized an issue of \$500,000 corporate stock for the purpose of repairing and making watertight the Millburn Reservoir on Long Island, has been rescinded. The reservoir was constructed in 1893, and cost \$1,100,000. Since the installation of many wells and the construction of the infiltration gallery, the amount of water that could have been saved by storing it in the Millburn Reservoir would have been extremely small. It would not have been possible to have filled it even once during the past three years by the surface water spilled from the supply pond.

—It is a pretty good idea to get the advice of your patrons; get as much of it as you can and invite it at all times, and then use your own judgment instead of the advice.

—One of the four tubes which the Pennsylvania is building under the East River is finished and ready for the installation of tracks. This one is the most northerly.

MUNICIPAL CONSTRUCTION PLANS

Large Appropriations Just Made for New Buildings and Various Public Improvements—Two Millions for New Water Mains

MAYOR McCLELLAN has approved a number of appropriations for construction work passed by the Board of Aldermen at its last regular meeting previous to adjournment for the summer vacation. The appropriations were made upon the recommendation of the Board of Estimate and Apportionment, after due consideration and after hearing reports from the board's engineers in each case. The authorities have been more liberal than at any time since the panic. A number of new buildings will be erected with the money now set aside, to be located at various institutions. The sum of two million and over goes for buying and laying water pipe in Manhattan and the Bronx, which will put a great many laboring men at work.

The Board of Health has received an appropriation of \$500,000, of which \$230,000 is for the construction of four pavilions, necessary administration building, power plants, sewage disposal plant, etc., on property owned by the Department of Health in the Borough of Queens, and known as the "Haacke" Farm, to accommodate 240 patients; \$110,000 for the construction of four pavilions on North Brother Island; \$60,000 for the construction of two pavilions on the grounds of the Willard Parker and Reception Hospitals, foot of East 16th st, Manhattan; and \$10,000 for extensions and alterations to buildings at Otisville.

An appropriation of \$180,000 has been made for the extension of two tuberculosis infirmaries at Metropolitan Hospital on Blackwell's Island, and \$35,000 for the construction of a hospital pavilion at the City Home on Blackwell's Island.

The Board of Health has also received authority to advertise for bids and award the contract for labor and materials required to erect a vaccine stable and laboratory, antitoxin bleeding room and laboratory, and for additions and alterations to stable for antitoxin horses at the sanatorium for the care and treatment of persons living in the City of New York suffering with tuberculosis, located at Otisville, Orange County, N. Y., at a cost not to exceed \$15,000.

The Commissioner of Parks in the Bronx has received an appropriation of \$143,000, the proceeds of which are to be applied in part as follows during the current year: Additional greenhouses for propagating purposes, Bronx Park, \$18,000; filling, draining and improving the lowlands east of the music pavilion, Bronx Park, \$15,000; construction of granite steps to replace wooden steps, St. Mary's Park, \$8,000; fireproofing vaults, office building, Claremont Park, \$5,000; erection of a drinking fountain and improvement of surrounding grounds, in addition to \$3,000 now available, Macomb's Dam Park, \$3,000; granite steps and walks from Jerome av to Ogden av, Macomb's Dam Park, \$7,000; comfort station and additional bath houses at Orchard Beach, Pelham Bay Park, \$25,000; raising and improving Colonial Garden, including replanting, Van Cortlandt Park, \$20,000; providing steps at Webster av bridge, Mosholu Parkway, \$7,000; railing around small parks and along walks and drives in other parks, \$10,000; construction of manure pits adjacent to Bronx Park stations, \$20,000; drinking fountains in various Bronx parks, \$5,000.

Allen N. Spooner, Commissioner of Docks, has received authority to advertise and award a contract for building the proposed viaduct at the St. George terminal of the Staten Island Ferry at an estimated cost of \$52,000. The structure will consist of a viaduct to connect the present ferry service with the new viaduct structure being built by the officials of the Borough of Richmond in South st. It is to be a post and girder viaduct to accommodate three tracks and a 10-ft. sidewalk east side. The length will be about 370 ft. It will have seven bents and seven bays, the ends to rest on abutments. There will be fifteen columns, two columns in each of the six bents from the Jay st approach towards the terminal and three posts at the terminal end.

Forty thousand dollars has been appropriated by the city for the construction of a concrete arch bridge, 80 ft. in width and having a span of 55 ft. over the Bronx River at 180th st, at a cost not to exceed \$40,000.

Ten thousand dollars for improvements to the Administration Building in Bronx Park and \$12,500 for a comfort station in the same park.

The sum of \$2,026,100 for furnishing and laying water mains in Manhattan and the Bronx.

The sum of \$500,000 to continue the construction of the new Bellevue Hospital.

Fifty thousand dollars for the construction of approaches to and footwalks on the bridge crossing the Harlem River and the Putnam Railroad at 158th st. Fifteen thousand for a bridge over Garretson's Creek, Brooklyn.

Seventy-five thousand for making surveys and plans for the Jamaica Bay improvement, and \$10,000 for surveys and plans for improving the shore of Riverside Park, between 72d and 129th sts; for completing Colonial Park, \$110,000; for an ad-

ditional supply of water for the Borough of Brooklyn, \$623,356.70; for various improvements at the New York Botanical Gardens, \$25,000; for pipe rail fences at Mt. Morris Park, \$15,000.

RIVERSIDE PARK EXTENSION.

Ten thousand dollars has been appropriated by the City to pay for plans to be prepared by a competent engineer or landscape architect for the improvement of the lands lying west of the tracks of the New York Central Railroad, between 72d and 129th sts, by filling them in and adding them to Riverside Park. It is believed that this improvement can be made at a comparatively small cost and that if made it will greatly increase the value and natural advantages of Riverside Park for public use.

Title to the lands was obtained by the City in 1897, but no action has been taken until now for its improvement. The proceedings are in order now in view of the fact that the Robert Fulton Memorial Association are inviting plans for the construction of the beautiful water-gate at or near 110th st. The attractions of the park would be multiplied if there were public access to the waterfront, and especially if the plans in contemplation should provide for suitable landing places for motor boats.

NEW SUBWAY STATION AUTHORIZED.

The detailed estimate by the city engineers of the cost of the proposed new subway station at 190th st and St. Nicholas av amounts to \$376,915. This includes two elevators, with the machinery for operating them. The work will be done as an extra under the contract of John B. McDonald. The owners of the property on which the elevators will be placed are prepared to give the city title to the land required for the elevator shafts and their approaches, they retaining an easement permitting the construction of buildings over them.

There is now no station between 181st st and Dyckman st, a distance of about 4,800 feet. The proposed station is approximately midway between these two. As to the necessity for an additional station there is no doubt, a great number of buildings now being under construction in this locality, and a large proportion of them being 6-story elevator apartments which will accommodate an enormous population.

TO COMPLETE COLONIAL PARK.

The Commissioner of Parks has received authority to advertise for bids and award contracts for the construction of Colonial Park, 145th to 155th st, Bradhurst to Edgecombe av, Manhattan. Chief Engineer Chandler Withington says the work is now about half completed, the upper portions, extending from 155th st down to 150th st having been laid out and improved during the years 1907 and 1908. The lower half of the park site, extending from 150th st down to 145th st, is now a vacant, barren hillside. Edgecombe av, overlooking this portion of the proposed park from the west, is rapidly being improved with large apartment houses, and Bradhurst av, on the east, is well built up. The property which has been acquired for park purposes is now unsightly and useless. The appropriation which has just been made for the construction work amounts to \$110,000.

NEW BRIDGE FOR THE BRONX.

Commissioner Stevenson, of the Department of Bridges, has decided on the kind of bridge to replace the present Eastchester Bridge over the Hutchinson River, at Boston Post road, in the Borough of the Bronx. The Commissioner has selected a double leaf bascule bridge of the design of the Scherzer Rolling Lift Bridge Company. The department has built and now has in use six bridges of this type. These have proved satisfactory, being economical in construction and quickly operated. The Scherzer Rolling Lift Bridge Company will receive the sum of \$6,000 for designs, plans and supervision of the construction of the superstructure, and the patent rights to construct, use and operate. This sum is specified in the bidding sheet, and the contractor must include it in his bid. The available appropriation for the construction of the bridge is \$200,000, and the Commissioner has received authority to advertise for bids and proceed with the work.

A SUCCESSFUL man must know his business. He must apply this knowledge—he must work, and he must work to the best advantage. And to work to the best advantage he must work with system.—John H. Converse,

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

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

CENTRAL PARK WEST, n w cor. 64th st, 12-sty apartment house, 140x100.5; cost, \$500,000; owner, Harperly Hall Corporation, 114 East 28th st; architect, Henry W. Wilkinson, 114 East 28th st. Plan No. 643.

BROADWAY, s e cor 158th st, 6-sty brick and stone apartment house, 99.11x67.6, plastic slate roof; cost, \$200,000; owner, George Herbener, 45 West 95th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 645.

The owner builds.

Miscellaneous.

WEST WASHINGTON PL, No. 121, 1-sty brick and concrete studio, 22x14, slate roof; cost, \$850; owner, Mrs. M. C. Daidge, 62 South Washington sq; architects, Murphy & Dana, 103 Park av. Plan No. 646.

Wm. F. Wallace, 202 West 18th st, has contract.

MOTT ST, No. 45, 1-sty brick outhouse, 10x10.11; cost, \$1,500; owner, Estate Samuel Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 647.

Dwellings.

37TH ST, n s, 80 e Park av, 5-sty brick and stone dwelling, 25x60.2, tile roof; cost, \$50,000; owner, Augusta Bliss Reese, care W. W. Reese, 16 East 60th st; architects, Foster, Gade & Graham, 281 4th av. Plan No. 644.

D. C. Weeks & Son, 289 4th av, have general contract.

MANHATTAN ALTERATIONS.

ATTORNEY ST, No. 137, 1-sty brick rear extension, 18.9x26, toilets, stairs, to 3-sty brick and stone bath, synagogue and dwelling; cost, \$1,500; owner, Peter Levingn, 41 Greene st; architect, Max Muller, 115 Nassau st. Plan No. 1808.

BROOME ST, No. 130, alter walls to 5-sty brick tenement; cost, \$250; owner, H. B. Greenberg, 130 Broome st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1833.

COLUMBIA ST, No. 8, 1-sty brick rear extension, 25x20, walls, to two 5-sty brick stable; cost, \$500; owner, John Steingester, 210 Hooper st, Brooklyn; architect, H. J. Feiser, 158 Nassau st. Plan No. 1839.

DUANE ST, No. 59, partitions, alter fireplace, to 9-sty brick and stone office and power house; cost, \$2,000; owner, New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 1801.

ESSEX ST, No. 175, windows to 4-sty brick tenement; cost, \$200; owner, B. E. Winham, 134 Broadway, Brooklyn; architect, Louis F. Fick, 534 West 178th st. Plan No. 1799.

HENRY ST, No. 309, piers, beams to 3-sty brick tenement; cost, \$200; owner, E. Rosenblum, 309 Henry st; architect, H. J. Feiser, 150 Nassau st. Plan No. 1840.

HOUSTON ST, Nos. 131-133 East, partitions, windows, toilets, to two 4-sty brick tenements; cost, \$1,000; owner, Estate of Wm. Klumpf, 242 East Houston st; architect, Henry Regelman, 133 7th st. Plan No. 1789.

HOUSTON ST, No. 90 West, partitions, windows, to 4-sty front and rear tenements; cost, \$1,200; owners, Geo. J. and Wm J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1816.

MARKET ST, No. 30, partitions, windows, toilets, to 4-sty brick loft; cost, \$500; owner, Louis Swetnick, premises; architect, H. Horenburger, 122 Bowery. Plan No. 1809.

MANHATTAN ST, s w cor. Broadway, shaft, toilets, windows, to 2-sty brick stores; cost, \$450; owner, Charter Const. Co., 198 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 1791.

SPRING ST, No. 24, partitions, store fronts to 3-sty brick store and dwelling; cost, \$2,000; owner, J. Malgieri, 204 Mott st; architect, C. B. Meyers, 1 Union sq. Plan No. 1835.

STANTON ST, No. 178, alter stairs, beams, to 3 and 5-sty brick moving picture show and loft; cost, \$1,000; owners, Roseman & Shinkowitz, 178 Stanton st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1823.

WILLIAM ST, No. 263, toilets, partitions, windows, stairs, skylights, to 5-sty brick tenement; cost, \$1,500; owner, N. T. Brown, 21 Park Row; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1802.

WILLIAM ST, No. 156, brick chimney to 6-sty brick loft; cost, \$1,000; owner, Humphreys Homeopathic Medicine Co., 156 William st; architects, Walker & Chambers, 50 East 20th st. Plan No. 1796.

Walker & Chambers, 50 East 20th st, have contract.

4TH ST, No. 71 East, windows to 6-sty brick store and tenement; cost, \$85; owner, Hyman M. Lazinek, 232 West 136th st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1830.

Chas. H. Fenichel, 63 West 115th st, mason work.

5TH ST, Nos. 343-345 East, partitions, windows, walls, to two 6-sty brick stores and tenements; cost, \$1,000; owner, Sigmund Schnee, 230 Grand st; architect, L. B. Sheinart, 1496 Bryant av. Plan No. 1810.

14TH ST, No. 206 East, 1-sty brick rear extension, 8x9, to 2-sty brick stores; cost, \$200; owner, Leaycraft & Co., 19 West 42d st; architect, Fred Ebeling, 420 East 9th st. Plan No. 1828.

17TH ST, No. 344 West, partitions, windows, skylights to two 3 and 5-sty front and rear tenements; cost, \$1,200; owner, Estate James Kenny and others, 80 East Houston st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1815.

19TH ST, Nos. 44-50 East, alter walls, columns, to 13-sty brick loft; cost, \$5,500; owner, Central Real Estate Asso., 309 Broadway; architect, R. Berger, 309 Broadway. Plan No. 1836.

22D ST, No. 212 West, 1-sty brick rear extension, 20x38, to 3-sty brick dwelling; cost, \$800; owners, G. & J. Cobban, premises; architect, George W. Cobban, 212 West 22d st. Plan No. 1806.

27TH ST, Nos. 44-46 West, alter walls, beams, to 4-sty brick power-house; cost, \$700; owner, The New York Edison Co., 55 Duane st; architect, Wm. Weissenburger, 55 Duane st. Plan No. 1827.

32D ST, No. 32 West, stairways, alter floors, to 6-sty brick and stone store and loft; cost, \$200; owner, not given; architect, Harry Rucker, 371 Fulton st, Brooklyn. Plan No. 1805.

Blydorf & Goodman Co., 32 West 32d st, lessees; E. Hamberger & Co., 139 Emerson pl, Brooklyn, carpenter.

35TH ST, No. 11 East, 2-sty brick front extension, 25x4.6, alter stoop, walls, to 4-sty brick residence; cost, \$2,000; owner, W. W. Astor Estate, 25 West 26th st; architect, V. Hugo Koehler, 489 5th av. Plan No. 1822.

Edward Margolies, 44 West 34th st, is lessee. Not awarded.

44TH ST, No. 307 East, toilets, tubs; windows, partitions, store fronts, to 4-sty brick tenement; cost, \$2,500; owner, Salvatore Di Caprio, 302 East 44th st, and Teobaldo Tentonico, 376 Court st, Brooklyn; architect, Benj. Stanger, 150 Nassau st. Plan No. 1818.

45TH ST, No. 340 East, windows, toilets, partitions, to 5-sty brick tenement; cost, \$1,500; owners, J. Fleischhauer & Bro., 341 East 44th st; architect, O. Reissmann, 30 1st st. Plan No. 1821.

46TH ST, No. 16 East, 2-sty front extension, 25x6, partitions, elevator, walls to 4-sty brick dwelling; cost, \$8,000; owner, Estate of Emanuel Lehman, 16 William st; architects, Taylor & Levi, 24 East 23d st. Plan No. 1786.

47TH ST, No. 113 West, 2-sty front and rear extensions, 16x36, partitions, toilets, windows, to 3-sty brick dwelling; cost, \$7,000; owner, Mary O'Brien, 113 West 47th st; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 1790.

50TH ST, No. 52 East, 3-sty brick rear extension, 10.6x9.8, walls, windows, to 4-sty brick dwelling; cost, \$1,500; owner, Anna M. Romaine, 52 East 50th st; architect, James R. Turner, 67 West 131st st. Plan No. 1838.

54TH ST, Nos. 247-259 West, alter elevator pit to 8-sty brick clubhouse and storage; cost, \$800; owner, Auto Club of America, 247 West 54th st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1837.

57TH ST, No. 318 West, 1-sty brick side extension, 9x105, to 6-sty brick and stone Y. M. C. A. building; cost, \$3,000; owner, Trustees Y. M. C. A., 318 West 57th st; architects, Stoughton & Stoughton, 96 5th av. Plan No. 1793.

62D ST, No. 140 East, add 1-sty to extension, alter windows, to 3-sty brick dwelling; cost, \$3,000; owner, J. Henry Carson, 140 East 62d st; architect and builder, D. Mitchell, 302-306 West 53d st. Plan No. 1800.

73D ST, No. 205 East, partitions, windows, tank, plumbing, to 4-sty brick tenement; cost, \$1,200; owner, Marie Degenhardt, 2088 Valentine av, Bronx; architect, John Ph. Voelker, 979 3d av. Plan No. 1826.

79TH ST, No. 339 East, partitions, windows, to 4-sty brick tenement; cost, \$500; owner, Morris Schlossman, 339 East 79th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 1785.

83D ST, No. 201 West, 1-sty brick side extension, 4x25.8, partitions, windows, toilets, piers, to 5-sty brick tenement; cost, \$2,500; owner, Mrs. J. Lederer, 73 East 90th st; architect, S. Wiesenberg, 271 West 40th st. Plan No. 1824.

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

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125TH ST, n s, 180 w Lenox av, erect sign to 1-sty brick store; cost, \$150; owner, M. A. White, 42 Cedar st. Plan No. 1804.

125TH ST, No. 230 East, cellar brick front extension, 25x14, vault to 2-sty brick laundry; cost, \$750; owner and architect, John P. Walther, 147 East 125th st. Plan No. 1825.

134TH ST, No. 247 West, partitions, windows, show fronts, plumbing, to 3-sty brick dwelling; cost, \$800; owner, Mrs. Frances C. Conway, 246 West 43d st; architect, Adolph G. Rechlin, 233 5th av. Plan No. 1819.

148TH ST, No. 562 West, partitions, windows, to 6-sty brick tenement; cost, \$2,000; owner, Herman Fichter, 100 West 121st st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1834.

166TH ST, Nos. 508-12 West, columns, girders, partitions, to 1 and 2-sty brick bottling house; cost, \$2,000; owner, Albert Krumenaker, 512 West 166th st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 1811.

AV D, No. 116, alter partitions, cellar floor to 5-sty brick store and tenement; cost, \$300; owner, M. Hanan, 116 Av D; architect, Fred Ebeling, 420 East 9th st. Plan No. 1831.

BOWERY, No. 315, shaft, toilets, beams to 6-sty brick tenement; cost, \$2,000; owner, Estate of J. Weeks Cornell, 59 Cedar st; architect, O. Reissmann, 30 1st st. Plan No. 1797.

BROADWAY, Nos. 803-807, rebuild front wall to 5-sty brick loft; cost, \$35,000; owner, James McCreery Realty Corp., 212 West 42d st; architects, Jardine, Kent & Jardine, 3 West 29th st. Plan No. 1794.

EAST BROADWAY, No. 65, 5-sty brick rear extension, 25x24, add 1-sty, plumb-

ing, windows, stairways to 4-sty brick loft; cost, \$12,000; owner, Wolf Elias, 65 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1832.

LEXINGTON AV, s e cor 66th st, alter front wall, windows, build chapel, to 2-sty brick and stone church; cost, \$170,000; owner, The Literary Society of St. Vincent Ferrer, 869 Lexington av; architects, Allen & Collens and James W. O'Connor, 1123 Broadway. Plan No. 1814.

PARK AV, s e cor. 58th st, 1-sty below grade, rear extension, doors, to 13-sty brick and stone apartment house; cost, \$1,700; owner, 471 Park Av. Co., Inc., 471 Park av; architects, Carrere & Hastings, 225 5th av. Plan No. 1795.

H. de Rassloff, 471 Park av, builder.

1ST AV, No. 2660, erect stage, partitions, to 2-sty brick moving picture show and loft; cost, \$300; owner, Guiseppi Cannetta, 32 Fulton av, Astoria; architect, Matthew W. Del Gandio, Tremont and Webster avs. Plan No. 1792.

1ST AV, No. 268, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$1,500; owner, Bertha Sacathe, 1473 Crotona pl, Bronx; architect, Fred Ebeling, 420 East 9th st. Plan No. 1829.

3D AV, No. 740, partitions, to 4-sty brick tenement; cost, \$100; owner, Patrick Curley, 7 Crotona Park North; architect, Louis F. Fick, 534 West 178th st. Plan No. 1798.

3D AV, s w cor 55th st, install moving picture show, platform, windows, to 4-sty brick and stone hall and dwelling; cost, \$1,500; owner, Allen Lexau, 262 West 40th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1820.

C. Kriesel, 303 East 55th st, and Fritz Gersbacher, 1827 2d av, are lessees.

3D AV, s w cor 127th st, show windows, girders, to 6-sty brick loft building; cost, \$2,000; owner, Sinshheimer Estate, 30 Broad st; architect, Samuel Sass, 23 Park Row. Plan No. 1813.

5TH AV, s e cor. 34th st, partitions, stairs, erect gallery, to 8-sty brick and stone store and office; cost, \$4,500; owner, Trustees of J. Korn, on premises; architects, Warren & Wetmore, 3 East 33d st. Plan No. 1787.

Chester Billings & Son are lessees. No contract let.

6TH AV, No. 330, alter stairs, dumb-waiter, to 4-sty brick and stone store and dwelling; cost, \$500; owner, Josephine M. Geenen, 66 West 21st st; architect, P. F. Brogan, 119 East 23d st. Plan No. 1812.

6TH AV, n w cor 18th st, 4-sty front extension, 65.7x75, alter elevator shaft, stairs, beams, iron columns, girders, to 4-sty brick store; cost, \$75,000; owners, Greenhut & Co., 294 6th av; architects, Buchman & Fox, 11 East 59th st. Plan No. 1817.

8TH AV, No. 407, partitions, store fronts, to 3-sty brick and stone store studio and dwelling; cost, \$450; owner, David Silberstein Estate, 10 6th av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1788.

8TH AV, No. 2435, alter shaft, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, Estate Julia L. Buggemann, 426 East 144th st; architect, Henry Regelman, 133 7th st. Plan No. 1803.

BLACKWELL'S ISLAND, south end, partitions, skylights, windows, two elevators, to 5-sty brick and stone hospital; cost, \$30,000; owner, City of New York, City Hall; architect, Raymond F. Almirall, 51 Chambers st. Plan No. 1807.

No contract has yet been issued.

PROJECTED BUILDINGS.

Bronx.

Dwellings.

VAN NEST AV, s s, 175 e Garfield st, two 2-sty frame dwellings, tin roof, 21x50; cost, \$10,000; owner, Bernard Malone, 1739 Garfield st; architect, T. J. Kelly, 782 Morris Park av. Plan No. 899.

BIRCHALL AV, w s, 50 s Sagamore st, 2-sty frame dwelling, tin roof, 20.10x62.6; cost, \$4,000; owner, Jos. Danella, 607 Morris Park av; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 895.

WEBSTER AV, e s, 466 n Gun Hill road, ten 2-sty brick dwellings, 18.2x18.6x51, tin roof; cost, \$50,000; owner, Irving Construction Co., 2061 Ryer av; architect, Henry Nordham, Tremont av and Bronx st. Plan No. 906.

BAINBRIDGE AV, e s, 475 n Kingsbridge road, two 2-sty frame dwellings, 21x46, tin roof; total cost, \$12,000; owner, Thos. Lisk, 2487 Marion av; architect, Wm. Kenny, 2600 Decatur av. Plan No. 907.

WILLOW LANE, n s, 141.3 e Westchester av, two 2-sty and attic dwellings, shingle roof, 21x50; total cost, \$10,000; owner, Mrs. Chas. J. Patterson, 270 Rider av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 904.

ST. LAWRENCE AV, w s, 131 s Gleason av, 2-sty frame dwelling, 21x50, tin roof; cost, \$5,000; owner, Louisa Diener, 172d st and Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 902.

FORT INDEPENDENCE ST, e s, 873.92 s 238th st, 2-sty frame dwelling, tin roof, 20x52; cost, \$4,000; owner, Ellsworth Mills, 335 Madison av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 908.

GRAND AV, n w cor. 176th st, 2½-sty brick dwelling, slate roof, 37x38; cost, \$9,000; owner, Samuel Jackson, 36 Wall st; architect, Wm. L. Rouse, 12 West 32d st. Plan No. 910.

Apartments, Flats and Tenements.

188TH ST, s w cor. Hoffman st, 5-sty brick tenement, tin or plastic slate roof, 29.6x87.2; cost, \$35,000; owner, Alfonso Grosso, 424 East 115th st; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 896.

WEBSTER AV, e s, 37.2½ n 187th st, six 4-sty brick tenements, slag roof, 33.4x69.10¼; total cost, \$108,000; owner, John Rindall, 859 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 897.

SO. BOULEVARD, n s, 69.6 e 189th st, 5-sty brick store and tenements, tin roof, 37.6x90; cost, \$35,000; owners, Ricone & Oliva, 434 East 118th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 891.

BROOK AV, s w cor 157th st, four 6-sty brick tenements, slag roof, size irregular; total cost, \$145,000; owners, Greenstein & Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 900.

HOFFMAN ST, w s, 29.7 s 188th st, 4-sty brick store and tenement, tin or plastic slate roof, 25x84.5; cost, \$20,000; owner, P. D. Meola, 2377 Belmont av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 901.

COLLEGE AV, s e cor 165th st, 5-sty brick stores and tenement, 26.47x70, tin roof; cost, \$30,000; owner, Mountain Construction Co.; Otto L. Spannhake, 233 East 78th st, President and architect. Plan No. 903.

EAGLE AV, e s, 462.8¼ n Westchester av, 5-sty brick tenement, plastic slate roof, 50x92; cost, \$50,000; owners, Liss Realty Co.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 909.

Frank Liss, 3455 3d av, is president.

MOHEGAN AV, e s, 165.2 n 179th st, 5-sty brick tenement, slag roof, 41x100; cost, \$45,000; owners, Estates Bldg. Co.; architects, Goldner & Goldberg, Westchester and Jackson avs. Plan No. 911.

Frank Martonia, 113 6th av, vice-president.

SIMPSON ST, e s, 121.8 n Westchester av, two 5-sty brick tenements, slag roof, 40x87; total cost, \$80,000; owners, Tully Const. Co., Whitlock av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 912.

Stores, Offices and Lofts.

PROSPECT AV, n w cor. Home st, 1-sty brick stores, plastic slate roof, 61.05x83; cost, \$10,000; owners, Ittner Realty Co.; architects, Koppe & Daube, 830 Westchester av. Plan No. 898.

Jacob Leitner, No. 836 Westchester av, is president.

Factories and Warehouses.

CAMBRELLING AV, e s, 200 n 189th st, 2-sty brick factory, tin roof, 19x50; cost, \$2,000; owner, C. Silvestro, 2488 Cambrelling av; architects, Serviss & Glew, 961 East 217th st. Plan No. 892.

Miscellaneous.

WEBSTER AV, e s, 148 s 176th st, 1-sty brick warehouse, plastic slate roof, 40x140.6; cost, \$15,000; owners, Koster & Rueppel, Tremont and Washington avs; architect, B. Ebeling, 1136 Walker av. Plan No. 894.

Stables and Garages.

WILLIAMSBRIDGE ROAD, n w cor., and Pelham Park, 1-sty frame barn and stable, tin roof, 53x25; cost, \$1,000; owners, Astor Estate, 23 West 26th st; architect, P. J. Murphy, 371 East 144th st. Plan No. 893.

Churches.

MURDOCK AV, s e cor Randall av, 1-sty brick church, 40x70, tin or paradox roof; cost, \$3,000; owner, Swedish Lutheran Church of Edenwald; architect, Carl P. Johnson, 8 East 42d st. Plan No. 905.

Benj. Nelson, 16 East 42d st, is trustee.

BRONX ALTERATIONS.

KELLY ST, No. 40, 1-sty added to 3-sty brick dwelling; cost, \$300; owner, Morris H. Finkelstein, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 336.

148TH ST, Nos. 250 and 252, new toilet, new partitions, etc., to 6-sty brick tenement; cost, \$100; owner, Henry Straubs, 48 West 136th st; architect, Louis Falk, 2756 3d av. Plan No. 337.

246TH ST, s w cor. Delafield av, 1-sty frame extension, 30x31.10, to 1-sty frame storage and greenhouse; cost, \$500; owner, J. B. Delafield, Riverdale; architect, J. J. Kennedy, Riverdale. Plan No. 338.

SHERIDAN AV, e s, opposite 158th st Melrose R. R. yard, add 1-sty to 1-sty brick office and storage; cost, \$3,000; owners and architects, N. Y. C. & H. R. R. Co., Grand Central Station. Plan No. 334.

SYCAMORE AV, w s, 825 s 254th st, 2½-sty frame dwelling; cost, \$3,000; owner, Geo. W. Perkins, Riverdale; architect, Thos. Greenlees, Jr., 435 East 238th st. Plan No. 339.

TINTON AV, s e cor Dawson st, new bay window, new partitions, etc., to 3-sty frame dwelling; cost, \$500; owner, St. Anselm's Church, Rev. Bernard Kevenhoerster, 673 Tinton av, rector; architect, John E. Kirby, 481 5th av. Plan No. 335.

ADVANCE REPORTS.

New Playhouse for Asbury Park.

ASBURY PARK, N. J.—Walter Rosenberg, lessee of the Casino Theatre, Asbury Park, contemplates the erection of a modern fireproof theatre on the beach front, extending into the ocean. Architect Wm. H. McElfatrik, 1402 Broadway, Manhattan, is preparing the plans. The

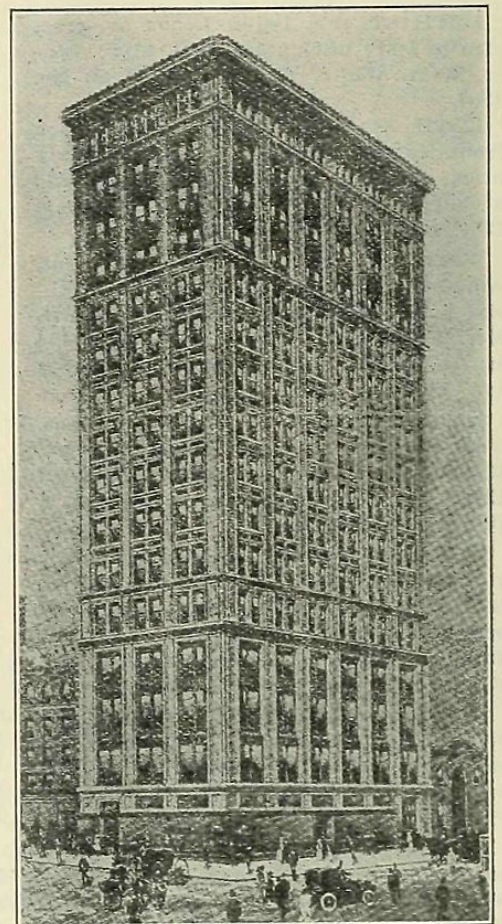
construction is to be of concrete and terra cotta; all the stairways to be of steel, the flooring cement. The equipment will include modern plumbing, leather chairs, and the seating capacity will be about 2,200, comprising a gallery, balcony and orchestra. The stage will be 90 ft. deep, 80 ft. wide and 60 ft. in height and will be the largest stage in New Jersey. The plot necessary for the pier will be about 100 ft. on the beach front. How far into the sea the building will go has not been decided upon yet. Mr. Rosenberg states that it is his intention to have the building ready for the season of 1910.

Brooklyn to Have New Lodge Building.

13TH AV.—Messrs. Shampin & Shampin, 772 Broadway, Brooklyn, are preparing plans for a lodge-room building to be erected on the west side of 13th av, at the corner of 39th st, Brooklyn, for the Abels-Gold Realty Co., of 44 Court st. The structure is to be 3-stys and basement in height, L shaped, fronting 44 ft. on 13th av. The facade will be designed in a modern Colonial type of architecture, having a light gray brick for the first story and a genuine Harvard brick for the upper floors, laid in a Flemish bond, with one-half inch black-raked joints. Trimming will be of blue Indiana limestone. The respective floors will be designed for the following purposes: The basement for bowling alleys and billiard rooms, the first floor for a restaurant and cafe, the second floor as a ballroom, and the third floor as a lodgeroom.

Concerning a Madison Avenue Operation.

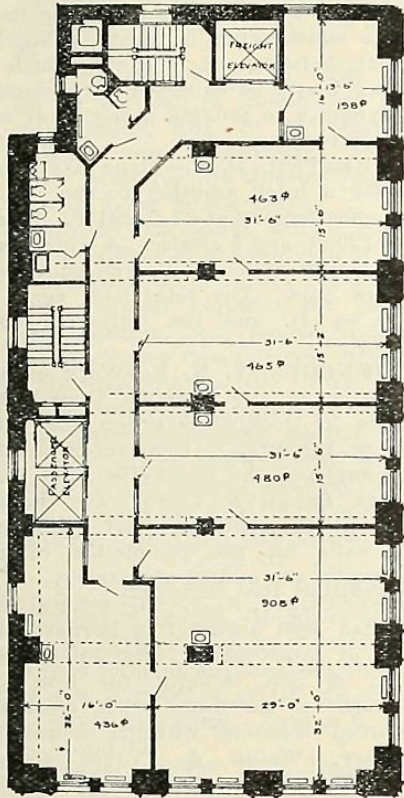
MADISON AV.—The 16-sty loft and office building to be known as the "Cameron Building," at the northeast corner of 34th st and Madison av, is expected to be ready for occupancy in Sep-



CAMERON BUILDING.

tember. It is the first commercial building to be erected in that section of the avenue, though not the first to be used for commercial purposes. Near by a 7-sty loft building is being erected and a corner dwelling at the southwest corner of 30th st is being made over into a place of business. The advantages of the "Cameron" site are obvious. The build-

ing is being erected by the Whitney-Stein Company, after plans by Clinton & Russell, for Margaret S. E. Cameron, of Clifton, Staten Island, the owner; and Albert B. Ashforth is the rental agent. The construction is strictly fireproof, with concrete floors and wainscoted halls. The



AN OFFICE FLOOR.

floors, as open lofts, contain about 4,000 square feet each, and the space will be divided into offices to suit. No manufacturing will be permitted. As the building stands on high ground at the intersection of two wide thoroughfares, it has exceptional light and air. The windows number 392. The facades are of limestone and light gray brick, with polychrome terra cotta ornamentation under the windows on the avenue side. Various trades are still employed on interior work, but they are far enough along to see that they are executing a very substantial piece of work.

To Rebuild the Fort William Henry Hotel.

LAKE GEORGE, N. Y.—There is considerable satisfaction, if no positive assurance, in the statements made by high officials of the Delaware & Hudson and in the activity of other officials along the investigating line—all leading to the general probability of the rebuilding of the Fort William Henry Hotel at Lake George. The Delaware & Hudson, owning the property, has the grounds in shape for a hotel, the water front and boat and train connections and has nearing completion, at a cost of \$50,000, a concrete viaduct and sight-seeing platform leading to the shore. The Delaware & Hudson Co. has general offices at 32 Nassau st, Manhattan.

Office Building for 4th Av. and 17th St.

4TH AV.—Messrs D'Oench & Yost, 289 4th av, have been selected to prepare plans for a new office building for the Germania Life Insurance Co., of 20 Nassau st, to be erected at the northeast corner of 4th av and 17th st, to cover a plot 84x115 ft. in ground dimensions. The actual number of stories in height has not yet been determined, although it is probable that the building will be at least 16 stys. Cornelius Doremus is president, and Carl Heye, secretary, of the company. Alfred D'Oench, 289 4th av, is a director. No figures have yet been taken, or any contracts made. The new Everett Build-

ing is located immediately opposite at the northwest corner of 17th st, facing Union Square Park.

Factory for Long Island City.

LONG ISLAND CITY, L. I.—John F. Galvin, metal worker, 243 West st, Manhattan, contemplates the erection of a 6-sty reinforced concrete, fireproof factory to be situated on the west side of East av, between 13th and 14th sts, Long Island City, at a cost of about \$150,000. The building will measure 100x200 ft. No architect has yet been named to prepare the plans. The owners will occupy three of the floors, leasing the balance.

Elevator Apartments for Tremont Av.

TREMONT AV.—Harry T. Howell, 3d av and 149th st, has prepared plans for a 6-sty elevator apartment house to be erected at the southeast corner of Tremont av and Crotona Parkway, Bronx, for the Rosa Realty Co. The building will measure 109.9x116.10 ft., having all improvements, marble halls, and bath rooms, steam heat, telephone surface, electric lights, to cost \$150,000.

Eleven-Story Apartment for Claremont Av.

CLAREMONT AV. — Gaetan Ajello, architect, of 1 West 34th st, is completing plans for the improvement of the west side of Claremont av, 369 ft. north of 116th st, with an 11-sty elevator apartment house, 78.1 $\frac{1}{4}$ x82 ft., to cost in the neighborhood of \$350,000. B. Crystal & Son, of 21 West 34th st, will erect the building.

Cluett, Peabody & Co. to Build.

TROY, N. Y.—Cluett, Peabody & Co., collar manufacturers, contemplate the erection of a large bleachery of brick, mill construction, at Troy, N. Y. No details have yet been decided, and no architect has yet been selected to design the plans. It is said that the kind of building this concern will erect will approximate a cost of \$300,000. E. Harold Cluett, of Troy, will have charge.

Donn Barber to Plan Atlanta Club.

ATLANTA, GA.—Donn Barber, architect, 24 East 23d st, Manhattan, has been commissioned by the Capital City Club, of Atlanta, to prepare plans for a new clubhouse to be erected at Peachtree and Harris sts, Atlanta, Ga., to cost around \$150,000.

Apartments, Flats and Tenements.

175TH ST.—Euell & Euell, 36 Manhattan st, are preparing plans for a 6-sty 36-family flat building, 75x100 ft., to be erected by the T. J. McGuire Const. Co., in the south side of 175th st, 75 ft. w of Amsterdam av, to cost \$85,000.

BROADWAY.—Janes & Leo, 124 West 45th st, have completed plans for the 12-sty, 50-family apartment house, 105x160 ft., which the Charter Construction Co., (Bing & Bing), 198 Broadway, is to erect at the southeast corner of Broadway and 77th st.

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AUDUBON AV.—Neville & Bagge, 217 West 125th st, are completing plans for a 6-sty, 36-family flat building, 66x90, for the Granite Construction Co., 299 Broadway, to be erected at Audubon av, the northwest cor of 176th st, to cost about \$200,000.

119TH ST.—Sommerfeld & Steckler, 19 Union sq, will have plans completed about Aug. 10 for the 6-sty apartment house, 125x100 ft., which the Ira Realty Co., 1320 Madison av, is to erect in the south side of 119th st, 150 ft. east of Amsterdam av, to cost \$165,000.

BROOKLYN.—P. W. Grace (real estate), 44 Court st, Brooklyn, will erect an 8-family 4-sty brick and limestone flat building at the northwest corner of Sterling pl and Kingston av, Brooklyn, to cost \$20,000. A. W. Pierce, 383 Jay st, Brooklyn, is preparing plans.

BROOKLYN.—F. W. Herter, 186 Remsen st, Brooklyn, has awarded to J. J. Gilfoyle, of Woodhaven, L. I., the general contract to erect the 4-sty brick apartment house, 95x100 ft., at Franklin and Gates avs, Brooklyn, to cost \$70,000. Edward Phillips, 44 Court st, is the owner.

114TH ST.—The Hennessey Realty Co., Joseph Pelstein, 220 Broadway, president, is ready for bids on mason materials for the 8-sty fireproof apartment house, 50x100 ft., to be erected in the north side of 114th st, 100 ft. west of Amsterdam av, from plans by Schwartz & Gross, 347 5th av. Estimated cost, about \$200,000.

MT. VERNON, N. Y.—John E. Norelius, 416 Warwick av, Mt. Vernon, has received the general contract to build two 3-sty stores, with apartments, 42x48 ft., for Dr. Albert B. Eckerson, of 170 Stevens av, at the northeast corner of Mt. Vernon av and High st, to cost \$25,000. Wm. B. Middleton, 203 Stevens av, is architect.

Banks.

WALL ST.—McKim, Mead & White, architects, 160 5th av, are preparing plans for extensive changes to Nos. 64-66 Wall st for the Bank of Montreal, of 31 Pine st, which will cost about \$75,000. The improvement consists of changes to the first floor and basement, which will be used for banking purposes, vaults and storage. No figures have yet been taken.

BROOKLYN.—The Prudential Holding Co., 350 Fulton st, Brooklyn, has awarded to John Auer & Sons, 648 Lexington av, Brooklyn, the general contract to erect the 1-sty fireproof limestone bank building, 50x75 ft., at the southeast corner of Vernon and Stuyvesant avs, Brooklyn, to cost \$60,000. Daus & Otto, 130 Fulton st, Manhattan, are the architects. The Prudential Savings Bank, 975 Broadway, Brooklyn, is lessee.

Churches.

BROOKLYN.—Hedman & Schoen, 25 West 42d st, Manhattan, are taking bids on the general contract for a 2-sty brick and limestone synagogue, 50x100 ft., for the Schaaire Zedek Congregation, to be erected on the north side of Putnam av, near Reid av, to cost \$30,000.

ROCHESTER, N. Y.—Plans for a 4-sty brick building to be used as the Brick Church Institute, have been filed. The estimated cost is \$60,258. The building will be 63x153 ft. The H. H. Edgerton Co. has the contract for the mason work and Homer Knapp the carpentry.

FREEMPORT, L. I.—Ground was broken on July 30 for a new edifice for the Church of Our Holy Redeemer, at Freeport. Rev. Charles A. Logue, priest, has charge. Cost, \$60,000. Romanesque in style, 72½x138 ft. Capacity about 800, red brick, with white ornamental moulding and trimmings and green slate roof. The interior will be of ornamental plaster and marble and fine woodwork.

Dwellings.

NORWALK, CONN.—F. G. C. Smith, 20 East 42d st, Manhattan, has prepared plans for a residence to be erected on Morgan av, Norwalk, for E. P. Weed, of Norwalk.

GREENWICH, CONN.—H. Warren Howard, Jr., 45 East 42d st, Manhattan, has made plans and taken the contract for a residence on Washington av for Oscar D. Tuttle, to cost about \$14,000.

ROSELLE, N. J.—Nathan R. Leavitt, of Elizabeth, is planning the erection of seven residences in 1st av, west of Locust st, Roselle. He has already placed an order for plans and specifications. Four of the structures will be expensive affairs, the other three to be less costly.

70TH ST.—Heins & La Farge, 20 East 21st st, are taking figures on the general contract for the 5½-sty brick and stone residence, 25x78 ft., which Alvin W. Krech, of the Equitable Trust Co., 15 Nassau st, will erect in the north side of 70th st, 73 ft. west of Madison av, to cost \$65,000.

PELHAM, N. Y.—The general contract for the two residences being erected by Hugh Herndon, of Pelham Heights, N. Y., has been awarded to the Reynolds-Metz Co., 1 Madison av, New York city. These buildings will be constructed of wood, 2½ stories, 30x35 ft., and will cost about \$10,000 each.

70TH ST.—Mrs. H. D. Brookman, 7 E. 65th st, has awarded to M. Reid & Co., 114 West 39th st, the general contract to erect the 5-sty fireproof brick and limestone residence, 26x90 ft., at 7 East 70th st, for which Warren & Wetmore, 3 East 33d st, have prepared plans. Estimated cost, \$150,000.

HENRY ST.—Cady & Gregory, 6 West 22d st, have taken bids on the general contract for the 3-sty brick and stone parish house, 25x100 ft., to be erected by the Church of the Sea and Land, O. G. Cocks, pastor, at No. 61 Henry st, to cost about \$35,000. The contract will be awarded immediately.

GREENWICH, CONN.—Work will be started at once by H. Warren Howard, Jr., 45 East 42d st, Manhattan, for a residence on Woodland drive for August E. Meyer. The cost will be between \$5,000 and \$6,000. Joseph Christiano will do the mason work and I. M. Hubbard the plumbing and furnace heating.

JAMAICA, L. I.—The William Nagle Realty Co. has sold to the Hilldale Realty Co. a plot of land 150x125 on Hilldale av, corner of Dugan st, upon which are to be erected eight 2-family houses of modern design. The plans have been approved and the contract has been awarded to Henry J. Remmert, of Jamaica.

BROOKLYN.—J. V. S. Davis, 153 Monroe st, Brooklyn, will erect seven 2-family dwellings, with stores, brick and limestone, 3-stys, 20x60 ft. each, at the southwest corner of Saratoga av and Fulton st, Brooklyn, to cost about \$55,000. C. Silkworth, Jr., architect, 44 Court st, Brooklyn, is now taking bids on the general contract.

PASSAIC, N. J.—Simon and Max Slaff, of Passaic, will build two 3-sty frame tenements on Highland av, at a probable cost of \$10,000. They also were given a permit to build a 3-sty frame tenement in Allen st. Edward A. Ronaldson has announced his intention to build a 2-sty 2-family dwelling, to cost \$7,500, at the corner of Van Houten and Pennington avs.

Factories and Warehouses.

BINGHAMTON, N. Y.—The Commercial Envelope and Box Co., of Binghamton, will erect a new warehouse. Just when work will be started has not been decided.

LITTLE FALLS, N. Y.—Robt. McKinnon & Co. are considering the erection of a 5-sty warehouse in connection with its plant. A steel water tower and tank will also be constructed; estimated cost, \$90,000. Chas. Haug, of Little Falls, is architect.

ALBANY, N. Y.—The industrial department of the Delaware & Hudson Railroad is endeavoring to locate a big industrial building at Albany. Such a building would be equipped with engines and dynamos to provide power, heat and light for tenants.

ROCHESTER, N. Y.—Plans have been filed for a brick addition to the Utz & Dunn shoe factory at 37 Canal st. It will be 58x220 ft. and 5 stories. A wing 57x58 and 5 stories high will also be built from the new part. The total floor space is 80,230 sq. ft. and the estimated cost, \$60,000.

SCHENECTADY, N. Y.—Work on the foundation of the Mohawk Overall Co. building in Dock st is progressing with amazing rapidity. Contractor Gridley has completed the excavation and Contractors Brown & Lowe have started work with the concrete mixer. The contract calls for the completion of the building by the middle of October.

AMSTERDAM, N. Y.—The general contract has been awarded to Bernard Machold, of Amsterdam, and James McKinney & Son, Albany, for iron and steelwork for the 3-sty brick, steel and reinforced concrete washing house for McCleary, Wallin & Crouse (carpet manufacturers), at Amsterdam, to cost \$35,000. H. W. Grieme, 2 Market st, Amsterdam, is the architect.

LAKE VIEW, N. J.—The Textile Building Co., of Paterson, has been organized for the purpose of erecting an immense silk mill at Lake View. It is proposed to put up a building costing about \$250,000. The company is capitalized at \$50,000. The incorporators are Henry, William, Henry Jr., and Raymond Doherty and Harriet D. Schoonmaker, the last named being a daughter of Henry Doherty, the well-known silk manufacturer of Paterson. As soon as plans under way have been completed for financing the enterprise building operations will be started. The mill will be occupied by the Henry Doherty Silk Co.

Miscellaneous.

KINGSTON, N. Y.—The Eagle Hotel is soon to take its place among the largest as well as the best hotels along the Hudson River. Architect Teller has plans made for a fireproof addition which will be 40x100 ft. and four stories high. The new part will be of Colonial design. The front wall will be of pressed brick with marble trimmings, the fourth story windows forming the frieze of a deep overhanging and classic cornice.

BINGHAMTON, N. Y.—According to statements made by county officials a proposition will be brought before the September special session of the Board of Supervisors to replace the present County Clerk's office with a modern 2-sty office building to be occupied by the County Clerk and Surrogate. Asa L. Bonnell is clerk of the Board of Supervisors.

PATERSON, N. J.—Plans are being prepared by Fred. W. Wentworth, Paterson, N. J., for an addition to the nurses' home on Madison av, Paterson, for the General Hospital. The new part will be used as a dormitory. No bids have yet been taken. Estimated cost, \$40,000.

Municipal Works.

BRONX.—The Park Board will open bids on Thursday, Aug. 12, for labor and materials for casting and delivering eight bronze drinking fountains for parks, Borough of the Bronx.

BROOKLYN.—Bids will be received by the Park Board, Thursday, Aug. 12, for labor and material necessary to construct and complete cement walks around parade ground building, Prospect Park, Brooklyn.

MANHATTAN.—Estimates will be received by the Fire Commissioner, Tuesday, Aug. 10, for labor and materials required for repairs and alterations to quarters of Hook and Ladder Co. 18, at No. 84 Attorney st.

LONG ISLAND CITY.—The President of the Borough of Queens will open bids on Tuesday, Aug. 10, for carpenter and cabinet work, hardware, bronze and other work for the Queens County Court House, Long Island City.

BROOKLYN.—Bids will be received by the President of the Borough of Brooklyn, Wednesday, Aug. 11, for furnishing labor and material required for kalsomining and painting, etc., rooms on first floor, Kings County Court House, Brooklyn.

MANHATTAN.—The Fire Commissioner will receive bids Aug. 10 for labor and materials required for the completion of new annex and additions and alterations to the present headquarters building, located in East 66th and 67th sts, between Lexington and 3d avs.

Office and Loft Buildings.

BOSTON, MASS.—Members of the Boston Stock Exchange have decided to erect a new building in Congress st, Exchange pl and Post Office av; it will probably be of white sandstone. Lyman B. Greenleaf is president.

JERSEY CITY, N. J.—Chas. A. Rich, 320 5th av, Manhattan, has prepared plans for a 12-sty brick, 100x80 ft., building at Hudson and York sts, Jersey City, for Colgate & Co., at an estimated cost of about \$300,000.

BRIDGEPORT, CONN.—Architect C. T. Beardsley, Jr., has completed plans for an office building at the plant of the Pacific Iron Works on Housatonic av. It will be a brick structure, 30x40 ft., with a slag roof. A fireproof vault will be fitted up in one end of the building.

33D ST.—D'Oench & Yost, 289 4th av, are preparing plans for a 6-sty loft building, 50x90 ft., brick, stone and galvanized iron, non-fireproof, to be erected at Nos. 514-516 West 33d st, by L. T. Alton, of 1418 Broadway, to cost about \$60,000. No figures have yet been taken or contract let.

Schools and Colleges.

PALMYRA, N. J.—The Board of Education has rejected all bids recently received for erecting the Palmyra school, for which there is an appropriation of \$38,000.

NORTH FARMINGDALE, N. J.—Warren Conover, Freehold, N. J., is preparing plans for a frame 1-sty school, 22x34 ft., to be erected by the Board of Education at North Farmingdale, Monmouth County, N. J.

STRATFORD, CONN.—Architects Beckwith & Jackson, of Bridgeport, have been commissioned to prepare plans for an addition to the Centre district schoolhouse in Stratford. It will be of brick and will contain four rooms.

CHATHAM, N. J.—A petition is being circulated for the building of a \$20,000 annex to the present school. It calls on the Board of Education to acquire a tract of land adjacent to the present school site for the proposed annex.

LINDENHURST, L. I.—General contract has been awarded to Geo. E. Libbey, 519 Flushing av, Brooklyn, and the Mutual Engineering & Const. Co., 548 West 23d st, Manhattan, for heating and erecting the 2-sty brick school, 126x70 ft., for the Board of Education at Lindenhurst, to cost \$45,000. Ingles & Hart, Amityville, L. I., are the architects. Sixteen

rooms, assembly room seating capacity 625.

TROY, N. Y.—R. Clipston Sturgis, 120 Boylston st, Boston, Mass., is preparing plans for a 3-sty and basement brick, stone and steel school (fireproof), 100x200 ft., to be erected on 7th av, between State and Congress sts, Troy, by the Board of Contract and Supply, of which James H. Reilly is secretary. The building will include a gymnasium, manual training department, foundry forge and machine room, assembly hall, including a gallery to seat 700. Plans will be ready for bids about September 15. Estimated cost, \$375,000.

Bids Opened.

MANHATTAN.—O'Connell & Hanna, 271 West 125th st, submitted the lowest bid, at \$121,000, for the erection of the new station house, prison and garage (13th Precinct) for the city in the east side of Clinton st, 119 ft. north of Broome st, from plans by Edward P. Casey, 1 Nassau st. Concrete block construction, 3-stys, 81x99 ft.

MT. MORRIS, N. Y.—J. C. Swanton & Son, of Jamestown, N. Y., submitted the lowest bid to the Village Trustees for the construction of a water-works system at Mt. Morris, to cost \$40,500. Other bidders were: Foote Bros., Mount Morris, \$43,004; G. D. Dugan, Olean, N. Y., \$41,669; Lehigh Contracting Co., Warwick, N. Y., \$43,000.

HUDSON, N. Y.—Bids were received on July 28, by James Knox Taylor, Washington, D. C., for the construction of a post office building at Hudson, N. Y. W. F. Holding, 2426 Davidson av, Tremont, Manhattan, at \$55,800, was low bidder. Other bidders were: Watertown Construction Co., Watertown, N. Y.; Wm. J. Moran, Inc., Brooklyn; Interstate Construction Co., Ltd., Saginaw, Mich.; R. Richards & Son, Utica, N. Y.; Andrew J. Robinson Co., New York; Durolithic Co., Buffalo, N. Y.; Feeney & Sheehan Building Co., Albany, N. Y.; Dean & Havens, Olean, N. Y.; Connors Bros. Co., Lowell, Mass.; M. P. Wells, Philadelphia; Oscawana Bldg. Co., New York; William H. Fissell & Co., New York.

The Board of Education opened bids on Monday, Aug. 2, No. 1, for repairs and alterations to P. S. Nos. 4, 11 and 35, Brooklyn. The low bidders were: For P. S. 4, B. Diamond, \$1,427; P. S. 11, P. S. O'Brien, \$1,082; P. S. 55, B. Diamond, \$2,075. No. 2, for installing heating and ventilating apparatus in P. S. 30, the Bronx: Frank Dobson Co., Inc., \$16,375 (low bid). Other bidders were: Wells & Newton Co., Raisler Heating Co., E. Rutzler Co., Blake & Williams, James Curran Mfg. Co. and William J. Olvany. No. 3, for installing heating and ventilating apparatus in P. S. 164, Brooklyn: Frank Dobson Co., \$33,931 (low bid). Other bidders were: James Curran Mfg. Co., Blake & Williams, Wells & Newton Co. of N. Y., E. Rutzler Co., Raisler Heating Co. and William J. Olvany. No. 4, for general construction of portable building at P. S. 21, Richmond: Thomas McKeown, \$2,873 (low bid). Other bidders were: Alexander R. Brown and Ducker Company.

Contracts Awarded.

38TH ST.—Isaac A. Hopper & Son, 231 West 125th st, have received the general contract to erect the 5-sty brick and marble residence, 25x60 ft., at 107 East 38th st, to cost about \$30,000. James W. McLane, 51 W. 38th st, is the owner; R. H. Robertson & Son, 160 5th av, are the architects.

26TH ST.—Isaac A. Hopper & Son, 231 West 125th st, have received the general contract to erect the superstructure of the 4-sty sub-station, 4-stys, fireproof, 50x100 ft., for the New York Edison Co.,

at No. 49 West 26th st, from plans by Wm. Weissenberger, Jr., 55 Duane st, to cost about \$150,000.

LONG ISLAND CITY.—Borden's Condensed Milk Co., 108 Hudson st, Manhattan, has awarded to the J. F. Walsh Co., 1 Madison av, the general contract to erect the 3-sty brick stable, 125x90 ft., on Steinway av, Long Island City, to cost \$50,000. C. H. Chamberlain, 10 Getty sq, Yonkers, N. Y., prepared the plans.

36TH ST.—P. J. Brennan & Son, 624 Madison av, have received the general contract to build the 5-sty brick, limestone and terra cotta school, 107x60 ft., 24 class rooms, including a chapel, to be erected by the Church of St. Gabriel, Rev. William Livingston, Rector, 308 East 37th st, at Nos. 311-321 East 36th st, to cost about \$130,000.

COLUMBIA, N. J.—The contract for the construction of a hydro electric development across Paulin's Kill, Columbia, New Jersey, for the Warren County Power Company, Meikleham & Dinsmore, Engineers, has been awarded to Frank B. Gilbreth, 60 Broadway, Manhattan. This contract includes the construction of a Ransom hollow dam 30 ft. high and 350 ft. long, as designed by Ransom & Hoadley, of Providence, R. I., a reinforced-concrete power house and a tailrace, etc.

Government Work.

DETROIT, MICH.—The Otis Elevator Co., 17 Battery pl, Manhattan, has obtained the contract for installing elevator and lifts in the Detroit (Mich.) public building, at \$9,900; time, July 15, 1910.

SARATOGA SPRINGS, N. Y.—Sealed proposals will be received Sept. 9 for the construction complete of the U. S. Post Office at Saratoga Springs, N. Y. James Knox Taylor, Supervising Architect.

BROOKLYN.—Proposals for alterations in hospital building will be received at the Bureau of Yards and Docks, Washington, until Aug. 14, for alterations in the naval hospital building, Brooklyn, N. Y. R. C. Hollyday, Chief of Bureau.

PORTLAND, ME.—Office of the Supervising Architect, Washington, D. C. Sealed proposals will be received Aug. 26 for the installation of a vacuum cleaning system, in the U. S. Court House at Portland, Me. James Knox Taylor, Supervising Architect.

BOSTON, MASS.—Proposals for oil storage houses will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., Aug. 28, for oil storage houses, navy yards, Portsmouth, N. H., and Boston, Mass. R. C. Hollyday, Chief of Bureau.

FORT NIAGARA, N. Y.—Office Constructing Q. M., Fort Niagara, N. Y. Sealed proposals will be received Aug. 28 for excavating cellar and installing steam heating plant in barracks here. Plans may be seen at Chief Q. M. office, New York City. Address Constructing Q. M.

CHELSEA, MASS.—Proposals for hospital buildings will be received at the Bureau of Yards and Docks, Washington, until Sept. 18, for constructing hospital buildings on the naval hospital reservation at Chelsea, Mass., Newport, R. I., and Portsmouth, N. H. R. C. Hollyday, Chief of Bureau.

FORT SLOCUM, N. Y.—Fort Slocum, N. Y., Office of Constructing Q. M. Sealed proposals will be received Aug. 18 for installing steam heating systems in barracks Nos. 35, 38 and 40 and officers' quarters Nos. 8 and 9. Blank forms of proposals, specifications, plans and all necessary information furnished at office of Chief Q. M., department of the East, Governor's Island, N. Y. H.

NEW ORLEANS, LA.—Office of the Supervising Architect, Washington, D. C. Sealed proposals will be received Sept 7 for the mechanical equipment (excepting

elevators), including plumbing, gas fitting, boiler plant, heating and ventilating system, electric generating system, conduit and wiring system, vacuum cleaning system, and clock system, for the U. S. Post Office and Court House building at New Orleans, La., in accordance with drawings and specifications, copies of which may be had at this office or at the office of Messrs. Hale & Rogers, No. 11 East 24th st, Manhattan. James Knox Taylor, Supervising Architect.

Brief and Personal.

"Life isn't a spurt, but a steady climb."
"Hot air can take a balloon a long ways, but it can't keep it there."

Herbert Lucas, the architect, has moved his office to 129 East 19th st, one block east of 4th av.

Rochette & Parzini, modelers and sculptors, and specialists in interior and exterior decorations, have moved from 719 1st av to 218 East 25th st.

Jay H. Berkman, formerly with the New York Blue Print Co., is now connected with the Star Blue Print Co., as manager of the city sales force.

E. L. West, formerly assistant engineering manager of J. G. White & Co. has been appointed assistant general manager of the Central Colorado Power Co., Denver, Colo.

W. R. Thompson has resigned as acting electrical engineer of the Public Service Commission, First District, New York, to become assistant chief engineer of H. M. Byllesby & Co., Chicago, Ill.

Nichols & Hughes, of Dayton, Ohio, announce that they have opened offices for the practice of architecture at 506 V. B. Building, Dayton, Ohio. They desire manufacturers' catalogues and samples.

Mr. W. F. Proctor, of Eggleston Brothers, left this city this week for Europe. He will visit Holland, Paris and London during the month of August and expects to be back at his desk about Labor Day.

John A. Mason, Asst. Superintendent of Buildings, Borough of the Bronx, is taking a trip to England, on the advice of his doctor. Mr. Mason had a serious attack of acute indigestion a few weeks ago.

Mr. A. H. Bragg, of Eggleston Brothers, structural steel, returned from his vacation this week. He spent the month of July in South Jersey, making his headquarters at Asbury Park and other shore resorts.

Mr. W. H. Cook, advertising manager for the Thatcher Furnace Co., is spending this, the first week of his vacation, at his home in Montclair, N. J. Next week he will spend in Long Island. He will be back Aug. 16.

The statement is made that Architects Holabird & Roche, of Chicago, have on their boards work aggregating \$30,000,000 in cost, and are now giving employment to 100 draftsmen. This comes pretty nearly being a high water mark.

Mr. A. Bataille, of the pioneer ornamental iron work firm of A. Bataille & Co., of 587 Hudson st, who recently fractured one of his legs near the ankle, has so far recovered as to be able to go to his office a few hours during the week.

The Architectural Stone Co., of Jersey City, was incorporated in New Jersey last week with a capital of \$10,000 by William J. Connor, Thomas F. Mulvaney and William H. Saunders, all of Jersey City, to manufacture and handle brick, stone and building materials and supplies.

Owing to recent disputes with reference to hours, wages and methods of handling material, representatives of the American Federation of Labor and the International Brick, Tile and Terra Cotta Workers' Alliance are taking steps to organize all branches of clay workers in Perth Amboy and vicinity.

In the New Theatre, Central Park West, there will be 37 electric motors, ranging

in size from one to five hundred horsepower, aggregating 1,131 horsepower. In addition to the motor equipment there will be 18,900 sixteen candlepower incandescent lamps. The electrical equipment will be entirely supplied by the Edison service.

At the last meeting of the directors of the Connecting Railway Company, held at New Haven, the drafting of new plans for the bridge across Ward's Island was considered, and work will soon be in progress on the designing of a structure which will be acceptable to the Municipal Art Commission.

Electricians are wiring the old watch tower, which stands on the highest point of Mount Morris Park, and curfew will ring again for Harlem. The tower was built in 1859, and before the days of electric alarms three strokes on the big bell meant fire in the Yorkville section, four meant fire in Bloomingdale, five for Harlem and six for Carmansville.

Meurer Brothers, of Brooklyn, have opened a branch plant at Washington, Pa. Charles E. M. Brock, formerly of the Brooklyn plant, is in charge. The principal work of the company is the coating of steel and charcoal plates, all the product of the plant being handled through the company's own office. All grades of roofing tin are turned out.

B. S. Harrison, 11 East 24th st, Manhattan, electrical engineer, is preparing electrical and steam heating plans for a bank and office building, 18 stys, 50x75 ft., for the Central Bank & Trust Co., at Memphis, Tenn., to cost \$350,000. James G. Rogers, architect, 11 East 24th st, has prepared the general plans. Mr. G. Aus, 11 East 24th st, will be the steel engineer.

The City of Yonkers this week adopted new amendments to its building laws. One of the most important reads: "That no apartment or tenement house exceeding 40 feet in height shall be hereafter constructed within the City of Yonkers, so as to constitute a frame building within the meaning of Section 13 of this Code, nor shall any frame building be used as an apartment or tenement house which shall exceed 40 feet in height."

Papers of incorporation were filed in the office of the Secretary of State of New Jersey last week for the Woodland Realty Company, of Elizabeth, N. J. The stated capital is \$5,000 and the incorporators are Charles C. Burke, capitalist; Orville T. Waring, the banker, and Leroy H. Gates, president of the Hale Desk Co, of this city. The charter gives the company permission to engage in real estate transactions and to handle general building contracts.

One of the largest of recent developments around Newark is the tract known as "Hiltonia," controlled by Feibleman & Co. This property consists of 1,300 lots, having a frontage of over a mile on Springfield av, one of the main arteries of travel out of Newark. There is a trolley line on Springfield av, while a short distance beyond, to the north and west, is the Maplewood station on the Lackawanna Railroad. Several new dwellings have been completed, and plans are in preparation for many others.

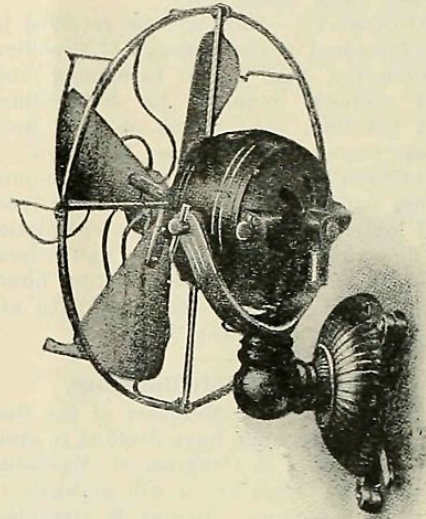
A New Cement Mill.

The plant of the Crescent Portland Cement Company, at Crescentdale, a new station on the Pennsylvania Railroad, in Western Pennsylvania, is about ready for operation. The plant was designed by the Curtin-Ruggles Engineering Company, of 39 Cortlandt st, Manhattan.

W. J. Prentice is president of the cement company; R. H. Hughes, vice-president and general manager; C. M. Hughes, treasurer, and the other directors are well known Pittsburgh business men. The mill has a capacity of 3,000 bbls. daily.

Universal Fan Motors.

Propeller fans are more commonly used than any other variety largely on account of their convenience, portability and adaptability to almost any conditions. They may be placed on desk or table, sidewall, or ceiling, with facility, and readily removed with the change of season or alteration in the arrangement of furniture of office or other apartment. In very warm weather the full force of the air current is none too strong for comfort, while in less extreme weather the speed may be reduced to a corresponding extent by means of the regulator which is provided on all fans.



In winter also the fan is of great value when used in show windows of stores. The current of air blown upon the inside of the window prevents condensation of moisture, which the cold of the outside air would cause to freeze and by obscuring the glass render the window useless for show purposes.

Until quite recently it has been necessary to use fans somewhat different in construction for different positions, three different styles being recognized.

Diehl Universal Fans combine in one unit the three styles previously referred to and known as desk, trunnion and bracket fans. They may be adjusted to propel the air in any direction, and require neither extra parts nor special tools to adapt them to their various positions. The change from desk to bracket can be readily understood from the illustration. The list price of the "Universal" fans range from \$22 to \$38; telephone booth fans, \$23 to \$25; Oscillator fans, \$30 to \$38. (Diehl Manufacturing Company, Elizabeth, N. J.)

Bids Invited for Railway Construction.

The Esquimalt and Nanaimo Railway (owned by the Canadian Pacific Railway) is calling for tenders for the grading of the last section of the extension of their road on Vancouver Island to Alberni. This passes along the shores of Cameron Lake over the divide and into Alberni, and calls for considerable heavy rock work. It is estimated that in some parts the work will run up to \$60,000 a mile, and it may take twelve months to complete the grade. The tenders have all to be in by September 6. Following is the invitation for tenders, signed by R. Marpole, vice-president of the company:

"Sealed tenders will be received by the undersigned up to noon of Monday, September 6, 1909, for the grading and bridging of the Alberni Branch from the one hundred and eighth mile to Alberni (27½ miles), according to plans and specifications to be seen on and after August 7 at the office of Mr. Bainbridge, division engineer, E. & N. Railway, Victoria, and Mr. H. J. Camble, chief engineer, E. & N. Railway, Vancouver."

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Market Suffers a Relapse.

The building material market suffered a relapse this week. The continued delay in the arrival of structural steel, coupled with a wet day, brought Hudson River hard brick down still farther. Current Hudson River prices are \$4.50 to \$5. Portland cement was advanced another five cents, making a total of ten cents for the week. Further advances are likely. Northern pig iron remained stationary, but Southern moved up fifty cents around, making a total increase of one dollar in thirty days. Despite this, new business was done and another advance is likely. A quieter market is expected by practically all interests after the middle of the month. Nearly all the furnaces are bought up. Sheet metal prices are likely to go higher. Zinc and solder moved up a quarter of a cent a pound. Competition for structural steel business and fabricating continues keen. Stone showed a slight recovery in increased number of inquiries, and one or two fair sized orders were reported. Finished oak for flooring purposes is scarce and higher prices are expected. Maple is being sold at \$4 over Spring prices. This does not hold in common grades of lumber.

Further Drop in Hudson River Hards.

The prices of Hudson River hard brick continue to tumble. They now range from \$4.50 to \$5 per M. Steel and iron for structural work failing to arrive at jobs, with the supply of brick steadily continuing to increase, and with manufacturers determined to continue shipping, the Record and Guide hesitates to predict any advance for the immediate future.

About 75 cargoes were sold last week. This is about the normal figure. While it is not confirmed officially, the slump is generally thought to be due to over-production. The supply to-day is considerably above normal demand. Comparatively few deliveries are being made until September first.

MANUFACTURERS PAYING HIGH WAGES.

The manufacturers are paying 1907 prices for labor and therefore cannot sell for 1908 prices and make anything. There are so many brick in the market at present that profits are way down under present conditions. The Erie Railroad has been taking large shipments of Hudson River hard brick for railroad improvements.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	Per M.
Hudson River, Common.....	\$4.50	\$5.00
Hudson River, Light Hard.....	3.00	4.00
Hudson River, Pale.....		
New Jersey, Hard.....		
Croton Point—Brown, f. o. b.....	12.50	
Croton Point—Dark and red.....	12.50	
Fronts:		
Bluffs, No. 1 (delivered at bldgs.)	22.00	28.00
Greys, various shades & speckled..	27.00	31.00
White No. 1.....	26.00	35.00
White No. 2.....	25.00	31.00
Old Gold.....	26.00	32.00
Enameled:		
English size.....	70.00	75.00
American size.....	62.00	68.00
Seconds, etc.....	40.00	45.00

*Cartage and ten per cent. 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

LIME.

500-bbl. lots delivered to the trade in Greater New York.	
Pennsylvania, common, per bbl.....	\$0.75@\$.80
State common, cargo rate, per bbl.....	.80
RocklandxRockport, 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	10.00
In barrels, 320 lbs.....	1.60	
In bags, per ton.....	\$8.50	
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.

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

Cement Advances Five Cents More.

Factors in the Cement Manufacturers' Licensees Association are more harmonious to-day than they have been in several months. The company that withdrew from the organization "because of certain dissatisfactions with conditions then existing within the organization," as one man put it, "has reconsidered its action and upon the adoption of a better plane of understanding, has again become identified with the other leading companies in the compact."

This having been accomplished to the satisfaction of nearly all parties concerned, an advance of five cents was made in the current price of cement in cargo lots, cloth, and on Wednesday afternoon of this week official notices went out from No. 30 Broad st, where the offices of the North American Portland Cement Co. are located, announcing an advance of five cents more, making a total increase of ten cents within a week. This is taken to mean that interests that were opposed to receiving the company back into the association have been placated. A further advance is not unlikely within the near future.

J. Rogers Maxwell, president of the North American Portland Cement Association, said that there had been a noticeable improvement in the demand for Portland cement, and that he looked for further improvement early in the Fall.

Howard Maxwell, of the Atlas Portland Cement Co., said that he did not expect business to fall off as a result of higher prices, but, on the other hand, expressed the belief that business would pick up. "The time is ripe now for big business," he said, "and higher prices will not check the demand."

CEMENT.

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

(*All standard American Portland cement companies repurchase cloth sacks at the rate of 7¼ cents, or 80 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.....	\$1.43@	....
Atlantic brand.....	1.43	....
Atlas Portland.....	1.43	\$1.53
Bath Portland.....	1.43	....
Dragon Portland.....	1.43	....
Edison Portland.....	1.43	....
Lehigh Portland.....	1.43	....
Trowel Portland.....	1.43	....
Vulcanite Portland.....	1.43	....
Alsen's (German) Portland.....	2.43	....
Dyckerhoff (German) Portland.....	2.43	....

Southern Pig Iron Even Higher.

While Northern pig iron remained stationary, Southern moved up another fifty cents around. It was supposed last week that the advances had ceased when it had risen one dollar in thirty days, but when more was added this week the trade

saw that business had a stability about it that savored of prosperity. In spite of the previous advances the Southern mills are unable to recover on overdue deliveries, and cannot handle new ones for deliveries prior to Sept. 15.

QUIETER MARKET NOW EXPECTED.

Pig iron people as a rule are looking for a somewhat quieter market. Already the inquiry is falling away. Two weeks of the kind of business that is reported this week will permit the furnaces to catch up. Normal conditions are looked for toward the close of the month. One reason given for the Southern furnaces' course in firming up is to permit them to hold some of the tonnage now on hand for higher figures. Nearly all the furnaces are working to 80% capacity, and those who have a few blasts idle are planning to blow in. Buffalo and Pennsylvanians may announce an increase in prices due to the increase in cost of manufacture, advance in the price of coke and the fact that ore sellers who had not covered are loading. The wages of laborers at the Northern furnaces as noted have been restored to the figures ruling on April 1, but which were subsequently cut. These latter furnaces cannot yet determine what effect this advance in wages will have upon the cost of their products.

ZINC AND SOLDERS MOVE UP.

The activity of the metal market reported in these columns last week is reflected in a slight advance in zinc and solder, both of which moved up a quarter of a cent per pound this week. Half and half in case now sells for 19¼ cents per lb., and open at 20¼. No. 1 in case brings 17¼ and open 17½ cents per lb. Zinc in cask lots now brings 7¼ cents per lb. and in sheets, 8¼. These are the only changes in prices current in the metal market this week save in Southern pig iron, already noted.

SHEET METALS LIKELY TO GO HIGHER.

Officials of the sheet metal companies are talking of an increase in prices. While concessions that have been allowed within the last few months have been withdrawn within a week or two no firming action has taken place yet, although, it is said, conferences on the subject have been held. The situation hangs in the balance.

MORE BUSINESS WITH HIGHER PRICES.

Structural steel men say that, despite the increase in prices reported last week, business has increased rather than diminished. While reports from the mills show that the steel output for the month just closed has exceeded that for July since 1896, most of this has been for rails. In reality the business in structural steel orders has not been up to what had been expected by about 12 per cent. The improvement in this district, despite higher prices, is interpreted as being a good sign of a healthy building activity this Fall. Whether the advance will be increased, no one will venture a guess at this time. The mills are undecided, but no further advance is looked for until September anyway. It is a good time to place orders for structural steel now. "The prices will not go down," said the sales manager for one of the largest structural steel companies in the country.

Northern:

No. 1 x Jersey City.....	\$17.50@	\$17.75
No. 2 Foundry x Jersey City.....	17.00	17.25
No. 2 plain.....	16.50	16.75

Southern:

No. 1 Foundry, steamship dock.....	17.75	18.25
No. 2 Foundry, spot.....	17.25	17.75
No. 3 Foundry.....	16.75	17.25

STRUCTURAL.
 Nominal prices f. o. b. dock, N. Y.
 Beams and Channels, 15-in. and under \$1.51
 Angles 1.51 1.56
 Tees 1.56 1.61
 Zees 1.56 1.61

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.
 1 to 1 1/2, base price..... 1.80
 3/4 and 7/8 in..... 1-10c. extra

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

SOFT STEEL SHEETS.
 1/4 and heavier 2.10
 3-16 2.20
 No. 8 2.30
Blue Annealed
 No. 8 2.30
 No. 10 2.30
 No. 12 2.35
 No. 14 2.40
 No. 16 2.50

One Pass. Cleaned Cold Rolled. American.
 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

RUSSIA, PLANISHED, ETC.
 Genuine Russia, according to assortment, per lb. 11 1/4 @ 14
 Patent planished per lb. A., 10c.; B., 9c., net.
 Metal laths, per sq. yd. 22 24

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

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

SOLDERS. Case. Open.
 Half and half 19 1/4 @ 20 1/4
 No. 1 17 1/4 17 1/2

TERNE PLATES.
 N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:
 About 40-lb. coating..... @ \$17.10
 About 30-lb. coating..... 15.00
 About 20-lb. coating..... 12.50
 About 15-lb. coating..... \$10.70
 About 8-lb. coating..... 8.70

PIG LEAD.
 Ton lots 4 1/2 @ 5
 Less 5 5 1/4
ZINC.
 Sheet, cask lots per lb. 7 3/4
 Sheet per lb. 8 1/4

COPPER.
 Sheet Copper, hot rolled, 16 oz. per lb. 18 @ 19
 Sheet Copper, hot rolled, 14 oz. per lb. 19 20
 Sheet Copper, cold rolled, 1c per lb above hot rolled.
 Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.
 Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

Scarcity of Oak and Maple.

A gradual tightening up in dressed lumber is noted, especially in hardwoods. There is little finished oak in the market, and \$4 more than Spring prices has been paid for maple. The stiffening movement does not extend to common grades yet, but the tendency is that way. The demand came when the mills were low on stocks due to letting so much of their material out at reduced prices during the Spring. One big concern, that handles finished oak, is considering the matter of operating their Southern plant day and night to catch up with the demand, and depleted stocks.

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

SPRUCE (Eastern; Random Cargoes.)
 2 inch cargoes \$23.00 @ \$28.00
 6 to 9 inch cargoes..... 24.00 28.00
 10 to 12 inch cargoes..... 26.00 30.00

LATH.
 1 1/2 in. round wood lath..... 3.50 3.75
 Eastern spruce, slab..... 4.25 4.56
HEMLOCK.—Pa. Hemlock, f. o. b. New York,
 base price, \$20.50 per M. West Virginia Hemlock, base price, \$20.50. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

WHITE PINE. (Rough or dressed.)
Good Uppers, 4-4, 5-4 and 6-4 per
 1,000 feet \$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

KILN-DRIED ROUGH NORTH CAROLINA PINE.
 F. O. B. Car or Vessel, New York.
 No. 1. No. 2. No. 3. Box.
 4-4 Edge, under 12 ins. \$28.00 \$26.00 \$18.00 \$14.50
 4-4 Wide Edge, over 12 inches 42.00 35.00
 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
 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 15.50
 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:
 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 15.00
 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:
 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
 5/8 (for 5 1/2 add \$2)..... 23.00 21.00 15.00 10.00
 1/2 (for 5 1/2 add \$2)..... 20.50 19.00 12.00 8.00
 German Siding 13-16 x 5 1/2" face..... 33.00 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:
 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 1/4 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 FLOORING.
 K. D. bored, end matched or butted and bundled. Standard grades of oak flooring:
 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 1/4 and 2 1/2.
 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.
 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.)
 Per M. pieces.
 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

HARDWOOD.
 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..... 60.00 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

LONG LEAF YELLOW PINE FLOORING.
 "A" Heart face rift, D. & M., 13-16 x 2 1/2, counted 1 x 3..... \$47.00 @ \$50.00
 "B" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3..... 47.00 48.00
 "C" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3..... 32.00 34.00
 "A" Rift, D. & M., 13-16, counted 1 x 3 43.00 45.00
 "B" Rift, D. & M., 13-16, counted 1 x 3 39.00 41.00
 "C" Rift, D. & M., 13-16, counted 1 x 3 28.00 30.00
 "A" Flat, D. & M., 13-16, counted 1 x 3 29.00 31.00
 "B" Flat, D. & M., 13-16, counted 1 x 3 26.00 29.00
 No. 1 Com., D. & M., 13-16, counted 1 x 3 22.00 28.00
 No. 2 Com., D. & M., 13-16, counted 1 x 3 16.00 17.00
 "A" Heart Rift, 13-16 x 3 1/4, counted 1 x 4 51.00 53.00
 "B" Heart Rift, 13-16 x 3 1/4, counted 1 x 4 45.00 47.00
 "C" Heart Rift, 13-16 x 3 1/4, counted 1 x 4 40.00 42.00
 "A" Rift, 13-16 x 3 1/4, counted 1x4. 37.00 38.00
 "B" Rift, 13-16 x 3 1/4, counted 1x4. 28.00 30.00
 "B" Flat, 13-16 x 3 1/4, counted 1x4. 26.00 28.00
 No. 1 Com., 13-16 x 3 1/4, counted 1 x 4 22.00 23.00
 No. 2 Com., 13-16 x 3 1/4, counted 1 x 4 16.00 17.00
 No. 1 barn boards, 8-in. 38.00 37.50
 10-in. 39.50
 12-in. 46.00 49.50
 No. 2 barn boards, 8-in. 33.50 34.50
 10-in. 38.00 37.00
 12-in. 41.00 42.50
 No. 3 barn boards, 8-in. 30.50
 10-in. 32.00 32.50
 12-in. 34.00 36.00

Stone Shows Slight Recovery.

Stone business shows a gradual recovery from the inactivity that has characterized it within the last six weeks. A healthier inquiry is reported, due to a seemingly general tendency to proceed with contracts and the fact that higher prices in all building materials are imminent. Marble opened the week with a good inquiry and closed with numerous fair sized orders. Most of these are for early Fall deliveries. Competition is still keen in all branches of the business.

SLATE ADVANCE POSTPONED.

In explanation of the fact that slate has failed to advance in price as prophesied two weeks ago, a leading dealer in this product gave this statement to the Record and Guide:

"While business at present is good and the improvement seems to be general, conditions do not seem to warrant the operators making any advance just now. They have not been able, so far, to agree upon what advances should be made and buyers will do well to purchase now before the advance comes."

STONE.—Wholesale rates, delivered at New York.

Ohio freestone \$0.80 @ \$1.00
 Longmeadow freestone85 .90
 Brownstone, Portland, Conn.60 1.25
 Scotch redstone 1.05
 Lake Superior redstone..... 1.05
 Granite, Maine35 .50
 Granite, grey50 .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 1.00
 Caen 1.25 1.75
 Portage or Warsaw stone..... .90 1.00
 Vermont white building marble... 1.00 1.50
 South Dover building marble..... 1.25 1.50
 Bennington building marble..... 1.25
 Georgia building marble..... 1.40 2.00
 Tennessee marble 2.35 2.50
 Wyoming bluestone80 .90
 Hudson River bluestone (promiscuous sizes, per cu. ft.)..... .80

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

Genuine No. 1 Bangor..... \$4.90 @ \$5.65
 No. 1 Chapman 5.25 6.00
 No. 1 Red 10.00 12.00
 Brownville and Monson Maine.... 6.50 8.00
 Peach Bottom 6.30 7.50
 Unfading Green 4.90 5.80

OF INTEREST TO PROPERTY OWNERS.

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

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

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

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

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

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

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

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

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

PUBLIC WORKS.

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

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

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

CONDEMNATION PROCEEDINGS.

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

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

ASSESSMENTS.

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

NEW METHOD OF CLEANING STREETS.

The Department of Street Cleaning has lately been conducting experiments with water brooms on the highways. One of these was made in Stanton and neighboring streets. The test was made with two large western tank wagons which resemble the wagons of the Standard Oil Co. Each wagon has a holding capacity of about 350 gallons of water. The water is introduced into the tank under a pressure varying from 28 to 40 pounds, and in its flow compresses the air, which in turn delivers the water through the sprinkler to the pavement. It is estimated that each wagon will cover 375 linear feet with one filling. Previously, the regulation sweepers were brought into use which gathered up the heavy refuse so that it could not find its way into the sewers. This operation was immediately followed up by a sweeping process by which the minor debris was forced along the gutters and into the catch basins.

If the plans of the street cleaning department are carried out nearly every street in Manhattan will be swept and flushed by the method several times each week. Commissioner Edwards calculates that the cost will be about 30 or 40 cents a grand square yard (1,000 square yards). The experiments were made in accordance with a bill lately passed in the Legislature which empowers the department to expend \$500,000 for such work, with the approval of the Board of Estimate. While the appropriation is not available until next year, the board appropriated \$100,000 to be used in cleaning the streets in the manner described for the remainder of the present year, providing the results were satisfactory to Commissioner Edwards.

MUNICIPAL IMPROVEMENTS

CONDEMNATION PROCEEDINGS.

TREMONT AV.—Opening and extending from the eastern end of the proceeding now pending on that av at the Eastern Boulevard to Fort Schuyler rd. Commissioners Timothy Powers, M. I. Mack and Sidney B. Hickox give notice that they have completed their estimate and assessment in this proceeding; that providing no objections are filed to either of the abstracts their final report will be presented for confirmation to the Supreme Court on Dec. 16.

ASSESSMENTS.

176TH ST.—Paving the roadway and setting the curb in 176th st, from Park av to 3d av. Area of assessment: Both sides of 176th st, from Park av to 3d av, and to the extent of half the block at the intersecting avs. Assessment entered Aug. 3. Payable within 60 days after entry.

TIMPSON PL.—Paving and curbing Timpson pl, from 147th st to 149th st. Area of assessment: Both sides of Timpson st, from 147th st to 149th st, and to the extent of half the block at the intersecting sts. Assessment entered Aug. 3. Payable within 60 days after entry.

CYPRESS AV.—Paving the roadway of Cypress av and resetting curb, from East 138th st to East 143d st. Area of assessment: Both sides of Cypress av, from 138th to 143d st, and to the extent of half the block at the intersecting sts. Assessment entered Aug. 3. Payable within 60 days after entry.

NEW JERSEY-NEW YORK BOARD MEETING.

The opening of the lower Hudson tunnels, and the subsequent impetus to the real estate business, has occasioned a serious discussion at the last meeting of the Board of Governors of the New Jersey-New York Real Estate Exchange of the need of improved financial facilities for conducting realty operations. It has been charged that the existing title and trust companies of Northern New Jersey are ultra conservative in their methods of loaning moneys for building and development purposes, and that the growth of the suburban sections has been retarded in consequence of this policy.

President Otto Kempner stated that there is a constant demand for legitimate loans by operators, which are refused by the loaning institutions of New Jersey, and that many safe, necessary and praiseworthy enterprises have to be abandoned for want of capital, whose investment would be certain to yield handsome profits. This sentiment was confirmed by a recital of the personal experiences of a number of the directors present.

The board elected the following new governors: D. S. Gross, J. C. W. Rankin, H. R. Gillette and Clark Hallberg. It also elected to membership J. W. Campen, of Farmington, N. J.; A. P. Van Tuyl and Clarence H. Nichols, of New York City.

"THREE CENTURIES OF NEW YORK."

The National Arts Club and the American Scenic and Historic Preservation Society have arranged in connection with the Hudson-Fulton Celebration, to hold a loan exhibition in the galleries of the Arts Club, Gramercy sq, the purpose of which will be to illustrate the growth of the metropolis from the time of Hudson's arrival to the present day.

The joint committee of the above organizations therefore invites communications from all persons who own pictures or materials of historical interest relating to New York City, stating what they possess and would be willing to loan for the purpose of this exhibition.

The objects desired are in particular, paintings, drawings, early engravings, or other pictorial or art objects bearing upon or illustrating any of the features of the exhibition.

The committee will also appreciate information as to collectors or other persons who may be in possession of such objects as would be suitable for exhibition.

The exhibition will open on Monday, 20th September, and will close on or about October 18, 1909.

DRYING NEW STRUCTURES.

Information was recently furnished by Consul Charles N. Daniels of Sheffield, Eng., concerning an English system of drying new buildings. The apparatus it appears consists of a stove with a fire-box, suitable for coke fuel, surrounded by a number of small diameter tubes, resembling gas pipes. By means of the apparatus fresh, dry outside air enters constantly into the air supply tubes, and is highly heated in the tubes surrounding the fireplace. It ascends in a dry heated state in the room, passes along the ceiling and walls, and absorbs the dampness, sinking down after being saturated with the same and re-entering the apparatus. It then mixes with the coke gases in the outlet tube for the smoke, and eventually escapes into the chimney.

It is affirmed that this constantly renewed fresh outside air furnishes an abundance of carbonic acid to the mortar, thus hardening it, and producing in a short period the same effect as if the mortar or plaster had dried in the natural way. By the use of this system it is claimed that no moisture can possibly appear later on. A striking illustration of the efficiency of this apparatus is evidenced by the fact that when used in Germany the government willingly abrogates the law which prohibits the habitation of any house until 6 months after completion.

There is no law in these parts governing the immediate occupation of new buildings, but it cannot be denied that the health of tenants is frequently jeopardized by their moving into freshly plastered rooms. Owners are not free from severe criticism by being a party to such doings, and it is therefore suggested that they employ some such system as described for the artificial drying of mortar in new buildings.

OWNERS AND MANAGERS TO MEET.—The National Convention of Building Managers and Owners will be held this fall at Detroit, Mich., on Sept. 13, 14 and 15. This will doubtless be the greatest gathering of the prominent men owning or operating skyscrapers, apartment houses and institutions ever held in the history of property management. The program covers practically all the important problems relating to construction, equipment, renting and operating of buildings. Albert J. Marshall, a man who has made a special study of the lighting question relating to buildings in New York will discuss the "Proper Illumination of Corridors and Public Space." The program will also include a stereopticon address entitled "An Hour on Elevators with an Expert," by Reginald Pelham Bolton, who is conceded to be one of the greatest authorities in the country on the question of elevators and vertical transportation. Practically every city from coast to coast intend sending delegates to this convention.

LAW DEPARTMENT

"BUSINESS SIGNS ON ROOFS."

We believe that it is a custom among our more careful renting agents to cover in leases of business property every change which a tenant would be likely to think of making in the outward appearance of the building, likely to be an eyesore to other tenants or unsatisfactory to the owner, by covenants worded to cover the danger, and necessitate approval by the owner. These covenants, however, are sometimes very generally worded and thus fail when relied on in an emergency occurring to attain the desired object.

In a prominent location of this city where an owner took great pride in the general architectural perfection and appearance of his building, a lease was at one time made of the whole building to one tenant; and changes of outward appearance as well as structural form or character, without approval, was thought to be carefully guarded against by a covenant inserted in the lease that certain alterations were to be made by the tenant at his own expense, and that "all alterations or changes in the demised premises except those specified in the lease shall be made subject to the approval of the landlord and all alterations and changes to be made subject to the rules and regulations of the municipal authorities of the City of New York."

The tenant erected on the roof of the building without permission or approval of the landlord a sign for advertising purposes some ten feet in height and ninety feet in length to the owner's intense chagrin.

The court in an action brought by the landlord to cause the removal of the offending sign gave judgment in favor of the tenant, saying "It is quite clear that the erection of this sign upon the building is not an alteration or change of the building allowed by the provisions of the lease, and neither can it be said to be an alteration or change of the building to which the plaintiff must assent. * * * So long as the use to which the tenant put the building did not in any way change or alter it, it does not seem that this clause [the covenant] of the lease applies. It is quite clear that the lessee of this property has the right to use the property in any way consistent with the purpose for which it was erected and is not restricted by the lease. If the landlord wishes to restrict a tenant in his use of the property he must depend upon an express covenant in the lease preventing a use to which he objects."

In a word there seems to be no limit of advertising signs allowed to a tenant of business property, unless covered by language much more specific than "alterations and changes," even where tending in an owner's estimation to injury of the character or beauty of the building.

PASSING TITLE.

To the Editor of the Record and Guide:

Will you please name the number of papers (documents, etc.) a seller of a city lot, say, 25x100, with individual residence, must furnish to buyer in Manhattan and Bronx, according to law and cost of average sale of such lot? Deed, survey, search, satisfaction, recording, etc.? More or less and where one year's taxes and assessments are not yet paid? About what is the average fee charged in New York? How many documents or papers should seller pay for? How many documents or papers should buyer pay for?

INQUIRY.

Answer.—Seller has only to furnish and pay for deed, which it would be the part of wisdom to have a good lawyer draw—charge from \$5 to \$10. Besides this, if there are any liens or encumbrances to be paid off and discharged from the Public Records, the seller must pay for this discharge—usually a matter of a dollar or so in each case.

The seller pays for no searches.—Editor.

RESPONSIBILITY OF THE TENANT.

To the Editor of the Record and Guide:

In the lease of a private residence in New York City it is provided that the tenant shall keep the plumbing work, pipes, glass and the premises generally in repair. It appears that owing to an obstruction in the sewer connection between house and main, the cellar is flooded. Who is responsible under the lease for the necessary repairs?

Answer.—The tenant. See the similar cases of Lockrow vs. Hargan, 58 N. Y., 635; McMann vs. Antwith, 17 Hun., 163; Heintze vs. Eslacker, 1 City Court, 465; Kling vs. Dress, 5 Robertson, 521; Cohn vs. Hill, 9 Misc., 326; and Pfaff vs. Riddick, 9 Misc., 472.

EXACTING COMMISSION ON BILLS PAID.

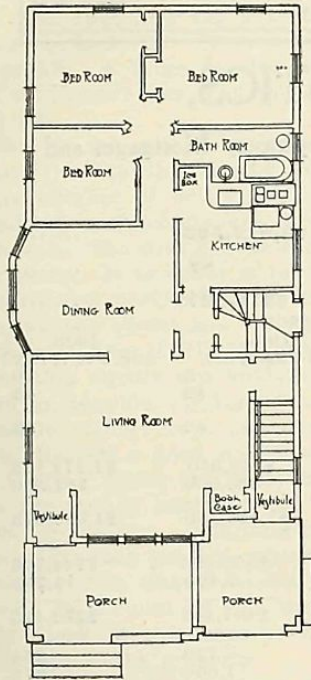
To the Editor of the Record and Guide:

I noticed an article in your issue of July 31, signed "Square Dealing," calling attention to the pernicious habit of some agents in accepting ten per cent. commissions from mechanics employed to make repairs on the various properties in their charge. I am glad to see this question brought up and heartily endorse the suggestion that the Real Estate Board of Brokers take some action regarding it. Yours very truly,

CHARLTON W. CRANE.

UNIQUE TWO-FAMILY DWELLINGS.

It is rapidly becoming apparent in these parts that the stereotyped dwelling of the two-family order no longer appeals to the prospective purchaser as formerly. It will be recalled that not more than six or eight years ago builders found it difficult to produce structures of the type fast enough to supply the demand. In many instances large rows were erected by construction companies and others, and it was no uncommon occurrence for owners to dispose of the greater part of their product even before they were wholly enclosed. Moreover, it is recorded that innumerable sales were made merely upon examination of the ground and plans.



The chief zone for operations of this kind originally centered around Brooklyn, especially in the Flatbush and Bay Ridge districts, later communicating itself to the Bronx. In fact, calls for the new dwelling increased so rapidly that little attention was given to plans for interior layouts or to designs for exterior architectural treatment with the result that many untenable and totally unattractive buildings were thrown

upon the market. To use the language of a large property owner, "Seven-tenths of the buyers of buildings of that type soon became disgusted with their purchases, and eventually either abandoned their homes or disposed of them to poor advantage." Besides, it should not be overlooked that in the purchase of a stereotyped two-family house, especially if it be one of a large row, the buyer is veritably labeled, so to speak, suffering no little annoyance thereby.

The conditions alluded to, together with other drawbacks equally objectionable, are responsible for the initial movement toward reform in the indicated direction. Prospective property owners are more thoroughly acquainted today with the state of affairs with respect to architecture than ever before, and for this reason architects and builders have been obliged to devote more attention than formerly toward turning out a product that will better meet the ideals of discriminating buyers. Among the new two-family houses of an improved order now being erected in these parts, perhaps the most striking are situated in Bensonhurst, on 81st, 82d and 83d sts. As will be seen by the illustration herewith these houses are unlike others of the type discussed, being built of stucco and designed to overcome many of the objections offered by buyers. The houses are of somewhat different design in the roof and attic details, but the general plan is the same.

There are two entrances, at opposite sides, and the porch on the ground floor is divided between the two families, there being no second story porch. Different levels are provided for the porches. The exterior of the house is covered with three coats of stucco, the piazza roof being of Spanish tiles, and there is no wood-work save the ceiling of the piazza, the window casings and the edge of the roof under the tiles. Interiorly the houses have a parlor or living room in front with a dining room opening from it, and back of the staircase, which runs to the upper floors, the kitchen, in the middle of the house, with a bathroom adjoining it and three bedrooms at the rear, completely shut off from the front of the house. The second story is similarly arranged with the addition of a small room over the entrance hall below, which can be used as a den or a sleeping room if so desired. On the third floor there are five large rooms, two of which go to one family and three to the other, or which can be connected into an apartment by themselves as there is a bathroom and an adjoining room which could be converted into a kitchen. To show the attention to details in the construction of these houses, it is only necessary to say that a sewer connection has been provided for the ice box. In the basement are two separate heating apparatuses and a large laundry and drying room for joint family use. The woodwork, mantels, lighting fixtures, wall paper and finish are all the same as put in the highest class private houses. With their attractive surroundings these houses are regarded as marking a new departure in building operations of this character hereabouts. The O. L. & W. G. Perfect Contracting Co., owners, direct particular attention to the fact that the buildings described are cool in summer and warm in winter.

SEMI-ANNUAL INDEX READY.

Subscribers to the Record and Guide will do well to purchase the semi-annual index which is just off the press. This index contains a complete list of all auction sales, conveyances, leases, mortgages and projected buildings in Manhattan and the Bronx covering a period from January 1 to July-1, 1909.

Without the aid of this index, considerable difficulty might be experienced by anyone desirous of looking up a record of a given parcel. In other words, assuming that it was known that a given parcel was sold in the early part of the year and that specific information was desired. It would be necessary to look through each copy of the Record and Guide to find out when the item appeared. With the index at hand this work is minimized. All that is necessary to do is to turn to the proper street, and the page on which the record appears is given, together with other records pertaining to property located on that thoroughfare.

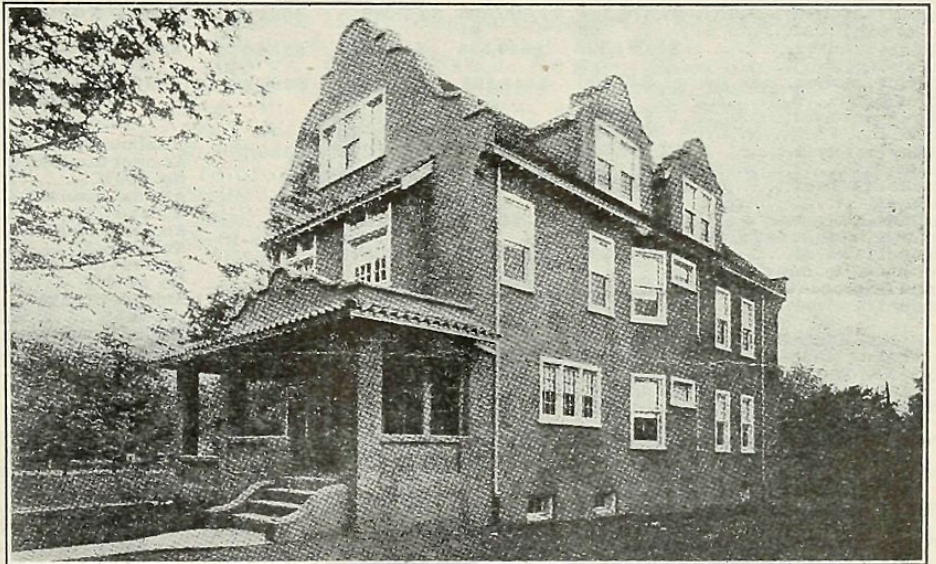
The cost of this index is purely nominal, being only one dollar. Subscribers should be careful that all the numbers for the six months are complete and have them bound, and then a lasting record is created which will become of great value. A suitable temporary binding is furnished, for the convenience of subscribers, so that all the numbers may be kept intact until the volume is complete and ready for a permanent binding. A complete key is printed on the first page of the index which greatly simplifies the work of anyone using the Record and Guide.

As there is only a limited number of these indexes published, those desirous of obtaining one should apply immediately at the office of the Record and Guide, Nos. 11-15 East 24th st.

CAUTION NECESSARY WHEN BUYING.

One becomes careless at times when about to take title to real property. A short time ago a prominent operator in Bronx realty negotiated for the purchase of a much coveted plot of ground. After the preliminary arrangements were concluded the agent for the seller produced the contract for execution which the purchaser signed without hesitation. Upon looking over the agreement later he discovered to his consternation that he had agreed to accept a quit claim deed in place of a full covenant warrantee deed.

It should always be borne in mind that a purchaser is obliged to accept from the seller the kind of deed called for in the agreement. If it says that the seller is simply to give a deed, that is satisfied by his giving one without warrantee or covenants. If the agreement is simply to give a deed in fee, that will not be satisfied by giving a title subject to encumbrance. If the words "good and sufficient" are used, the seller is bound to convey a good title; he must give a warranty against



NOVEL SUBURBAN RESIDENCE.

encumbrances, and must convey the legal estate in fee, free from all other claims or liens whatsoever; the seller's wife must join in such a deed. If the contract says the "title to be satisfactory," that implies only that the title shall be "good and marketable." A quit claim deed does not give a very good title; it simply conveys whatever right or title or interest the grantor may have in the property described, at the time that he signs and delivers the deed. Such an instrument would take precedence, however, of a prior unrecorded warrantee deed from the same grantor, if the purchaser under the quit claim has no notice of the prior deed and if there is nothing stated in the quit claim which suggests an earlier conveyance; but a quit claim deed will not operate, as a warrantee deed does, to carry subsequently acquired title of the grantor. If a deed of this description is taken the purchaser can hardly be regarded as a bona fide buyer without notice of outstanding titles and equities.

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 30 to Aug. 5, inc.		July 31-Aug. 6, inc.	
Total No. for Manhattan.....	243	Total No. for Manhattan.....	155		
No. with consideration.....	20	No. with consideration.....	12		
Amount involved.....	\$733,150	Amount involved.....	\$478,275		
Number nominal.....	223	Number nominal.....	143		
		1909.	1908.		
Total No. Manhattan, Jan. 1 to date.....		7,082	6,067		
No. with consideration, Manhattan, Jan. 1 to date.....		570	423		
Total Amt. Manhattan, Jan. 1 to date.....		\$34,373,390	\$21,718,557		
		1909.	1908.		
Total No. for the Bronx.....	139	Total No. for the Bronx.....	144		
No. with consideration.....	8	No. with consideration.....	6		
Amount involved.....	\$39,464	Amount involved.....	\$43,550		
Number nominal.....	131	Number nominal.....	138		
		1909.	1908.		
Total No., The Bronx, Jan. 1 to date.....		4,626	4,906		
Total Amt., The Bronx, Jan. 1 to date.....		\$2,685,748	\$3,584,710		
Total No. Manhattan and The Bronx, Jan. 1 to date.....		11,708	10,973		
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$37,059,138	\$25,303,267		
Total No. for Manhattan, for July.....		913	817		
Total Amt. for Manhattan for July.....		\$5,199,149	\$2,227,363		
Total No. Nominal.....		833	759		
Total No. for The Bronx, for July.....		791	729		
Total Amt. for The Bronx, for July.....		\$1,606,977	\$501,878		
Total No. Nominal.....		759	681		

Assessed Value Manhattan.

1909.		1908.	
July 30 to Aug. 5, inc.		July 31-Aug. 6, inc.	
Total No. with consideration.....	20	Total No. with consideration.....	12
Amount involved.....	\$733,150	Amount involved.....	\$478,275
Assessed value.....	\$624,000	Assessed value.....	\$416,500
Total No. nominal.....	223	Total No. nominal.....	143
Assessed value.....	\$10,248,000	Assessed value.....	\$4,698,500
Total No. with consid., from Jan. 1 to date.....	570	Total No. with consid., from Jan. 1 to date.....	423
Amount involved.....	\$34,373,390	Amount involved.....	\$21,718,557
Assessed value.....	\$27,792,500	Assessed value.....	\$17,101,100
Total No. nominal.....	6,602	Total No. nominal.....	4,644
Assessed value.....	\$358,873,220	Assessed value.....	\$286,171,200

MORTGAGES.

1909.		1908.	
July 30 to Aug. 5, inc.		July 31-Aug. 6, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	189	Total number.....	121
Amount involved.....	\$7,376,544	Amount involved.....	\$963,480
No. at 6%.....	63	No. at 6%.....	52
Amount involved.....	\$1,091,122	Amount involved.....	\$238,568
No. at 5½%.....	2	No. at 5½%.....	40
Amount involved.....	\$49,000	Amount involved.....	\$499,962
No. at 5¼%.....	1	No. at 5¼%.....	.....
Amount involved.....	\$13,000	Amount involved.....	.....
No. at 5%.....	50	No. at 5%.....	11
Amount involved.....	\$2,101,400	Amount involved.....	\$130,700
No. at 4½%.....	26	No. at 4½%.....	6
Amount involved.....	\$1,161,800	Amount involved.....	.....
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$1,800	Amount involved.....	\$700
No. with interest not given.....	47	No. with interest not given.....	18
Amount involved.....	\$2,980,222	Amount involved.....	\$94,250
No. above to Bank, Trust and Insurance Companies.....	45	No. above to Bank, Trust and Insurance Companies.....	23
Amount involved.....	\$4,154,000	Amount involved.....	\$467,800
		1909.	1908.
Total No., Manhattan, Jan. 1 to date.....		6,144	5,487
Total Amt., Manhattan, Jan. 1 to date.....		\$204,156,642	\$187,842,701
Total No., The Bronx, Jan. 1 to date.....		4,766	4,463
Total Amt., The Bronx, Jan. 1 to date.....		\$41,831,074	\$22,940,658
Total No., Manhattan and The Bronx, Jan. 1 to date.....		10,910	9,950
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$245,987,716	\$210,783,359
Total No. for Manhattan for July.....		855	821
Total Amt. for Manhattan for July.....		\$27,269,986	\$25,806,523
Total No. for The Bronx, for July.....		899	773
Total Amt. for The Bronx, for July.....		\$6,817,450	\$3,844,874

EXTENDED MORTGAGES.

1909.		1908.	
July 30 to Aug. 5, inc.		July 31 to Aug. 6, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	20	Total number.....	9
Amount involved.....	\$970,250	Amount involved.....	\$37,700
No. at 6%.....	4	No. at 6%.....	1
Amount involved.....	\$47,250	Amount involved.....	\$1,500
No. at 5½%.....	1	No. at 5½%.....	1
Amount involved.....	.....	Amount involved.....	.....
No. at 5%.....	4	No. at 5%.....	1
Amount involved.....	\$150,000	Amount involved.....	\$6,600
No. at 4½%.....	12	No. at 4½%.....	.....
Amount involved.....	\$773,000	Amount involved.....	.....
No. with interest not given.....	6	No. with interest not given.....	.....
Amount involved.....	\$24,600	Amount involved.....	.....
No. above to Bank, Trust and Insurance Companies.....	11	No. above to Bank, Trust and Insurance Companies.....	.....
Amount involved.....	\$801,500	Amount involved.....	.....
		1909	1908
Total No., Manhattan, Jan. 1 to date.....		1,192	.....
Total Amt., Manhattan, Jan. 1 to date.....		\$51,285,015	.....
Total No., The Bronx, Jan. 1 to date.....		874	.....
Total Amt., The Bronx, Jan. 1 to date.....		\$3,035,985	.....
Total No., Manhattan and The Bronx, Jan. 1 to date.....		1,566	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$54,321,000	.....
Total No. for Manhattan, for July.....		166	.....

Total Amt. for Manhattan, for July.....		\$5,912,563	.....
Total No. for The Bronx, for July.....		87	.....
Total Amt. for The Bronx, for July.....		\$916,827	.....

PROJECTED BUILDINGS.

1909.		1908.	
July 31-Aug. 6, inc.		Aug. 1 to 7, inc.	
Total No. New Buildings:			
Manhattan.....	5	Manhattan.....	10
The Bronx.....	38	The Bronx.....	43
Grand total.....	43	Grand total.....	53
Total Amt. New Buildings:			
Manhattan.....	\$752,350	Manhattan.....	\$1,272,175
The Bronx.....	683,000	The Bronx.....	281,500
Grand total.....	\$1,435,350	Grand total.....	\$1,553,675
Total Amt. Alterations:			
Manhattan.....	\$400,035	Manhattan.....	\$244,175
The Bronx.....	7,400	The Bronx.....	14,250
Grand total.....	\$407,435	Grand total.....	\$258,425
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	720	Manhattan, Jan. 1 to date.....	354
The Bronx, Jan. 1 to date.....	1,600	The Bronx, Jan. 1 to date.....	971
Mhhtn-Bronx, Jan. 1 to date.....	2,320	Mhhtn-Bronx, Jan. 1 to date.....	1,325
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$96,085,615	Manhattan, Jan. 1 to date.....	\$51,629,296
The Bronx, Jan. 1 to date.....	26,070,985	The Bronx, Jan. 1 to date.....	8,723,425
Mhhtn-Bronx, Jan. 1 to date.....	\$122,156,600	Mhhtn-Bronx, Jan. 1 to date.....	\$60,352,721
Total Amt. Alterations:			
Mhhtn-Bronx, Jan. 1 to date.....	\$8,824,299	Mhhtn-Bronx, Jan. 1 to date.....	\$8,155,061
Total No. New Bldgs., Manhattan, for July.....	113	Total No. New Bldgs., Manhattan, for July.....	50
Total Amt. New Bldgs., Manhattan, for July.....	\$17,127,890	Total Amt. New Bldgs., Manhattan, for July.....	\$12,094,350
Total No. New Bldgs., The Bronx, for July.....	229	Total No. New Bldgs., The Bronx, for July.....	181
Total Amt. New Bldgs., The Bronx, for July.....	\$3,664,375	Total Amt. New Bldgs., The Bronx, for July.....	\$1,881,800

BROOKLYN.

CONVEYANCES.

1909.		1908.	
July 29-Aug. 4, inc.		July 30-Aug. 5, inc.	
Total number.....	598	Total number.....	489
No. with consideration.....	41	No. with consideration.....	23
Amount involved.....	\$279,310	Amount involved.....	\$205,188
Number nominal.....	557	Number nominal.....	476
Total number of conveyances, Jan. 1 to date.....	17,790	Total number of conveyances, Jan. 1 to date.....	16,367
Total amount of conveyances, Jan. 1 to date.....	\$8,577,620	Total amount of conveyances, Jan. 1 to date.....	\$12,714,548
Total No. of Conveyances for July.....	2,564	Total No. of Conveyances for July.....	2,493
Total Amt. of Conveyances for July.....	\$988,098	Total Amt. of Conveyances for July.....	\$1,210,415
Total No. of Nominal Conveyances for July.....	2,443	Total No. of Nominal Conveyances for July.....	2,374

MORTGAGES.

Total number.....	530	Total number.....	423
Amount involved.....	\$2,266,845	Amount involved.....	\$1,592,127
No. at 6%.....	297	No. at 6%.....	310
Amount involved.....	\$948,584	Amount involved.....	\$1,058,352
No. at 5½%.....	.....	No. at 5½%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5¼%.....	68	No. at 5¼%.....	79
Amount involved.....	\$287,750	Amount involved.....	\$437,240
No. at 5%.....	.....	No. at 5%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4½%.....	142	No. at 4½%.....	19
Amount involved.....	\$672,130	Amount involved.....	\$65,550
No. at 4%.....	1	No. at 4%.....	.....
Amount involved.....	\$10,000	Amount involved.....	.....
No. with interest not given.....	22	No. with interest not given.....	15
Amount involved.....	\$348,381	Amount involved.....	\$35,985
Total number of Mortgages, Jan. 1 to date.....	16,252	Total number of Mortgages, Jan. 1 to date.....	16,131
Total amount of Mortgages, Jan. 1 to date.....	\$65,489,265	Total amount of Mortgages, Jan. 1 to date.....	\$59,397,399
Total No. of Mortgages for July.....	2,525	Total No. of Mortgages for July.....	2,383
Total Amt. of Mortgages for July.....	\$10,368,421	Total Amt. of Mortgages for July.....	\$9,374,801

PROJECTED BUILDINGS.

No. of New Buildings.....	140	No. of New Buildings.....	129
Estimated cost.....	\$865,400	Estimated cost.....	\$828,325
Total Amount of Alterations.....	\$73,525	Total Amount of Alterations.....	\$50,105
Total No. of New Buildings, Jan. 1 to date.....	5,894	Total No. of New Buildings, Jan. 1 to date.....	2,891
Total Amt. of New Buildings, Jan. 1 to date.....	\$32,721,661	Total Amt. of New Buildings, Jan. 1 to date.....	\$16,972,583
Total Amount of Alterations, Jan. 1 to date.....	\$2,848,185	Total Amount of Alterations, Jan. 1 to date.....	\$3,318,352
Total No. of New Bldgs. for July.....	758	Total No. of New Bldgs. for July.....	506
Total Amt. of New Bldgs. for July.....	\$4,483,864	Total Amt. of New Bldgs. for July.....	\$3,306,405

QUEENS.

PROJECTED BUILDINGS.

1909.		1908.	
July 30-Aug. 5, inc.		July 31-Aug. 6, inc.	
No. of New Buildings.....	68	No. of New Buildings.....	81
Estimated cost.....	\$277,285	Estimated cost.....	\$294,085
Total Amount of Alterations.....	\$10,569	Total Amount of Alterations.....	\$10,852
Total No. of New Buildings, Jan. 1 to date.....	2,858	Total No. of New Buildings, Jan. 1 to date.....	.....
Total Amt. of New Buildings, Jan. 1 to date.....	\$10,221,870	Total Amt. of New Buildings, Jan. 1 to date.....	.....
Total Amount of Alterations, Jan. 1 to date.....	\$485,164	Total Amount of Alterations, Jan. 1 to date.....	.....
Total No. of New Buildings for July.....	510	Total No. of New Buildings for July.....	.....
Total Amount of New Buildings for July.....	\$2,508,998	Total Amount of New Buildings for July.....	\$916,250

THE WEEK.

ALTHOUGH the market at the present time is exceedingly sluggish, nevertheless the number of sales reported compares favorably with those reported during the corresponding period last year. Unquestionably the market is at the lowest ebb just now, and the next few weeks will see a decided increase in activity. From a builder's standpoint conditions are favorable. A large number of projects, both large and small, are well under way, and the fall will see many new operations started.

This is the season of the year that brokers are devoting much time to the renting end of the business. There is a large number of newly completed apartments which must be tenanted, and agents are devoting most of their energies to this end. The first few months of a new building usually tells the story. It is either a success or the reverse is true. Once the renting period is past and satisfactory results unaccomplished, the owner has a long, hard winter ahead of him, and is sure to face a loss of considerable size.

Renting agents are anxious to get the buildings finished as soon as possible, for they figure that they need all the leeway possible. There is a good demand for private dwellings just now, though a good house, at a reasonable rental is difficult to obtain. There are many houses for rent on the West Side, but the figures asked by the landlords are, in many cases, almost prohibitive. Boarding-house keepers are invading many streets, in that locality, where formerly strictly private families resided. This last mentioned class has been driven into apartments on account of the large rental demanded, and the fact that much of the labor of keeping house is assumed by the manager of the property.

When a street is invaded with boarding houses, it is a sure sign of the end as a dwelling house section. It is only a question of time before one of three things happen. Either the present structure is converted into a business building or it is demolished and an apartment house or loft building erected in its place. Should any of these improvements happen the property is naturally placed upon an entirely new footing and consequently on a different renting basis.

Several loans of importance were recorded during the week, including one for \$1,750,000, given by the Mutual Life Insurance Co. to the Pocono Building Co. The property affected is located at the northeast corner of 4th av and 18th st. A modern office structure is going to be erected on the site by the borrowers. Another building loan was secured by the Townsend Realty Co. from the Union Dime Savings Bank. The amount involved in the transaction was \$400,000 and the property is situated at the northeast corner of Riverside drive and 91st st. An 11-sty modern apartment house will be erected on the site, which is 72.4x115 in size. Messrs. Townsend, Steinle and Haskell are interested in the property. Another loan of \$400,000 was made by the Lawyers Title Insurance & Trust Co. for five years at 5% to Reginald de Koven, the composer, on the property known as the Lyric Theatre, on the north side of 42d st, 200 ft. west of 7th av. This holding has a large frontage on 43d st.

THE AUCTION MARKET

THE offerings in the salesroom were composed of legal sales entirely, and were of the ordinary run. The lack of interest on the part of the investment public was distinctly noticeable, the bidding being slow. The attendance at the various sales was small. It is realized that July and August are the worst months in the year to put property up at auction, and those owners who can retain their holdings are unwilling to take a chance and advertise it for sale. It is not the best thing in the world for an owner to bid in property at auction, for if the price is low, it sets a value not only on it, but on similar parcels in the neighborhood. The stated consideration will remain permanently a matter of record and prospective buyers are apt to see it, and conclude that it is a fair price.

At the stand of L. J. Phillips & Co., 68 Willett st, 5-sty front and rear tenements, 24.9x100, were sold to the plaintiff in the action for \$29,432. The amount of the judgment was \$7,922.51; taxes and other charges aggregating \$531.08. The property was subject to a prior mortgage of \$25,000. The vacant plot, 50x98.11x50x99.2, located on southeast side of Valentine av, 108.9 ft. northeast of 198th st, was sold to the plaintiff for \$13,050. This sale was the result of an action brought by Abraham Kaufman against M. E. Stein et al. The judgment was \$6,758.71; taxes, etc., \$24. The property was also subject to a prior mortgage of \$6,250.

At the stand of Joseph P. Day, among other parcels, 2388 Arthur av, a 4-sty tenement with stores, 37.6x84.8x37.6x84.10, and located 112.6 ft. north of 186th st, was knocked down to the plaintiff for \$22,506. In addition to a prior mortgage of \$15,000, the property had a judgment filed against it amounting to \$3,723.97 and taxes and other charges amounting to \$1,503. Herbert A. Sherman advertised the sale of a plot, 473.3x823.4x irregular, on the west side of Ferris av, 816.3 ft. south of some land owned by St. Joseph's Institute for Deaf Mutes. The sale was adjourned to Aug. 17th.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Important Business Corner Sold.

DUANE ST.—Alfred L. White sold the southwest cor of Hudson and Duane sts, consisting of seven 4-sty buildings on a plot containing about 9,000 sq. ft., and having frontages of 120.8 ft. on Hudson st and 44.5 ft. on Duane st. The property is known as 21 to 29 Hudson st and 162 to 166 Duane st, and on its westerly line it measures 125 ft. It faces a small triangular park and is opposite the 10-sty Schepp Building. The reported price is \$300,000. William A. White & Sons represent the seller. Sonn Bros. are the buyers, and they will construct a 12-sty building on the site. The building has been leased, from the plans, by Kalley & Son and de Selding Brothers to Morse & Rogers, one of the largest wholesale shoe jobbing concerns in the United States. The rental aggregates \$900,000. This house is located in the neighborhood, and the present deal indicates that the shoe centre will not join the general movement northward, at least not for some time to come.

ELIZABETH ST.—Charles Gulden has bought from the Giles estate 40 and 42 Elizabeth st, five 5-sty buildings on plot 50x100.2. Mr. Gulden last January purchased the northwest cor of Canal and Elizabeth sts, almost opposite his latest purchase.

Church Sells to Locate Elsewhere.

HOUSTON ST.—The German Evangelical Mission Church received permission from Supreme Court Justice Brady to sell its property at 139 to 145 East Houston st for \$96,000. It consists of the church edifice, a 3-sty dwelling and a 5-sty loft building, occupying a plot 100x100x irregular. The buyer is the Minsker Realty Co., which will improve it with a loft building. The congregation, who have moved out of the neighborhood, will use the money received to build a church in the Bronx or in Brooklyn. Four of the present deacons live in Brooklyn.

MADISON ST.—The Meister & Bache Realty Co, bought in conjunction with Levy & Starr the 4-sty front and rear tenements 112 Madison st, 25x100. The building is 44 ft. deep. On April 27, 1903, this property was bought by Isaac Levine and Israel Bregman, subject to a mortgage of \$17,000. On March 6, 1909, Mr. Levine sold Mr. Bregman his half interest and all liens for a nominal consideration.

3D ST.—Line M. Glasser sold 85 East 3d st, a 6-sty modern triple tenement, with stores, 25x100. It is located 125 ft. west of 2d av. Marble Cemetery occupies the centre of the block bounded by 3d st, Bowery, 2d st and the Bowery.

Deal for Six-Story Apartment.

15TH ST.—Louis Flato, Joseph Kantrowitz and others sold 324 and 326 East 15th st, a 6-sty apartment house, 50x103 to an investor. The property is mortgaged for \$41,625. It is known as the Norman and is 90 ft. deep. The Stuyvesant High School is across the street and occupies a plot 210.5 from 15th st and 209 ft. on 16th st. Diagonally opposite is Stuyvesant Square.

Deal Pending for Large Structure.

27TH ST.—The Marmac Construction Co. has negotiations pending for a sale of 104 to 108 West 27th st, a 12-sty loft building in course of construction, on plot 60x98.9. The property is 100 ft. west of 6th av, and is expected to be ready for occupancy during the next few months.

35TH ST.—Mathilda A. Beiser sold to Gustave Reimer 343 West 35th st, a 4-sty brick dwelling, 15x100, located about 350 ft. east of 9th av. The contract price was \$12,000. It is subject to a mortgage of \$5,000. The lot is assessed at \$6,800, and with improvements \$8,500.

44TH ST.—Pocher & Co, sold for Harry Schwartz to H. N. Kohn, 438 West 44th st, a 4-sty brownstone tenement, 20x100, built 46 ft. deep. The U. P. Church adjoins on the east, occupying a lot 50x100.5. Mr. Schwarz bought this house from Mary Olsen on April 15, 1909, subject to a mortgage of \$13,000.

56TH ST.—Sara J. Wilson sold 421 West 56th st, a 5-sty tenement, 25x100.5.

58TH ST.—Louis Berger sold 344 West 58th st, a 4-sty brownstone dwelling, 20x100.

NORTH OF 59TH STREET.

Purchase Near Lincoln Square.

66TH ST.—Annie T. Murray sold to a Mr. Sullivan 132 West 66th st, a 5-sty dwelling, 25x100.5. The property abuts the Lincoln Square Theatre in the rear, and is about 175 ft. west of Broadway.

73D ST.—Emma L. Hebert sold the 4-sty brownstone dwelling 152 West 73d st, 20x102.2, to Dr. Van Riepst.

82D ST.—H. C. Kraft sold 157 East 82d st, a 3-sty dwelling, 19.6 x102.2. This is one of a row of twelve similar structures which occupy the block front between Lexington and 3d avs.

In the Middle West Side.

85TH ST.—David De Lancey Hendrickson of Haworth, N J, sold 163 West 85th st, a 4-sty dwelling, 18x102.2. This house is located 122 ft east of Amsterdam av. The present seller bought this property on Nov 6, 1907. The Title Guarantee and Trust Co holds a mortgage of \$20,000 at 5% for 3 years from May 6, 1907, on this property. No. 161 adjoining was sold in Nov, 1906, for \$25,000. It is a similar structure to the one just disposed of.

88TH ST.—F. R. Wood & Co., of 595 West End av, sold for Henry L. Wolf, 324 West 88th st, a 4-sty dwelling, 20x100.8. The house has a depth of 58 ft.

90TH ST.—Albert W. J. Petrie, sold 139 West 90th st, a 5-sty flat, 26.9x100.8 to August W. Mehler for investment. The building is 83 ft. deep. The property is subject to a 1st mortgage of \$20,000 and a 2d mortgage of \$2,500 at 6%, due Jan 11, 1910. There are two apartments on a floor of 6 rooms and bath each. There is steam heat and hot water supplied in this house.

Dwelling Bought for Occupancy.

93D ST.—Solomon Berliner sold for occupancy 16 East 93d st, a 4-sty stone front dwelling, 20x100.8.

94TH ST.—Parrita Parraga sold 36 West 94th st, a 4-sty dwelling, 17.6x100.8 to William Reiman for investment. The similar building, 38 West 94th st, sold in December, 1906, for \$16,000. It is located 339.9 ft. west of Central Park West.

101ST ST.—Butler & Herrman Co. bought from Charles Burstein & Brothers, 322 and 324 East 101st st, a 6-sty new law tenement

38.10x100. Both sides of the street are built solid with flat houses. The house just sold is 87 ft. deep.

121ST ST.—Porter & Co. sold for Thos. D. Richardson to Arthur H. Rasp the 3-sty dwelling 425 East 121st st, 17.11x100.11.

Estate of William Astor Sells.

AMSTERDAM AV.—Irving Judis, President of the Irving Judis Realty & Construction Co., purchased from the trustees of the estate of William Astor the plot on the southwest cor of Amsterdam av and 109th st, 100x100.11, on which he will erect an 8-sty apartment house. This is one of several operations in which Mr. Judis is interested in the immediate neighborhood.

AMSTERDAM AV.—S. Elkin sold 1749 Amsterdam av, a 5-sty triple flat, with stores, 25x100, to Charles F. Coy.

MANHATTAN AV.—E. Stavenhagen sold 456 Manhattan av, a 5-sty double flat, 27x95, to Theresa McMahon.

Avenue Properties in Demand.

PARK AV.—Carl N. Windhorst sold 880 Park av, a 4-sty flat, 20x75, adjoining the northwest cor of 75th st. The selling price is reported to be about \$49,000. There is only one apartment of 6 rooms and bath on each floor. The building is 60 ft. deep.

Park Ave. Block Front Changes Hands.

PARK AV.—The block front on the east side of Park av, between 75th and 76th sts, 204.4x100, has been sold. With the exception of a 25-ft. parcel at the cor of 75th st, the property was owned by Salo Cohn. The purchasers, who are believed to have been responsible for the recent incorporation at Albany of the Eight Twenty-three Park Av Co. and the Eight Twenty-nine Park Av. Co., will build co-operative apartment houses on the site. The incorporators of the Eight Twenty-nine Park Av. Co. were Matthew K. Miller, K. P. Walker and Geo. P. Walker.

PLEASANT AV.—W. S. Fenigan sold to John Gregovitz 413 Pleasant av, a 3-sty dwelling.

RIVERSIDE DRIVE.—Alphonse H. Alker sold, 75x100, on Riverside Drive, 150 ft. south of 119th st. Another plot separates the one just sold from the Concord Hall apartment house at the 119th st cor.

WASHINGTON HEIGHTS.

Heights Dwelling Disposed Of.

147TH ST.—Du Bois & Taylor sold 618 West 147th st, a 3-sty and basement dwelling, 24.6x99.11, for William Mylius to Coleman Ullman.

156TH ST.—James K. Holly sold for a Mrs. Leddy to a client for investment 550 W 56th st, a 4-sty single apartment house, 17x99.11, between Amsterdam av and Broadway. The same broker sold No. 552 adjoining a short time since.

Activity on Amsterdam Avenue.

AMSTERDAM AV.—Bessie Ruth sold to an investor the southwest cor of Amsterdam av and 159th st, a 6-sty apartment house, with stores, 66.7x85. The property and the one adjoining on the west, known as 500 to 506 West 150th st, a 6-sty flat was foreclosed on July 8, 1907, bringing \$15,000 over a mortgage of \$130,000. Bessie Ruth acquired both houses on July 20, in the same year. She is still the owner of the 159th st building.

AMSTERDAM AV.—M. L. Simon sold 50x100, on the west side of Amsterdam av, 50 ft. south of 180th st. Adjoining on the north is the Washington Bridge Branch of the Post Office, which occupies a plot 25x100, improved with a 1 and 2-sty building. High Bridge Park is across the avenue. The bridge is one block to the north. Abutting the property just sold and fronting on 180th st is a 6-sty apartment, 75x88x100.

ST. NICHOLAS AV.—The Gracehull Realty Co. sold the Anita, a new 6-sty elevator apartment house, 50x100. The house is on the east side of the av, opposite 143d st, and is arranged for 30 families.

BRONX.

Important Sale on River Front.

177TH ST.—James L. Wells Co. in conjunction with R. I. Brown's Sons sold a plot of about 23 lots located at the foot of West 177th st and the Harlem River. The property extends from the river to the Morris Heights station of the New York Central Railroad. Lewis Gouverneur Morris was the former owner of this property. Alexander J. Frazier, who is the head of a large coal company, is the buyer. It is stated that additional property is being sought. The Morris Heights Dock Company is the owner of record. This is an important part of the river frontage. Adjoining on the north is the extensive plant of the Gas, Engine & Power Co. and Charles L. Seabury Co. Consolidated, one of the largest manufacturers of power boats in the country. On the south is the New York Yacht, Launch & Engine Co, another prominent boat building concern. The plot involved in the present deal is at present occupied as a brick and lumber yard.

179TH ST.—Fitzgerald & Broderick sold for Florence Van Lon the 2-family brick house, 224 East 179th st, to a client.

197TH ST.—The Walton Realty Co. sold to the N. B. Levin Co. 2 lots on the north side of 197th st, west of Briggs av.

Bronx Properties in Trade.

236TH ST.—George J. Sowter sold to Otto P. Schroeder the 2 dwellings on the north side of 236th st, 250 feet east of Kepler av, 50x100. Mr. Schroeder gives in part payment 40x100 on the north side of 238th st, 480 feet east of Kepler av.

238TH ST.—In part payment for the 2 dwellings in the north side of 236th st, 250 ft east of Kepler av, Otto P. Schroeder gives 40x100 on the north side of 238th st, 480 ft east of Kepler av.

Will Improve Recent Purchase.

BRIGGS AV.—Howard Haviland sold to a builder for improvement the plot of 8 lots on the west side of Briggs av, 100 ft. north of 196th st.

BRYANT AV.—Charles H. Beecher sold the dwelling, 1224 Bryant av, 20x100, to J. J. Ryan, of Denver, Colo.

HOLLAND AV.—Isaac Melnik sold the 2-family dwelling 1821 Holland av, Van Nest.

LYON AV.—Gottfried Brupbacher sold to Henry Gundlach, 25x100, at the northeast cor of Lyon and Doris avs, for \$2,500.

McGRAW AV.—Wm. H. Toop sold to Thos. A. Murray the vacant plot, 50x100, at the southwest cor of McGraw and Taylor avs.

MOTT AV.—Frederick T. Hume sold to a builder the southeast cor of Mott av and 144th st, 100x100.

ST ANNS AV.—Frederick Tench, of Terry & Tench, sold for improvement the southwest cor of St Anns av and 150th st.

TIEBOUT AV.—The Walton Realty Co. sold 2 lots on the west side of Tiebout av, north of 183d st, to the N. B. Levin Co.

Sells Two-Family Dwelling.

VALENTINE AV.—James J. Wilson sold 2831 Valentine av, a 3-sty frame 2-family dwelling, 25x155.

VAN NEST AV.—The 2-family dwelling 711 Van Nest av, 16.8x100, has been purchased by a Mr. Helm.

LEASES.

Moore & Rowe Co. leased for David Green 478 West 150th st, a 3-sty dwelling, to C. Spetland.

Huberth & Gabel leased for John T. Sturdevant to Joseph Bowne the 3-sty dwelling 54 West 135th st.

Geo. N. Bruno & Co. leased for Mrs. Augusta Briefner the 6-sty tenement 213 Chrystie st for a long term of years.

Samuel H. Martin leased for Charles Garneau to James H. Kane the 4-sty dwelling 163 West 64th st for a term of years.

Daniel H. Renton & Son leased for Wm. L. Amerman to W. M. Thomas for a term of years the brownstone private dwelling 48 Hamilton terrace, 18x100.

Lawrence & Wolff leased the building 675 Madison av for Mrs. L. B. Bruce-Webster for a long term of years to Philip Suval, who will occupy the two lower floors for his business.

Chris. Schierloh leased for Peter McGirr the 3-sty and basement house 444 West 34th st, and for G. W. Worth the 3-sty and basement private house 561 West 57th st, to C. E. Miller.

Wm. A. White & Sons leased for Trinity Corporation the 6-sty structure being erected at the northeast cor of Broome and Clark sts, 50x84.9, to one tenant for a term of 21 years.

Everett M. Seixas & Co. leased for A. L. Silberstein to a client the Mildred and Isabella apartment houses, at 213 to 219 West 111th st, for a term of years, at an aggregate rental of \$70,000.

T. Scott & Son leased for Hon. Jos. I. Green the 3-sty dwelling 113 Lexington av to Dr. Henry Krauskopf for 5 years; also for Chas. Folkner the 3-sty dwelling 151 East 78th st to J. Schwartz for 3 years.

G. Seide & Son leased 1695 Madison av, at the northeast cor of 112th st, for M. L. Flank, for a term of 5 years at an aggregate rental of about \$16,000. The lessee will occupy the corner store as a first-class cafe.

Charles Laue leased for a term of years to a paper manufacturing concern the 6-sty building at the northwest cor of Lafayette and Walker sts, a new 8-sty building on plot fronting 48.6 ft. on Walker st and 76.5 ft. on Lafayette st.

Pepe & Bro. leased for Leonard Weil 131 West 3d st, to Frankenstein Bros.; for Mrs. Josephine Brokaw, 17 St. Luke's pl, for 3 years; for Eugene Gerbereux, 181 West 4th st, for 3 years, and for Mrs. Brohane, 307 Bleecker st, for 5 years.

The 8-sty structure going up at the northwest cor of Hudson and Vestry sts, on a plot with frontages of 65 and 120 ft. respectively, has been leased to a client of Wm. A. White & Sons for a term of 21 years. This property is owned by Trinity Corporation.

Benjamin R. Lummis leased for Mary L. Carroll the 4-sty brick building 225 West 15th st to the Catholic Institute for the Blind, for dwelling and school purposes. This is a new institution and is backed by some of the most prominent Catholics in the city.

The 6-sty building which Trinity Corporation is erecting at 16 Desbrosses st, running through to 119 and 121 Watts st, 34x175, has been leased through the Chas. F. Noyes Co. for a long term of years to the Wheeling Corrugating Co., now located at 47 Cliff st.

The 6-sty building being erected by the Freehold Construction Co. (Nevins & Perelman) at 66 and 68 West 132d st, 37.6x100, has been leased to the corporation of Hegeman & Co., for a term of 21 years at an aggregate rental of \$105,000. Barnett & Co. negotiated the lease.

Robt. W. Goelet leased to the 5th Av Auction Rooms Nos. 333 to 341 4th av, and 102 East 25th st, old buildings, on a plot 98.9x100. A portion of the property was at one time used as the Tiffany Studios. The present lease has 5 years to run at an annual rental of \$15,000.

Ames & Co. leased for William Waldorf Astor for a long term of years the 4-sty dwelling 11 East 35th st, 25x98.9. The lessee is Edward Margolies, who will make extensive alterations to the building, which include the installation of stores. The property is opposite Altman & Co.'s store.

Pease & Elliman report the following leases: 61 East 75th st, for Mrs. M. L. Barrett; 320 West 81st st, for Mrs. Anna Sewall; 22 West 8th st, for Geo. T. Chisholm; 47 West 55th st, for the estate of John Slater; 131 East 57th st, for John L. Cheney; 43 East 49th st, for T. D. M. Cardeza; 307 West 85th st, for W. S. Gartner; 127 East 19th st, for Robert Bruere; 6 East 9th st, for Chas. T. Whittingham; and 33 East 37th st, for estate of Matilda White.

McKee, Hayward & Co. leased The Invermere, a 7-sty elevator apartment house at 415 West 118th st, 50x100, for Lancelot M. Berkley, to the Manchester Leasing Co., a new corporation, composed of Andrew C. Dam and B. S. Ketcham, formerly of the firm of J. B. Ketcham. The lease is for a term of years at an aggregate rental of \$100,000. The same brokers also leased the 5-sty apartment house 202 West 88th st to Mr. Ketcham recently for a long term.

F. R. Wood & Co. leased for Mrs. Minne S. Jewell 167 West 78th st; also for Ora Howard 304 West 91st st; also for Mr. Nicholson 305 West 90th st; also for Francis E. Laimbeer 138 West 87th st; also for Jos. B. Tompkins 132 West 80th st; also for Dr. Henry D. Chapin 159 West 85th st, and for John F. Cockerill 309 West 90th st.

G. Carlucci & Co. leased for Livingston & Liebelman the 5-sty tenement with stores 99 Macdougall st to B. Larala for a term of years at an aggregate rental of \$16,000.

The Ely Club, composed of former members of the Misses Ely School, for a number of years located on Riverside Drive, but now at Greenwich, Conn., has taken a lease of the 4-sty dwelling at 171 West 97th st, and will convert it into a clubhouse. The object of the club is to establish a home for girls and women who are studying with a view to self-support, and while preference will be given to Ely girls, their friends will also be taken care of. It is meant for the girls whose incomes are not big enough to permit them to live independently.

SUBURBAN.

YONKERS, N. Y.—C. J. Elgar sold for a client 2 lots, 50x125 on Portland pl, Yonkers, and has resold them to an investor.

NEW BRUNSWICK, N. J.—Macray & Rosenthal sold the Stryker farm at New Brunswick, N. J., to C. P. Johnson, of Denver, Col.

PALISADES, N. J.—Shaw & Co. sold for E. Wheeler 2 plots, each 50x125, at Palisades, N. J. The purchaser will improve the property.

MT. KISCO, N. Y.—Lounsbury & Tharp and M. B. Fuller sold to Benjamin Barker for Miss Annie Knowlton 20 acres situated near Mt. Kisco, N. Y.

BEDFORD, N. Y.—Lounsbury & Tharp and M. B. Fuller sold to Eugene Meyer, Jr., the 163-acre farm of Rector K. Fox, near Byram Lake, Bedford, N. Y.

VALLEY COTTAGE, N. Y.—I. J. Auerbach sold to the Volunteers of America the country place of E. Oppenheimer at Valley Cottage, Rockland county, N. Y.

HARRINGTON PARK, N. J.—C. J. Elgar resold for A. M. Scoville a country residence at Harrington Park, N. J. The property was bought recently through the same broker.

CLOSTER, N. J.—Burrows, Neely & Co., operators in and developers of New Jersey realty, report the sale of 70 building lots during the last week on their tract in Closter, N. J.

NEW ROCHELLE, N. Y.—The McVickar, Gaillard Realty Co. sold a plot in Beechmont Park, New Rochelle, N. Y., to a client for immediate improvement with a high-class dwelling.

WALDEN, N. Y.—John H. Fife Co. sold through W. G. Thompson the hotel, realty, including the furniture and fixtures, of the Cliff House, Walden, N. Y., for a client, to J. J. Cullinney.

BERGENWOOD, N. J.—I. J. Auerbach sold for the Clinton Realty Co. of N. J. at Bergenwood, N. J., 100x179, fronting in Hudson County Boulevard, to Joseph Koehler of Jersey City.

MAMARONECK, N. Y.—Wm. F. Day sold for Fitzroy Carrington his country place on Orienta Point, Mamaroneck, to Edward Becket, of New York. The property fronts on the Esplanade and consists of 10 acres and buildings.

POINT PLEASANT, N. J.—Leopold Weil sold for Geo. A. Wheelock his country place at Point Pleasant, N. J., to Samuel C. Cowart. The property has a frontage on the Manasquan River and the ocean, and comprises 12 acres, with a residence, lodge, garage and other outbuildings. The price paid is reported to be \$50,000.

PEEKSKILL, N. Y.—Prof. Ernest Yates Loomis of Columbia University, has purchased the Marcus Bell 40-acre farm, near Peekskill, N. Y., and will probably improve a portion of the land with a residence. Five years ago Dean Russell of Columbia settled in Peekskill, and since then about eleven professors of this university have located their homes near by.

NEW ROCHELLE, N. Y.—The Bergholz country place, on Webster av, New Rochelle, consisting of 20 acres, a fine residence, and private lake, has been sold to Patrick F. Griffen, of Rogers, Peet & Co., who will occupy it as his country residence. The price is said to have been \$100,000. The place is one of the finest country estates in Westchester county.

HASBROUCK HEIGHTS, ETC.—Siebenmann & Gamo sold at Hasbrouck Heights, N. J., a house each for T. M. Macfarland to G. Eisenbraun for J. T. Harrop to H. P. Lavender; for C. Boesch to W. L. Collin; for J. J. Kistler to E. L. Tenney; for G. J. Elwood to W. C. Pierson a tract of 44 lots, and for W. C. Pierson to G. J. Elwood a 2-family house at Rutherford, N. J.

MONTCLAIR, N. J.—A large parcel of acreage adjoining the new Montclair Hotel has been acquired by a syndicate of neighboring property owners in order to maintain the high character of the locality against undesirable developments. The parcel contains about 56 acres, having a frontage of 2,000 ft. on the Pompton road, and was sold for about \$50,000 by Sherwood & Milnor for the Mt. Vero Realty Co. The purchasing syndicate is headed by F. E. Kip and Edwin Prieth, and it is planned to develop the property along high-class lines.

LARCHMONT, N. Y.—Clifford B. Harmon & Co. report the following sales at the Woods of Larchmont, Westchester county, N. Y.: Plot at Linwood and Wildwood rds, 190x148; plot, 60x113, on the west side of Woodlawn av; plot, 75x120, on the south side of Forest av, 102 ft. from Chestnut rd; plot, 75x132, on the south side of Wildwood rd, near Linwood rd; plot, 100x124, on the east side of Chestnut rd; plot 35x107, on the south side of Walnut rd, 139 ft. from Rockingstone av; plot, 75x124, on the south side of Wildwood rd, near the intersection of Linwood rd.

MT. KISCO, N. Y.—Mrs. Morgan Dix bought a parcel of about 15 acres, known as the Loftus property, on the Byram Lake rd, Mount Kisco, N. Y. Mrs. Dix contemplates erecting a country home opposite the home of her daughter, Mrs. William H. Wheelock.

LEONIA, N. J.—Among the recent sales consummated by the Leonia Heights Land Co. is a plot 50x125 on the north side of Westview av, to Charles Blankenhorn; also a 10-room house on the north side of Park av, on plot 50x125, to Herbert A. Bennett; also to Mr. Frederick G. Jolley a plot on the cor of Glenwood and Highwood avs, 50x125; also to George Bates the cor of Summit and Glenwood avs, 50x100, on which a residence will be built in the near future; also to Davidson & Fraser a plot on the north side of Westview av, near Broad av; also to Henry Meyer a plot 50x170 on Central av, north of Broad av, for improvement with a business building; also to Dr. J. J. Concanon 3 lots on Fairmont st. Frederick Raulf has added to his holdings by purchasing 3 lots on Fairmont st, north of Palisades Boulevard, on which he expects to erect a residence this fall.

STATEN ISLAND.

ELM PARK, S. I.—Meister & Bache Realty Co. resold 227x125 in Morningstar rd, Elm Park, S. I.

CONCORD, S. I.—Aaron H. Levine sold his property on the Richmond rd, Concord, S. I., through Harold E. Wittemann, to an investor.

FINGERBOARD TERRACE, S. I.—Cuozzo & Gagliano Co. sold for the St. George Realty & Construction Co. to a client 16 lots at Fingerboard Terrace, S. I. The purchaser has had plans made and will begin building a modern private residence within 10 days, to cost \$7,000.

ALWAYS IN A GOOD HUMOR.—As usual, the flat hunting season is beginning again, and as usual if there were only one more room and the rent were only \$10 less it would be easier to decide.

GOOD ROADS AND REAL ESTATE.

With the rapid increase in the number of automobiles owners of real property in the outlying districts are beginning to evince considerable interest in the question of dustless thoroughfares. It cannot be denied but that dealing in improved real estate in some localities is being retarded as a result of the present condition of many of our leading highways. Reports from the suburban towns and even within the boundaries of Greater New York indicate that owners of both dwellings and flats situated in affected sections are not only finding it difficult in many instances to sell their holdings, but are experiencing no end of trouble in keeping their buildings rented as well.

Least no unnecessary fear be awakened with respect to the ultimate outcome of the situation, it can be stated that owing to the influence of persons of prominence, property owners' associations and other taxpayers' bodies, there is under way a strong movement toward a quick reform in the indicated direction. Commenting on the matter of good roads the American Contractor says:

It is now pretty generally recognized by highway engineers that the macadam road is, for modern conditions, obsolete, and that from now on first-class roads must, by the admixture of proper ingredients, have a mastic property, by virtue of which dustless roads will become a reality and undue depreciation from disintegration of the road be avoided. The good roads problem, although precipitated by the automobile, has been left alone for generations and extends in its far reaching importance and effect much farther than the consideration of its relation to the automobile; in fact, as far as any economic question can reach. The automobile is broadly a medium of communication and traffic upon which the very life of the nation depends. Roads are simply media for facilitating traffic, incidental to animate and mechanical road traction, and not an end in themselves. This last should be obvious, but some seem to think the preservation of roads out of date for modern purposes is the great desideratum. But progress in fundamental matters cannot wisely be impeded by incidental considerations. It is clear that the automobile is an improved method of accomplishing a fundamental function.

Our roads of the present day were developed for horse-drawn traffic, in the case of which the elements affecting the making and preservation of roads are materially different from those of automobile traffic. The effect of horse hoof impact is plain. The effect of rolling and driven motor wheels is, in great part, at least, understood. It is a fact that for the same speed an automobile injures a road less, or, at least, no more, than a horse-drawn vehicle. On a properly built road the effect of automobile traffic is beneficial, not injurious.

Very few well-informed highway engineers will state that the automobile alone injures an ordinary macadam road more than a horse-drawn vehicle alone. The rapidly growing theory is that the meat of the problem lies in the combined horse and motor traffic—horses cutting up the roads and automobiles stirring up and displacing the material thus cut up. The automobile is not an abnormal or a flagrant offender even on roads which were never constructed for it. Even if it were more of an offender, it must, as a medium of progress, be provided for adequately.

An irresistible movement for the construction of good roads is under way in this country. The members of the highway commissions in many states are able men, bending every energy to road progress, finding the best specifications for modern roads, and how to construct and maintain them. The United States bureau of good roads is doing a great deal of efficient work, having recently begun a series of tests, cooperated in by members of the Association of Licensed Automobile Manufacturers, to secure reliable data on the actual effect of automobile and horse-drawn traffic on roads. There are many technical and financial problems in the whole large question, which problems, it is very gratifying to note, are being taken up in a rational, thorough and, in all probability, successful way.

TIME ONLY WILL TELL.—We must not lose sight of the fact that, although a building may not at the end of 100 years be completely worn out, the character of the business may so change that the buildings are not adapted to it, and that they will be rebuilt, as we have seen the older buildings replaced with new ones of different style.—BUILDING MANAGEMENT.

UNCLASSIFIED SALES

The total number of sales reported is 52, of which 11 were below 59th st, 24 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 44, of which 7 were below 59th st, 17 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 189, as against 120 last week, and in the Bronx 156, as against 141 last week. The total amount involved is \$8,946,209, as against \$4,511,299 last week.

The amount involved in the auction sales this week was \$434,828, and since January 1, \$44,726,000. Last year the total for the week was \$370,698, and from January 1, \$38,118,472.

165TH ST.—Mrs. Leo Deutsch purchased the premises 829 East 165th st, a dwelling, 17x100.

3D AV.—Francis Hustace bought from a Mr. Hussey, as executor, 2056 3d av, a 4-sty flat with store. This is the first time this property has changed hands in 40 years. Mr. Hustace acquired, on Nov. 28, 1903, 2058 adjoining, a similar building and now controls a plot 38x100. He has several other properties in Manhattan including 53 Warren st and 102 to 106 Warren st.

BRONX TERRACE.—William Diller sold 140x188 at the northwest cor of Bronx terrace and 226th st, Wakefield.

GARFIELD ST.—B. Malone sold the dwelling 1737 Garfield st.

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, 61 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.

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REAL ESTATE NOTES

Benjamin R. Lummis is visiting Col. Eugene K. Austin, at Nantucket, Mass.

V. L. Eggleston is now associated with L. N. Clark at Broadway and 225th st, under the firm name of L. N. Clark & Co.

O'Connor, Lawrence & Ellison sold for the Burke estate to John Williams the lease and business at the northwest corner of Trinity pl and Cedar st. The premises will be refitted.

A deficiency judgment for \$30,785.29 was entered against Isidor Leipzig in favor of Sender Jarmulowsky growing out of the foreclosure sale of 218 to 222 Division st and 188 and 188½ Clinton st, a 6-sty tenement.

Jerome A. Kohn has been appointed receiver of rents of No. 231 East 103d st by Judge Bischoff. The State Bank has brought suit against Barbara Tischler and others to foreclose a second mortgage of \$19,000.

Justice Bischoff appointed Jacob Schlamp receiver of the rents of 87 Ridge st, a 3-sty tenement, pending a suit brought by Charles Decker against Simon Fine and others to foreclose a mortgage of \$32,000 made on March 1, 1892.

Justice Brady, of the Supreme Court, appointed Ira J. Ettlinger receiver of the rents of 13 to 19 Goerck st, a tenement, pending a suit brought by Hannah Strauss against Isaac Mal and others to foreclose a second mortgage of \$14,500.

Justice Brady, of the Supreme Court, appointed Charles W. Culklin receiver of the rents of 121 and 123 West 101st st in a suit brought by Anna Dutch against Rebecca Gomberg and others to foreclose a second mortgage of \$3,000. The prior mortgage amounts to \$35,000.

S. de Walltearss, for the last twenty-four years at 171 and 135 Broadway, and Firman Boyd Hull, late with George R. Read & Co., announce the formation of a company incorporated under the name of S. de Walltearss & Hull, with offices at No. 135 Broadway and 18-20 West 34th st.

Cornelius J. Kiely has been appointed receiver of rents of Nos. 2308 and 2310 7th av, two apartment houses, pending a suit brought by Adolph Seelig against Joel Marks and others to foreclose two mortgages of \$20,000. The property is encumbered with prior mortgages aggregating \$80,000.

The Metropolitan Life Insurance Co. has brought suit against Virginia Potter, Casimir C. Patrick and others to foreclose a mortgage of \$50,000 on the property located at the northeast corner of Riverside Drive and 113th st. The size of the plot is 52.7x85.3x irregular. The date of the loan is March 15, 1907.

There was a report current during the week that contracts of sale had been signed affecting the block front on the east side of 7th av, between 27th and 28th sts. This property is owned by the estate of Benjamin Sire. A representative of the estate denied the rumor and promptly stated that no contract affecting the property whatever had been signed.

During the week there was recorded an extension of a mortgage on the property Nos. 29 to 33 East 36th st. The owner of record is J. Pierpont Morgan and the loaner is the Bank for Savings. The amount involved is \$125,000 and the interest rate is 4½ per cent. The date of expiration is Nov. 15, 1911.

The following property is affected by a partition suit instituted by the filing of a lis pendens by Josephine W. Taylor against Alice W. Emmet and others, through Strong & Cadwalader, attorneys: 5th av, west side, 38 ft. south of 38th st, 28.8x138; 36th st, east side, 51 ft. east of Park av, 18.7x74.8; 38th st, south side, 108 ft. west of 5th av, 37x38.

A quit claim deed to a strip of white stone 1½ inches wide affixed to the front edge of No. 41 West 64th st, located 475 ft. west of Central Park West, was transferred on Aug. 3 by Baudium Sagehomme to Paul B. Pugh & Co. by quit claim deed. In an agreement filed on the same date a judgment, as to removal of certain materials from this property, between the same parties, was modified. The stated consideration was \$1,000.

RECENT LOANS.

The Mutual Life Insurance Co. has made a building loan involving \$1,750,000 to the Pocono Building Co., terms due as per bond. The property effected is located at the northeast corner of 4th av and 18th st. A modern business building will be erected on the site.

William T. Keogh Amusement Co. has secured from the Metropolitan Life Insurance Co. \$225,000 for 5 years at 6% on the new theatre which is in the course of construction at Westchester and Bergen avs, Bronx.

Max Cohen and Manuel Glauber made a building loan of \$60,000 to the C. N. & S. A. Construction Co. on the property, 145.10x100x irregular, at the northwest corner of Lexington av and 102d st.

The Title Guarantee and Trust Co. loaned the Moorhead Realty and Construction Co. \$45,000 on the property, 50x131, located on the west side of Southern Boulevard, 175 ft. south of Crotona Park East. This is in the form of a building loan.

The Townsend Realty Co. obtained a building loan of \$400,000 on the property located at the north corner of Riverside Drive and 91st st, where an 11-sty modern apartment house is to be erected. The Union Dime Savings Bank is the lender.

The Marmac Construction Co. borrowed \$125,000 on the property Nos. 222 to 226 West 39th st from Florence Coleman.

The State Realty and Mortgage Co. made a loan of \$120,000 to B. Crystal & Son. The property mortgaged is located on the west side of Claremont av, 338.4 ft. south of 119th st, and is 78.1x100 in size.

The Lawyers Title Insurance & Trust Co. loaned Reginald de Koven \$400,000 for 5 years at 5% on the property located on the north side of 42d st, 200 feet west of 7th av. This property is improved with the Lyric Theatre, which has a small frontage on 42d st and runs through to 43d st, where the auditorium is located. Adjoining on the east is the Belasco Theatre and at the northwest corner of 7th av is the Victoria Theatre.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

EDGAR J. LEVY President JOHN D. CRIMMINS, Vice-Presidents. CLINTON R. JAMES, Secretary CYRIL H. BURDETT, Secretary CHAUNCEY H. HUMPHREYS, Asst. EDWIN A. BAYLES, Sec'y. WILLIAM N. HARTE, Treasurer Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Aug. 9.

East 214th st, opening, from White Plains rd to Barnes av, at 2 p m. East 214th st, opening, as above, (assessment), at 3 p m.

St Nicholas Park, opening, from 130th st to 128th st, at 12 noon.

Tuesday, Aug. 10.

West 184th st, opening, from Broadway to unnamed st, at 12 noon.

ADVERTISED LEGAL SALES.

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

Aug. 7.

No Legal Sales advertised for this day.

Aug. 9.

16th st, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. John H McLain agt Bernat Springer et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Albert G Thorne, ref. (Amt due, \$5,569.02; taxes, &c, \$364.32.) Mort recorded Oct 25, 1905. By Joseph P Day. Elliott av in w cor Willow Lane, 158x90x176.6 Willow Lane, Throggs Neck. Susan E Laytin agt Georgiana Lester et al; Chas W Hulst, att'y, 170 Broadway; E Mortimer Boyle, ref. (Amt due, \$6,435.76; taxes, &c, \$224.90.) Mort recorded Apr 13, 1908. By Joseph P Day.

Aug. 10.

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 Powell, ref. (Amt due, \$47,049; taxes, &c, \$825.75.) Mort recorded Oct. 7, 1907. By Joseph P Day.

107th st, No 84, s s, 25 w Park av, 25x75, 5-sty stone front tenement and store. Simon Jarett agt Sarah Bahr et al; Eastman & Eastman, att'ys, 277 Broadway; Louis Lichtenberg, ref. (Amt due, \$7,661.73; taxes, &c, \$332.39.) Mort recorded Aug 2, 1905. By Joseph P Day. Delancey st, No 316, n s, 50 w Goerck st, 24.7x 100, 5-sty brk tenement. Waldron P Brown et al, trustees, &c, agt Ruth Cohen et al; Harrison, Elliott & Byrd, att'ys, 59 Wall st; Michael J Scanlan, ref. (Amt due, \$24,876.07; taxes, &c, \$1,130.44.) Mort recorded May 28, 1902. By Joseph P Day.

Aug. 11.

105th st, Nos 239 & 241, on map Nos 239 & 243, n s, 176.10 w 2d av, 40.8x100.9, 6-sty brk tenement and store. Joseph Yeska agt Adolph Messer et al; Max Altmayer, att'y, 290 Broadway; Royal E T Riggs, ref. (Amt due, \$13,246.46; taxes, &c, \$1,073.26; sub to a first mort of \$38,000.) April 3, 1906. By Joseph P Day.

Fletcher st, Nos 36 to 40 on map Nos 34 to 40, n s, 75.5 w South st, runs n 29.8 x w 8 x n 32.5 x w 43 x s - x w 17.10 x s 24.8 x w - x s 31.8 x e 69.2 to beg, 10-sty brk factory. John C Brown et al agt Rogers & Pyatt, Inc, et al; Whitridge, Butler & Rice, att'ys, 59 Wall st; Bankson T Morgan, ref. (Amt due, \$104,032.22; taxes, &c, \$1,158.07; sub to a prior mort of \$50,000.) Mort recorded Nov 27, 1907. By Joseph P Day.

Aug. 12.

Av A, No 1434, n e cor 76th st, 25.6x98, 5-sty 76th st, No 501, brk tenement and stores. Jacob Schlosser agt Marks Rosenberg et al; F P Hummel, att'y, 1511 3d av; Mark G Holstein, ref. (Amt due, \$17,158.33; taxes, &c, \$600; sub to a first mort of \$17,000.) Mort recorded Oct 5, 1905. By Samuel Marx.

6th st, Nos 709 & 711, n s, 154.4 e Av C, 44.11 x90.10, 6-sty brk tenement and store. Jonas Weil et al agt Louis-Ray et al; Isaac S Heller, att'y, 71 Nassau st; Geo C Weller, ref. (Amt due, \$13,098.50; taxes, &c, \$554.90; sub

THOMAS DIMOND All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET (West 33rd Street NEW YORK Works: West 32d Street Tel., 1085 Murray Hill

to a first mort of \$49,000.) By Joseph P Day. Vyse av, No 1163, w s, 420 n 167th st, 20x100, 3-sty brk dwelling. Joseph S Marcus agt Alexander Bottstein et al; George Rubenstein, att'y, 299 Broadway; Isham Henderson, ref. (Amt due, \$2,313.13; taxes, &c, \$389.62; sub to a first mort of \$8,000.) Mort recorded Jan 30, 1907. By Joseph P Day. Canal st, No 73, n w cor Allen st, 22.6x75, 7-sty Allen st, | brk loft and store building. Morris Rosenberg et al agt Isaac Schreiber et al; Rosenthal, Steckler & Levi, att'ys, 320 Broadway; Geo A Newman, ref. (Amt due, \$8,109.04; taxes, &c, \$40.) Mort recorded Jan 24, 1908. By Samuel Marx.

215th st, No 762, s s, 325 e Maple st, 25x125, Wakefield. Charles Mann agt David Lyle et al; Benjamin & Taylor, att'ys, 160 Broadway; Sylvester L H Ward, ref. (Amt due, \$2,046.77; taxes, &c, \$168.39.) Mort recorded June 10, 1900. By Joseph P Day.

Aug. 13 and 14.

No Legal Sales advertised for these days.

Aug. 16.

147th st, No 408, s s, 141.6 w St Nicholas av, 16x99.11, 3-sty and basement stone front dwelling. Sheriff's sale of all right, title, &c, which Harriet L Deal had on Dec 26, 1908, or since. Thomas F Foley, sheriff. By Joseph P Day.

1st av, No 1895, s w cor 98th st, 25x99.6, 5-sty 98th st, No 340, brk loft and store building. Pendant Realty Co agt Fannie S Patterson et al; Bowers & Sands, att'ys, 31 Nassau st; Joseph Ullman, ref. (Amt due, \$16,585.38; taxes, &c, \$980.) Mort recorded Sept 5, 1888. By Samuel Goldsticker.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, HULST STREET—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Thomson avenue to Foster avenue. 3D AVENUE (LATHROP STREET)—REGULATING, GRADING, CURBING AND FLAGGING, from Broadway to Graham avenue.

HERMAN A. METZ, Comptroller. City of New York, August 3, 1909. (12565)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of July 29 to August 12, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

1ST WARD, SECTION 1; 18TH WARD, SECTION 10; 26TH WARD, SECTION 13; 28TH WARD, SECTION 11. FENCING VACANT LOTS on POPLAR STREET, south side, between Hicks and Henry streets; on LIVINGSTON STREET, south side, between Boerum Place and Court street; on KNICKERBOCKER AVENUE, northeast side, between Putnam avenue and Palmetto street; on PALMETTO STREET, southeast side, between Knickerbocker and Irving avenues; on GREENE AVENUE, northwest side, between Hamburg and Myrtle avenues; on HERBERT STREET, north side, between Humboldt and North Henry streets; on BLEECKER STREET, southeast side, between Wyckoff and St. Nicholas avenues; on LINWOOD STREET, west side, between Fulton street and Atlantic avenue; on RALPH STREET, south side, between Bushwick and Evergreen avenues. 26TH WARD, SECTION 12. BARETT STREET—SEWER, between Pitkin and Sutter avenues. 26TH WARD, SECTION 13. SCHENCK AND ATLANTIC AVENUES—SEWER BASIN at the southwest corner. SEWER BASINS at the southeast and southwest corners of SUTTER AND VAN SICKLEN AVENUES and the southwest corner of SUTTER AVENUE AND WARWICK STREET. 23TH WARD, SECTION 16. SEWER BASIN at the northeast corner of STRATFORD ROAD AND SLOCUM PLACE. EAST 14TH STREET—RESETTING BRICK GUTTERS AND PAVING, between Dorchester road and Ditmas avenue. EAST 15TH STREET AND DITMAS AVENUE—SEWER BASINS at the northeast and northwest corners. 30TH WARD, SECTION 17. 52D STREET—

SEWER, between 13th and 14th avenues. 30TH WARD, SECTION 18. SEWER BASIN at the northerly corner of 4TH AVENUE AND 99TH STREET. 8TH AVENUE—SEWER, between 70th and 72d streets. SEWER BASINS at the northeast and southeast corners of NARROWS AVENUE AND 74TH STREET; northeast, southeast and southwest corners of 77TH STREET; and northeast and southeast corners of 78TH STREET. 81ST STREET—PAVING, between 1st and 3d avenues. 30TH WARD, SECTION 19. SEWER BASIN, at the northeasterly corner of BATH AND 14TH AVENUES. SEWER BASINS on 17TH AVENUE, at the north, south and west corners of BENSON AVENUE, and the easterly corner of CROPSY AVENUE.

HERMAN A. METZ, Comptroller. City of New York, July 27, 1909. (12492)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1909, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. CYPRESS AVENUE—PAVING THE ROADWAY AND RESETTING CURB, from East 138th to 143d streets. TIMPSON PLACE—PAVING AND CURBING, from 147th to 149th streets. 24TH WARD, SECTION 11. EAST 176TH STREET—PAVING THE ROADWAY AND SETTING CURB, from Park to Third avenues.

HERMAN A. METZ, Comptroller. City of New York, August 3, 1909. (12568)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 5 to 19, 1909, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named avenues and street in the BOROUGH OF RICHMOND:

1ST WARD, INDIANA AVENUE—OPENING, between Jewett avenue and a point 198.08 feet westerly from Woolley avenue. 4TH WARD, LYMAN AVENUE—OPENING, between Tompkins avenue and Summer street. ACQUIRING TITLE TO CERTAIN LANDS AND PREMISES FOR AN EASEMENT for the purpose of a sewer outlet over and in the private property at the foot of NAUTILUS STREET.

HERMAN A. METZ, Comptroller. City of New York, August 3, 1909. (12561)

PUBLIC NOTICES.

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

BOROUGH OF RICHMOND.

List 492, No. 1.—To construct a combined sewer with appurtenances, in Morningstar road, from Tate's lane to Richmond terrace; in Richmond terrace, from Morningstar road to a point about half way between Van Pelt avenue and Van Name avenue; in Prospect street, from Morningstar road to a point about 465 feet to the eastward; in Sherman avenue, from Morningstar road to a point about 565 feet to the eastward; in Innis street, from Morningstar road to John street; in Cedar street, from Morningstar road to Housman avenue; in Simonson avenue, from Richmond terrace to the tracks of the Staten Island Rapid Transit Railroad Company; in Housman avenue, from the line of Forest avenue, extended, to the pier and bulkhead line; in Van Name avenue, from Richmond terrace to the tracks of the Staten Island Rapid Transit Railroad Company, and in Bay avenue, from Richmond terrace to the tracks of the Staten Island Rapid Transit Railroad Company, Third Ward, Sewerage District No. 17-A, and to connect with an outlet at the foot of Housman avenue.

List 677, No. 2.—To construct a combined sewer in Brighton avenue, from York avenue to Webster avenue; Pine street, from Brighton avenue to Brook street; Hudson street, from Brighton avenue to First avenue, and First avenue, from Pine street to Jersey street, First Ward.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before August 31, 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 29, 1909. (12503)

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 6, 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.

Amsterdam av, No 1360, n w cor Lawrence st, runs w 31.10 x n e 71.8 Lawrence st, No 81, | x s 71.8 to beg, 2-sty brk and frame tenement and store. (Sheriff's sale of all right, title, &c.) C M McDonnell, \$275 97th st, No 307, n s, 150.2 e 2d av, 25x100.11, 4-sty brk tenement. (Amt due, \$9,587.08; taxes, &c, \$300.) Henry Allen, \$10,200

*Arthur av, No 2388, e s, 112.6 n 186th st, 37.6x84.8x37.6x84.10, 4-sty brk tenement and stores. (Amt due, \$3,723.97; taxes, &c, \$1,503; sub to a first mort of \$15,000.) Henry Elias Brewing Co., \$22,506 *76th st, No 422, s s, 300 w Av A, 25x102.2, 5-sty brk tenement. (Amt due, \$21,406.41; taxes, &c, \$436.) James Fulton, \$17,000 *Madison st, No 220, s s, 52.2 w Jefferson st, 26.1x100, 5-sty brk tenement and store. (Amt due, \$15,594.93; taxes, &c, \$1,750; sub to prior mort of \$25,000.) Theodore Bitterman, \$30,638 White Plains rd, w s, - s Van Nest av, runs n - x w - x n 25 x w 65.1 x s e 32.6 x e 72.7 to beginning, Van Nest. (Amt due, \$4,360.31; taxes, &c, \$1,437.63.) Henry H Webber, \$7,430 *120th st, No 536, s s, 400 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. (Amt due, \$2,425.61; taxes, &c, \$114.57; sub to a mort of \$5,000.) Jacob S Friedman et al, \$5,268 *College av, Nos 476 to 480, n e cor, 146th st, runs n 109.7 x e 168.9 x 146th st | s w 150.2 x n w 23.4 x w 59.6 to beginning,

two 5-sty brk tenements and stores. (Amt due, \$5,493.45; taxes, &c, \$360; sub to prior mortg aggregating \$90,000.) Fannie Liberman et al.92,600

*140th st, Nos 43 to 57, on map Nos 41 to 51, n s, 325 e Lenox av, 200x98.9, two 2-sty frame and two 2-sty brk dwellings, 2-sty brk building and vacant. (Amt due, \$50,872.51; taxes, &c, \$2,970.56.) John Monks25,000

*Edgecombe av, No 142 s e cor 142d st, 25x73.11x24.11x71.3, 5-sty brk 142d st, No 318 | tenement and store. (Amt due, \$3,845.35; taxes, &c, \$132; sub to two mortg aggregating \$24,000.) George Kitt.24,500

*215th st, s s, 148 e Maple av, 27x125, Wakefield. (Amt due, \$827.35; taxes, &c, \$490; sub to a prior mort of \$3,500.) Frank M Patterson.6.6

*2d av, Nos 2461 to 2467 n w cor 126th st, 99.11x100, three 6-sty brk 126th st, Nos 249 to 253 | tenements, store on av. (Amt due, \$63,327.59; taxes, &c, \$6,053.67; sub to a mort of \$55,000.) Henry H Jackson.119,172

L. J. PHILLIPS & CO.

*Valentine av, s e s, 180.9 n e 198th st, 50x98.11x50x99.2, vacant. (Amt due, \$6,758.71; taxes, &c, \$24; sub to a mort of \$6,250.) Abraham Kaufman13,050

*Willett st, No 68, e s, 100.2 s Rivington st, 24.9x100, 5-sty brk tene-

ment, store and 5-sty brk tenement in rear. (Amt due, \$7,922.51; taxes, &c, \$531.08; sub to a first mort of \$25,000.) Rexton Realty Co.29,432

HERBERT A. SHERMAN.

Ferris av, w s, 846.3 s lands of St. Josephs Institute for Deaf Mutes, 473.3x823.4, to Westchester Creek, x-x892.10, Westchester. (Amt due, \$24,298.26; taxes, &c, \$—; sub to a prior mort of \$10,000.) Adj to Aug. 17

SAMUEL MARX.

*13th st, No 704 s s, 86.4 e Av C, 23.10x103.3, 5-sty brk tenement. (Amt due, \$18,225.20; taxes, &c, \$426.55.) Robert I Brown.10,000

HUGH D. SMYTH.

*112th st, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. (Amt due, \$12,299.28; taxes, &c, \$341.81; sub to a mort of \$14,000.) Max Levin.24,000

Total \$434,828

Corresponding week, 1908. \$370,698

Jan. 1st, 1909, to date. \$44,726,000

Corresponding period, 1908. \$38,118,472

REAL ESTATE RECORDS

CONVEYANCES

July 30, 31, Aug. 2, 3, 4 and 5. (No. 84.)

BOROUGH OF MANHATTAN.

Bedford st, No 25 (19), w s, abt 45 s Downing st, 19.9x75x19.11x 75, 4-sty brk tenement. Pauline wife Michael Cirruzzi to Henry P Ansonge, of Brooklyn. Morts \$9,500 and all liens. July 30. July 31, 1909. 2:528-39. A \$7,000-\$9,500. other consid and 100

Broome st, No 424, n s, 75 e Crosby st, 25.4x106.2, 7-sty brk loft and store building. John F Fox to Sandel Cohen, of Brooklyn. Morts \$70,000 and all liens. June 11. July 30, 1909. 2:482-41. A \$36,000-\$65,000. nom

Baxter st, No 38, w s, 87.11 s Leonard st, 17.6x90.

Baxter st, No 40, w s, 70.3 s Leonard st, 17.6x90, except part taken for public purposes.

two 6-sty brk tenements and stores and two 6-sty brk tenements in rear.

Trust deed. Maddalena C Cellilo to Warren Bigelow as TRUSTEE. Morts \$39,000. July 28. July 30, 1909. 1:166-47 and 48. A \$34,000-\$55,000. nom

Bleeker st, No 300, w s, 36.4 n Barrow st, 19.7x80.10x19.3x80.10, 4-sty brk tenement and store. Albert N Gatchell et al to Village Realty Co. July 17. Aug 5, 1909. 2:588-27. A \$11,500-\$13,000. other consid and 100

Canal st, No 536, rear of, formerly Hoboken st, No 11 (rear of), lot begins 60 s Canal st, formerly Hoboken st, and 100 w Washington st, runs s 24 x 20 x n 24 x e 20 to beginning, vacant. Wm Gasten to Lerbro Company, a corpn. Q C. July 26. Aug 3, 1909. 2:595-9. A \$500-\$500. nom

Centre st, Nos 43 and 45 | w s, 54.4 s Pearl st, 41x32.8 to e s Lafayette st, Nos 15 and 17 | Lafayette st, late e s Elm st, x45.3 x57.3, two 3-sty brk store and office buildings. James B Bowne et al to Walter Bowne. 4-40 parts. All title. B & S. April 30, 1906. (Re-recorded from July 17, 1909. Aug 5, 1909. 1:155-34. A \$50,000-\$55,000. nom

Cherry st, No 363, s s, abt 140 e Montgomery st, 22.10x63.5x23x 62.3, w s, 1-sty brk shop.

Cherry st, No 365, s s, abt 162 e Montgomery st, 23.1x64.5x23x 63.3 w s., vacant.

Jacob Rumanoff to Bessie Bernstein. Mort \$15,000. July 21. Aug 3, 1909. 1:259-17 and 18. A \$10,000-\$—.

other consid and 100

Division st, Nos 218 to 222 | n e cor Clinton st, 64x67.10x26.10x Clinton st, Nos 188 and 188½ | 90.4, 6-sty brk tenement and store. on map Nos 188 to 190 | FORECLOS, July 22, 1909. Morris Cukor to Sender Jarmulowsky. Aug 2, 1909. 1:314-40. A \$54,000-\$100,000. 20,000

Same property. Sender Jarmulowsky to Julius Tishman. Mort \$82,000. Aug 2, 1909. 1:314. other consid and 100

Elizabeth st, Nos 40 and 42, e s, 50.1 n Canal st, 50x100.3x50.3x 100, 5-sty brk factory. Florence C de Jonghe to Charles Gulden. Mort \$17,000. June 29. Aug 5, 1909. 1:203-3. A \$40,000-\$55,000. other consid and 100

Front st, Nos 149 and 151 | s e s, at s w s Maiden lane, 39.5x Maiden lane, Nos 150 and 152 | 60.11x38.5x57.7, 5-sty brk loft and store building. Edmond R and Leslie Smith TRUSTEES Reuel Smith to Carl F Stiefel, of South Orange, N J. July 27. July 30, 1909. 1:37-33. A \$46,300-\$58,000. 65,000

Forsyth st, e s, 77 n Division st, runs n 68.10 x s e 96.10 x w 67.7 to beginning, buildings now demolished. Release mort. Jos L Buttenwieser to Charles Rubinger. Q C. June 22. July 31, 1909. 1:292-part lot No 39. nom

Same property. Morris Kittenplan and Charles Rubinger to the City of New York. July 26. July 31, 1909. 1:292. other consid and 97,500

Goerck st, Nos 151 to 161 | s w cor 3d st, 77.4x100x90.1x100.10, 4-3d st, Nos 390 to 396 | sty brk loft and stable building. Louis Klinger et al to Osias Karp. Q C and confirmation deed. July 19. Aug 2, 1909. 2:356-12 to 15. A \$45,000-\$63,000. nom

Greenwich st, No 536, w s, abt 222 s Charlton st, 21.4x99.10x21.2 x99.5 s s, 3-sty brk tenement. Rudolph A Witthaus et al EXRS, &c, Geo L Ronalds to P M Ohmeis & Co, a corpn. April 30. Aug 3, 1909. 2:596-82. A \$10,500-\$11,500. 14,000

Grand st, No 66, n s, abt 50 w Wooster st, 25x100, 5-sty brk loft and store building. Regal Construction Co to Fleischmann Realty and Construction Co. Mort \$33,000. July 30. Aug 3, 1909. 2:475-30. A \$27,000-\$42,000. other consid and 100

Henry st, No 167, n s, abt 110 w Jefferson st, 21.8x75, 2-sty brk tenement. PARTITION, Apr 15, 1909. Mortimer Fishel referee to Benj W Foster, of Greens Farms, Conn. May 27. Aug 4, 1909. 1:284-8. A \$15,000-\$16,000. 13,000

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

Lawrence st, No 4, s s, 16.2 w from s s 126th st, 24.7x100x24.8x 100, 2-sty frame tenement and store. John O'Connor to Catherine wife Isaac A Murray. Aug 4, 1909. 7:1966-79. A \$7,500-\$8,000. 100

Lewis st, No 12, e s, 150 n Grand st, 25x100, 5-sty brk tenement and store. FORECLOS, July 19, 1909. Chas L Hoffman ref to Dean Holding Co. Aug 2. Aug 3, 1909. 2:326-36. A \$14,000-\$24,000. 20,375

Lewis st, No 154 | n e cor 3d st, 25x100.7x25.4x100.9, 7-sty 3d st, Nos 381 and 383 | brk tenement and store. Hirsch Roth to Maydan Realty & Construction Co. Mort \$42,500. July 29. July 30, 1909. 2:358-1. A \$21,000-\$55,000. other consid and 100

Madison st, No 112, s s, 137.2 w Market st, 25.2x100.4x25x100.2, 3-sty brk tenement and store and 4-sty brk tenement in rear. Israel Bregman to Esther Schulman, of Brooklyn. Morts \$29,000. July 30. July 31, 1909. 1:276-33. A \$18,000-\$22,000. exch

Norfolk st, No 167, w s, 68.9 n Stanton st, 29.5x47.6, 5-sty brk tenement and store. David Caesser to Samuel Zaesser. Undivided interest. July 22. July 30, 1909. 2:355-28. A \$19,000-\$30,000. other consid and 100

Perry st, No 137, n s, 103.3 e Washington st, 25x98.6x25x98.10, 5-sty brk tenement. Realty Federation of N Y to August Knoepfel. July 13. Aug 5, 1909. 2:633-31. A \$11,000-\$28,000. exch and 100

Rivington st, Nos 269 and 271 | s e cor Columbia st, 45.8x55.10 Columbia st, Nos 74 and 76 | x45.8x55.8, two 6-sty brk tenements and stores. Solomon H Schlanger to Samuel Abramowitz. Morts \$60,750 and all liens. Aug 4. Aug 5, 1909. 2:333-51. A \$32,000-\$60,000. nom

Spring st, No 302, s s, 90 w Hudson st, 20x75, 3-sty frame (brk front) tenement and store. Ella A wife of and Robt G Peters to George Jackel. Morts \$9,000. Aug 2, 1909. 2:594-76. A \$9,000-\$11,000. nom

Sheriff st, No 63, w s, 125 s Rivington st, 25x100, 5-sty stone front tenement and store. Chaim J Feller to Berthold Veit. All title. Mort \$32,900 and all liens. July 21. July 30, 1909. 2:338-63. A \$18,000-\$28,000. other consid and 100

Sheriff st, No 63, w s, 125 s Rivington st, 25x100, 5-sty stone front tenement and store. Peisach Neustadter et al to Berthold Veit. All title. Mort \$33,400. July 29. Aug 4, 1909. 2:338-63. A \$18,000-\$28,000. other consid and 100

University pl, No 124, n w s, 51.9 n e 13th st, 25.10x104.3x25.9x 102.10, 3-sty brk tenement and store with 1-sty brk extension. Chas R Weeks to Emmelin C Baxter. C a G. July 26. July 30, 1909. 2:571-23. A \$50,000-\$53,000. nom

Waverly pl, Nos 202 and 204 | s w cor Charles st, 38.10x75. Charles st, Nos 28 to 34 | 3-sty brk tenement and store and 3-sty frame (brk front) tenement and store. William Blumstein et al to Baruch Kahn. Morts \$29,500. July 30. Aug 4, 1909. 2:611-22 and 23. A \$20,000-\$22,000. nom

Washington st, Nos 466 to 470, w s, 60 s Canal st, 70x100, 8-sty brk soap factory. Release dower. Mary E Gasten to Lerbro Company, a corpn. July 31. Aug 3, 1909. 2:595-16. A \$45,000-\$98,000. nom

Same property. Wm Gasten and Maude F his wife to same. All liens. July 26. Aug 3, 1909. 2:597. nom

Watts st, No 49 (9), s s, 228.10 e Varick st, 21.2x52x irreg x60, with rights to alley adj, 3-sty frame brk front dwelling. John Bradley to Charles Burkelman. July 29. July 31, 1909. 2:477-17. A \$7,500-\$8,000. other consid and 100

4th st W, No 35 | n w cor Greene st, 25x95.4, 4-sty brk loft and Greene st, No 237 | store building. PARTITION, Apr 21, 1909. Wm J Bolger referee to Fred S Myers. July 31. Aug 2, 1909. 2:546-11. A \$48,000-\$50,000. 47,000

Same property. Release dower. Margt H wife Alex McK Jones to same. May 20. Aug 2, 1909. 2:546. nom

4th st W, No 35 | n w cor Greene st, 25x95.4, 4-sty brk loft and Greene st, No 237 | store building. Release dower. Charlotte B wife Alfred M Ogle, Jr. to Fred S Myers. May 19. Aug 2, 1909. 2:546-11. A \$48,000-\$50,000. nom

10th st E, No 27, n s, 154 e University pl, 24.10x94.9, 7-sty brk loft and store building. Ella F Dewey to Anna A Phvfe. Q C. May 21. Aug 2, 1909. 2:562-44. A \$41,500-\$78,000. nom

10th st E, No 27, n s, 154 e University pl, 24.10x94.9, 7-sty brk loft and store building. Grace E Harding to Chas A Christman. Morts \$64,000. Aug 2. Aug 3, 1909. 2:562-44. A \$41,500-\$78,000. other consid and 100

15th st E, No 424, s s, 244 w Av A, 25x103.3, 5-sty brk tenement and store. Release mort. Louis Thurn to Erwin A H, Otto L, Wm, Charles, Michael and Erwin P H Martin, Bertha Rau, Clara Strauch and Kath Ehalt and Lena Kremler. July 17. Aug 2, 1909. 3:946-36. A \$13,000-\$21,000. nom

17th st W, Nos 257 to 265, n s, 100 e 8th av, 127x92, 9-sty brk loft and store building. Albert F Hyde to Isidor and Henry Steiner and Joseph Kopperl. Aug 2. Aug 3, 1909. 3:767-6. A \$60,000-\$200,000. nom

18th st W, No 331, n s, 378.4 w 8th av, 23.4x92, 3-sty brk dwelling. Philip G Becker to Ambrose W Becker. July 24. Aug 2, 1909. 3:742-19. A \$11,000-\$15,000. 22,000

21st st W, No 451, n s, 225 e 10th av, 16.8x98.8, 4-sty and basement stone front dwelling. Harriet W Bacon to Wm F Donnelly. Mort \$9,000. July 29. Aug 3, 1909. 3:719-12. A \$7,500-\$10,500. nom

21st st W, No 107, n s, 85 w 6th av, 20x98.9. Sheriffs certificate of sale part 6-sty brk store. Thos F Foley (sheriff) to Anna O Pell. July 14, 1909. Aug 3, 1909. 3:797-part lot 45. A \$— \$—.

5,000

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22d st E, Nos 136 and 138, s s, 121.3 e Lexington av, 32.6x98.9, two 4-sty and basement stone front dwellings. Blanche E S wife of J Frederick Tams to Myra R wife of Henry S Harper. B & S. July 8. Aug 3, 1909. 3:877-62 and 63. A \$24,000-\$32,000. other consid and 100

25th st E, No 54, s s, 106.8 n w 4th av, 18.4x98.9, 4-sty stone front dwelling. John M Gardner to Joseph Milbank, of Greenwich, Conn. July 27. Aug 2, 1909. 3:854-29. A \$34,500-\$42,500. other consid and 100

26th st W, Nos 515 to 519, n s, 196.6 w 10th av, 63.6x98.9, three 4-sty brk tenements and stores. Chas B Lambert to Harris H Uris. Mort \$17,000. July 28. Aug 3, 1909. 3:698-24 to 26. A \$21,000-\$27,000. 100

26th st W, No 358, s s, 130 e 9th av, 20x98.9, 2 and 3-sty brk building and store.

27th st W, Nos 348 and 350, s s, 230 e 9th av, 44x98.9, 4-sty brk tenement and 3-sty brk shop in rear. Thos L and Cath E Hamilton by Charlotte M Hamilton GUARDIAN to Alex H Hamilton. 1/4 part. All title. Q C. July 29. Aug 2, 1909. 3:749-74. A \$8,500-\$11,000; 3:750-66 and 67. A \$21,000-\$33,000. nom

27th st W, Nos 315 and 317, n s, 167.9 w 8th av, 40.9x98.9, two 3-sty brk dwellings. Alphonse August et al to Morris Weinstein and Merida Realty Co. Mort \$22,000. July 14. July 30, 1909. 3:751-29 and 30. A \$19,500-\$22,500. other consid and 100

31st st E, No 207, n s, 135 e 3d av, runs n 50 x w 8 x s - to st x e 17 to beginning, 3-sty brk tenement. Alice Davis to Ramon Xiques. July 20. Aug 4, 1909. 3:912-6. A \$4,000-\$5,500. 100

35th st W, No 343, n s, abt 350 e 9th av, 15x100, 4-sty brk dwelling. CONTRACT. Matilda A Beiser with Gustave Reimer. Mt \$5,500. Aug 4. Aug 5, 1909. 3:759-18. A \$6,800-\$8,500. 12,000

36th st W, No 124, s s, 81.6 w Broadway, 25x98.9, 5-sty brk tenement and store. U S Trust Co of N Y to Dongan Investing Co. B & S. July 30, 1909. 3:811-assessed with lot 47 or 36th st, No 126 W, for A \$85,000-\$115,000. other consid and 100

36th st W, No 126, s s, 106.6 w Broadway, 16.8x98.9, 5-sty brk tenement and store. U S Trust Co of N Y as TRUSTEE John A Pell to Dongan Investing Co. B & S. July 30, 1909. 3:811-assessed with lot 47 or 36th st, No 124 W, for A \$85,000-\$115,000. 74,000

38th st E, No 155, n s, 65.10 w 3d av, runs n 32.3 to s s former Susan st, x w 29.5 x n 60.8 to n s former Susan st, x w 4.10 x s 97 to 38th st, x e 34 to beginning, 3-sty brk tenement. Henrietta A Fajen to Genevieve B and Genevieve K B Andrews, joint tenants. Aug 2. Aug 3, 1909. 3:894-40. A \$16,500-\$18,000. nom

39th st W, No 222, s s, 551.10 e 8th av, 21.2x98.9, 4-sty brk dwelling. Mary Beck and ano HEIRS, &c. Gottlieb Beck to Florence Coleman. Aug 2. Aug 3, 1909. 3:788-60. A \$18,000-\$20,500. 100

39th st W, Nos 224 and 226, s s, 510.2 e 8th av, 41.8x98.9, one 4-sty stone front dwelling and one 3-sty frame dwelling. Wm E Streng to Lulu Quigg. B & S and C A G. All liens. June 1. Aug 3, 1909. 3:788-61 and 62. A \$36,000-\$41,000. other consid and 100

39th st W, Nos 224 and 226, s s, 510.2 e 8th av, 41.8x98.9, one 4-sty stone front dwelling and one 3-sty frame dwelling. Lulu Quigg to Florence Coleman. Mort \$32,000. July 28. Aug 3, 1909. 3:788-61 and 62. A \$36,000-\$41,000. other consid and 100

39th st W, Nos 222 to 226, s s, 510.2 e 8th av, 62.10x98.9, two 4-sty brk and stone dwellings and one 3-sty frame dwelling and 12-sty brk loft building to be erected. Florence Coleman to Marmac Construction Co. Aug 2. Aug 3, 1909. 3:788-60 to 62. A \$54,000-\$61,500. nom

40th st E, No 235, n s, 155 w 2d av, 25x98.9, 6-sty brk tenement. Morris Freundlich to Edgar J Pitschke. Mort \$30,000. July 30. July 31, 1909. 5:1314-18. A \$11,000-\$30,000. other consid and 100

40th st W, No 440, s s, 275 e 10th av, 25x98.9, 4-sty brk tenement and store. Charles Schramm to Henry E Vollmers. Mort \$11,000. July 31. Aug 2, 1909. 3:737-59. A \$11,000-\$16,000. nom

40th st W, No 210, s s, 157.3 w 7th av, 14.3x98.9, 4-sty brk tenement. Henri Votion to City Real Estate Co, a corpn. Q C. Mort \$5,000. May 10. Aug 4, 1909. 3:789-48. A \$12,500-\$15,500. nom

Same property. Luc Votion et al to same. Mort \$5,000. May 10. Aug 4, 1909. 3:789.

41st st W, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. Maria S Simpson to The Flatiron Realty Co. Mort \$25,000. July 14. Aug 3, 1909. 4:1032-20. A \$15,000-\$16,000. other consid and 100

42d st W, No 202, s s, 20 w 7th av, runs s 90 x w 90(?) to s s 42d st x e 20 to beginning (error), 4-sty stone front hotel. John F Seeley et al to Frank T Brown, of Chicago, Ill. 1-24 part. All title. Q C. July 14. July 31, 1909. 4:1013-35 1/4. A \$85,000-P \$90,000. 3,500

43d st W, No 328, s s, 350 w 8th av, 25x100.5, 5-sty brk tenement. Breslauer Realty Co to Matthew J Dobson. Mort \$32,000. July 30. July 31, 1909. 4:1033-47. A \$15,000-\$31,000. other consid and 100

43d st W, No 246, s s, 340 e 8th av, 20x100.5, 4-sty brk tenement and store. Flatiron Realty Co to Maria S Simpson. Mort \$25,000. July 29. Aug 2, 1909. 4:1014-50 1/2. A \$24,000-\$25,000. other consid and 100

44th st W, No 451, n s, 175 e 10th av, 25x100.4, 4-sty brk tenement and 3-sty brk tenement in rear. Eliza Kruger to Samuel Rodt and Jacob Lipman. Mort \$5,000. Aug 2, 1909. 4:1054-8. A \$13,000-\$14,000. other consid and 100

44th st W, No 453, n s, 150 e 10th av, 25x100.4, 4-sty brk tenement and 3-sty brk tenement in rear. John J Wigger to Jacob Lipman and Samuel Rodt. Mort \$6,000. Aug 2, 1909. 4:1054-7. A \$13,000-\$14,000. other consid and 100

44th st W, No 438, s s, 450 w 9th av, 20x100.4, 4-sty brk dwelling. Harry Schwarz to Harry N Kohn. Mort \$13,500. July 30. July 31, 1909. 4:1053-51. A \$10,000-\$11,500. nom

46th st E, No 219, n s, 360 w 2d av, 15x100.5, 5-sty brk tenement. Mary Dallas widow to John G Dallas. July 27. Aug 3, 1909. 5:1320-11. A \$5,500-\$8,500. nom

46th st W, No 28, s s, 387.6 w 5th av, 20x100.5, 4-sty stone front dwelling. John T Farrel and ano EXRS, &c, John Farrel to Joseph Keen, of Yonkers, N Y. May 21. Aug 5, 1909. 5:1261-53 1/2. A \$47,500-\$53,000. 65,000

47th st E, No 227, n s, 250 w 2d av, 25x78.9x25.1x76.5, 5-sty brk tenement and store. Jacob H Graeber et al to Sigmund Orbach. Mort \$17,250. June 19. July 30, 1909. 5:1321-15. A \$9,000-\$19,000. nom

47th st E, Nos 216 and 218, s s, 330 w 2d av, 45x100.5, two 5-sty brk tenements. Gustav C Muller to Emma R Harbaugh. Mort \$21,500. July 29. Aug 4, 1909. 5:1320-39 and 40. A \$18,000-\$33,000. other consid and 100

48th st E, No 324, s s, 300 e 2d av, 25x100.5, 5-sty brk tenement. Hyman Lishinsky to Chas J Fox and Louis Weisman. Mort \$17,400. July 29. July 31, 1909. 5:1340-40. A \$9,000-\$18,000. 500

48th st E, No 324, s s, 300 e 2d av, 25x100.5, 5-sty brk tenement. Clara Resnitzky to Hyman Lishinsky. All liens. June 11. July 31, 1909. 5:1340-40. A \$9,000-\$18,000. other consid and 100

48th st E, No 16, s s, 275 e 5th av, 25x100.5, 4-sty stone front dwelling. Mary M Logan to Julia Ward. Mort \$50,000. July 30, Aug 2, 1909. 5:1283-61. A \$70,000-\$85,000. other consid and 100

51st st W, No 236, s s, 238 e 8th av, 17x100.5, 4-sty stone front dwelling. Bernardine M Kracht and ano to Annie L Kneer. Q C. July 19. July 31, 1909. 4:1022-54. A \$20,000-\$23,000. nom

51st st E, Nos 222 to 224, s s, 260 e 3d av, 35.4x88.8 to e 1 former Eastern Post road, x-x106.4, 7-sty brk tenement and stores. Abraham Drimmer to Emanuel Heller. 1/4 right, title and int. All liens. Aug 5, 1909. 5:1324-39. A \$18,000-\$54,000. nom

52d st W, No 362, s s, 150 e 9th av, 32.5x-x23.8x100.5, 6-sty brk tenement and store. Samuel G Hess to John J Hines, of Far Rockaway, L I. Mort \$38,000. July 30. Aug 3, 1909. 4:1042-58. A \$18,000-\$43,000. other consid and 100

53d st W, Nos 548 and 550, s s, 100 e 11th av, 50x100.5, two 5-sty brk tenements. Charlotte Weinreich to Alva Realty Co. All liens. Aug 2. Aug 4, 1909. 4:1081-59 and 60. A \$18,000-\$36,000. other consid and 100

56th st W, No 421, n s, 300 w 9th av, 25x100.5, 5-sty brk tenement. Sara J Wilson to William Mathews. B & S. Dec 1, 1908. Aug 5, 1909. 4:1066-20. A \$11,000-\$20,000. nom

56th st W, No 421, n s, 300 w 9th av, 25x100.5, 5-sty brk tenement. Wm Mathews to Theresa Abelson. Mort \$19,000. Aug 1. Aug 5, 1909. 4:1066-20. A \$11,000-\$20,000. other consid and 100

57th st E, Nos 32 and 34, s s, 75 e Madison av, 50x100.5, 4 and 5-sty stone front school. Dora E Merrill and ano to Stella S Van Laer. 1/2 part. Mort \$125,000. July 27. July 31, 1909. 5:1292-48. A \$155,000-\$180,000. other consid and 100

57th st W, No 559, n s, 83.4 e 11th av, 16.8x100.5, 3-sty and basement brk dwelling. Chas L Burnham to Frederick Van Wyck, of Scarsdale, N Y. Mort \$5,000. Jan 24, 1908. July 30, 1909. 4:1086-1C. A \$7,500-\$8,000. nom

58th st W, No 130, s s, 300 w 6th av, 16.8x100.5, 4-sty and basement stone front dwelling. Therese B Bratten to Joseph H Abraham and Philip M Grausman. Mort \$14,000 and all liens. July 29. July 30, 1909. 4:1010-45. A \$22,000-\$28,000. other consid and 100

58th st W, No 344, s s, 275 e 9th av, 20x100.5, 4-sty and basement stone front dwelling. Louis Berger to Chas B Barkley. Mt \$20,000. July 27. Aug 3, 1909. 4:1048-53. A \$17,500-\$24,000. other consid and 100

64th st E, No 34, s s, 250 w Park av, 17.6x100.5, 4-sty and basement stone front dwelling. Gideon E Fountain EXR, &c, Gideon Fountain to Ella A Cooper. Aug 4, 1909. 5:1378-47. A \$37,500-\$43,500. other consid and 100

64th st W, No 41, a strip* of white stone, 1 1-8 ins wide affixed to front edge of said building lying e of a line 475 w Central Park West. Bauduin Sagehomme to Paul B Pugh & Co. Q C. July 28. Aug 3, 1909. 4:1117. nom

64th st W, No 41, owned by plaintiff.

64th st W, adj above on east owned by defendant. Agreement modifying judgment as to removal of certain materials, &c. Bauduin Sagehomme plaintiff with Paul B Pugh & Co defendant. July 28. Aug 3, 1909. 4:1117. 1,000

64th st E, No 109, n s, 62.6 e Park av, 20.10x100.5, 4-sty and basement stone front dwelling. Frederic V S Crosby to Constance Hare. Mort \$24,000. July 8. Aug 5, 1909. 5:1399-3. A \$28,000-\$40,000. other consid and 100

66th st E, No 327, n s, 224.11 w 1st av, 25x100.5, 5-sty brk tenement. Charles Isaacs to Teresie Zika. Mort \$15,000. July 30. July 31, 1909. 5:1441-17. A \$9,000-\$24,000. other consid and 100

67th st W, No 224, s s, 375 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Herman Shapira et al to Margaret Free. Mort \$17,000. July 29. July 30, 1909. 4:1158-48. A \$7,000-\$16,000. other consid and 100

67th st E, No 218, s s, 230 e 3d av, 40x100.5, 6-sty brk tenement and stores. Herman Asher to Gerson Hyman, Manuel Oppenheim and Solomon and Myer Simon. Aug 2. Aug 5, 1909. 5:1421-38. A \$20,000-P \$53,000. other consid and 100

67th st E, No 216, s s, 190 e 3d av, 40x100.5, 6-sty brk tenement and stores. Herman Asher to Gerson Hyman and Manuel Oppenheim. Aug 2. Aug 5, 1909. 5:1421-40. A \$20,000-P \$53,000. other consid and 100

67th st E, Nos 216 to 220, s s, 190 e 3d av, 120x100.5, three 6-sty brk tenements and stores. FORECLOS, July 23, 1909. Geo B Hayes ref to Herman Asher. Mort \$154,550. Aug 2. Aug 5, 1909. 5:1421-37 to 40. A \$60,000-P \$159,000. 1,000

67th st E, No 220, s s, 270 e 3d av, 40x100.5, 6-sty brk tenement and store. Herman Asher to Jacob K Simon and Isaac Cohn. All liens. Aug 2. Aug 5, 1909. 5:1421-37. A \$20,000-P \$53,000. other consid and 100

70th st E, No 326, s s, 244 w 1st av, 25x100.4, 4-sty stone front tenement and store. Wm J Leonard to Tony Wolf. Mort \$19,300. July 30. July 31, 1909. 5:1444-36. A \$9,000-\$19,000. nom

71st st E, n s, 149.10 w 3d av, strip, 0.2x102.2. Thos J Fitch to David M Goodrich of Mt Kisco, N Y. B & S. July 24. Aug 5, 1909. 5:1406. nom

Same property. Jessie V F Smith to same. Q C. Aug 3. Aug 5, 1909. nom

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

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71st st W, No 68, s s, 40 e Columbus av, 20x75.5, 3-sty and basement stone front dwelling. Geo W Tubbs to L Napoleon Levy. All liens. July 29. July 30, 1909. 4:1123-61½. \$16,500-\$22,500. nom

71st st E, No 179, n s, 150 w 3d av, 20.1x102.2. Party wall agreement. David M Goodrich with Theodora wife of and Douglas L Elliman. July 12. July 31, 1909. 5:1406-30 and 31. A \$32,000-\$35,000. nom

72d st W, No 123, n s, 215 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Chas A Miller to Mary E Weir. July 27. July 30, 1909. 4:1144-23½. A \$30,000-\$45,000. other consid and 100

73d st E, No 408, s s, 163 e 1st av, 25x102.2, 5-sty brk tenement. Louis Levy to Frank Hala and Mary Jelinek. Mort \$14,000. Aug 2, 1909. 5:1467-42. A \$7,000-\$21,000. other consid and 100

73d st E, No 213, n s, 185 e 3d av, 25x102.2, 5-sty stone front tenement. Marcus Lichtman to Moritz Jurkowitz. Q C. July 23. July 30, 1909. 5:1428. nom

Same property. Moritz Jurkowitz to Annie Gilefsky. Mort \$16,000. July 30; 1909. 5:1428-S. A \$11,000-\$23,500. other consid and 100

73d st E, No 213, n s, 185 e 3d av, 25x102.2, 5-sty stone front tenement. FORECLOS, Dec 9, 1908. Phoenix Ingraham referee to Moritz Jurkowitz. Mort \$17,000 and all liens. Feb 16, 1909. July 30, 1909. 5:1428-S. A \$11,000-\$23,500. 1,000

73d st W, No 312, s s, 200 w West End av, runs s 102.2 x w 25 x n 30.7 x n 71.11 to st, x e 30 to beginning, 5-sty brk and stone dwelling. Mutual Life Ins Co of N Y to Sailing W Baruch. July 30. Aug 5, 1909. 4:1184-25. A \$35,000-\$70,000. other consid and 100

74th st E, No 323, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement and store. Irving Bachrach et al to Therese Schmeidler. All liens. July 30. Aug 4, 1909. 5:1449-13. A \$9,000-\$21,000. other consid and 100

74th st E, No 315, n s, 200 e 2d av, 25x102.2, 5-sty brk tenement and store. FORECLOS, June 18, 1909. Sylvester L H Ward ref to Jacob Cohen. Mort \$16,500. Aug 3, 1909. 5:1449-9. A \$9,000-\$21,000. 5,000

75th st E, No 327, n s, 256.8 w 1st av, 28.4x102.2, 4-sty stone front tenement. FORECLOS, July 16, 1909. Thomas W McKnight referee to John F Halsted, Henry F Taylor and Francis L Noble as TRUSTEES Hiram M Forrester. July 30, 1909. 5:1450-16. A \$10,500-\$18,000. 13,100

76th st E, No 226, s s, 230 w 2d av, 25x102.2, 4-sty brk tenement and store. Mary Yadusky to Samuel Goldman. All liens. July 27. July 30, 1909. 5:1430-34. A \$11,000-\$20,000. nom

78th st E, No 55, n s, 193.9 w Park av, 18.9x102.2, 4-sty stone front dwelling. Julius A Siegel to Morton L Fearey. Mort \$25,000. July 30. Aug 2, 1909. 5:1393-28½. A \$26,000-\$31,000. other consid and 100

78th st E, No 116, s s, 188 e Park av, 18x102.2, 3-sty stone front dwelling. Anna R De Blois to Geo S Leiner. July 27. Aug 5, 1909. 5:1412-64½. A \$15,000-\$18,000. 1,000

79th st E, No 8, s s, 175 e 5th av, 35x102.2, vacant. Louis C Raegener to Heinrich Sonniewind, Jr. B & S. Mort \$85,000. Nov 21, 1908. Aug 2, 1909. 5:1393-65. A \$130,000-\$130,000. other consid and 100

79th st E, No 44 | s e cor Madison av, 21x80, 5-sty brk tenement and store. J C Lyons Building & Operating Co to Madison Av & 79th St Co, a corpn. Morts \$67,500. July 28. July 30, 1909. 5:1393-52¼. A \$60,000-\$77,000. other consid and 100

79th st E, No 46, s s, 21 e Madison av, 18x80, 4-sty stone front dwelling. Jacob A Stein to Madison Av & 79th St Co, a corpn. Mort \$27,000. July 29. July 30, 1909. 5:1393-52. A \$35,000-\$43,000. other consid and 100

80th st W, No 145, n s, 387.9 w Columbus av, 21x102.2, 4-sty and basement brk dwelling. Sophie E Puig et al EXRS Emma R Puig to Philip G Becker. July 26. Aug 3, 1909. 4:1211-16¾. A \$12,000-\$24,000. 25,500

82d st W, No 317, n s, 200 w West End av, 20x102.2, 4-sty and basement brk dwelling. George Loewer to Julia P, Fredrika P and Janet P Ludlam. Mort \$10,000. July 29. Aug 3, 1909. 4:1245-11. A \$13,500-\$28,000. nom

82d st W, No 26, s s, 319 w Central Park West, 18x102.2, 4-sty and basement stone front dwelling. John H Staats to Annie Davis. Mort \$17,500. June 10. July 30, 1909. 4:1195-46. A \$12,500-\$26,000. other consid and 100

85th st W, No 122, s s, 239 w Columbus av, 18.4x102.2, 4-sty and basement stone front dwelling. Melvina B Ball to Zadah H Reakirt. Morts \$20,000. July 30. July 31, 1909. 4:1215-42½. A \$10,000-\$20,000. other consid and 100

85th st W, No 122, s s, 239 w Columbus av, 18.4x102.2, 4-sty and basement stone front dwelling. Eliz R Wechsler et al EXRS & Albert B Wechsler to Melvina B Ball. Mort \$10,000. July 16. July 31, 1909. 4:1215-42½. A \$10,000-\$20,000. other consid and 100

87th st E, No 548, s s, 110 w Av B. 18x60.2x18x60.1, 3-sty stone front dwelling. Wm H Tagg to Annie F Tagg. Mort \$4,500. July 29. July 30, 1909. 5:1583-32. A \$4,500-\$8,000. 100

87th st W, No 110, s s, 110 w Columbus av, 17.6x100.8, 3 and 4-sty and basement stone front dwelling. Martha N Bayles to Zadah H Reakirt. Mort \$21,000. July 26. Aug 3, 1909. 4:1217-38. A \$9,500-\$19,500. 100

88th st E, No 331, n s, 200 w 1st av, 25x100.8, 5-sty brk tenement. Charles Berlin et al to Edward Cladel. Mort \$21,000. July 30, 1909. 5:1551-18. A \$9,000-\$19,000. other consid and 100

91st st W, No 40, s s, 356 w Central Park West, 18x100.8, 4-sty and basement brk dwelling. Elsie M Sprague and ano to Catherine Florschutz. Mort \$18,000. Aug 2. Aug 3, 1909. 4:1204-47. A \$12,000-\$22,000. other consid and 100

91st st E, No 108, s s, 96 e Park av, 27x100.8, 5-sty brk tenement. Louis Starr to Esther Schulman of Brooklyn. Mort \$26,000. July 29. July 30, 1909. 5:1519-68. A \$16,000-\$28,000. other consid and 100

91st st E, Nos 108 and 110, s s, 96 e Park av, 54x100.8, two 5-sty brk tenements. Christian H Herter et al to Louis Starr. C a G. June 18. July 30, 1909. 5:1519-67 and 68. A \$32,000-\$56,000. other consid and 100

91st st E, No 108, s s, 96 e Park av, 27x100.8, 5-sty brk tenement. Esther Schulman to Meister & Bache Realty Co, a corpn. ½ part, and Katie Levy, ¼ part, and Louis Starr, ¼ part. Morts \$30,500. July 29. July 31, 1909. 5:1519-68. A \$16,000-\$28,000. other consid and 100

93d st W, Nos 37 to 43, n s, 425 w Central Park West, runs w 75 x n 44.4 to s s former Apthorps lane x again n 19.10 to c l said lane x w 25.10 x n 35.6 to c l of blk x e 100 x s 19.3 and 20.2 x e 0.8 x s 61.2 to beginning, with all right, title and interest to said lane, vacant. Frederic E Gibert to Julius Fishman. 1-3 part. All title. C a G. July 19. Aug 4, 1909. 4:1207-13 to 15. A \$44,500-\$44,500. 100

Same property. Frederic E Gibert et al to same. C a G. June 4. Aug 4, 1909. 4:1207. 100

94th st W, No 36, s s, 322.3 w Central Park West, 17.6x100.8, 4-sty and basement brk dwelling. Paulita P wife Rafael E Parraga to Alice Reiman. Mort \$19,000. July 30. July 31, 1909. 4:1207-46. A \$9,500-\$17,000. other consid and 100

94th st W, Nos 203 and 205, on map No 207, n s, 100 w Amsterdam av, 52x100.8x57.2x100.8, 6-sty brk tenement. Nettie F Kaemble to Otto J Bloss, of Brooklyn. Morts \$95,000. July 27. July 30, 1909. 4:1242-28. A \$30,000-\$85,000. nom

94th st W, No 150, s s, 475 w Columbus av, 18x100.4 to c l Apthorps lane, x18.2x101.2, 4-sty and basement stone front dwelling. Charles Gahren to Wm H B Totten. Mort \$14,000. Aug 2. Aug 3, 1909. 4:1224-52. A \$9,000-\$18,000. 100

95th st E, No 307, n s, 137.6 e 2d av, 37.6x100.8, 6-sty brk tenement and stores. Bertha Weindrug to Selma Alexander. Mort \$41,000. July 13. July 30, 1909. 5:1558-7. A \$12,000-\$45,000. other consid and 100

95th st E, Nos 315 and 317, n s, 250 e 2d av, 37.6x100.8, 6-sty brk tenement and stores. Bertha Weindrug to Selma Alexander. Mort \$42,000. July 13. July 30, 1909. 5:1558-11. A \$12,000-\$45,000. other consid and 100

96th st W, No 326, s s, 266.8 w West End av, 41.8x100.8, 6-sty brk tenement. Release mort. Emanuel Heilner et al to Fulson Realty Co. July 28. Aug 5, 1909. 4:1253-88. A \$25,000-\$35,000. 7,000

Same property. Release mort. Same to same. July 28. Aug 5, 1909. 4:1253. 7,090

Same property. Fulson Realty Co to Jacob Beerwald, of Philadelphia, Pa. Morts \$60,000. Aug 2. Aug 5, 1909. 4:1253. nom

96th st W, No 328, s s, 308.4 w West End av, 41.8x100.8, 6-sty brk tenement. Fulson Realty Co to Marquise Company, a corpn. Mort \$8,000 and all liens. July 12. Aug 5, 1909. 4:1253-90. A \$25,000-\$35,000. nom

97th st E, No 303, n s, 100 e 2d av, 25.1x100.11, 4-sty brk tenement and store. Sadie Spitzer to Mary Grolig of Brooklyn. Mt \$8,666. July 27. Aug 5, 1909. 6:1669-5. A \$7,000-\$14,000. other consid and 100

97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. FORECLOS, July 30, 1909. Max Steindler ref to Otto J Bueb and Edward Jansen TRUSTEES Louisa M Bueb. Aug 3, 1909. 6:1669-17. A \$7,000-\$25,000. 14,500

99th st E, No 63, n s, 125 w Park av, 25x100.11, 5-sty brk tenement. Solomon Ellinsohn to Wolf M Smith. Mort \$20,000. Aug 2. Aug 3, 1909. 6:1605-31. A \$9,000-\$24,000. other consid and 100

100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Joseph A Leibson et al to Levi W Rubenstein. 5-8 right, title and int. All liens. June 31. Aug 5, 1909. 6:1672-12. A \$12,000-\$45,000. nom

100th st E, No 317, n s, 260 e 2d av, 40x100.11, 6-sty brk tenement and stores. Isaac Leibson to Samuel Lorber. All title. All liens. Aug 2. Aug 5, 1909. 6:1672-12. A \$12,000-\$45,000. other consid and 100

101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Samuel Burstein et al to Butler and Herrman Co, a corpn. Mort \$39,000. July 19. Aug 3, 1909. 6:1672-37. A \$12,000-\$45,000. other consid and 100

101st st W, No 318, s s, 168 w West End av, 17x100.11, 5-sty stone front dwelling. Eugene Vallens to Lavinia Clarkson, of Potsdam, N Y. Mort \$21,000. July 20. Aug 2, 1909. 7:1889-27. A \$10,800-\$28,000. other consid and 100

103d st E, Nos 205 and 207, n s, 110 e 3d av, 37.6x100.11, 6-sty brk tenement and stores. Emma F Garnsey to Luella Newcombe, of Union Society, Greene Co, N Y. Mort \$45,100. July 28. Aug 5, 1909. 6:1653-5. A \$13,500-\$47,500. nom

104th st E, Nos 122 and 124, s s, 200 e Park av, 40x100.11, 6-sty brk tenement and stores. Ralph Berg to Chas J Belfer, of Brooklyn. Morts \$54,000 and all liens. Feb 6. July 31, 1909. 6:1631-63. A \$16,000-\$53,000. nom

104th st E, Nos 122 and 124, s s, 200 e Park av, 40x100.11 6-sty brk tenement and stores. Chas J Belfer to Anna J Doyle, of Brooklyn. B & S. All liens. July 30. July 31, 1909. 6:1631-63. A \$16,000-\$53,000. nom

108th st W, No 67, n s, 150 e Columbus av, 25x100.11, 5-sty brk tenement. David Bussel to John Reis. Mort \$22,000. Aug 1. Aug 3, 1909. 7:1844-7. A \$12,000-\$26,000. other consid and 100

110th st E, Nos 202 and 204, s s, 85 e 3d av, 30x100.10, two 3-sty brk dwellings. Wm T Innes to Paulina Schwartz. June 10. July 31, 1909. 6:1659-45¼ and 45½. A \$9,600-\$13,000. nom

110th st E, No 206, s s, 115 e 3d av, 15x100.10, 3-sty brk dwelling. Henry L Center et al EXRS Susan W Center to Paulina Schwartz. June 10. July 31, 1909. 6:1659-44. A \$4,800-\$6,500. 6,250

110th st E, No 208, s s, 130 e 3d av, 15x100.10, 3-sty brk dwelling. Eliz R Innes to Paulina Schwartz. June 10. July 31, 1909. 6:1659-43½. A \$4,800-\$6,500. nom

111th st W, No 148, s s, 150 e 7th av, 33.6x100.11, 5-sty brk tenement. Louis Goldstein to Abraham Leipzig. Morts \$36,000. Aug 5, 1909. 7:1820-57. A \$16,000-\$41,000. other consid and 100

112th st E, No 216, s s, 195.6 e 3d av, 19.6x100.10, 3-sty stone front dwelling. FORECLOS, July 12, 1909. James A Donnelly ref to Edmund and Leo Kohn. Mort \$8,000. July 14. Aug 3, 1909. 6:1661-41½. A \$6,000-\$9,500. 5,000

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

- 114th st E, No 221, n s, 310 e 3d av, 25x100.11, 5-sty stone front tenement. Charles Blanket to Jogert Realty Co, a corpn. All liens. July 24. Aug 4, 1909. 6:1664-13 1/2. A \$8,000-\$23,000. other consid and 100
115th st E, No 63, n s, 185 e Madison av, 25x100.11, 5-sty brk tenement. George David to Santo Savino. Mort \$24,000. July 31. Aug 2, 1909. 6:1621-28. A \$11,000-\$23,000. 100
116th st E, No 350, s s, 125 w 1st av, 16.8x100.11, 3-sty stone front dwelling. Joel M Marx to Antonietta Pica and Cristina De Rosa. Mort \$10,500. Aug 2. Aug 4, 1909. 6:1687-32. A \$6,000-\$9,500. 100
117th st E, Nos 429 and 431, n e s, 306.6 s e 1st av, 37.6x100.10, 6-sty brk tenement and stores. FORECLOS, July 26, 1909. Morris Koenig ref to John Focarile. Mort \$30,000. Aug 2. Aug 3, 1909. 6:1711-13. A \$9,500-\$46,000. \$6,675 over and above 1st mort for 30,000
117th st E, Nos 429 and 431, n e s, 306.6 s e 1st av, 37.6x100.10, 6-sty brk tenement and stores. Abraham Levy to John Focarile. Q C. July 30. Aug 3, 1909. 6:1711-13. A \$9,500-\$46,000. nom
118th st W, No 22, s s, 335 w 5th av, 25x100.11, 5-sty brk tenement and store. Peter H Sponheimer et al to Louis Friedman. Mort \$32,275. July 22. July 31, 1909. 6:1601-50. A \$14,000-\$27,000. nom
118th st E, No 344, s w s, 125 n w 1st av, 25x100.10, 6-sty brk tenement and stores. Eleanor Tobiesen to Myron Sulzberger. Mort \$27,500. July 30, 1909. 6:1689-32. A \$8,000-\$31,000. 100
120th st E, No 66, s s, 239 e Madison av, 26x100.11, 5-sty stone front tenement. Thos H Smith to Mary A McCarthy. Mort \$20,000. June 23. Aug 3, 1909. 6:1746-42. A \$10,500-\$26,000. nom
121st st E, No 425, n s, 332.1 w Pleasant av, 17.11x100.11, 3-sty stone front dwelling. Thos D Richardson to Arthur H Rasp. Mort \$4,500. July 26. July 30, 1909. 6:1809-13. A \$4,000-\$6,000. other consid and 100
Same property. Arthur H Rasp to Meta Feitner. Mort \$4,500. July 29. July 30, 1909. 6:1809. other consid and 100
123d st W, No 12, s s, 166.8 w Mount Morris av, 16.8x100.11, 3-sty and basement stone front dwelling. Margt A Norris to Adele Bischoff. B & S. All liens. Aug 2. Aug 3, 1909. 6:1721-24 1/2. A \$10,000-\$15,500. other consid and 100
124th st W, Nos 511 and 515, n s, 199.6 w Amsterdam av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st x e 53 to beginning, 6-sty brk tenement. Hudson-Grant View Realty Co to Johanna Eberlein. Mort \$89,300. July 29. Aug 2, 1909. 7:1979-23. A \$23,000-\$83,000. other consid and 100
125th st W, No 535, n s, 275 e Broadway, 25x99.11, 5-sty brk tenement. Lucy E Kohberg et al EXRS, HEIRS, &c, Mary A Franck to Wm D Dubois. Mort \$18,500. July 28. Aug 4, 1909. 7:1980-13. A \$10,000-\$18,000. 100
129th st W, No 306, s s, 125 w 8th av, 25x99.11, 5-sty brk tenement. Mary A Smith to Abram Bachrach. Mort \$16,000. July 22. July 31, 1909. 7:1955-20. A \$9,000-\$21,000. nom
132d st W, No 556, s s, 350 w Amsterdam av, 25x99.11, 5-sty brk tenement. Harry Wolfe to Norman S Goetz. All liens. July 31. Aug 5, 1909. 7:1986-47. A \$7,500-\$22,000. other consid and 100
135th st W, No 178, s s, 200 e 7th av, 25x99.11, 5-sty brk tenement. FORECLOS, July 13, 1909. Henry B Ketcham referee to Henrietta Braun. Aug 2. Aug 4, 1909. 7:1919-55. A \$13,000-\$24,000. 22,400
135th st W, No 178, s s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Henrietta Braun to Maximilian Weinstein. Mort \$17,000. Aug 3. Aug 4, 1909. 7:1919-55. A \$13,000-\$24,000. other consid and 100
136th st W, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11, four 6-sty brk tenements. Morris Levy to Eleanor Tobiesen. All liens. July 26. July 30, 1909. 7:1988-111 to 115. A \$54,000-\$120,000. 100
137th st W, No 316, s s, 196 w 8th av, 16x99.11, 3-sty and basement brk dwelling. Minna Wechselmann to Irving M Oberfelder. B & S. Mort \$10,500 and all liens. July 22. Aug 4, 1909. 7:1960-59. A \$6,400-\$10,000. other consid and 100
142d st W, No 472, s s, 271 w Convent av, 16x99.11, 4-sty stone front dwelling. Jos H McMahon to Church of Our Lady of Lourdes in City of N Y. Mort \$15,000. July 26. July 30, 1909. 7:2058-25 1/2. A \$4,200-\$12,500. nom
143d st W, No 147, n s, 250 e 7th av, 37.6x99.11, 6-sty brk tenement. Samuel H Sternberg to Hattie Saper. B & S. All liens. July 28. Aug 2, 1909. 7:2012-12. A \$13,500-\$47,000. nom
143d st W, No 536, s s, 100 e Broadway, 37.6x99.11, 6-sty brk tenement. Janpole & Werner Construction Co to Henry Ruschmeyer. Mort \$46,000. July 30, 1909. 7:2074-59. A \$12,000-\$45,000. other consid and 100
146th st W, No 420, s s, 62.6 e Convent av, 37.6x99.11, 5-sty brk tenement. Joshua Silverstein to Samuel Tillis. Mort \$40,000. July 29. July 31, 1909. 7:2060-44. A \$12,000-\$42,000. other consid and 100
146th st W, No 612, s s, 209.11 w Broadway, 19.10x99.11, 3-sty and basement stone front dwelling. Carrie White to Willard H Olmsted. Mort \$8,500. Aug 3. Aug 4, 1909. 7:2092-42. A \$6,000-\$11,000. nom
146th st W, s s, 125 w Lenox av, 50x99.11, vacant. Eliz M Thomson to Arthur C Searles. Mort \$13,000. July 14. Aug 5, 1909. 7:2014-39 and 40. A \$14,000-\$14,000. nom
147th st W, No 618, s s, 150.6 w Broadway, 24x99.11, 3-sty brk dwelling. William Mylius to Coleman Ullman. Mort \$12,000. July 28. July 30, 1909. 7:2093-40. A \$8,000-\$16,000. other consid and 100
148th st W, No 305, n s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Heinrich Kracke to Ernest Brocker. B & S and C A G. Mort \$19,500. Aug 2. Aug 4, 1909. 7:2045-68. A \$4,500-\$15,000. other consid and 100
148th st W, No 305, n s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Samuel J Busch to Heinrich Kracke. Mort \$19,500. Aug 2. Aug 3, 1909. 7:2045-68. A \$4,500-\$15,000. nom
149th st W, Nos 248 and 250, s s, 140 e 8th av, 40x99.11, 6-sty brk tenement. Abram Bachrach to Maurice Cohen. Mort \$43,500. July 29. Aug 3, 1909. 7:2034-58. A \$10,500-\$44,000. nom
149th st W, Nos 252 and 254, s s, 100 e 8th av, 40x99.11, 6-sty brk tenement. Abram Bachrach et al to Mary A Smith. Mort \$43,500. July 26. July 30, 1909. 7:2034-60. A \$10,500-\$44,000. nom
151st st W, No 450, s s, 275 e Amsterdam av, 20.6x99.11, 5-sty brk tenement. Wm P Schimpf to Jennie L Schimpf. Mort \$20,000. Aug 2, 1909. 7:2065-51. A \$4,800-\$17,000. other consid and 100
155th st W, No 453 | n s, 300 e Amsterdam av, runs e St Nicholas av, Nos 901 and 903 | 96.3 to w s St Nicholas av x n 51.9 x w - x s 49.11 to beginning, 5-sty brk tenement and store. Annie R Spratley to Bayard L Peck as ASSIGNEE of Whitney & Kitchen, composed of Girard N Whitney and James V Geraghty. All liens. July 30. Aug 2, 1909. 8:2107-49. A \$25,000-\$80,000. nom
156th st W, No 545, n s, 200 e Broadway, 39.6x99.11, 5-sty brk tenement. The Feda Realty Co to Herbert Shapiro. B & S and C A G. July 24. July 30, 1909. 8:2115-60. A \$16,000-\$45,000. nom
183d st W, No 573, n s, 100 e St Nicholas av, 20x99.11, 3-sty brk dwelling. Carolyn W wife Edwin J Crandall to John F and Johanna Fayen. Mort \$9,000. July 30. July 31, 1909. 8:2154-97. A \$6,000-\$12,000. other consid and 100
209th st W | n s, 175 e 9th av, runs n 99.11 x e 75 x n 99.11 to s s 210th st W | 210th st x e 150 to Harlem River x s, n and w along river as it winds and turns to 209th st x w 40 to beginning, with riparian rights to lands under water, docks, wharves, &c, vacant. Alex J Boyle to James McClenahan of Portchester, N Y. Mort \$24,000. Feb 26, 1906. Aug 4, 1909. 8:2190-15 and 35. A \$17,500-\$17,500. omitted
Av A, No 218, e s, abt 80 s 14th st, -x-, 4-sty brk tenement and store and 4-sty brk tenement in rear. Release mort. Emma S Gibbs to Regina wife of and Isidor Bleiman. July 8. July 30, 1909. 2:407-5. A \$19,000-\$24,000. 2,500
Av C, No 124 | s e cor 8th st, 19x70, 4-sty brk tenement and 8th st, No 352 | store. Frank Kleinsinger to Michael Kleinsinger. Mort \$18,000; also P M mort \$-. July 29. July 30, 1909. 2:377-8. A \$14,000-\$18,000. other consid and 100
Av D, No 73, w s, 25 s 6th st, 23x89, 3-sty brk dwelling. Jacob Greenbaum to Samuel Weiss. Mort \$14,000. Aug 2. Aug 3, 1909. 2:375-37. A \$13,000-\$16,000. 10)
Audubon av | e s, 259.10 n 175th st, and being n e cor 176th st, 176th st | 99.11x100, vacant. Regal Constuction Co to Granite Construction Co. Mort \$55,000. Aug 2. Aug 4, 1909. 8:2132-10, 12 and part lot 14. A \$-\$. other consid and 100
Audubon av, e s, 259.10 n 175th st, or n e cor 176th st, 99.11x100, vacant. Release mort. Edwin Mayer et al as TRUSTEES to Fleischmann Realty and Construction Co. July 26. Aug 3, 1909. 8:2132-10, 12 and part lot 14. A \$-\$. 7,500
Same property. Fleischmann Realty and Construction Co to Regal Construction Co. Mort \$31,550. July 30. Aug 3, 1909. 8:2132. other consid and 100
Amsterdam av, Nos 1990 to 1996 | s w cor 159th st, 66.7x85, 6-159th st, Nos 500 and 502 | sty brk tenement and stores. Bessie Ruth to Eliz H Hume. Mort \$102,000. Aug 2. Aug 3, 1909. 8:2117-part lot 34. A \$-\$. other consid and 100
Amsterdam av, No 1986, w s, 74.11 n 158th st, 25x100, 3-sty brk tenement and store with 1-sty frame extension. American Bonding Co of Baltimore, Md, to Mary E Kuhn ADMRX Mathias Simendinger. B & S. Aug 2. Aug 5, 1909. 8:2117-38. A \$16,000-\$18,000. nom
Same property. Mary E Kuhn ADMRX Mathias Simendinger to John Viebrock. Aug 4. Aug 5, 1909. 8:2117. 21 600
Broadway, No 1934, n e s, 25.5 s 65th st, 28.11x72.4x25x86.10, 4-sty brk tenement and store with 1-sty frame extension. John H Snell to Clarence Martin. Mort \$63,500. May 29. July 30, 1909. 4:1117-62. A \$45,000-\$47,000. other consid and 100
Broadway | n e cor 180th st, runs e 105 x n 75 x e 10 x n 44.6 x w 180th st | 90.6 to Broadway, x s 122 to beginning, vacant. Samuel Winters to the Barnard Realty Co. Mort \$101,000. July 29. Aug 3, 1909. 8:2163-44 and 45. A \$52,000-\$52,000. other consid and 100
Broadway | s e cor 113th st, 100.11x125, 8-sty brk and stone tenement and store. Isaac Mayer et al to James T Brundage. Mort \$360,000. July 22. Aug 3, 1909. 7:1884-61. A \$-\$. other consid and 100
Convent av or Morningside av E, No 175 | s e cor 127th st, 25x75, 5-127th st av, or 376 | sty brk tenement and store. FORECLOS, June 9, 1909. Geo F Langbein referee to Julia E Cameron. July 29. July 31, 1909. 7:1953-61. A \$16,000-\$31,000. 26,000
Columbus av, Nos 269 to 275 | s e cor 73d st, 102.2x100, 6 and 7-sty 73d st, Nos 46 and 48 | brk tenement and stores. Fredk W Fieder Jr to Isaac and Henry Mayer. Mort \$230,000. Aug 2. Aug 4, 1909. 4:1125-61 and 62. A \$160,000-\$300,000. nom
Columbus av, Nos 269 to 275 | s e cor 73d st, 102.2x100, 6 and 73d st, Nos 46 and 48 | 7-sty brk tenement and stores. Benj F Romaine et al to James T Brundage. 4-5 parts. All liens. May 18. Aug 3, 1909. 4:1125-61 and 62. A \$160,000-\$300,000. nom
Same property. Louis T and Girard Romaine as TRUSTEES to same. 1-5 part. All liens. June 30. Aug 3, 1909. 4:1125. 40,000
Same property. James T Brundage to Frederick W Fieder, Jr. Mt \$200,000. Aug 2. Aug 3, 1909. 4:1125. other consid and 100
Claremont av, w s, 338.4 s 119th st, 78.1x100, vacant. Holland Holding Co to B Crystal & Son, a corpn. Mort \$38,250. July 20. Aug 3, 1909. 7:1990-17 and part lots 13 and 54. A \$-\$. other consid and 100
Edgecombe av, No 104, e s, 35 n 139th st, 16.6x80, 3-sty and basement brk dwelling. Samuel Tillis to Joshua Silverstein. Mort \$12,000. July 30. July 31, 1909. 7:2042-2. A \$4,500-\$11,500. other consid and 100
Edgecombe av, s w cor 142d st (closed) runs w 109.10 to c 1 Old Kingsbridge road, x n 30 to c 1 142d st (closed) x e 106.1 to av, x s 30.5 to beginning, vacant. Nathan A Eisler to Sigmund Dreyfuss. Q C. Mort \$10,000. July 7. Aug 3, 1909. 7:2051-22. A \$3,000-\$3,000. other consid and 100
Same property. Sigmund Dreyfuss to Benjamin Silverman. Mort \$10,000. July 7. Aug 3, 1909. 7:2051. other consid and 100
Lexington av, Nos 1011 to 1017 | s e cor 73d st, 68.2x70, four 73d st | 4-sty stone front dwellings. Marcus M Marks to Frank B Nairne. All liens. July 10. Aug 3, 1909. 5:1407-51 to 52 1/2. A \$61,000-\$74,000. other consid and 100
Lexington av, No 1795, e s, 73.11 s 112th st, 27x73, 5-sty brk tenement and store. Therese Schmeidler to Margt J Crawford. Mort \$20,000. July 30. July 31, 1909. 6:1639-52. A \$11,000-\$21,000. other consid and 100

Lexington av | n w cor 102d st, runs n 145.10 x w 100 x s 44.11 x e 102d st | 22.6 x s 100.11 to n s 102d st x e 77.6 to beginning, vacant. FORECLOS, June 23, 1909. Reid L Carr referee to C N & S A Construction Co, a corpn. July 30. July 31, 1909. 6:1630-14, 16 and 56. A \$51,500-P \$66,000. 56,750

Lexington av, No 568, w s, 109 n 50th st, 20x80, 5-sty stone front tenement. Jane M Keenan and ano to Kate A Gorman of Belleville, N J. July 29. July 30, 1909. 5:1305-57. A \$14,000-20,000. other consid and 100

Lexington av, Nos 1241 to 1249 | begins 84th st, n s, 383.4 w 3d av, 84th st | 36.8 to Lexington av x102.2, 4-sty brk tenement and store and four 2-sty frame dwellings. PARTITION, June 17, 1909. Carl L Schurz referee to Eighty-Fourth St Co. Aug 3. Aug 4, 1909. 5:1513-20. A \$16,000-\$53,000. 55,700

Lexington av, Nos 1713 and 1715, e s, 17.7 n 107th st, 33.4x65, two 4-sty stone front tenements and stores. Abraham Tumpowsky to Henry Schmeidler. May 3. Aug 4, 1909. 6:1635-22½ and 23. A \$13,000-\$22,000. nom

Lenox av | n e cor 140th st, runs n e 199.10 to s s 141st st x s e 140th st | 225 x s w 88.1 x w 18.2 x n w 135.10 x s w 99.11 to n s 141st st | 140th st x n w 75 to beginning, vacant. Reune Martin to Adrian H Joline and Douglas Robinson as RECEIVERS of the Metropolitan St Railway Co. All liens. July 13. July 30, 1909. 6:1738-1 to 4 and 63 to 72. A \$147,000-\$147,000. nom

Manhattan av, No 456, e s, 73.11 s 120th st, 26.11x94.10, 5-sty brk tenement. Mary Stavenhagen to Theresa McMahon. Mort \$27,000. Aug 3. Aug 4, 1909. 7:1946-47. A \$14,500-\$27,000. nom

Madison av, No 1929 | s e cor 124th st, 20.6x80, 3-sty stone front 124th st | dwelling. Elise Boyd widow to Hermine Furst. Aug 2. Aug 4, 1909. 6:1748-74. A \$20,000-\$24,000. other consid and 100

Same property. Hermine Furst to Alfred Furst. Mort \$24,000. Aug 2. Aug 4, 1909. 6:1748. other consid and 100

Madison av, Nos 1431 and 1433 | s e cor 99th st, 50.11x100, 7-99th st, No 48 | sty brk tenement and stores. Joseph Kopperl et al to Albert F Hyde. Mort \$105,000. Aug 2. Aug 3, 1909. 6:1604-50. A \$55,000-\$120,000. exch and 100

Northern av | n w cor 181st st, 78x134x—, part 2-sty frame 181st st | dwelling. Release mort. Mutual Life Ins Co of N Y to Lewis Realty & Construction Co. July 29. July 30, 1909. 8:2179—part lot 80. A \$—\$. 17,500

Park av, No 880, w s, 20 n 78th st, 20x75, 4-sty brk tenement and store. Carl N Windhorst to Eugene Clark. Mort \$10,000. July 31. Aug 3, 1909. 5:1393-33½. A \$27,500-\$32,000. other consid and 100

Pleasant av, No 283, w s, 15.7 n 115th st, 15x74, 3-sty stone front dwelling. Giuseppe Tomasulo to Gaetano F Samarelli, Carmelo Atonna and Michele Caturani. All title. All liens. Dec 15, 1908. Aug 3, 1909. 6:1709-21¾. A \$4,000-\$7,000. other consid and 100

Pleasant av, No 281 | n w cor 115th st, 15.7x74, 3-sty stone front 115th st | dwelling. Giuseppe Tomasulo to Gaetano F Samarelli, Carmelo Atonna and Michele Caturani. All title. All liens. Dec 15, 1908. Aug 3, 1909. 6:1709-21. A \$7,500-\$11,000. other consid and 100

Riverside Drive, e s, 165 n 116th st, 60x134.7 to c l Old Bloomingdale road, x61.11x123.9, vacant. Cath and John J McCrorcken INDIVID and EXRS, &c, Owen McCrorcken to Paterno Bros, a corpn. Mort \$10,000. Aug 2. Aug 3, 1909. 7:1990-64. A \$53,000-\$53,000. 100

West End av, w s, 25.2 n 95th st, 25.2x57.11x25.5x54.2, vacant. Richard T Mackay and Edna T his wife to Margaret A Mackay. All liens. July 27. July 30, 1909. 4:1253-73. A \$11,000-\$11,000. nom

West End av, No 658 | s e cor 92d st, 20.8x92, 5-sty brk dwelling. 92d st | Lucette D Spenger to Melancthon S Ayers, of Ridgefield, N J. Mort \$35,000. July 30. Aug 2, 1909. 4:1239-61. A \$19,000-\$32,000. nom

West End av, No 700 | n e cor 94th st, 42.2x100x40.4x100, 5-sty brk 94th st | tenement. Israel Lebowitz to Valentine Gumprecht. Mort \$78,000. July 22. Aug 4, 1909. 4:1242-1. A \$40,000-\$80,000. other consid and 100

Wadsworth av | n w cor 180th st, 75x90, vacant. Alex Walker to 180th st | Hanover Estates. Mort \$14,000. June 25. Aug 4, 1909. 8:2163-59 and 61. A \$26,000-\$26,000. other consid and 100

1st av, No 1494 | s e cor 78th st, 25x73x25.6x77, 5-sty brk tene-78th st, No 400 | ment and store. Mary W Haggerty to Wm E Degnan. July 30. Aug 3, 1909. 5:1472-47. A \$14,000-\$33,000. nom

1st av, No 231, w s, 63.3 s 14th st, 20x60, 4-sty brk tenement and store. Max Canno to Harris Lurrie. Mort \$16,000 and all liens. Aug 3, 1909. 2:455-36. A \$14,000-\$18,000. other consid and 100

1st av, No 220, e s, 155 s 14th st, 25.6x66 5-sty brk tenement and store. Antonio Rossello to Stefano and Pietro Chichi, of Passaic, N J. All liens. July 24. Aug 3, 1909. 2:441-2. A \$16,000-\$25,000. other consid and 100

3d av, Nos 1721 and 1723 | s e cor 97th st, 62.11x51, 6-sty brk 97th st, No 200 | tenement and stores. FORECLOS, July 29, 1909. Abraham L Jacobs ref to Wm W Moore. Mort \$50,000. Aug 3, 1909. 6:1646-46. A \$32,500-\$70,000. 13,000

3d av, No 1964 | s w cor 108th st, 25x73, 4-sty stone front tene-108th st, No 184 | ment and stores. Wm M Walker to John Fitzgerald. July 24. July 31, 1909. 6:1635-40. A \$25,000-\$35,000. 50,000

4th av, Nos 334 to 342 | s w cor 25th st, 98.9x106.8, five 4-sty 25th st, Nos 56 to 60 | brk tenements and stores and two 4-sty stone front dwellings in st. Maria S Simpson to Joseph Milbank, of Greenwich, Conn. B & S. Mort \$270,000. Aug 4. Aug 5, 1909. 3:854-22 to 28. A \$283,000-\$327,000. other consid and 100

4th av, No 121, rear of, deed reads gore begins at s e cor land conveyed by Haws to Allen and recorded May 20, 1845, runs n 7.6 x w in the direction of a point on e s 4th av 81.5 n 12th st, said distance being measured on e s 4th av 14 ft to land of Fish x s e 17.6 to beginning. Mitchell A C Levy to Caroline A Sims. B & S and C a G. Aug 4. Aug 5, 1909. 2:558—part lot 5. A \$—\$. other consid and 100

5th av, Nos 720 and 722 | n w cor 56th st, 50.5x100, two 5-sty brk and 56th st | and stone dwellings. FORECLOS, June 30, 1909. Chas P Dillon referee to George Kemp Real Estate Co. Mort \$315,000. July 30, 1909. 5:1272-34 and 35. A \$550,000-\$620,000. 430,000

5th av, No 135 | n e cor 20th st, 28.9x113, 10-sty brk and 20th st, Nos 1 and 3 | stone loft and store building. Landlords Realty Co to Century Bank of City N Y. Mort \$330,000. July 31. Aug 2, 1909. 3:849-1. A \$260,000-\$400,000. nom

5th av | s w cor 48th st, runs w 92 x s w — x s 17.5 x e 100 48th st, No 2 | to av x n 25.5 to beginning, 4-sty stone front dwelling. Geo G Heye to Black, Starr & Frost, a corpn. Mort \$375,000. Apr 14. Aug 2, 1909. 5:1263-41. A \$425,000-\$440,000. other consid and 100

6th av, No 864, e s, 23.5 s 49th st, 22x60, 4-sty stone front tenement and store. Henry Keil EXR, &c, Henry Oesterling et al to Grace E Hill, of Brooklyn. Aug 2, 1909. 5:1264-72. A \$22,000-\$27,000. nom

Same property. Geo E Hill to Henry J Oesterling formerly Henry Keil of Brooklyn, ¾ parts. B & S. Apr 2, 1909. 5:1264. nom

Same property. Same to H Franklin Baker of Brooklyn. ¼ part. B & S. Aug 2, 1909. 5:1264. nom

6th av, No 822, e s, 90 s 47th st, runs e 98 x s 10.5 x w 7.10 x s 9.7 x w 90.2 to av x n 20 to beginning, 4-sty stone front tenement and store. Geo T Diefenthaler ADMR Valentine Diefenthaler to Isaac Friedenheit. Mort \$30,000. July 28. July 31, 1909. 5:1262-77. A \$31,000-\$35,000. other consid and 10,000

6th av, No 822, e s, 90 s 47th st, runs e 98 x s 10.5 x w 7.10 x s 9.7 x w 90.2 to av x n 20 to beginning, 4-sty stone front tenement and store. Anna M Rohe et al to Isaac Friedenheit. Mort \$30,000. June 25. July 31, 1909. 5:1262-77. A \$31,000-\$35,000. other consid and 10,000

7th av, No 2320 | n w cor 136th st, 32.5x100, 5-sty brk tenement 136th st, No 201 | and stores. Hyman Margolin et al to Herman Michel. Mort \$55,500. July 20. Aug 4, 1909. 7:1942-29. A \$28,000-\$60,000. other consid and 100

8th av, Nos 2292 and 2294, e s, 25.11 n 123d st, 50x100, two 4-sty brk tenements and stores. Ottillie M Boschen et al EXRS, &c, Henry Heuer to Jos T B Jones. July 28. July 31, 1909. 7:1929-2 and 3. A \$38,000-\$50,000. 85,000

8th av, No 2909 | s w cor 154th st, 37.6x100, 6-sty brk tenement 154th st, No 300 | and stores. Sigmund B Heine to Louis Cowan. Mort \$50,000. July 30. July 31, 1909. 7:2047-14. A \$16,000-\$60,000. other consid and 100

8th av, No 2909 | s w cor 154th st, 37.6x100, 6-sty brk tenement 154th st, No 300 | and stores. Louis Cowan to Cora L Penny. Mort \$60,750. July 30. July 31, 1909. 7:2047-14. A \$16,000-\$60,000. 100

9th av, No 807, w s, 75 n 53d st, 17.4x103.10x15.4x100, 5-sty brk tenement and stores. John Ritzert to Annie wife of John Ritzert. Mort \$14,000. May 1. Aug 5, 1909. 4:1063-32. A \$19,000-\$28,000. nom

Interior strip, 100 e 11th av, and 126.6 s 165th st, runs n 17.1 x e 80 x s 17.1 x w 80 to beginning, vacant. Wm H Picken to Geo F Picken. B & S and confirmation deed. All liens. July 30. Aug 3, 1909. 8:2122-S2½. A \$1,000-\$1,000. nom

MISCELLANEOUS.

Assignment of ½ right, title and interest under will Stephen Hayes. Edward J Hayes to Alice B Hayes. July 26. Aug 2, 1909. Decedents estates. nom

Assignment of 3-20 parts of all right, title and interest in estate of John S Law. Wm C Smith to Charles Thomas. Jan 22. Aug 3, 1909. Misc. nom

Assignment of 3-20 parts of all right, title and interest in estate of John S Law. Charles Thomas to Chas H Johnson. July 31. Aug 3, 1909. Misc. nom

Assignment of accounts for a total of \$2,925.15. Jacob Horowitz of Brooklyn to Manhattan Credit Co. July 27. July 31, 1909. Misc. nom

Appointment of guardian. Otto J Schroeder (father) entrust and commit Geo O and Robt J Schroeder, during minority to Charles Schubart. Aug 3, 1909.

Deed of appointment. Harris D Colt EXR and TRUSTEE will Richard Arnold to A Henry Mosle as EXR under said will. July 1. Aug 5, 1909.

Petition and resolution for extension of time for completion of work on Harlem River Branch under agreements of Dec 21, 1904, and June 30, 1906. Board of Estimate & Apportionment City of N Y to N Y, N H & Hartford R R Co. Aug 4, 1909.

Power of attorney. Anna wife Germano Fioravanti of Yonkers, N Y, to Germano Fioravanti. July 28. July 30, 1909. P A.

Power of attorney. Helene E Bachmann to German Society of the City N Y. July 9, 1906. Aug 2, 1909. P A.

Power of attorney. James A Farley to Bessie M Corson. June 3. Aug 5, 1909.

BOROUGH OF THE BRONX.

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

*Cedar st, e s, 608.5 n Old Boston Post road, and being lot 119, Revised map of Seneca Park, filed in Westchester Co in vol 2, of map page 23, 25x90. Nathan Greenberg to Bessie Zack and Sadie Glassman. July 30. July 31, 1909. nom

Dawson st, No 786, s e s, 135 s w Longwood av, 25x100, 2-sty brk dwelling. Samuel Cowen to Esti Klein. Mort \$10,250. July 28. Aug 3, 1909. 10:2701. other consid and 100

Faile st | n w cor Gilbert pl, 100x175, vacant. Geo F Johnsons Gilbert pl | Sons Co to Irvine Realty Co. July 22. July 31, 1909. 10:2761. other consid and 100

Faile st, e s, 300 s Spofford av, 125x100, vacant. Hunts Point Estates to Spofford Estates, a corpn. July 27. July 30, 1909. 10:2764, 2769. other consid and 100

*Fulton st, e s, 168 s 237th st, 72x100. John Kiernan to Clara R Demmerle. Mort \$1,890. Aug 3. Aug 4, 1909. other consid and 100

*Fillmore st, w s, 125 n Columbus av, 25x100. Louis Jampol to Otto Goldberg. Mort \$4,500. July 29. July 30, 1909. 100

*Garfield st, w s, 330 n Columbus av, 25x100, Van Nest. Agnes K wife Bernard P Malone to Peter Stumpf of East Orange, N J. Mort \$4,000. Aug 3. Aug 4, 1909. other consid and 100

*Garfield st, w s, 250 s Morris Park av, 25x100. Agnes K Malone to Julius Keiser. Mort \$4,000. July 31. Aug 3, 1909. other consid and 100

*Herschel st, No 104, s w s, 278.5 s e Halsey pl, 25.3x105.9x25x 101.9, Cebrie Park. Thos E Loughlin to Ellen Loughlin. Mort \$3,500. Aug 3. Aug 5, 1909. nom

Irvine st, w s, 49.4 s Garrison av, 20x50, 3-sty brk dwelling. Release mort. Cosmopolitan Bank to Broad Realty Co. Aug 4. Aug 5, 1909. 10:2761. nom

Kelly st, w s, 180.3 n 165th st, 100x100, vacant. Charlotte F Trowbridge to William Nelson. Mort \$5,000. June 29. July 30, 1909. 10:2705. 11,500

*McDonald st, s s, abt 265.4 e Eastchester road, and being lot 203, map (No 1130) of 327 lots Hunter Estate, 25x100. Hudson P Rose Co to Emil Bunzel. All liens. July 10. July 31, 1909. nom

Webster av, e s, 471.5 n Gun Hill road, 183.5x100, except part for av, vacant. Fremont Realty Co to Irving Construction Co of N Y. Mort \$3,000 and all liens. Aug 3. Aug 5, 1909. 12:3360.
 other consid and 100

Webster av, w s, 175.4 n 179th st, 25x110, vacant. FORECLOS. July 8, 1909. Michael J Scanlan ref to Bronx Borough Bank. Aug 3. Aug 5, 1909. 11:3142. 3,000

Webster av, w s, 200.4 n 179th st, 25x110, vacant. FORECLOS. July 8, 1909. Michael J Scanlan ref to Bronx Borough Bank. Aug 3. Aug 5, 1909. 11:3142. 3,000

Webster av | n w cor 184th st, 35x122x19.2x125.8, vacant. 184th st |

Webster av, w s, 35 n 184th st, 39x103, vacant. Ignatz Roth to Stonington Realty Co. Apr 5. Aug 4, 1909. 11:3024. other consid and 100

Webster av | n w cor 184th st, runs n 80.8 x w 150.6 to e s 184th 184th st | st, x s and e along 184th st as it winds and turns, 205.9 to beginning, vacant. Release mort. Charles Keary et al EXRS, &c, Patrick J Keary to Stonington Realty Co. July 29. Aug 4, 1909. 11:3024. 12,000

*Public pl, s s, 70.7 w Tremont av, 25x142x—x125.2 and being lot 19 map No 1077 of 51 lots of Eliza G Ketchum, near Unionport. John W Cornish to Geo H McGuire. Aug 3, 1909. 100

Rogers pl, No 956, e s, 300.1 n Westchester av, 25x90, 2-sty frame dwelling. Harry Bachrach et al to Emma Wicke. Mort \$3,000. July 29. Aug 3, 1909. 10:2699. 100

*Sheil st, s s, 125 w Elwood pl and being lots 861 and 862 map Laconia Park, 50x100. Arthur J Mace and ano EXRS Malinda G Mace to Joseph Fuchs. Mort \$450 and all liens. July 23. Aug 3, 1909. 964.39

*St Ouen pl | n e cor Stable alley, 50x100, South Mt Vernon. Mary Stable alley | Reiser to Mercedes Boesche. Mort \$1,150. July 30. July 31, 1909. other consid and 100

Trafalgar pl, No 1817, w s, 200 s 176th st, late Woodruff av, 25x 65, 2-sty frame dwelling. Wm Torbeck to Samuel Seinfeld. Mort \$2,100. May 24, 1897. Aug 4, 1909. 11:2958. nom

Same property. Samuel Seinfeld to Wm Torbeck and Emma E his wife as joint tenants. Mort \$2,100. May 24, 1897. Aug 4, 1909. 11:2958. nom

*5th st, n s, 230 w Av D, 25x108, Unionport. Release mort. Martin Norz to Katharina Janson. Mar 19. Aug 5, 1909. nom

132d st, Nos 679 and 681, n s, 95 e Cypress av, late Trinity av, 30x110, 3-sty frame factory. Emma Quandt to Illinois Surety Co. Mort \$7,800. This deed given as collateral security on account of bond to protect judgment. Aug 3. Aug 5, 1909. 10:2561. nom

135th st, No 534, s s, 122 w St Anns av, 39x100, 6-sty brk tenement. Rosa Heitlinger to Lincoln Holding Co. Mort \$39,000 and all liens. Aug 3. Aug 4, 1909. 9:2262. other consid and 100

141st st, No 385, n s, 524.6 e Alexander av, 18x75, 2-sty frame dwelling. Margt M Miller to Georg and Annie Uhl as joint tenants. July 30. July 31, 1909. 9:2304. nom

141st, No 385, old No 639, n s, 524.6 e Alexander av, 18x75, 2-sty frame dwelling. Georg Uhl to Margaret M Miller, of Brooklyn. July 30. July 31, 1909. 9:2304. nom

146th st, No 339, n e s, 226.10 n w Courtlandt av, 50x154x50x 153.5, 2-sty frame dwelling and vacant. George Quimby to Reuben, Clara and James Budington. Q C. June 1. Aug 4, 1909. 9:2329. nom

Same property. Fanny W Budington widow to same. Q C. July 7. Aug 4, 1909. 9:2329. nom

Same property. Ellen Freese HEIR Alonzo Budington to same. Q C. June 1. Aug 4, 1909. 9:2329. nom

Same property. Sarah Martin widow and HEIR Alonzo Budington to same. Q C. June 1. Aug 4, 1909. 9:2329. nom

Same property. Abigail E Quimby HEIR Alonzo Budington to same. Q C. June 1. Aug 4, 1909. 9:2329. nom

147th st, No 442, s s, 340 w Brook av, 25x99.9, 2-sty frame dwelling. D J Dillon Co to Rockland Realty Co. Mort \$1,750. Aug 2. Aug 3, 1909. 9:2291. other consid and 100

147th st, No 442, s s, 340 w Brook av, 25x99.9, 2-sty frame dwelling. Rockland Realty Co to Jane wife of Andrew Kitchen. C a G. Mort \$1,750. Aug 2. Aug 3, 1909. 9:2291. 7,500

150th st, Nos 237 and 239, n s, 250 w Morris av, 50x118.5, 5-sty brk tenement and stores. Giuseppe Porcelli to Maria Porcelli. Mort \$32,500 and all liens. Aug 4. Aug 5, 1909. 9:2440. other consid and 100

162d st, No 423, old No 675, n s, 193.3 e Melrose av, 37.6x100, 6-sty brk tenement.

162d st, No 425, old No 679, n s, 233.9 e Melrose av, 37.6x100, 6-sty brk tenement. Meta Muth to John Muth her husband. Mort \$34,250 on No 675 and \$39,950 on No 679. Sept 25, 1908. Aug 2, 1909. 9:2384. nom

162d st, Nos 496 and 498, s s, 66.5 e Brook av, 37.6x106.9x37.7x 109.5, 5-sty brk tenement. Samuel Williams et al to Nathan A Eisler. Mort \$27,000. July 8. Aug 3, 1909. 9:2366. other consid and 100

168th st, No 754, old No 938, s s, 31.10 e Forest av, 30x97.6, 2-sty frame dwelling and 2-sty frame building in rear. Morris Kosven to August Luchow. Mort \$3,500. Aug 2, 1909. 10:2662. other consid and 100

168th st, No 579, n s, 91.10 e Fulton av, runs n 27.11 x e 9 x n 26.11 x e 2.6 x n 26.11 x e 15.6 x s — to st, x w 28.4 to beginning, 4-sty brk tenement. James F Lucey to Carrie Wendling. Mort \$9,500. Aug 2. Aug 3, 1909. 10:2612. other consid and 100

170th st, No 636, s s, 147.11 e Franklin av, 47x110.8x46.6x105.4, 5-sty brk tenement. John F Fayen to Carolyn W Crandall. Mort \$43,000. July 28. July 30, 1909. 11:2935. other consid and 100

*172d st, w s, 216 s Gleason av, 25x100, and being lot 624 map (No 313) of Gleason property, 24th Ward, 2-sty frame building. Geo W Elwood to Mary M Foley. Mort \$4,800. July 22. Aug 4, 1909. other consid and 100

*172d st, e s, 256 s Gleason av and being lot 597 map of Gleason property dated June 24, 1897, 25x100. Katherine Hanrahan to Frank Flood. Mort \$3,500. Aug 4. Aug 5, 1909. other consid and 100

176th st, late Woodruff st | n e s, 197.10 s e Boston road, or n e Bryant av | cor Bryant av, 25x127.4x25x126.8, except part for 176th st and Bryant av. Daniel J Dillon to D J Dillon Co. Mort \$2,500. July —, 1909. Aug 4, 1909. 11:3004. other consid and 100

179th st, s s, 180.2 w Anthony av, 25x74.3x25x73, 2-sty brk dwelling. Florence R Van Loan to Elizabeth Hines. Mort \$4,950 and all liens. Aug 2. Aug 3, 1909. 11:2811. other consid and 100

180th st, late Samuel st, n e s, 66 n w Crotona av, late Grove av, lot 21 map East Tremont, 66x150, except part for 180th st, vacant. Joseph Poldow to Geo W Thedford. July 28. Aug 2, 1909. 11:3081. 100

180th st, late Samuel st | s s, 174 w Prospect av, late st, 122 to Clinton av | Clinton av, x164x122x168, except part for 180th st and Clinton av, vacant. The Estates Settlement Co to The Brook Construction Co. Mort \$20,000. July 28. July 30, 1909. 11:3094. other consid and 100

181st st, s s, 97.1 e Clinton av, 33x140.2, vacant. Release mort. Title Ins Co of N Y to Riedt Realty Co. July 31. Aug 2, 1909. 11:3096. 12,250

186th st, No 460, s s, 200 e Park av, late Vanderbilt av East, 20x 100, 4-sty brk tenement. Bernhard Bloch to Charles Pinza and Augusta his wife tenants by entirety. Mort \$9,000. July 27. July 30, 1909. 11:3039. other consid and 100

188th st, n s, abt 144.7 w Aqueduct av and being lot 23, map (No 1060) of 112 lots, Estate Moses Devoe, 25.6x104.6x25x109.8, vacant. Release mort. N Y Life Ins & Trust Co TRUSTEE Moses Devoe to Thos F Murray. Q C. July 30. July 31, 1909. 11:3219. 543.75

Same property. Thos F Murray to Marie Galardi. July 30. July 31, 1909. 11:3219. other consid and 100

190th st | s e cor Devoe terrace, late Parkview pl, 86.6x68.11 Devoe terrace | x85x85, vacant. Richard M Montgomery & Co to Hugh McLernon and Harry E Champoli. July 31. Aug 4, 1909. 11:3219. other consid and 100

198th st, s s, 17.11 w Decatur av, 20x75, 2-sty frame dwelling. Wm C Bergen to Edward Smyth. Mort \$6,500. July 31. Aug 2, 1909. 12:3283. other consid and 100

198th st, No 267, n e s, 51.9 s e Briggs av, 25.11x83.8x25x90.4, 2-sty frame dwelling. Henry C Quick to Henry Tiedemann. Undivided interest. Aug 2, 1909, 12:3296. nom

198th st, s s, 57.11 w Decatur av, 20x75, 2-sty frame dwelling. Wm C Bergen to Josephine A Gousset. Mort \$6,500. Aug 2. Aug 3, 1909. 12:3283. other consid and 100

202d st, late Tower pl, No 412, s s, 125 e Webster av, 25x100, 2-sty frame dwelling. Mary Raichle to Mary Murray. Mort \$4,000. July 29. Aug 4, 1909. 12:3330. other consid and 100

203d st | s w cor Williamsbridge road, runs w 98.7 x Williamsbridge road | s 100 x e 62 to n w s Briggs av, x n e 78.6 Briggs av | to w s Williamsbridge road, x n 32 to beginning, vacant, with all right, title and int to lot adj above at n e cor and bounded w by w s said road, n by s s 203d st, x s e by n w s Briggs av, —x—. Irene Kohn to Ignace Gruber. Undivided part or interest. Mort \$5,500. Aug 4. Aug 5, 1909. 12:3308. nom

*213th st, s s, being a part of lots 121, 122, 123 and 124 map land W F Duncan at Williamsbridge, 25x100. Antonio Cataffo to Saverio and Concetta Biele. 1/2 part. Mort \$300. July 31. Aug 5, 1909. other consid and 100

*213th st, n s 100 w Maple av, 50x100, and being lots 86 and 87 map Wm F Duncan at Williamsbridge. Rosolino Lo Curto to Giuseppe and Antonino Lo Curto. All title. All liens. July 28. Aug 2, 1909. nom

*232d st, s w s, 205 n w 7th st or av, 25x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Daniel G Wild, of Brooklyn. Apr 19. July 30, 1909. nom

*232d st, s w s, 305 n w 7th st or av, 50x114.5, Wakefield. The Monatiquot Real Estate Co of N Y to Frank A Grant. All liens. June 25. Aug 4, 1909. nom

236th st, No 78, s s, about 230 w Oneida av, and being lot 772, map (No 792) of Woodlawn Heights, 25x100, 2-sty frame dwelling. Francis D Clark to Chas M Benedict. B & S. June 18. July 31, 1909. 12:3366. other consid and 100

*240th st (Westchester av), s w s, 86 w White Plains road, and being lot 115 map of Washingtonville (map No 223 in Westchester Co), 37.10x132.1. Maria Downey to Edna A Koch. Mort \$2,800. July 29. Aug 2, 1909. other consid and 100

242d st, s s, 631 w Broadway, runs s e 6.9 to w s Free Landing road, x s e 182.8 and 407.3 to n s Tibbetts Brook, x s e — to n s proposed 240th st, x s w — to e s of a proposed st, x n w 560.4 x — on curve to right, 53.2 to s s 242d st, x — on curve 116.7 and 69.2 x s e still along st, 118.10 x — on curve along st, 239.1 to beginning, with all title to land in bed of said Free Landing road and in bed of Tibbetts Brook. Release mort. Chas L Bininger to Louisa Dash. July 12. July 31, 1909. 13:3414. nom

Same property. Louisa Dash to Interborough Rapid Transit Co. July 20. July 31, 1909. 13:3414. other consid and 100

Anthony av | s w cor 180th st and being lots 55 and 56 map 62 lots 180th st | at Mt Hope, 50x100, vacant. John J Harrington et al to Richd V Harrington. July 22. July 31, 1909. 11:3156. nom

*Amsterdam av, w s, 175 n Tremont road, 25x100, Tremont terrace. Bankers Realty and Security Co to Thos H H Batten. All liens. June 12. Aug 3, 1909. 100

*Blackrock av, No 2044, s s, 330 w Olmstead av, 25x108, Unionport. Chas E Devermann to George Collins and Louise his wife as tenants by entirety. Mort \$3,000. Aug 3. Aug 4, 1909. other consid and 100

Boston road, w s, 288.6 s Jefferson pl, 50x70x75x70.9, vacant. Leo Levinson to The Levinson Impt Co, a corpn. Mort \$14,750. Aug 2. Aug 4, 1909. 11:2934. other consid and 100

Bryant av, Nos 1234 and 1336, e s, 175 s Jennings st, 50x100, 5-sty brk tenement. Emma wife of and George Hoffmann to Ella Weyman. Mort \$48,500. Aug 2. Aug 4, 1909. 11:2999. nom

Bryant av, e s, 315 s 172d st, 20x100, 3-sty brk dwelling. Release mort. Lewis V La Velle to Elviel Realty Co. July 29. July 30, 1909. 11:3000. nom

Bryant av, e s, 315 s 172d st, 20x100, 3-sty brk dwelling. Elviel Realty Co to Morris Steinfeld. Mort \$8,000. July 29. July 30, 1909. 11:3000. nom

Bryant av, late Osstdorp av (Walker st), n w s, abt 30 s 179th | st(?), and adj land of Seaman now of McKenna and Graham at West Farms, runs n w 127 to land of Walker x n e 94.7 x s e 126.6 to Walker now Bryant st x s w 94.3 to beginning, except part for Bryant st or av, 2-sty frame dwelling and vacant. Mort \$10,000.

Bryant av (Walker st), cor 178th st, late Mechanic st, runs s e 50 x s w 133 x n w 50 x n e 133, except part taken for Mechanic or 178th st and Bryant av, one 2 and one 3-sty frame dwellings. Mort \$7,500.

Grace E Fowler to Lillian M Williams. C a G. June 1, 1908. Aug 5, 1909. 11:3131 and 3135. other consid and 4,000

Same property. Richard D Williams to Grace E Fowler. Mort \$8,000. June 1, 1908. Aug 5, 1909. 11:3131 and 3135. other consid and 4,000

Brook av, No 1498, e s, 75 s 171st st, 25x100.9 to N Y & Harlem R R, 4-sty brk tenement. Abraham Cohen to Max Stahl and Nathan Berman. Mort \$15,900. July 31. Aug 2, 1909. 11:2895. other consid and 100

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th Streets

AND

BROOKLYN,

NEW YORK

IRON WORK

Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5 x50.3x124.7, 2-sty brk building and store. Henry C Quick to Henry Tiedemann. Aug 2, 1909. 12:3278. nom

Webster av, w s, 150.4 n 179th st, 25x110, vacant. FORECLOS, July 2, 1909. Edw J Dowling referee to Bronx Borough Bank. Aug 2, 1909. 11:3142. 3,000

Washington av n w cor 185th st, 100x91, vacant. Jos T B Jones 185th st to Mary J Heuer. Mort \$21,000. July 29, Aug 2, 1909. 11:3039. other consid and 100

*White Plains road, e s, lot 28 map No 1 of South Vernon Park (Cranford property), 26.8x142.11x25x152.5. Thos J Torpy to Wm W Penfield. July 27, 1907. Aug 2, 1909. nom

*Same property. Wm W Penfield to Fredk W Eggert. Q C. July 31, 1909. Aug 2, 1909. other consid and 100

*1st av, s w cor of a strip of land lying and being east of Av A, 73x125x71x—, being lots 113, 114 and 115 map New Village of Jerome; also all title to said strip lying east of said lots to Av A.

Webster av, late Thomas av, e s, adj grammar school building on said av, 300x— to w s N Y & Harlem R R, Fordham.

Lots 50, 60, 61, 96, 97, 117, 121, 122, 182, 198, 208 to 211, 226, 227, 241, 245, 246, 247, 281 map East Tremont, with all right, title and interest to right of way 42 ft wide-adj land Samuel Ryer from premises described in deed from Mapes to Grote dated July 9 1866, to the road from West Farms to Kingsbridge, and recorded in L 112 of deeds page 68, Nov 28, 1845, in Westchester Co.

Eva A Salter to A Oldrin Salter. C a G. All liens. Sept 6, 1893. Aug 2, 1909. 11:3032, 3096, 3098, 3109, 3110, 3111, 3118, 3117, 3119, 3121, 3122 and A T. nom

*2d av, w s, abt 992 s 224th st, and being part lot 1135 map Wakefield, begins at s e cor lot 1134, 27.4x105. Mary E Sheehan to John Lynch. Mort \$2,500. July 31, Aug 3, 1909. other consid and 100

3d av, No 3995, w s, 201.9 n 173d st, 50.1x131.8x50x131.3, 2-sty frame tenement and store and vacant.

3d av, w s, 150 n e 173d st, 50x129.8x50x124.9, vacant, with all title to land in Fordham av in front of above.

David F Butcher to Worcester Construction Co, a corpn. Mort \$25,000. Aug 2, Aug 3, 1909. 11:2921. other consid and 100

3d av, No 3462, e s, 69.6 n 167th st, 25x110.8x26x110.8, 3-sty frame tenement and stores. Alfred Furst to Elise Boyd. Mort \$9,000. July 29, Aug 4, 1909. 10:2609. other consid and 100

3d av, Nos 2558 and 2560, e s, 54.6 s 139th st, 54.6x125.6x50x103.10, two 1-sty brk stores. Horace P Whitney to Annie R Spratley. Mort \$25,000. Feb 10, July 30, 1909. 9:2314. nom

3d av, No 3820, e s, 250 n 171st st, 25x100.

3d av, No 3818, e s, 225 n 171st st, 25x100. two 5-sty brk tenements and stores.

Carl Schmitz et al to Catherine Egan. Mort \$45,000. July 30, July 31, 1909. 11:2928. nom

3d av, Nos 4031 to 4039 n w cor 174th (12th) st, 100x36.1x100x on map Nos 4033 to 4039 | 40, except a gore at s e cor thereof 174th st, No 519 | bet w s Fordham av and w s 3d av, —x—, 5-sty brk tenement and stores. Laura Wilkens to Maria Urbansky, of Brooklyn, N Y. All liens. July 24, July 31, 1909. 11:2922. nom

Same property. Maria Urbansky to Peter Wilkens. Q C. All liens. July 26, July 31, 1909. 11:2922. nom

*Lots 59, 63, 64, blk 22 and lots 14, 15 and 16, blk 5, map (No 393) of Edenwald. Release mort. Jefferson M Levy to John C Bolte. July 7. July 30, 1909. 1,800

Rivington st, No 227, all. Michael Nudelman to Morris Goldberg; 2 years, from Sept 15, 1909. Aug 4, 1909. 2:338....4,000

St Marks pl, No 90 or 8th st. Assign lease. Otto and Bruno Hesselbarth to Henry N Pick. Aug 28, 1908. Aug 5, 1909. 2:435.

University pl, No 88.....nom

12th st, Nos 24 and 26 East.....| Assign lease. Benjamin Doktor to Shatz Auction Rooms. Oct 27, 1908. Aug 4, 1909. 2:569.....nom

Water st, No 445, all. Samuel Kutler and ano to Leonardo Mormando and ano; 4 8-12 years, from Sept 1, 1908. Aug 5, 1909. 1:249.....1,020

Washington st, No 666, n w cor 10th st, store. Leon Ottinger to William Rhatigan; 5 years, from July 28, 1909. Aug 3, 1909. 2:636.....1,020

3d st, No 132, s s, 175 w Av A, 25x111.11. Assign lease. Magdalena Sieke EXTRX Jos C Lehner to Leah Cohn. Aug 2, Aug 3, 1909. 2:430.....3,250

4th st, s e cor Mercer st, stand in front of store. Sophie Lekowski to Samuel Igeloff and ano; 4½ years, from July 1, 1909. Aug 4, 1909. 2:535.....540

20th st, No 239, n e s, 150 n w 2d av, 25x92, the lot. Hamilton Fish Corpn to Maria Sharkey; 21 yrs, from Nov 1, 1907. July 31, 1909. 3:901.....taxes, &c, and 950

24th st, No 416 West. Assign lease. Wm R Rose to Wm H Taubert. Apr 1. Aug 2, 1909. 3:721.....nom

24th st, No 416, s w s, 546 s e 10th av, 18x80, the lot. Clement C Moore to Wm H Taubert of Mt Vernon, N Y; 21 years, from May 1, 1908 (with renewal). Aug 2, 1909. 3:721.taxes, &c, & 320

33d st, No 135 West. Assign lease. Henry Kruse to Ernest Richter. July 30. July 31, 1909. 3:809.....nom

39th st, Nos 222 to 226, s s, 510.2 e 8th av, 62.10x98.9, 12-sty loft building to be erected. Marmac Construction Co to The Pictorial Review Co, a corpn; 21 years, from May 1, 1910. Aug 3, 1909..taxes, &c, net \$19,500 1st 2 years, and thereafter 21,500

39th st, No 56 West. Subordination of lease to mort. Benj B and Louise P Davenport with Warren McConihe. July 24. Aug 5, 1909. 3:840.....nom

39th st, No 108 West, store, &c. Chas J Follmer to Patrick J Flannery; 10 years, from Aug 1, 1909. Aug 5, 1909. 3:814.....3,000 and 3,500

44th st, No 249, n s, 200 e 8th av, 18.9x100.5. Assign lease. Amelia Goldberg to John T Brook. July 29. Aug 5, 1909. 4:1016.....100

44th st, No 253, n s, 143.9 e 8th av, 18.9x100.5. Assign lease. Jeanne Le Collen to Warren W Warner. July 29. Aug 5, 1909. 4:1016.....100

49th st, No 142 West, barroom, cafe, &c, in hotel. St Charles Hotel Co to Geo M Russell; 5 years, from May 1, 1909, with renewal. Aug 3, 1909. 4:1001.....1,200

Same property. Assign lease. Geo M Russell to Albert Blumquist. Aug 2. Aug 3, 1909. 4:1001.....nom

50th st, No 27 West. Consent to assign lease. TRUSTEES of Columbia College to Harry J Douglas. June 28. Aug 3, 1909. 5:1266.....

52d st, No 425 West. Assigns lease. Martin O'Grady to The Ebling Brewing Co. July 22. July 30, 1909. 4:1062.....nom

52d st, No 425 West, east store, &c. Mary B Brannigan to Martin O'Grady, of L I City; 5 2-12 years, from Aug 1, 1909. July 30, 1909. 4:1062.....480

54th st, No 331 East. Assign lease. Andrew Sokol to Julius Jelsek and ano. July 29. July 31, 1909. 5:1347.....nom

76th st, Nos 427 and 429 East, all. August Braun to Bernhard Feifer firm B Feifer & Co; 5 years, from May 1, 1910. July 30, 1909. 5:1471.....4,500

114th st, No 85 East, west stoop, store. Wolf W Smith to Herman Rosenzweig; 3 years, from Aug 1, 1909. Aug 5, 1909. 6:1620.....300

Av A, No 35. Assign lease. Mary A Brull et al to Valentine Brull. All title. July 1. Aug 3, 1909. 2:430.....nom

Av B, No 91. Assign lease. Max Pollack to William Handelsman and ano. Sept 22, 1908. July 31, 1909. 2:388.....nom

Av B, Nos 8 and 10, north store. Joseph Frankenthaler to Simon Lieberman; 3 years, from Aug 1, 1909. Aug 2, 1909. 2:397.....1,200 to 1,380

Av C, No 110, top floor. Annie Finger to Joseph Goldberg; 5 years, from Sept 1, 1908. July 31, 1909. 2:376.....600

Amsterdam av, No 1458, store, &c. Joseph Adler to Peter Bigley; 7 years, from May 1, 1909. July 30, 1909. 7:1986.....1,500 to 2,000

Amsterdam av, No 1458, s w cor 132d st. Assign lease. Peter Bigley to Geo C Kienzle. Mort \$5,000. July 29. July 30, 1909. 7:1986.....nom

Amsterdam av, No 97, s e cor 64th st, store and basement. Wm H Gentslinger to Morris Daum; 4 9-12 years, from Aug 1, 1909. July 30, 1909. 4:1135.....2,000

Amsterdam av, No 1458, s w cor 132d st, Reassign lease. Geo C Kienzle to Peter Bigley. Mort \$5,000. Aug 2, 1909. 7:1986.nom

Amsterdam av, n e cor Manhattan st, 70x47x62.2x14.8, all. John Ingebrand to John Dempsey; 10 years, from May 1, 1911, with privilege of renewal. Aug 4, 1909. 7:1966.....3,300

Amsterdam av, n e cor 163d st, store. Assign lease. James Canavan to John T Hearn. Oct 30, 1907. Aug 4, 1909. 8:2122.....nom

Same property. Assign lease. John T Hearn to H Koehler & Co. Oct 30, 1907. Aug 4, 1909. 8:2122.....nom

Columbus av, No 55. Assign lease. August C Guichard and ano to Henry M Ritscher. Aug 3. Aug 5, 1909. 4:1114.....nom

East End av, No 64, Assign lease. Henry Paetow to Karl Wulfart. July 26. July 30, 1909. 5:1579.....nom

Same property. Consent to assign lease. Frank Lechner to Henry Paetow. July 26. July 30, 1909. 5:1579.....

Lenox av, No 206, e s, bet 120th and 121st sts, all. Edward L Radcliff to Max J Schwerd; 3 years, from Oct 1, 1909. July 31, 1909. 6:1720.....1,700

Lenox av, No 472, store, &c. John Rasche to George Kunz; 5 years, from May 1, 1907. Aug 2, 1909. 6:1731....1,140 and 1,200

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 30, 31, Aug. 2, 3, 4 and 5.

BOROUGH OF MANHATTAN.

Bond st, No 12, 5th floor. S Liebmanns Sons Brewing Co to Arthur Concors and Jacob Massel; 1 5-12 years from Sept 1, 1909. Aug 5, 1909. 2:530.....480 and 600

Columbia st, No 74. Surrender lease. Rosie Blum to Solomon H Schlanger. All title. Aug 4. Aug 5, 1909. 2:333.....1,000

Church st, w s, bet Cortlandt and Fulton sts, parts of Concourse and mezzanine floors. Ferdinand Fleischman, a corpn to Max Waterman; from Aug 5, 1909, to April 30, 1921; 9 years renewal at \$22,875. Aug 5, 1909. 1:61.....9,750 to 16,250

Same property, part of Concourse and Mezzanine floors. Hudson and Manhattan Railroad Co to Ferdinand Fleischman; from May 1, 1909, to April 30, 1921; 9 years renewal at \$25,164. Aug 5, 1909. 1:61.....10,000 to 16,776

Christie st, No 213, all. Augusta Briefner to Mariano Capuano; 5 years, from Aug 1, 1909. Aug 3, 1909. 2:427..2,700 and 2,800

Christie st, No 88, all. Louis Barnett and ano to Samuel Blonstein; 2 years, from Nov 1, 1908. July 31, 1909. 1:305....3,600

Grand st, No 260, 1st and 3d lofts. Louis Rosenberg to Gerson Krinsky Co, a corpn; 4 9-12 years, from Aug 1, 1909. Aug 4, 1909. 2:418.....1,200

Houston st, No 228 | n s, 68.9 e Varick st, 25x43.4 and 41.4 to Downing st, No 64 | s s Downing st, x25x34.11 and 36.4. Assign lease. Esseff Reatly Co to Solon L and Samuel Frank. July 22. Aug 4, 1909. 2:528.....nom

Houston st, No 334 East, store, &c. Maurice Kann to Schabse Weinberger and ano; 3 years, from May 1, 1909. Aug 5, 1909. 2:384.....1,200 and 1,260

Houston st, No 334 East. Assign lease. Schabse Weinberger and ano to Congress Brewing Co. July 1. Aug 5, 1909. 2:384.nom

Madison st, Nos 202 and 204, cor store. Ester May INDIVID and as EXTRX Leopold May to Jacob Zlotnick; 5 years, from May 1, 1910. Aug 2, 1909. 1:271.....1,836

JOHN C. ORR CO., India, Java and Huron Sts. and East River SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS AND HOUSE TRIM

City of New York, Borough of Brooklyn Telephone 948 Greenpoint

Madison av, No 352, s w cor 45th st, all. Emma C Taylor to A Olivotti & Co; 3 years, from May 1, 1918. Aug 4, 1909. 5:1279. 7,500

1st av, No 2070, n e cor 107th st, Reassign lease. Davies J Marshall to Joseph Borelli and ano. Mort \$978.78. July 30, 1909. 6:1701. nom

2d av, No 1646, north store, &c. Joseph H Selg to Moritz and De Laney, a corpn; 2 10-12 years, from July 1, 1909. July 30, 1909. 5:1548. 780

3d av, No 2336. Agreement modifying lease. Adolph H Landeker with May Clothing Co. July 28. July 31, 1909. 6:1775. nom

3d av, No 986, 1st floor. Arthur K Birnbaum to Abraham T Harris; from Aug 1, 1909, to Apr 29, 1911. July 31, 1909. 5:1313. 600

4th av, Nos 333 to 341 ground floor and basement. Robt W 25th st, No 102 East Goelet to 5th Av Auction Rooms; 5 years, from May 1, 1910. Aug 3, 1909. 3:880. 15,000

5th av, No 503. Surrender lease. The Mercantile Leasehold Co to Ethel C Seymour. All title. May 29, 1908. July 30, 1909. 5:1277. nom

Same property. Surrender lease. Ethel C Seymour to Chas A Seymour. All title. May 29, 1908. July 30, 1909. 5:1277. nom

Same property. Assign lease. Chas A Seymour to The Five Hundred and Three 5th Av Co. All title. May 29, 1908. July 30, 1909. 5:1277. nom

5th av, No 503, n e cor 42d st, cor store. Five Hundred and Three Fifth Ave Co, to David A Schulte; 10 years from June 1, 1909. Aug 5, 1909. 5:1277. 7,000 and \$,000

7th av, No 2496, s w cor 145th st, store. Probitas Realty Co to Chris A Alban; 5 3-12 years, from July 1, 1909. Aug 4, 1909. 7:2030. 1,500 to 1,700

9th av, No 639, s w cor 45th st. Assign lease. Josephine L Lynch to Geo C Kienzle. Mort \$8,275. Aug 3. Aug 4, 1909. 4:1054. nom

9th av, No 639, s w cor 45th st, store and basement and 8 rooms on 2d floor. Wilhelmine and Wm H Barklage EXRS, &c, John H Barklage to Thos P Lynch; 6 1/2 years, from May 1, 1909. Aug 3, 1909. 4:1054. 2,040 to 2,220

9th av, No 639, s w cor 45th st. Assign lease. Thos P Lynch to Josephine L Lynch. Aug 3, 1909. 4:1054. nom

9th av, No 539, s w cor 40th st, 4-sty brk building. Mary A McGlynn to Henry Pflugbeil; 6 years, from May 1, 1907. Aug 5, 1909. 3:737. 3,300

9th av, No 539. Assign lease. Henry Pflugbeil or Pflugbeil to Fred Dohrmann and ano. Aug 4. Aug 5, 1909. 3:737. nom

9th av, No 639, s w cor 45th st. Re-assign lease. Geo C Kienzle to Josephine L Lynch. All title. Mort \$8,275. Aug 5, 1909. 4:1054. nom

10th av, No 780 s e cor, store and cellar. Michael Farrell 53d st, No 454 West to Patrick Keaveny; 10 years, from Aug 1, 1909. Aug 4, 1909. 4:1062. 1,800

11th av, e s, 24.8 n 22d st, 24.8x75, all. Patrick G Tighe to Frank O'Rourke; 14 1/2 years, from Aug 1, 1909. Aug 2, 1909. taxes, &c, and 1,000

11th av, s w cor 29th st, 49.4x100. Report of arbitrators that \$1,750 shall be annual rent for above premises under renewal of 21-year lease from May 1, 1908. John P Kirwan and Whitney Lyon as arbitrators report to Nathalie E Baylies and Erie Land & Impt Co. June 18, 1909. July 31, 1909. 3:674. nom

BOROUGH OF THE BRONX.

150th st, No 478 East. Subordination of lease to mort. Carmine Terraciani with Francis K Pendleton. July 28. July 30, 1909. 9:2338. nom

156th st, No 1013 East, store adj the cor. Philip Yockel to Domenico Russo; 5 years, from Dec 1, 1908. Aug 3, 1909. 10:2676. 240 to 360

165th st, No 800 East, store. 2d floor and basement. Caroline Genthner to Albert Berg; 3 years, from Oct 1, 1909. Aug 5, 1909. 10:2669. 1,200

172d st, No 957 East, cor Vyse av. Assign lease. Samuel J Lowe to Edward R O'Donohue. All title. Apr 12. Aug 3, 1909. 11:2989. nom

*Clasons Point road, s s, lot 37 map (No 76 in Westchester Co) of Clasons Point, with land under waters of East River, Westchester Creek and Long Island Sound; contains 12 40-100 acres, and land under water 5 9-10 acres. Estate of Bradish Johnson to Frank Ruppert; 5 years, from Jan 1, 1910. Aug 3, 1909. taxes, &c, and 5,000 and 6,000

Morris av, No 563. Subordination of lease to mort for \$19,000. Vincenzo Cilettili with Francis K Pendleton. July 28. July 30, 1909. 9:2338. nom

*Morris Park av, No 689, n w cor White Plains road, all. Geo M Schmitt to John Greene; 10 2-12 years, from Aug 1, 1909. July 30, 1909. 1:320 to 1,800

*Morris Park av, No 689. Assign lease. John Greene to The Ebling Brewing Co. July 17. July 30, 1909. nom

Prospect av, n w cor 167th st, 2 stores, &c. Surrender lease. Wm J Moran to Isaac Brown. All title. Aug 2. Aug 3, 1909. 10:2680. nom

Webster av, Nos 2759 and 2761, store, &c. Henry Tiedemann to Henry C Quick; 1 month, from Aug 1, 1909, with privilege of 1 or 5 years renewal. Aug 2, 1909. 12:3278. per month 200

Westchester av, n w cor Freeman st, 3-sty brk building. The Ebling Co to Albert Buttner; 10 years, from Aug 1, 1909. July 30, 1909. 11:3006. portion of taxes, &c, and 2,160 to 2,760

Westchester av, n w cor Freeman st, —x—. Assign lease. Albert Buttner to The Ebling Brewing Co. July 29. July 30 1909. 11:3006. nom

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase

Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

July 30, 31, Aug. 2, 3, 4 and 5.

BOROUGH OF MANHATTAN.

Abraham, Jos H and Philip M Grausman to Eugene H Paul. 58th st, No 130, s s, 300 w 6th av, 16.8x100.5. July 29, due, &c, as per bond. July 30, 1909. 4:1010. 28,000

Akberg, Chas W N to John McConaughy. 26th st, No 123, n s, 142.9 w Lexington av, 14.6x98.9. P M. July 28, due, &c, as per bond. July 30, 1909. 3:882. 14,000

Adams, Isabella V widow and Albert J Adams Jr to Isidor J Pocher. Amsterdam av, No 454, s w cor 82d st, No 200, 27.2x87x27.2x 86.11; Lexington av, Nos 1621 and 1623, n e cor 102d st, 55x 47.6; 2d av, No 877, s w cor 47th st, No 242, 25x73; 2d av, No 2499, s w cor 128th st, 25x75; 3d av, Nos 539 and 541, s e cor 36th st, No 202, 49.5x100; 3d av, No 719, e s, 25.1 s 45th st, 25.1x80; 7th av, No 342, n w cor 29th st, Nos 201 and 203, 20.9 x—; 8th av, Nos 870 and 872, n e cor 52d st, No 271, runs n 40.5 x e 70 x n 60 x e 15 x s 100.5 to 52d st x w 85 to beginning; 52d st, No 269, n s, 85 e 8th av, 15x100.5; 8th av, No 640, n e cor 41st st, Nos 261 and 263, 24.8x100; 8th av, No 830, n e cor 50th st, Nos 253 and 255, 25.6x70; 9th av, Nos 618 and 620, s e cor 44th st, Nos 358 and 360, 40.2x100; 34th st, Nos 413 and 415, n s, 100 e 1st av, 49.6x98.9; 34th st, No 417, n s, 149.6 e 1st av, 25.6x98.9. All title. Aug 3, 1909, due Sept 1, 1910, 6%. 3:779-916-966; 4:1013-1022-1024-1031 and 1229; 5:1318 and 1320; 6:1630 and 1792. 18,000

Applied Arts Co to Chas J Schmidt. Consent to chattel mort for \$1,300. July 29. Aug 4, 1909. Genl morts. —

Same to same. Certificate as to chattel mort for \$1,300. Aug 4, 1909. —

Alheidt, Anna E to U S TRUST CO of N Y. 10th av, No 496, e s, 24.11 s 38th st, 24.5x52. Aug 3, 5 years, 4 1/2%. Aug 4, 1909. 3:735. 12,000

Braun, Henrietta to American Mortgage Co. 135th st, No 178, s s, 200 e 7th av, 25x99.11. P M. Aug 3, 5 years, 5%. Aug 4, 1909. 7:1919. 17,000

Blumquist, Albert to Geo M Russell. 49th st, No 142 West. Sa- loon lease. Aug 2, installs, 6%. Aug 3, 1909. 4:1001. notes, 2,000

Becker, Gustave A to ALBANY SAVINGS BANK. 94th st, No 306, s s, 110 w West End av, 66x100.8. June 14, 5 years, 4 1/2%. Aug 3, 1909. 4:1252. 115,000

Becker, Gustave A to ALBANY SAVINGS BANK. 94th st, No 308, s s, 176 w West End av, 62x100.8. June 14, 5 years, 4 1/2%. Aug 3, 1909. 4:1252. gold, 107,500

Burke, Jessie A to John J Mahony. 149th st, No 508, s s, 158.4 w Amsterdam av, 16.8x99.11. July 28, 1 year, 5%. Aug 3, 1909. 7:2080. 10,000

Barnard Realty Co to Samuel Winters. Broadway (Kingsbridge road), n e cor 180th st, runs e 105 x n 75 x e 10 x n 44.6 x w 90.6 to Broadway x s 122 to beginning. P M. Prior mort \$75,000. July 29, due Feb 1, 1911, 6%. Aug 3, 1909. 8:2163. 26,000

Betz, Frances E and Johanna F by Thos C Byrnes guardian to Jacob Goldsmith. 9th av, Nos 622 to 638, s e cor 45th st, No 362, 200.10 to 44th st, No 357, x75. Aug 2, 5 years, 4 1/2%. Aug 3, 1909. 4:1035. 50,000

Becker, Ambrose W to TITLE GUARANTEE & TRUST CO. 18th st, No 331, n s, 378.4 w 8th av, 23.4x92. P M. Aug 2, 1909, due, &c, as per bond. 3:742. 14,000

Ball, Melvina B to Eliz R Wechsler et al exrs, &c, Albert B Wechsler. 85th st, No 122, s s, 239 w Columbus av, 18.4x102.2. P M. Prior mort \$10,000. July 30, due, &c, as per bond. July 31, 1909. 4:1215. 10,000

Bleiman, Regina wife Isidor to Caroline Stern. Av A, No 218, e s, abt 80 s 14th st, —x—. Prior mort \$—. July 15, 5 years, 5%. July 30, 1909. 2:407. 18,000

Bolger, Paul S to Edward W C Arnold. Lexington av, Nos 664 and 666, w s, 80.5 n 55th st, runs w 73 x n 20 x w 17 x n 24.6 x e 90 to av x s 44.6 to beginning. July 29, 5 years, % as per bond. July 30, 1909. 5:1310. 37,000

Same and City Real Estate Co with same. Same property. Sub- ordination agreement. July 27. July 30, 1909. 5:1310. nom

Bleiman, Regina to Saml B Wallenstein. Av A, No 218, e s, 77.6 s 14th st, 25.9x96. July 1, 3 years, 6%. July 30, 1909. 2:407. 4,500

Bianchi, Francesco and Anna F children Francisco Bianchi to BOWERY SAVINGS BANK. Madison av, n w cor 76th st, No 29, 85x20. July 30, 1909, 5 years, 4 1/2%. 5:1391. 5,000

Bonwit, John to DRY DOCK SAVINGS INSTN. 7th av, Nos 2434 to 2438, s w cor 142d st, No 200, 54.4x75. July 30, due, &c, as per bond. July 31, 1909. 7:2027. 45,000

Broad Construction Co and David Miller with LAWYERS TITLE INS & TRUST CO. Audubon av, No 260, n w cor 178th st, No 551, 75x100. Subordination agreement. July 17. July 31, 1909. 8:2153. nom

Burkelman, Chas to John Bradley. Watts st, No 49, s s, 228.10 e Varick st, runs e 21.2 x s 52 x w 5 x n w 16 x n 60 to be- ginning, with all title to alley. P M. July 29, 5 years, 6%. July 31, 1909. 2:477. 10,000

Baruch, Sailing W to MUTUAL LIFE INS CO of N Y. 73d st, No 312, s s, 200 w West End av, runs s 102.2 x w 25 x n 30.7 x n 71.11 to st x e 30 to beginning. P M. July 30, due, &c, as per bond. Aug 5, 1909. 4:1184. 32,500

Bowne, Walter and Emma B as trustees Fredk T Quick with Charlotte Block. 96th st, No 62, s s, 160 e Columbus av, 20x 100.8. Extension of mort for \$16,500 to July 8, 1914, at 4 1/2%. July 8. Aug 5, 1909. 4:1209. nom

Bianchi, Francesco and Anna F with BOWERY SAVINGS BANK. Madison av, n w cor 76th st, No 29, 85x20. Extension of \$35,000 mort until July 30, 1912, at 4 1/2%. July 30. Aug 5, 1909. 5:1391. nom



WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

Telephone 1094 Rector

- C N & S A Construction Co to Jos H Krakower. Lexington av, n w cor 102d st, runs n 145.10 x w 100 x s 44.11 x e 22.6 x s 100.11 to 102d st x e 77.6 to beginning. Prior mort \$37,000. July 30, 1 year, 6%. July 31, 1909. 6:1630. 12,500
- Same to Max Cohen and ano. Same property. Building loan. July 30, 1 year, 6%. July 31, 1909. 6:1630. 60,000
- Same to same and ano. Same property. Certificate as to 2 morts for \$60,000 and \$12,500 respectively. July 30. July 31, 1909. 6:1630. —
- Same to MUTUAL LIFE INS CO of N Y. Same property. P M. July 30, due, &c, as per bond. July 31, 1909. 6:1630. 37,500
- Crawford, Margt J to Irving Bachrach and ano. Lexington av, No 1795, w s, 73.11 s 112th st, 27x73. P M. Prior mort \$—, July 30, 5 years, 5%. July 31, 1909. 6:1639. 3,500
- Cowan, Louis to Sigmund B Heine. 8th av, No 2909, s w cor 154th st, No 300, 37.6x100. P M. Prior mort \$50,000. July 30, 3 years, 6%. July 31, 1909. 7:2047. 10,750
- Ciruzzi, Pauline to Trustees of the Congregation Shearith Israel. Bedford st, No 27, w s, abt 25 s Downing st, 19.9x75x19.11x75. July 30, 5 years, 5%. July 31, 1909. 2:528. 8,500
- Same and Myron Sulzberger with same. Same property. Subordination agreement. July 30. July 31, 1909. 2:528. nom
- Ciruzzi, Pauline and Bertha Ansorge and Henrietta Friedman with same. Same property. Subordination agreement. July 31, 1909. 2:528. nom
- Crowley, Etta and Francis J Meloy as exrs of Edw Crowley and Etta, Gertrude and Mary Crowley and Rose Blackwell to Thomas H Kelly. 156th st, Nos 515 and 517, n s, 125 w Amsterdam av, 50x99.11. July 12, 3 years, 4½%. July 31, 1909. 8:2115. 12,000
- Cohen, Louis to Dorothy L Smellie. 9th st, Nos 423 and 425, n s, 300 e 1st av, 33.4x85. All title. Prior mort \$—, July 26, demand, 6%. Aug 2, 1909. 2:437. 900
- Cohn, Solomon to LAWYERS TITLE INS & TRUST CO. 115th st, No 128, s s, 450 w Lenox av, 25x100.11. Aug 3, 1909, 5 years, 4½%. 7:1824. 20,000
- Crystal (B) & Son, a corpn, to State Realty & Mortgage Co. Claremont av, w s, 338.4 s 119th st, 78.1x100. July 20, 1 year, 6%. Aug 3, 1909. 7:1990. 120,000
- Same to same. Same property. Consent to above mort. July 20. Aug 3, 1909. 7:1990. —
- Same to same. Same property. Certificate as to above mort. July 20. Aug 3, 1909. 7:1990. —
- Same to same. Same property. P M. Prior mort \$120,000. July 20, 1 year, 6%. Aug 3, 1909. 7:1990. 43,750
- Clark, Eugene to Carl N Windhorst. Park av, No 880, w s, 20 n 78th st, 20x75. P M. Prior mort \$10,000. July 31, due, &c, as per bond. Aug 3, 1909. 5:1393. 23,000
- Cohn, Leah to Magdalena Sieke extr Jos C Lehner. 3d st, No 132. s s, 175 w Av A, 25x100.11. Leasehold. P M. Aug 2, 3 years, 5%. Aug 3, 1909. 2:430. 1,500
- Cooper, Ella A to Gideon E Fountain as exr Gideon Fountain. 64th st, No 34, s s, 250 w Park av, 17.6x100.5. P M. Aug 3, 3 years, 4½%. Aug 4, 1909. 5:1378. 36,000
- CENTURY BANK of N Y and Jane B C Ferguson with EQUITABLE LIFE ASSUR SOC of the U S. 5th av, n w cor (?should be n e cor), 20th st, No 1, 28.9x113. Subordination agreement. July 9. Aug 2, 1909. 3:849. nom
- Di Lorenzo, Sabato to Lion Brewery. Mott st, No 208. Saloon lease. Aug 3, demand, 6%. Aug 5, 1909. 2:508. 1,500
- Dohrmann, Fred and Louis Schwartz to Peter Doelger. 9th av, No 539. Saloon lease. Aug 4, demand, 6%. Aug 5, 1909. 3:737. 7,500
- Dongan Investing Co to U S TRUST CO of N Y. 36th st, Nos 124 and 126, s s, 81.6 w Broadway, 41.8x98.9. P M. July 30, 1909, due Aug 1, 1914, 5%. 3:811. 145,000
- Davenport, Benj B to James Slater. 39th st, No 56, s s, 189 e 6th av, 21x90. Prior mort \$62,000. July 15, due, &c, as per bond. July 31, 1909. 3:840. 2,000
- Donnelly, Wm F to Harriet W Bacon. 21st st, No 451, n s, 225 e 10th av, 16.8x98.8. Prior mort \$9,000. P M. Aug 2, 1 year, 6%. Aug 3, 1909. 3:719. 2,500
- Degnan, Wm E to Arnold W Schlichte. 1st av, No 1494, s e cor 78th st, No 400, 25x73x25.6x77. Aug 3, 1909, 5 years, 5%. 5:1472. 30,000
- de Koven, Reginald to LAWYERS TITLE INS & TRUST CO. 42d st, No 213, n s, 200 w 7th av, runs n 100.5 x e 36 x n 100.5 to s s 43d st, Nos 214 to 226, x w 119.4 x s 100.5 x e 63.4 x s 100.5 to 42d st x e 20 to beginning. July 28, 5 years, 5%. Aug 3, 1909. 4:1014. 400,000
- D'Onofrio, Fortunato to Moses Aufses. 119th st, No 158, s s, 100 e 7th av, 17x100.11. Aug 4, 1909, 5 years, 4½%. 7:1903. 13,000
- Doctor, Emanuel to Emanuel Oestreicher. Claremont av, Nos 130 to 136, e s, 200 n 122d st, 100x100. Prior mort \$162,500. Aug 2, 1 year, 6%. Aug 4, 1909. 7:1993. 5,000
- de Forest, Geo B to LAWYERS TITLE INS & TRUST CO. 50th st, No 14, s s, 250.10 e 5th av, 21.5x100.5. Aug 3, 3 years, 5%. Aug 4, 1909. 5:1285. 75,000
- Eighty-Fourth St Co to TITLE GUARANTEE & TRUST CO. Lexington av, No 1249, on map Nos 1241 to 1249, n e cor 84th st, 102.2x36.8. P M. Aug 3, due, &c, as per bond. Aug 4, 1909. 5:1513. 37,000
- Eberle, John C and Jacob G to Jacob K Eberle. Av C, Nos 89 to 97, n w cor 6th st, No 645, 100.5x41. Prior mort \$100,000. July 20, 5 years, 6%. Aug 2, 1909. 2:389. 11,000
- Engel, Jacob B and Abraham Rabinowitz and Lewis Realty & Construction Co with Albert Buchman. Northern av, n w cor 181st st, 78x134x—, Subordination agreement. July 28. July 30, 1909. 8:2179. nom
- Ellinger, Theresa A with Howard A Scholle. 74th st, No 33 West. Extension of \$30,000 mort until Oct 25, 1911, at 4½%. July 29, Aug 5, 1909. 4:1127. nom
- EAST RIVER SAVINGS INSTN with Isidor Birnbaum and Herman Beck of Bridgeport, Conn. Houston st, No 451, s s, 50 e Cannon st, 25x100. Extension of mort for \$25,000 Oto Nov 1, 1914, at 5%. Aug 4. Aug 5, 1909. 2:330. nom
- EAST RIVER SAVINGS INSTN with Isidor Birnbaum and Herman Beck of Bridgeport, Conn. Houston st, No 453, s s, 75 e Cannon st, 25x100. Extension of mort for \$25,000 to Nov 1, 1914, at 5%. Aug 4. Aug 5, 1909. 2:330. nom
- Ferguson, Jane B C with CENTURY BANK of City N Y. 5th av, No 135, n e cor 20th st, Nos 1 and 3, 28.9x113. Extension of \$50,000 mort until July 21, 1914, at 5%. July 9. Aug 5, 1909. 3:849. nom
- Firm Realty Co to Ruth A Watrous. Willett st, Nos 85 and 87, w s, 150.6 n Rivington st, 39.11x100x39.8x100. Aug 4, 5 years, 4½%. Aug 5, 1909. 2:339. 44,000
- Same to same. Same property. Certificate as to above mort. Aug 4. Aug 5, 1909. 2:339. —
- Same and Barnett Levy with same. Same property. Subordination agreement. Aug 4. Aug 5, 1909. 2:339. nom
- Firm Realty Co and Fanny Pressman with same. Same property. Subordination agreement. Aug 4. Aug 5, 1909. 2:339. nom
- Friedman, Fannie to LAWYERS TITLE INS & TRUST CO. 118th st, No 348, s s, 83.6 w 1st av, 16.6x50.5. Aug 4, due Aug 1, 1914, 5%. Aug 5, 1909. 6:1689. 4,500
- Fulson Realty Co to Edward Herrmann. 96th st, No 326, s s, 266.8 w West End av, 41.8x100.8. Prior mort \$45,000. Aug 2, 3 years, 6%. Aug 5, 1909. 4:1253. 15,000
- Same to same. Same property. Certificate as to above mort. Aug 2. Aug 5, 1909. 4:1253. nom
- Forty West Twenty-Second St Realty Co to GREENWICH SAVINGS BANK. 22d st, Nos 40 and 42, s s, 280 e 6th av, 46x98.9. July 30, 1909, due, &c, as per bond. 3:823. 115,000
- Same to same. Same property. Resolution as to above mort. July 26. July 30, 1909. 3:823. —
- Same and David Steiner with same. Same property. Subordination agreement. July 30, 1909. 3:823. nom
- Fitzgerald, John to Caroline H wife Hugh H Johnston. 108th st, No 184, s w cor 3d av, No 1964, 73x25. P M. July 24, due Aug 1, 1914, % as per bond. July 31, 1909. 6:1635. 20,000
- Fahys, Joseph, of Sag Harbor, L I, to N Y LIFE INS & TRUST CO. Washington st, Nos 267 to 271, s e cor Warren st, Nos 105 and 107, 78.10x83.9x79.5x81.10. July 26, due July 29, 1914, 4½%. July 30, 1909. 1:131. 100,000
- Frear, Carrie L to Oscar Scherer. 128th st, No 215, n s, 183.4 w 7th av, 16.8x99.11. July 29, 1 year, 6%. July 30, 1909. 7:1934. 500
- Fieder, Frederick W Jr to SEAMENS BANK FOR SAVINGS in City N Y. Columbus av, Nos 269 to 275, s e cor 73d st, Nos 46 and 48, 102.2x100. July 30, 3 years, 4½%. Aug 3, 1909. 4:1125. 30,000
- Flatiron Realty Co to Wm J Harnisch. 41st st, No 323, n s, 300 w 8th av, 25x98.9. P M. Aug 2, 2 years, 6%. Aug 3, 1909. 4:1032. 3,000
- Fleischmann Realty & Construction Co to Edith I French extrx Winsor P French. Audubon av, e s, 379.10 n 175th st, 80x100. Given as collateral security for payment of \$3,875. Aug 2, due, &c, as per bond. Aug 3, 1909. 8:2132. 3,875
- Fleischmann Realty & Construction Co to Edith I French extrx Winsor P French. Audubon av, e s, 259.10 n 175th st, or n e cor 176th st, 80x100. Given as collateral security for payment of \$3,875. Aug 2, due, &c, as per bond. Aug 3, 1909. 8:2132. 3,875
- French, Edith I extrx Winsor P French with Fleischmann Realty & Construction Co. Audubon av, e s, 339.10 n 175th st, 19.11x100; Audubon av, e s, 359.9 n 175th st, 19.11x100. Agreement apportioning mort. July 29. Aug 3, 1909. 8:2132. nom
- Friars Minor of the Order of St Francis, a corpn, to EMIGRANT INDUSTRIAL SAVINGS BANK. Sullivan st, Nos 155 to 159, e s, 95 s Houston st, 75x200 to Thompson st, Nos 149 to 153. Prior mort \$89,000. Aug 2, 1 year, 4½%. Aug 3, 1909. 2:517. 22,000
- Factor, Barnett to U S SAVINGS BANK of City N Y. East Broadway, No 259, s w cor Montgomery st, Nos 10 and 12, 23x95. Prior mort \$—. Aug 3, 5 years, 5%. Aug 4, 1909. 1:286. 2,500
- Foster, Benj W to Cath A Whitaker. Henry st, No 167, n s, abt 110 w Jefferson st, 21.8x75. P M. May 27, due, &c, as per bond. Aug 4, 1909. 1:284. 10,000
- Furst, Hermine to Elise Boyd. Madison av, No 1929, s e cor 124th st, 20.6x80. P M. Aug 2, 5 years, 4½%. Aug 4, 1909. 6:1748. 24,000
- Fieder, Fredk W Jr with SEAMENS BANK FOR SAVINGS in City N Y. Columbus av, Nos 269 to 275, s e cor 73d st, Nos 46 and 48, 102.2x100. Extension of \$200,000 mort until Aug 2, 1912, at 4½%. July 30. Aug 3, 1909. 4:1125. nom
- Factor, Barnett and Abraham Leipzig with U S SAVINGS BANK. East Broadway, No 259, s w cor Montgomery st, Nos 10 and 12, 23x95. Subordination agreement. Aug 3. Aug 4, 1909. 1:286. nom
- Free, Margt to Herman Shapira and ano. 67th st, No 224, s s, 375 w Amsterdam av, 25x100.5. Prior mort \$17,000. July 29, due, &c, as per bond. July 30, 1909. 4:1158. 2,000
- Gilefsky, Annie to Betsey Jurkowitz. 73d st, No 213, n s, 185 e 3d av, 25x102.2. P M. Prior mort \$16,000. July 29, 5 years, 6%. July 30, 1909. 5:1428. 8,800
- Grolig, Mary to Morris M Sinske. 121st st, No 232, s s, 260 w 2d av, 25x½ blk. July 29, 3 years, 5%. July 31, 1909. 6:1785. 14,000
- Same and Henry Reynard with same. Same property. Subordination agreement. July 29. July 31, 1909. 6:1785. nom
- Greacen, Thos E to ALBANY SAVINGS BANK. 7th av, Nos 2340 to 2346, n w cor 137th st, No 201, 99.11x100. July 17, 5 years, 4½%. July 31, 1909. 7:2023. gold, 170,000
- Getskay Realty Co to North American Mortgage Co. Wadsworth av, w s, extends from 184th st, No 651, to 185th st, No 650, 179.10x70. Certificate as to mort for \$155,000. July 30. July 31, 1909. 8:2167. —
- Getskay Realty Co to North American Mortgage Co. Wadsworth av, n w cor 184th st, No 651, 179.10 to 185th st, No 650, x70. July 30, 1909, 1 year, 6%. 8:2167. 155,000
- Gallatin, Ida A to Dudley F Phelps, Jr. 7th av, No 281, s e cor 26th st, No 162, 20.9x70. Prior mort \$32,500. Aug 2, due, &c, as per bond. Aug 3, 1909. 3:861. 3,500
- Granite Construction Co to Regal Construction Co. Audubon av, e s, 259.10 n 175th st, which point is n e cor Audubon av and 176th st, 99.11x100. P M. Aug 2, 1 year, 6%. Aug 4, 1909. 8:2132. 10,000

INHIBITIVE COATINGS FOR STEEL WORK

Based on Investigations of Scientific and Government Authorities

CHAS. H. SPOTTS,

SPECIFICATION AND TECHNICAL PAINTS

Manager Architectural Paint Dept., C. M. Childs & Co.

Hudson Terminal Building
30 CHURCH ST., N. Y.

- Gordon, Morris J and Bearnett Cohen to Margaretha Marquart. 37th st, No 408, s s, 150 w 9th av, 25x98.9. Aug 2, 5 years, 5%. Aug 4, 1909. 3:734. 18,000
- Guterman, Jacob to TITLE GUARANTEE AND TRUST CO. 114th st, No 14, s s, 150 e 5th av, 25x100.11. Aug 4, due, &c, as per bond. Aug 5, 1909. 6:1619. 18,000
- Gulden, Chas to Florence Chester de Jonghe. Elizabeth st, Nos 40 and 42, e s, 50.1 n Canal st, 50x100.3x50.3x100. P M. Prior mort \$17,000. June 29, due July 15, 1913, 5%. Aug 5, 1909. 1:203. 28,000
- Heyl Bros & Co to I Balch Louis trustee. All right, title and interest to machinery and fixtures, chattels, &c, in factory located on 1st st, near Av A, Bayonne, N J. Mortgage or deed of trust. Aug 2, 10 years, 6%. Aug 4, 1909. Genl mort. gold bonds, 50,000
- Same to same. Same property. Certificate as to above mort. Aug 2, Aug 4, 1909. Genl mort. —
- Hanover Estates to Alex Walker. Wadsworth av, n w cor 180th st, 75x90; Wadsworth av, w s, 100 s 181st st, 44.6x80. P M. Prior mort \$27,000. June 25, 1 year, 6%. Aug 4, 1909. 8:2163. 26,000
- Same to same. Same property. Certificate as to above mort. Aug 2, Aug 4, 1909. 8:2163. —
- Harding, Grace E with GREENWICH SAVINGS BANK. 10th st, No 27, n e s, 154 s e University pl, 24.10x94.9. Extension of \$55,000 mort until Aug 2, 1914, at 4½%. Aug 2, Aug 3, 1909. 2:562. nom
- Hines, John J of Far Rockaway, N Y, to Anna Ostrander. 52d st, No 362, s s, 150 e 9th av, 32.5x—x23.8x100.5. Aug 2, 5 years, 5%. Aug 3, 1909. 4:1042. 32,000
- Hirschhorn, Katie to Frederick Hirschhorn. 89th st, No 112, s s, 210 e Park av, 25.6x100.8. Aug 2, 5 years, 6%. Aug 3, 1909. 5:1517. 5,000
- Harbater, Joseph and Solomon Silk to TRUST CO OF AMERICA. 11th st, Nos 214 and 216, s w s, 372.6 n w 2d av, runs s w 53 x n w 0.6 x s w 42 x n w 36 x n 95 to 11th st x e 36.6 to beginning. Aug 2, 4 years, 4½%. Aug 3, 1909. 2:466. 48,000
- Same to William Wiese. Same property. Prior mort \$48,000. Aug 2, 7 years, —%. Aug 3, 1909. 2:466. 12,000
- Harrington, Josephine I to Theresa A Leffler. Manhattan av, No 446, s e cor 119th st, 34.3x95. Prior mort \$45,000. July 21, due, &c, as per bond. Aug 2, 1909. 7:1945. 4,000
- Hala, Frank and Mary Jelinek to Louis Levy. 73d st, No 408, s s, 163 e 1st av, 25x102.2. P M. Prior mort \$14,000. Aug 2, 1909, 3 years, 6%. 5:1467. 5,500
- Hamilton, Alex H to N Y SAVINGS BANK. 27th st, Nos 348 and 350, s s, 230 e 9th av, 44x98.9. Aug 2, 1909, due, &c, as per bond. 3:750. 24,000
- Harris, Saml of Brooklyn, N Y, and Sarah Harris and Rebecca Golden of N Y to Mary J Smith. Thompson st, No 67, w s, 197.6 s Spring st, 24.2x100x25x100. July 29, 5 years, 5%. July 30, 1909. 2:489. 26,500
- Harris, Samuel and Sarah, and Rebecca H Golden, all of N Y, and Mary R Andrae of Weehawken, N J, with Mary J Smith. Thompson st, No 67, w s, 197.6 s Spring st, 24.2x100x25x100. Subordination agreement. July 29. July 30, 1909. 2:489. nom
- Harrington, Josephine I to Mary E Johnson. 78th st, No 129, n s, 315.11 w Columbus av, 16x102.2. Prior mort \$15,000. July 30, 3 years, 6%. July 31, 1909. 4:1150. 3 50
- Harrison, Edward J P and Mary A to Lydia Alexander. St Nicholas av, No 195, w s, 59.3 s 120th st, 29.6x82.11x25.2x67.5. Assignment of rents to secure \$625.00 due Oct 30, 1909. July 30, 1909. 7:1925. nom
- Harris, Abraham T to Isaac Pauesh. 3d av, No 986. Saloon lease. July 29, due Apr 1, 1910, 6%. July 31, 1909. 5:1313. 500
- Heine, Sigmund B to EXCELSIOR SAVINGS BANK. 8th av, No 2909, s w cor 154th st, No 300, 37.6x100. July 30, 1909, 3 yrs, 5%. 7:2047. 50,000
- Harris, Leopold to BOWERY SAVINGS BANK. 113th st, Nos 204 and 208, s s, 95 e 3d av, 45x100.11. July 30, 1909, 5 yrs, 4½%. 6:1662. 36,000
- Same and Leopold Haas with same. Same property. Subordination agreement. July 29. July 30, 1909. 6:1662. nom
- Isaac, Dora to TITLE GUARANTEE & TRUST CO. 69th st, No 362, s s, 508.4 e 2d av, 16.8x77.4. Aug 2, due, &c, as per bond. Aug 3, 1909. 5:1443. 5,000
- Investors & Traders Realty Co to Henry L Goodwin and ano trustees Matilda E Coddington. 41st st, No 118, s s, 240 w 6th av, 20x98.9. July 30, 1909, due Oct 5, 1909, 5%. 4:993. 5,000
- Same to same. Same property. Certificate as to above mort. July 30, 1909. 4:993. —
- Jones, Hugh to CHELSEA EXCHANGE BANK. 36th st, No 447 West. Leasehold. June 30, due, &c, as per bond. July 30, 1909. 3:734. 2,000
- Jelsik, Julius and Andrew Grimack to De Witt C Flanagan and ano trustees, &c, 54th st, No 331 East. Saloon lease. July 29, demand, 6%. July 31, 1909. 5:1347. 2,647.75
- Johnson, Alvin F with William Jay trustee Mary E B Field. 115th st, Nos 431 and 433 East. Subordination agreement. July 14. July 30, 1909. 6:1709. nom
- Jones, Jos T B to Dorothy Adey and ano. 8th av, No 2292, e s, 25.11 n 123d st, 25x100. July 30, 3 years, 5%. July 31, 1909. 7:1929. 30,000
- Jones, Jos T B to Wm L Raymond and ano trustees Thomas McMullen. 8th av, No 2294, e s, 50.11 n 123d st, 25x100. July 30, 3 years, 4½%. July 31, 1909. 7:1929. 24,800
- Kleinsinger, Michael to Frank Kleinsinger. Av C, No 124, s e cor 8th st, No 352, —x70x19x70. P M. Prior mort \$16,000. July 29, 2 years, 6%. July 30, 1909. 2:377. 2,000
- Karp, Osias to Otto Gerdau. 3d st, Nos 390 to 396, s w cor Goerck st, Nos 159 to 161, 100.10x90x100x77.3. July 28, 5 years, 5%. July 31, 1909. 2:356. 50,000
- Karp, Michael to Adolf Mandel. Rivington st, No 70, n e cor Allen st, No 150, 22.4x75. Prior mort \$39,000. July 28, demand, 6%. July 30, 1909. 2:416. 3,000
- Karp, Louis to Adolf Mandel. Ludlow st, No 181, n w s, 100 s w Houston st, 24x87.10. Prior mort \$30,250. July 27, demand, 6%. July 30, 1909. 2:412. 5,000
- Kidwell, Marie and Francis to whom it may concern. 40th st, No 235, n s, 155 w 2d av, 25x98.9. Certificate as to payment of \$5,000 on account of mort. July 8. July 31, 1909. 5:1314. —
- Karp, Osias and Adolf Mandel with Otto Gerdau. 3d st, Nos 390 to 396, s w cor Goerck st, Nos 157 to 161. Subordination agreement. July 28. Aug 3, 1909. 2:356. nom
- Knollwood Park Co to John J Carle. Certificate as to mort for \$10,000 on land in Westchester Co, N Y. July 27. Aug 3, 1909. —
- Kiefer, Delia C, of Corona, L I, to GREENWICH SAVINGS BANK. 49th st, No 522, s s, 448.8 w 10th av, 17.6x100.5. Aug 4, 1909, due, &c, as per bond. 4:1077. 7,500
- Korn, Abraham with Daisy B McCloskey. 121st st, No 302, s s, 100 w 8th av, 33.6x100.11. Extension of \$5,000 mort until Aug 7, 1911, at 6%. Aug 3, 1909. 7:1947. nom
- Kandell, Samuel with Israel Lebowitz. West End av, No 700. Extension of \$8,000 mort until Jan 15, 1912, at 6%. Aug 3. Aug 4, 1909. 4:1242. nom
- Keaveny, Patrick to John Stanton Brewing & Malting Co. 10th av, No 780, s e cor 53d st, No 454. Saloon lease. Aug 4, 1909, demand, 6%. 4:1062. 7,500
- Keenan, Annie M to N Y TRUST CO. Pleasant av, No 314, e s, 50.5 s 117th st, 22x98. Aug 5, 1909, 3 years, 5%. 6:1715. 14,500
- Kaufmann, Leopold and Benj J Weil with Rosina Weil. Goerck st, No 144. Subordination agreement. July 19. Aug 5, 1909. 2:325. nom
- Keen, Joseph to Saml J Ashley. 45th st, No 49, n s, 345 e 6th av, 18.9x100.5. Prior mort \$53,000. June 18, due, &c, as per bond Aug 5, 1909. 5:1261. 7,000
- Kelly, Wm P, of Dobbs Ferry, N Y, and Cynthia K Wheeler and Eva K Rhoads, of N Y, all heirs Hannah A Kelly to Margt wife of Joseph H Mahan of Brooklyn. 126th st, No 143, n s, 315 e 7th av, 15x99.11. July 31, due Aug 4, 1912, 5%. Aug 5, 1909. 7:1911. 4,000
- Keen, Joseph, of Yonkers, N Y, to John T Farrel and ano exrs John Farrel. 46th st, No 28, s s, 387.6 w 5th av, 20x100.5. P M. May 21, due, &c, as per bond. Aug 5, 1909. 5:1261. 55,000
- Leiner, Geo S to Anna R DeBlois. 78th st, No 116, s s, 188 e Park av, 18x102.2. P M. July 27, 3 years, 5%. Aug 5, 1909. 5:1412. 18,000
- Leipziger, Abraham with BOWERY SAVINGS BANK. Orchard st, No 190. Extension of \$18,500 mort until Aug 2, 1914, at 4½%. Aug 2, Aug 5, 1909. 2:412. nom
- Leerbarger, Henry to Mattie C Reynolds guardian Chas T Raynolds et al. 113th st, No 540, s s, 306.3 e Broadway, 18.9x100.11. Aug 4, 3 years, 5%. Aug 5, 1909. 7:1884. 2,000
- Lopinto, Carmelo to Pietro Rizzo and ano. Spring st, No 19, n s, 71.3 n w Elizabeth st, runs n 110.10 x w 23.5 x s 81.7 x s 24 to Spring st, s s e 25.9 to beginning. Aug 4, due, &c, as per bond. Aug 5, 1909. 2:493. 2,750
- Levy, Annie with Henry Rosenthal. 136th st, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988. nom
- Lewis Realty and Construction Co to Albert Buchman of Eastport, Maine. Northern av, n w cor 181st st, 78x134x—x—. July 29, due June 30, 1910, 5%. July 30, 1909. 8:2179. 17,500
- Lewis Realty and Construction Co and Minoma Realty Co with Albert Buchman of Eastport, Maine. Northern av, n w cor 181st st, 78x134x—x—. Subordination agreement. July 29. July 30, 1909. 8:2179. nom
- Lawrence, Eliz W guardian John B F and Anna N Lawrence both of Moriches, L I, with Fredk W Killian of Brooklyn. 30th st, No 314, s s, 185 e 3d av, 18.9x98.9. Extension of mort for \$10,000 to July 18, 1912, at 4½%. July 30, 1909. 3:910. nom
- LAWYERS TITLE INS AND TRUST CO with Gideon E Fountain. 88th st, No 318, s s, 245 w West End av, 20x100.8. Extension of mort for \$18,000 to Aug 23, 1912, at 4½%. July 20, July 30, 1909. 4:1249. nom
- Livingston, Wm to Augustus Van Cortlandt. 90th st, No 117, n s, 253 w Columbus av, 26.6x100.8. July 30, 3 years, 5%. July 31, 1909. 4:1220. 22,500
- Lipschitz, Rebecca wife Isaac to J Henry Alexandre. Madison av, No 1529, s e cor 104th st, No 46, 17.7x70; Henry st, No 112, s s, 25x100. Prior mort \$—. July 30, due Nov 1, 1912, 6%. Aug 2, 1909. 6:1609, 1:273. 3,000
- Liginer, Geo F with Harris D Colt as trustee Edw M Cameron. 9th av, No 765. Extension of mort for \$15,000 to July 1, 1914, at 4½%. July 2, Aug 2, 1909. 4:1061. nom
- Lerbro Co to William Gasten. Washington st, Nos 466 to 470, w s, 60 s Canal st, 70x100. P M. Aug 2, 5 years, 5%. Aug 3, 1909. 2:597. 65,000
- Loewer, George with U S TRUST CO of N Y. 82d st, No 317, n s, 200 w West End av, 20x102.2. Extension of \$10,000 mort until Aug 2, 1912, at 4½%. July 12. Aug 3, 1909. 4:1245. nom
- Lurie, Harris to Theresa Hirsh. 1st av, No 231, w s, 63.3 s 14th st, 20x60. P M. Prior mort \$16,000. Aug 3, 1909, 2 years, 6%. 2:455. 4,000
- Lebowitz, Israel to Fredericka Weisl. West End av, No 700, n e cor 94th st, 42.2x100x40.4x100. July 22, 3 years, 5%. Aug 4, 1909. 4:1242. 70,000
- Same and Saml Kandell with same. Same property. Subordination agreement. Aug 3. Aug 4, 1909. 4:1242. nom
- Mennella, Mariangiola wife of Vincenzo to Wm Jay trustee Mary E B Field. 115th st, Nos 431 and 433, n s, 244 w Pleasant av, 40x100.11. July 29, 5 years, 5%. July 30, 1909. 6:1709. 34,000
- Morgan, J Pierpont with BANK FOR SAVINGS. 36th st, Nos 29 to 33 East. Extension of mort for \$125,000 to Nov 15, 1911, at 4½%. Dec 31, 1908. July 30, 1909. 3:866. nom
- Michaelson, Katie and Bertha Stein to Jacob Stein. 132d st, No 37, n s, 356 w 5th av, two lots, each 27x99.11. Two mort, each \$3,000. Prior mort \$18,000 each. July 30, 1909, 3 years, 6%. 6:1730. 6,000
- Mehaffey, Sarah E, of Plainfield, N J, to Perpetual Realty Co. West End av, No 195, s w cor 69th st, No 300, 25.5x100. April 9, due, &c, as per bond. July 31, 1909. 4:1180. 1,564.61
- Macmillan Co to Robt S Clark. 5th av, No 64, w s, 103.1 n e 12th st, 25.9x100; plot begins 125 w 5th av and 77.7 s 13th st, runs s 25.7 x e 25 x n 25.7 x w 25 to beginning. July 29, due, &c, as per bond. July 30, 1909. 2:576. 45,000

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 SPECIAL RATES ON LARGER ORDERS.
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Same to same. Same property. Certificate as to above mort. July 29, 1909. 2:576.

McGill, Robert with EQUITABLE LIFE ASSUR SOC of the U S. 5th av, No 43. Agreement as to ownership of a permanent mortgage for \$450,000. Jan 2, 1906. July 30, 1909. 2:569.

Meehan, John to DeWitt C Flanagan and ano trustees, &c. 9th av, No 429. Saloon lease. July 28, demand, 6%. July 30, 1909. 3:731.

Makay, Frank to GERMAN SAVINGS BANK. 128th st, No 304, s s, 109.6 w 8th av, runs s 75 x w 0.6 x s 24.11 x w 25 x n 99.11 to st, x e 25.6 to beginning. July 29, 3 years, 4 1/2%. July 31, 1909. 7:1954.

Mott, Jos C, of Great Neck, N Y, to Hudson Mortgage Co. 55th st, No 20, s s, 80.6 w Madison av, 22.6x100.5. July 28, due Apr 26, 1910, 6%. Aug 2, 1909. 5:1290.

Marmac Construction Co to Florence Coleman. 39th st, Nos 222 to 226, s s, 510.2 e 8th av, 62.10x98.9. P M and building loan. Aug 2, due Apr 1, 1912, 6%. Aug 3, 1909. 3:788.

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 3, 1909. 3:788.

Manheimer, Simon and Abraham Kasse to Mary S Clark or Clare. Park av, No 1646, w s, 75.8 n 116th st, 25.2x90. Aug 2, due July 5, 1912, 6%. Aug 3, 1909. 6:1622.

Marie Realty Corpn to Wm H Thomas. Certificate as to mort for \$6,000 on land in Westchester Co, N Y. Apr 16. Aug 3, 1909. Miscl.

Myers, Fred S to John E Marsh. Greene st, No 237, n w cor 4th st, No 35, 94x25. All title to strip adj above in rear. P M. Aug 2, 1909, 3 years, 5%. 2:546.

Murray, Cath wife Isaac A to John O'Connor. Lawrence st, No 4, s s, 16.2 w from junction of s s Lawrence st and s s 126th st, 24.7x100x24.8x100. P M. Aug 4, 1909, 5 years, 5%. 7:1966.

Moore, James to Lion Brewery. Broadway, No 1372, n e cor 37th st, and 37th st, No 121 West. Saloon lease. July 28, demand, 6%. Aug 4, 1909. 3:813.

Manheimer, Morris to LAWYERS TITLE INS & TRUST CO. 101st st, No 9, n s, 175 e 5th av, 25x100.11. July 26, 5 years, 5%. Aug 4, 1909. 6:1607.

Mortgage Investing Co with Mary D Quinn. 135th st, No 527 West. Extension of \$5,500 mort until July 1, 1911, at 6%. Aug 1. Aug 5, 1909. 7:1988.

Meyer, Dora to Serena Wronkow. 133th st, No 510, s s, 200 w Amsterdam av, 25x99.11. Aug 4, due, &c, as per bond. Aug 5, 1909. 7:1986.

Same to Carl Buetow. Same property. Prior mort \$18,500. Aug 4, 5 years, 6%. Aug 5, 1909. 7:1986.

Marquise Co to Ray Hirshberg. 96th st, No 328, s s, 308.4 w West End av, 41.8x100.8. Prior mort \$60,000. Aug 4, 3 years, 6%. Aug 5, 1909. 4:1253.

Newman, Rose C to EMIGRANT INDUSTRIAL SAVINGS BANK. Wadsworth av, s w cor 179th st, 100x100. Aug 4, 1909, 3 years, 5%. 8:2163.

Nicholas, George to Henrietta C Schroeder-Burley. 36th st, Nos 20 to 26, s s, 300 w 5th av, 65x98.9. Prior mort \$251,753.41. Aug 2, due, &c, as per bond. Aug 3, 1909. 3:837.

O'Rourke, Frank to Cath wife Patk G Tighe. 11th av, e s, 24.8 n 22d st, 24.8x75. Leasehold. Building loan. July 31, 1 year, 6%. Aug 2, 1909. 3:694.

Olmsted, Williard H to Carrie White. 146th st, No 612, s s, 209.11 w Broadway, 19.10x99.11. P M. Prior mort \$8,500. Aug 3, due, &c, as per bond. Aug 4, 1909. 7:2092.

Powell, Ida M wife of and Alex M to BANK FOR SAVINGS in City N Y. Sullivan st, Nos 7 to 15, e s, 93.5 n Canal st, runs e 87 x n 6.9 x e 3 x n 117.7 x w 28 x n 3 x w 62 to Sullivan st, x s 128.1 to beginning. June 28, 5 years, 4 1/2%. July 30, 1909. 1:227.

Palmer Realty Co to Louis A Ehlers. Lexington av, No 1018, w s, 34.2 s 73d st, 17x80. Prior mort \$13,000. July 21, due, &c, as per bond. July 30, 1909. 5:1407.

Same to same. Same property. Certificate as to above mort. July 21. July 30, 1909. 5:1407.

Pocono Bldg Co to MUTUAL LIFE INS CO of N Y. 4th av, Nos 221 to 225, n e cor 18th st, Nos 101 to 111, runs n 102 x e 152 x n 82 to s s 19th st, Nos 102 and 104, x e 53 x s 92 x e 18 x s 92 to 18th st, x w 218 to beginning. July 29, due, &c, as per bond. July 30, 1909. 3:874.

Same to same. Same property. Certificate as to above mort. July 29. July 30, 1909. 3:874.

Philipse Manor Co to MT VERNON TRUST CO. Certificate as to mort dated July 31, 1909. July 31. Aug 2, 1909. Genl mort.

Paterno Bros, a corpn, to Cath McCrorken as trustee Owen McCrorken. Riverside Drive, e s, 165 n 116th st, 60x134.7 to c 1 Old Bloomingdale road x61.11x123.9. Aug 2, due Aug 17, 1911, 5%. Aug 3, 1909. 7:1990.

Piasecke, Bertha to Wm H Taubert. 24th st, No 416, s w s, 546 s e 10th av, 18x80. Leasehold. July 30, demand, 6%. Aug 2, 1909. 3:721.

Quinn, Mary D to whom it may concern. 47th st, No 227 East. Estoppel certificate. July 23. July 30, 1909. 5:1321.

Reiman, Alice to LAWYERS TITLE INS AND TRUST CO. 94th st, No 36, s s, 322.3 w Central Park West, 17.6x100.8. P M. July 30, 5 years, 4 1/2%. July 31, 1909. 4:1207.

Roggen, Nathan to Scheffel Japhe. East Broadway, No 39, s s, 293.10 e Catharine st, 26x75x25.6x75; East Broadway, No 41, s s, 25x75. Prior mort \$75,000. July 29, 5 years, 6%. July 30, 1909. 1:280.

Ring, Naomi, of Mt Vernon, N Y, to Frank M Tichenor. Pearl st, No 298, s e s, abt 130 e Beekman st, 24x86x25.8x85 s w s. July 29, 3 years, 5 1/2%. July 31, 1909. 1:98.

Rosenthal, Henry with Solomon C Guggenheimer. 136th st, No 508, s s, 175 w Amsterdam av, 37.6x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988.

Rodt, Saml and Jacob Lipman to Samson Lachman. 44th st, Nos 451 and 453, n s, 150 e 10th av, 50x100.4. P M. Prior mort \$11,000. Aug 2, 1909, 1 year, 6%. 4:1054.

Reis, John to David Bussel. 108th st, No 67, n s, 150 e Columbus av, 25x100.11. P M. Prior mort \$22,000. Aug 1, 3 years, 6%. Aug 3, 1909. 7:1844.

Regal Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 259.10 n 175th st or n e cor 176th st, 99.11x100. P M. Prior mort \$27,675. July 30, 1 year, 6%. Aug 3, 1909. 8:2132.

Same to same. Same property. P M. Prior mort \$35,175. July 30, 1 year, 6%. Aug 3, 1909. 8:2132.

Regal Construction Co to Fleischmann Realty & Construction Co. Audubon av, e s, 259.10 n 175th st or n e cor 176th st, 40x100. Agreement that mort for \$16,000 Ois a lien on above premises only. July 30. Aug 3, 1909. 8:2132.

Ryce, Lucius C, of Hartford, Conn, to EMIGRANT INDUSTRIAL SAVINGS BANK. Park av, No 1101, n e cor 89th st, No 101, 19.8x80. July 22, 3 years, 4 1/2%. Aug 3, 1909. 5:1518.

Steiner, Isidor and Henry, and Joseph Kopperl to Albert F Hyde. 17th st, Nos 257 to 265, n s, 100 e 8th av, 127x92. P M. Aug 2, due, &c, as per bond. Aug 3, 1909. 3:767.

Same to same. Same property. P M. Prior mort \$250,000. Aug 2, due, &c, as per bond. Aug 3, 1909. 3:767.

Sable, Leon with Ann A Thomas et al trustees Saml Thomas. 143d st, Nos 212 and 214 West. Extension of \$50,000 mort until May 1, 1915, at 5%. Apr 27. Aug 3, 1909. 7:2028.

Smith, Clara A, Sarah L and Louisa to Kath T Moore. 9th av, No 226, s e cor 24th st, Nos 354 and 356, 24.8x100. Leasehold. Aug 2, 1909, 5 years, 6%. 3:747.

Scully, John H to Julia Aichele. Av A, No 1645, s w cor 87th st, No 448, 25x75. Aug 2, due, &c, as per bond. Aug 3, 1909. 5:1566.

Sobel, Sam and Becky his wife to Cornelia H Hughes. 74th st, No 484 East. Declaration as to correction of name of mortgagee in mort recorded Nov 27, 1905. June 29, 1909. Aug 2, 1909. 5:1468.

Savino, Santo to George David. 115th st, No 63, n s, 185 e Madison av, 25x100.11. P M. Prior mort \$24,000. July 31, installs, 6%. Aug 2, 1909. 6:1621.

Sinske, Morris M with LAWYERS TITLE INS & TRUST CO. 121st st, No 232 East. Agreement as to share ownership of mort. July 29. Aug 2, 1909. 6:1785.

Silberman, Esther to LAWYERS TITLE INS & TRUST CO. Av B, No 221, e s, 71.9 n 13th st, 22x88. June '23, 5 years, 5%. Aug 2, 1909. 2:396.

Schulman, Esther, of Brooklyn, N Y, to Louis Starr. 91st st, No 108, s s, 96 e Park av, 27x100.8. P M. Prior mort \$—. July 29, due Jan 29, 1912, 6%. July 30, 1909. 5:1519.

Starr, Louis to Geo F Bleil et al. 91st st, No 108, s s, 96 e Park av, 27x100.8. P M. July 29, 4 years, 5%. July 30, 1909. 5:1519.

Starr, Louis to James A Robinson. 91st st, No 110, s s, 103 e Park av, 27x100.8. P M. July 29, 5 years, 5%. July 30, 1909. 5:1519.

Schwartz, Paulina to Loretta V Fleming. 110th st, Nos 202 to 208, s s, 85 e 3d av, 60x100.10. P M. Prior mort \$22,400. July 30, 2 years, 6%. July 31, 1909. 6:1659.

Schwartz, Paulina to Clergymens Retiring Fund Society of the Protestant Episcopal Church in the U S. 110th st, Nos 202 to 208, s s, 85 e 3d av, 60x100.10. P M. July 30, 3 years, 5%. July 31, 1909. 6:1659.

Sprenger, Lucette D to Harmon W Hendricks et al exrs Emma B Hendricks. West End av, No 658, s e cor 92d st, 20.8x82. July 30, 5 years, 5%. July 31, 1909. 4:1239.

Schuykill Realty Co to ROYAL BANK OF N Y. Wadsworth av, s e cor 182d st, 70x50. Assign rents. July 29, installs, —%. July 30, 1909. 8:2165.

Singerman, Saml A to American Mortgage Co. 53d st, No 131, n s, 375 w 6th av, 25x100.5. Aug 5, 1909, 5 years, 5%. 4:1006.

Samarelli, Gaetano F Carmelo Atonna and Michele Caturani to Eliz F King et al exrs Edward King. Pleasant av, Nos 281 and 283, n w cor 115th st, 30.7x74. July 30, due Aug 1, 1914, 5 1/4%. Aug 3, 1909. 6:1709.

Schneller, Bernhard with Phillips-Julien Realty Co. 114th st, n s, 200 e Amsterdam av, 100x100. Extension of time for completion of building until Jan 1, 1910. Aug 4. Aug 5, 1909. 7:1867.

Sebastian Wagon Co to Chas A Stadler. 53d st, Nos 425 to 429, n s, 294 e 1st av, 75x200.10 to 54th st, No 418. Aug 2, 5 years, 6%. Aug 5, 1909. 5:1365.

Same to same. Same property. Certificate as to above mort. Aug 2. Aug 5, 1909. 5:1365.

Teichman, Engineering and Construction Co to David Thomson and ano trustees Clara H Jerome. Greenwich st, Nos 708 and 710, w s, abt 70 n 10th st, 50x93x52.6x89.8. Aug 5, 1909, 5 yrs, 4 1/2%. 2:631.

Same to same. Same property. Certificate as to above mort. Aug 5, 1909. 2:631.

Same and Yale D Benner with same. Same property. Subordination agreement. Aug 5, 1909. 2:631.

Tripler, Caroline to LAWYERS TITLE INS AND TRUST CO. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. July 30, 5 years, 5%. July 31, 1909. 2:432.

Tobiesen, Eleanor and Annie Levy with Ernest G W Woerz and Solomon C Guggenheimer. 136th st, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988.

Tobiesen, Eleanor and Henry Rosenthal with Ernest G W Woerz. 136th st, Nos 504 to 510, s s, 100 w Amsterdam av, 150x99.11. Subordination agreement. July 28. July 30, 1909. 7:1988.

Tobiesen, Eleanor to Morris Levy. 136th st, Nos 504 and 506, s s, 100 w Amsterdam av, two lots, each 37.6x99.11. Two P M morts, each \$7,000. Two prior morts \$38,000 each. July 28, due July 1, 1912, 6%. July 30, 1909. 7:1988.

Tobiesen, Eleanor to Ernest G W Woerz. 136th st, Nos 504 and 506, s s, 100 w Amsterdam av, 2 lots, each 37.6x99.11. Two morts, each \$38,000. July 28, 3 years, 5%. July 30, 1909. 7:1988.

Tillis, Saml to Joshua Silverstein. 146th st, No 420, s s, 62.6 e Convent av, 37.6x99.11. P M. Prior mort \$40,000. July 29, due Feb 1, 1912, 6%. July 31, 1909. 7:2060.

Tobiesen, Eleanor to Solomon C Guggenheimer. 146th st, No 508, s s, 175 w Amsterdam av, 37.6x99.11. July 28, 3 years, 5%. July 30, 1909. 7:1988.

Same to Morris Levy. Same property. P M. Prior mort \$38,000. July 28, due June 1, 1912, 6%. July 30, 1909. 7:1988.

Tishman, Julius to Sender Jarmulowsky. Division st, Nos 218 to 222, n e cor Clinton st, Nos 188 and 188 1/2, on map Nos 188 to 190, 64x67.10x26.10x90.4. P M. Aug 2, 1909, due, &c, as per bond. 1:314.



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- Tobiesen, Eleanor to Morris Levy. 136th st, No 510, s s, 212.6 w Amsterdam av, 37.6x99.11. P M. Prior mort \$38,000. July 28, due June 1, 1912, 6%. July 30, 1909. 7:1988. 7,000
- Taft Construction Co to Louis Gordon. Consent to mort for \$7,000 covering land in Kings Co. July 19. July 31, 1909. —
- Same to same. Certificate as to mort for \$7,500 covering land in Kings Co. July 19. July 31, 1909. —
- Tripler, Caroline and Harry L Rosen with LAWYERS TITLE INS & TRUST CO. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. Subordination agreement. July 30. Aug 2, 1909. 2:432. nom
- Tripler, Caroline and Nellie Cawley with LAWYERS TITLE INS & TRUST CO. 5th st, No 402, s s, 67.2 e 1st av, 20.9x65. Subordination agreement. July 29. Aug 2, 1909. 2:432. nom
- Timm, C Margt widow John H to German Evangelical Lutheran Church of St Paul in City N Y. Perry st, Nos 85 and 87, n e cor Bleeker st, Nos 385 and 387½, 55.2x58.9x54.7x57.3. Aug 2, 1909, due, &c, as per bond. 2:622. 3,000
- Twenty-Seventh St Co to TITLE INS CO of N Y. 27th st, Nos 39 to 43, n s, 150 w 4th av, 75x113.6. Aug 4, 1909, 5 years, 5%. 3:857. 260,000
- Same to same. Same property. Certificate as to above mort. Aug 4, 1909. 3:857. —
- Townsend-Odell Co with UNION DIME SAVINGS BANK. Riverside Drive, No 194, s e cor 92d st, No 316, 102.7 to n s old lane x125.2x109.4x125, with all title to old lane. Extension of \$240,000 mort until Nov 1, 1913, at 4½%. July 26. Aug 3, 1909. 4:1251. nom
- Tushman, Julius to Sender Jarmulowsky. 93d st, Nos 37 to 43, n s, 425 w Central Park West, runs w 75 x n 44.4 to s s Aphorps lane x n 19.10 to c l Aphorps lane x w 25.10 x n 35.6 x e 100 x s 19.3 to n s Aphorps lane x s 20.2 to c l Aphorps lane x e 0.8 x s 61.2 to beginning. P M. Aug 3, 1 year, 5½%. Aug 4, 1909. 4:1207. 40,000
- Ullman, Coleman to Wm Mylius. 147th st, No 618, s s, 150.6 w Broadway, 24x99.11. P M. Prior mort \$—. July 28, 3 years, 6%. July 30, 1909. 7:2093. 7,500
- Uhlig, Caroline to Packard & Co. Lenox av, No 22, e s, 33.11 n 11th st, 33.6x100. Assign rents to extent of \$825. June 23. July 30, 1909. 6:1595. 825
- Unterberg, Bella with Morris Claman, Abraham Tokajer, Pauline Barabash and Abraham Weisbrot. Rivington st, No 148. Extension of \$28,750 mort until Aug 1, 1916, at 6%. Aug 3. Aug 5, 1909. 2:349. nom
- Viebeck, John to TITLE GUARANTEE AND TRUST CO. Amsterdam av, No 1986, w s, 74.11 n 158th st, 25x100. P M. Aug 4, due, &c, as per bond. Aug 5, 1909. 8:2117. 14,000
- Veit, Flora G with Moses Neustader Peisach Neustader and Harry P Herzig. Sheriff st, No 63. Agreement as to release and discharge from all liability under bond. July 30, 1909. 2:338. nom
- Van Laer, Stella S to Dora E Merrill. 57th st, No 32 and 34, s s, 75 e Madison av, 50x100.5. P M. Prior mort \$145,000. July 30, 10 years, 5%. July 31, 1909. 5:1292. 30,000
- Van Laer, Stella S to LAWYERS TITLE INS AND TRUST CO. 57th st, Nos 32 and 34, s s, 75 e Madison av, 50x100.5. July 30, 5 years, 5%. July 31, 1909. 5:1292. 145,000
- Vollmers, Henry E to Chas Schramm. 40th st, No 440, s s, 275 e 10th av, 25x98.9. P M. July 31, 3 years, 6%. Aug 2, 1909. 3:737. 3,000
- Von Dehsen, Chas H to GERMAN SAVINGS BANK in City N Y. 8th av, Nos 2149 and 2151, s w cor 116th st, Nos 300 and 300½, 40.11x100. Aug 2, 1909, 5 years, 4½%. 7:1848. 25,000
- Vogel, Fredk to N Y SAVINGS BANK. 31st st, No 328, s s, 265 w 1st av, 20x98.9. Aug 3, due, &c, as per bond. Aug 4, 1909. 3:936. 8,000
- White, Mathilda to Yale University. Lenox av, No 198, s e cor 120th st, No 84, 37.2x85. Aug 3, 3 years, 4½%. Aug 4, 1909. 6:1718. 40,000
- Weissman, Rachel wife of and Abraham to John J Mahony. 97th st, No 106, s s, 125 e Park av, 25x100.11. June 9, demand, 6%. July 30, 1909. 6:1624. 1,900
- Weir, Mary E to Chas A Miller. 72d st, No 123 n s, 215 w Columbus av, 20x102.2. P M. July 27, due, &c, as per bond. July 30, 1909. 4:1144. 47,000
- Wingert, Henry A to Jules J Vail. 2d av, No 2276, s e cor 117th st, No 300, 25.5x84.10. July 29, 5 years, 5%. July 30, 1909. 6:1688. gold, 20,000
- Same and Chas J Nunan with same. Same property. Subordination agreement. July 29. July 30, 1909. 6:1688. nom
- Xiques, Ramon to Alice Davis. 31st st, No 207, n s, 185 e 3d av, runs n 50 x w 8 x s — to st, at point 118 e 3d av, x e 17 to beginning. P M. Aug 3, due, &c, as per bond. Aug 5, 1909. 3:912. 2,500
- Zika, Teresie to Chas Isaacs. 66th st, No 327, n s, 224.11 w 1st av, 25x100.5. P M. Prior mort \$15,000. July 30, 3 years, 5%. July 31, 1909. 5:1441. 4,500
- Zipser, Amelia, Cornelius Daniels and Isidor Teitelbaum to Corporation of the Brick Presbyterian Church in City N Y. 109th st, No 164, s s, 245 w 3d av, 25x100.11. July 28, due April 5, 1914, 5%. July 31, 1909. 6:1636. 1,500
- Zobel, Christian F with Morris J Gordon and Bearett Cohen. 37th st, No 408, s s, 150 w 9th av, 25x98.9. Subordination agreement. May 29. Aug 4, 1909. 3:734. nom
- Zweig, Julius to MERCANTILE TRUST CO and ano trustees for Isabella K Brownson and children under will Henry E Robinson. Chrystie st, No 176, e s, 81 s Rivington st, 19x75. Aug 3, 1909, 5 years, 4½%. 2:420. 13,000
- *Bunzel, Emil to Hudson P Rose Co. McDonald st, s s, 265.4 e Eastchester road, 25x100, and being lot 203 map 3272 lots Hunter estate. P M. July 10, due Aug 1, 1912, 5½%. July 31, 1909. 425
- Brook Construction Co to Estates Settlement Co. 180th st, late Samuel st, s s, 174 w Prospect av, late st, 122 to Clinton av, x 164x122x168, except part for 180th st and Clinton av. P M. July 28, due, &c, as per bond. July 30, 1909. 11:3094. 14,000
- *Buhl, William and Matthew T Halpin to Eliz K Dooling. Starling av, s s, 171 w Glebe av, 25x111.7x25x111.8. July 28, 3 years, 5½%. Aug 2, 1909. 4,000
- Bartolocius, Emil to Helene Engler. Park av, Nos 3990 and 3992, e s, abt 100 n 173d st, ——. Oct 28, 1908, 1 year, 6%. Aug 2, 1909. 11:2906. 2,800
- Bryant, Eliz F to LAWYERS TITLE INS & TRUST CO. 190th st, n s, 35 e Morris av, 68.7x114. Aug 3, 1909, 5 years, 5%. 11:3175. 7,000
- Benedict, Chas M with Mary J F Pratt and Ida F Crampton. 236th st, s s, 200 w Oneida av, 2 lots, each 25x100. Extension of two mort for \$4,000 each until July 30, 1914, at —%. July 30. Aug 3, 1909. 12:3366. nom
- Borst, Otto and Alfred E Schaefer to Mathias Haffen. Grant av, e s, 80.6 s 162d st, 18x105. Aug 2, due, &c, as per bond. Aug 4, 1909. 9:2444. 4,500
- *Branca, Achille to Geo A Sipp. Maple av, w s, 50 n 211th st (Ruskin st), 25x100. Aug 3, 3 years, 6%. Aug 4, 1909. 1,000
- Boyland (John) Co to TITLE GUARANTEE AND TRUST CO. Marion av, n w cor 193d st, 32.2x181.2 to e s Bainbridge av, x36.10 x170.4. Building loan. Aug 4, demand, 6%. Aug 5, 1909. 12:-3286 and 3287. 40,000
- Same to same. Same property. Certificate as to above mort. Aug 4. Aug 5, 1909. 12:3286 and 3287. —
- Broad Realty Co to Grace M Keefer and ano guardians John H Macy, Jr, and ano. Irvine st, w s, 49.4 s Garrison av, 20x50. Aug 4, 5 years, 5%. Aug 5, 1909. 10:2761. 5,000
- Same to same. Same property. Certificate as to above mort. Aug 4. Aug 5, 1909. 10:2761. —
- *Cassidy, Patrick M to LAWYERS TITLE INS AND TRUST CO. Waldo pl, n e cor Daniel st, 80x100x54.1x103.3. Aug 2, 5 years, 5%. Aug 4, 1909. 5,000
- *Centonze, Grazio to Hudson P Rose Co. Hobart av, w s, 150 s Waterbury av, 25x100, and being lot 74 map 108 lots Coster estate. P M. July 28, 3 years, 5½%. Aug 4, 1909. 450
- Cleland, Mary wife of and James to Wm Z Larned. 240th st, s s, 116 e Mt Vernon av, two lots, each 20x100. Two mort, each \$5,000. July 31, 1 year, 6%. Aug 4, 1909. 12:3380. 10,000
- *Collins, Geo to Geo A Devermann. Blackrock av, No 2044 (8th st), s s, 330 w Olmstead av (Av D), 25x108. P M. Prior mort \$3,000. Aug 3, 3 years, 6%. Aug 4, 1909. 1,500
- Conron Bros Co to Jared W Bell. Bergen av, e s, 85 s 153d st, runs s 74.6 x e 107.6 to c l Old Mill Brook, x s 19.7 x e 27.8 to Brook av, x n 206.2 to st, x w 38.9 to c l Old Mill Brook, x s 103.2 x w 82.3 to beginning. Aug 4, 1909, 5 years, 6%. 9:2361. 80,000
- Same to same. Same property. Certificate as to above mort. Aug 4, 1909. 9:2361. —
- *Cockburn, Wm H with Robt Caterson. 231st st, late 17th av, s s, 205 e White Plains road, 50x114, Wakefield. Extension of \$4,000 mort until Aug 2, 1912, —%. Aug 2, 1909. nom
- Condon, Richard J to Richard Condon. Eastburn st, e s, 225 n Walnut st, 50x100, except part for 173d st and Eastburn av. P M. July 30, 3 years, 5%. July 31, 1909. 11:2793. 2,000
- Cioffi, Carmine to Commercial Finance Co. Intervale av, w s, 330.7 n 167th st, runs w 120.8 x n 18.9 x n 0.6 x w 29.3 x n 25 x e 47.11 x s 1 x e 121.4 to av, x s 25 to beginning; Home st, n s, 100 w Fox st, runs n 64 x s w 27.4 x s 52.11 to st, x e 25 to beginning; Intervale av, e s, 160.8 s w Kelly st, runs s e 61.6 x e 58.4 to w s Kelly st, x s 17.5 x w 64.10 x n w 66.1 to av, x n 20 to beginning. July 20, 1 year, 6%. July 30, 1909. 4,500
- Coleman, Sarah to Margt Thorn. Old Post road, w s, 30.5 n e land Patrick Coleman, runs n e 90 x n w 165.7 x s 123.10 x e 140 to beginning, except part for 259th st. July 27, 3 years, 6%. July 30, 1909. 13:3423. 1,700
- *Costar, George to Louis Langfield. Jefferson st, n w cor Railroad av, 358x265.6x122.6x125. P M. July 31, 3 years, 5½%. Aug 2, 1909. 6,250
- Connet, Rose F with Gaetano Salerno and Eibe D Cordts. Hughes av, No 2398. Extension of \$5,000 mort until July 2, 1912, at 5½%. June 30. Aug 3, 1909. 11:3076. nom
- *D'Andrea, Victoria wife of and Antonio to Alwell Realty Co. Garfield st, No 1719, w s, 180 n Columbus av, 25x100, and being lot 294 map Van Nest Park. Aug 2, due, &c, as per bond. Aug 3, 1909. 6,000
- D'Amra, Annie to Henry R Wood. Decatur (Norwood) av, n w s, 366.7 n e 205th st, two lots, each 25x100. Two mort, each \$6,250. Aug 2, 3 years, 5½%. Aug 4, 1909. 12:3350. 12,500
- Del Gaizo, Raffaele to Thomas Delgas. 152d st, n s, 525 w Courtlandt av, 25x100. Prior mort \$10,000. July 30, 3 years, 4%. Aug 4, 1909. 9:2412. 1,800
- Doutney, Wm B to DOLLAR SAVINGS BANK of City N Y. Hughes av, e s, 149 s 179th st, 72.10x95x74.10x95. Aug 2, due Dec 1, 1910, 5%. Aug 4, 1909. 11:3079. 4,000
- *Dickson, Richard, of White Plains, N Y, to Anna M Scholz. St Pauls av, e s, 378 s Bronx and Pelham Parkway and being lots 81 to 85 map Eliz Schuh, Westchester, 125x124x125x121.1. P M. Aug 2, 8 years, 5%. Aug 4, 1909. 3,500
- Same to same. St Pauls av, w s, 437 s Bronx and Pelham Parkway and being lots 28 to 31 same map, 100x125.1x100x124.9 n s, P M. Aug 2, 8 years, 5%. Aug 4, 1909. 2,800
- Dohm, Bertha to LAWYERS TITLE INS AND TRUST CO. Clay av, e s, 384 n 165th st, 27x80. Aug 3, 5 years, 5%. Aug 5, 1909. 9:2425. 8,000
- Same and Ernest Wenigmann with same. Same property. Subordination agreement. July 21. Aug 5, 1909. 9:2425. nom
- *Fitzek, Frank to Saml Keeler. 220th st, late 6th av or st, n w cor 227th st, lot 61 map Wakefield. July 30, 3 years, 6%. Aug 3, 1909. 2,000
- Fitzell, Henry T to Mary D Hass EXTRX, &c, John D Hass. Teasdale pl, s s, 119.10 e 3d av, 25x100. Aug 5, 1909, 5 years, 5%. 10:2621. 19,000

BOROUGH OF THE BRONX.

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

- Alexander, Sadie O to Alfred Olenick. 164th st, No 869, n s, 33.7 w Stebbins av, 19.6x74.7. July 30, 1909, 2 years, 6%. 10:2690. 1,500
- *Boesche, Mercedes to Mary Reiser. St Ouen pl, n s, lots 15 and 16 map No 1 South Vernon Park, 50x100. July 30, 3 years, 6%. July 31, 1909. 1,150
- *Bolte, John C to Jefferson M Levy. Lots 59, 63, 64 block 22 and lots 14 to 16 block 5 map No 393 of lots at Edenwald. July 7. due, &c, as per bond. July 30, 1909. 1,500

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- *Fuchs, Joseph to Arthur J Mace and ano exrs Malinda G Mace. Sheil st, s s, 125 w Elwood pl, 50x100, Laconia Park. P M. July 23, 3 years, 6%. Aug 3, 1909. 450
- Feldman, Samuel with Rosa Mason. 171st st, n s, 175.2 e 3d av, 19x143.2x19.1x141.9. Extension of mort for \$6,600 to July 1, 1914, at 5%. July 1, 1909. 11:2928. nom
- *Finneran, Mary E to Fredk W Niemeyer. 6th av, s w cor 3d st, 109.4x50, Williamsbridge. Aug 4, 3 years, 5%. Aug 5, 1909. 4,000
- *Fensterer, Richard with Henry Breslauer as trustee Miriam Breslauer. Bronx Park av, s e cor 177th st, 100x25. Subordination agreement. July 26. Aug 2, 1909. nom
- *Friedman, Bernard to Susanna Overfield. Doon av, s e cor Kingsbridge road, 94.4x100x107.4x100. July 30, 1909, due, &c, as per bond. 1,500
- Fioravanti, Germano of Yonkers, N Y, to Dennis Hayes. Grand av, e s, 358.7 n 184th st, 32.1x119.6x9.9x116.1. July 29, due, &c, as per bond. July 30, 1909. 11:3212. 12,000
- Gruber, Katherina to John A Groshon. Lafayette st, n s, 50 w Faile st, 50x100. July 30, 3 years, 5%. July 31, 1909. 10:-2764. 3,500
- Gehlhardt, Ferdinand to Louis Greenbaum. Prospect av, e s, old line, at n s lot 94; also distant 265 s from old s s 180th st, late Samuel st, 16.6x150, being part of lot 94 map East Tremont. July 29, 3 years, 6%. July 30, 1909. 11:3109. 600
- Galardi, Maria to Thomas F Murray. 188th st, n s, about 144.7 w Aqueduct av, lot 23 map No 1060 of 112 lots of Estate of Moses Devoe, 25.6x104.6x25x109.8. July 30, 1909, 1 year, 5%. 11:3219. 2,000
- *Grant, Frank A to The Monatiquot Real Estate Co of N Y. 232d st, s w s, 305 n w 7th st, or av, 25x114.5, Wakefield. P M. June 25, 3 years, 5%. Aug 4, 1909. 350
- Geiger, Cath T to Matthew Wolf. 180th st, n s, 122 w Boston road and at w s premises described in deed to George Strecker, runs n 95 x w 46.6 x s 95 to st x e 45.5 to beginning. Aug 3, 3 years, 5½%. Aug 4, 1909. 11:3138. 3,000
- Geiger, Henry to Matthew Wolf. Daly av, s e cor 179th st, runs s 27.6 x e 100.4 x s 38.10 x e 71.6 x n 55.9 to 179th st x w 171.2 to beginning. Aug 3, 3 years, 5½%. Aug 4, 1909. 11:3127. 6,000
- Hallinan, Mary wife of and James to Matilda A Stanisics. Bailey av, w s, 649.4 n from intersection w s Bailey av and e s Old Albany Post road, 50x99.2x63.2x80. Aug 2, 5 years, 6%. Aug 4, 1909. 12:3262. 12,000
- *Helm, Campbell A and Robt J to John B Eustis. Columbus av, n s, 78.4 e White Plains road, 16.8x100. P M. July 31, due, &c, as per bond. Aug 2, 1909. 1,000
- Higgins & Co to Sophie M Bach. Trinity av, e s, 275 n 161st st, 25x100. Aug 3, due, &c, as per bond. Aug 4, 1909. 10:2638. 23,000
- Same to same. Same property. Certificate as to above mort. July 22. Aug 4, 1909. 10:2638.
- Same to Chas Schimmer. Same property. Prior mort \$23,000. Aug 3, due, &c, as per bond. Aug 4, 1909. 10:2638. 2,500
- Same to same. Same property. Certificate as to above mort. July 22. Aug 4, 1909. 10:2638. nom
- Home St Realty Co and Mary Superior with North American Mortgage Co. Home st, n s, 86.5 e Longfellow av, 50x100. Subordination agreement. July 29. Aug 5, 1909. 11:3006. nom
- *Hupfel, Otto G and Walter Mott to Estates Development Co. Edison av, s e cor Barkley av, 100x100. P M. Aug 4, due, &c, as per bond. Aug 5, 1909. 3,300
- *Hanrahan, Katherine to John Schroder. 172d st, e s, 256 s Gleason av, 25x100, and being lot 597 and 598 map Gleason property dated June 24, 1897. Two morts, each \$3,500. Aug 4, due, &c, as per bond. Aug 5, 1909. 7,000
- *Hartmayer, Henry A with Henry Kurz. 10th st, n s, 76.11 e Av E, 76.10x108, Unionport. Extension of mort for \$600 to June 27, 1911, at —%. Mar 31. July 30, 1909. nom
- Heemsath, Wilhelmina wife of and Herman to Matilda Griesel. 161st st (Clifton st), n s, 57 w Forest av, 18x75. July 29, 3 years, 6%. July 31, 1909. 10:2638. 1,000
- Hilgemann, Adelheid wife Henry to Oscar Scherer. 198th st, s s, 200.2 w Creston av, 25x100.1. Aug 2, 1909, 3 years, 5½%. 12:3318. 5,000
- Heymann, Josefine to George Peper and ano. Union av, No 857, w s, old line, 50.5 s 161st st, 25.5x100, except part for av. Aug 2, 1909, 3 years, 5%. 10:2667. 6,500
- Hershfield, Elias to LAWYERS TITLE INS & TRUST CO. Wendover av, s s, 25.3 e Washington av, runs s 91.3 x e 24.11 x n 87.8 x w 25.3 to beginning. July 30, 5 years, 5%. Aug 2, 1909. 11:2912. 17,000
- Heymann, Josefine to Carrie Fazio. Union av, w s, 50.6 s 161st st, 25x100, except part for Union av. Prior mort \$6,500. Aug 2, due, &c, as per bond. Aug 3, 1909. 10:2667. 2,000
- Irvine Realty Co to Geo F Johnsons Sons. Faile st, n w cor Gilbert pl, 100x175. P M. Prior mort \$6,000. July 22, due, &c, as per bond. July 31, 1909. 10:2761. 10,500
- Irvine Realty Co to Geo F Johnsons Sons Co. Gilbert pl, n w s, 25 s w Faile st, 150x100. Certificate as to six morts for \$6,000 each. July 22. July 31, 1909. 10:2761.
- Irvine Realty Co to LAWYERS TITLE INS & TRUST CO. Gilbert pl, n w s, 100 s w Faile st, three lots, each 25x100. Three building loan morts, each \$6,000. July 22, 1 year, 6%. July 31, 1909. 10:2761. 18,000
- Same to same. Gilbert pl, n w s, 25 s w Faile st, three lots, each 25x100. Three building loan morts, each \$6,000. July 22, 1 year, 6%. July 31, 1909. 10:2761. 18,000
- Irving Construction Co to Manhattan Mortgage Co. Webster av, e s, 471.5 n Gun Hill road, 183.7x82.8x212.2x74.9. Certificate as to mort for \$42,500. Aug 4. Aug 5, 1909. 12:3360. —
- Irving Construction Co to Manhattan Mortgage Co. Webster av, e s, 471.5 n Gun Hill road, 183.5x100, except part for av. Aug 4, due, &c, as per bond. Aug 5, 1909. 12:3360. 42,500
- *Janson, Katharina to John Soltau. 5th st, n s, 230 w Av D, 25 x108, Unionport. Prior mort \$—. Aug 5, 1909, 3 years, 5½%. 3,000
- Jaeger, Emma A to Ellen Fitzgerald. Freeman st, n e s, 100 s e West Farms road, 84.5x60.11x133.8x131.9. July 20, 3 years, 6%. July 30, 1909. 11:3006. 3,000
- Jahn, Augusta wife of and Chas F A to Josephine Schwarz. Boston road, No 2027, w s, 38 s 178th st, 18.10x62.10x18.10x63.10. July 30, due Mar 22, 1911, 5½%. July 31, 1909. 11:3135. 1,000
- *Johnson, John E to Sylvia Ehrlich. Madison av, n e cor Robin av, 50x100. P M. July 29, due, &c, as per bond. July 31, 1909. 600
- *Jantzer, Jacob to Eliz Stroh. St Lawrence av, w s, 175 n Merrill st, lot 200 block E amended map Mapes estate. July 30, 1909, due, &c, as per bond. 4,000
- *Jewell, Truman W to Truman A Jewell. Fordham st, No 158, s s, 175 e City Island av, —x—, City Island. July 31, 3 years, 6%. Aug 3, 1909. 1,200
- Kitchen, Jane to Henry M Powell. Kelly st, e s, 171.3 n 165th st, 59x100. Building loan. July 30, demand, 6%. July 31, 1909. 10:2716. 18,750
- *Kane, Ellen A to Laura Boorman. Matilda st, n w s, n e ½ lot 74 map Wakefield, 25x100. July 1, 3 years, 5½%. July 30, 1909. 2,000
- *Kurz, Martha F wife of and Charles with Henry Kurz. Av E, n e cor 10th st, 108x51.3, Unionport. Extension of mort for \$3,000 to Jan 1, 1912, at —%. Mar 31. July 30, 1909. nom
- Kubischta, Frank to Natalie R Buser. Franklin av, No 1206, e s, 112 s 168th st, 30.6x106. All title to strip adj above on s s, 1.6x106. P M. Prior mort \$13,500. July 29, 5 years, 6%. July 30, 1909. 10:2614. 4,000
- Koelble, Henry A to Wm S Patten. Perry av, s s, 219.6 s w 205th st, 50x100. June 18, 1 year, 5%. July 30, 1909. 12:3345. 2,500
- Krabo, Marie and Johanna Ernst to Geo H Diehl. Vyse av, e s, 207 s 180th st, 35x112.5x35x112.11. June 14, 3 years, 5%. July 30, 1909. 11:3132. 18,000
- Krabo, Marie wife of August and Johanna R wife of Gustav Ernst to Xantha S Bartlett. Vyse av, e s, 242 s 180th st, 35x111.10x35.2x112.5. June 21, due, &c, as per bond. July 30, 1909. 11:-3132. 18,000
- Keogh (Wm T) Amusement Co to METROPOLITAN LIFE INS CO. Westchester av, s s, at s e Bergen av, runs e 78 x s 173.5 x w 24.3 x n w 6 x w 109.7 x s w 8.11 to Gerard av x n w 78.10 to Bergen av, x n e 188.11 to beginning. July 29, due Oct 1, 1914, 6%, until completion and 5½% thereafter. July 30, 1909. 9:-2294. 225,000
- Same to same. Same property. Certificate as to above mort. July 29. July 30, 1909. 9:2294.
- Klein, Esti to Samuel Cowen. Dawson st, No 786, s e s, 135 s w Longwood av, 25x100. P M. Prior mort \$—. Aug 2, due Feb 1, 1912, 6%. Aug 3, 1909. 10:2701. 1,500
- Klein, William and John J Sullivan to Sophia Isaacs and ano. 136th st, No 311, n s, 125 w Alexander av, 25x100. Aug 2, 4 years, 5%. Aug 3, 1909. 9:2312. 9,000
- *Kypsa, Gustav to Albert Von Belling. Morris Park av, s s, 70 e White Plains av, 25x100. July 31, due July 1, 1912, 5%. Aug 3, 1909. 4,500
- Kaplan, Israel with Katie Schwanewede widow. 146th st, n s, 225 e Willis av, 25x100. Extension of mort for \$1,500 to July 15, 1914, at 6%. July 30. Aug 3, 1909. 9:2291. nom
- Kitchen, Jane wife of Andrew to American Mortgage Co. 147th st, s s, 315 w Brook av, 50x99.9. Building loan. Aug 2, 1 year, 5½%. Aug 4, 1909. 9:2291. 24,000
- *Kaiser, John as devisee under will Chas Eisele to John Haffen and ano. Av A, e s, extends from 6th to 7th sts, lot 498 map Unionport, except part for Zerega av. Prior mort \$—. Aug 3, 1 year, 5%. Aug 4, 1909. 18,000
- Keller, Ernst to Abraham F Cohen. Martha av, e s, 75 n 240th st, two lots, each 25x100. Two morts, each \$1,000. Two prior morts \$4,750 each. July 30, 1 year, 6%. Aug 4, 1909. 12:-3394. 2,000
- Keller (George) Construction Co to American Mortgage Co. Park av, n e cor 188th st, runs e 139.6 n 40 x w 2.9 x n 55.10 to 189th st, x w 136.11 to av, x s 105. Building loan. Aug 2, 1 year, 6%. Aug 4, 1909. 11:3041. 75,000
- Same to same. Same property. Certificate as to above mort. Aug 2. Aug 4, 1909. 11:3041.
- Kitchen, Jane wife of Andrew to Greenwich Mortgage Co. 147th st, s s, 315 w Brook av, 50x99.9. Aug 2, 1 year, 5½%. Aug 3, 1909. 9:2291. 12,000
- *Koch, Edna A to Maria Downey. 240th st, s w s, lot 115 map Washingtonville, 37.10x132.1. P M. Prior mort \$2,800. July 29, due, &c, as per bond. Aug 5, 1909. 2,700
- *Kelman, Max to Joseph Lederer. Oakes av, w s, 300 n Jefferson av, 75x100. Aug 4, due, &c, as per bond. Aug 5, 1909. 300
- *Kronmeyer, Eliz L with Louise C Wolf. West Farms road, s w cor St Lawrence av, 55.4x112.5x50x136.3. Extension of \$9,000 mort until Oct 27, 1912, —%. Aug 5, 1909. nom
- Lang, Simon to EXCELSIOR SAVINGS BANK of City N Y. Brook av, No 1459, n w cor St Pauls pl, 27.5x83.11x37.11x86.3. Aug 4, 5 years, 5%. Aug 5, 1909. 11:2896. 3,000
- Levinson Impt Co to LAWYERS TITLE INS AND TRUST CO. Boston road, w s, 288.6 s Jefferson pl, 50x70x75x70.9. Building loan. Aug 3, due Feb 3, 1910, 6%. Aug 4, 1909. 11:2934. 27,000
- Same to same. Same property. Certificate as to above mort. Aug 2. Aug 4, 1909. 11:2934.
- *Liebman, Clara F to Louis Grees. Lots 147B and 148A map No 1108B subdivision of portion of Penfield property. July 22. 3 years, 6%. Aug 4, 1909. 1,000
- Loring, Realty Co to Manhattan Mortgage Co. Loring pl, e s, 351.11 n 183d st, 44x110. Prior mort \$—. July 29, due, &c, as per bond. July 31, 1909. 11:3225. 11,000
- Same to same. Same property. Certificate as to above mort. July 29. July 31, 1909. 11:3225.
- Liberti, Carmino and Frank Cusati to EMPIRE CITY SAVINGS BANK. Daly av, No 1987, s w cor 178th st, 50x80. July 29, 3 years, 5½%. July 30, 1909. 11:3121. 32,000
- Louda, Frank to Frank Cumisky. Fulton av, No 1175, w s, 170 n 167th st, late 5th st as on map Morrisania, runs n 68 x w 192 x s 76.4 x e 18 x n 5 x e 166 to beginning, except part for av, also property in White Plains, N Y. Prior mort \$13,665. July 28, due Feb 1, 1910, 6%. July 30, 1909. 10:2609. 1,150

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- Leckler, Peter to John W Nuth. Mohegan av, s w cor 181st st, 51.1lx— to Crotona Parkway x51.1lx145.6, except part for av. Aug 2, 3 years, 6%. Aug 3, 1909. 11:3119. 6,000
- Mutual Construction Co to Francis L Noble trustee Johanna M Williams. Southern Boulevard, s s, 216.9 w Av St John, 41.10x 100. Aug 8, 3 years, 5%. Aug 3, 1909. 10:2603. 30,000
- Same to same. Same property. Certificate as to above mort. July 30, Aug 3, 1909. 10:2603.
- Same to Irene B Braman. Southern Boulevard, s s, 258.10 w Av St John, runs s 100 x w 38.6 x n 100.2 x e 45.2 to beginning. Aug 2, 3 years, 5%. Aug 3, 1909. 10:2603. 32,000
- Same to same. Same property. Certificate as to above mort. July 30, Aug 3, 1909. 10:2603.
- *Morello, Frank to Wm W Brower. 4th av, e s, abt 78 n Arthur st, and being lot 868 map Laconia Park, 26.5x144.7x25x153.4 n s. June 23, 3 years, 6%. Aug 3, 1909. * 175
- McLaury (D H) Marble Co to Bernard C Gerken and ano as exrs Lueder F Von Ohlsen. Walnut av, n e cor 141st st, 100x125. Aug 2, 5 years, 5%. Aug 3, 1909. 10:2599. 16,000
- Same to same. Same property. Certificate as to above mort. July 23, Aug 3, 1909. 10:2599.
- McGlynn, Michl T to HARLEM SAVINGS BANK. Tiebout av, w s, 273.6 s 184th st, 25x115. July 28, 5 years, 5%. Aug 2, 1909. 11:3146. 4,500
- Morrison, James to Leopold Peck. Forest av, w s, 583.7 s 165th st, 18x87. Prior mort \$6,000. July 29, due, &c, as per bond. July 31, 1909. 10:2649. 200
- McHugh, Marie to TITLE INS CO of N Y. Crotona av, w s, 50.2 s Garden st, runs w 152.3 x s 100.8 x e 132.1 to av, x n 100.4 to beginning. July 29, 3 years, 5%. July 30, 1909. 11:3084. 7,000
- *McRae, Bruce to Chas Barr. King av, e s, lots 526 and 527 map of estate Eliz R B King, City Island. P M. July 9, 3 years, 5%. July 30, 1909. 3,000
- Malcolm (Thos D) Construction Co to Adolph Koppel. Stebbins av, e s, 100 n 170th st, 50x92.4x50.2x96.10. Prior mort \$— July 30, 1909. 2 years, 6%. 11:2965. 5,000
- Same to same. Same property. Certificate as to above mort. July 30, 1909. 11:2965.
- Same to same. Stebbins av, e s, 150 n 170th st, 50x87.1lx50.2x 92.4. Prior mort \$— July 30, 1909, 2 years, 6%. 11:2965. 5,000
- Same to same. Same property. Certificate as to above mort. July 30, 1909. 11:2965.
- Same to same. Stebbins av, e s, 100 n 170th st, 100x— Consent to two morts for \$5,000 each. July 30, 1909. 11:2965.
- McLernon, Hugh and Harry E Champoli to Park Mortgage Co. Devoe terrace, late Parkview pl, s e cor 190th st, 85x85x68.11x86.6. P M. July 31, 2 years, 6%. Aug 4, 1909. 11:3219. 4,000
- Murray, Mary to Mary Raichle. 202d st, No 412, late Tower pl, s s, 125 e Webster av, 25x100. P M. Prior mort \$4,000. Aug 3, due, as per bond, 6%. Aug 4, 1909. 12:3330. 900
- Massimino, John Co to Wm I Seaman. Davidson av, e s, 188 n 177th st, 51.4x54.10x65.9x55.1. Certificate as to mort for \$1,450. Aug 5, 1909. 11:2862.
- Mathews, Wm to Theresa Abelson. Boscobel av, n w cor Nelson av, runs n 100 x e 47.9 x s e 47.9 to Nelson av, x s w 100 to beginning, being lots 1 and 2 parcel 18 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. P M. Aug 1, 2 years, 4½%. Aug 5, 1909. 11:2874. 3,500
- Massiminio (John) Co to Leo M Klein and Saml Jackson to Wm I Seaman. Davidson av, e s, 188 n 177th st, runs e 55.1 x n 65.9 x s w 54.10 to av, x s 51.4 to beginning. Subordination agreement. Aug 5, 1909. 11:2862. nom
- Nelson, August to Gustave E Johnson. Lind av, w s, being plot bounded e by w s Lind av, s by lots 32 and 31, w by lot 30 and n by lot 34, being lot — (?), parcel 4 map subdivision estate Wm B Ogden, at Highbridge, filed May 24, 1907, lot No omitted. July 1, due, &c, as per bond. Aug 5, 1909. 9:2530. 1,100
- *Norton, Edward H to George Hauser. 172d st, e s, 356 s Gleason av, 25x100, and being lot 601 map Gleason property dated June 24, 1897. Prior mort \$3,600. July 31, due Feb 1, 1911, 6%. Aug 2, 1909. 500
- Nelson, Wm to Charlotte F Trowbridge. Kelly st, w s, 180.3 n 165th st, 100x100. P M. Prior mort \$5,000. July 29, 1 year, 5%. July 30, 1909. 10:2705. 3,500
- Otto, Eliz to Helene Fuld. Brook av, e s, 118 s 169th st, three lots, each 16.8x100. Three morts, each \$5,000. July 29, due July 1, 1912, 5%. July 30, 1909. 9:2395. 15,000
- O'Brien, Jeremiah W to Margt R Pride. Jennings st, s s, 195.2 e Union av, 25x100. July 30, 3 years, 5%. July 31, 1909. 11:2969. 2,000
- Otto, Elizabeth and Carl Ernst with Helene Fuld. Brook av, Nos 1266 to 1270, e s, 118 s 169th st, 50x100.5. Subordination agreement. June 30, Aug 2, 1909. 9:2395. nom
- Olsen, Arndt H to Kingsbridge Real Estate Co. Heath av, e s, 349.2 s Kingsbridge road, 21x90x48.7x78.6, and being lot 27 blk 3240 map Bailey Estate. P M. July 28, due Oct 1, 1909, 6%. July 31, 1909. 11:3240. 1,900
- Pinzka, Chas to Bernhard Bloch. 186th st, No 464, s s, 240 e Park av, late Vanderbilt av East, 20x100. July 29, 3 years, 6%. July 30, 1909. 11:3039. 2,000
- *Penfield, Wm W to Robert McCord. White Plains road, e s, lot 28 map No 1 South Vernon Park, 26.8x142.11x25x152.5 s s. July 1, 1 year, 6%. Aug 3, 1909. 600
- *Pettrich, Ferdinand V to Philip Weber. Amundson av, e s, 225 n Nelson av, 25x100. Prior mort \$— Aug 2, 1909, 3 years, 5%. 500
- Pendas, Ysidro with EMPIRE CITY SAVINGS BANK. Daly av, No 1987, s w cor 178th st, 50x80. Subordination agreement. July 29, July 30, 1909. 11:3121. nom
- Perry Avenue Construction Co to TITLE GUARANTEE & TRUST CO. Perry av, s e s, 119.6 s w 205th st, 100x100. Building loan. July 29, due Jan 29, 1910, 6%. July 30, 1909. 12:3345. 25,000
- Same to same. Same property. Certificate as to above mort. July 29, July 30, 1909. 12:3345.
- *Picciano, Liberato and Domenico to Hudson P Rose Co. Hobart av, w s, 75 s Waterbury av, 50x100, and being lots 76 and 77 map 108 lots Coster estate. P M. July 16, 3 years, 5%. Aug 4, 1909. 675
- *Quarg, Fredk O to Alwell Realty Co. Fowler av, w s, 125 n Rhineland av, 25x142.4, and being lot 50 blk 46 map section 1, Morris Park. July 27, due, &c, as per bond. July 30, 1909. 4,000
- Riedt Realty Co to Amelia Schaefer. 181st st, s s, 97.1 e Clinton av, 33x140.2. July 31, 5 years, 5%. Aug 2, 1909. 11:3096. 18,000
- Same to same. Same property. Certificate as to above mort. July 28, Aug 2, 1909. 11:3096.
- Richter, Frank to Julian Richmond. Sedgwick av, w s, and being lot 16 parcel 36 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907, 25x95. July 29, 3 years, 6%. July 31, 1909. 11:2882. 1,000
- Rourke, Mary A to Christian Biersack. Gerard av, e s, 181 n 158th st, 27x80. Aug 3, due, &c, as per bond. Aug 4, 1909. 9:2474. 3,700
- Stonington Realty Co to City Mortgage Co. Webster av, n w cor 184th st, runs n 74 x w 103 x s 39 x w 19 x s 19.2 to st, x e 125.8 to beginning. Building loan. Aug 3, demand, 6%. Aug 4, 1909. 11:3024. 47,500
- Same to same. Same property. Certificate as to above. Aug 3, Aug 4, 1909. 11:3024.
- *Sella, Grato to Anna E Haas. Leggett pl, e s, 275 n McGraw av, 51x221x214, gore, and being lot 370 map 984 Westchester Co, of 370 lots McGraw estate. Aug 4, 1909, due, &c, as per bond. 2,000
- *Stumpf, Peter, of East Orange, N J, to Agnes K Malone. Garfield st, w s, 330 n Columbus av, 25x100, and being lot 300 map Van Nest Park. P M. Prior mort \$4,000. Aug 3, 3 years, 5%. Aug 4, 1909. 990
- Spofford Estates, a corpn, to Hunts Point Estates. Faile st, e s, 300 s Spofford av, 125x100. Building loan. July 27, due Jan 27, 1911, 6%. July 30, 1909. 10:2764, 2769. 38,500
- Same to same. Same property. Certificate as to above mort. July 28, July 30, 1909. 10:2764, 2769.
- Silleck, Henry G, Jr, with Manhattan Mortgage Co. Loring pl, e s, 351.11 n 183d st, 44x110. Subordination agreement. July 28, July 31, 1909. 11:3225. nom
- Steinfeld, Morris to Lewis V La Velle. Bryant av, e s, 315 s 172d st, 20x100. P M. Prior mort \$8,000. July 29, due Feb 19, 1912, 6%. July 30, 1909. 11:3000. 1,500
- Shrady, Jacob to Max Just. Marion av, n w cor 197th st, 50x104.4 x50.6x111.4, except part for av. Prior mort \$4,500. July 30, due, &c, as per bond. July 31, 1909. 12:3289. 1,200
- Sullivan, Margaret to Sophia, Isaac and Jessie Batt. 136th st, No 311 East. Subordination agreement. Aug 2, Aug 3, 1909. 9:2312. nom
- Stroh, Julia A to Charles Goeller. Union av, No 821, w s, 212.9 n 158th st, late Cedar st, 22.6x120.3x22.9x120.1, except part for av. Prior mort \$4,600. Aug 3, 1909, due, &c, as per bond. 10:2666. 1,000
- *Schmelzle, Friedrich to Julius B Denicke. Columbus av, n s, 50 w Lincoln st, and being lot 207 map portion Hunt estate, 25x100. Aug 2, due July 1, 1914, 5½%. Aug 3, 1909. 3,000
- *Soyer, Lucien and Sadie Indix to Rose Apt. Fairfax av, e s, 167.10 s Waterbury av, and being lot 588 map 1275 of Lohbauer Park, 25x100. July 31, 3 years, 6%. Aug 2, 1909. 2,000
- Schober, Marie E to Marie Sommer. Union av, s e cor 156th st, 91x25. Prior mort \$12,000. Aug 3, due, &c, as per bond. Aug 5, 1909. 10:2675. 2,400
- *Tilger, Geo to Alfred Loweth. Cooper av, e s, 80 n Grant st, and being lot 46 map No 993 Westchester Co property Wm Cooper, 25x100. P M. Aug 4, 3 years, 6%. Aug 5, 1909. 1,000
- Tiedemann, Henry to EMIGRANT INDUSTRIAL SAVINGS BANK. Webster av, Nos 2759 and 2761, w s, 128.9 s 198th st, 50.1x127.5 x50.3x124.7. P M. Aug 2, 1909, 5 years, 5%. 12:3278. 15,000
- Tuoti, Giuseppe to Lillian Markel. Morris av, Nos 561 and 563, s w cor 150th st, Nos 262 and 264, 50x100. Prior mort \$19,000. July 29, 2 years, 6%. July 31, 1909. 9:2338. 2,000
- Tuoti, Giuseppe, Annie wife of Isidore Hershfield and Jacob L Markel to Francis K Pendleton. Morris av, Nos 561 and 563, s w cor 150th st, Nos 262 and 264, 50x100. July 29, 3 years, 5%. July 30, 1909. 9:2338. 19,000
- Tully Construction Co to James F Meehan Co. Southern Boulevard, s e cor Barretto st, 23.9x100. Prior mort \$25,000. June 30, due, &c, as per bond. July 31, 1909. 10:2733. 2,000
- Same to same. Same property. Certificate as to above mort. June 30, July 31, 1909. 10:2733.
- Tessier, Edw M to Saml A Archibald. Webb av, e s, 400 n Park View pl, 123.8x91.11x120.11x100. Prior mort \$6,500. July 29, due, &c, as per bond. July 30, 1909. 11:3219. 1,000
- Trablime Realty Co to Jacob Leitner. Washington av, w s, 350 s 174th st, 50x130. P M. Mar 27, demand, 6%. July 30, 1909. 11:2906. 6,000
- Von Dehsen, Chas H to GERMAN SAVINGS BANK. Summit av, n e cor 161st st, 75x95. Aug 2, 1909, 5 years, 5%. 9:2528. 65,000
- Wolkowitz, Leon to Saml Yesersky. Cauldwell av, w s, 399.7 n Westchester av, 50x115. P M. Prior mort \$— July 29, 1 year, 6%. July 31, 1909. 10:2624. 3,000
- Wilson, James J to Madeline E Claussen. Valentine av, w s, 90.1 n 197th st, 25x153.7x25x155. Prior mort \$6,500. July 27, 2 yrs, 6%. July 30, 1909. 12:3304. 2,750
- Wicke, Emma to Julius Bachrach and ano. Rogers pl, No 956, e s, 300.1 n Westchester av, 25x90. P M. Prior mort \$— Aug 2, 3 years, 6%. Aug 3, 1909. 10:2699. 400
- Wendling, Carrie to James F Lucey. 168th st, n s, 91.10 e Fulton av, runs e 9 x n 26.11 x e 2.6 x n 26.11 x e 15.6 x s — x w 28.4 to beginning. P M. Prior mort \$9,500. Aug 2, due, &c, as per bond. Aug 3, 1909. 10:2612. 1,900
- Welshman, Annie to Manhattan Mortgage Co. Prospect av, e s, 50 n 183d st, 50x114x50.1x117.9, except part for av. Prior mort \$— Aug 2, due, &c, as per bond. Aug 3, 1909. 11:3114. 11,000

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*Walker, Abraham P and Abraham M Jackson to Alwell Realty Co. Holland av, No 1856, being plot begins 490 e White Plains road at point 545 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. July 31, due, &c, as per bond. Aug 3, 1909. 3,500

Wynne, Cath L to Hannah Sweeney. Westchester av, s s, 83 e Brook av, 27x100x28.1x100. Prior mort \$19,000. Aug 2, 5 years, 6%. Aug 3, 1909. 9:2276. 4,000

Worcester Construction Co to METROPOLITAN LIFE INS CO. 3d av, No 3995, w s, 201.9 n 173d st, 50.1x131.8x50x131.3. Aug 2, due Oct 1, 1914, 6% until completion of building, and thereafter at 5½%. Aug 3, 1909. 11:2921. 50,000

Same to same. Same property. Certificate as to above mort. Aug 2, Aug 3, 1909. 11:2921. ---

Same to David F Butcher. Same property. Prior mort \$50,000. Aug 2, 2 years, 6%. Aug 3, 1909. 11:2921. 7,500

Same to same. Same property. Prior mort \$50,000. Aug 2, de- mand, 6%. Aug 3, 1909. 11:2921. 5,000

Same to METROPOLITAN LIFE INS CO. 3d av, late Fordham av, w s, 150 n e 173d st, 50x129.8x50x124.9. Aug 2, due Oct 1, 1914, 6% until completion of building, and thereafter at 5½%. Aug 3, 1909. 11:2921. 50,000

Same to same. Same property. Certificate as to above mort. Aug 2, Aug 3, 1909. 11:2921. ---

Same to David F Butcher. Same property. Prior mort \$50,000. Aug 2, 2 years, 6%. Aug 3, 1909. 11:2921. 7,500

Same to same. Same property. Prior mort \$50,000. Aug 2, de- mand, 6%. Aug 3, 1909. 11:2921. 5,000

*Weber, Chas J to Anna M Scholz. St Paul av, e s, 278 s Bronx and Pelham Parkway and being lots 86 to 89 map No 968 West- chester Co, of Eliz Schuh, Westchester, 100x121.1x100x118.9 n s. P M. Aug 3, due, &c, as per bond. Aug 4, 1909. 3,000

Warner, Ellen F to Simeon C Bradley. Southern Boulevard, w s, 75.11 n 184th st, 25.3x105.5x25x109.3. Aug 3, 3 years, 5½%. Aug 5, 1909. 11:3113. 1,500

Zimmerman, Morris and Louis Singer to Jennie Reichman. 134th st, n s, 200 w St Anns av, 25x100. Building loan. Aug 4, due July 1, 1910, 6%. Aug 5, 1909. 9:2262. 19,000

JUDGMENTS IN FORECLOSURE SUITS.

July 29.

Manhattan st, No 5. Pauline Neustaedter agt Isaac E Snyder et al; Benedict S Wise, att'y; James Oliver, ref. (Amt due, \$17,763.51.)

Oliver st, No 44. Ruby Schwartz agt Ike Sil- verman et al; Joseph Gans, att'y; Paul Cran- dell, ref. (Amt due, \$956.40.)

100th st, No 323 East. Mary F Martin agt Louis Mishkin et al; Arnstein, Levy & Pfeiffer, att'ys; Henry B Fischer, ref. (Amt due, \$6,- 234.58.)

July 30.

142d st, No 637 East. Edward Heid agt Kate Montague et al; Smith Williamson, att'y; Ed- gar J Bernheimer, ref. (Amt due, \$8,117.33.)

Av C, Nos 117 & 119. Saul Bernstein agt Bar- net Mankes et al; Harry M Friedman, att'y; Augustine R McMahon, ref. (Amt due, \$5,- 647.15.)

July 31.

116th st, No 129 West. Charles Jaeger agt Mau- rice Goldberg; Ira J Etlinger, att'y; Wm J O'Sullivan, ref. (Amt due, \$5,876.25.)

Canal st, No 73. Louis D Livingston agt Isaac Schreiber et al; Louis H Levin, att'y; Fred- erick R Rich, ref. (Amt due, \$11,728.50.)

Aug. 2.

135th st, n s, 147.6 e Lenox av, 37.6x99.11. Solmax Realty Co agt Hyman Horwitz; Wesch- ler & Rothschild, att'ys; Henry J Goldsmith, ref. (Amt due, \$16,178.62.)

152d st, n s, 100 w Wales av, 25x100.10. Solo- mon E Blogg agt Ludwig Sauer et al; Gug- genheimer, Untermeyer & Marshall, att'ys; J C J Langbein, ref. (Amt due, \$4,456.12.)

Aug. 3.

3d av, Nos 1097 & 1099. Anna C S Hassey agt Rachael L Schneider et al; Malcolm Sund- heimer, att'y; Russell H Robins, ref. (Amt due, \$21,324.50.)

3d av, Nos 1101 & 1103. J Eugene McMichael agt same; same att'y; same ref. (Amt due, \$21,324.50.)

Union av, Nos 1185 & 1187. Anna M Lehman agt Samuel Makransky et al; Geo A Stein- muller, att'y; Edward Browne, ref. (Amt due, \$6,294.)

Water st, No 656. Abraham Beller agt Isaac Blumberg; Adams & Hahn, att'ys; John H Judge, ref. (Amt due, \$13,060.96.)

LIS PENDENS.

July 31.

No Lis Pendens filed this day.

Aug. 2.

170th st, s e cor Fort Washington av, 90x125. Michael J Fitzgerald agt Herbert Dongan et al; action to foreclose mechanics' lien; att'y, G B Hayes.

Aug. 3.

59th st, n s, 180 e 3d av, 25x100.4. Christina Esselborn agt William Ey et al; att'y, U W Tompkins.

Aug. 4.

5th av, w s, 38 s 38th st, 28.3x133.

36th st, s s, 51 e Park av, 18.7x74.8.

38th st, s s, 108 w 5th av, 37x38.

Josephine W Taylor agt Alice W Emmet et al; partition; att'ys, Strong & Cadwalader.

Aug. 5.

Norwood av, e s, 330.8 s Gun Hill road, runs e 190 to Webster av, x s 50 x w 190 x n 50 to beg. John Zeto agt Vincent Avallone et al; action to declare ½ ownership; att'y, S Wech- sler.

Boston road, e s, 159.10 n 168th st, 197.2x181.3 x irreg. Henry Ahr Iron Works agt John M Linck; action to foreclose mechanics' lien; att'y, R E Bergman.

8th av, No 750. John B Quinlan agt Metro- politan Mercantile & Realty Co et al; action to recover possession; att'ys, Beatty & Bur- lingame.

Aug. 6.

9th av, s w cor 53d st, 50.5x100. Philip J Curry agt William Keil, Jr, et al; action to impress lien; att'y, H N Holde.

13th st, s w s, 416 n w 2d av, 15.6x103.3. Philip J Stein agt Susan Stein; accounting, &c; att'y, J C Stein.

FORECLOSURE SUITS.

July 31.

172d st, s s, 125 w Amsterdam av, 96.8x95. Estates Settlement Co agt One Hundred & Seventy-First Realty Co; att'ys, Carrington & Pierce.

St Nicholas av, n e cor 172d st, 94.6x125. John H Behrens agt Kingsway Construction Co et al; att'y, A J Shaw.

Aug. 2.

Clinton av, n w cor 181st st, 26.1x99.2. Ed- ward Giegerich agt Harry Feller et al; att'y, W H Giegerich.

Beck st, w s, 125 s 156th st, 25x100. Mary H Edwards agt Frederick C Schmidt et al; att'ys, Foster & Thomson.

101st st, Nos 121 & 123 West. Anna Deutch agt Rebecca Gomberg et al; att'ys, Reich & Brand.

Aug. 3.

134th st, Nos 114 & 116 West. Wilhelmina Kraetsch agt Moses L Frazier; att'y, A Wax- enbaum.

5th av, e s, 33.11 s 131st st, 16.6x75. Lillie B Lillienthal agt Elizabeth F Washburn et al; att'y, S Wechsler.

66th st, s s, 200 w 1st av, 25x100.5. William D Crumby et al, exrs, agt Ben L Fairchild, indiv and exr, et al; att'y, S Baker.

141st st, Nos 201 & 209 West; 5 actions. Fran- cis A Watson et al, surv, exrs, agt Simon Weiss et al; amended; att'y, G C Blanke.

67th st, Nos 235 & 237 West. Celia Michail agt Ricka Kaufman et al; att'ys, Engel Bros.

15th st, Nos 342 & 344 East. Abraham Gold- schmidt et al agt Louis Kovner et al; att'ys, Arnstein, Levy & Pfeiffer.

Aug. 5.

73d st, Nos 227 & 229 East; two actions. Van Norden Trust Co agt Bernard Scheinkman et al; att'y, A W Ashburn, Jr.

Broadway, w s, 100 n 125th st, 41.8x100. Charles Kaiser agt Cora B Redfern et al; att'y, A W Venino.

St Ann's av, No 419. Antoinette F Handte agt Henry J Grupe et al; att'y, F M Tichenor.

88th st, No 507 East. Mortgage Investing Co agt Theodore M Dougherty et al; att'ys, A & H Bloch.

66th st, No 153 West. Emanuel Menlino agt Jonas V Spero et al; att'y, S Bernstein.

Lots 79 to 83, map of Village of Williams- bridge, Bronx. Title Guarantee & Trust Co agt Irene Cappiello et al; att'y, H Swain.

Av A, w s, 3d to 4th sts, 216x305.

Av A, e s, 3d to 4th sts, 216x105.

3d st, n s, & 4th st, s s, lots 485 & 486 and gore lot J, 214x216x250x216, Bronx.

Hugh D Smyth agt Geo J Kuhn et al; att'ys, Lachman & Goldsmith.

Mapes av, s e (old line), 216 11 n e Tremont av, 26x150.2. Mutual Life Ins Co of N Y agt John N Golding et al; att'y, J McKeen.

Aug. 6.

51st st, Nos 222 & 224 East. Margaret Jaeger agt Abraham Drimmer et al; att'ys, Davis & Kaufmann.

Grand av, s e cor Evelyn pl, 50x100. Antoinette B Dewitt agt Mary A McCormick et al; att'y, C A Hitchcock.

Digney av, e s, 215.11 s Kings Bridge rd, 100x 100. Same agt James T Doyle et al; att'y, C A Hitchcock.

86th st, No 340 East. Abraham Leipzig agt Joseph Manganaro et al; att'ys, Jacobs & Liv- ington.

Willett st, Nos 7 to 11. Meyer Jarmulowsky et al agt Beth Haknesses Anschei Bialystock; att'y, B Alexander.

Madison st, No 351. Mathilde E Weber agt Philip Morgenstern et al; att'y, G W Clune.

Madison st, No 397. Edmund Bittiner agt Pauline Cahn et al; att'y, A Morris.

1st av, No 2199. Lincoln Mortgage Co agt Chas A Pecora et al; att'y, H A Blumenthal.

JUDGMENTS

In these lists of Judgments the names alpha- betically 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 & Aug.

31 Abood, Moses et al—Fourteenth St Bank.	\$773.54
2 Apfelbaum, Herman—N Y Edison Co.	15.32
2 Archer, Lucien M—C Eppleur.	130.41
3 Anselmi, Saverio—V Denma	147.75
3 Albrecht, Harry—W M Merz	44.41
5 Abramowitz, Isadore—United Dressed Beef Co of N Y	829.20
5 Altieri, Mary—Burns Bros.	99.11
31*Butler, Richard et al—M Rosenfield et al.	78.47
31 Burmester, Samuel—Newman Holding Co.	140.41

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For PLASTERING WALLS AND CEILINGS

J. B. KING & CO., 17 State Street, New York

- 31 Bernstein, Benjamin G et al—People, &c. 2,500.00
- 31 Bosse, Fred J—Phoenix Bank 1,039.03
- 31 Brooks, Samuel—I Abramowitz 46.84
- 31 Butterfield, Milton G—M Heinz 79.65
- 2 Bodian, Abe—A Luban et al 35.29
- 2 Bachrach, Tillie, admtrix—I Goldstein 5,310.54
- 2 Bloch, Clement—N Y Edison Co 33.91
- 2 Bettin, Mollie—R W Heberd, com'r 30.72
- 3 Beattie, Patrick—Edward B Bruce Co 59.90
- 3 Barger, Elias, Max Spector & Max Matskin—H Kramer 74.65
- 3 Booker, Willis—The Liquor Dealers Supply Co of N Y 299.41
- 3 Braunstein, Morris—B Brahms et al 825.55
- 4 Brown, Irma or Blau—M Zimmermann Co 208.25
- 4 Branin, Bud—J H Jenny 519.31
- 4 Booth, Hope B Wolf—John Wanamaker N Y 210.41
- 4 Bohm, Frank et al—Morning Telegraph Co 104.67
- 4 Berger, Bernard H & Samuel Berger—W J Diamond 6,072.84
- 4 Blumenthal, Sam—M Elkin 27.15
- 4 Burkhardt, Rudolph—H Klotz et al 127.92
- 5 Block, Gus—H B Hardenburg et al 48.95
- 5 Brackett, Henry W—J J Tracy 328.55
- 6 Bishop, Henry E—C G Willoughby 71.62
- 6 Burg, Wm W—Van Zandt Jacobs & Co 30.32
- 6 Bartley, T Joseph—E G Soltman 27.30
- 6 Bram, Julius—Parke, Davis & Co 25.50
- 6 Block, Wesley S et al—W H Kirtland 246.48
- 6 Berezin, Israel—B Reich et al 139.40
- 6 Bodenstein, Frank—D J Loewenthal 220.00
- 31 Colonna, John et al—Roebing Construction Co 60.12
- 31 Corrado, Frank et al—the same 60.12
- 2 Costa, Charles—N Y Edison Co 117.41
- 2 Cohen, Max—Nathan Kean & Co 106.81
- 3 Caffal, Edward M—Ogden Iron & Steel Mill Co 42.56
- 3 Croissant, Fred—J R O'Rourke et al, exrs 162.02
- 3 Combes, Elizabeth A & Frank A Barnett Jr—E P Hanks et al 116.12
- 3 Cohen, Jacob—London Realty Co 2,000.00
- 3 Cady, James C Jr—F Le Roy Satterlee 139.24
- 3 Conrath, Charles W—G M Thomson exr 1,304.11
- 4 Creighton, Maud—R B Marx 1,126.00
- 4 Campbell, James A et al—P J Van Note 218.20
- 5 Cumisky, Mathias C—S Merblum 54.20
- 5 Capra, Guisepe—J Schwartz 79.65
- 6 Canfield, Edw S—S Girard Fox 62.41
- 6 Cohen, Max—L Kronfeld 90.01
- 6 Casey, Maurice S—J G Mitchell 7.65
- 31 Dunn, Ralph W—G A Haskett 81.16
- 31 De Barbieri, Andrew—J B Millet Co 87.51
- 2 Demetropolis, Anthony—P Weisslitz 29.41
- 3 Dirlam, Geo H—H A Ritchie et al 151.65
- 3 Dillenback, Sadie R—H McCreedy 61.75
- 3 Durant, Basil N—F S Johnson 197.52
- 3 Dewey, Henry S—Library Bureau 24.71
- 3 Dix, Bertha—Ravenswood Paper Mill Co 34.42
- 3 Duke, Oak—J C Wait et al 2,987.74
- 4 Den, Lee—C Cook 103.53
- 4 Davis, Geo H—P R Reese 67.93
- 5 Dodi, Charles—F Wyncken 261.50
- 5 Denhehy, David F—G W Boulton 443.54
- 5 De Goode, Wm A—Curtis Blaisdell Co 193.58
- 6 Donovan, Nora—R Hill 68.58
- 6 Dean, Elmer C—W L Sweet 70.79
- 6 de Krafft, Wm D—W J Stewart et al, costs 22.72
- 31 Epstein, Joseph A—A A Bernstein 159.13
- 31 Epstein, Ida—M Krane 520.04
- 3 Eagone, Frank J—M A Goodwin 81.06
- 3 Eagone, Camila—the same 79.77
- 4 Edelman, Louis et al—Morning Telegraph Co 104.67
- 5*Ekberg, Emil et al—Adams & Elting Co 92.06
- 5 Edwards, Geo H—Mohawk Condensed Milk Co 48.53
- 5 the same—Meyer & Lange 52.66
- 5 the same—Newman & Schwiers Co, Inc 37.91
- 5 the same—C E Diefenthaler et al 39.51
- 5 Elwood, Geo W—W H Lilly 80.47
- 6 Eisenberg, Harry et al—Phenix Cheese Co 129.41
- 6 Egan, Patrick J—G Durham 321.31
- 6 Engeman, Wm A et al—C R Fleischman 806.90
- 6 Elk, Samuel—Bauer & Black 43.61
- 31 Fisher, Edw S—E Ryder 32.61
- 31 Freese, John C—M B Miller et al 102.00
- 31 Fine, David—M Kaftan 81.63
- 2 Fanwich, Max—S O Pollock 59.41
- 2 Furer, J William—H J Maris 31.91
- 3 Friedman, Harry—J Auerbach 46.40
- 3 Feitelberg, Ellison M—M Epstein 38.67
- 3 Finch, Howard D—J P Lansmon 107.68
- 5 Feder, Mammie—Improved Property Holding Co of N Y 67.98
- 5 Fraser, John et al—H Pearson 296.99
- 5 Frank, Louis—Central Chandelier Co 76.73
- 6 Fontaine, Delima F—S J Bloomingdale et al 15.15
- 6 Friedman, Meno—Forbes Paper Co 45.00
- 6 Freese, John C—Meyer & Lange 27.58
- 31 Gilbane, Thomas et al—M Rosenfield et al 78.47
- 31 Goldschmidt, Sol et al—People, &c 2,500.00
- 31 Gerdes, Wm H & Mary—W Klenert 86.76
- 2 Gorman, George—N Y Edison Co 189.75
- 3 Gottler, Jennie—J E Bates et al 34.41
- 3 Gruver, Simon—M Gutman et al 37.82
- 3 Goldberg, Morris & Minnie N—Frederick Hollender & Co 741.74
- 3 Ginsburg, Max & Abraham Tlusty—H Cash 153.90
- 3 Gold, Solomon—A Auerbach 140.64
- 3 Greenberg, Mendel W—B Goldsmith et al 163.61
- 3 Gabber, Frank M—N Y Belting & Packing Co 205.71
- 4 Goodman, Benjamin—State Bank 131.51
- 4 Goodwin, Milan—L C Redhead 231.49
- 4 Genzburg, Simon—Ludwig, Baumann & Co 41.32
- 5 Gregory, Gertrude—G Bradsky 121.01
- 5*Gemerich, Henry W et al—G R Sutherland 178.88
- 6 Goley, Mary—A Richards Shoe Co 87.36
- 6 the same—J E Bates et al 81.01
- 6 Glover, Bettie—M G Duffy 32.72
- 6 Giese, Henry C—E Wittenberger et al 77.90
- 6 Gruver, Simon—Samoset Chocolates Co 65.30
- 6 Greenberg, Isidore K—McCready Beals Co 47.04
- 31 Herman, Harry E—L Hoffman et al 7,257.72
- 31 Hammond, James—Watson Wagon Co 638.40
- 2 Huld, Franz—C Wagenfohr 64.00
- 2 Heidel, John A—N Y Edison Co 71.41
- 3 Hyams, Maurice—I Kaplan 80.99
- 3 Helprin, Benj E—J Workman 95.15
- 3 Halpern, Verocik—M Gutman 80.59
- 3 Holst, Christ & Eugene Ell—W Bienn 261.61
- 3 Hicks, Wm & James P—B Dunn 267.54
- 3 Hemming, Henry G—H Content 166.40
- 4 Hurwitz, Meyer et al—State Bank 176.20
- 4 Hurwitz, Meyer et al—the same 314.27
- 4 Holl, John et al—P J Van Note 218.26
- 5 Holland, Thomas G & John L—B Murray 620.13
- 5*Herschkovitz, Louis & Samuel et al—H Pearson 295.99
- 5 Hack, Fredericka—M D Williamson Co 439.60
- 5 Hagerdorn, Catherine—N Y & N J Telephone Co 43.12
- 5 Hoffman, Samuel et al—E Rosenstein 200.65
- 5 Heumann, Geo M et al—G R Sutherland 178.88
- 6 Howard, Anthony—James Olwell & Co 70.33
- 6 Hegen, Henry—T F Mulligan 115.82
- 6 Haveron, John & Emma—J B Theiss 86.02
- 6 Heymann, Edw L—Mansfield Machine Co 1,267.10
- 6 Harvey, William—Morning Telegraph Co 19.66
- 2 Jabaly, Michael—The Irish Lace Depot Ltd 286.67
- 3 Jones, Edwin K—R Schubert 546.02
- 4 Joline, Adrian H rec'r—L Zweig 151.49
- 4 Janney, Samuel M—Pioneer Iron Works 2,476.14
- 31 Kopstein, Emil—N Simmons 99.73
- 2 Kerr, James—H J Maris 38.51
- 2 Kaufman, Ida & Max—J F Lutz et al 147.12
- 2 Keary, Dennis—N Y Edison Co 173.44
- 2 Kronengeld, Philip—F S Chute 75.55
- 2 Klopch, Paul J & A Carpenter—Atlas Construction Co 47.65
- 3 Koziolok, Franz—V Loewers Gambrinus Brewing Co 473.39
- 4 Kowaloff, Benjamin et al—S W Denzer 44.65
- 4*Kirschenbaum, Louis et al—S W Denzer 44.65
- 4 Kelly, Henry C—G Edwards 70.41
- 4 Kranenberg, Christopher—T Halloran 46.71
- 4 Keogh, Bernard—M Groh's Sons 5,753.83
- 5 Kahn, Abraham—J Abrahams 518.65
- 5 Kotzen, Louis et al—State Bank 146.90
- 5*Kornreich, William et al—E Rosenstein 209.65
- 6 Kramer, Matthew—A Bloch 22.32
- 6 Kossman, Rose—Schwarzschild & Sulzberger Co 439.15
- 6*Kranz, Lena et al—A L Feldman 197.90
- 6 Kornahren, John—Meyer & Lange 72.13
- 31 Lee, Dan—L Buie 73.69
- 31 Lange, Henry—L Eisner 376.91
- 31 Lawrence, John—L W Sweet & Co 13.77
- 2 Leventhal, Joseph I—R Kauder 85.67
- 2 Levison, Geo—N Y Edison Co 80.37
- 2 Lewis, Leonard—H Hainken et al 312.65
- 2 Lerner, Harry & Harry Pinner—M Koslow 52.03
- 2 Levison, Ira—Acker, Merrill & Condit Co 68.41
- 3 Lewis, Leonard—A Kompametz 39.41
- 4 Leipzig, Isidor—S Jarmulowsky 30,785.29
- 4 Lewin, Samuel A—H K Wampole et al 101.32
- 4 Larson, Josephine—B K Block 145.36
- 4 Liewow, Harry H—S Sobel et al 536.70
- 4 Lifshitz, Paul & Bertha—J Dwutsch 2,538.33
- 5 Lazaroff, Morris et al—State Bank 146.90
- 5 Lutz, Wm F, Jr—J G Buckley 303.35
- 6 Leshitzky, Liedman et al—Phenix Cheese Co 129.41
- 6 Lowenberg, Louis—Van Zandt, Jacobs & Co 39.19
- 6 Levy, Abraham et al—L Goldberg 222.78
- 6 Laffin, Elizabeth or Roberts—C Fruchthauer et al 366.81
- 6 Lockett, F Poynton, Jr—American Cartoon 108.91
- 6 Leiser, Adolph—A J Appell 181.27
- 6 Lempert, Moses—Hydraulic Press Mfg Co 213.03
- 6 Levy, Jules—L B Carr et al 41.83
- 6 Little, Arthur W—F A Corbin 129.65
- 6 Lewson, George—Bauer & Black 17.76
- 6 Lankind, Morris et al—B Reich et al 139.04
- 31 Miller, Abraham P & Nathan et al—A T Ramsay 6,820.36
- 31 McGinley, Chas A—M S O'Brien 812.78
- 2 Mintz, Oscar & Minnie—A Epstein et al 215.41
- 2 Moore, Thomas F—Ransome Concrete Machinery Co 1,298.37
- 3 Mandeville, Henry F—E B Latham & Co 51.20
- 3 McQueen, Thomas—H Kaplan 50.67
- 3 McCord, Joseph A—H L Maxson et al 85.41
- 4 Mosher, Robert W—W H Dunne et al 132.80
- 4 Marks, Joel et al—Smith & Loughlin, Inc 301.67
- 4 Meyers, Michael—S F Hillman 222.60
- 4 Merz, John K—S Tillis 44.31
- 4 Moder, Thomas—J C Bogert & Co 272.91
- 4 Maguire, Thomas—F Westheimer et al 519.41
- 4 Meisels, Louis M—S Roseff 163.06
- 4 Mooney, Leo—F B Haviland Pub Co 1,125.34
- 5*Mills, John K et al—Carey Lithographing Co 265.79
- 5 Moore, Thomas et al—the same 265.79
- 5 Mink, Albert C—Albert Hotel Co 197.45
- 5 Moriarty, Kate—J Engelberg 31.36
- 5 Mollis, Giovinone—Independent Wine Co 59.51
- 5 Mandel, Max—Standard Metal Mfg Co 22.40
- 5 Morace, Domenico—V Loewers Gambrinus Brewery Co 674.23
- 5 Maloney, Owen—Central Brewing Co of N Y 1,527.99
- 6 Meyer, Louise—S J Bloomingdale et al 31.75
- 6 Moshier, Anthony J—F C Cornish 180.45
- 6 Milano, Maria or Angela M & Guisepe—M A Granieri 122.41
- 6 Marcus, Athol—H Hartman et al 192.82
- 6 Miggins, Abram or Abraham—M Fischer 509.89
- 6 Marst a James—M F Conklin 59.67
- 6 Martiucolon, Rocco et al—J Mandel 96.61
- 6 Mollica, Letizia—R Hill 53.29
- 6 Murphy, Geo F—M Moskowitz 1,580.41
- 6 McAdam, James—S J Bloomingdale et al 15.05
- 6 McAnaney, Jane—C Greenwood 259.71
- 2 Nutt, Samuel D—E C Hecht 80.28
- 3 Nelson, Hyman—J Gensler 111.91
- 3 Neudorfer, Sally—J T Barry 892.18
- 4 Nirenberg, Nathan et al—I J Silverstein 177.77
- 4 Nadler, Frederick H—L Levy 5,382.44
- 4 the same—the same 7,406.39
- 2 Oppenheim, Samuel E—N Y & N J Tel Co 180.26
- 2 O'Brien, John H—D A Clarkson et al 509.31
- 2 Oleson, Emma—P McConihe, costs 123.67
- 3 O'Reilly, Andrew—M Hasbrouck et al 601.33
- 5*Olsen, Chas J et al—Adams & Elting Co 92.06
- 31 Portman, Dora & Samuel—M Florea 59.67
- 31 Pacher, Anna M—Harbison-Walker Refractories Co 183.48
- 31 Posner, Alfred P et al—A T Ramsay 6,820.36
- 31 Paull, Samuel—S Briskman 91.24
- 2 Peet, Charles S & Geo H Waters—N Y & N J Tel Co 76.63
- 2 Peixotto, Moritz C—the same 32.59
- 2 Plotz, Meyer—F W Mapes 42.25
- 2 Podlesh, Roy—N Y Edison Co 20.41
- 2 Presutty, Nicholas & Rafael—H H Meise 116.72
- 3 Physioc, Joseph Allen—E S Goodwin 162.43
- 3 Paull, Samuel—A Friedenheit et al 34.62
- 3 Pelouquin, Oliver—C Adler 97.83
- 3 Perry, Geo W—N Y Iron Stone Co 107.63
- 3 Person, Jacob—I Auerbach 83.57
- 4 Polsky, Solomon et al—I J Silverstein 177.77
- 4 Parks, Frank J—D Nicoll et al 88.72
- 4 Pellman, Louis et al—State Bank 314.12
- 5 Porter, Louis M—E Lodge & Co 111.91
- 5 Price, James H—N Y Central & Hudson River R R Co 38.55
- 2 Reagan, Cornelius—E C Striffer 421.56
- 2 Rode, Raymond F—W H Regan 310.47
- 3 Rendle, Arthur E—E H Ahrend 64.79
- 3 Reynolds, James—Central Foundry Co 884.29
- 3 Regelman, Wm—A Kaufman 488.77
- 4 Reist, Benjamin F—J B Thomson 138.70
- 4 Riesel, Ernest—S Schwartz 114.36
- 4 Robinson, Douglas et al recvrs—J Zweig 151.45
- 4 Rothschild, Morris—I Broadman 1,893.21
- 5 Ryttenberg, Clarkson P—Standard Oil Co 59.48
- 6 Roberts, Elizabeth or Laffin—C Fruchthauer et al 366.81
- 6 Ricciardi, Luigi—C Penceroli 159.91
- 6*Rowan, Patrick & Michael—C H Young et al 321.05
- 6 Reston, John—H H Graff 209.47
- 6 Roth, Henry—W O Fredenburg et al 105.56
- 6 Rankin, Albert N—J Kiehl 73.26
- 6 Rich, Maurice B et al—A L Feldman 197.90
- 31 Stein, Louis—H Wolfe 87.02
- 31 Saltz, Isaac—M A Freedman 263.98
- 31 the same—S Briskman 147.48
- 31 Sire, Meyer L—Lord & Taylor 368.70
- 31*Shehab, Joseph et al—Fourteenth Street Bank 773.54
- 31 Smith, George & Max—H Witkin 316.15
- 2 Steiner, Samuel—N Y & N J Tel Co 61.88
- 2 Schwartz, Jacob—the same 69.25
- 2 Seidman, Jacob—Henry Lilley Co 613.22
- 2 Schumacher, Herman—B Lowenstein 66.27
- 2 Solomon, Morris—Endicott, Johnson Co 71.11
- 2 Silberman, Abram—A Danziger 475.70
- 2 Silverman, Samuel—L Stein 29.73
- 2 Sbar, Solomon—Knickerbocker Wall Paper Co 24.28
- 2 Shields, John F & John A Carter—H Brocklehurst 2,763.51
- 2 the same—the same 5,433.93
- 3 Schmidt, John C—J R Ferens 534.19
- 3 Slavinski, Frank J—S Levy 150.15
- 3 Scott, Wm H Jr—S Pizer 125.00
- 3 Schiller, Emanuel A—S Pizer 1,025.43
- 3 Saltz, Isaac—J Frolich 152.15
- 3 Stitich, Meyer B—I Tabor 171.24
- 4 Suiter, John W—W H Bingham Plumbing & Contracting Co 87.41
- 4 Springer, John H—H H Willenbrock 64.85
- 4 Steckler, Louis et al—P J Van Note 218.20
- 4 Schwartz, Henry et al—State Bank 176.20
- 4 the same—the same 314.27
- 4 Shkolnikoff, Rebecca—G Rosen 522.11
- 4 Segal, Joseph P—Ludwig Baumann & Co 33.94
- 5 Strolsee, Charles & Ernest* et al—Adams & Elting Co 92.06
- 5 Seemeyer, Ernst—H Eggers et al 64.61
- 5 Scheffler, Peter H—German Exchange Bank 2,115.25
- 5 Stephens, Benjamin F, Jr—N Y & N J Telephone Co 113.47
- 5 Simon, Jacob—the same 71.94
- 5 Straus, Moses—I Townsend 131.90
- 5 Sheridan, Andrew—Irish Industrial Exposition & Amusement Co costs, 92.32

GEORGE DOAN RUSSELL

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

LAWYER

SPECIALTY: Building Business, Mechanics' Liens, Etc.
7 Years' Practical Building Experience. 13 Years Lawyer.

5 Storm, Theodore J—Joseph Beck & Sons.	188.31
6 Sellers, Patrick—D S Brown	99.36
6 Sherman, Irving P—A McConnell	43.85
6 Schnepp, Nikolaus—C Greenwood	336.26
6 Stenson, Annie admrx—J H Flick Construction Co.	costs, 108.18
6 Santulli, Nicolo S et al—J Mandel	96.61
4 Tsemplis, James—P Isebelis	407.51
4 Teal, Margaret—A Messenger	41.05
5 Thomas, Herbert F—S C Thurn et al.	228.21
5 Tauber, Harry—C E Diefenthaler et al.	75.41
5 Tennenwurzel, Isaak* & Moses—J Lacs.	49.26
6 Tierney, Sarah—A Marks	125.98
6 Trust, Henry—D Scott	49.02
6 Temin, William—Star Beef & Provision Co.	94.26
6 Thompson, Percy—Continental Finance Co.	1,083.47
6 Treft, Paul F—Hollywood Co.	71.71
6 Wingenfeld, Joseph W—A Halliday & Co.	103.26
21 Vasselos, George—J Dormos	225.65
3 Von Lintig, August—C B Graham	308.01
5 Vallely, Frank J—N Y & N J Telephone Co.	50.30
5 Vanderveer, Benjamin B—M T Donovan.	30.21
6 Wohlrab, Anna M & Richard—C Schirner.	404.85
31 Weill, Benjamin M—N Levin et al.	78.77
2 Webber, Paul—N Y & N J Tel Co.	26.63
2 Wendelbrock, Louis—J F Schroeder.	49.86
2 Weiser, Max N—The Palmer-Price Co.	113.07
3 Whelan, Anna—J Knapp	25.77
3 Wolff, Armand—C Menzie admtrx.	249.72
3 Webster, James L—T Dupont de Nemours Powder Co.	766.91
3 Welch, Howard—The Fair	99.84
3 Walsh, John A—J McDonald et al.	48.36
4 Wolf, Hope B or Hope Booth—John Wanamaker, N Y.	210.41
4 Wingenfeld, Joseph—A Wierl	263.41
4 Wilderson, Rose—F H Porter	184.06
4 Wald, Louis—C Tishman	43.60
5 Ward, Patrick—James Sullivan	90.21
5 Whitney, Geo F—G Fischer	1,351.60
5 Wardenhauer, Lawrence—N Y & N J Telephone Co.	84.73
5 Wolodarsky, Hyman—the same	28.73
6 Wechsler, David H—Wachusett Shirt Co.	42.66
6 Walker, C—M C Demorest.	1,011.17
6 Wiener, Albert—L Goldberg	22.78
6 Weisberger, Adolf—J H Bernheim.	5,774.29
6 Wilbour, Wm F—A McConnell.	44.09
6 Werner, H—E Wittenberger et al.	21.16
6 Wohlco, Algernon H—S Rich.	65.07
6 Wohl, Joseph et al—B Reich et al.	139.04

CORPORATIONS.

31 Knickerbocker Leasing & Realty Co—A W Jones et al.	34.00
31 Phippo-Munds Realty Co—the same.	35.42
31* Lane Contracting Co et al—Roebbling Construction Co.	60.12
31 Jas P Ferrall Cotton Co—H Norden et al.	2,754.77
31 Metropolitan Sewing Machine Co—W H Boyer	1,996.35
31 Nichols Construction Co—Brooklyn Bank in City N Y.	191.74
2 Eldean Realty & Construction Co—N Y Edison Co.	120.31
2 Hawthorne Bldg Co—F Bloom et al.	153.81
2 Purity Baking Co—G F Lawrence.	75.34
2 The Ridgewood Premium Tea & Coffee Co—I Isler	371.26
2 The Nelden Institute & Sanitarium—N Y Edison Co.	350.66
3 Fleischmann Realty & Construction Co & Harry Finkelstein—The Mutual Life Ins Co of N Y.	580.85
3 the same—the same	580.85
3 the same—the same	1,580.85
3 the same—the same	1,580.85
3 Marron Chocolate Co—R C Boeckel et al.	20.91
3 Original Ulster County Social Club—F M Guiman	costs, 37.38
3 Predilecta Mining Co—Peoples Nat Bank of Pittsburgh	8,096.31
3 Rousar, John F Co—The U S Fidelity & Guarantee Co.	1,100.21
3 The Noble Co—Bleyer Bros.	19.97
3 The Bergen Iron Works—J J Kelleher.	187.19
3 British Guiana Gold Co—H L Hunter.	15,957.33
4 Grand Union Vaudeville Co—S Friedman.	480.28
4 Union Ry Co of N Y City—F Russo.	200.00
4* Hudson Grant View Realty Co et al—Smith & Loughlin, Inc.	301.67
4* Nonpariel Metal Weather Strip Co et al—Smith & Loughlin, Inc.	301.67
4 O J Mousette Co, Inc. et al—Smith & Loughlin, Inc.	301.67
4 Great Northern Engineering & Supply Co—L Sonnenborn Son	102.54
4 Columbia Storage Warehouse—M Reischman & Sons, Inc.	213.88
5 Au Bon Marche—Cassella Color Co.	72.26
5 National Photogenic Co—W G Pigueron.	64.01
5 F M Andrews & Co—G Barrie et al.	63.11
5 Uncasville Mfg Co—M Housman.	26.41
5 Standard Ice Cream Co—N Y & N J Telephone Co.	124.33
5 Henry Kroeger Construction Co—the same	96.13
5 Blenio Fireproofing Co—E N Hall	93.44
5 Lincoln Engineering Co—Russell & Stoll Co.	221.43
5 Samarai Co—G Roberts et al.	32.90
5 Noble Co—E G Hewitt et al.	259.98
5 W G Dean & Son, Inc—J W Ellsworth et al.	133.17
5 American Cut Sole Co—G Weiderman.	318.41
5 Clasm Engineering Co—Patterson Gottfried & Hunter, Ltd.	86.50
6 N Y & Virginia Copper Co—Patterson, Gottfried & Hunter, Ltd.	86.50
6 Brighton Beach Racing Assn et al—C R Fleischman	806.90

6 Derby Desk Co—H S Jones	119.88
6 Amelie Ritz Mfg Co—L Stettiner et al.	257.54
6 I Schwartz & Co—English Lumber Co, Inc.	664.23
6 Forty-ninth Street & Madison Avenue Co—Knickerbocker Trust Co.	9,513.17
6 Sherman & Co—S A Pope	5,627.19
6 N Y Safety Steam Power Co—Crocker Wheeler Co.	1,092.61
6 Chapter General Knights of St John & Malta—J J Kinkaid	costs, 27.41
6 the same—the same	costs, 27.41
6 the same—the same	400.00
6 the same—the same	401.75
6 Roberts Chemical Co et al—W H Kirtland.	246.48
6 I Danziger Construction Co et al—United States Gas Fixture Co.	139.16
6 Hapgoods Sales Co—International Cutlery Co.	77.73
6 McNutt Non-Explosive Mfg Co—E Nilson et al.	91.41
6 Art Embossing Co et al—Mansfield Machine Co	costs, 114.94
6 the same—Maryland Fidelity Deposit Co of Maryland	costs, 107.34
6 Sherman & Co—J G Schanck et al.	1,711.10
6 Alaska Schmettsam Gold Mining Co—P J Shields	1,002.01
6 Cohn Cut Stone Co—Material Mens Assn Ltd.	42.54

SATISFIED JUDGMENTS.

July 31, Aug. 2, 3, 4, 5 and 6.

*Bernstein, Morris—M B Morris.	1909. 728.61
Bienbaum, Samuel—E Appiborne.	1908. 20.15
Broidy, Mayer—A Spiegel.	1909. 250.31
*Bloom, Sam et al—M Funk.	1909. 71.65
*Ball, Chas E et al—E McDonald.	1909. 1,809.95
Clark, William F—D Scharps, assignee.	1909. 160.57
Cameron, Duncan Ewen—H Goldman.	1909. 3,485.15
Calderwood, John F—C W Clark.	1909. 431.93
*Calabres, Luigi et al—People, &c.	1908. 500.00
Chinn, L L et al—E McDonald.	1909. 1,809.95
Deutz, Herbert J—J F Boh et al.	1909. 862.49
De Saullis, John L—Improved Property Holding Co of N Y.	1902. 266.52
Dubroff, Morris A—L Barth & Son.	1908. 535.16
Elias, Salim—M E Massar.	1907. 3,274.84
Eisenstein, Ruben—G R Simpson.	1909. 161.81
*Factor, Barnet—S Abramson.	1909. 180.00
Farrar, Thomas L—H L Schmelz.	1909. 3,405.27
Fine, Samuel L et al—D Galewski.	1909. 114.80
Fine, Samuel L et al—L Markel.	1909. 111.91
Gileran, Thomas—W Taylor.	1909. 83.50
Garcia, Jose G—C Zumeta.	1909. 2,039.64
Gallo, Giuseppe et al—A V Tinsley.	1909. 138.45
*Ginsberg, Rae—R L Leslie et al.	1908. 419.41
Haas, Theodore—C R Schleiss.	1909. 610.80
Hirsch, Harvey A—A J Grobstein.	1909. 131.81
Hauser, Sigmund B—M H Ullmann et al.	1909. 22.72
*Halpin, Harry—U S Exchange Bank.	1907. 794.42
Helme, Geo A et al—E McDonald.	1909. 1,809.95
Heckman, Elizabeth—A M Stein & Co.	1909. 355.65
*Halpin, Harry et al—Middletown Realty Co.	1907. 1,698.02
*Same—J A Philbrick et al.	1907. 4,337.50
*Harris, Davis et al—L Reichenbach et al.	1908. 511.93
*Jabaly, Michael et al—L Reichenbach et al.	1909. 511.93
Jones, Harry T—B Schwin.	1909. 62.51
Jacobs, Mollie E et al—J J Sacker.	1909. 293.43
Kitay, Heyman—S Mann et al.	1892. 92.52
Kowalsky, Henry I—N Y Telephone Co.	1908. 104.44
Same—the same.	1908. 78.28
Looram, Thomas J—N Y City Ry Co.	1908. 107.88
Lynch, John—Union Ry Co.	1909. 107.88
Lamont, Thomas W et al—H H Mawhinney et al.	1909. 131.28
Levine, Samuel W et al—J J Sacker.	1909. 293.43
Lake, Vincent F—C W Moore et al.	1908. 49.24
Michel, Albert—K Maguire.	1909. 272.04
Moses, Darius V—S B Moses.	1906. 77.10
Muller, Gustave—W Bickter.	1900. 125.22
Merksamer, Samuel—J N Shaugnessy.	1904. 176.63
Morris, Martin B—M Brett.	1909. 540.85
Morgan, J Canby—T Goldsmith.	1908. 70.90
Montgomery, Geo L—L Schlessinger.	1905. 6,532.75
Mayer, David—M Mayer.	1909. 108.36
Markel, Louis et al—D Galewski.	1909. 114.80
Newcombe, Isaac B—S Browne.	1906. 1,496.10
Same—the same.	1906. 1,591.81
Newcombe, Isaac B—S Browne.	1906. 10,951.65
Same—the same.	1906. 10,951.65
Same—the same.	1906. 10,951.65
Same—the same.	1906. 7,998.97
*Oppenheim, Albert D—Greenwich Bank of City of N Y.	1909. 8,571.97
Pitelli, Francisco et al—A V Tinsley.	1909. 138.45
Person, Zadoc P & Mary L—W H Cagney.	1908. 62.81
*Pando, Teresa—People, &c.	1908. 500.00
Qualey, Joseph S—H Sturges.	1907. 1,188.25
Rosenfeld, Mary—A P Miller et al.	1909. 27.41
Rosenfeld, Herbert A—T Allison.	1909. 60.00
*Rosenberg, Max et al—M Funk.	1909. 71.65
Rosenstein, Abraham—S Epstein.	1895. 1,696.90
Same—A Quitman.	1895. 600.95
Same—Esberg Bachman Leaf Tobacco.	1895. 988.73
Same—B Diaz et al.	1895. 261.70
Same—the same.	1895. 509.01
Same—L L Warshauer Co.	1895. 340.37
Same—I Ashner.	1895. 463.62
Same—the same.	1895. 470.58
Same—Esberg Bachman Leaf Tobacco Co.	1895. 474.25
Same—the same.	1895. 4,353.80
Same—the same.	1895. 256.60
Same—G Salamon et al.	1895. 496.60
Same—E I Lichtenberg.	1895. 763.55

Same—A Moveno.	1895. 180.94
Same—N Y National Exchange Bank.	1894. 3,205.57
Stetson, Thomas—L C Butman.	1907. 153.12
Scarlino, Frederico—F F Chinmento.	1909. 35.01
*Sax, William—United States Exchange Bank.	1907. 794.42
*Stern, Benjamin—S Stern, exr.	1909. 138.16
*Sussman, Samuel—U S Exchange Bank.	1907. 794.42
Scheuplin, Joseph G—J Lorillard et al.	1909. 246.73
Schoenmann, Mortimer—H Jarecky.	1909. 161.81
Shufro, Joseph et al—D Galewski.	1909. 114.80
Schreiber, Isaac et al—D Galewski.	1909. 114.80
Shuffro, Joseph et al—L Markel.	1909. 111.91
Schreiber, Isaac et al—L Markel.	1909. 111.91
*Sax, William et al—Middletown Realty Co.	1907. 1,698.02
*Sussman, Samuel et al—the same.	1907. 1,698.02
*Sussman, Samuel et al—J A Philbrick.	1907. 4,337.50
Thomas, James C—J Booker.	1909. 1,000.00
Thomas, James C & Joseph Booker—People of the State of New York.	1909. 1,000.00
Ursino, Rocco V—David Stevenson Brewing Co.	1906. 197.35
Underwood, Frank L—J S Smoot.	1909. 1,644.14
Volk, Jacob—A Dupont.	1907. 488.58
Vickery, Charles—Standard Plumbing Supply Co.	1909. 75.47
Westfelling, John H—Bronx Sentinel Co.	1909. 109.52
Weiss, Julia—J Seeman et al.	1906. 70.93
Weinberg, Abraham—East River Mill & Lumber Co.	1909. 736.26
Whicher, L E et al—E McDonald.	1909. 1,809.95
Wren, Oliver et al—E McDonald.	1909. 1,809.95
Weiss, Louis et al—D Galewski.	1909. 114.80
Weinstein, Louis et al—D Galewski.	1909. 114.80
Weiss, Louis et al—L Markel.	1909. 111.91
Weinstein, Louis et al—L Markel.	1909. 111.91
Walcoff, Philip—S Grossman.	1909. 717.80
Zweig, Julius—M L Rohman.	1909. 1,027.63

CORPORATIONS.

American Bonding & Trust Co of Baltimore City—Lehigh & New England R R Co.	1903. 159.41
Evans, Turner Co—W M Alling.	1909. 54.31
International Hide & Skin Co—Fidelity & Casualty Co.	1908. 127.10
Philippine Sugar Estates Development Co Ltd—P Fuller.	1908. 63,480.52
Same—the same.	1909. 169.50
Paul B Pugh Co—B Sagehommer.	1905. 139.55
Same—the same.	1906. 129.87
United Electric Light & Power Co—City of N Y.	1909. 114.03
Bankers Trust Co et al—H H Mawhinney et al.	1909. 131.28
Uncas Co—J E Nichols et al.	1909. 580.71

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution *Annulled and void.

MECHANICS' LIENS

July 31.

211—Forest av, n w cor 158th st, 100x90. Frank Tranzillo agt Wm F Rohrig.	730.00
212—112th st, No 535 West. Otis Elevator Co agt Richard & Caroline Lanckenau and Thayer & Worthington.	25.83

Aug. 2.

1—Lexington av, w s, between 99th and 100th sts. Albert and J M Anderson Mfg Co agt Metropolitan Street Railway Co and Geo H Pride & Co.	1,149.95
2—Satisfied.	
3—Ave A, No 1661. Jacob Levin agt Jacob Rubin, Robert Kommel and S Hilderson.	174.00
4—Satisfied.	
5—Pike Slip, Nos 81 and 83. Asia Pest agt Jerry and John McSweeney and George Blumenthal.	100.00
6—Same property. Louis Savelowitz agt same.	25.00

Aug. 3.

7—Trinity av, Nos 971 and 973. Guarantee Awning Co agt Frank Zinga & H C Smith (Renewal).	116.00
8—Satisfied.	
9—Broadway, Nos 949 to 953. Joseph Elias agt Island Realty Co & Harris Fire Apparatus Co.	56.77
10—Ave A, No 1661. D Bravin Tile & Marble Co agt Jacob Rubin and Robert Kommel and S Henderson.	100.00
11—158th st, n w cor Forest av, 100x90. City Fire Proofing Co agt William F Rohrig & William F Rohrig.	312.11
12—Pike Slip, Nos 81 and 83. Joe Wexler agt Jerry and John McSweeney & George Blumenthal.	35.00

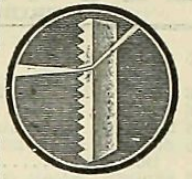
Aug. 4.

13—Southern Boulevard, w s, 225 s Crotona Pk East (Penfold av), 42.4x128.8x17.11x130.1. Michael Ryan agt Emil S Levi, Chas W O'Shea, Joseph Cooke and John B Devlin.	54.80
14—Same property. Edward McCue agt Emil S Levi & same.	17.00
15—Same property. Daniel Breen agt same.	11.55
16—Same property. James Crosson agt same.	21.44
17—Same property. Patrick Lynch agt same.	21.30
18—Same property. Geo H Mitchell agt same.	50.66
19—Same property. James McNeal agt same.	42.43

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20—Same property. Jerry Gorman agt same; 76.00
 21—St Nicholas av, n e cor 172d st, 94x125. George Colon & Co agt Kingsway Construction Co. 4,612.28
 22—3d st, Nos 81 & 83 East. Launer Bros agt H L Rockmore & L Frankenthaler. 48.00
 23—Christie st, No 232. Launer Bros agt Max Hart & Orazio La Cagnina. 30.00
 24—118th st, No 449 East. Jacob Loewe et al agt Mary E Diamond. 35.20
 25—87th st, No 24 West. Henry G Collenburg et al agt Alfred V Amy, Charles & Julius Sehall. 136.00
 26—102d st, No 318 West. Same agt Mrs Charles Gulden & Charles Segall. 107.10
 27—97th st, No 43 West. Same agt Hugo B Rolker & Charles Segall. 72.78
 28—103d st, No 317 West. Same agt Walter E Strobel and Charles & Julius Segall. 575.35
 29—94th st, No 13 East. Same agt Morris Sternberg and Charles & Julius Segall. 230.91
 30—West End av, No 692. Same agt Geo T Jackson and Charles & Julius Segall. 54.08
 31—58th st, No 316 East. Samuel Kaplan agt Mary J Murphy. 50.00
 32—52d st, No 249 East. Samuel Kaplan agt Mary J Murphy. 51.50
 33—Hester st, No 188. Jacob Resnikoff agt Heirs of Mary Monahan Bowen & Patrick J Bowen. 145.00

Aug. 5.

34—Property of New York, New Haven & Hartford R R Co at Taylor st, &c, Bronx. Geo A Cambeis agt N Y, N H & Hartford R R Co, Lewis F Shoemaker & Co and T Hart & Co. 123.65
 35—Cruger av, w s, 150 n Locust st, 25x100. Mt Vernon Builders Supply Co agt John Marsea & Urbano Cavalucci. 129.49
 36—Anthony av, n w cor 174th st, 135.7x88.11 x117.1x59.6. Charles Bayer Co agt Ekwanok Realty Co. 88.00
 37—72d st, No 405 East. Ike Finkelstein agt Karoline Adler and Frank Braun. 140.00
 38—Hoe av, e s, 125 s 173d st, 75x100. Maria W Dittmar agt John Marx Construction Co & Henderson Contracting Co. 188.87
 39—226th st, s s, 255 w Barnes av, 28.4x114. Herman Masche agt Lena Romeo & Michael Romeo. 43.00
 40—Av A, No 1661. Barnett Fischson agt Jacob Rubin et al & Charles Henderson. 25.00
 41—30th st, Nos 33 to 37 East. Edward M Caffall agt Thirty-five East Thirteenth Street Co. 135.00
 42—Cedar st, n w cor 174th st, 150x150. Geo P Morrell agt J P Murphy and Keller & Co. 524.82
 43—2d av, No 2166. Jacob Plotkin agt Vito Fortunascere or Fortunato. 256.00

Aug. 6.

44—42d st, No 328 West. Brooklyn Vault Light Co agt West Side German Dispensary & N Y Structural Glass Co. 203.00
 45—Vyse av, n w cor 167th st, 100x100. N Y & N J Brick Co agt O'Leary Realty & Construction Co. 525.00
 46—14th st, No 250 West. Samuel Epstein agt Victoria E Mazendo & Stephen Imacki. 73.80
 47—Broadway, s e cor 101st st, 123x150. Ross Lumber Co agt Franklin Building Co & Chas T Towett (renewal). 179.63
 48—Eastburn av, e s, 188 n 174th st, 50x100. Builders Stone Contracting Co agt Sol Navid. 425.00
 49—86th st, Nos 422 & 424 East. Ignatz Vogel agt Morris Rubin & Moses Rosenberg. 48.00
 50—Bowery, No 298. Oriental Fireproof Sash & Door Co agt Henry Dazian, Henry W Dazian, Sophie Cohen, trustees & Christ Holtz. 150.00
 51—Intervale av, w s, 50 s intersec Home and 169th sts, 25x irreg. George Fiencke agt Halvoisen Barnero Constructing Co. 80.35
 52—Intervale av, w s, 50 s intersec Home and 169th sts, 25x irreg. Same agt Falvorsen Barnero Constructing Co and Ditman & Adler. 38.74

BUILDING LOAN CONTRACTS.

July 31.

Lexington av, n w cor 102d st, 145.10x100x irreg. Max Cohen & Emanuel Glauber loan C N & S A Construction Co to erect three 6-sty apartments; 12 payments. 860,000
 Gilbert pl, n w s, 25 s w Faile st, 150x100. Lawyers Title Ins & Trust Co loans Irvine Realty Co to erect six 2-sty dwellings; 3 payments. 36,000
 Loring pl, e s, 351.10 n 183d st, 44x100. Manhattan Mortgage Co loans Loring Realty Co to erect a 2-sty dwelling; 8 payments. 11,000
 Perry av, s e s, 119.6 s w 205th st, 100x100. Title Guarantee & Trust Co loans Perry Avenue Construction Co to erect a — sty building; 4 payments. 25,000
 So Boulevard, w s, 175 s Crotona Park East, 50x130.1. Title Guarantee & Trust Co loans Moorhead Realty & Construction Co to erect two 5-sty flats; 6 payments. 45,000

Aug. 2.

Fairfax av, e s, 167.10 s Waterbury av, 25x 100. Bertha Apt loans Lucien and Sadie Soyer to erect a — sty building; 2 payments. 2,000

Parkview pl, s s, 453 w 190th st, 75x90. Eleanor Elgar et al exrs loan T F Murray Real Estate & Construction Co to erect a — sty building; — payments. 5,000
 Same property. Benjamin F Elgar loans T F Murray Real Estate & Construction Co to erect a — sty building; — payments. 5,000
 Same property. Same loans same to erect a — sty building; — payments. 5,000
 44th st, Nos 451 and 453 West. Abraham Goldsmith loans Samuel Rodt and Jacob Lipman to erect a — sty building; — payments. 25,000
 11th av, e s, 24.8 n 22d st, 24.8x75. Catherine Tighe loans Frank O'Rourke to erect a — sty building; — payments. 4,000

Aug. 3.

39th st, s s, 510.2 e 8th av, 62.10x98.9x irreg. Florence Coleman loans Marmac Construction Co to erect a — sty building; — payments. 125,000
 Prospect av, e s, 50 n 183d st, 50x117.9 x irreg. Manhattan Mortgage Co loans Annie Welshman to erect a — sty building; — payments. 11,000
 Claremont av, w s, 338.4 s 119th st, 78.1x100. State Realty & Mortgage Co loans B Crystal & Son to erect a — sty building; — payments. 120,000
 3d av, w s, 151.6 n 173d st, 50.3x126.4x irreg. Metropolitan Life Insurance Co loans Worcester Construction Co to erect a — sty building; — payments. 50,000
 3d av, w s, 201.9 n 173d st, 50.11x131.3x irreg. Same loans same to erect a — sty building; — payments. 50,000
 Riverside Drive, n e cor 91st st, 74.11x125x irreg. Union Dime Savings Bank loans Townsend Realty Co to erect a — sty building; — payments. 400,000

Aug. 4.

147th st, s s, 315 w Brook av, 50x100. American Mortgage Co loans Jane Kitchen to erect a 5-sty tenement; 11 payments. 24,000
 Boston rd, w s, 288.6 s Jefferson pl, 50x70x irreg. Lawyers Title Ins & Trust Co loans Levinson Improvement Co to erect a 2-sty dwelling; 3 payments. 27,000

Aug. 5.

Webster av, e s, 471.6 n Gun Hill rd, 183.7x 82.7x212.3x4.9. Manhattan Mortgage Co loans Irving Construction Co to erect ten 2-family dwellings; 10 payments. 42,500
 Trinity av, w s, 100 s 163d st, 50x125. Theodore Wentz loans Higgins & Co to erect a 6-sty flat; 9 payments. 45,000
 134th st, n s, 200 w St Ann's av, 25x100. Geo E Morton loans Morris Zimmerman & Louis Singer to erect a — sty building; 6 payments. 19,000

Aug. 6.

Gleason av, n s, 25 e Taylor st, 25x100. Herbert S Ogden, a't'y, loans Hans & Minna Bie-neck to erect a 2-sty dwelling; — payments. 3,500
 Webster av, n w cor 184th st, 74x125.7. City Mortgage Co loans Stonington Realty Co to erect two 5-sty flats; 10 payments. 47,500
 5th av, e s, 24.11 s 128th st, 50x110. City Mortgage Co loans Abingdon Construction Co to erect a 6-sty apartment; 10 payments. 55,000

SATISFIED MECHANICS' LIENS.

July 31.

Hughes av, n e cor 179th st. Jacob Goldner et al agt Vincente Latorre et al. (Dec 30, 1908). 825.00
 Lexington av, No 461. William Garber agt Thomas F Egan et al. (June 4, 1909). 50.00

Aug. 2.

Hughes av, s e cor 188th st. Houghtailing Wittpenn agt Jacob Danson et al. (April 3, 1909). 501.88
 Convent av, s w cor 149th st, 99.11x100. P J. Kane Construction Co agt No 432 Convent Avenue Co. (June 7, 1909). 3,700.00
 Minford pl, w s, 300 n 172d st, 100x102. Rosania Laura agt Arthur W Wall et al. (July 30, 1909). 600.00

Aug. 3.

Catherine st, No 81. William A Thomas Co agt Joseph Hurowitz et al. (April 26, 1909). 337.90
 6th st, No 613 East. F N Du Bois agt H M Block et al. (June 28, 1909). 98.60
 St Nicholas av, No 202. A Katz et al agt Morris Gordon et al. (July 15, 1909). 62.00
 Grant av, n s, 88.8 e Main st, 50x75. F Uhl agt Dora Jacobstat et al. (July 20, 1909). 71.00

Aug. 4.

145th st, No 49 West. John L Keating et al agt Joseph Keen et al. (Sept 16, 1908). 80.75
 Nassau st, No 80. Eagle Iron Works agt James C Colgate et al. (July 19, 1909). 830.22
 Anthony av, n w cor 174th st. John J Foley agt Ekwanok Realty Co et al. (Aug 2, 1909). 358.00
 Broadway, n w cor 141st st. McMann & Taylor agt Garnet Hall Realty Co et al. (Aug 2, 1909). 259.71

179th st, n s, between Hughes & Belmont avs. David Stone agt Vincent Latorre et al. (May 6, 1909). 500.00
 Austlin pl, e s, 25 s 147th st. Henry Roth agt Harlem Bottling Works et al. (May 29, 1909). 950.00
 Same property. George Mongo & Son agt same. (May 24, 1909). 150.00
 Same property. Philip Krausch agt same. (May 21, 1909). 6,300.00
 Same property. John H Symmers agt same. (May 4, 1909). 112.00

Aug. 5.

St Nicholas av, s w cor 181st st. Ernestina Lamura agt G L Lawrence et al. (June 8, 1909). 628.00
 105th st, No 229 West. Mary Noonan agt Lorenz Weiher et al. (Jan 6, 1909). 170.78
 Lenox av, 146th & 147th sts, whole block. Church E Gates & Co, Inc, agt Adrian H Jo-line et al recvrs, &c. (March 13, 1909). 1,368.86
 179th st, n s, between Hughes & Belmont avs. Alfred David Co agt Luigi Pantieri et al. (April 26, 1909). 250.00
 Grand av, e s, whole front between 180th st and Burnside av. 250.00
 Grand av, w s, whole front between 180th st and Burnside av. 250.00
 Louis Di Menna agt Chas M Rosenthal et al. (Feb 9, 1909). 117.81
 130th st, n s, 80 w Lexington av. Philip Cohen et al agt Meyer Sacks et al. (July 29, 1909). 1,450.00
 Belmont av, n w cor 189th st. Antonio Masiello agt Louis Noschese et al. (April 6, 1909). 250.00
 Broadway, Nos 3655 & 3657. Kenney Mfg Co agt Sun Construction Co et al. (Aug 3, 1909). 1,760.25

Aug. 6.

Honeywell av, n e cor 178th st. Frank Stola agt Mellwin Realty & Construction Co et al. (July 12, 1909). 176.00
 Riverside Drive, s e cor 98th st. Standard Carpenter Works agt Century Holding Co et al. (July 23, 1909). 3,250.00
 86th st, No 50 West. Domenico Bravin agt Sarah Harris et al. (Jan 17, 1908). 336.00
 86th st, No 50 West. Schrage & Zhengebot agt Sarah Harris et al. (Nov 27, 1907). 200.00
 140th st, Nos 161 to 169 West. Harry Rotman agt Lenox Realty Co et al. (July 28, 1909). 42.00
 Pearl st, No 32. Abe Warm agt Hungarian Relief Society et al. (July 12, 1909). 1,135.00

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

July 29.

No Attachments filed this day.

July 30.

Grosberg, John; Stiebel, Hemsheim & Co; \$37-372.87; Hollander, Bernheimer & Bernheimer, Stewart, Wm R & James M; Cosgrove Bros, \$2,635.88; G H Bruce.

Walker Bros & Co, Ltd; Deering, Milliken & Co; \$811.46; Allen & Talmage.

July 31.

No Attachments filed this day.

Aug. 2.

House, Walter S; Patrick H Roche; \$254; D C Myers.
 Vogue Millinery Co; Alfred Lewis; \$505; Douglass & Minton.

Aug. 3.

Palmer, Wm B; Chas F Murphy; \$2,916.19; Hollander, Bernheimer & Bernheimer.
 Jefferson Assn; Thomas Jefferson Memorial Assn of the U S; \$12,270.78; L T Noonan.

Aug. 4.

No Attachments filed this day.

CHATTEL MORTGAGES.

July 30, 31, Aug. 2, 3, 4, and 5.

AFFECTING REAL ESTATE.

Costello, M A. 205th st and Mosholu Parkway. Abendroth Bros. Boilers. 75
 Costello, M A. 206th st and Perry av. Abendroth Bros. Boiler. 298
 Jordry, C. 23 W 31st. E Jeantet. Ovens & Gas Fixtures. (R) 650
 Kessler, M. 162 E 111th. Raisler Heating Co. Contract. Heating Apparatus. (R) 355
 Marx & Jacobson Realty Co. A B See E E Co. Elevator Fixtures. 2,500
 Mestaniz, E M S. 1837 Lexington av. Hudson Mantel & M Co. Mantels, &c. 624
 Tulara Realty Co. 442 E 165th. Hudson Mantel & Mirror Co. Mantel Fixtures, &c. 278
 Wolf, T. 326 E 70th. A Spiro. Globes, Chandeliars, &c. 250