

REAL ESTATE BUILDERS' RECORD AND GUIDE

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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

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THE SEVERAL SUBSTITUTES which are being proposed for the personal property tax have certain merits, but it is wholly improbable that even if the personal tax is abolished, any of them will be adopted. They are all of them politically inexpedient, because they would impose taxation on a larger number of people than now pay the personal tax, or would be obliged to pay the increased real estate tax, resulting from its abolition. The habitation tax, which is theoretically an excellent method of raising necessary local revenue, would be a considerable income producer, and would give a much larger proportion of the population a direct pecuniary interest in the city government; but FOR THAT VERY REASON it will never be adopted. No administration would dare face the odium, incurred by its imposition. A tax on business transactions would be less unpopular, but it would also be far less desirable. It would be so undesirable that it will never be seriously considered. The owners of real property should realize at the outset that in case the tax on personalty is abolished, they will have to pay the bill. Under ordinary circumstances they could afford to do so, and they would in the long run reap considerable indirect benefits from the abolition of the tax. New York City would then become one of the few places in the country, in which rich men could live and, a large business transacted, without any legal threat of unfair taxation; and undoubtedly real-estate values, particularly in the residence districts, WOULD BE BENEFITED by the change. But at the present time they cannot afford to pay this bill. The tax rate has, during the past three years increased steadily and largely. It is likely to be still further increased by over ten points next fall. Under such circumstances an addition of six more units to the rate would be a grave burden, which would be equivalent to the confiscation of just so much real estate value. Before any further burdens are imposed on real estate a certain time should be allowed for the distribution of those increases in taxation, which have already become inevitable. The only way in which the burden of the personal tax could be imposed on real estate without injuring real-estate values would be by means of DRASTIC ECONOMIES in expenditures on the part of the existing administration. Such economies are promised, but in such matters there is often some discrepancy between promise and performance. The plan to abolish the personal property tax can very well go over until next year—by which time the amount of these economies will be definitely known.

THE Record and Guide has frequently pointed out that the most significant innovation in New York real estate methods during the past few years has consisted in the increasing popularity of THE CO-OPERATIVE APARTMENT HOUSE. There can be no doubt that this type of building has now passed beyond the merely experimental stage and is firmly established as one of the methods whereby New York families will secure suitable habitations. The buildings erected by this method have not been uniformly successful, but they have always succeeded when the associating individuals were financially responsible, and when the particular operation was conducted according to sound business methods. The general success of these ventures has naturally aroused speculation whether the same methods of ownership and financing could not be applied to business buildings; and we understand that at least one enterprise of this kind is now being seriously considered. Its details have not as

yet been worked out with entire satisfaction; but in arranging the plans no serious obstacles have been encountered. The Record and Guide is unable to see why the co-operative office and loft building is not as practicable a form of real estate and building enterprise as is the co-operative apartment. Indeed, in certain respects, as we shall see, the former offers even more advantages than the latter. The co-operative apartment has appealed to well-to-do New York families chiefly for three reasons. In the first place, it enables a man to secure an apartment in a desirable location at a smaller annual expense than he can obtain as much space either in a private house or in an ordinary apartment house. In the second place, he has a fair assurance that the cost to him of this apartment will not be materially increased. In the third place, the plan and the decoration of his apartment can be adapted to his own peculiar needs and tastes. In return for these advantages the purchaser of stock in a co-operative building company is obliged to assume certain risks, but whenever the buildings have been well-planned and financed these risks have not proved to be serious. The large number of additional enterprises of this character, which will be started this spring afford a conclusive indication that the majority of purchasers of stock in these companies have profited by their investment.

IN THE CASE of a co-operative loft or office building these advantages would be increased rather than diminished. It is becoming extremely important for certain business men to secure permanent offices for their business in some desirable central location. At present they can do so only by either purchasing a site and erecting a building of their own or by securing desirable premises on a long lease. In the first case he is obliged to tie up a large amount of capital. In the second he faces the probability that when his lease expires he will be asked to pay a larger rent—particularly in case his business has flourished in that particular location. Why then, should not certain numbers of corporations and firms, so circumstanced, combine to buy a site and erect a building of their own, in which they could have some assurance of permanently possessing the offices they need without the threat of a constantly increasing cost? In buying the land and erecting the building themselves, they could eliminate the speculators' profits and secure their own space at a smaller annual charge. The rest of the building could be rented at the full prevailing rate, which would still further reduce the cost to the stockholders. Finally, they would be much more likely to obtain a building, planned, equipped and decorated in a suitable manner. Obviously, a plan of this kind would be much more feasible in the case of an office or loft-building than in the case of an apartment-house. In the former the apartment is the unit; and a stockholder who wishes either to increase or diminish his space has difficulty in doing so. But the space in an office or loft-building is divisible into smaller units. A business man who purchases a certain number of units can in the case of a change in the circumstances of his business either buy more space or sell off part of the space he already owns. We are convinced that when this idea is examined it will appeal to many of the wholesale merchants who are now moving up town into the new mercantile district, and that a considerable opportunity of profit is waiting for men thoroughly informed as to real estate and business conditions, who will promote this class of building project. The great objection which business men would be likely to make would turn upon the way in which capital invested in such an enterprise is tied up. Of course the stock in a well-managed building would always be salable, but would not constitute a security, upon which money could be readily borrowed. In all probability, however, even this difficulty would disappear in time. In proportion as these enterprises were successful and increased in numbers certificates of ownership would become more and more desirable as security for loans, and we should not be surprised eventually to see a company organized, which would make a specialty of advancing money on this class of security.

THE COURT HOUSE COMMISSION is certainly confronted by a problem of extraordinary difficulty, and its members are not to be envied in the task of selecting the best of the several alternatives. The fundamental difficulty arises of course from the prohibitive price of real estate in every central location, yet as soon as it is proposed to depart from a location in the neighborhood of the existing Court House, the plan is blocked by the opposition of vested interests. It has always seemed to the Record and Guide that the best

alternative would be to ignore such opposition, and to remove the County Court House to some comparatively cheap site in upper Manhattan. It would be possible, for instance, to select a site on the line of one of the new subways, which could be reached in a few minutes from City Hall Park, and which could be bought for a comparatively cheap price. Such a site would have the great public advantage of helping to distribute population and business and to increase the number of the local centres of interest and activity. The inconvenience and loss of time resulting therefrom would really be very small. There is, however, NOT THE SLIGHTEST CHANCE that the commission and the Board of Estimate will dare to adopt such a courageous policy. As long as it cannot be adopted, the best thing to do is to erect a Court House, as high as the new Municipal Office building on the north side of Chambers street. That would certainly be a far more desirable plan than one which involved either any further encroachment on City Hall Park, or one which would land the county in an ultimate expenditure of between \$30,000,000 and \$40,000,000.

THE refusal of the Grand Jury to indict employers in the building trade, and Judge Fitzgerald's decision in an injunction proceeding growing out of the same occurrence on which the conspiracy charge was based, were two of the three important developments of the week in the labor situation. The third was the refusal of other unions to take sympathetic action, in the nature of a strike, upon the call of the steamfitters, and the further announcement that the trouble in the steamfitting trade is in a fair way of being soon adjusted. Even the friends of Enterprise Union now say it made a diplomatic mistake in bringing conspiracy charges against the employers' association. At this writing there is an interesting deadlock between judge and jury. The latter body happened to be composed at least in part of men very well acquainted with labor conditions in the building trades. This week a unification was made of two important labor councils, the Consolidated Board of Business Agents and the Manhattan District Council, both representing journeymen's unions; and the resulting body is named the "United Board of Business Agents," which has a membership of seventy-six. Thomas Meehan of the plumbers is president and Roswell Tompkins is secretary. As the impression strengthens that there will be no general disruption in the trade this season, new building operations become more numerous. Financial interests state that so far as can be perceived, the demand for city bonds has in no way interfered with the market for real estate mortgages, and they think that borrowers and lenders have every reason to be satisfied with the present condition of the market, there being plenty of money for investment at reasonable rates.

THE PERSONAL PROPERTY TAX ISSUE.

To the Editor of the Record and Guide:

The letter of Mr. Edward Jacobs in your issue of March 26 is a good example of the arguments used in defense of the personal property tax. They are usually the result of a misconception of a state of facts, or are based upon unsound economic theory. Mr. Jacobs says "the effect of the abolition of the personal property tax would be to impose the entire cost of government upon the owners of real estate." This is true so far as the local revenues of the City of New York are concerned, but how about the \$35,000,000 of State expenditures? A few years ago there was great jubilation because the direct State tax upon property had been abolished. In other States real estate bears a large burden of the State tax, nearly all of which is not burdened in the State of New York. It must also be borne in mind that securities which are taxable as personal property are only pieces of paper and not property. The property on which the securities are based is taxed and to tax the paper evidences of property ownership also is double taxation.

While it is true that if all personal property liable to taxation paid its due share of taxes, the tax rate would be very materially decreased, it is about time those who argue for its enforcement should SUGGEST WAYS AND MEANS. Some States have adopted drastic measures such as "tax ferrets," who received a percentage of the tax from the property subject to taxation which the owner had not listed and which they discover.

In the city of Louisville, unscrupulous ferrets resorted to blackmailing schemes. For instance, they would claim to have discovered a small percentage more of a merchant's personal property than he had returned for taxation, and would hail him into court. The merchant, rather than expose his business affairs to his competitors, would pay on an assessment, in many instances, more than the actual value of his property. From a revenue standpoint, this scheme was unsuccessful and it met with such popular indignation that it was abandoned. In every State drastic measures have been applied to enforce this UNSCIENTIFIC TAX, but they have met with failure;

until, at last, it is generally recognized everywhere by students that, for the sake of fair dealing between the government and its citizens, the tax should be abandoned.

Mr. Jacobs says, "even if people do move from the State to escape the personal property tax, they can be taxed under the law as a non-resident, provided their assets are here." I suppose Mr. Jacobs refers to Section 7 of the Tax Law, usually known as the "Saxe Law," but the effect of this law is to tax only the furniture and personal effects of wealthy persons along 5th av who are non-residents of this State; it cannot reach any other personal property whatsoever.

The economic effect of a tax upon real estate is well illustrated in another article in your same issue, where Professor Seligman says "the real estate consists of two parts: land and buildings. So far as the tax concerns BUILDINGS, it is shifted on the CONSUMER; and, in so far as it is a tax on LAND VALUES, the tax is CAPITALIZED at the time the land is sold, for the new owner buys himself free of the tax." In other words, before a man purchases a piece of real estate he figures what the taxes and the fixed carrying charges are. These he deducts from the gross rent, and the net return is capitalized into the selling value. As the taxes were one of the fixed charges excluded by him in the capitalization, his real estate is "tax-free," the tenant paying the taxes, all fixed charges, and a rate of interest on the capital investment of the owner. This is true whether the owner pays all cash or part cash, as in the illustration which Mr. Jacobs cites of a small piece of real estate at the value of \$15,000, on which is a mortgage for \$10,000 or \$12,000, the owner having an equity of from \$3,000 to \$5,000. The owner has figured the tax on the total \$15,000 before he made his investment, and he is just as much tax-free in this instance as in the one above stated.

Mayor Gaynor is to be commended for his positive action in trying to get rid of a tax which has been condemned by every investigator of the subject as a farce.

WILLIAM RYAN.

30 Bradhurst av, New York.

CRITICISM OF PROF. SELIGMAN'S HABITATION TAX.

To the Editor of the Record and Guide:

In the Record and Guide of March 26, Professor Seligman renews the suggestion for a progressive habitation tax as a substitute for the present personal property tax. There is no ECONOMIC JUSTIFICATION for a habitation tax, either proportionate or progressive, if the proceeds are to be applied for local purposes.

The only excuse for a habitation tax is that it falls in a somewhat rough proportion to the ability of the rent-payer. Whatever may be urged in the favor of the ability theory of taxation as a measure of the proper contribution to be made toward national or State expenses, certainly it cannot be justified in local taxation.

The benefit of local government is reflected so accurately in the increased values given to land within the municipal area, that the ordinary real estate tax distributes the burden of government expense throughout the community with substantial fairness.

Professor Seligman admits that so far as the real estate tax "is a tax on land values, the tax is at once capitalized at the time the land is sold, for the new owner buys himself free of tax."

This is undeniably true. Therefore, the effect of the habitation tax (if, as Professor Seligman says, it is not a tax on real estate) is to make a present to the purchasers of real estate of an amount equal to the capitalization of what is collected by the habitation tax. In other words, the expectation of having to pay a certain amount of real estate tax cut down the price which purchasers have paid for land. If, by new taxes, the tax on real estate is reduced, such purchasers at once raise the price to the next buyer, because the net income from the real estate is larger than was expected at the time of purchase.

This does not benefit real estate owners as a class, in the long run, but only those who "get out from under," while the new tax makes a low rate and before it checks production and thereby decreases land values.

Economists are agreed that THE TAX ON REAL ESTATE IS DIFFUSED THROUGHOUT THE COMMUNITY; that, as Professor Seligman says, "real estate is not a taxpayer," but a tax-collecting agency. When a tenant has paid, through his rent, for the services of local government—police, fire, schools, parks, streets—he should not be asked to make another contribution based on that same rent.

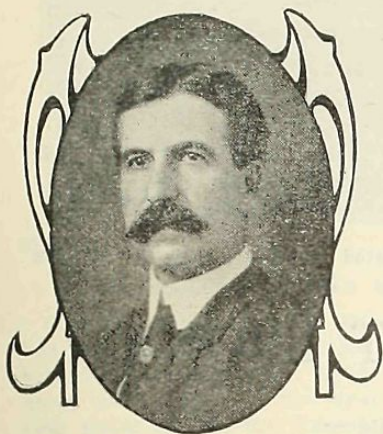
The local taxation of personal property is unequal and ineffective. It has broken down under modern conditions, until only an ANNOYING REMNANT remains. It should be abolished without seeking substitutes.

A. C. PLEYDELL.

—So far about one hundred and forty bills to amend the Charter of New York City have been introduced in the Legislature at the present session.

THE PROPERTY OWNERS AND THE CITY ADMINISTRATION.

MR. FRANK BAILEY, of Brooklyn, the vice-president of the Title Guarantee and Trust Company, has also taken up the theme of what the city departments have been DOING TO property owners and not DOING FOR property owners. Some very prominent and representative men have been speaking on this subject during the past month, principally through the columns of the Record and Guide. If real estate were not incomparably the safest and best investment field, Mr. Bailey might have had some reluctance in exposing some of the hardships to which owners are subjected from the various city departments; and the fact that he has taken occasion to speak his mind is very significant of the very general feeling which has been aroused in the public breast, especially by what has occurred in the last ten years.



MR. FRANK BAILEY.

As Mr. Bailey was speaking to the Real Estate Class in the Bedford Branch of the Y. M. C. A., he naturally had Brooklyn most in mind, and at the very beginning of his remarks he made it clear that he was NOT A MUCKRAKER:

"I am for the man who is doing something," he said, "and I do not wish to say anything against a man individually, but I do wish to say something against the SYSTEM that has grown up in this city of ours."

"A man who will build fifty houses a year and thus increase the assessed valuation of the city from \$300,000 to \$500,000, from which the city will derive increased revenue accordingly, is a man whom we should ENCOURAGE and whom the City should help. Over in the State of New Jersey, if a man wants to build, the cities there will do all they can to help him. They will put in sewers, water mains, etc. In this city there are many difficulties put in the way of the man who would create a first mortgage in favor of the city; I say first mortgage, because the city taxes would come before everything else."

Mr. Bailey referred to abuses under the present system of assessments for public improvements, such as building a sewer, or grading a new street, and as an example he cited the Foster av sewer case in Brooklyn. The first section of the sewer was completed in June, 1900. (I might state here that the assessment was \$3,000,000.) The remainder of the sewer was completed a few years later. In spite of the fact that part of the sewer was completed in 1900, no taxes were levied until 1907. All this time the people were paying interest at 6 per cent. During that seven years many parcels of property had changed hands and the new owners thought that the assessment for the sewer had been paid.

CAUGHT IT COMING AND GOING.

"My advice to anyone who wants to buy property is to make sure that you are not paying for one improvement twice; i. e., in the increased value of the land and the assessment ten or twelve years later by the city. I bought two lots a short time ago and was 'stung' to the amount of \$1,000, after paying a high price for the lots on account of the improvement. I got it going and coming, and it kind of serves me right because I know 'the game.' I know of one case where the assessment was levied twelve years after the improvement. It is perfectly simple to levy an assessment in less than ten or five years, or even one year.

"If you own property it is best to go to the City Hall every day, at least, to see if they have made or are going to make any improvements at the cost of \$130, which you could make yourself for \$25, and then not send you a bill for six or twelve months and charge you interest at the rate of six per cent. in the meantime. I cannot for the life of me see why the city should not be compelled to send the bill just the same as any corporation. Now, I don't say that such a system will always continuè."

The enforcement of the Tenement House law was the next thing in Mr. Bailey's mind, but his remarks presumably related to conditions in the past rather than to those existing in the present, or which will exist in the future, as it is hoped. After speaking of the length of time required to get plans through the Department, he said:

"After the builder or owner gets his plans back he goes ahead with his house and is pestered to death with inspectors to see that he is complying with all the rules and regulations of the Department and according to the plans submitted. After he has obeyed everything to the letter another inspector comes along and the owner is not sure that his building will be approved. Hardly a person has, in late years, built a tenement house, under the present law, that he did not have to tear down and rebuild in some way or other before he could get a

certificate of occupancy. Think of the thousands of foolish violations on tenements in this borough alone. It is practically conceded that many of them should not have been placed.

"Tenement house construction is on the decrease, and tenement house ownership is now so disadvantageous that many persons have been ruined. The result will be that within the next five years there will be constructed only the 5 and 6-sty houses on lots varying from 37.6 to 50 feet wide. When this comes tenants will necessarily be obliged to pay higher rents.

"The law has provided that the house cannot be occupied unless it has a certificate of occupancy. The certificate is a piece of paper from the Tenement House Department which says that the house is built in accordance with all rules and regulations of the Department and you are therefore at liberty to rent it. This law has been and is enforced with the result that there are from two to four thousand houses which are illegal tenements and which have been occupied from two to six years. This makes a painful condition. A widow, we will say, has been left \$3,000. She thinks that the best way to get the largest income from her small capital is to buy a small tenement house. She pays her money down, not knowing anything about Tenement House Law, but she looks the property over and thinks she has a nice set of tenants and a nice looking building. What happens? Within twenty-four hours after she takes title she will get up to find the house covered with signs telling her that it is an illegal tenement and that her tenants are ordered out. This is no figment of fancy. It has happened.

"In order to force the city I took the pleasure of calling on the people who are back of the original bill and who are considered to be in a class by themselves, because of their knowledge on the subject, with the result that they agreed to pass a bill which provides that any house against which no proceedings have been begun within two years after it has been occupied will be known as an old-law tenement. By getting this bill through I think I have saved many innocent owners from ruin."

In concluding his remarks, Mr. Bailey referred to the procrastination in condemnation proceedings on the part of the representatives of the city. "People think that it is a good thing to have your land condemned by the city because you will get a good price for it. That may be so, but if you sell the city a piece of property that is condemned you may get your money in a week, a year or may be not for five years, but in the meantime you are paying your mortgage interest at six per cent."

IN RETROSPECT.

TWENTY YEARS AGO—APRIL, 1890.

Bills were passed by the State Assembly authorizing the construction of two bridges, one over the Hudson and the other over the East River at Blackwell's Island.

Architects Thom & Wilson had plans for a 7-sty flat for J. T. & J. A. Farley, to be erected on the block bounded by the Boulevard, 10th av, 69th and 70th sts. (The house was named the "Nevada.")

John Mayer of Mahwah, N. J., who had taken title to the block front on the east side of Church st, between Cortlandt and Dey, turned out to be a son-in-law of Theodore Havemeyer. (The Havemeyer Building subsequently rose from that plot.)

The "most notable addition to the apartment house architecture of the East Side" during the year was "The Fifth Avenue," at the south corner of 85th st and 5th av. The architect was Frank Wennemer.

"Block after block and row after row" were being erected in the West End quarter. Bernard Wilson was an early builder there, but he had ill luck. He improved the westerly front of West End av, between 89th and 90th sts, and failed about the time the houses were completed.

Hudson River brick was quoted at \$7 to \$7.25 a thousand in cargo lots to dealers; Rosendale cement, \$1.10 a bbl.; English Portland, \$2.25 to \$2.40; Saylor's American Portland, \$2.15 to \$2.45; Snyder's "Bridge Brand," \$1.20 to \$1.25; hemlock boards, \$14 per M; masons' wages, 45 to 50 cents per hour; carpenters' and plumbers', \$3.50 per day.

Joseph Warren bought at public auction four lots in the north side of 106th st, near Riverside Drive, for \$5,100 each.

Walker & Lawson, builders, bought at public auction a lot 25.11x 100 at the southwest corner of West End av and 107th st, for \$12,000, and the adjoining lot for \$7,200.

Lots in 111th st, Morningside Heights, sold at public auction for \$4,000.

A movement was on foot to improve a plot of two lots on the southeast corner of 5th av and 59th st by the erection of a fine building to be used as a "United Club Building," at a cost of \$280,000. An option for two months was secured on the land at \$220,000. Messrs. Robert B. Roosevelt, George W. Van Sicken and George M. Van Hoesen were interested. At the Stevenson sale in February, 1886, this plot had brought \$130,100 under the hammer.

Edward J. Woolley bought at public auction five lots on the northeast corner of Riverside Drive and 106th st, at \$84,500. Reference to the files of the Record and Guide shows that they cost the previous owner, Richard S. Grant, considerable less. He had purchased the frontage of 100 ft. on the av and 25 in the st for \$25,000 on March 15, 1888. The adjoining lot he bought in 1886 for \$10,000, and the three other lots, which he had held since 1878, had cost him only about \$1,000 each, or a total of \$38,000.

—Senator Heacock's bill, No. 498, and Assembly bill, No. 837, by Mr. Eveleth, inserts a new article in the Labor Law in relation to stationary engineers and firemen. It is made unlawful to operate a steam engine or boiler without the license provided for in the bill. The bill is made not to apply to boilers when used for heating where the pressure of steam does not exceed ten pounds per square inch.

CONSTRUCTION.



Looking north and west across portion of "A-Re-Co" district, showing building operations completed last year, with the Watson estate, where development work is beginning this year, in the background.

NEW "BOOM" STARTED IN THE EAST BRONX

Caused by the Opening of a Subway Station at Intervale Avenue—
What the Leading Builders and Operators Are Doing This Spring.

INTERVALE AV will be a stop on the Bronx division of the Subway in a few months. The station platforms, waiting-rooms and escalator in course of construction not only testify to the fact but they are also the centre of the newest building movement of moment in the East Bronx. It is a long pull from the Prospect av station to the Simpson st station, and consequently there has been a wide expanse of vacant lots in the middle distance, which has constituted a tangible and very convincing proof of the absolute necessity of rapid transit for city development.

Other new building movements which have reached large dimensions have for their focal points the Prospect av and the Simpson st Subway stations and the Hunts Point station of the N. Y., N. H. & H. R. R.; but at the intersection of Intervale and Westchester avs, where the new stop on the Subway line is to be, there has been no building work whatever in the new lands on the east side of the tracks (elevated), and but little in the older section on the west side, which used to look toward 3d av as its centre of influence. THE NEED OF A STATION at Intervale av has been very pressing, as its absence was hindering the expansion of the three adjoining centres.

The opening of this new traffic station marks another stage in the growth of the great NEW CITY OF THREE HUNDRED THOUSAND INHABITANTS that is to cover all the country east of Westchester av. The series of developments is more like the activity which attended the building of the West Side of Manhattan following the construction of the Elevated road than any concentrated activities since that era. There are points of resemblance, but more points of difference. In the early eighties on the West Side we had the 4-sty and basement private dwelling and the 5-sty flat as the two predominant types, and at the present time in the East Bronx we have blocks of 2 and 3-sty private dwellings, 5-sty apartments and some immense 6-sty elevator apartments. Fewer builders are in this particular field than were on the old West Side, but their OPERATIONS ARE MUCH LARGER.

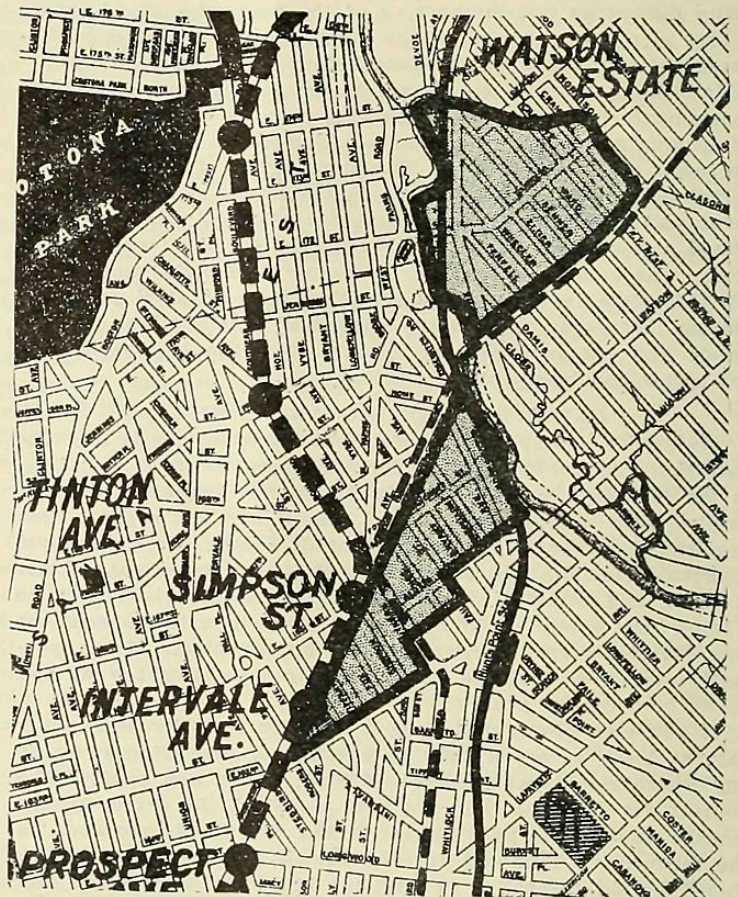
This week several new operations were started in the Intervale av quarter. Mr. P. J. Reville, the former Superintendent of Buildings in the Bronx, has one apartment house going up, and will do five before he finishes. The Advance Building Company, of which Walter Isaacs is president, has begun excavating for an elevator house. Mr. Isaacs recently completed and sold a fine house, the "Phaeton," on Morningside Heights. The "Chestervale" Building Company, which purchased six lots from the Johnson-Kahn Company, has begun operations. The Winne Company, which bought fifteen lots from the American Real Estate Company with the privilege of twenty-two more, expected to give out building contracts this week. John Rendall, in Kelly st, south of Intervale av, and M. L. & E. Ernst, in Beck st, have each frontages of 410 feet to cover. In the section of Westchester av, Michael Tully and Dwyer & Carey have houses in course of erection. The Johnson and Morgenthau interests, among the strongest in this territory, will of course continue their large activities, and it is understood that these were the two most influential in getting the new station from the Interborough.

SUMMARY OF CURRENT WORK IN THE EAST BRONX.

Since January, 1909, there have been started, some of them completed and others in course of construction, within the section bounded by Prospect av, Westchester av, and Southern Boulevard, ten elevator apartments, five of them in 163d st, between Intervale av and Southern Boulevard, two on Longwood av, two in 161st st and one on Southern Boulevard and Westchester av. Mr. Jacob Leitner, who is prominent as agent

and broker in the East Bronx, estimates that this total exceeds by five the number of elevator apartments constructed prior to this year in the entire borough. The balance of operations consists of 4 and 5-sty houses, excepting a row of private dwellings erected on restricted property.

In the American Real Estate Co. tract there have been erected about thirty-one 5-sty houses and two 2-sty office buildings. Plans have been filed for ten more 4-sty houses. In the Elmore tract (the Henry Morgenthau Company), ten 5-sty buildings and nine 4-sty buildings have been finished and rented. The Johnson tract has been improved with twenty-two 5-sty buildings and twenty-three 4-sty buildings. Four of

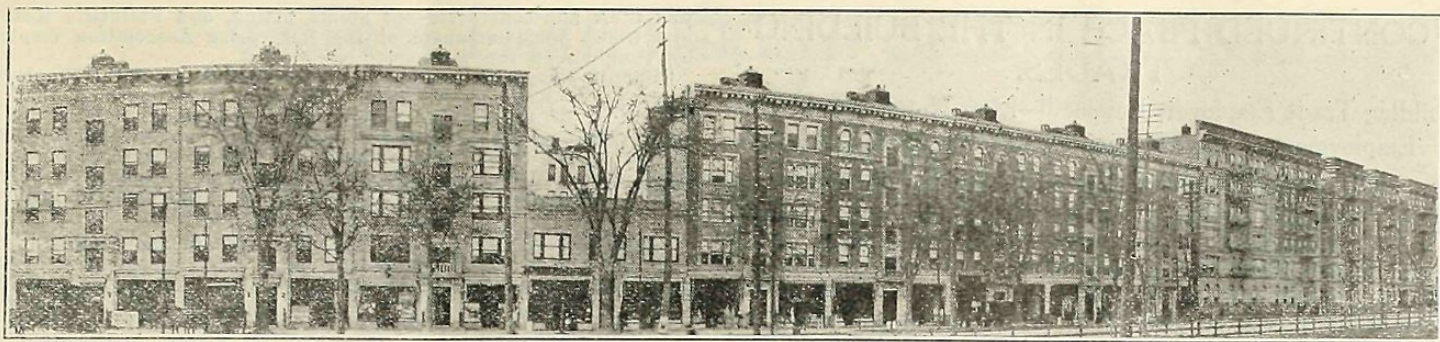


MAP OF THE DISTRICT.

the mentioned elevator apartments are situated within this tract. Nineteen more 4-sty houses are in course of construction. The Christopher Mayer tract has five new 5-sty buildings and twenty-nine 4-sty buildings.

East of the Southern Boulevard in the Hunt's Point section, twenty-two high-grade 4-sty double flats have been erected, together with about seventy-five 2-family brick houses. All the buildings above mentioned are of superior construction and rent at an average of \$6.35 per room for the walk-up apartments and \$9 per room for the elevator apartments.

An estimate by Mr. Leitner is that all these houses together will accommodate probably 2,100 FAMILIES. The cost of the BUILDINGS without land will amount to about \$6,850,000. INCLUDING THE LAND VALUE, figured at 40 per cent. of the



Construction work completed during past year in the "A-RE-CO" district on Southern Boulevard between Westchester av and 163d st by the American Real Estate Co., Gaines-Roberts Co., and Williamson & Bryan.

value of the building, will bring the total value close to \$9,500,000.

OPERATIONS IN THE HUNT'S POINT SECTION.

The development in the Hunt's Point section of the Bronx has probably exceeded anything of the kind that has ever been attempted around New York, or any other city. Sixty-five acres were taken by the Henry Morgenthau Company, about four years ago, in the rough farm and woodland state, and in the short space of time which has elapsed the property has been transformed into city blocks, with sidewalks, sewers and all city improvements.

The property in 163d st has been turned over to builders for improvement with five elevator apartment houses, and the corner of Southern Boulevard and 163d st was improved by the Henry Morgenthau Company itself with an elevator apartment house covering 34,000 square feet, with a private park in the rear for tenants' use. This house, in finish, size of rooms and artistic design, will be a revelation to anyone who has not been up in that section recently, as it COMPARES FAVORABLY WITH ANYTHING built in the finest sections of lower Manhattan. In addition to these, upward of ONE HUNDRED TWO-FAMILY HOUSES have been erected, and upward of SIXTY 4 AND 5-STY APARTMENT HOUSES have been completed. One hundred and twenty-nine lots were sold to the American Bank Note Company, which is building what will be the finest manufacturing plant to be found anywhere.

By the first of October next, what in 1905 represented a value of a million dollars, will represent a value of approximately TEN MILLIONS OF DOLLARS. Such a condition of affairs would be remarkable during unusually prosperous times, but when it is considered that this was accomplished during a period of depression, it beggars description.

OPERATIONS IN THE "A-RE-CO" DISTRICT.

This year's plans of the American Real Estate Company includes, primarily, the development of the former Walton estate, consisting of 93 acres east of the Bronx River and north of Westchester av. The work of laying out streets, regulating and grading, building sewers and laying sidewalks is about to begin. This region is served already by initial transit both by the Subway and the Harlem Division of the New Haven Railroad. The new West Farms station of the New Haven Railroad is at the northwest corner of the property and the handsome new Westchester av station, designed by Cass Gilbert, at the eastern boundary. This region will be AN IMPORTANT TRANSFER POINT when the proposed East Side Subway from lower Manhattan to Pelham Bay Park, the route accepted by the Public Service Commission, is completed. The company will develop this property at once along the lines followed in the improvement of the Hoe and Simpson estates, which ten years ago were detached country places accessible only by a single trolley line.

Other operations now in progress on "A-re-co" properties are as follows: On the west side of Fox st, between Westchester av and 163d st (by the Bates & Oesting Company), adjoining three houses built last year, six new houses, 40x88, five stories high, seven-room apartments; two on a floor. On the southeast corner of Southern Boulevard and Westchester av, by American Real Estate Company, a 6-sty elevator apartment house, with stores below, 100x100, containing 52 apartments. On the northerly side of Aldus st, from Hoe av and Faile st, by the Gaines-Roberts Company, plot 200x100, five 5-sty apartment houses, containing six and seven-room apartments. On the east side of Longfellow av, between Aldus and Bancroft sts, the American Real Estate Company is about to begin the construction of ten 4-sty houses, 38x81, containing five and six-room apartments.

—Work on the proposed State prison near Fort Montgomery on the Hudson has been completely abandoned, but no new site has yet been determined upon.

—Assembly bill, No. 855, by Mr. Conklin, amends the Municipal Court Act of New York city, by providing that in an action to enforce a mechanics' lien service of the summons may be made at any time previous to six days before the return day.

BOGUS BUILDING INSPECTORS

THE BUREAU OF BUILDINGS FOR THE BOROUGH OF MANHATTAN, 220 4TH AVENUE.—NEW YORK CITY, MARCH 24, 1910:

To the Editor of the Record and Guide:

It has come to my attention on several occasions that persons representing themselves as inspectors of this Bureau, or otherwise connected therewith, have been requesting from builders, architects and others subscriptions toward complimentary dinners, or offering for sale tickets to functions of different kinds.

I would be pleased if you would call the attention of your readers to the fact that all such requests for subscriptions or contributions of any kind are unauthorized. Anyone who is approached in the manner indicated would do me a service by reporting the cases of such swindlers to the police.

I understand that in some cases the persons above referred to have represented themselves as coming from the Associated Employes of the Bureau of Buildings, an organization to which many of the employes of this Bureau belong. The officers of that Association inform me that they at no time have authorized any such solicitations.

RUDOLPH P. MILLER.

Superintendent.

A NEW REGULATION FOR ELEVATORS CONTEMPLATED.

In view of recent accidents on vertical hydraulic elevators by reason of the failure of the strap carrying the counterweights and traveling sheaves, the Superintendent of Buildings in Manhattan Borough, Mr. Rudolph P. Miller, contemplates adding to the present rules and regulations of this bureau, applying to passenger elevators, the following clause:

All vertical hydraulic elevators now in use whose traveling sheaves are carried in endless forged straps shall have the loops reinforced in some manner approved by the Superintendent of Buildings.

Superintendent Miller would be very glad to have any suggestions or criticisms of this proposed regulation that the judgment or experience of our readers may dictate before putting it in force.

LIABILITY COMMISSION BILLS IN CONFERENCE.

It has been decided that Judge John T. McDonough, of Albany, shall prepare a brief setting forth the exact meaning of the Employers' liability and Workmen's compensation acts reported by the Liability Commission and introduced in both houses last Monday week by Senator Wainwright and Assemblyman C. W. Phillips.

This decision was reached at the conference held between President Harris, Vice-President Holland and Secretary Bates of the State Workingmen's Federation, Judge McDonough, and all of the labor legislative agents at the capitol. This brief will be submitted to another meeting of conferees to be held in advance of the hearing on the Wainwright-Phillips bills before the Senate and Assembly Judiciary Committees on April 13, and the attitude of organized labor on all the features of the bills will then be definitely determined.

Labor representatives hold, according to the Legislative Labor News, that the whole proposition is a long step in advance of all law for labor in the country, but it is full of weak spots and provides a wide field for legal activity in the courts. It is not what Gov. Hughes and Theodore Roosevelt have recommended—an automatic workman's compensation law free of court processes and legal expense to injured employees.

CONTINUED PEACE IN THE BUILDING TRADES.

Building Trade Employers Enjoined—Must Not Try to Prevent Employment of any Mechanic—An Unfavorable Answer to the Steamfitters' Appeal to Other Unions.

NOTHING has been said publicly during the week in relation to the decision of the unions upon the appeal of the steamfitters for sympathetic action. The answers came in last Saturday night, and as no statement has been made by the steamfitters in regard to it, and no sympathetic public move has been made by any union, it is inferred that the vote was unfavorable to the steamfitters. And if the appeal made by them to the thirty-eight other unions also advised an abrogation of the Arbitration Plan, then it may also be inferred that the plan has been sustained.

But with the Arbitration Plan still in force, there is no court in session to enforce it, as the General Board of Arbitration stands adjourned sine die. The law remains, but the members of the court need to be called together again. In most of the trades there are bills of agreement between employers and the journeymen which no doubt will be strictly adhered to. In some nine or ten other trades the agreements expired on the first of January and they have not been renewed. The situation seems to call for the intervention of a few leading men from both sides to join hands across the gap, which after all is very narrow.

It is the opinion in high councils that this present building season will continue to be generally peaceable, with the exception of the present trouble in the mosaic and steamfitting trades. A report was current, peace being imminent between the Enterprise steamfitters and the employers who have been resisting their demands. No sessions of the General Board of Arbitration are being held, and the deadlock has consequently not been broken. It is safe to say that the next Plan will contain a provision against the possibility of a deadlock. A victory of widespread importance to labor all over the United States has been won to-day by Clarence J. Shearn, who secured from Supreme Court Justice Fitzgerald an opinion which in layman's language means that if it is unlawful for labor unions to blacklist employers, as in the famous Buck Stove Company case, it is just as unlawful for employers to blacklist employees.

Judge Fitzgerald's decision, taken in connection with General Sessions Judge Rosalsky's charge to the Grand Jury last week, in which the action of the employers was branded as not only illegal but as criminal, seems to say that the present system of organization and cooperation among employers is not on an enduring basis. But the attitude of the courts may be changed in the future as different phases of this great question are developed.

Counselor Shearn considers that the importance of Judge Fitzgerald's decision goes far beyond the present controversy in the steamfitting trade, for it destroys the chief weapon of the Building Trade Employers' Association in labor controversies.

This association, which comprises practically every trade of importance in Greater New York allied to the building trade, requires every member to give a bond in the sum of \$1,500, which the member agrees to forfeit if he violates any order or rule of the board of governors of the employers' association. This heavy penalty has made it easy for the board of governors to enforce its boycott orders. Both Judge Rosalsky and Judge Fitzgerald brand this bond system as coercive and illegal, although ex-Judge Alton B. Parker, under retainer for the employers' association, argued in favor of its legality.

Judge Fitzgerald's Opinion.

"The Building Trades Employers' Association is an association of individuals, firms and corporations engaged in the building trade generally in the city of New York, and are necessarily large employers of labor. The various divisions of the trade are separately organized as 'masters' associations,' and among the purposes of these different unions of employers is the matter of treating with associations of employes, or, in other words, with labor unions.

"It appears that the masters' association of steamfitters had an agreement for some years with a labor union composed of mechanical steamfitters, the purpose of which agreement was the very commendable one of avoiding strikes and lockouts by the submission of all controversies arising out of the co-relative relationship of employers and employes to arbitration.

"This agreement expired January 1, 1910, and attempted efforts to secure its renewal unfortunately failed of consummation, and subsequently the workmen belonging to the plaintiff association went on strike.

Had to Furnish Bonds.

"The steamfitters' masters' association was represented by three of its members on the Board of Governors of the Building Trades Association, a body consisting of over eighty representatives. Each member of the general association is required to furnish a bond in the sum of \$1,500, conditioned upon obedience to the orders and directions of the governors.

"On January 17, by a resolution of the governors, it was ordered that 'No member of the Building Trades Employers' Association shall directly or indirectly * * * employ any member of the Enterprise Association * * * within the territory covered by the last agreement,' which territory comprised Greater New York, the city of Newark and that portion of the State of New Jersey which is within a radius of ten miles of the New York City Hall.

"Kennedy & Sons were members of the Employers' Association, and had a general contract for the construction of a new wing of a hospital in the Borough of Brooklyn. Vaughan (not a member)

was their sub-contractor for steam fitting, and Plaintiffs Kearney and Clews were members of the Enterprise Association employed by Vaughan on the work.

"Upon a complaint to the emergency committee of the Employers' Association Kennedy & Sons (members) were notified that the resolution of the Board of Governors was being violated by the employment of these plaintiffs, and they communicated by letter at once with their sub-contractor (a non-member), which letter, irrespective of the language in which it was couched, can be reasonably construed only as an order to discharge these plaintiffs.

Unable to Get Work.

"Both were discharged at once, and aver in the complaint that they have been and are unable to obtain other employment at their trade, and that they will be unable to obtain employment at their trade in the City of New York. It is urged that the purpose of the resolution was to force the labor union to re-enter into the arbitration agreement with the Master Steam Fitters' Association, but, it must be borne in mind, that it was not the voluntary act of combined master steam fitters agreeing among themselves not to employ the members of a particular steam fitters' labor union. On the contrary, it was the act of another and different body embracing representatives of allied trades (most of whom were not master steam fitters) and a body besides having the power through the instrumentality of the bond to force its order directly upon its own members and indirectly upon employing steam fitters generally.

"A far different question is therefore presented from that of the ordinary lockout to which, without unlawful intent, associated employers may, under certain conditions, legally resort. The injunction already allowed was proper and is continued."

WOULD NOT INDICT EMPLOYERS.

When the grand jury filed into court Thursday, after a ten days' recess, it signified its desire to be discharged. Instead of granting the request, the court ordered the jurors to continue their deliberations on the charges of the Enterprise Steamfitters' Union that the Employers' Association had been violating the anti-boycott law by preventing employment of its members. Although it was stated that the Employers' Association was ready to employ any members of the Enterprise Union, Judge Rosalsky said it did not alter the situation, that the law had been violated and that it was the duty of the grand jury to indict. The jurors filed out of the court room and left the building.

The members of the grand jury are Aaron Schubart, Herman L. Emmet, William L. Mitchell, George B. McEntyre, Charles O. Moller, Daniel D. Wylie, Gabriel S. Bodenheim, William I. Innes, Philo S. Hagar, Milton Einstein, Emil Frank, Frederick B. Tilghman, Frank C. Earle, William J. Bowe, Judson Lawson, Albert F. Cronhardt, Leon S. Chase, William T. Rooney, Aaron A. Fischel, Michaelis H. Fiegel, J. Harsen Purdy and William A. Castle.

LEGAL PROTECTION FOR A TRADE NAME.

Judge Blackmar has made permanent the injunction previously granted the Berger Mfg. Company (E. H. Fickinger and Geo. D. Glass, managers) to restrain a competing concern from using the name "The Berger Metal Ceiling Company." The court decided that the defendant, Harry A. Berger, was competing unfairly with the plaintiffs, Fickinger and Glass.

It appeared on the trial that Harry A. Berger started in the metal ceiling business in this city under the corporation name of the "Berger Metal Ceiling Company." Judge Blackmar's written opinion states:

The plaintiffs, Fickinger and Glass are entitled to judgment against the defendant, his servants, and agents, from using, either directly or indirectly, the name of "Berger Metal Ceiling Company," or any name similar to or in imitation thereof, either in connection with any other words, and from so using any like words; and from using or maintaining said names in any manner above mentioned on any sign, stationery, catalogues, labels, advertisements, or in any manner whatsoever, and from using or employing any name, announcement or sign calculated or likely to induce the belief in the minds of the public or of the trade that the defendant's business is the business of the plaintiffs, Fickinger and Glass, or a branch thereof, or connected therewith, and from holding himself or themselves out to the public, or any individual whatsoever, as the "Berger Metal Ceiling Co.," or in any manner above stated; and from in any manner competing unfairly with the plaintiffs, Fickinger and Glass, or infringing the aforesaid trade names, either alone or in any manner above stated; provided, however, that such injunction shall continue and be operative in favor of said plaintiffs Fickinger and Glass only so long as they, or either of them, retain the exclusive agency of the Berger Mfg. Co., in the sale of metal ceiling within the territory above mentioned, or within any territory which may hereafter be assigned or allotted to them, or either of them, by the said Berger Manufacturing Company."

It will be noted that in this case the defendant did not use the name of the "Berger Mfg. Co.," and did use his own family name, and therefore the decision is all the more important.

For a Yorkville Market.

The new "Yorkville Market Association" is working for the utilization of the city's vacant block bounded by 90th and 91st sts, Av A and the East River, by establishing a public market there. The association claims that "the city is getting practically no revenue from it and the taxpayers of the district are paying part of their taxes to meet carrying charges of nearly \$15,000 a year. There is no need of a playground at this point, for the East River Park, covering six blocks, is only a block away."

A BANK FOR HUNT'S POINT.—The Bronx is to have another bank, organized under State laws, and said to have the backing of important banking interests. It will have a capital of \$100,000 and will establish its office in the neighborhood of Westchester av and Southern Boulevard, near the location of the new plant of the American Bank Note Company.

WOULD LIMIT HEIGHT OF TENEMENTS

And' Also the Percentage of Lot Space to be Occupied—
City Divided Into Districts—Reasons Advanced for a New Idea.

AN act has been prepared for the State Legislature providing for dividing New York City into districts with varying heights of tenements and varying proportions of lots to be covered by tenements. The bill has the approval of the Committee on Congestion of Population. Under the existing Tenement House Law a density of 1,300 people to the acre is permitted throughout all the boroughs, and it is stated by the friends of the bill that in a 6-story tenement only one-fourth of the rooms obtain an adequate supply of sunshine for healthful occupancy. On the other hand, in most parts of the boroughs outside of Manhattan healthy tenements can be constructed that will have sunshine in practically every room and still yield a good return upon the present value of land.

PERCENTAGE OF LOT TO BE OCCUPIED AND BUILDING HEIGHT.

Section 1 of the bill contains the following provisions:

A. In the Borough of Manhattan, including Randall's, Ward's, Governor's, Ellis', Bedloe and Blackwell's islands no tenement hereafter erected shall occupy more than ninety per centum of a corner lot or seventy per centum of any other lot. The height of no tenement hereafter erected in this borough shall by more than one-half exceed the width of the widest street upon which it stands.

B. Is that part of the Borough of the Bronx bounded by a line drawn through the center of Depot place, Sedgwick av, High Bridge, East 170th st, Grand Boulevard and Concourse, Tremont av, East 177th st, Southern Boulevard, Jennings st, the Bronx River, the East River, Bronx Kills and by the Harlem River, including Rikers, North Brother and South Brother Islands, no tenement hereafter erected shall occupy more than eighty per centum of a corner lot or more than sixty per centum of any other lot. The height of no tenement hereafter erected therein shall by more than one-half exceed the width of the widest street upon which it stands.

C. In that portion of the 24th Ward of the Borough of the Bronx bounded by a line drawn through the centre of Tremont av, East 177th st, Southern Boulevard, Pelham av, Fordham road and Grand Boulevard and Concourse, no tenement hereafter erected shall occupy more than eighty per centum of a corner lot or sixty per centum of any interior lot or exceed in height the width of the widest street upon which it stands or a maximum of 55 ft.

D. In that part of the 24th Ward of the Borough of the Bronx bounded by a line drawn through the centre of West 236th st, Spuyten Duyvil road, Van Cortlandt Park South, Gun Hill road, White Plains road, Bronx and Pelham Parkway, Pelham Parkway North, Eastchester Bay, Long Island Sound, Bronx River, Jennings st, Southern Boulevard, Pelham av, Fordham road, Grand Boulevard and Concourse, East 170th st, High Bridge, Sedgwick av, Depot pl and by the Harlem River, Spuyten Duyvil Creek, Harlem River and Hudson River, no tenement house hereafter erected shall occupy more than eighty per centum of a corner lot or sixty per centum of any other lot, or exceed in height the width of the widest street upon which it stands, or a maximum of 45 feet.

E. In that part of the 24th Ward of the Borough of the Bronx bounded by a line drawn through the center of West 236th st, Spuyten Duyvil road, West 240th st, Van Cortlandt Park South, Gun Hill road, White Plains road, Bronx and Pelham Parkway, Pelham Parkway North, Eastchester Bay, Long Island Sound, boundary line of the City of New York and Hudson River including Hart's, Hunter's and City Islands no tenement hereafter erected shall occupy more than seventy per centum of a corner lot or fifty per centum of any other lot, or exceed in height the width of the widest street upon which it stands or a maximum of 35 feet.

The provisions of the act are not to apply to a tenement house hereafter erected running through from one street to another, provided that the lot on which it is situated does not exceed one hundred feet in depth. The act is not to affect any tenement the plans for which have been filed prior to June, 1910, if excavations are commenced in good faith prior to the first day of July, after the approval of the plans. All the remedies and methods of enforcement provided for in the Tenement House Law are to apply to the provisions of this act.

PRESENT TENEMENT LAW NOT SUITABLE OUTSIDE OF MANHATTAN,

The advocates of the bill assert that within a few years practically all the wage-earning population living below 59th st in Manhattan, will be obliged to move to other boroughs and that the tenement law necessary in Manhattan is not suitable to the other boroughs. The present overcrowding in Manhattan, both in blocks and in rooms, causes sickness that costs the enormous total of \$10,000,000 a year, not to the owners of property whose value is created by this overcrowding, but TO THE TAXPAYERS OF THE CITY AS A WHOLE. Practically every country in the civilized world has recognized the justice and legality of this system of districting and in one or many cities has enforced the principle. The Supreme Court of the United States has held that it is CONSTITUTIONAL to maintain TWO DISTRICTS IN BOSTON WITH DIFFERENT HEIGHTS OF BUILDINGS, on the principle that in the residence section tall buildings would be more dangerous in the event of fire at night.

THE AVOWED PURPOSE.

The restrictions are intended to prevent the erection of high buildings to be used for apartments, thereby increasing the value of land so as to drive the small owner out of the district. It is contended, therefore, that the restrictions are necessary to protect the laborer who wants to own his own home; that they

will tend to distribute population more equitably over all the boroughs and benefit owners of land in boroughs outside of Manhattan:

"It is manifestly impossible to enforce in Manhattan restrictions which are just and entirely feasible in most of the other boroughs, because such restrictions would confiscate existing property values," say the friends of the bill.

"The districts have been determined upon the basis of the present heights of tenements, and present land values. For Manhattan no change is suggested. In the 23d Ward of the Bronx and the center of the 24th Ward up to east 177th st, no reduction is made in the height of tenements, but merely a reduction of 10% in the proportion of the lot that may be covered. ABOUT ONE-THIRD OF THE TENEMENTS IN THE BRONX FOR WHICH PLANS WERE FILED IN 1908, covered less than the suggested amount permitted for interior lots in this district—that is 60%.

"While practically every block in Manhattan is assessed for \$2 per square foot or over, out of 559 blocks in the built-up section of the 23d Ward, in 1909, about THREE-FIFTHS had no lots except corner lots, or those affected by corner values, assessed for over \$1, and only 12 for OVER \$2 per square foot. There were only 307 tenements in the 23d Ward in 1908 six stories high or over. This district will unquestionably be a large manufacturing district ultimately and the tenements to some extent replaced by factories.

"In the section between Tremont av, Grand Boulevard and Concourse, Fordham road, Pelham av, and Southern Boulevard, there are a number of five-story tenements; but land is relatively cheap, so the heights of tenements is reduced to five stories (55 feet) and ten per cent more yard area than the present tenement house law requires is provided for."

THE MAKING OF A BANK.

The New Union Dime as an Illustration of What is Required in Our Time—Interior Decorations and Vault Construction.

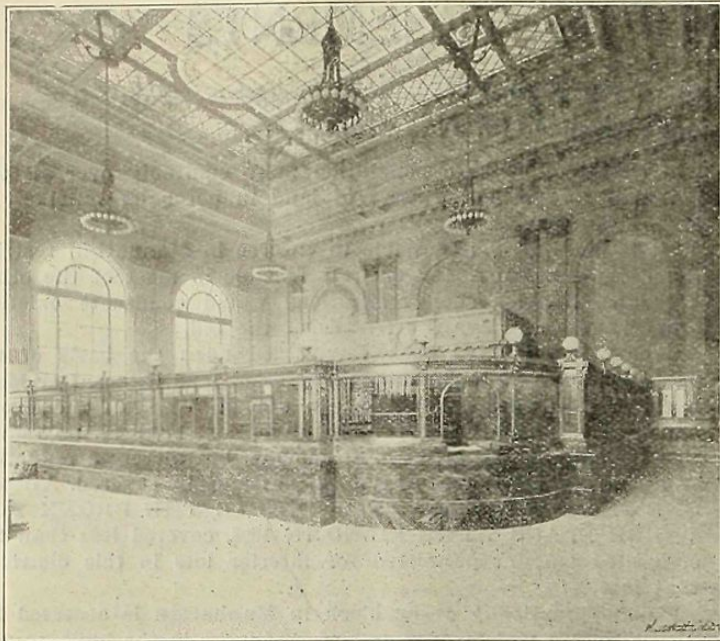
THE Union Dime Savings Bank has recently moved into and thrown open to the public its new building on the north-west corner of 6th av and 40th st. Coming from the inconvenient, over-crowded and ill-ventilated quarters in the old location at Broadway and 33d st, the new structure with the increased working and public space offers many utilitarian advantages, and it is a very definite answer to the question of what a modern bank building should be.

The conditions of planning imposed at the start, demanded but one large main room, this to include the entire banking machinery and contact with depositors, with smaller rooms at rear for business of official or private nature. This plan and design have necessarily resulted in a somewhat simple scheme expressed on the exterior by two massive corner elevations of dark blue Indiana limestone strengthened by rusticated pylons at corners, the main body of walls being penetrated by three large coved arches with rusticated voussoirs set in with ornamental cast-iron window frames, heavy grilles below.

In the main banking room the outside arches of the large window openings are framed by the fluted gold capped Corinthian pilasters and repeat around all walls, which are of Caen stone up to main cornice, and set over a heavy base of richly veined Tinos and black and gold marble. The entablature and richly paneled, beamed and soffited ceiling are of ornamental plaster, tinted and enriched with gold, and framed in at the centre, with a large field of delicately tinted leaded glass used for diffusing light from the main roof skylight to the centre of the clerking cages below. There is an extension of the vacuum cleaning outfit to clean this dome light from the upper side, so that this important detail can be attended to, and the danger of breaking the glass reduced to a minimum. The prevailing tones of the ceiling light are pale-amber, green and blue, while the soffits of wall arches are decorated with a running mosaic pattern of the same colors. The interior decorative motive is an elastic pilaster scheme, rather large and massive in scale and treated along classic lines, although the style of the exterior is generally Renaissance in feeling.

The counter and base of the banking enclosure is of Tinos marble, to match the wall and wainscot and support a cast bronze counter screen of antique finish, which runs back on each side of the public spaces and continues into the high bronze railing separating the raised officers' quarters from the public and clerks, the bronze work throughout being a particularly fine piece of work.

Cages of interlacing bronze mesh divide off the various tellers, bookkeepers and clerks and are fitted with the latest accounting machines, filing devices, money drawers, counters, desks, cabinets, telephones, tel-autograph and various personal conveniences of the individual tellers.



MAIN ROOM OF THE NEW UNION DIME BANK.

Sixth av at 40th st.

Albert H. Taylor, Architect.

All floors in the working department are of wood, the floors in the public spaces and vestibule being gray and white Knoxville marble, with tinted marble border.

THE VAULT.

Situated in the rear of the banking space, but detached from the main construction of the building is the vault, really a DISTINCT CONSTRUCTIVE ENTITY in itself on a special foundation.

This vault is divided in two parts for money and securities and is fireproof and burglar-proof in the strictest sense. In addition, the exterior is covered with electric protective panels, a feature which presented several difficulties in getting over, to avoid making the monumental eyesore into which the typical raw mahogany paneled electric protected cabinet usually develops. The bank officials refused to consider placing the protection on the inside, as is sometimes done, on account of the alarm not going out until a considerable amount of damage has been accomplished, so it was placed outside and screened by a false facing of bronze pilasters and frames, supporting large matched Paonazzo marble panels with detachable corner pieces of bronze to allow easy removal of any of the protective paneling in case of repairs being needed.

The only parts which could not be hidden were the doors enclosing the steel vault doors, which had to be free and open, so the bronze pilasters adjoining each side of the entrance were made hinged, and a small closet was built in behind to receive the swinging collapsible protection during business hours when the vault is in use and in public view. The actual construction of the vault is in approved chrome steel, with walls of railroad iron and reinforced concrete monolith, open foundation and unobstructed passage around all sides, and the interior lined with steel. The two vault doors weigh thirteen tons each.

In the 40th st extension are the president's and committee rooms, communicating with the front offices, and connected by stairs, dumbwaiter and Otis elevator service with the directors room over. The president's room is finished in high mahogany paneled wainscot with built-in bookcases, beamed ceiling, stenciled frieze, and Caen stone and marble mantel.

THE USE OF ELECTRICITY IN BRICK YARDS.

BRICK must be produced more cheaply. To do this, other methods than those now in use must be adopted, and electricity seems to be one means of accomplishing this end. So far as concerns the non-metallic parts of buildings, the trend of architecture to-day seems to be towards an increased use of clay products, yet almost any manufacturer will say that the prices he gets for common brick hardly give him a fair margin. More than one manufacturer kept his yards going last year at an actual loss.

Competition is responsible for this in no small measure. In 1905 there were 187 brick yards in this State and the output was over 1,209,000,000 bricks, valued at \$7,473,122. Of this total the Hudson River yards turned out \$5,846,097 worth. Statistics now show more than 200 yards, with a total output for 1909 at 1,500,000,000 (estimated) common brick, valued at almost \$9,000,000, of which the Hudson Valley yards turned out more than \$7,000,000 (estimated).

When it is considered that a brick that retails for less than one-half of a cent a piece is handled no less than 200 times, as it passes through approximately 80 different operations of manufacture, the reader will perceive the necessity of cutting

down the expense in some way, and electricity seems to be the only avenue through which this saving can be met.

About 75 per cent. of the labor on brick yards is unskilled. An attempt has been made to improve upon this state of affairs by the use of cableways and "belt conveyors," but so far the results have not been signally successful, so far as the Hudson River valley is concerned. Where these conveyors have been installed they are operated with steam power in most cases, as the owners for one reason or another side-stepped the use of electricity.

But some manufacturers have not given up the problem of modernizing their works. While there are yards where old-fashioned tempering wheels and sod pits are still extant, there are others, and they are to-day in the majority, where up-to-date methods are employed. Among these are the premises of the Rose Brick Company at Roseton-on-Hudson. This is a modern plant where experiments in the use of electricity have been going on for some time and have been attended with success. The equipment that Senator Rose put in his plant cost between \$60,000 and \$80,000 and he expects it to pay for itself within a "few" years. It consists, first, of an overhead trolley system for the shunting of clay and sand trains from his three steam shovels in the clay banks and two others in his sand deposits. He has electrified his equipment at the sand banks so that about 1,000 cubic yards a day can be loaded on barges, although at present he is loading only two barges a day, or between four and five hundred cubic yards.

The Rose Brick Company has twenty-nine brick-making machines, two of which have double yards. Senator Rose thought that by the installation of individual motors for these two machines he would be able to keep them running a full day, instead of only half a day like the other twenty-seven machines. This has been demonstrated by experience. He can work either one or two by using electricity, whereas formerly he had to operate all the shafting in his plant or shut down all machines.

They have been in operation now three years and they have given perfect satisfaction. This, in fact, was the first application of the use of electricity and the success of the experiment caused him to electrify his yards last Spring. He is satisfied with the results so far, and he expects to extend gradually the use of electricity to all machines, not only at the Rose works but possibly later on the former Bartlett works, which are now operated by the Atlas Building Material Company.

The use of electricity in brick works is only in its infancy. The cost of fuel is a serious question, and the water is frequently injudicious to boiler, owing to the presence of lime in it. The Rose Brick Co.'s electric power is obtained from a central station at Newburgh and is taken up and transformed, as required, in a local station.

NOVELTIES.

A CHECK-OFF ON THE CARELESS JANITOR.—Every building superintendent or agent knows the unreliability of the average janitor. He realizes fully the consequences of forgetfulness on the part of an engineer or janitor. The simple neglect of supplying water to a boiler at the proper time may mean heavy lawsuits, great repair bills or possibly loss of life. There is a device on the market that prevents the possibility of forgetfulness because it automatically operates, and in operating it saves its owner money. Every gallon of water carried in a boiler in excess of the amount actually necessary costs one pound of coal per hour. Filling the boiler by hand for the day's supply cools the entire heating system and increases the coal consumption. It reduces the steam space and gives less heat, although more coal is consumed. Explosion is liable to result from allowing a large quantity of cold water to enter a boiler suddenly. If not an explosion, it cracks the heating surfaces. The device referred to prevents all this. Further, it keeps mud, silt and sand out, it requires no attention and keeps a constant minimum supply of water always in the boiler. The Buyers' Bureau of the Record and Guide will give further information on application.

AVOID HEAVY ICE BILLS; MAKE ICE FROM AIR.—The owner of a building puts in an ordinary ice making machine to supply cooled water to his tenants or an architect specifies a refrigerating plant, for a hotel; both require large amounts of supplies, ammonia, brine and a hundred and one other specialties that make the actual saving over the use of ice little more than the elimination of wear and tear on halls, and office walls. Now comes a company with a machine that **MAKES ICE OUT OF AIR**. Its cost is very much less than the complicated ice machine, its running expense is almost nothing—merely a small engine driving a pump. No skilled engineer is needed to attend to it. The janitor can do it. He merely turns a throttle, allowing steam to get to the cylinders, and ice is being made at once. It operates without dangerous gases of any kind, the medium being solely common air. It operates under a pressure of only 65 pounds per square inch. It is made in sizes to fit an ice box of 5 cubic feet, ordinary household size, to 10,000 cubic feet. Cost of installation is far below what you would imagine. The Buyers' Bureau of the Record and Guide will tell you more about it on application.

PRINCIPAL OFFICE, LOFT AND STORE BUILDINGS TO BE CONSTRUCTED IN 1910.

The Estimated Total Cost of The Buildings Named in This List is Nearly \$50,000,000.

Table with columns: LOCATION, KIND OF BUILDING, OWNERS, ARCHITECT, STORIES, EST. COST, CONTRACTOR. Lists various building projects with their details.

1000' cost

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS

INDEX.

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The Star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

1—Demolishing
2—Excavating
3—Foundations
4—Masonry
5—Carpentry
6—Terra cotta blocks
7—Steel and iron work
8—Reinforced concrete
9—Fireproofing
10—Tin roof
11—Roofing other than tin
12—Front brick

13—Granite
14—Limestone
15—Marble
16—Terra cotta
17—Mosaic
18—Tile
19—Metal lath
20—Plaster partition blocks
21—Coping
22—Galvanized iron skylights and cornices
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24—Plumbing
25—Heating
26—Elevators
27—Dumbwaiters
28—Electric power
29—Electric wiring
30—Lighting fixtures
31—Plate glass
32—Interior woodwork and trim
33—Paints
34—Hardware

Buchman & Fox, 11 E. 59th st, archts., 7, 11.
Mentor Realty Co., 1980 7th av, owner; 12, 14.
F. J. Sterner, 139 East 19th st, archt.; 12, 14, 6, 25, 11.
Keystone Const Co., 28 East 85th st, builder; 7, 8, 9, other materials.
H. I. Cobbs, 42 B'way, archt.; 7, 8, 9, 12, 25.
Mica Const. Co., 40 St. Nicholas av, owner; 12, 16, 25.
William A. Boring, 32 B'way, archt.; 12, 14, 9, *.
W. L. & G. H. O'Shea, 29 B'way, builder; 9, 12, 14, 26.
Hutton & Buys, 311 Madison av, archts.; 4.
Squires & Wynkoop, 44 Cortlandt st, archts.; 4, 5, 6, 24, *.
Kaw Realty Co., 103 Park av, owner; 3, 4, 5, 7, 12.

Wm. J. Taylor, 5 East 42d st, builder; 3, 4, 5, 6, 7, 8, 9.
Marmac Const. Co., 316 West 30th st, owner; 1, 2, 3, 4, 5, 9.
James H. Cruikshank, 50 Pine st, owner; 12, 22, 25.
Patrick McGrath, 306 E. 111th st, owner; 12, 11, 22, 21.
Bernard McQuillan, 433 E. 65th st, owner; 12, 21.
David W. King, 136 Liberty st, archt.; 12, 11, 26.
Fleischmann Bros. Co., 507 5th av, builder; 12, 4, 8, 9, 13.
Bernstein & Bernstein, 24 E. 23d st, archts.; 4, 5.
Chas. M. Straub, 147 4th av, archt.; 4, 5, 7.
Ross & McNeil, 39 E. 42d st, archts.; 4, 5, 7.
Delano & Aldrich, 4 E 39th st, archts.; 2, 3, 4, 5.

Madison av and 79th Street Co., 44 E. 79th st, owner; 24, 28, 25.
A. G. Imhof, 249 W. 19th st, builder; 31.
W. H. McElfrick, 1402 B'way, archt.; 8.
Thomas Tryon, 39 E. 28th st, archt.; 26.
Barr & Gruber, 210 Bowery, builders; 24, 31.
Yorkshire Realty & Const. Co., 100 W. 119th st, owner; sub-contracts.
Joseph Bolmford, 457 W. 150th st, owner; 12, 14, 25.
The Fogliasso Clement Bldg. Co., owner; 197 Bleecker st; sub-contracts.
Chas. Rubinger, 220 B'way, owner; sub-contracts.
Gross & Herbener, 45 W. 95th st, owner; sub-contracts.
Ranald H Macdonald, 29 W. 34th st, builder; all subs.
Weisman & Herman, 510 E. 136th st, owners; 12, 14.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

ST. NICHOLAS AV, e s, 144.1 s 153d st, 6-sty brick and stone tenement, 75x87, tin or plastic slate roof, steam heat, glazed terra cotta; cost, \$150,000; owner, Mica Const Co, 40 St Nicholas av; architect, Chas Ferbusch, 40 St Nicholas av. Plan No. 183.

PINEHURST AV, n e cor 179th st, 6-sty brick and stone tenement, 100.2x90, tin roof, steam heat; cost, \$150,000; owner, Mentor Realty Co, 1980 7th av; architect, Chas B. Meyers, Union sq. Plan No. 179.

Dwellings.

70TH ST, No. 121 East, 5-sty brick and stone dwelling, 20x60.1, tar and gravel roof, hot air heat, limestone, tile terra cotta, wire glass; cost, \$20,000; owner, Howard G. Cushing, 143 East 37th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 192.

Architects state that no contract is let.

Hotels.

43D ST, n s, 125.6 E Broadway, 6-sty brick and stone hotel, 60x90.5, plastic slate roof, steam heat; cost, \$250,000; owner, Geo. F. Considine, 28 East 85th st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 181.

Keystone Const. Co., 28 East 85th st, has contract.

Miscellaneous.

51ST ST, Nos. 610-612 West, 6-sty brick and stone factory, 50x94.8, tar and gravel roof, steam heat; cost, \$25,000; owners, Kohler & Campbell, 50th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 191.

Stables and Garages.

25TH ST, Nos. 325-327 East, 3-sty brick and stone stable and wagon room, 50x100; cost, \$20,000; owner, David H. Pos-

ner, 23 School st, Boston, Mass; architect, B. Finkensieper, 134 Broadway, Brooklyn. Plan No. 196.

Keystone Const. Co., 28 East 85th st, has contract.

111TH ST, s s, 150 e 2d av, 2-sty brick stable, 25x100; plastic slate roof, galvanized iron skylights, terra cotta coping; cost, \$8,000; owner, Patrick McGrath, 306 East 111th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 185.

65TH ST, Nos. 433-437 East, 2-sty brick and stone stable and wagon room, 75x95.5, tar and gravel roof, terra cotta coping; cost, \$15,000; owner, Bernard McQuillan, 433 East 65th st; architect, Frank Straub, 122 Bowery. Plan No. 186.

68TH ST, Nos. 248-250 West, 5-sty brick and stone garage, 50x100, reinforced concrete terra cotta blocks, hot water heat; cost, \$44,000; owner, Chas. A. Miller, 37 West 72d st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 194.

Stores, Offices and Lofts.

34TH ST, Nos. 44-46 E, 12-sty brick and stone loft and stores, 53.2x197.6, slag roof, steam heat; cost, \$225,000; owner, August Belmont, 23 Nassau st; architect, H. I. Cobb, 42 Broadway. Plan No. 182.

23D ST, Nos. 148-156 West, 12-sty brick and stone loft, 102.6x88, tar and gravel roof, galvanized iron skylights; cost, \$275,000; owner, Robert Burns Realty Co., 135 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 178.

Alfred M. Rau, 135 Broadway, president; Frederick Hinchorn, secretary.

CHERRY ST, No. 223, 2-sty brick and stone office, 18x18; cost, \$2,000; owner, Joseph Cohen, on premises; architect, Max Muller, 115 Nassau st. Plan No. 177.

19TH ST, Nos. 132-132½ East, 6-sty brick and stone studios, 30x89.8, tar and

gravel roof, steam heat, terra cotta blocks; cost, \$50,000; owner, Joseph B. Thomas, 60 Wall st; architect, F. J. Sterner, 139 East 19th st. Plan No. 180.

LAFAYETTE ST, No. 206, 4-sty brick and stone store and loft, 21.3x95.4, tar and gravel roof, metal and glass skylights, stoves; cost, \$18,000; owner, Laura Conkling, 170 Broadway; architect, Chas. M. Straub, 147 4th av. Plan No. 190.

22D ST, Nos. 126-130 West, 12-sty brick and stone store and loft, 56.3x90, plastic slate or slag roof, steam heat, terra cotta blocks, limestone; cost, \$200,000; owner, Aurora Investing Co., 30 Broad st; architect, James F. Connell, 190 South av, Mariners Harbor, S. I. Plan No. 188.

Fleischmann Bros. Co. has general contract.

30TH ST, Nos. 30-32 West, 4-sty brick and stone office and store, 25.6x56.2, tar and gravel roof, steam heat, stucco finish; cost, \$22,000; owner, August Janssen, 34 West 30th st; architect, B. H. Simonson, 315 5th av. Plan No. 193.

Not let.

AMSTERDAM AV, No. 1415, 1-sty brick stores, 25x45.5; cost, \$1,200; owner, Dr. J. H. Larkin, 498 West 130th st; architect, T. E. Glasser Co., 70 Manhattan st. Plan No. 195.

Factories and Warehouses.

108TH ST, Nos. 422-428 East, 2-sty brick storage and loft, 100x100, plastic slate roof; cost, \$10,000; owner, Ratze Bunke, 422 East 108th st; architect, David W. King, 136 Liberty st. Plan No. 187.

LEONARD ST, Nos. 156-160, 8-sty brick and stone warehouse, 60.11x70, steam heat, galvanized iron cornices and skylights; cost, \$125,000; owner, James H. Cruikshank, 50 Pine st; architect, Wm. H. Dewar, Belleville, N. J. Plan No. 184.

Synagogue.

7TH ST, No. 207 East, 2-sty brick and concrete synagogue, 20x92.10, tin roof, steam heat, terra cotta coping, wrought iron stairs; cost, \$15,000; owner, Cong Bnai Rapoport, 24 East 23d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 189.

MANHATTAN ALTERATIONS.

BLEECKER, No. 373, cut openings to 5-sty brick tenement; cost, \$200; owner, H. Diegel, 265 High st, Newark, N. J.; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 640.

DIVISION ST, Nos. 11-11½, 4-sty brick rear extension, 25x18, add 1-sty, partitions to 3-sty brick and stone loft and store; cost, \$1,500; owner, Louis Levin-ski, on premises; architect, Schainpain, 83 Canal st. Plan No. 643.

GRAND ST, No. 337, partitions, skylights, to 3-sty brick store and loft; cost, \$300; owner not given; architect, L. A. Sheinart, 194 Bowery. Plan No. 616.

GREENWICH ST, Nos. 317-319, alter stairs to 5-sty brick loft; cost, \$100; owner, Wm. MacBain, 40 Wall st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 649.

BARROW ST, No. 27, partitions, windows to 4-sty brick tenement; cost, \$25; owner, T. J. Brazier, 27 Barrow st; architect, J. Braunstein, 217 West 116th st. Plan No. 661.

LAFAYETTE ST, Nos. 54-60, platform to 8-sty brick warehouse and office; cost, \$1,500; owner, Lippman & Eisman, on premises; architect, J. J. Malone, 1170 Broadway. Plan No. 655.

Geo. Vassar Sons Co., 1170 Broadway, has contract.

ORCHARD ST, No. 179, alter front wall, to 5-sty brick tenement; cost, \$2,000; owner, Julius Feinberg, 225 W 137th st; architects, Bernstein & Bernstein, 24 E 23d st. Plan No. 628.

RIVINGTON ST, No. 319, partitions, windows, roof beams, to 3-sty brick tenement; cost, \$3,000; owner, Estate R. Schoeffel, 19 Av A; architect, O. Reissmann, 30 1st st. Plan No. 636.

WATER ST, No. 394, partitions, skylights to 3-sty brick tenement; cost, \$250; owner, John M. Talbott, 95 William st; architect, L. Levine, 1786 Lexington av. Plan No. 663.

WILLIAM ST, Nos. 99-101, alter chimney to 4-sty brick store and warehouse; cost, \$300; owner, Wendel Estate, on premises; architect, Frank H. Quinby, 99 Nassau st. Plan No. 644.

3D ST, Nos. 44-48 West, concrete pit to 8-sty brick manufacturing building; cost, \$100; owner, Sundel Hyman, 2069 5th av; architect, A. Sidney Tomlinson, 4 Cornell av, Yonkers. Plan No. 647.

9TH ST, Nos. 205-207 E, stairs, store fronts to two 4-sty brick lofts; cost, \$350; owner, S. Niewenhaus, 1 Madison av, architect, J. H. Friend, 148 Alexander av. Plan No. 637.

18TH ST, No. 213 W, toilets, partitions, windows to 5-sty brick tenement and store; cost, \$1,500; owner, Lillian H. Kempf, 113 W 124th st; architect, Frank Hausle, 81 E 125th st. Plan No. 629.

21ST ST, No. 10 West, partitions, windows to 3-sty brick tenement; cost, \$500; owner, S. Bieber, on premises; architect, O. Reissmann, 30 1st st. Plan No. 664.

24TH ST, Nos. 215-221 E, skylights, alter walls to 5-sty brick loft; cost, \$6,500; owner, J. M. Horton Ice Cream Co, 213 E 24th st; architect, Frank Goodwillie, 1170 Broadway. Plan No. 625.

25TH ST, No. 353 West, partitions, steel beams, windows to 5-sty brick tenement; cost, \$300; owner, Henry Brady, 262 West 23d st; architect, A. V. Bourke, 220 Broadway. Plan No. 652.

29TH ST, No. 343 East, 1-sty brick side extension to 4-sty brick boiler house;

cost, \$785; owner, H. Koehler & Co., 205 West 79th st; architects, Kastner & Dell, 1133 Broadway. Plan No. 660.

31ST ST, No. 336 E, partitions, toilets to 5-sty brick store and tenement; cost, \$2,000; owner and architect, J. H. Johnston, 325 E 30th st. Plan No. 641.

31ST ST, No. 262 West, plumbing, partitions, stairs, store fronts to 4-sty brick store and dwelling; cost, \$5,000; owner, J. F. Wall, 262 West 31st st; architect, Fred Ebeling & Son, 420 East 9th st. Plan No. 659.

Barr & Gruber, 210 Bowery, have contract.

34TH ST, No. 530 West, toilets to 5-sty brick tenement; cost, \$1,000; owners, Bornhem & Levin, 1539 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 665.

35TH ST, No. 102 E, add 1-sty, partitions, plumbing fixtures to 4-sty brick dwelling; cost, \$10,000; owner, Mrs. J. Harsen Rhoades, 102 E 35th st; architects, Hill & Stout, 1123 Broadway. Plan No. 612.

38TH ST, Nos. 350-2 W, 6-sty brick side extension, 25x94, to 6-sty brick loft; cost, \$25,000; owner, Geo. Kern, 496 9th av; architect, C. E. Huntley & Co, 103 Park av. Plan No. 624.

38TH ST, No. 347 W, vent shaft, partitions, to 5-sty brick tenement and store; cost, \$2,500; owner, Max Heller, 345 W 38th st; architect, Wm. G. Clark, 438 W 40th st. Plan No. 613.

40TH ST, No. 304 West, partitions, windows, toilets to two 4 and 5-sty brick tenements; cost, \$2,000; owner, Estate John J. Jenny, 2 Rector st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 657.

40TH ST, No. 553 West, toilets, partitions, windows to 4-sty brick tenement; cost, \$1,000; owner, Isabelle Realty Co., 460 West 40th st; architect, Wm. G. Clark, 438 West 40th st. Plan No. 658.

43D ST, No. 7 West, 1 and 4-sty brick rear extension, 9x26.6, elevator, cut wall, windows to 4-sty brick club; cost, \$8,500; owner, The Century Asso., 7 West 43d st; architect, Thomas Tryon, 39 East 28th st. Plan No. 656.

44TH ST, No. 535 W, alter fire-escapes, windows, toilets to 5-sty brick tenement; cost, \$1,850; owner, Angeline Blossom, Hotel Endicott, 81st st and Columbus av; architect, Thomas C. Byrnes, 45 Broadway. Plan No. 610.

John Collan, 502 W 44th st, has contract.

45TH ST, Nos. 510-514 W, new beams, columns, girders, walls to 3-sty brick stable; cost, \$5,000; owner, Thomas Connors, 510 W 45th st; architect, John H. Knubel, 318 W 42d st. Plan No. 617.

51ST ST, No. 216 West, walls to 1-sty brick shop; cost, \$500; owner, Gustave Cordier, 1641 Broadway; architect, John Hill, 24-26 Murray st. Plan No. 662.

54TH ST, No. 426 W, partitions, windows to 4-sty brick store and tenement; cost, \$1,200; owner, Aaron Snetow, 588 10th av; architect, Wm. G. Clark, 438 W 42d st. Plan No. 614.

56TH ST, n s, 100 e Madison av, partitions, cut windows, to 5-sty brick residence; cost, \$400; owner, Miss B. J. Curran, 57 E 56th st; architects, Pickering & Walker, 103 Park av. Plan No. 620.

57TH ST, No. 152 W, fireproof passage, doors to 6-sty brick and stone studio and apartment; cost, \$3,000; owner, Carnegie-Hall Co, 57th st and 7th av; architect, Henry D. Whitfield, 100 5th av. Plan No. 619.

58TH ST, No. 554 W, partitions, stalls to 4-sty brick and stone stable; cost, \$15,000; owner, Sarah A. Brady, 251 W 81st st; architects, Thorn & Wilson, 1123 Broadway. Plan No. 618.

T. J. Brady, 417 W 144th st, has contract.

66TH ST, No. 17 E, 2-sty brick rear extension, 9.6x11, windows to 4-sty brick dwelling; cost, \$3,000; owner, Raymond Hoagland, 16 William st; architect, Chas. A. Luckhurst, 103 Park av. Plan No. 627.

74TH ST, No. 103 W, partitions windows, toilets to 4-sty brick show rooms and tenement; cost, \$5,000; owner, Louis Katz, 308 Columbus av; architect, Chas. E. Birge, 29 W 34th st. Plan No. 630.

79TH ST, No. 46 East, install plumbing, electric and heating apparatus, windows, partitions to 4-sty brick and stone residence; cost, \$2,000; owner, Madison Av. & 79th St. Co., 44 East 79th st; architect, D. P. Appell, 44 East 79th st. Plan No. 645.

96TH ST, No. 327 West, erect sign to 5-sty brick store and dwelling; cost, \$225; owner, Robert J. Mahoney, 76 West 68th st. Plan No. 654.

124TH ST, No. 414 E, partitions, windows, piers to 5-sty brick tenement; cost, \$1,200; owner, Estate F. Radle, 609 W 36th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 622.

206TH ST, n s, 100 e 9th av, alter beams, girders, walls to 2-sty brick stable and office; cost, \$2,000; owner, not given; architect, Geo. Fred Pelham, 507 5th av. Plan No. 650.

Kellar Lumber Co., premises, lessee.

AMSTERDAM AV, No. 1723, new floor, partitions to 2-sty brick store; cost, \$1,000; owner, Wm. Hobson, 1725 Amsterdam av; architect, J. E. Brady. Plan No. 631.

AMSTERDAM AV, No. 605, cut windows, alter shafts to 5-sty brick tenement; cost, \$500; owner, Margaret McGrath, 605 Amsterdam av; architect, John H. Knubel, 318 W 42d st. Plan No. 621.

BROADWAY, Nos. 2289-2299, toilets, windows to 2-sty brick store and office; cost, \$150; owner, The Title Ins Co, 135 Broadway; architect, M. P. Thain, 135 Broadway. Plan No. 634.

BROADWAY, s w cor 149th st, partitions to 7-sty brick and stone store and tenement; cost, \$200; owner, Rembrandt Realty Co, premises; architect, J. C. Cocker, 2017 5th av. Plan No. 615.

BROADWAY, Nos. 373-375, mezzanine floor to 6-sty brick office and store; cost, \$350; owner, not given; architect, W. E. Gradwell, 373 Broadway. Plan No. 642.

MADISON AV, No. 505, partitions, flooring, stalls, windows to 1 and 2-sty brick stable; cost, \$3,500; owner, George W. Vanderbilt, 52 Broadway; architect, Frank Goodwillie, 1170 Broadway. Plan No. 626.

PARK ROW, No. 176, install picture show, to 8-sty brick loft; cost, \$1,000; owner, B. Golden, 508 Pearl st, architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 633.

ST. NICHOLAS AV, No. 1442, toilets, partitions, show windows to 2-sty brick store and loft; cost, \$1,000; owner, Henry Klein, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 646.

2D AV, No. 722, toilets, partitions, to 4-sty brick tenement and store; cost, \$350; owner, Martha Meyer, 14 W 94th st; architect, Frank Hausle, 81 E 125th st. Plan No. 638.

3D AV, n e cor 76th st, store fronts, partitions, windows, columns, to 4-sty brick hotel; cost, \$1,200; owner, Mary A. Saxton, 831 Lexington av; architect, B. W. Berger & Son, 121 Bible House. Plan No. 623.

3D AV, Nos. 1305-1307, stairs, store fronts, to two 5-sty brick tenements; cost, \$1,000; owner, Louis Teven, 164 E 89th st; architect, O. Reissmann, 30 1st st. Plan No. 635.

3D AV, No. 44, stairs, partitions to 3-sty brick hotel; cost, \$300; owner, Chas. T. Annett, 29 West 8th st, Bayonne, N. J.; architect, David A. Lucas, 98 3d st, Brooklyn. Plan No. 651.

4TH AV, Nos. 330-332, 2-sty brick side and rear extension, 10.9x81 and 49.4x36, to 2-sty brick loft and store; cost, \$10,500; owner, A. & L. Schwab, 641 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 609.

5TH AV, s w cor 23d st, partitions to 7-sty brick store and loft; cost, \$1,500; owner, Union Trust Co, 80 Broadway; architect, Lebolt & Co, premises. Plan No. 611.

7TH AV, n w cor 42d st, stairs, reinforced concrete columns to 3-sty brick theatre; cost, \$40,000; owner, Oscar Hammerstein, on premises; architect, W. H. McElpatrick, 1402 Broadway. Plan No. 653.

7TH AV, s e cor 126th st, new stairs, store fronts, columns to 4-sty brick and stone tenement; owners, Arthur R. & J. R. Wilson, 62 Cedar st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 648.

A. G. Imhof, 249 West 18th st, has contract.

8TH AV, No. 2416-2418, alter show windows, piers to 5-sty brick tenement and store; cost, \$1,000; owner, Joseph Hochheiser, premises; architects, Katz & Goldrich, 278 Brook av. Plan No. 632.

8TH AV, No. 129, raise roof, new galvanized iron cornice, to 4-sty brick store and dwelling; cost, \$475; owner, James Gruninger, 563 Hudson av, Weehawken, N. J.; architect, C. B. Brun, 1 Madison av. Plan No. 639.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

175TH ST, n w cor Anthony av, 4-sty brick tenement, plastic slate roof, 45x81; cost, \$35,000; owner, Frank A. Ten Brook, 1826 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 284.

BECK ST, n s, 100 w Av St. John, two 5-sty brick tenements, tin roof, sizes irregular; total cost, \$90,000; owners, Altro Realty Co., 1148 Tiffany st; architect, E. Wilbur, 120 Liberty st. Plan No. 283.

FOX ST, e s, 110 n Longwood av, six 4-sty brick tenements, plastic slate roof, 33.4x67; total cost, \$108,000; owners, Winnie Realty & Con. Co., Maurice Muller, 836 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 281.

179TH ST, n s, 83.3 w Vyse av, four 4-sty brick tenements, plastic slate roof, 37.6x67; total cost, \$100,000; owners, Barry Bros, 2804 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 301.

173D ST, s e cor Crotona Park East, 5-sty brick tenement, plastic slate roof, 44.1x84.11; cost, \$50,000; owner, Francis X. Keil, 1010 Kelly st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 302.

WEST FARMS ROAD, n e cor 167th st, two 5-sty brick tenements, 95x88, 41x88; total cost, \$125,000; owner, Friedman Const. Co., Chas. Friedman, 1387 Stebbins av, president; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 304.

179TH ST, n e cor Daly av, three 4-sty brick tenements, plastic slate roof, 40.2x67.9; total cost, \$85,000; owners, Barry Bros., 2804 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 300.

179TH ST, n w cor Vyse av, three 4-sty brick tenements, plastic slate roof, 40x67; total cost, \$85,000; owners, Barry Bros., 2804 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 303.

144TH ST, n s, 150 e Brook av, two 5-sty brick tenements, slag roof, 37.6x87.9; total cost, \$60,000; owner, John Knox McAfee, 539 West 84th st; architect, J. C. Cocker, 2017 5th av. Plan No. 295.

178TH ST, n e cor Burnside av, 6-sty brick tenement, plastic slate roof, size irregular; cost, \$130,000; owner, John Rendall, 859 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 294.

ANTHONY AV, e s, 100.7 n 174th st, 4-sty brick tenement, slag roof, 50x55.3; cost, \$29,000; owner, Jos. Diamond, 1139 Wyatt st; architect, B. Ebeling, 1136 Walker av. Plan No. 291.

CARTER AV, w s, 97.6 n 174th st, 4-sty brick tenement, slag roof, 50x42.9; cost, \$25,000; owner, Jos. Diamond, 1139 Wyatt st; architect, B. Ebeling, 1136 Walker av. Plan No. 290.

179TH ST, n w cor Crotona av, 5-sty brick tenement, slag roof, 90x24.6½; cost, \$25,000; owner, Thos. F. Devine, 108 West End av; architect, J. C. Cocker, 2017 5th av. Plan No. 313.

LAFONTAINE AV, w s, 97 s 179th st, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, \$60,000; owners, Valentine Const. Co., Jacob H. Amsler, 1616 Crosby av, president and architect. Plan No. 305.

162D ST, n s, 247 e Morris av, two 5-sty brick tenements, slag roof, 43.6x100.3; total cost, \$70,000; owners, Melrose Bldg. Co., 933 Teller av; architect, J. C. Cocker, 2017 5th av. Plan No. 314.

TIFFANY ST, w s, 158.9 s 167th st, two 4-sty brick tenements, slag roof, 30x67; total cost, \$40,000; owners, O'Leary Realty & Con. Co., John O'Leary, 2334 Cambrelling av, president; architect, John P. Boyland, 103 East 125th st. Plan No. 312.

158TH ST, s w cor Elton av, 5-sty brick tenement, plastic slate roof, 48x90; cost, \$45,000; owners, Chas. T. Streeter Con. Co., 1822 Bathgate av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 310.

165TH ST, n s, 50 e Stebbins av, 5-sty brick tenement, tin roof, 25x101.2; cost, \$22,000; owner and architect, Albert Gerhards, 725 Manida st. Plan No. 287.

BRYANT AV, e s, 100 s Garrison av, two 4-sty brick tenements, tin roof, 25x88.6; total cost, \$50,000; owners, Martin Pletcher Con. Co., Martin Pletcher, 908 Bryant av, president; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 317.

TELLER AV, e s, 50 s 166th st, 5-sty brick tenement, plastic slate roof, 43x90.11½; cost, \$50,000; owner, Ernest Wenigman, 2013 Grand Concourse; architects, Neville & Bagge, 217 West 125th st. Plan No. 285.

Dwellings.

CROTONA PARKWAY EAST, s s, 135 e Charlotte st, 2-sty brick dwelling, composition roof, 20x55; cost, \$3,000; owner, O. H. Olsen, 1169 Fox st; architect, John Wooley, 15 East 11th st. Plan No. 299.

SEDGWICK AV, w s, 88.5 n Giles pl, 2-sty and attic frame dwelling, asbestos shingles, 24½x35; cost, \$7,500; owner, Benie Thurston, 996 Simpson st; architect, John De Hart, 1038 Fox st. Plan No. 292.

WILDER AV, e s, 200 n Randall av, 1½-sty frame dwelling, felt roof, 14x26; cost, \$750; owner, John Strand, 2062 Randall av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 296.

GRAND BOULEVARD, s e cor 173d st, 2-sty frame dwelling, 58x32; cost, \$12,000; owner, Harold Swain, 181 Belmont st; architect, J. H. Phillips, 103 Park av. Plan No. 308.

POPHAM AV, w s, 246.4 n 176th st, 2½-sty frame dwelling, shingle roof, 21x57; cost, \$5,000; owner, Emil Johnson, 522 West 174th st; architect, Charles Bensen, 2050 Jerome av. Plan No. 306.

FOX ST, e s, 110 n Longwood av, rear two 1-sty brick dwellings, plastic slate roof, 33.4x10; total cost, \$2,000; owners, Winnie Const. & Realty Co., 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 309.

Miscellaneous.

WALNUT AV, w s, 78 n 138th st, 2-sty brick wash and mess house, slag roof, 42.8x27.8; cost, \$2,000; owners, Central Union Gas Co., 4 Irving pl; architect, W. Cullen Morris, 4 Irving pl. Plan No. 282.

CLASON POINT ROAD, s s, 1766 w East River, 2-sty frame hotel and cafe, tarpaper roof, 63x94.4; cost, \$6,000; owners, Ruppert & McKay, on premises; lessee, Elizabeth Dietrich, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 297.

FAILE ST, e s, 100 s Seneca av, 2-sty brick factory, slag roof, 100x100; cost, \$25,000; owners, Union Woodworking Co., 103 East 125th st; architect, John P. Boyland, 103 East 125th st. Plan No. 311.

HARRISON AV, e s, 55.4 n Davis st, 1-sty brick hall, tin roof, 25x68; cost, \$5,000; owner, Felix DeCanio, 98 Castle Hill av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 318.

ARLINGTON AV, e s, 400 n River av, 2-sty frame poultry house, shingle roof, 66x18; cost, \$1,500; owner, Miss Giulia P. Morosini, Riverdale av; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 315.

Stables and Garages.

WASHINGTON AV, e s, 188.64 n 165th st, 2-sty brick garage, slag roof, 25.7x179; cost, \$20,000; owner, Washington Garage Co., 1368 Boston road; architect, Hugo H. Avolin, 961 Stebbins av. Plan No. 288.

DORIS ST, w s, 120 s Lyon av, 1-sty brick garage, shingle roof, 12x18; cost, \$300; owner, Mary Weleker, 2277 Lyon av; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 286.

HARLEM RIVER, e s, junction 177th st, 2-sty brick stable, slag roof, 26.6x90; cost, \$12,000; owners, Bronx Coal Co., Olin J. Stevens, on premises, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 293.

Stores and Dwellings.

3D AV, w s, 100.6 s 174th st, three 2-sty brick stores and dwellings, 33.3x75.10; total cost, \$39,000; owners, 3d Av. Const. Co., H. Simon, 15 Union sq, president; architect, Chas. B. Meyers, 1 Union sq. Plan No. 289.

HOLLAND AV, e s, 25 n 214th st, 3-sty frame store and dwelling, tin roof, 22x45; cost, \$5,000; owner, Serafina Del Mastro, 3557 Holland av; architect, L. Howard, 1861 Carter av. Plan No. 307.

Office, Lofts and Stores.

CLASON POINT ROAD, e s, 113.9 s 152d st, 1-sty frame store, tin roof, 17x30; cost, \$750; owner, Romnaldo Tangredi, 1174 Washington av; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 298.

OGDEN AV, w s, 80 s 164th st, 1-sty frame stores, tin roof, 75x30; cost, \$3,000; owner, Mary M. McCann, 270 West st; architect, Geo. F. Bache, 128 West 165th st. Plan No. 316.

BRONX ALTERATIONS.

FOX ST, No. 1047, 2-sty frame extension, 25x15.6, to 2-sty frame store and dwelling; cost, \$1,500; owner, Edward Munch, on premises; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 137.

145TH ST, n w cor Tinton av, 2-sty brick extension, 33x19, to 2-sty brick factory cost, \$500; owners, Sanders & Bennet, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 135.

153D ST, No. 300, 3-sty brick extension, 10x7, and new partitions to 3-sty frame tenement; cost, \$2,000; owner, August Eder, on premises; architect, Geo. L. Roeder, 360 East 151st st. Plan No. 139.

160TH ST, s s, 160 e Elton av, new wall, new partitions to 1-sty and attic frame dwelling; cost, \$300; owner, Katherine T. Cunningham, White Plains; architect, Wm. Schnauffer, 363 149th st. Plan No. 143.

174TH ST, s s, 98 w 3d av, new front, new partitions, etc., to 1-sty brick amusement hall; cost, \$3,000; lessees, Weinstein & Kalmanoff, 4778 3d av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 133.

CASTLE HILL AV, e s, 125 n St. Raymond's av, move 1½-sty frame dwelling; cost, \$300; owner, Charles S. McGarry, 660 Burke st; architect, Frank J. McGarry, 660 Burke st. Plan No. 141.

CASTLE HILL AV, e s, 50 s St. Raymond's av, move 1½-sty frame dwelling; cost, \$300; owner, Chas. S. McGarry, 660 Burke st; architect, Frank J. McGarry, 660 Burke st. Plan No. 140.

CLASON POINT ROAD, s e cor Gildersleeve av, 1-sty frame extension, 28.4x24.8, to 1-sty frame store and pavilion; cost, \$500; owner, Philip Deitrich, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 136.

HOLLAND AV, e s, 150 n Van Nest av, 1-sty frame extension, 25x10, to 2-sty frame shop; cost, \$200; owner, Paul Rielsing, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 138.

OLINVILLE AV, e s, 190 n Burke st, new porch, new partitions, etc., to 2-sty

and attic frame dwelling; cost, \$1,000; owner, Louis Marks, 108 West 141st st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 137.

PELHAM ROAD, w s, 60 n Alice av, 2-sty frame extension, 20.3x14, to 2½-sty frame dwelling; cost, \$1,000; owner, Geo. H. Harrington, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 144.

3D AV, e s, 29.7 s 167th st, 1-sty frame extension, 20.9x3.9½, new chimney, new partitions, etc., to 3-sty frame stores and dwelling; cost, \$3,000; owner, Pauline Schnauffer, 1212 Tinton av; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 142.

ADVANCE REPORTS.

Contract for Razing Gillender Building.

WALL ST.—The contract for razing the old 19-sty Gillender building at the northwest corner of Wall and Nassau sts, which was purchased in December of last year by the Manhattan Trust Co., of 20 Wall st, at a total price of \$1,500,000, for reimpvement with a skyscraper office building for its own use, was awarded during the week to Jacob Volk, of 56 Beaver st. The present structure is of steel construction of high type, and the undertaking will doubtless attract unusual interest among builders. The Gillender Building was erected in 1897 from plans by Charles I. Berg, and Chas. T. Wills was the builder, the cost being about \$500,000.

The plans were originally drawn and filed to get ahead of a law which it was expected would be enacted limiting the height of buildings in this city, but the owners thought the improvement would pay and went on with the operation. In this connection, the property makes a most unusual record, the increment in the land being enough in the short space of twelve years to allow of its being torn down. Plans for the new structure for the site have been prepared by Architects Trowbridge & Livingston, 527 5th av. (See issue Dec. 18, 1909.)

Large Contract for Tidewater Building Company.

HARTFORD, CONN.—The Tidewater Building Co., 1499 Broadway, N. Y. C., has received the contract for the erection of several factory buildings for the Underwood Typewriter Co., at Hartford. These include one building, 444x50 ft, 5-stys, another building, 179x100 ft, 1-sty, and the present building, known as the board of trade building, 355x45 ft, will be raised an additional story. The construction will all be brick, mill construction, with gravel roof, skylights, steam heat, electric lights, etc. The additional power and equipment has already been arranged for.

Another Gramercy Park Studio.

GRAMERCY PARK.—Work is to be started at once on the 6-sty studio apartment house at 132 and 132½ East 19th st, for Joseph B. Thomas of Simsbury, Conn., owner, replacing two of the old-fashioned 4-sty dwellings in Gramercy Park. It will be finished in brick covered with cement plaster and decorated with mullion bays of leaded glass, and a roof of tile, the design being by Frederick J. Sterner, architect. The building is to cost \$50,000, and will be opposite a group of three dwellings adjoining the Hotel Irving. No building contract has yet been issued.

Building for Publishers' Printing Co.

25TH ST.—The Publishers Printing Co., of 419 Lafayette st, has purchased a building site at Nos. 209 to 217 West 25th st, measuring 105x98.9 ft, now occupied

by five 3-sty dwellings for improvement with a modern 12-sty fireproof loft structure. At the office of the company on Friday the Record & Guide was informed that no plans have yet been prepared nor an architect selected, and that the matter of building will not be taken up for at least one year and a half to come. The company has a three-year lease yet to run on the building which it now occupies.

Contract for New Metropole Hotel.

43D ST.—The general contract for the new "Metropole Hotel," to be constructed at Nos 147 to 151 West 43d st, by George Considine, former proprietor of the old "Metropole," has just been awarded to the Keystone Construction Co, of No 28 East 85th st. The building will have 6-stys and be fireproof throughout. It will contain a bar, grill room and restaurant. When completed it will be one of the show features of this section of the city. In all there will be seventy-five rooms. Geo. Fred. Pelham, 507 5th av, prepared these plans.

Park Av. and 60th St. Corner.

PARK AV.—Operations are to go ahead immediately for the 12-sty co-operative apartment house which a company composed of Clifton G. Marshall, lawyer, Walter Russell, artist, 15 West 67th st, and Ernest Green, the architect, is to erect at the southeast corner of Park av and 60th st, on a plot 100.5x60 ft. The building will be very high class containing eighteen apartments of 11 rooms and four baths each, and is estimated to cost in the neighborhood of \$700,000. No building contract has yet been issued.

A Hackensack Development.

HACKENSACK, N. J.—The Bergen Realty Company, of Hackensack, has sold fifty acres of land in Lodi Borough, near the Hackensack boundary line, to the Gregg Company, Limited, of Newburgh, N. Y., on which it will built a plant to cost \$500,000. This concern has outgrown its plant in Newburgh where it manufactured sugar refining machinery and sugar cane car equipment. Homes for the newcomers will be erected on land adjoining the plant, owned by the realty company.

Apartment House for West 58th Street.

58TH ST.—Architect Charles E. Birge, 29 West 34th st, is preparing plans for a 9-sty fireproof apartment house, 42x85 ft., to be erected at Nos. 158 to 164 West 58th st. The owners, are a company now being incorporated, of which Ranald H. Macdonald, 29 West 34th st, is a member. Mr. Macdonald will handle the general contract. The materials used will be light brick, limestone and terra cotta. Estimated cost about \$200,000.

Excavating for Brooklyn Loft.

BROOKLYN.—Excavating is now going on for the new manufacturing building

which Rockwood & Co., of 88 Washington av, Brooklyn, is to erect at the northeast corner of Park and Waverly avs, from plans by Parfitt Bros, 26 Court st. The construction will be fireproof, brick and limestone, 6-stys, measuring in ground dimensions, 150x95x45x46 ft. The general contract has been awarded to W. L. & G. H. O'Shea, 29 Broadway, N. Y. C.

12-Sty. Loft to Adjoin Masonic Temple.

24TH ST.—The Marmac Const Co., of 316 West 30th st, will begin operations at once for a 12-sty fireproof loft and limestone building at Nos. 30 to 32 West 24th st, covering a plot measuring 45x98.9 ft. The location is east of the new Masonic Temple's 12-sty annex. Plans for the building are being prepared by Architect Frederick C. Browne, 3 West 29th st. The materials and character of construction has not been fully decided.

New Factory at Belleville, N. J.

BELLEVILLE, N. J.—Foundations are under way for the 3-sty brick factory, 50 x162 ft., with an "L" 50x25 ft, powerhouse, 1-sty, 26x46 ft, at Mills and Terrace sts, for F. M. Dyer. H. C. Pittman, 27 West 32d st, N. Y. C., is the architect. Aristo Co., 71 West 23d st, is lessee. David Henry Bldg. Co., Main st, Paterson, N. J., is general contractor. George Wharton, of Belleville, will do the masonry. Estimated cost, \$30,000.

Uptown Synagogue Plans Unsettled.

CENTRAL PARK WEST.—The Congregation B'nai-Jeshurun, of which Newman Cowen, 35 East 60th st, is president, now located at Madison av and 65th st, will dispose of this property and construct a new edifice, probably at the northwest corner of Central Park West and 87th st. It was learned on Friday that definite arrangements are still incomplete and that no plans have yet been prepared or architect selected.

Contract for Robert Burns Building.

23D ST.—Wm. J. Taylor, 7 East 42d st, has just obtained the general contract to erect the new loft building for the Robert Burns Realty Co., of which Alfred M. Rau, 135 Broadway, is president, at Nos. 148 to 156 West 23d st, from plans by Buchman & Fox, 11 East 59th st. The structure will contain 12-stys and cover a plot measuring 100x100 ft. C. Matlock of 220 Broadway, will be the steam and electrical engineer.

Work to Start on 112th St. Houses.

112TH ST, N. Y. C.—Engineer plans are in progress for the two apartment houses, 8-stys, 75x100 ft. each, which the Kaw Realty Co. (Theo. Starrett Co.), 103 Park av, is to erect in the northside of 112th st, 300 ft west of Amsterdam av, from plans by Lawlor & Haase, 69 Wall st. R. R. Moser, 45 West 34th st, is steam, electrical and sanitary engineer. The kind of all materials has not been decided.

National Biscuit Co. to Build.

HARTFORD, CONN.—Estimates are being received for a new factory building to be erected by the National Biscuit Co. of Newark, N. J., on the property recently purchased in Windsor st, Hartford. It will be about 175x60 ft, 1-sty with gravel roof. There will also be a brick stable, 2-stys, with accommodations for 10 horses. The plans are by a Newark architect and are being figured from the home office of the company.

Twelve-Story Apartment for Broadway.

BROADWAY.—Architects Neville & Bagge, 217 West 125th st, have completed plans for the improvement of the northwest corner of Broadway and 92d st, with a 12-sty elevator apartment house to measure 107.4 x irregular. The cost will be in the neighborhood of \$600,000. The Yorkshire Realty & Construction Co., of 100 West 119th st, is the owner and will handle the general contract.

Fleischmann Co. Get 22d St. Corner.

22D ST.—Fleischmann Bros. Co., 507 5th av, has received the general contract to erect the 12-sty loft building, 56.3x90 ft, which the Aurora Investing Co., of 30 Broad st, is about to erect at Nos. 126-130 West 22d st, at a cost of \$200,000. Plans are by James F. Connell, 190 South av, Mariner's Harbor, Staten Island.

Figuring for 73d St. Residence.

73D ST.—Architect William A. Boring, 32 Broadway, is receiving figures from general contractors for the new residence, 4-stys, fireproof, 23x155 ft., to be erected by J. S. Spraker, of Huston & Asinari, 25 Liberty st, at No. 14 East 73d st. The cost is estimated at about \$40,000. Brick, limestone, steam heat.

Chas. T. Wills to Alter Schinasi House.

RIVERSIDE DRIVE.—Gillespie & Carrel, architects, 1123 Broadway, have awarded the contract for alterations and additions to the residence of Mr. Schinasi, Esq., at the northeast corner of 107th st and Riverside Drive, to Charles T. Wills, Inc., 156 5th av.

Apartments, Flats and Tenements.

AV. D, N. Y. C.—Bernstein & Bernstein, 24 East 23d st, have plans for alterations to the 4-sty tenement, 24 Av. D for H. Krauss 12 Av. D owner.

70TH ST, N. Y. C.—S. L. Davidsohn, owner, 334 East 80th st, will alter the 4-sty tenement No. 334 East 70th st, from plans by O. Reissmann, 30 1st st.

8TH AV, N. Y. C.—Alfred C. Wein, 160 West 99th st, has prepared plans for alterations to the 5-sty tenement, northeast corner of 8th av and 146th st, for Martin Wolff, 275 West 146th st.

LAFAYETTE ST, N. Y. C.—Richard Rohl, 128 Bible House, has prepared plans for alterations to the 5-sty tenement No. 212 Lafayette st, owned by Dominick Abbate, 226 Lafayette st.

143D ST, N. Y. C.—Henry S. Gamp, owner, has plans for the erection of a 6-sty flat with stores in the south side of 143d st, 550 ft. east of Willis av. Plans are by Edwin J. Byrnes. Excavating underway.

12TH ST, N. Y. C.—Chas. Rubinger, 220 Broadway, will erect three 6-sty tenements, 41.10x90.3 ft, at Nos. 137-139 West 12th st, to cost a total of \$120,000. Harry S. Lion, 12 West 32d st, has prepared plans.

205TH ST N. Y. C.—Joseph Bolmford, 457 West 150th st, will erect a 5-sty flat 50x87.6 ft in the north side of 205th st 100 ft west of 9th av from plans by Harry T. Howell, 3d av and 149th st. Estimated cost, \$50,000.

157TH ST, N. Y. C.—Gross & Herbener, 45 West 95th st, owners, will erect a

5-sty flat 50x86.11 ft, in the northside of 157th st, 75 ft east of Broadway, to cost \$60,000. Neville & Bagge, 217 West 125th st, have prepared plans.

BELMONT AV, N. Y. C.—P. Dauria, 2113 Belmont av, owner, will erect a 6-sty flat with stores, 50x95 ft., at the northeast corner of Belmont av and 188th st, to cost \$65,000. M. Del Gaudio, Tremont and Webster avs, architect.

HOFFMAN ST, N. Y. C.—Plans are being prepared by M. Del Gaudio, Tremont and Webster av, for a 5-sty tenement with stores, 29x90 ft. for A. Grasso, 424 East 115th st, at the southwest corner of Hoffman and 188th sts; cost, \$35,000.

PAULING AV, N. Y. C.—The Subway Improvement Co, 586 Morris av, will erect a 3-sty store and dwelling, 20x60 ft. at the northeast corner of Pauling av and 217th st; cost, \$12,000. M. Del Gaudio, Tremont and Webster avs, is preparing plans.

MCDUGAL ST, N. Y. C.—The Fogliasso Clement Building Co., 197 Bleecker st, will erect two 7-sty flats, 39.9x87 ft., in the west side of McDougal st, 98 ft south of Bleecker st, to cost \$80,000. E. W. Crumley, 376 Ford st, has prepared plans.

TINTON AV, N. Y. C.—Weisman & Herman, 510 East 136th st, general contractors, will erect three 5-sty flats, on plot 82x135 ft, on the west side of Tinton av, 267 ft north of 161st st, the Bronx. Geo. Fred Pelham, 507 5th av, will prepare these plans.

VAN NEST AV, N. Y. C.—M. Del Gaudio, architect, Tremont and Webster avs, is preparing plans for a 4-sty flat with stores, 20x95 ft., for B. McLaughlin, 1536 Commonwealth av; cost, \$200,000; to be situated at the southwest corner of Van Nest and Taylor avs.

Contracts Awarded.

31ST ST, N. Y. C.—Barr & Gruber, 210 Bowery, have received the contract for interior changes to the store and dwelling, No. 262 W. 31st st, for J. F. Wall, on premises.

HENDERSON, N. C.—A. B. Stannard, 1133 Broadway, N. Y. C., has secured the contract for the erection of the U. S. Post Office at Henderson (bids opened Feb. 18) for \$54,450.

STUMP NECK, MD.—The quartermaster of the Marine Corps has awarded the contract for constructing tower and tank at Stump Neck, Md., to the Fairbanks-Morse Co., 30 Church st, N. Y. C.

BOSTON, MASS.—The contract for furnishing standard steel and iron for the U. S. Custom House at Boston, Mass., has been awarded to Purdy & Henderson, 45 East 17th st, N. Y. C., at \$2.50 per ton. It is estimated that 2,300 tons will be required.

7TH AV, N. Y. C.—A. G. Imhof, 249 West 18th st, has received the contract for extensive interior changes to the tenement house, southeast corner 7th av and 126th st, owned by A. R. & J. R. Wilson, 62 Cedar st. Geo. H. Griebel, 2255 Broadway, architect.

PROVIDENCE, R. I.—The Mandiet Construction Co., 25 W 42d st, N. Y. C., has received the contract to erect an addition

to the post-office in High st. W. H. Barclay, postmaster and custodian, Pawtucket. Brick and stone, 1-sty and basement; cost \$47,000.

PROVIDENCE, R. I.—The Norcross Bros. Co., 160 5th av, N. Y. C., have recently received the contract to build a dormitory at the women's college at Brown University. Andrews, Jacques & Rantoul, State Mutual Bldg., Congress st, Boston, are the architects.

UNIVERSITY PL, N. Y. C.—McDermott & Hanigan, 31 West 42d st, have obtained the general contract for extensive interior alterations to the Hotel Albert, southeast corner of University pl and 11th st, for the estate of A. S. Rosenbaum, of 16 Exchange pl. Sommerfeld & Steckler, 19 Union sq, are the architects. Estimated cost about \$15,000.

Banks.

NAUGATUCK, CONN.—Plans for the new building to be erected for the Naugatuck National Bank are now ready for estimates. The plans provide for a building 35x65 ft. and 2-stys, built of light pressed brick, with limestone and marble trim. There will be a tar and gravel roof, steam heat, electric lights, hardwood finish, art and plate glass, a large fireplace, iron beams and a fireproof vault. Crow, Lewis & Wickenhoefer, 160 Fifth av, N. Y. C., are the architects.

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3D AV, N. Y. C.—In about two weeks work will be started on the erection of a banking house by the North Side Savings Bank on property on the east side of 3d av, north of 162d st.

Churches.

TRENTON, N. J.—Members of the Central Baptist Church contemplate erecting a new edifice on the site of the present church at E. Hanover and Montgomery sts; probable cost, \$100,000.

YONKERS, N. Y.—The trustees of the Baptist Church of the Redeemer have secured a site on Valentine Lane and Leighton av, on which to erect a \$50,000 edifice. Address, chairman building committee.

DUNDEE LAKE, N. J. — Henry Schwarz Bldg. Co., 308 Getty av, Paterson, N. J., has received the carpentry and M. Carlucci, Lodi, N. J., the mason work on the 2-sty brick and limestone chapel, 38x60 ft. for the Roman Catholic Church of the Diocese of Newark. F. J. Schwarz, 112 Ellison st, Paterson, is the architect. Estimated cost about \$10,000.

Dwellings.

LEXINGTON AV, N. Y. C.—The Libman Contracting Co., 1968 Broadway, is figuring plans for alterations to the residence No. 123 Lexington av, from plans by Henry Davidson, architect.

UPPER NYACK, N. Y. — Hutton & Buys, architects, 311 Madison av, N. Y. C., are taking bids on a frame 2½-sty residence, 34x42 ft, for Lawyer M. B. Patterson, of Upper Nyack, to cost about \$15,000.

ROSLYN, L. I.—Architects Squires & Wynkoop, 44 Cortlandt st, N. Y. C., want figures on separate contracts for a 2½-sty hollow tile residence, 70x70 ft, to be erected at Roslyn, for Dr. J. Kent Worthington.

70TH ST, N. Y. C.—Architects, Delano & Aldrich, 4 E. 39th st, state that no contract has yet been awarded for the 5-sty residence, 20x60 ft, which Howard G. Cushing, 143 East 37th st, is to erect at No. 121 East 70th st, to cost, \$20,000.

NEW CANAAN, CONN.—Hill & Stout, architects, 1123 Broadway, N Y C., have completed plans and awarded to Geo. R. Brown, of New Canaan, the general contract to erect the 2½-sty residence, frame shingle roof, for W. H. Clark, paper manufacturer, of 225 5th av, N. Y. C. Estimated cost is about \$18,000.

Factories and Warehouses.

NEW BRITAIN, CONN.—Plans have been completed for the warehouse to be erected by the Vulcan Iron Works. It will be brick, 40x120 ft, 2-stys. Louis Oldershaw, New Britain, is the architect.

NORTHAMPTON, MASS.—The Keith Shoe Co. of Brockton has decided to erect a new shoe factory here. It will be 45x304 ft, 4-stys, frame construction, 56x40 ft, and a shipping room, 40x40 ft.

BLOOMFIELD, N. J.—Prack & Herring, architects, Pittsburg, Pa., have taken figures on a 5-sty brick warehouse, 100x100 ft, to be erected at Bloomfield, by the Westinghouse Lamp Co., of Watsessing, N. J.

NEWARK, N. J.—Samuel Jones & Co. of London, England, paper manufacturers, have purchased a factory site of 175 lots at Newark, N. J., on the Pennsylvania Railroad. Ground will be broken shortly for a large plant and employ several hundred hands when the factory is completed.

NEW BRITAIN, CONN.—Architect Max J. Unkelbach, Delbert K. Perry, associate, have completed plans for the new carriage factory to be erected in East Main st, by the New Britain Carriage Co. W. J. Morrin, proprietor. It will be brick, mill construction, 50x90 ft, 3-sty, with steam heat, gravel roof, iron girders, freight elevators.

BROOKLYN.—Bockrart & Buttelman, 102 Palmetto st, Brooklyn, have received the mason work and Louis Abel, 327 Irving av, the carpentry for the 5-sty brick factory mill construction, 50x100 ft, for S. M. Farber (brass goods), of 455 Broadway, N. Y. C., to cost about \$35,000. B. Finkensieper, 134 Broadway, Brooklyn, prepared plans. The location is South 5th st, between Bedford and Driggs avs.

Halls and Clubs.

HORNELL, N. Y.—It is stated that a \$50,000 Y. M. C. A. Building is to be erected in Center st. Address secretary for particulars.

LONG ISLAND CITY.—F. Chmelik, architect, 2d av, Long Island City, has completed plans for a 2-sty brick gymnasium, 50x125 ft, on Woolsey av, L. I. C., to cost \$15,000.

JERSEY CITY, N. J.—The Salvation Army is reported to be planning the erection of an industrial home at Erie and 14th sts, to cost \$65,000. Address secretary for particulars.

SPRINGFIELD, MASS.—Geo. D. Chamberlain, chairman building committee, Springfield Boys' Club, will receive bids until May 1, for the erection of a building from plans of Kirkham & Parlett, 25 Harrison av, Springfield; probable cost, \$36,000.

PORT JERVIS, N. Y.—The Y. M. C. A. of Port Jervis is contemplating the erection of a 4-sty brick association building, 45x110 ft. Chas. H. Turner is general secretary; S. M. Lamb, president. No architect has yet been selected, and it is expected that work will start about May 1st.

BOSTON, MASS.—At a recent meeting L. S. Cowles, chairman building committee of the Boston Society of Civil Engineers, recommended the erection of a club house, society headquarters and office building in Boylston st, for the professional engineering societies, the cost to be about \$1,500,000.

Hospitals and Asylums.

ROCHESTER, N. Y.—A. Friederich & Son, E. & E. Bldg., and F. J. Sauer, 31 S. Water st, have secured contracts to erect the nurses' home at the Homeopathic Hospital in Alexander st. 3-sty; cost about \$54,000.

BUFFALO, N. Y.—Plans are being prepared for the managers of the Children's Hospital by Williams & Lansing, 371 Pearl st, for a contagious disease pavilion to cost \$30,000, and a nurses' hospital to cost \$40,000, to be erected on a site adjoining the Children's Hospital on Goodrich st, near Michigan st.

HARTFORD, CONN.—Smith & Des Champs, of Hartford, have received the contract for the erection of several additional buildings at the hospital for tuberculosis patients on Cedar Mountain. The plans are by architects, Foote & Townsend of New Haven and provide for an administration building, 36x40 ft. Adjoining this will be the shacks, 28x104 ft. All of the buildings will be frame, two stories high with shingled exterior and roof.

Miscellaneous.

CHICOPEE, MASS.—It is reported that \$40,000 is available with which a library is to be erected in Chicopee Center.

ROCKAWAY, N. J.—John H. Miller, Boro. Clk., who opened bids Mar. 17 for erecting a fire house at Main and E. New sts, has rejected all figures, being considered too high. Architect, J. V. King, 22 Clinton st, Newark.

GREENWICH, CONN.—Architect William Emerson, 1181 Broadway, N. Y. C., is completing plans for the garage to be erected by H. Durant Cheever. The building will be 2-stys, of brick, with a slate roof, with steam heat.

NIAGARA FAFLS, N. Y.—The owners of the Cataract House are having plans prepared for a 4-sty fireproof hotel, to replace the old structure. Estimated cost, \$500,000, 300 rooms, hall, bathroom, roof garden and observation tower.

HOLYOKE, MASS.—President L. Clark Seeley has announced a gift of \$25,000 for instruction in the art department. It will be used for an addition to the Hillyer art gallery. Plans will be prepared at once and it is intended to have the work completed by next fall.

Stores, Offices and Lofts.

GENEVA, N. Y.—The Geneva Telephone Co. will soon ask bids for erecting a 2-sty brick office building and telephone exchange in Castle st.

14TH ST, N. Y. C.—Mme. Leuicomme De Pless, care Mr. Page of Mooyer & Marston, 26 Exchange pl, has purchased Nos. 235-237 West 14th st, a plot 31.6x132 ft., for improvement with a 10-sty loft building. So far as could be learned no plans have yet been drawn or architect selected.

Schools and Colleges.

CAMDEN, N. J.—The Board of Education is considering the erection of a school in Chestnut st for colored children. Cost, \$80,000.

BAYONNE, N. J.—Bids will be received by the School Board until April 14 for erecting School No. 11 on W. 23d st, and School No. 12 on W. 10th st.

EAST ORANGE, N. J.—The Board of Education has adopted the plans of Ernest F. Guilbert, of Newark, for the addition to the high school. Estimated cost, \$160,000.

NEW MILFORD, CONN.—At a town meeting held during the past week it was voted to erect a new high school at a cost not to exceed \$40,000. Address Chairman, Board of Education, New Milford, Conn.

PLAINFIELD, CONN.—Architect C. H. Preston, of Greenwich, is completing plans for a four-room school, for the town of Plainfield. It will be a frame building, with gravel roof and steam heat, and cost about \$10,000.

BOSTON, MASS.—Plans have been figured on for a high school to be erected in West Newton st, care School House Com, 120 Boylston st, Boston. Coolidge & Carlson, 22 Congress st, archts. Brick, 6-stys, 60x100 ft; cost \$50,000.

NEW BRITAIN, CONN.—Architect W. P. Crabtree, of New Britain, is preparing plans for the new addition to the Smalley school. It will be 93x86 ft, 2-stys, with slate roof, slate blackboards, steam heat, concrete stairs, electric lights, wire wardrobes.

SOUTH ORANGE, N. J. — All bids opened Mar. 12, by the School Board, for erecting the addition to the Maplewood School have been rejected as they exceed the appropriation, which is \$34,000. D'Oench & Yost, 289 4th av, N. Y. C., architects.

PASSAIC, N. J.—Bids went in this week for the 4-sty brick school, eight rooms, hall in basement to seat 800, assembly room to seat 1,200, for St. Josephs Polish Catholic Church at Parker and Monroe sts, Passaic. Wm. M. Meeker, 187 Main st, Passaic, prepared the plans.

STAMFORD, CONN.—The Stamford Hospital Corporation has received the gift of 12 acres of property, having a frontage of 568 ft, in West Broad st, as a site for a new hospital. Albert Crane of Stamford, is the donor. Plans will soon be prepared for the new hospital and it is estimated that about \$200,000 will be expended.

MERIDEN, CONN.—Bids will be received at the office of superintendent, C. M. Williams, until April 8, for all work required in the erection of gymnasium building at the Connecticut School for

Boys. The plans are by Architect Charles S. Palmer and show a brick structure, 43x73 ft, gravel roof and steam heat. Plans and specifications may be obtained from the architect.

CORNWALL, N. Y.—The contract for erecting four separate fireproof buildings for the New York Military Academy in Cornwall, has been awarded in local newspaper reports to the Aiken Concrete Construction Company (address not given), at a figure given as \$200,000. Thomas Taft, of Mead & Taft, builders at Cornwall, is a director of the Academy, and Sebastian Jones is principal.

Theatres.

BRISTOL, CONN.—Architect Joseph T. Smith, Waterbury, is preparing plans for a new theatre to be built in the rear of the Lilley-Tracy block, by W. J. Tracy of this place, and the Lilley estate of Waterbury. It will be 55x105 ft, fireproof, with a seating capacity of about 1,000.

PROSPECT AV, N. Y. C.—The Libman Contracting Co, 1968 Broadway, is figuring the general contract for the new theatre to be erected by James F. Meehan, and others on Prospect av between 160th and 161st sts, to cost about \$200,000. E. C. Horn Sons, 1440 Broadway, architects, 106x118 ft, seating capacity 1,500 (see issue March 12, 1910).

Bids Opened.

FULTON, N. Y.—Cunningham & Woodward, of Hudson Falls, N. Y., at \$47,721.50, submitted the lowest bid for constructing dike along the Oswego River, Oswego Canal, contract No. 70, for the New York State of Public Works, F. C. Stevens, Supt., Capitol, Albany. Frank M. Williams, Albany, is state engineer.

NEW YORK.—Bids were opened on March 23 by the supervising architect of the Treasury Department, Washington, D. C., for furnishing freight elevators for the U. S. Appraiser's Stores, New York city, as follows: The Otis Elevator Co., 17 Battery pl, N. Y. C., \$27,180; time, Aug. 1, 1910.

Municipal Work.

BROOKLYN.—Estimates will be received by the Superintendent of School Buildings, Monday, April 4, for the general construction, etc., of new Public School 167, on Eastern Parkway, Schneckady av and Lincoln pl, Brooklyn.

NEW YORK.—Bids will be received by the President of the Borough of Manhattan, Wednesday, April 6. No. 1: For furnishing and delivering 30,000 gallons of No. 4 paving cement, 700 barrels of Portland Cement, 1,500 cu yds of washed gravel, 7,000 cu yds of sand.

RICHMOND, N. Y.—The President of the Borough of Richmond will open bids on Tuesday, April 12, for furnishing and delivering 3,000 cu yds of sand and gravel, 30,000 gallons of liquid road oil, with asphalt as base, 30,000 gallons of bituminous road surfacing material, with tar as a base, 41,000 gallons of bituminous road surfacing material (binder), 45,000 gallons of macadam road binder, with asphalt as base.

Government Work.

NEW YORK.—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, until April 16, for removal of a portion of Cob Dock at the navy yard, New York. R. C. Hollyday, chief of bureau.

WEST POINT, N. Y.—Office of the Q. M., West Point, N. Y. Sealed proposals will be received until April 15, for the construction of a crematory building and garbage crematory, complete, at West Point, N. Y. Address Q. M., West Point, N. Y.

NEWARK, O.—Sealed proposals will be received until the 7th of May, 1910, and then opened, for the construction, complete (including plumbing, gas-piping, heating apparatus and electric conduits and wiring), of the U. S. Post-Office at Newark, Ohio. James Knox Taylor, Supervising Architect, Washington, D. C.

FORT HANCOCK, N. J.—Sealed proposals for the construction of a pumping plant and installation of machinery at Fort Hancock, will be received until April 6. Plans can be seen at this office or at the office of the chief quartermaster, Department of the East, Governor's Island, N. Y. Address C. J. Goodier, Constructing Q. M., U. S. A.

CLEVELAND, TENN.—Sealed proposals will be received until the 6th of May for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Cleveland, Tenn., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Cleveland, Tenn., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

Brief and Personal.

Mr. George D. Glass, of the Berger Manufacturing Company, has just returned from a three week's vacation in Bermuda.

The union carpenters at Yonkers threaten to strike if not allowed higher wages, namely \$4.50 a day. Their present rate is \$4.

The injunction which has prevented Riverside Drive from being finished, having been dissolved, the contractor, Mr. John C. Rodgers says he will get right to work again and will have the job finished in a couple of months or less.

The Labor and Industries committee of the Assembly gave a hearing Tuesday, March 29, on the Eveleth bill creating a state board to issue licenses to stationary engineers and firemen to be good anywhere in the state. The firemen and engineers' unions will oppose the bill as now framed.

Master Plumbers are opposing the McGreaver bill (Assembly, No. 624), which provides for two grades of certificates instead of one, one for master or employing plumbers and the other for journeymen. Another bill in the Assembly provides for the registration of master electricians by a state board of examiners of master electricians to be appointed by the governor.

Building material men who read in the papers some time ago of the shooting of two Newark, N. J. young men by a negro in a train, and who at the time expressed sympathy for Mr. James S. Higbie, treasurer of the Sayre & Fisher Company, of Newark, whose son, Harrison, was one of the victims, will be pleased to learn that the young man is now out of danger and is recovering rapidly.

The R. H. Howes Const. Co., 500 5th av, has moved to the Tilden building, at 105 West 40th st. Among the recent contracts secured by the company are the Paul J. Rainey Pier at Long Beach, L. I., of which F. M. Andrews & Co. are architects; the Methodist Episcopal church at Summit, N. J., Coolidge & Carlson, architects, Boston, Mass.; the First National Bank building at Oswego, N. Y., Mowbray & Uffinger, architects; the C. B. Alexander residence at Hoboken, N. J., Lord & Hewlett, architects.

Mrs. Dunlap Hopkins has invited some of the Women Sculptors to show their work at the school of Applied Design for Women, from Saturday, April 11, to Saturday, May 7, inclusive. The committee in charge of the exhibition is as follows: Mrs. Harry Payne Whitney, chairman; Mrs. Edith Woodman Burroughs, Mrs. Gail Sherman Corbett, Mrs. Sallie James Farnham. The following ladies have been asked to be patronesses; Mrs. Cornelius Vanderbilt, Mrs. Edward Robinson, Mrs. John W. Alexander, Mrs. Samuel Untermyer, Mrs. J. Pierrepont Morgan, Mrs. Thomas Hastings, Mrs. Dunlap Hopkins, Mrs. Clarence Mackay, Mrs. Daniel Chester French, Mrs. Frederick W. Vanderbilt.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market Depressed.

Building material suffered a slump in demand this week. In some lines business was decidedly slack. Brick led in this inactivity, although prices were a little stronger. The cause of this two shilling advance was curtailment of shipments more than improved demand. Cement and other material used for concrete work were sluggish. Iron was unsettled and structural steel moved only in small tonnages and irregularly. Jersey common brick was the only exception, the market for these being exceptionally good at \$6. and over.

There was no stringency in the money market, no bad building weather, or no traffic congestion to interfere with normal conditions so that, according to the views expressed by many contractors and supply men, the depressed condition was

due primarily to the uneasiness over the outcome of the labor situation. Prices held, despite conditions that would tend to weaken them, and those who know say that they probably will not change materially one way or another at present, at least. A summary follows:

BRICK—Sluggish, prices firmer.

CEMENT—Demand light.

IRON AND STEEL—Iron unsettled; steel quiet.

LUMBER—Good suburban business.

STONE—Inquiry good; supply scant.

Brick.

While Hudson River common brick moved up a little this week, the situation was still cloudy, the consumption being considerably below normal. Prices last March 27 were \$7.25 and \$7.75 and on

April 3 they were quoted at \$7.00 to \$7.50 with light hards about \$5.25. This week the quotations were \$5.75 to \$6.25.

The cause of this condition may be said to be over-zealousness on the part of manufacturers to supply the market, only to find that the normal demand for common brick at this time of the year is throttled by the labor situation. Jobs are not going ahead as they ought pending a formal adjustment of the trouble, and in consequence sales are light and prices are way down, because manufacturers have continued to send brick into this market. This week they eased off and conditions equalized somewhat, thus bringing up the prices but they are still lame.

The president of a big supply company said that he expected the situation to clear soon and that he still entertained hopes for a good building year. He believes, however, that activity will come

late in the spring and last well into the fall.

STRIKE AVERTED AT HAVERSTRAW.

Loaders on a barge at Haverstraw struck this week for an increase of wages. The report reached here of a general strike up there and caused some concern, but the true facts in the case were soon obtained.

Transactions at the brick docks for the week ending March 26, were: left overs, March 19, 7; arrived, 76; sold, 75 leaving 8 on hand last Monday.

There was practically no demand for light hards the price for this grade being quoted at about \$4.50.

Jersey commons were in a strong market. Prices moved up to \$6, \$6.50 and deliveries were for New York, Brooklyn and other points in the harbor. Prices current follow:

Table with columns for item name, price per M, and price per M. Items include Hudson River Common, Light Hard, Raritan River, Croton Point-Brown, etc.

Table for LIME AND PLASTER. Items include 500-bbl. lots delivered to the trade in Greater New York, State common, cargo rate, etc.

Table for PLASTER PARIS. Items include Calcined, city casting, in barrels, 250 lbs., in barrels, 320 lbs., etc.

Cement.

Portland cement manufacturers report that they are continuing to produce cement in large quantities for distribution this spring and summer despite disquieting elements on the surface of the building situation in this district.

CEMENT.

Table listing Portland Cement in cloth, Rosendale or Natural, per bbl., and basic price of American standard Portland cements.

Table listing special quotations for cargo lots in cloth, furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given.

Iron and Steel.

The week in pig iron was featured by several dull days when sales of foundry grades did not exceed 4,000 tons from this district. Most of this total was made up of small lots, from carloads to 200 tons, although here and there some business was placed up to 850 tons of 2 1/2 to 3 per cent. silicon iron.

There is a wide range in prices for this business depending upon whether the business is competitive or non-competitive. No. 2 iron at Buffalo ranging from \$16 to \$17, and in Virginia from \$14.50 to \$15.50 at furnace.

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

Table listing Northern and Southern pig iron prices. Northern includes No. 1 x Jersey City, No. 2 x Foundry, No. 2 Plain. Southern includes No. 1 Foundry, No. 2 Foundry Spot, No. 3 Foundry.

The steel market was steady although no large contracts were reported in this district. Steel bars continue to attract good attention and further orders involving sizable quantities for mostly prompt shipment are being booked.

Steel bars continue in good demand in small lots from manufacturers in the Eastern district and there is also fair business for small lots of plain plates and shapes.

The strained conditions in the building material market felt more or less in other departments, has not made itself noticeably apparent in structural steel.

Current prices follow:

Table for STRUCTURAL STEEL. Items include Beams and Channels, 15-in. and under, Angles, Tees, Zees.

Table for BAR IRON FROM STORE (National Classification) and ROUND AND SQUARE IRON. Items include 1 to 1 1/2, base price, 1/4 and 3/8-in.

Table for FLAT IRON. Items include 1 1/2 to 4 in. x 5/8 to 1 in., base price, 2.00; 1 1/2 to 4 x 1/4 x 5-16, 2-10c extra; 2 to 4-in. x 1 1/2 to 2 in., 5-10c extra; 4 1/2 to 6 in. x 1 1/4 to 1 1/2, 4-10c extra.

Table for SOFT STEEL SHEETS. Items include 1/4 and heavier, 3-16, No. 8, Blue Annealed, No. 8, No. 10, No. 12, No. 14, No. 16.

Table for GENUINE IRON SHEETS.—Galvanized. Items include Nos. 22 and 24, 26, 28, per lb.

Table for TERNE PLATES. Item: N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much.

Table for RUSSIA, PLANISHED, ETC. Item: Genuine Russia, according to assortment, per lb.

Table for GALVANIZED STEEL. Items include Nos. 14 and 16, 18 and 20, 22 and 24, 26, 27, 28, 30, No. 20 and lighter, 36 ins. wide, 25c. higher.

Table for FABRICATED SLAB REINFORCEMENT. Items include "Triangle" Mesh, Style 27 (approved for 6 foot spans), "Triangle" Mesh, Style 26 (approved for 8 foot spans).

Lumber.

Suburban business had the call on the wholesale lumber yards this week, local orders showing a slight falling off. Much of this business went into Newark, Jersey City and Hoboken, while F. L. and A. Heidritter, one of the biggest companies in the New Jersey field with yards at Elizabethport, had an exceptional call for building material of medium grades for delivery within the next thirty to sixty days in New York City and suburbs.

Factory grades are most in demand, although the call for regular building lumber suitable for residences and stores kept its normal volume.

The wholesalers in this city reported better transportation services from the sources of supply, the mills evidently using every facility at hand to hasten shipments in anticipation of labor trouble on the railroads.

Pennsylvania hemlock f. o. b. N. Y., base price per thousand feet was quoted this week at \$21. to \$25., while yellow pine (Long Leaf by schooner) was quoted as follows: Building orders, 12 inch and under, \$24. to \$26.; 14 inch, \$30. to \$33.; 14-inch boards, \$37 to \$40; box boards, \$16. to \$17.; heart-face siding, 1 inch, \$30 to \$32; stepping, \$42 and \$45, and flooring, \$24 to \$25.

White pine uppers bring \$93.50 to \$108.; shelving, \$40.50 to \$60.; cutting up, \$31.50 to \$83.50; dressing boards, \$54.50 to \$57.50; and barn boards, No. 1, 8 and 12 inch, \$32. to \$56.

Spruce prices follow:

W. V. f. o. b. N. Y. within lighterage limits.
2 x 8 and under, 14 ft. and under.. \$23.50@24.50
2 x 8 and under, 20 ft. and under.. 24.50 25.50
14 to 16 in., 20 ft. and under..... 29.50 31.00
Random cargoes, 6 to 9 inches, 10
and 12 \$27.00@30.00
One dollar per thousand should be added for every two feet over 20.

SHINGLING.

Shingling, rough, spruce..... \$25.00

LATH.

Eastern, 1½ inch round, spruce.... \$4.00@ \$4.25

HARDWOOD FLOORING:

	Per M. ft.
Standard clear grade, quarter sawn, white oak flooring, 13/16-in. thick, car lots, f. o. b. New York.....	\$84.00
Same in select grade	54.00
Clear plain sawn	54.00
Select plain sawn.....	43.00
No. 1 Common, plain sawn.....	28.00
No. 2 Common, plain sawn.....	23.00
Michigan hard maple flooring, 13/16-in. thick, standard grades:	
Clear	47.00
No. 1	39.50
Factory	28.00

Other hardwood prices follow:

POPLAR:

	Panel & Wide		Sap
	No. 1.	1st & 2d 7 to 17.	
5-8 Random Widths..	60.00	47.00	38.00
5-8x18 to 23.....	60.00	.....	.....
5-8x24 to 27.....	73.00	.....	.....
5-8x28 & up.....	88.00	.....	.....
3-4 Random Widths..	.....	52.00	40.00
4-4 Random Widths..	.....	60.00	46.00
4-4x18 to 23.....	71.00	.....	.....
4-4x24 to 27.....	89.00	.....	.....
4-4x28 & up.....	97.00	.....	.....
5-4 Random Widths..	.....	62.00	48.00
6-4 Random Widths..	.....	62.00	48.00
8-4 Random Widths..	.....	63.00	51.00
10-4 Random Widths..	.....	68.00	.....
12-4 Random Widths..	box	70.00	.....
16-4 Random Widths..	boards	73.00	.....
4-4x8 to 12.....	52.00	.....	.....
4-4x13 to 17.....	67.00	.....	.....
	Select	No. 1 Com	No. 2 Com
	6 in. & up.	5 in. & up.	4 in. & up.
5-8 Random Widths..	38.00	29.00	19.00
3-4 Random Widths..	40.00	32.00	21.00
4-4 Random Widths..	46.00	38.00	25.00
5-4 Random Widths..	48.00	40.00	27.00
6-4 Random Widths..	48.00	40.00	27.00
8-4 Random Widths..	49.00	41.00	28.00
10-4 Random Widths..	52.00	47.00	35.00
12-4 Random Widths..	54.00	47.00	35.00
16-4 Random Widths..	58.00	49.00	35.00

WALNUT:

	1st & 2d		No. 1 Com	No. 2 Com
	6 in. & up.	3 in. & up.		
4-4.....	105.00	55.00	35.00	.....
5-4.....	113.00	58.00	36.00	.....
6-4.....	118.00	61.00	37.00	.....
8-4.....	123.00	63.00	38.00	.....
10-4.....	128.00	65.00	39.00	.....
12-4.....	136.00	68.00	40.00	.....
16-4.....	148.00	71.00	42.00	.....

PINE BOARDS.—Kiln dried, N. C., F. O. B. vessel:

	No. 1.		No. 2.		No. 3.	Culls.
	12 in.	12 in.	12 in.	12 in.		
4-4 Edge, under 12 in..	28.50	26.50	20.00	13.00	.....	.....
4-4 Wide Edge, over 12 in.	42.50	35.50	.....	.....	.....	.....
4-4x4 and 5	30.50	27.50	20.00	.....	.....	.....
4-4x6	32.50	28.50	21.00	.....	.....	.....
4-4x8	34.50	29.50	21.50	14.50	.....	.....
4-4x10	35.50	30.50	22.00	15.50	.....	.....
4-4x12	39.50	32.50	23.50	16.50	.....	.....
5-4 Edge, under 12 in..	30.50	28.50	21.00	.....	.....	.....
5-4 Wide Edge, over 12 in.	43.50	36.50	.....	.....	.....	.....
5-4x10	37.50	32.50	23.50	.....	.....	.....
5-4x12	42.50	36.50	25.50	.....	.....	.....
6-4 Edge	34.50	31.50	23.00	.....	.....	.....
6-4x10	38.50	33.50	24.00	.....	.....	.....
6-4x12	43.50	37.50	26.00	.....	.....	.....
8-4 Edge	35.50	32.50	24.00	.....	.....	.....
8-4x10	39.50	34.50	25.00	.....	.....	.....
8-4x12	44.50	38.50	27.00	.....	.....	.....
Bark Strips .....	.....	21.50	.....	.....	.....	.....

Stone.

In some respects stone is in good shape, while in others it is in a cloudy condition. As regards demand, it is strong, but the supply is wholly inadequate. The strike in the Bedford quarries seems to be nearer an amicable adjustment of differences, but if the trouble is not adjusted by today strike breakers will be put into the pits and material will be gotten ready for market. But green men in a quarry are not fast workers. With big contracts hanging fire all over the country, and lime and sandstone due here within thirty days, the prospects of any kind of deliveries at all reaching this city in even fair quantities look slim.

It will be the end of April before any rough material will be coming into this market from the West. In the North, work is just starting up, but not on a large scale. Some stone, merely straggling carloads, came into the Harlem yards and Hoboken terminals this week, but with every cutter fairly scrambling for material it stayed in one spot about as long as a piece of butter would if placed on a hot stove. Although the demand is keen, prices are stationary.

One wholesaler declared this week that he could sell fifty carloads of rough lime stone within forty-eight hours if he had it.

NEW BUILDING STONE SOUGHT.

Last Fall the Record and Guide's market report contained the statement that architects would welcome a new building stone offering a new color, they being tired of the grays, reds and other hues so common to New Yorkers. Actual expression of this choice has been made by the architects, for the new St. Thomas's church in 5th av and 54th st. Cram, Goodhue & Ferguson. Tenders have been invited from every quarry agent in the city and elsewhere, but no awards have been made yet. The architects are seeking a warm yellow effect in a building stone and are deferring awards so as to get some of this stone if possible. Bids will probably be opened on April 15.

GRANITE QUARRY VERY BUSY.

The Woodbury Granite Company, No. 1 Madison av reports a busy season ahead with numerous large orders to fill. Work at the Bethel, Vt. quarry is being rushed as they are cutting granite for the Wisconsin Capitol up there. Local prices current follow:

STONE.—Wholesale rates, delivered at New York.

Bennington building marble.....	\$1.40@	.....
Brownstone, Portland, Con.....	.60	\$1.25
Caen	1.25	1.75
Georgia building marble.....	1.40	2.00
Granite, black	1.10	1.25
Granite, grey .....	.70	1.25
Granite .....	.75	1.00
Granite, Milford, pink.....	.....	1.25
Granite, Picton Island, pink.....	.....	1.25
Granite, Picton Island, red.....	.....	1.25
Granite, Westerly, blue.....	1.25	3.75
Granite, Westerly, red.....	1.25	3.25
Hudson River bluestone, promiscuous sizes, per cu. ft.....	.90	.....
Kentucky limestone.....	.85	.95
Lake Superior redstone.....	1.05	.....
Limestone, buff and blue.....	.85	1.05
Longmeadow freestone .....	.85	.90
Ohio freestone .....	.80	1.00
Portage or Warsaw stone.....	.90	1.00
Scotch redstone	1.05	.....
South Dover building marble.....	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble.....	1.00	1.50
Wyoming bluestone .....	.80	.90

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

Bangor, Genuine, No. 1.....	\$5.00	\$6.75
Brownville & Monson Mine.....	7.50	9.50
Chapman, No. 1.....	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1.....	11.00	13.00
Unfading Green	5.25	6.40

Insuring Satisfactory Brick Deliveries.

One of the most essential qualities of a successful building material supply company is to get the material at the job when it is wanted. It is easy to make good on a contract under normal conditions, but when the riding is bad, then is the time when the contractor's critical eye is on his "sub."

In order to make good along this line a company must have the resources and equipment to do it. The Empire Brick and Supply Company at 103 Park avenue, is an example. Every one of its contracts guarantees material on job when wanted.

To begin with, the Empire Brick and Supply Company has two yards, one at Glasco and the other at Stockport, both of which are on the Hudson. The maximum output of the Glasco yards is about 25,000,000, while the Stockport yards will turn out between 50,000,000 and 60,000,000 common brick annually when improvements now being made are completed. The big crusher plant used for

converting bats into sand for tempering purposes is now in perfect working order, and since its installation last year it has proved a profitable investment.

Other improvements that are going on at the plant now are an installation for augmenting the motive power. A condenser and superheating system is being installed to produce greater steam efficiency. The whole plant is being overhauled preparatory to a busy year. Steam-power is used almost entirely at this plant and it has met the requirements there fairly satisfactorily, all the machines being driven by belt and line.

But mechanical equipment is not the only thing essential to a company which specializes in pleasing the contractor. The plant must have good material to work with. This is true of both the Empire plants. They use both blue and yellow clay, it being taken from the banks by two great Marion steam-shovels, as is also the sand. The yards are modern in every respect and the help are so provided for as to insure their comfort and contentedness.

The company has its own fleet of sixteen barges. Last year it did its own towing. For the present the Cornell Towing Company is doing that work. Once the brick is received in New York it is taken to the company's distributing stations at 12th avenue, 47th to 48th sts, Manhattan; 150th st and East river, Bronx; Morgan av and Newtown Creek, Brooklyn, E. D.; and at the foot of 25th st, Brooklyn. From those yards the company's own wagons manned by their own men, deliver the brick to jobs. Delivering its own products by its own transportation facilities from works to jobs naturally enables this company to give satisfaction.

Among the buildings constructed of "Empire" brick are the Lotos Club, the Second Battery Armory, the Bronx; the Hotel Astor addition, of which John Donnelly was contractor; the Manhattan Sq. Studios, 44 West 77th st and the Pennsylvania Railroad yard buildings at Sunnyside, Long Island, for which John W. Ferguson was contractor. The big Newman & Carey sewer job in Brooklyn took "Main" brick exclusively, while "Empires," went into the Blackwells Island improvement jobs, oBttsford & Dickson Co. contractors, and in numerous public schools. The Empire Brick & Supply Company has built its present business on the fact that it delivers "Empires" in the "Empire" way.

Sash Operating in Industrial Buildings.

Novelties in building equipment always catch the eye of the owner, architect, factory tenant, general contractor and heads of large companies. Just at this time New York factory owners and tenants are keenly alive to the ventilation problem and the administration of the New York Labor Law as it relates to proper and sufficient ventilation in buildings where conditions of labor or the nature of the product being manufactured necessitates a free flow of air which ought not contain more than 12 parts of carbon dioxide (CO₂) to 10,000 parts of pure air.

But when the ventilating engineer is confronted with the problem of opening simultaneously a row of a few or a few hundred windows, the problem requires a special mechanical device. This device must not only do the work required of it, but it must be "fool proof." A contrivance that covers both the above requirements seems to be here in the shape of the "Straight Push" Sash operator manufactured by a Bridgeport, Conn., concern (The G. Drouvé Co.). It is the latest device of this character to be patented and placed on the market, which has been hungry for a device that would do its work under any and all circum-

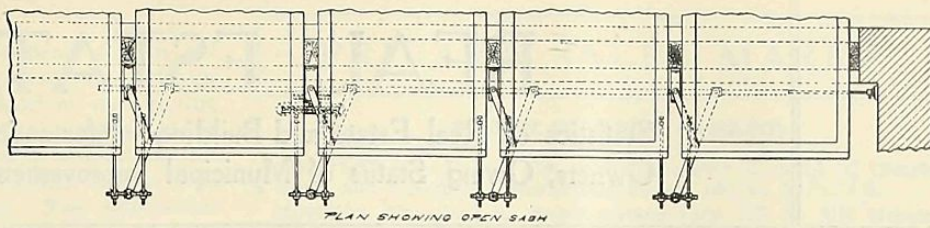
stances. The "Straight Push" is operated this way:

The direct pushing outward of the sash with two half-inch steel rods by leverage, one arm being fastened to each side of the sash at the lower part of the side rail, insures the opening of the window. These two arms are adjustable to give a 30 degree or 45 degree opening. A line of 3/4-inch pipe shaft, to which is fastened the main lever at each sash with an open coupling is moved backward and forward between spool roller brackets secured at each interval between windows. A rack and pinion with geared wheel, controlled by chain from the floor, gives the forward and return movement.

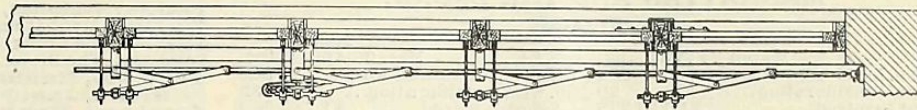
A guide level is secured to the top of each bracket and in turn is fastened to the main lever. The unattached end of main lever has a U-chair riveted to it which supports the shaft connecting the two steel arms. While the arms bind to the connecting shaft it works freely in the U-chair support, allowing arms to follow the inclination of the sash. The movement back and forth of the main shaft operates the levers at each window and as all arms work simultaneously, the arms being directed straight at each side of sash, the windows open or close as desired, quickly, surely and with equal power applied to each window. There is no lost motion, the farthest window in the line operating in unison with the first.

Several different sizes of wheels are made, giving increased power as the number of sashes to be operated is added to. The total equipment includes two arms to each sash and supports for the operating shaft between each window, a guide lever secured to the bracket and a main lever by an open coupling to the operating shaft for controlling the movement of the two arms and a geared wheel that may be placed at any point on the line desirable with a chain to control the rack-and-pinion which pushes or pulls the main line backward or forward, opening or closing the sash as may be desired.

The apparatus is designed to operate pivoted side or pivoted top and bottom sash, hinged-at-



PLAN SHOWING OPEN SASH



PLAN SHOWING CLOSED SASH

THE "STRAIGHT PUSH" OPERATING DEVICE.

top, or hinged-at-bottom sash. All operating connections are phosphor bronze-to-iron, preventing parts rusting together.

The sash can be opened as much as may be required for ventilation and held at any position. The straight arm acts as a brace against the wind pressure. In case of fire, draughts can be checked at once by the quick closing of the sash made possible by this type of operator. The same is true in case of rain or dust storm. Individual window sashes can be uncoupled from the manipulating device should a window bind or become broken.

Many installations of this device have

been made by The G. Drouvé Company, although the appliance has only been on the market since January first. This company has been in the market with its famous "Anti-Pluvius" skylights for many years and with its "Lovell" sash operating device since 1892, practically all of the latter being still in operation, totaling over 400,000 feet, its experience is most exhaustive. The "Straight Push" device is the direct result of this experience and overcomes many difficulties that have been met with by architects, owners, tenants and builders for many years.

MUSHROOM FLOORS.

At the last meeting of the National Association of Cement Users, Mr. A. B. MacMillan, of the Aberthaw Construction Co., Boston, Mass., presented a paper on a simple method for computing the strength of flat, reinforced concrete plates (mushroom floors).

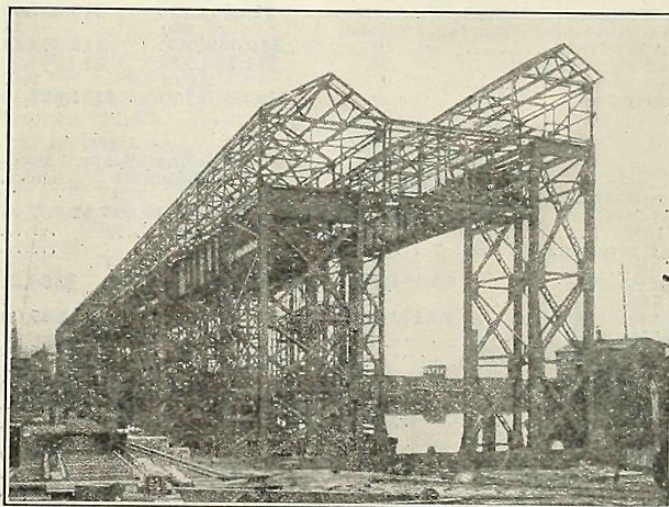
Mr. MacMillan considers the slab around the head of the column and to the point of inflection as a flat, circular plate, supporting a uniform load over its surface and a concentrated load consisting of the rest of the slab with its superimposed load hung from the perimeter of the plate. Radial and circumferential reinforcing is used over each column out to the point of inflection, while the balance of the slab is reinforced by rods both diagonal and parallel to the lines of columns. A minimum thickness of 8 inches for the slab is advised. This method has already been used by Mr. MacMillan in designing girderless reinforced concrete floors and roof for the Congress Building, at Portland, Me.; a fire station at Weston, Mass.; a storage building for the Pierce-Arrow Motor Car Co., at Buffalo, N. Y.; a storage building for the Hood Rubber Co., at Watertown, Mass.; and with a slight modification for the Winchester Repeating Arms Co. new loading buildings at New Haven, Conn.

A test was made on a panel 20 feet square in the refining building of the Hood Rubber Co. with a live load of 450 pounds per square foot. This slab was 9 inches thick with reinforcement consisting of 1/2 inch round bars 7 inches on centres. The test was made 88 days after casting. The deflection under total load was 5-64 inch. This is about 1-3000 of the span, with over twice the figured live load superimposed. This certainly does not seem to indicate that as thick a slab or as much steel as this method seems to demand was necessary.

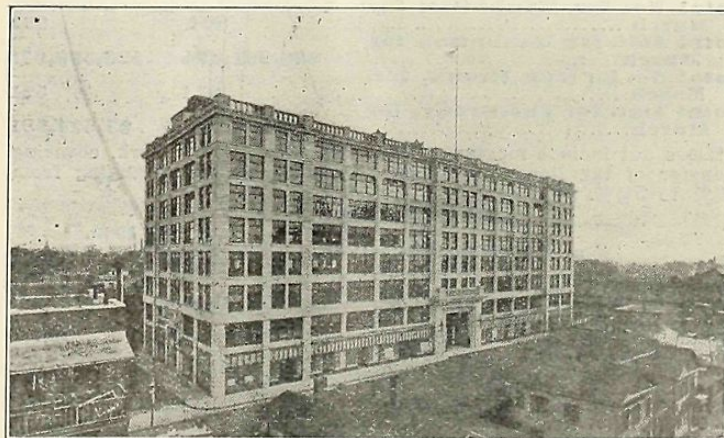
This type of floor gives greater head room, the forms are much easier and cheaper to make and the bent steel is reduced to a minimum. Forms are generally quite small in sections and easily handled.

The New Haven Freight Terminal at Oak Point.

The New Haven R. R. is constructing a freight transfer yard at Oak Point, in the Bronx, at which all the cars from the main line of the road to be transferred to Jersey, Brooklyn or Queens points will be handled. There have been erected twelve ferry bridges, each about 35 ft. wide over all, are arranged 70 and 75



ft. apart on centers, in a straight line perpendicular to the 60 yard tracks which are connected to them. Each bridge is hinged on a masonry pier that supports it at the shore end, and at the river end is suspended by counterweighted adjustable devices from overhead girders forming part of a steel superstructure, which will eventually be a continuous building 890 ft. long, 30 ft. wide and 50 ft. high. The illustration is from the Engineering Record.



MYRICK BUILDING, SPRINGFIELD, MASS.

Fred S. Hinds, Architect. Turner Construction Co., Builder. Reinforced concrete throughout; 283 ft. x 105 ft., 8 stories, basement and sub-basement, containing 7 1/2 acres of floor space. Design based upon the Royal Palace in Stockholm. This building was built to house the Phelps Publishing Co., and for use also as offices, lofts, stores, lodge rooms, etc.

WOULD DESTROY BUILDING AND LOAN ASSOCIATIONS.

Edwin P. Howell, of the New York State Building and Loan Association, confirms the opinion expressed by Comptroller Stabler of the Metropolitan Life Insurance Company, that the Dana bill amending the lien law of this State would, if enacted, destroy the local associations:

The worst features of the bill are that it will materially increase the legal expenses of building loans; that it proposes to make owners the disbursing agents of the contractors, and to hold mortgages financially responsible for the errors made by owners and for the dishonest statements made by contractors.

It purports to secure subcontractors, material men, and labor against the delinquencies of a general contractor by putting the lines of such people ahead of the lien of a mortgagee. It lays the financial and moral risk of delinquency on the part of the contractors upon the shoulders of the mortgagee. It proposes to hold honest third parties who are not engaged in nor supervising the work responsible, not alone for errors, but for any unprovable collusion that may arise between owners, irresponsible contractors, subcontractors, material men, or labor, or any of them, and thus endangers funds advanced in good faith to the owners, upon error or misrepresentation of some or all such people to the owners, not to the mortgagees. No one will lend money on such terms.

REAL ESTATE.

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
March 25 to 31, inc.		Mar. 26-Apr. 1, inc.	
Total No. for Manhattan.....	208	Total No. for Manhattan.....	300
No. with consideration.....	20	No. with consideration.....	32
Amount involved.....	\$1,110,775	Amount involved.....	\$1,789,366
Number nominal.....	188	Number nominal.....	268

1910.		1909.	
Total No. Manhattan, Jan. 1 to date.....	2,877	Total No. Manhattan, Jan. 1 to date.....	2,892
No. with consideration, Manhattan, Jan. 1 to date.....	239	No. with consideration, Manhattan, Jan. 1 to date.....	219
Total Amt. Manhattan, Jan. 1 to date.....	\$13,052,357	Total Amt. Manhattan, Jan. 1 to date.....	\$12,298,382

1910.		1909.	
March 25 to 31, inc.		Mar. 26-Apr. 1, inc.	
Total No. for the Bronx.....	121	Total No. for the Bronx.....	164
No. with consideration.....	10	No. with consideration.....	12
Amount involved.....	\$106,435	Amount involved.....	\$95,370
Number nominal.....	111	Number nominal.....	152

1910.		1909.	
Total No., The Bronx, Jan. 1 to date.....	1,703	Total No., The Bronx, Jan. 1 to date.....	1,780
Total Amt., The Bronx, Jan. 1 to date.....	\$1,221,912	Total Amt., The Bronx, Jan. 1 to date.....	\$991,888
Total No. Manhattan and The Bronx, Jan. 1 to date.....	4,580	Total No. Manhattan and The Bronx, Jan. 1 to date.....	4,622
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$14,274,269	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$13,290,270
Total No. for Manhattan, for March.....	1,098	Total No. for Manhattan, for March.....	1,089
Total Amt. for Manhattan, for March.....	\$5,242,748	Total Amt. for Manhattan, for March.....	\$6,252,691
Total No. Nominal.....	994	Total No. Nominal.....	999
Total No. for The Bronx, for March.....	631	Total No. for The Bronx, for March.....	615
Total Amt. for The Bronx, for March.....	\$611,882	Total Amt. for The Bronx, for March.....	\$322,945
Total No. Nominal.....	592	Total No. Nominal.....	583

Assessed Value Manhattan.

1910.		1909.	
March 25 to 31, inc.		Mar. 26-Apr. 1, inc.	
Total No. with consideration.....	20	Total No. with consideration.....	32
Amount involved.....	\$1,110,775	Amount involved.....	\$1,789,366
Assessed value.....	\$746,000	Assessed value.....	\$1,499,500
Total No. nominal.....	188	Total No. nominal.....	268
Assessed value.....	\$10,091,250	Assessed value.....	\$18,907,000
Total No. with consid., from Jan. 1 to date.....	239	Total No. with consid., from Jan. 1 to date.....	219
Amount involved.....	\$13,052,357	Amount involved.....	\$12,298,382
Assessed value.....	\$11,760,200	Assessed value.....	\$10,954,000
Total No. nominal.....	2,638	Total No. nominal.....	2,673
Assessed value.....	\$188,328,750	Assessed value.....	\$151,067,100

MORTGAGES.

1910.		1909.	
March 25 to 31, inc.		Mar. 26-Apr. 1, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	148	Total number.....	150
Amount involved.....	\$7,940,833	Amount involved.....	\$6,846,305
No. at 10%.....	1	No. at 10%.....	1
Amount involved.....	\$400	Amount involved.....	.....
No. at 6%.....	42	No. at 6%.....	46
Amount involved.....	\$3,629,633	Amount involved.....	\$2,224,905
No. at 5 1/2%.....	3	No. at 5 1/2%.....	25
Amount involved.....	\$152,000	Amount involved.....	\$85,000
No. at 5%.....	.....	No. at 5%.....	5
Amount involved.....	.....	Amount involved.....	\$75,000
No. at 4 1/2%.....	41	No. at 4 1/2%.....	42
Amount involved.....	\$1,914,000	Amount involved.....	\$527,457
No. at 4%.....	.....	No. at 4%.....	1
Amount involved.....	.....	Amount involved.....	\$35,000
No. at 3 1/2%.....	31	No. at 3 1/2%.....	1
Amount involved.....	\$1,470,000	Amount involved.....	\$32,500
No. at 3%.....	1	No. at 3%.....	2
Amount involved.....	\$40,000	Amount involved.....	\$16,000
No. at 2 1/2%.....	.....	No. at 2 1/2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	30	No. with interest not given.....	31
Amount involved.....	\$725,150	Amount involved.....	\$386,953
No. above to Bank, Trust and Insurance Companies.....	39	No. above to Bank, Trust and Insurance Companies.....	20
Amount involved.....	\$5,319,000	Amount involved.....	\$451,800

1910.		1909.	
Total No., Manhattan, Jan. 1 to date.....	2,301	Total No., Manhattan, Jan. 1 to date.....	2,482
Total Amt., Manhattan, Jan. 1 to date.....	\$103,713,695	Total Amt., Manhattan, Jan. 1 to date.....	\$81,962,498
Total No., The Bronx, Jan. 1 to date.....	1,687	Total No., The Bronx, Jan. 1 to date.....	1,667
Total Amt., The Bronx, Jan. 1 to date.....	\$14,983,489	Total Amt., The Bronx, Jan. 1 to date.....	\$14,761,049
Total No., Manhattan and The Bronx, Jan. 1 to date.....	3,988	Total No., Manhattan and The Bronx, Jan. 1 to date.....	4,149
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$118,697,184	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$96,723,547
Total No. for Manhattan, for March.....	824	Total No. for Manhattan, for March.....	897
Total Amt. for Manhattan, for March.....	\$33,991,274	Total Amt. for Manhattan, for March.....	\$26,596,059
Total No. for The Bronx, for March.....	624	Total No. for The Bronx, for March.....	521
Total Amt. for The Bronx, for March.....	\$5,739,356	Total Amt. for The Bronx, for March.....	\$5,574,981

*Does not include mortgages given by City of New York, covering transfer of tax liens, for various amounts, at rates ranging from 1 7/8% to 5 1/4%.

EXTENDED MORTGAGES.

1910.		1909.	
March 25 to 31, inc.		Mar. 26-Apr. 1, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	54	Total number.....	16
Amount involved.....	\$1,933,500	Amount involved.....	\$139,990
No. at 6%.....	3	No. at 6%.....	3
Amount involved.....	\$22,000	Amount involved.....	\$9,750
No. at 5 1/2%.....	1	No. at 5 1/2%.....	3
Amount involved.....	\$4,000	Amount involved.....	\$12,000
No. at 5%.....	24	No. at 5%.....	4
Amount involved.....	\$525,500	Amount involved.....	\$90,950
No. at 4 1/2%.....	.....	No. at 4 1/2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4%.....	23	No. at 4%.....	1
Amount involved.....	\$1,300,500	Amount involved.....	\$16,000
No. at 3 1/2%.....	.....	No. at 3 1/2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. with interest not given.....	3	No. with interest not given.....	5
Amount involved.....	\$81,500	Amount involved.....	\$11,290
No. above to Bank, Trust and Insurance Companies.....	25	No. above to Bank, Trust and Insurance Companies.....	3
Amount involved.....	\$1,323,000	Amount involved.....	\$78,000

1910		1909	
Total No., Manhattan, Jan. 1 to date....	583	Total No., Manhattan, Jan. 1 to date....	528
Total Amt., Manhattan, Jan. 1 to date....	\$23,710,231	Total Amt., Manhattan, Jan. 1 to date....	\$24,454,402
Total No., The Bronx, Jan. 1 to date....	167	Total No., The Bronx, Jan. 1 to date....	134
Total Amt., The Bronx, Jan. 1 to date....	\$2,472,581	Total Amt., The Bronx, Jan. 1 to date....	\$1,245,764
Total No., Manhattan and The Bronx, Jan. 1 to date.....	750	Total No., Manhattan and The Bronx, Jan. 1 to date.....	662
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$26,182,812	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$25,700,166

1910		1909	
Total No. for Manhattan, for March.....	219	Total No. for Manhattan, for March.....	163
Total Amt. for Manhattan, for March.....	\$6,286,900	Total Amt. for Manhattan, for March.....	\$5,758,927
Total No. for The Bronx, for March.....	39	Total No. for The Bronx, for March.....	39
Total Amt. for The Bronx, for March.....	\$536,787	Total Amt. for The Bronx, for March.....	\$450,700

PROJECTED BUILDINGS.

1910.		1909.	
March 26-April 1, inc.		Mar. 27-Apr. 2, inc.	
Total No. New Buildings: Manhattan.....	20	Total No. New Buildings: Manhattan.....	25
Total No. New Buildings: The Bronx.....	58	Total No. New Buildings: The Bronx.....	50
Grand total.....	78	Grand total.....	75

1910.		1909.	
Total Amt. New Buildings: Manhattan.....	\$1,645,200	Total Amt. New Buildings: Manhattan.....	\$3,628,000
Total Amt. New Buildings: The Bronx.....	1,296,300	Total Amt. New Buildings: The Bronx.....	927,550
Grand total.....	\$2,941,500	Grand total.....	\$4,555,550

1910.		1909.	
Total Amt. Alterations: Manhattan.....	\$178,910	Total Amt. Alterations: Manhattan.....	\$412,550
Total Amt. Alterations: The Bronx.....	38,300	Total Amt. Alterations: The Bronx.....	9,545
Grand total.....	\$217,210	Grand total.....	\$422,095

1910.		1909.	
Total No. of New Buildings: Manhattan, Jan. 1 to date.....	214	Total No. of New Buildings: Manhattan, Jan. 1 to date.....	325
Total No. of New Buildings: The Bronx, Jan. 1 to date.....	461	Total No. of New Buildings: The Bronx, Jan. 1 to date.....	680
Mhhtn-Bronx, Jan. 1 to date.....	675	Mhhtn-Bronx, Jan. 1 to date.....	1,005

1910.		1909.	
Total Amt. New Buildings: Manhattan, Jan. 1 to date.....	\$27,424,770	Total Amt. New Buildings: Manhattan, Jan. 1 to date.....	\$39,939,750
Total Amt. New Buildings: The Bronx, Jan. 1 to date.....	9,734,005	Total Amt. New Buildings: The Bronx, Jan. 1 to date.....	11,350,940
Mhhtn-Bronx, Jan. 1 to date.....	\$37,158,775	Mhhtn-Bronx, Jan. 1 to date.....	\$51,290,690

1910.		1909.	
Total Amt. Alterations: Mhhtn-Bronx, Jan. 1 to date.....	\$2,729,021	Total Amt. Alterations: Mhhtn-Bronx, Jan. 1 to date.....	\$3,179,775

1910.		1909.	
Total No. New Bldgs., Manhattan, for March.....	103	Total No. New Bldgs., Manhattan, for March.....	131
Total Amt. New Bldgs., Manhattan, for March.....	\$12,964,270	Total Amt. New Bldgs., Manhattan, for March.....	\$18,347,100

1910.		1909.	
Total No. New Bldgs., The Bronx, for March.....	220	Total No. New Bldgs., The Bronx, for March.....	302
Total Amt. New Bldgs., The Bronx, for March.....	\$4,613,850	Total Amt. New Bldgs., The Bronx, for March.....	\$4,242,450

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Mar. 24 to 30, inc.		Mar. 25 to 31, inc.	
Total number.....	511	Total number.....	560
No. with consideration.....	35	No. with consideration.....	20
Amount involved.....	\$1,188,227	Amount involved.....	\$160,120
Number nominal.....	476	Number nominal.....	540

1910.		1909.	
Total number of conveyances, Jan. 1 to date.....	6,367	Total number of conveyances, Jan. 1 to date.....	6,995
Total amount of conveyances, Jan. 1 to date.....	\$4,374,423	Total amount of conveyances, Jan. 1 to date.....	\$3,165,692

MORTGAGES.

1910.		1909.	
Total number.....	419	Total number.....	509
Amount involved.....	\$4,840,088	Amount involved.....	\$1,944,523
No. at 6%.....	237	No. at 6%.....	242
Amount involved.....	\$3,617,826	Amount involved.....	\$731,670
No. at 5 1/2%.....	42	No. at 5 1/2%.....	67
Amount involved.....	\$135,250	Amount involved.....	\$280,300
No. at 5%.....	.....	No. at 5%.....	1
Amount involved.....	.....	Amount involved.....	\$6,000
No. at 4 1/2%.....	120	No. at 4 1/2%.....	131
Amount involved.....	\$895,034	Amount involved.....	\$872,633
No. at 4%.....	1	No. at 4%.....	.....
Amount involved.....	\$100,000	Amount involved.....	.....
No. at 3 1/2%.....	.....	No. at 3 1/2%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 3%.....	1	No. at 3%.....	1
Amount involved.....	\$10,000	Amount involved.....	\$750
No. with interest not given.....	18	No. with interest not given.....	17
Amount involved.....	\$81,978	Amount involved.....	\$53,170

1910.		1909.	
Total number of mortgages, Jan. 1 to date.....	5,981	Total number of mortgages, Jan. 1 to date.....	6,115
Total amount of mortgages, Jan. 1 to date.....	\$27,237,083	Total amount of mortgages, Jan. 1 to date.....	\$24,944,873

PROJECTED BUILDINGS.

1910		1909	
No. of New Buildings.....	150	No. of New Buildings.....	317
Estimated cost.....	\$952,025	Estimated cost.....	\$1,494,835
Total Amount of Alterations.....	\$32,955	Total Amount of Alterations.....	\$45,647
Total No. of New Buildings, Jan. 1 to date.....	1,504	Total No. of New Buildings, Jan. 1 to date.....	1,944
Total Amt. of New Buildings, Jan. 1 to date.....	\$9,445,585	Total Amt. of New Buildings, Jan. 1 to date.....	\$10,610,711
Total Amount of Alteration, Jan. 1 to date.....	\$1,428,744	Total Amount of Alteration, Jan. 1 to date.....	\$1,098,818

QUEENS.

PROJECTED BUILDINGS.

1910		1909	
Mar. 25 to 31, inc.		Mar. 26-Apr. 1, inc.	
No. of New Buildings.....	114	No. of New Buildings.....	113
Estimated cost.....	\$385,025	Estimated cost.....	\$383,575
Total Amount of Alterations.....	\$19,080	Total Amount of Alterations.....	\$15,503
Total No. of New Buildings, Jan. 1 to date.....	927	Total No. of New Buildings, Jan. 1 to date.....	.....
Total Amt. of New Buildings, Jan. 1 to date.....	\$3,393,797	Total Amt. of New Buildings, Jan. 1 to date.....	.....
Total Amount of Alterations, Jan. 1 to Date.....	\$136,602	Total Amount of Alterations, Jan. 1 to Date.....	.....
Total No. of New			

THE WEEK.

THE aftermath of the Easter week made itself felt in the real estate market. A slackening of business was noticeable during the first part of the week, many brokers not having picked up the threads they had dropped when interrupted by the holidays. That the demand for investment properties still continues to be strong is asserted by traders and agents who handle loft buildings and apartment houses. The tributaries of 5th av, below 59th st, had their complement of deals, one of the notable transactions being the sale of 30 and 32 West 24th st, a plot of 45 feet frontage covered by two old 5-sty structures, which will be torn down by the purchaser to make room for a 12-sty building. This is the fourth improvement planned in the block bounded by 5th and 6th avs, 23d and 24th sts, within a year. The parcel abuts on the rear of the old brownstone residence of the Schermerhorn family, one of the few remaining evidences of the former residential aspects of the section now occupied to a large extent by business houses.

The character of the block bounded by 33d and 34th sts, Park av and Madison av, is now so well established that Mr. August Belmont's decision, made public this week, to raze his residence at 44 East 34th st and the adjoining residence of his son to make way for a 12-sty building, has not come as a surprise. The Park av frontage is now being improved with a hotel by Alfred G. Vanderbilt, and the only obstacle to change the remainder of the block from private to business houses seems to be the William T. Bull Sanitarium on 33d st.

The spring season is well under way and all conjectures point to greater activity than has been experienced for many years. The strength of the market is due to the confidence of the public in the growth of real estate values. The investor who has lost faith in Wall st is now more than ever numbered among the customers of real estate brokerage offices. The attempt of "house cleaning" made by the Stock Exchange might induce some of the strayed flock to return, but it should not be a difficult matter for real estate men to hold their own against the bid for patronage by the stock market.

The warm weather has had its effect on country property, quite a number of sales having been made in suburbs.

THE AUCTION MARKET

THE sale of the Shradly-Appley estate properties was the occasion of a gathering which filled the auction rooms last Thursday to their capacity. Intermingled with the crowd of regular onlookers and traders were many people who never before had set foot in the rooms. They were either tenants of the houses offered or neighboring property owners, all eager to get one or the other of the twenty-eight parcels included in the sale.

The auction, conducted by Joseph P. Day, brought a total of \$652,000. Most of the property is situated on Forsyth, Delancey, Eldridge and Chrystie sts, consisting of old-fashioned frame and brick structures. It was the largest offering of this class since the panic of 1907, and the successful outcome of the sale indicates a revival of trading in the heart of the tenement section of the East Side.

The highest price for a single parcel was paid by Gustavus A. Rogers, who bought a large plot at the northwest corner of Eldridge and Delancey sts for \$203,500. It is understood that Mr. Rogers represented Mr. Simon Lind, who contemplates the erection of a playhouse on the site. The bidding was lively and the prices obtained were about 25 per cent. higher than estimated by the auctioneer.

Next week's offerings include a sale of a number of business properties belonging to the estate of Charles G. and Lorillard Spencer. The sale will be held Thursday, Mr. Joseph P. Day being the auctioneer. The holdings include the 3-sty building 3 Mercer st, two 4-sty buildings 114 and 183 Water st, the 5-sty loft buildings 66 Greene st, 391 Broadway, 446 and 448 Broadway, 102 Centre st, 82 and 84 Maiden lane, 19 Cedar st, and a number of dwellings on the East Side.

A sale of West Side parcels advertised for Wednesday by Mr. Day includes seven 4-sty dwellings at 454-476 West 142d st. On the same day Mr. Day also offers a number of desirable properties in the Bronx; all of the downtown parcels offered are in good business neighborhoods, those on Water st, Maiden lane and Cedar st being in neighborhoods with large speculative possibility.

A HECKLE ON PERSONAL TAXATION.

Joseph S. Schwab, president of the Real Estate Owners' Protective Association, in issuing the call for a meeting of the association to be held Monday, April 4, at Colonial Hall, Columbus av and 101st st, at 8.15 P. M., announces that there will be a discussion on the "ABOLITION OF PERSONAL TAXATION" to which the general public is invited. Mr. Frederick Cyrus Leubuscher, who has given the subject of personal taxation considerable study, will be there to take the affirmative side of the proposition to abolish. Heckling of the speakers will be one of the interesting features of the meeting.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

CHARLES ST.—Duross Co. sold to Andrew Richard 55 Charles st, a 3-sty and basement brownstone house, on lot 16.8x74.6.

MONROE ST.—Joel S. Mason estate sold 285 to 289 Monroe st, extending through to 392 to 396 Madison st, two 6-sty business structures, 75x195.

3D ST.—C. Volzing & Son sold for the estate of Anna C. Fort 7 3d st, a 5-sty tenement, on lot 25x96.2.

4TH ST.—Duross Co. sold for Thomas Denholm 247 West 4th st, a 3-sty and basement dwelling on lot 22.6x76.9, to a client. This is the first sale of this property since 1869.

10TH ST.—Crist & Herrick sold for John H. Goetschius the 6-sty flat with stores 236-238 West 10th st, on lot 50x100; and for Herman C. Gissel the unimproved property 358-360 West 11th st, on lot 44x100.

14TH ST.—Mooyer & Marston sold for M. A. McLaughlin to Mme. Leuicemme De Pless 235 and 237 West 14th st, two 4-sty buildings on a plot 31.6x132. As soon as possession can be arranged it is the intention of the new owner to improve the plot with a 10-sty loft building.

Site for 24th St. Building.

24TH ST.—Mrs. Ruth Livingston sold through S. B. Goodale & Son to the Marmac Construction Co. 30 and 32 West 24th st, two old 5-sty buildings on a plot 45x98.9. The buyers will erect a 12-sty mercantile building on the site from plans by Frederick C. Browne. The seller bought No. 32, a lot 20x98.9, in 1905 for \$34,000.

24TH ST.—S. B. Goodale & Son sold for Emma Frank to Elmer A. Darling 123 and 125 West 24th st, 5-sty tenements with stores. This purchase completes a plotage of 100 front feet, which Mr. Darling will hold for improvement.

25TH ST.—The Publisher Printing Co. purchased from Dr. Furman Clayton, of Brooklyn, John C. Purdy and Irving I. Kempner, 209 to 217 West 25th st, five old 3-sty buildings, on a plot 105x98.9. The buyers have a three-year lease of their present place.

26TH ST.—The 8-sty corner fireproof hotel known as the Hotel Van Buren, at 153 East 26th st, has been sold by Margaret T. Johnston to Frances Hanover, Peter A. H. Jackson's Sons, of 106 Lexington av, were the brokers. Francis Hanover is the buyer.

27TH ST.—Ames & Co. sold for the Prudential Real Estate Corporation 242 West 27th st, a 3-sty dwelling, on lot 24.10x98.9, to Joseph C. Strout, who will alter the building for use as a garage.

29TH ST.—Joseph Levy & Son sold for Eva B. Hirschberg to Josephine M. Schweinler the 6-sty front and rear buildings 155 West 29th st, on lot 25x116. O. G. Manss was associated in the transaction. The buyer recently acquired 157 to 161 adjoining, and now controls a plot 89.10x116x irregular.

34TH ST.—Estate of Thos. W. Folsom sold 127 East 34th st, a dwelling, 22x64. Folsom Bros. and Ames & Co. negotiated the sale.

35TH ST.—George W. Eggers sold the Lorenzo, a 7-sty apartment house, at 225 to 229 West 35th st, on plot 42.4x98.9. The property lies between 7th and 8th avs, and adjoins the Boys' Home on the west. A recently reported sale of the property was not consummated. Joseph L. Bittenweiser is the buyer.

37TH ST.—Trustees of the estate of Benj. S. Wells sold 6 West 37th st, a 4-sty dwelling, on a lot 21.6x100, to the Midville Realty Co., owners of adjoining property.

38TH ST.—Cammann, Voorhees & Floyd, and Tucker, Speyers & Co. sold for Herman H. Cammann to a client of the latter firm the 4-sty and basement dwelling 43 West 38th st, on lot 21x98.9. The seller bought the property in 1883.

43D ST.—Wm. P. Jones & Son sold the 4-sty brick 3-family dwelling 462 West 43d st, size 19x50x100.5, for Mary Bush to George Whiteside.

49TH ST.—S. B. Goodale & Son have sold for George N. Curtis 127 West 49th st, a 4-sty stable, on lot 22x100.5.

56TH ST.—Thomas O'Neil and Frederick J. Kelly sold 238 and 240 West 56th st, two 4-sty dwellings, on plot 45x100.5, between Broadway and 8th av. The buyer is a client of the Taylor-Sherman Co.

58TH ST.—George Dudley Waring sold for W. P. Ward the buildings 158 to 164 West 58th st, on a plot 42x100. This property has been in the hands of the Ward family for more than 25 years.

NORTH OF 59TH STREET.

ISHAM ST.—Duff & Brown Co. sold for Andrew O'Brien a plot 50 x100 in the south side of Isham st, 50 ft. east of Vermilyea av.

PROSPECT PL.—Charles W. Eidt sold for Louis Steiger 48 Prospect pl, a 3-sty and basement dwelling, on lot 16.8x73, to Theodore J. Breitwieser, and has resold the house to a buyer for occupancy.

71ST ST.—Froebel League Kindergarten and Mothers' Classes, now located at the northwest corner of 60th st and Park av, bought 112 East 71st st, a 4-sty and basement building, on a lot 25x100.5, from Clinton Boring. The property is located one block east of the Presbyterian Hospital. The new owner will take possession in the early autumn.

73D ST.—Pease & Elliman sold for Harriet H. Bentley 271 West 73d st, a dwelling 18.9x100.5, to Dr. John A. Fordyce, for a wedding gift to his daughter, who recently married Dr. MacRae.

Site for a Big Apartment in 79th Street.

79TH ST.—Solomon & Greenbaum sold for Weschler & Noel, Inc., the property at 147 to 155 West 79th st, 63x102.2, between Columbus and Amsterdam avs. The plot was acquired by the sellers last October and work begun on a 12-sty apartment house. The foundations have been laid and the new owners will complete the structure. The sellers paid \$70,000 for 45 of the 63 feet front. Two other big apartment house operations are planned for the same block. Adolph Hirshfeld is the buyer.

93D ST.—Wm. S. Denison sold for the Hudson Properties, Incorporated, to an out-of-town investor, 308 West 93d st, a 6-sty and basement elevator apartment house known as the "Ben-Gar." on plot 37.6x146.2, between Riverside Drive and West End av. Mr. Denison will retain the management of the property.

107TH ST.—Theodore Ortmann sold for Mrs. E. S. Arnold 11 West 107th st, a plot 25x100, to Frank Eberhardt.

114TH ST.—Morris Englander sold 62 West 114th st, a 3-sty dwelling, on lot 16x100.11, to Wolf Heishkowitz.

119TH ST.—Henry Broder sold 66 East 119th st, a 5-sty tenement, on lot 27.6x100.11, for Lizzie Isaacs.

132D ST.—Mrs. Marietta Hess bought for occupancy 123 West 132d st, a 3-sty and basement dwelling on lot 17.6x99.11. Porter & Co. were the brokers, and the seller was Joseph Yeska.

143D ST.—Du Bois & Taylor sold for Henry Ruschmeyer to an investor the 6-sty apartment house 536 West 143d st, on plot 37.6x99.11, situate 100 ft. east of Broadway.

149TH ST.—Arthur G. B. Mayer resold to the Worcester Construction Co. the plot 100x99.11 on the south side of 149th st, 175 ft. west of 7th av. The buyer will build two 6-sty flats.

167TH ST.—Rosie Rothlein sold 458 West 167th st, a 3-sty and basement brick dwelling, on lot 19.1x120.4x irregular, between Amsterdam and Edgecombe avs.

178TH ST.—The Dayton Realty Co., Harris Maran, president, sold the 5-sty apartment house, on plot 56x92.6, on the north side of 178th st, 156 ft. west of Broadway. The company recently sold a similar house adjoining on the east. The apartments were but recently completed.

BRADHURST AV.—Schmeidler & Bachrach bought from Rose Brown the southeast corner of Bradhurst av and 147th st, a 6-sty house, 49.11x100.

BROADWAY.—T. J. McLaughlin's Sons resold to Walter Wells 3470 Broadway, a 3-sty and basement stone front dwelling, on lot 20x70. H. C. Senior & Co. were the brokers. The house, which adjoins the 10-sty Woodmere apartment house, at the northeast corner of 140th st, built by the McLaughlins and sold by them last fall, was secured to protect the light and air of their building.

LEXINGTON AV.—I. Rubenoss bought from the Friedman estate 789 Lexington av, a 4-sty dwelling, on lot 20x100. Mr. Rubenoss has resold the property to Maurice Bloom.

LEXINGTON AV.—Froman & Taubert sold for William I. Jacobs the southwest corner of Lexington av and 85th st and the adjoining two buildings, 1256-58 Lexington av, consisting of three 4-sty flats with stores, making a plot 62x67. This property is one block south of the proposed 86th st express subway station.

MADISON AV.—George A. Morrison sold the plot of over three lots at the northwest corner of Madison av and 96th st. The property has frontages of 100.11 feet on the av and 89.9 feet on the st. The westerly line measures 103.8 feet and runs along the line of the old Eastern Post Road. The seller has owned the property since 1889.

MADISON AV.—John J. Kavanagh sold for the estate of Brian McKenny, 1021 Madison av, a 4-sty dwelling on lot 20.4x75, adjoining the southeast corner of 79th st.

MANHATTAN AV.—George Dudley Waring sold for A. J. Woodruff 515 Manhattan av, a 3-sty dwelling, on a lot 16x90.

PARK AV.—E. Sharum sold to the Armor Realty Co. the southwest corner of Park av and 109th st, 5-sty tenement, about 20x80x irregular; 1336-1338 Willoughby av, Brooklyn, two 2-sty double tenements, 25x100 each, and 50 lots at East Asbury Park Heights, N. J. A 50-acre farm in Pike County, Pa., was given as part payment.

PARK AV.—Clifton G. Marshall resold the three 4-sty dwellings, on plot 100.5x60, at the southeast corner of Park av and 60th st. The purchaser is a company, in which Walter Russell, the artist, is said to be interested. A co-operative apartment house will be erected on the site.

PINEHURST AV.—Jacob Rosenbaum sold for Gutwillig Bros. & Hirsh the southwest corner of Pinehurst av and 178th st, a plot 130x87.2x130.2x92.9. The buyer is a builder who will erect on the site a 6-sty elevator apartment house. The plot sold at auction in 1909 for \$35,500.

3D AV.—Henry L. Wolff sold 1884 and 1886 3d av, two 4-sty buildings, 50x72.

5TH AV.—The estate of the late Edward P. Hatch, of Lord & Taylor, sold to a prominent Brooklyn man, through Henry D. Winans & May 1033 5th av, consisting of a 4-sty and basement dwelling with a stable on the rear of a lot 20x125 between 84th and 85th sts. The sale price is understood to approximate \$150,000, which compared to the original purchase by Mr. Hatch, represents a goodly increase in the increment. Mr. Hatch bought the property in 1879 for \$46,000. It is one of a row of houses built at that time by a Mr. Trask, who spent \$125,000 on each house. The interiors were finished by Pottier & Stymus. The adjoining house, No. 1032, is the home of the Countess Annie Leary.

BRONX.

BIRCH ST.—The Two Boroughs Realty Co. sold for a client to Geo. H. Janss 3 lots on Birch st, Seneca Park, Williamsbridge.

FREEMAN ST.—Harris Ratner sold 908 Freeman st, a 6-sty apartment house with stores, between Simpson st and Southern Boulevard. The purchaser is Charles Kroetz, of Yonkers, who gives in exchange the southeast corner of Cauldwell av and 161st st, a 4-sty flat with stores on lot 100x27. The Freeman st house figured in the deal at \$58,000 and the Cauldwell av corner at \$40,000. The trade was negotiated by Brokers Trattner, Klein, Steg & Fetzer.

9TH ST.—Geo. Costar sold for a client to Christian Vorndraus & Sons five lots on the north side of 9th st, 285 ft. west of Av C; also two lots on the south side of 10th st, near Av C, Unionport, Westchester.

Last Three of Nine New Houses.

149TH ST.—Smith & Phelps sold for the Moorehead Realty & Construction Co. the three 5-sty flats known as 544 to 552 East 149th st. This completes the sale of the 9 houses recently finished by the sellers in 149th st. Moorehead Realty & Construction Co. take in part payment the plot of five and one-half lots situate at the northeast corner of Boston road and 164th st, which they will immediately improve by the erection of 5-sty apartments. The total amount involved in this transaction is \$190,000.

162D ST.—S. Alvin Piza sold for the estate of George Ott the 5-sty flat 769 East 162d st, on a lot 25x100.

165TH ST.—Richard Dickson sold for William C. Feely 491 East 165th st, a dwelling on plot 50x113.

167TH ST.—Walker & Burger, in conjunction with Kurz & Uren, sold for Hugh D. Smyth to a client the plot, 75x100, on the south side of 167th st, 25 feet east of Simpson st.

178TH ST.—The Wahlig & Sonsin Co. sold the three 3-family brick dwellings, on plot 7x65, on the north side of 178th st, 33 ft. west of Daly av. The purchaser is Charles Levy, who gives in exchange the plot 100x100 at the southwest corner of Trinity av and

166th st, opposite the Morris High School. The plot will be improved with apartment houses.

170TH ST.—Anna La Valle bought 580 East 170th st, a one-family house.

183D ST.—W. A. Darling & Son sold for a client of Morris H. Hayman the block front on the north side of 183d st, between Washington and Bassford avs, to a builder for immediate improvement with apartment houses. The property has frontages of 135.10 feet on 183d st, 68.4 feet on Washington av and 56 feet on Bassford av, with a rear line of 135 feet.

186TH ST.—A. Friedberg, in conjunction with the Ernst Cahn Realty Co., sold for a Mrs. Singer 466 East 186th st a flat 22x100.

AV D.—The Douglas Robinson, Charles S. Brown Co. sold for Henry Paul to the church extension committee of the Presbytery of New York the southeast corner of Av D and 14th st, Unionport, a plot 105x108. The 2-family house on the property will be altered for temporary use as a church and Sunday school. Eventually a new church will be erected on the site.

BENEDICT AV.—Andrew Hally sold for a client to Raymond Page a plot on the south side of Benedict av, 20 ft. east of Pugsley av, Unionport.

BROOK AV.—S. Alvin Piza sold for Geo. H. O'Brien a plot 50x95 in the west side of Brook av, 175 ft. south of Ann pl.

CITY ISLAND AV.—Mooyer & Marston sold for Mrs. J. F. Dickie, of White Plains, the southeast corner of City Island av and Fordham st. The buyer, Charles M. Moody, will improve the property, which is regarded as one of the most valuable parcels on City Island.

CYPRESS AV.—Harry Goodstein sold the northwest corner of Cypress av and 138th st, a 5-sty flat, on plot 100.8x38.6x100x26.

DE VOE TERRACE.—Frank J. McRickard sold the plot 50x100, on the west side of De Voe terrace, about 250 ft. north of Webb av, to a builder who will erect detached frame dwellings.

FOREST AV.—Ernst & Cahn and F. Friedberg sold the 2-family house 882 Forest av, on lot 27x135.

HUGHES AV.—Joseph Herzog sold for Mrs. Weiss to a client of the Ernst Cahn Realty Co. the lot, 17.2x100x irregular, at the southwest corner of Hughes av and 181st st. In part payment for the southwest corner of Hughes av and 181st st, Mrs. Weiss takes a plot of three lots on the north side of 139th st, 167 ft. west of Robbins av.

LACONIA AV.—John H. Behrman sold to Charles McGarry a lot 25x100 at the corner of Laconia av and 215th st.

LIND AV.—Bauer & Co. sold for Benjamin Bennenson 2 lots on the north side of Lind av, 50 ft. south of the Highbridge, West Bronx.

PARK AV.—The Two-Boroughs Realty Co. sold for Geo. H. Janss to a client 2 lots on the east side of Park av, 50 ft. north of 152d st.

PARK AV.—The Wechsler estate sold the southeast corner of Park av and 182d st, a plot 100x100, to a Mr. Davis.

PROSPECT AV.—Hugh D. Smyth sold in conjunction with Kurz & Uren the four two-family houses at the northwest corner of Prospect av and 187th st, on plot 100x95.

ST. RAYMOND AV.—Franz Marquardt sold through William Peters & Co. to Charles B. Clark, 2514 St. Raymond av, a one-family house, on lot 20x100.

STEBBINS AV.—Joseph Edelmuth has bought the northeast corner of Stebbins av and 167th st, a lot 25x75x irregular.

TREMONT AV.—Harry H. Herche bought from Rudolph Weissker the southeast corner of Tremont and Beach avs, a plot fronting 110 ft. on each av and measuring 104 and 55 ft. on the southerly and easterly lines, respectively. Chas. A. Weber was the broker.

TRINITY AV.—Henry Schwiebert sold for a client the 3-sty, 2-family frame dwelling 968 Trinity av, on lot 27x100.

WALTON AV.—Nathan Levine sold the two-family dwelling 1764 Walton av, on lot 25x75, just south of 176th st.

WASHINGTON AV.—The Poldow Construction Co. bought the plot, 50x95, on the east side of Washington av, 95 feet south of 183d st, for improvement with a 5-sty flat.

WESTCHESTER AV.—Lena Rupp sold the plot 50x133 at the northwest corner of Westchester and St. Lawrence avs.

WHITE PLAINS AV.—Robt. E. Hyde sold his property on the west side of White Plains av, 50 ft. north of 223d st, to a client for improvement.

WALTON AV.—Bauer & Co. in conjunction with Kurz & Uren sold for Ernst Keller to a client the southeast corner of 176th st and Walton av.

LEASES.

Daniel H. Renton & Son have leased for Dr. Siegfried Wachsmann 535 West 148th st, a 3-sty and basement brownstone dwelling, to Dr. Jas. P. Gould for a term of years.

Arthur Truslow has leased for Mary A. Gordon the 3-sty building at 438 Fulton st, Brooklyn, to the Hilton Co., clothing dealers, who have stores in Newark, Philadelphia, Boston and New York.

Louis Becker leased for Oscar Kruger of Clifton, S. I., for a term of years the 4-sty American basement dwelling 552 West 173d st. Miss Clara E. Franke, the lessee, will occupy the same as her residence.

The Van Buren estate has leased to Samuel W. Steel, for a long term of years, the entire building at 2 East 14th st, southeast corner of 5th av, at an aggregate rental of \$300,000. The lessee will make extensive alterations to the premises.

Gustave Britt has leased to Adam Weitzel 66 Horatio st for Benj. F. Elgar; for B. C. McIntyre, to Marie L. Koehler, 262 West 12th st; for M. E. Troup, to Ada Southwick, 179 West 10th st; and for the estate of Jonathan Falconer, to Rose Maddox, 30 and 32 8th av.

William Rockefeller has leased the 4-sty dwelling 5 East 54th st to Alexander Rubel, who recently sold his residence at 10 East 83d st to Bradish Johnson. Mr. Rockefeller, whose home is at the northeast corner of 5th av and 54th st, also owns 3, 7 and 9 East 54th st.

Pease & Elliman have leased for George Checketts to the Western Dairy Lunch Co. the store at 22 Ann st; for the Regal Hoof Pad Co., to Bernard Lurie, loft at 201 Fulton st; for the Voorhees Rubber Mfg. Co., to the Orona Mfg. Co., loft at 38 Vesey st; for H. B. Grossman, to Leon Hirsch, loft at 40 Maiden lane.

Denzer Bros. have leased for the Belvedere Building Co. to Louis Dusenbury & Co., Inc., dealers in livery cloths and carriage robes, the 5th loft in the Belvedere building at 222-4 4th av, northwest corner of 18th st, for a term of years, at an aggregate rental of \$40,000; also for the Sailors' Snug Harbor Estate, 5,000 sq. ft. at 771 Broadway, northwest corner of 9th st.

H. C. Senior & Co. have leased the following: For Matilda Dorsey, the 3-sty dwelling, 111 West 63d st, to Ernest Desaause; for A. Lichenstein the store 1929½ Broadway to Alexander Lazarus; for J. Lewis Reckendorfer, the 3-sty dwelling 103 West 63d st, in conjunction with L. J. Phillips & Co. to Mme. Andrea Pochon, and for the Title Insurance Co. of New York, the store 2793 Broadway, to Frank Garino, for a term of years.

Parish, Fisher & Co. have leased, for a term of 84 years, for Lewis W. Morrison, Edward Morrison and Alice M. Ulman and Lewis W. Morrison and Alice M. Ulman, trustees, the northeast corner of 149th st and Amsterdam av to the Phoenix Amusement Co. at an aggregate rental of \$840,000. The plot fronts 100 feet on Amsterdam av and 150 feet on 149th st, and will be improved immediately by the lessees with a high-class business building.

Ruland & Whiting Co. has leased the building 538 East 72d st, and 15,000 sq. ft. in the adjoining property, 530-536, to Elias Gottfried, for ten years; also the store and first loft at 530-2 for a term of years to Andrew Olejer; the top loft in 54-6 Fulton st, corner of Cliff, to Garden & Berg for five years; the second loft at 26 Cliff st, to Yaeger & Bolte for three years and the first loft in 18-20 Oak st to the Knickerbocker Lithographing Co. for five years.

The Astor estate has closed negotiations with J. G. Goldsmith for a long term lease of another of its holdings on 34th st. The property comprises the two connected 5-sty buildings 28 and 30 West 34th st, on plot 50x98.9, just west of Astor court and the Waldorf-Astoria. The building is now occupied by Dunstan as a dressmaking establishment. Mr. Goldsmith will get possession on Oct. 1. It is understood that the lease is for 21 years, at \$35,000 a year net, which would make the total rental, without renewals, \$735,000.

The Charles F. Noyes Company has leased for the Golden Hill Building Co. a large suite of offices on the second floor of its new building at the northwest corner of John and William sts to the well-known insurance firm of G. H. Smith & Hicks. The lease is for a period of ten years and practically completes the renting of the building. The same firm has leased other offices in 21-3 Ann st for the estate of Isabella Goff to Trotter & Kemme, and an office in the City Investing Bldg. for Francis L. Field to Silas A. H. Dayton.

SUBURBAN.

MT. VERNON, N. Y.—The Two Borough Realty Co. sold for T. W. McKeever 352 Summit av, a private dwelling, on a lot 40x100, to a client.

MAMAKATING, N. Y.—Bauer & Co. resold for Benjamin Bennenon to a client a tract of 50 acres in the town of Mamakating, Sullivan Co., N. Y.

LAKEWOOD, N. J.—The Henry M. Weill Co. sold for Mrs. Molly Christian to a buyer for occupancy the dwelling and garage at the corner of Madison and 5th sts, Lakewood, N. J., on plot 150x150. The dwelling was built by Bradford Gilbert.

REAL ESTATE NOTES

Work has been begun on the widening of East 161st st, from Washington to 3d av.

E. Henry Eckhardt was the broker in the sale of 39 West 86th st, 5-sty American basement residence on lot 32.6x100.8, built by C. W. Luyster, for Mrs. Powell, Harned and Delamater to Helen D. Jenkins.

John F. Fetzer, formerly at 404 East 149th st, has opened an office in conjunction with William F. Fetzer, formerly connected with the Central Union Gas Co., for the transaction of a general real estate business at 674 Westchester av.

Wm. A. White & Sons have placed for the Peoples Co-operative Property Co. a building loan of \$240,000 on the property 144-152 West 27th st; also for the Getskay Realty Co. a loan of \$200,000 at 5 per cent. interest for five years on the 6-sty and basement elevator apartment house comprising the block front on the west side of Wadsworth av, 184th and 185th sts; for Rodney Gibson a loan of \$135,000 at 4½ per cent interest for five years on the 5-sty and basement business building at the northwest corner of John and Gold sts; for the Washington Heights Development & Construction Co. a loan of \$135,000 at 5 per cent. interest for five years on the 6-sty and basement elevator apartment house at the northwest corner of 176th st and Audubon av.

Lawrence & Wolff have been appointed agents for the "Biltmore-Blenheim" apartment houses, Nos. 56-62 West 58th st.

A regular meeting of the West Side Taxpayers' Association was held at 267 West 34th st last night at 8 P. M. A report was made by Frank Demuth as to the result of his conferences to date with Mr. Murphy, Tenement House Commissioner, as to the rulings of the Department, and by M. J. Horan, chairman of the Tenement House Committee. Louis Schrag, chairman of the committee on Water Supply of West Side Taxpayers' and United Real Estate Owners' Associations, made a report on the proposed deep rock water tunnel grab to carry Catskill water to the outlying boroughs and he will also report on the recent meeting of United Real Estate Owners' Associations held at Grand Union Hotel, when this extravagant scheme was unanimously condemned. John J. Pheelan, chairman of the Committee on Law and Legislation, reported upon measures pending in the State Legislature as far as they affected the interests of property owners.

The next regular monthly meeting of the West End Association will be held at Hotel St. Andrew, Broadway and 72d st, on Monday evening, April 4, 1910, at 8.30 o'clock. A full attendance is requested. G. B. Shepard is secretary.

An important hearing will take place on Monday next, April 4, at 2.30 P. M., at the Council Chamber, City Hall, before the Mayor and the Transit Conference Committee of the Board of Estimate and Apportionment. The Fort Washington Avenue Subway extension and rapid transit on the line of the

Lorillard Spencer Estate

Absolute Executors' and Trustees' Sale

TO SETTLE THE ESTATE OF

CHARLES G. AND LORILLARD SPENCER, Deceased

By instructions from

WM. AUGUSTUS, LORILLARD SPENCER and WOLCOTT G. LANE

Executors and Trustees

Thursday, April 7

At 12 o'clock noon, at Exchange Salesroom, 14-16 Vesey St.

391 BROADWAY

LOCATED IN THE HARDWARE SECTION. Five story and basement brick and stone store and loft Building, with one store. Size 25.2x99.6½.

446-448 BROADWAY

Near Canal St.

In Dry Goods District.

Five story and cellar brick and granite store and loft Building. Size 49.11x120.3.

66 GREENE ST.

Five story and basement brick and stone store and loft Building. Size 22.5¾x100.1.

276 THIRD AV.

Three story and cellar brick Dwelling, with one store. Size 22x75.

114 WATER ST.

Four story and cellar brick store and loft Building, with one story brick extension in rear. Size 21.9x44.8x irreg.

102 CENTRE ST.

Five story and cellar brick store and loft Building. Size 24.0x74.0x4.

70% at 4½% May remain on mortgage for one, two, three or five years.
75% at 5%

TITLE POLICIES FREE

Miller, King, Lane & Trafford, Esqs.,

Attorneys

80 Broadway, New York City

HORACE S. ELY & CO., Agents, 21 Liberty St.

82-84 MAIDEN LANE

(Running through to 19 Cedar St.) IN THE INSURANCE DISTRICT. Two five story and cellar loft Buildings utilized for storage purposes. NO. 19 CEDAR ST. is a five story and cellar store and loft Building. To be sold as one parcel. Size 56.6x133.9x irreg.

17 MADISON AV.

Adjoining Dr. Parkhurst's church, assuring light and air on south over fourth story. 3½ story and basement brownstone private Dwelling, containing 21 rooms, five baths and four toilets. Size, 24.8x½x100.

183 WATER ST.

Four story and cellar brick store and loft Building. Size 23.5x44.9½.

3 MERCER ST.

A three story store and loft Building, with 3 stories. Size 37.0¼x52.2x irreg.

175-177 FORSYTH ST.

Two 2½ story and basement brick Dwellings, each containing 13 rooms. Size 18.9x100.

179-179½ FORSYTH ST.

Two 2½ story and basement brick Dwellings. To be sold as one parcel. Size 37.6x100.



Auctioneer

31 Nassau St.

N. Y. City

N. Y. C. and Hudson River Railroad will be discussed.

Pepe & Brother and William S. McCotter were the brokers in the sale for the Francis-estate of 42 South Washington sq to the St. Clemens Church.

UNCLASSIFIED SALES

The total number of sales reported this week is 91, of which 23 were below 59th st, 33 above, and 35 in the Bronx. The sales reported for the corresponding week last year were 93, of which 33 were below 59th st, 43 above and 17 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 148 as against 156 last week, and in the Bronx 126 as against 164 last week. The total amount was \$9,264,208 as against \$7,011,503 last week.

The amount involved in the auction sales this week was \$1,265,206, and since January 1, \$17,143,969. Last year the total for the week was \$925,987, and from January 1, \$17,320,516.

9TH ST.—George W. Young has bought from the Quincy estate 6 West 9th st, a 3-sty and basement stone front dwelling, 22.3x93.11, adjoining the Berkeley apartment house at the southwest corner of 5th av. Mr. Young recently acquired from Miss Mary A. Ward No 8, adjoining, a 4-sty house, on plot 31.6x93.11. He will convert the houses into a residence for himself. It will make one of the largest private dwellings in this older residential section of the city.

69TH ST.—Selena M. Campbell sold 56 East 69th st, a 4-sty and basement stone front dwelling, on lot 23x67.11x irregular, adjoining the southwest corner of Park av. The house faces the Union Theological seminary, and has been purchased by a client of the Douglas Robinson, Charles S. Brown Company.

75TH ST.—Slawson & Hobbs sold for the estate of Robert Adams, 118 West 75th st, a 4-sty stone front dwelling, 20x102.2. The buyer will occupy.

83D ST.—Crist & Herrick sold for Thomas Londrigan, the 4-sty flat 128 West 83d st, on plot 32x102.

65TH ST.—Dr. Ellsworth Elliott, Jr., sold 62 East 65th st, a 5-sty American basement dwelling, 20x100.5, adjoining the southwest corner of Park av.

AMSTERDAM AV.—Robert G. Caldwell, with W. Alanson Alexander sold for Edward Marx to Anna Riese, 940 and 942 Amsterdam av, a 5-sty flat with store on plot 50x100.

HUGHES AV.—Casey & Irwin and A. Mantinband sold for the Martin Tully Construction Co., 2034 Hughes av, a 4-sty flat on lot 50x100.

173D ST.—Casey & Irwin and A. Mantinband sold for Mr. K. Stephens 810 East 173d st, a 3-sty private dwelling on a plot fronting 40 feet.

MINFORD PL.—Weisman & Herman sold through D. Morris the four 4-sty flats, on the east side of Minford pl, 75 feet north of 172d st, each on plot 376x100.6.

WANTS AND OFFERS

CROSS & BROWN COMPANY REAL ESTATE-INSURANCE KNICKERBOCKER TRUST BLDG. TEL-MURRAY HILL 1600 5TH AVE. C. 34TH ST.

FOR SALE, two-story, seven-room cottage, five minutes station; spacious grounds, tenanted, unrestricted; bargain—investigate. H. RISLEY, Agt. Pleasantville, N. Y.

MAN WANTS POSITION in real estate office; thorough knowledge of the business. Salary and commission. BOX 25, Record and Guide.

ESTIMATOR wants position with carpenter or sub-contractor, any line. BOX 28, Record and Guide.

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

LOFT TO LET, 25x95, 3d floor, light on four sides, steam heat, large elevator, possession may be had on first of May. Inquire Davis Brown, 306 East 40th st.

HURD'S PRINCIPLES OF CITY LAND VALUES Price, \$1.50.

A book that shows how city values are made and the basis upon which real estate appraisements should be made.

390 Broadway

Between White and Walker Streets,
Manhattan Borough, New York City

To be Sold

at Auction in Partition

Tuesday, April 19, 1910

at the Real Estate Salesroom, 16 Vesey Street, New York, by Joseph P. Day, Auctioneer, at 12 o'clock noon. The property is 28 feet 3 inches front on Broadway, 175 feet deep running to Cortlandt Alley, and 28 feet 3 inches on Cortlandt Alley, and is covered by a five-story store and loft building.

For further particulars apply to W. L. BRUEN, one of the owners, 253 Broadway, New York.

Rule for Valuing Fractional Lots in Manhattan

The rule for valuing fractional lots in Manhattan Borough, prepared by Henry Harmon Neill, has been printed by The Record and Guide on a sheet of cardboard suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each.

Apply at office of the Record and Guide, 11 to 15 East 24th St.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

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

160 Broadway, New York

188 Montague Street, Brooklyn.

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

LEND ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

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Woodmere Realty Company and Other Subsidiary Companies,

Removed to

115 BROADWAY,

Cor. Cedar Street.

ECONOMY. THAT'S IT'S NAME

The Most Efficient, The Cheapest, The Best

WINDOW VENTILATOR MADE

We are installing equipments every day, to the delight of owners and the satisfaction of the Department of Labor. Write or phone, and our representative will call.

ECONOMY VENTILATING CO.,

Phone 2220 Gramercy.

R. M. HILL, Mgr., 20th Floor, Metropolitan Tower, New York City

REAL-ESTATE DIRECTORY FOR 1910 NOW READY.

The Real-Estate Directory of Manhattan, which has become the recognized standard book of owner's names in all first-class real-estate offices, is now ready for delivery. This Directory was first published in 1904 and rapidly took first place in the field of real-estate records. It filled a long-felt want in brokerage offices, and opened fields of operation heretofore impossible to the real-estate man, except at an enormous cost. The expert broker uses it not only as a means of locating the owners of property, but also as an indication of where commissions may be earned. This is a use of the book which does not appeal to the real-estate man until he has given the Directory a thorough trial. The technical use of this book marks the dif-

ference between the broker who understands his business and one who does not. It is the object of The Realty Records Co. to thoroughly post all real-estate men on the most advantageous ways of conducting their business, as exemplified by the largest and most successful offices in the city.

An article entitled "Methods of Making Money Out of Manhattan Real Estate" is printed in this copy of the Directory, and a pamphlet containing this article is distributed free on application to any one desiring same. The Realty Records Co. desires to popularize the use of the Real-Estate Directory and its other publications and, therefore, offer very easy payment terms. There is no reason why any broker however small his business may be but who is ambitious to increase the radius of his activities should not subscribe. Terms and price will be quoted on application.

WILLIAMS READY TO ACT

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

The Commissioner Of Labor States Necessary Requirements For Ventilating.

A NEW LAW PROBABLE.

Coupled with a letter signed by Commissioner John Williams, of the Department of Labor, addressed to the Manufacturers' Association of New York, of which Mr. James T. Hoile is secretary, came the first intimation this week that a NEW VENTILATION LAW was in course of tentative preparation. It will embrace some of the good features of the Labor Law now in effect in Chicago, and other features based upon information obtained at a recent test of ventilator appliances which has just been made in this city.

For about a month Louis B. Prahar, a fancy metal goods manufacturer of 124 Pearl st, Brooklyn, has been trying to procure information from the Factory Inspector and the Department of Labor regarding the installation of ventilators in his factory. Yesterday a letter was received from Commissioner Williams at the offices of the Manufacturers' Association of New York City, replying to one sent requesting information on the points raised by Mr. Prahar. This correspondence follows:

March 5, 1910.

Mr. William W. Walling,
Factory Inspector,
Dept. Labor, Albany, N. Y.

Sir: In the matter of ventilating my factory I have received a written proposition from the — Ventilating Co., No. — st, N. Y. C., concluding as follows:

"We guarantee the installation of 97 — ventilators will furnish you more fresh air than can be obtained by your installing the same number of ventilators of any other make on the market regardless of price.

"I request to be advised as to whether you will or will not accept or approve of the installation of — ventilators on my premises.

"I would appreciate the courtesy of a reply by return mail.

"Very truly,

"(Signed) Louis B. Prahar."

Mr. Prahar ordered twenty more than actually required so as to give the labor department no excuse for objecting. On Mar. 8 he received this letter:

"Answering your letter of the 5th inst., beg to state that I will be in a position NEXT WEEK to advise you as to the use of the ventilator mentioned.

WILLIAM W. WALLING,
Factory Inspector.

NEXT WEEK came and passed, but there was no word from the factory inspector. Then Mr. Prahar took the matter before the Manufacturers' Association, one of the strongest bodies of its kind in the country, and of which he is a member. On March 23, the following letter was sent to the Commissioner of Labor:

The Hon. John Williams, Dept. of Labor, Albany, N. Y.:

Dear Sir—It is our privilege to bring to your attention and to enclose herewith copy of communication from Mr. Louis B. Prahar, of 124 Pearl st, Brooklyn, dated March 5, 1910, together with a copy of a reply to the same received by Mr. Prahar on or about the 9th of March, 1910. You will note from the phraseology of the communication of your factory inspector that his reply to Mr. Prahar's communication is indefinite except that he names NEXT WEEK as the time for definite action on his part.

A period of more than one week from March 8 having expired, and no communication up to the present time having been received by Mr. Prahar, we desire, in his behalf, to request from you as the chief executive of the Department of Labor, to give us a definite reply to the communication from Mr. Prahar of the 5th inst. a copy of which as previously stated, you will find herein.

Appreciating the courtesy of a reply in regard to this matter, we are

Yours very truly,

(Signed) JAMES T. HOILE,
Secretary.

This is the communication from Mr. Williams:

March 31, 1910.

Manufacturers' Association of N. Y.

James T. Hoile, Esq., Sec., 198 Montague St.

Dear Sir: Your letter was received in this office during my absence. I have examined the correspondence between Mr. Louis B. Prahar of 124 Pearl st, Brooklyn, and Mr. W. W. Walling, Chief Inspector. I think Mr. Walling, when he wrote to Mr. Prahar, expected to have before him certain information regarding tests of

various devices to regulate ventilation; but the result of such tests has not yet been received.

However, you are advised that if the — Ventilator Co. will guarantee to ventilate Mr. Prahar's factory so as to maintain the air therein at a standard of purity which shall NOT CONTAIN MORE THAN 10 parts CO₂ in 10,000 volumes of air, without causing UNCOMFORTABLE OR INJURIOUS DRAUGHTS of air, this department will approve of such ventilation.

Yours very truly,

(Signed)

JOHN WILLIAMS,
Commissioner.

The letter was mailed in Albany, March 31, at 6 P. M.

STANDARDS OF PURITY REDUCED.

One manufacturer, commenting on the letter, said:

"While the law merely states that factories shall be provided with proper and sufficient ventilation, 12 parts CO₂ has been the standard of the Factory Inspector with a leeway to 15 parts CO₂ in 10,000 volumes of air, heretofore. Considerable interest centers in the reasons why this standard is now reduced ten degrees or about 33 1/3 per cent. The Commissioner also limits the definition of a draught in his letter, to one that is uncomfortable or injurious. If this definition is to be taken as official, as I presume it is, a great step forward has been made."

Other manufacturers thought that if any attempt should be made to put 10 parts CO₂ into the new law as a standard, the effect would be to simply revert the whole fight back to where it started, as such a low standard would be impossible to maintain in ALL factories. No provision should be placed in the new law for "top and bottom" ventilation," said another manufacturer. "Let the Department set its standards at a reasonable figure and then let the ventilating companies meet it."

WAS TEST AN OFFICIAL ONE?

"I see that the point has been raised by the Record and Guide as to whether the test was an official one or not," said a property owner. "Does not the Commissioner's letter imply that it was, yet he admits in it that he had not yet seen it. I was under the impression that he would have nothing to say as to whether the test was official or not until after he has SEEN the report. If that report is to be considered as official, all that now remains to be done is to draw up a substitute bill or amendment to the ventilation act and have it passed forthwith, embodying the definite findings as determined at the test recently held."

HOW AIR IS CONTAMINATED.

AND THE BASIS FOR ARRANGING THE VENTILATION OF BUILDINGS—A BRITISH VIEW.

The products given off during the process of respiration are carbon dioxide, exhaled from the lungs as we respire, water vapor, and traces of organic matter; and air which has been once breathed is unfit for further respiration until nature has dealt with it by her cleaning processes. The air in the country contains on the average three parts of carbon dioxide in 10,000, while in the town the proportion is generally FOUR PARTS IN 10,000; and the latter figure is usually taken as the proportion present in NORMAL AIR.

In a room, however, in which people are breathing the air the amount of carbon will increase; and when it has reached six parts in 10,000 the atmosphere of the room will become noticeably foul to the nose of an observer entering from the fresh air, and it is what we call "stuffy." This is due to the presence of organic matters evolved from the skin and lungs during respiration, and not the slight excess of carbon dioxide, which is absolutely harmless; but the organic matter is excessively deleterious to health and, moreover, often contains the germs of disease.

When produced in this way by respiration the proportions of carbon dioxide and organic matter increase in the same ratio;

and as it is fairly easy to estimate the amount of carbon dioxide in the air, and extremely difficult to determine the organic matter, the condition of the atmosphere in enclosed places is generally investigated by determining the percentage of carbon dioxide present. The sanitary limit allowable has been taken at six volumes of carbon dioxide in 10,000 of air.

In the course of ten hours a man breathes out six cubic feet of carbon dioxide; and as the air already in the room contains four parts of this gas in 10,000, in order to reach the sanitary limit, he can only add two parts more to each ten thousand parts of air. In the ten hours, therefore, he must be supplied with 30,000 cubic feet of fresh air. In other words, if the air of a room be not changed, it must be of sufficient size to contain 3,000 cubic feet, if it is to be inhabited by him for one hour, while in the case of a bedroom in which he is to spend seven hours it would have to be of 21,000 cubic feet capacity.

This is manifestly an impossibility; therefore arrangements are made by which the air in a room is constantly changed. As this can be done three or four times an hour without creating draughts, the air supply can be diminished FROM 750 TO 1,000 CUBIC FEET PER INHABITANT PER HOUR in rooms which are to be occupied for any length of time, and this is the basis on which the ventilation of properly constructed buildings is arranged.—From an address before the Royal Dublin Society by Prof. Vivian B. Lewes, F. I. C., F. C. S., 19th June, 1907.

(In New York State the Bureau of Factory Inspection has heretofore specified 2,000 cubic feet per hour for each person, but the law itself merely specifies "proper and sufficient ventilation." The Realty League, a very representative body of property owners, contends that the law should be made more definite and has invited a test case on this point.)

ABUSES AND REMEDIES IN CONDEMNATION PROCEEDINGS.

[SECOND PAPER.]

MUCH water has flown from the rivers into the sea since the article under this caption was published here last April, but nothing has been done in the way of remedial legislation. Indeed, the outlook for such is very discouraging. Not that conditions have improved in any way; on the contrary, the Press, and recently our new Mayor, have been more persuasive than ever as to the existence of conditions which discredit present methods.

There is again talk of a constitutional amendment, looking to the creation of a Court of Condemnation; for it is doubtful whether such a forum can be legally created in any other manner. But even if the proposition for such an amendment should pass the Legislature this year, it would take three years to put it into effect, if it were adopted by the People. Even that is not sure, because it is very doubtful whether, outside of the few cities of the first class a sufficient number of people would vote in favor of the amendment to secure its adoption. That is so, because in the country districts the present law gives complete satisfaction, is rarely, if ever, abused, and affords some of the little patronage which the courts there have the opportunity of dispensing.

REFORM SHOULD COME QUICKLY.

But whether such an amendment ultimately prevails or not, it is none the less urgent that immediate steps be taken for the amelioration of existing conditions. In my article published in April 14, 1909, I have indicated some of these; and it is not now necessary to repeat them. I may, however, refer to one of them, because the particular matter which it concerns has had special attention directed to it: it is that of the compensation of the Commissioners. I want to urge again, that the only sane and satisfactory solution of this problem is, to provide that upon the completion of their labors in any particular matter the fees of the Commissioners shall be fixed by the Court: giving due consideration to the importance, as well as to the expedition, with which the matter has been handled.

It is foolish to say in one breath that Commissioners should not receive more than ten or fifteen dollars for each day of service, and in the next breath that such day shall consist of not less than six hours of continuous work. No competent lawyer of any standing will be willing to serve under such circumstances; and while in many of these proceedings the questions which arise are neither complicated nor difficult, yet one may never know how a close question of law or precedent may come up, which would fairly engage the services of the most experienced man. On the other hand, the compensation should be so arranged that it would be possible for competent men to enter upon the conduct of such a proceeding in the manner of the trial of a cause in court. That is to say, by taking it up on the morning of some day, sitting through the day and the next succeeding days, until the matter is terminated. We need not be afraid to leave the fixing of the compensation to our Supreme Court Judges; these men stand in the light, where public scrutiny centers upon them; and it will have to be conceded that, whatever the experience of the past, they can be trusted absolutely to deal fairly between the Public and these Commissioners.

CRITICISM OF THE COURTS.

I say this, notwithstanding the fact that considerable criticism has been directed against the Courts because of the selections

which have been made in the appointment of Commissions. It is certainly true that in many instances men have been named for these positions who had no qualifications whatever, unless political standing and "pull" constitute these. But that has been a part of the "system"; and is giving way, here as elsewhere, to more independent action on the part of the Bench. I venture to say that, if legislation shall provide a proper and adequate method of compensation, the Judges will be found only too willing to make their appointments entirely from out of a better qualified circle of persons. And, given a better class of Commissioners and a method of compensation which will induce long-continued sessions and speedy work, most of the grounds of criticism of the administration in condemnation matters will fall; and no other legislation would be needed in that direction.

The recent suggestion, made on as high an authority as our earnest and well-meaning Mayor, that these proceedings be handled by the Judges of our Supreme Court (with or without juries) is not practicable: mainly for the reason, that even with the present large number of judges, there is already all the work on hand that can be accomplished. It would be the less advisable to impose all these proceedings on the judges, because they entail a great deal of labor which is required to be performed after the evidence is all in, and when, if the judges are to take up the consideration of these matters, they would be prevented from attending to their other functions at such times.

I cannot conclude this article without reverting to another matter for which neither the law nor the procedure is responsible, but which is entirely within the control of the parties; this abuse constitutes no less a grievance than any one other of the matters which have been the basis of attack. I refer to the matter of the Expert Evidence. In my former article I mentioned the case of a proceeding in which the total aggregate of values as testified to by the respective experts for the City and Owner were (in round figures) Three Million dollars and Six Million dollars; I said that any comment on this would be wasted. What are three Commissioners to do with a discrepancy of that enormous size? In the instance referred to the award was slightly over Four million dollars; which shows, if it shows anything at all, that the City's experts appear to have made a better GUESS than those for the Owners; unless it will be claimed that the correct guessing was done by the Commissioners.

BOTH SIDES SIN TO A LIKE DEGREE.

The Owner appears to have a notion that unless he can get some expert to give extravagant valuations, he is likely to get an award considerably below actual value, irrespective of what the real value may be. The representative of the Corporation Counsel, it has often seemed to me, secures testimony equally reckless and unreliable in the other direction; possibly with the idea, that unless he does so, as a set-off to the extreme estimates of the Owner's valuations, the Commissioners cannot be trusted to make fair and proper awards. Only the other day one of these City experts (whom I have met repeatedly on the witness stand, and who has seemed to me to have derived his retainers wholly through such qualifications as politics confers) gave testimony of his estimate of the value of a piece of property, without knowing that there had been recorded only a few weeks prior thereto a conveyance of the plot, together with a PURCHASE-MONEY MORTGAGE, the amount of which mortgage was 25 per cent. larger than the witness' valuation of the whole of the property.

The Corporation Counsel ought to have the courage to rest his case upon the evidence of reputed and well-qualified experts, without seeking to disparage the real value of property. But I think that we ought to go further than that: we ought to have a law permitting the Commissioners to make an application to the Supreme Court whenever in their judgment they deem it advisable, for an ex-parte order BY WHICH THE COURT SELECTS AND APPOINTS AN EXPERT WHO IS TO TESTIFY AS TO VALUE (with the right, of course, to both sides to cross-examine him), whose fees are to be taxed as part of the costs of the proceedings in any particular case. The law now permits these Commissioners to go outside of the record evidence which either side may offer, for the purpose of ascertaining values; I conceive of no fairer or better method of aiding them, than by the testimony of a real expert, who is suggested by the Court itself, and who, therefore, is free from all possible bias or self-interest.

If we can have the remedies above suggested, or the substance of them, the Condemnation Law will not need to be entirely changed; nor will we have to wait for a new Charter, or for the amendment of our basic law.

BENNO LEWINSON.

Experience of a Fifth Avenue Broker.

A prominent 5th av broker whose initials are M. C., said the other day: "The list of property owners in the Real Estate Directory is invaluable. If we ever hear of property being sold, we look at once to see if the seller owns any other in a locality in which we are interested. That method has given us more cheap property than any other."

ASSESSMENTS FOR LOCAL IMPROVEMENTS.

Existing Conditions Costly and a Danger to the Community—Loss of Large Sums to the City and Property Owners—Long Delay in the Confirmation of Assessments.

"A fraud is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."—Extract from the report of an investigation into alleged delays in certifying assessment lists.

THE RECORD AND GUIDE has recently been asked by some of its readers the question as to what caused the long delay at times in the confirmation of assessments. Some property owners appear to believe that if assessments were concluded quicker, the cost to them and to the city also would be appreciably less. This belief appears on investigation to be well founded. There is now a new Board of Assessors and it might be considered that any remedy that could be applied rested with them. The facts, however, show that the Board of Assessors is only one spoke in the wheel of the machinery of assessments, and that any delay that might occur with them is easily traceable. The principal cause of delay appears to be in the offices of the Borough Presidents.

Under the former administration two Borough Presidents were removed from office for acts arising out of these delays. What part of the many millions paid annually for improvements has been squandered is a matter of guesswork. Aside from the assessment, the property owner faces another danger, which has been recognized in the following language by an official: "I am told that there are cases where PURCHASERS WITH SMALL MEANS HAVE LOST THEIR PROPERTY through mortgage foreclosures caused by such a situation."

The whole matter is of such a serious nature as to demand a THOROUGH OVERHAULING OF PRESENT-DAY METHODS. Some real estate men have suggested that all laws affecting public improvements and the assessments thereof should be revised and a single board be created for the carrying on of this work. If everything in connection with the levying and collection of assessments were managed honestly there would be no cause for complaint and the work could be done at a fair market value. By devising some means of properly supervising the specifications and estimates made by borough engineers preparatory to the letting of the work collusion of contractors and dishonest officials could be prevented. At the present time the watchfulness of property owners affected by local improvements and the constant prodding of city employees entrusted with the supervision of this work seems to be the only remedy.

INQUIRIES BY THE RECORD AND GUIDE.

To ascertain the proximate cause of delays and unnecessary expense, a representative of the Record and Guide made inquiries at the office of the Board of Assessors. Borough Presidents are required to forward to this Board a certificate setting forth the amount paid to the contractor and incidental expenses, also maps showing the area or probable area of assessment.

These maps are supposed to be copies of the tax maps. In many cases the Borough Presidents in the past showed no particular desire to either expedite the contract work or the completion of the maps for assessment after the work was done. This meant that the cost kept constantly increasing in the item of interest.

Street improvement work is paid for (as it progresses under each contract) out of the street improvement fund raised by the issue of bonds. So that, practically speaking, until the assessments commence to be paid by the property owners, the city is running up a bill for interest against itself on the borrowed money that is paid for the work of construction. As a matter of fact, the interest charged against the property owner ceases 60 days after the Comptroller places his certificate of interest on the list. This does not occur until the list is forwarded by the Borough office to the Board of Assessors, which Board transmits it to the Finance Department to have the interest item added to the cost of construction. Then comes the apportionment of the total cost by the Board of Assessors upon the property benefited, and a 30 days' grace for advertising and the hearing of objections. The Board of Revision as an appellate tribunal finally passes on the objections, sustaining or modifying the action of the Board of Assessors.

THE BROADWAY-BRONX TRUNK SEWER.

A case which illustrates how delays can be occasioned is that of the construction of the Broadway trunk sewer in the Bronx. This case is one which entered into the investigation of the Borough President of the Bronx last year. The contractor was permitted to POSTPONE THE COMPLETION FOR SEVERAL YEARS beyond the specified time with a deduction of only \$7,830 for delay. It was shown in the investigation that the contractor contributed \$1,000 for local political purposes. The total cost of this construction was \$979,000. THE COST

OF ENGINEERING, INSPECTION AND INTEREST FORMING A PART OF THIS CHARGE WAS \$252,000. The long drawn-out contract contributed to this excessive charge. The Board of Revision reduced the assessment by 10 per cent., besides charging the city \$380,000 for Van Cortlandt Park. This assessment list reached the Board of Assessors May 13, 1907, and was confirmed March 23, 1908.

DUTIES OF THE BOARD OF ASSESSORS.

To judge of the work of the Board of Assessors it must be borne in mind that that office has on hand at all times assessment lists aggregating two to five millions dollars and that the work is not by any means mechanical. In ordinary cases of regulating, grading and paving, the work, of course, is simple, as set rules explained in the issue of the Record and Guide of March 12 can be followed. But in the City of New York there are many countless cases out of the ordinary that require application of practical ideas, so that equities as the law demands should be observed so far as possible in assessing property for benefit.

Many perplexing questions arise when the abutting property is damaged by change of grade. The law is not clear as to what constitutes an established grade, bearing upon the question of damages, and therefore in matters of this particular kind there are many fine points of adjustment which are necessarily taken up sometimes by the Board of Assessors, acting as they do in this sense and as the courts recognize, in a quasi judicial capacity. Hitherto this Board has not for some mysterious reason been regarded as of much public importance, but as a matter of fact a superficial investigation shows that it is really a most important board and that ITS USEFULNESS DEPENDS LARGELY ON THE INTELLIGENCE AND QUALIFICATIONS OF ITS MEMBERS and their devotion to duty.

Members of former Boards themselves looked on the office as largely a sinecure, and perhaps this fact accounts in a measure for the general belief hitherto that the Board is not an important one. The fact is that a Board that has within its power to distribute assessments against private property, amounting from six to ten million dollars a year, cannot be regarded in any other way than a body of great usefulness and importance in the community. They can do justice or injustice to property owners, and if they are so disposed or indifferent they could burden the city with large additional costs by allowing their work to lag.

The present Board appointed by Mayor Gaynor appears to have a full appreciation of its responsibilities, also of the possibilities to work reforms. Considering that it is less than three months in office it is making commendable progress.

The force in the office of the Board is insufficient to expedite all assessment matters as rapidly as economical administration would demand. The total payroll of the office, including the salaries of the Board, is \$42,500. To handle assessments amounting to nearly \$10,000,000 a year and to judicially distribute these assessments the office should be supplied with a sufficient staff of experienced men. To hold down the cost of this office is a policy that will probably not appeal to the present administration. Assessments of a million dollars and more are held up, while the city has to pay the interest on this money. This delay is caused by FALSE ECONOMY. The office of the Board of Assessors should not be restricted to a small clerical force, insufficient to transact the business of property owners with due dispatch.

This is the Foundation of Assessments:

The City loans money to Property Owners to make Improvements and after the work is completed it attempts to reimburse itself by Assessments, including every item of expense.

This theory fails in practice:

Because Borough Officials, by collusion with Contractors and by unnecessary expense charges, for Inspectors of Regulating and Grading, for Inspectors of Sewers, and for Inspectors of half a dozen other Divisions, have added to the Cost of Improvements;

Because Delays in Certifying to the Completion of Work are caused for the sole purpose of enabling unscrupulous speculators to pass title of the land and get the benefit of the enhanced value by reason of the improved streets, and to saddle the assessments upon the Innocent Purchaser, who pays the increased value of the land created by improvements and in addition pays for the improvements by assessment.

LEGISLATIVE DIGEST.

The following are excerpts of the minutes of meetings of the Law Committee and the decision of the Board of Directors of the Allied Real Estate Interests relative to bills introduced in Albany, N. Y., affecting real estate.

TO AMEND INSURANCE LAW.—Assembly, Introductory No. 469, Printed No. 512. Senate, Introductory No. 305, Printed No. 341. Mr. Allen's and Mr. Gratton's bill to amend the Insurance Law generally. Among other things this bill amends Section 13 of the Insurance Law so that the deposits of insurance corporations with the Superintendent cannot contain bonds and mortgages. This will circumscribe the investment of such corporations in such bonds and mortgages and operate as a discrimination in favor of government, state and municipal bonds. **BILL DISAPPROVED.**

ATLANTIC AVE., BROOKLYN ASSESSMENT.—Assembly, Introductory No. 367, Printed No. 383. Mr. Lachman's bill to authorize the sinking fund commission to cancel an assessment for grading Atlantic av. This is an attempt to do indirectly what has been heretofore opposed when attempted directly. The Sinking Fund commission should not be put in the position of having to listen to these applications. The bill should be opposed. **BILL DISAPPROVED.**

WATER SUPPLY.—Senate, Introductory No. 304, Printed No. 308. Mr. Wainwright's bill authorizing municipalities in Westchester County to obtain water supply from the reservoirs, aqueducts, etc., of the City of New York. The facts behind this bill should be investigated and action taken in the light of such investigation. **BILL CONDITIONALLY APPROVED.**

TO AMEND PENAL CODE.—Assembly, Introductory No. 496, Printed No. 528. Mr. Levy's bill to make the destruction or injury of buildings a felony punishable like arson. This bill should be supported. **BILL APPROVED.**

INDEMNITY INSURANCE.—Assembly, Introductory No. 509, Printed No. 541. Mr. Garfein's bill requiring employers to furnish indemnity insurance to employees. This bill should be opposed. **BILL DISAPPROVED.**

BROOKLYN ASSESSMENT.—Assembly, Introductory No. 528, Printed No. 560. Mr. O'Neill's bill permitting the Board of Estimate and Apportionment to cancel Freeman st assessment in Brooklyn. This bill should be opposed. **BILL DISAPPROVED.**

EJECTMENT SUITS.—Assembly, Introductory No. 547, Printed No. 583. Mr. Toomb's bill repealing the provisions with relation to second and third trials in ejectment suits. This is the same as Senate bill 112 and should be favored. **BILL APPROVED.**

TO AMEND STOCK CORPORATION LAW.—Assembly, Introductory No. 559, Printed No. 595. Mr. Levy's bill requiring stock corporations to make annual reports. This bill will impose upon corporations a great deal of trouble and should be opposed. **BILL DISAPPROVED.**

CIVIL PROCEDURE AMENDMENTS.—Senate, Introductory No. 344, Printed No. 352; Introductory No. 346, Printed No. 354. Mr. Brackett's bills amending the code so that the determination of the Surrogate on a will shall be binding with regard to real property as well as personal. These are the same as Assembly bills 329 and 331 and should be upheld. **BILL APPROVED.**

PETITION FOR SALE OF LANDS.—Assembly, Introductory No. 363, Printed No. 379. Mr. Gore's bill to amend Section 2350 of the Code relating to contents of a petition for the sale of lands of an infant or incompetent by permitting the use of the short form of petition not only in cases where the proceeding is brought to avoid a partition suit but also in cases where the proceeding is brought to avoid an action for dower. This increases the number of cases in which the simpler form of petition may be used and therefore should be approved. **BILL APPROVED.**

BUSINESS HOURS, IN COUNTY OFFICES.—Assembly, Introductory No. 370, Printed No. 386. Mr. Murray's bill increasing the business hours in the offices of the County Clerks, Registers and other county offices about one hour so they will be open until three o'clock in July and August and until five o'clock in the other months. This will be a convenience to real estate interests, especially if the bill should be amended to provide that during the last hour, new instruments may not be recorded but the offices shall be open for all other purposes, such as examining instruments and continuing searches for the next day's closings. The bill in its present form should be approved but perhaps with the suggestion of the additional amendment. Action of Directors, **BILL APPROVED.**

ADVERSE POSSESSION.—Assembly, Introductory No. 320, Printed No. 336. Mr. Fowler's bill to amend Sections 369 and 370 of the Code relative to adverse possession. The amendment to Section 370 seems to be intended to make it sufficient if a claim of adverse possession is founded only upon the payment of taxes by the claimant or those who precede him in his claim of title. The amendment is not as clearly expressed as would be desirable if it is intended to accomplish this result. Moreover, it seems to be intended to permit a claimant to found his adverse holding upon the mere possession of a tax deed as that is made evidence of the payment of such taxes in addition to any other rights which he may be legally entitled to under such deed. It is very doubtful whether this provision will operate to quiet

titles. It would seem that its probable operation would be to impair titles by permitting claims under tax sales or persons who held a set of tax receipts running back twenty years on unoccupied lands, to oust the holders of the record title. The subject should receive careful consideration and it would be well to ascertain the intentions of the introducers of the law as to what they expect to accomplish before taking final action. The subject is important and should be followed up. **BILL DISAPPROVED.**

TO EXEMPT REAL ESTATE OF RELIGIOUS CORPORATIONS.—Senate, Introductory No. 227, Printed No. 229. Mr. Stilwell's bill to exempt real estate owned by religious corporations from all assessments for public improvements which have heretofore been levied or which may hereafter be levied or assessed. This is vicious special legislation of the kind which has heretofore been opposed and this bill should again be opposed. **BILL DISAPPROVED.**

CITY TO PAY FOR DRAINAGE SEWER.—Assembly, Introductory No. 325, Printed No. 341. Mr. Clark's bill directing the Board of Estimate on behalf of the city to assume the expense of a drainage sewer which had heretofore been assessed upon the property benefited. This is the type of legislation which has heretofore been opposed and this should again be opposed. Action of Directors, **BILL DISAPPROVED.**

CIVIL PROCEDURE AMENDMENTS.—Assembly, Introductory Nos. 331 and 329, Printed Nos. 347 and 345. Mr. Philip's bills to amend Sections 2624 and 2625 of the Code so that the decision of a Surrogate as to the validity, construction or effect of a Will is binding with respect to real as well as personal property. This avoids circuitry of litigation with regard to real property and should be approved. There is no reason why it should be necessary to try the issues involved in the construction of a Will first as to personal property in the Surrogate's Court and then as to real property in the Supreme Court and perhaps get inconsistent adjudications. **BILLS APPROVED.**

TO AMEND STOCK CORPORATION TAX LAW.—Assembly, Introductory No. 328, Printed No. 354. Mr. Levy's bill to amend the general corporation law so as to legalize the action of directors so that all directors may sign a resolution and put it on the minutes as if it had been passed at a regular meeting. This bill should be approved. Action of Director, **BILL APPROVED.**

TO LIMIT POWER OF TENEMENT HOUSE COMMISSIONER.—Assembly, Introductory No. 411, Printed No. 431. Mr. McElligott's bill limiting the power of the Tenement House Commissioner so that he may not order buildings to be vacated during December, January, February and March. This is an improper limitation on the discretion of the Commissioner and should be opposed. **BILL DISAPPROVED.**

Senate, Introductory No. 303, Printed No. 307. Mr. Wainwright's bill amending Section 379 of the Code so that a person in continuous lawful possession of property under a mortgage may acquire title adversely to his mortgagor. This bill is intended to counteract a recent decision of the Court of Appeals in which it was held that a mortgagee in possession never acquired title adversely to his mortgagor. This bill should be approved. It will quiet titles. Action of Directors, **BILL APPROVED.**

BOARD OF ESTIMATE.

Acting on a recommendation of the Comptroller, the Board of Estimate decided at yesterday's meeting to purchase the office building on the southwest corner of 16th st and Irving pl for the use of the Department of Health, the Tenement House Department and the Bureau of Buildings.

The Kips Bay Realty Co. is the owner of the building, which at various times has been offered to the city at different amounts, ranging from \$1,000,000 to \$775,000, the last named figure being the final price agreed upon between the Comptroller and the sellers. No objection against the price was made at the meeting, the only opposing vote being cast by President Mitchel, of the Board of Aldermen. He contended that the city should not spend any large amount until the appropriations for new subways have been made.

A resolution to set aside \$1,845,000 for school purposes was introduced by the Comptroller. As the Board of Education has submitted a request for \$14,000,000, it was decided to confer with Superintendent Maxwell in regard to immediate need of funds for completion of the buildings now being constructed or already planned before appropriating any money.

Mr. Mitchell announced that he will be ready at the next meeting to ask for \$5,000,000 for subway construction.

New Crosstown Trolley Line.

On Thursday, March 31st, the New York City Interborough Company opened its new trolley line from Broadway and 181st st across Washington Bridge and thence easterly to Ludlow av.

The new routing makes a complete crosstown line from the 181st st station on the Broadway branch of the subway to Westchester Creek. An eight-cent fare is charged when transfers to the subway are required.

The new stretch of track is about two miles long. Cars run from 181st st easterly on St. Nicholas av, and on the latter street and Washington Bridge to Aqueduct av, to Tremont av, to Webster av, to 180th st, to Boston rd, to East 177th st and to Ludlow av.

"LET'S GO SLOW."

THE ABOLITION OF THE PERSONALTY TAX SHOULD NOT BE HURRIED, SAYS MR. TREACY.

BEFORE carrying out its intention to abandon the personality tax the administration should try to devise means to stop the dodging of paying this tax, is the opinion of Mr. P. S. Treacy.

"Theoretically, it would seem an ideal thing to abandon this tax," he says. "But the very strongest argument urged in its favor, viz., that a tax on real estate cannot be evaded, makes me pause before I accept a conclusion. Sindbad, the sailor, easily got the Old Man of the Sea on his back, but had a hard time to get him off.

"The real estate owner to-day has many old men on his back, the Tenement Department, the Health Department, the Department of Labor, the single taxer, the political tax eater, and there are others still hatching no doubt. Our mortgage-recording tax always lands accurately on the back of the borrower, no matter how he may try to dodge it. He is punished for owing money on real estate. We have also that iniquitous law providing for the foreclosure of tax liens, which, while a handy thing for a title company to cure a bad title with, robs the City of New York of its profit of three per cent. or more per annum difference between the interest paid on municipal bonds and that charged on delinquent taxes and assessments."

"When will some of our noble publicists agitate the repeal of this law? It is a legal bludgeon. As to abandoning the taxation of personalty, I say let us go slow. We have had it for years. Let us bear patiently yet a little while with the shortcomings of our old friend. Let us try to improve methods of collection. I believe that proper methods can be devised to stop the dodging of the personal tax."

MANUFACTURERS DEMAND TAX RELIEF.

Rochester Conference Protests against Taxation of Industries.

MANUFACTURING industries of this State uttered a strong protest against the levying of taxes upon capital and surplus of their business at a conference called by the New York Board of Trade and Transportation in the City of Rochester last Wednesday. Officials of all cities and representatives of many associations of merchants and manufacturers throughout the state attended the meeting. To relieve the manufacturing industries from discriminating taxation, and to protect them from inequitable taxation upon their machinery and tools, was the keynote of the resolutions adopted by the conference.

The chairman of the New York Board of Trade and Transportation, William McCarroll, presided, and Tax Commissioner Lawson Purdy and Tenement House Commissioner Murphy representing the government of New York City; W. Pierson White, of the Utica Chamber of Commerce, and A. Parker Nevin, of the National Association of Manufacturers of New York City, made speeches which voiced the sentiment of the convention.

There is no law to guide assessors in ascertaining the actual value of capital stock and surplus and in assessing this tax, except to exercise their judgment according to the best information they can get by hearsay or otherwise. As the result no two boards of assessors in the State agree about it, and all of them are in position toicker and trade over the assessment with the corporations—a deplorable situation, full of opportunity for corrupt deals and a standing threat that drives capital to other States.

Manufacturing corporations are assessable upon their real estate where it is located, but are assessable for the personal property tax upon capital and surplus where their principal office is located. They can have their plant in one place and their principal office where they like, and can change it about from one place to another at will, even for the very purpose of evading taxation. Many assessors do not seem to know that this is the law and let little back rooms in their towns be filled up with principal offices of corporations about whose distant plants and property they know nothing whatever, and hence do not assess at all, as a rule. Many others think it is a good thing for the town or city to let manufacturers off easy, and hence agree directly or tacitly not to tax them; many others are poor guessers about such values, and hence this attempt at taxation is all in a muddle throughout the State and full of discrimination as between localities. In 1904 12 counties had no personal property assessed against manufacturing corporations at all; 22 counties had personal assessments for less than \$100,000, and only seven counties had a personal assessment of a million dollars or more assessed against corporations."

Mr. Purdy said:

"Manufacturing corporations are taxed locally under a statute enacted over 55 years ago. Those who drafted it had very crude ideas and they prepared a very complicated statute. The courts have been called upon to construe it in hundreds of cases, until to-day no one can by any possibility tell what the statute means without reading a great number of decisions. By another section of the law, corporations are required to make a report for the benefit of the assessors. This report is absolutely worthless and has been so characterized by Judge Earle.

If this statute, which applies only to domestic corporations, is rightly enforced it either produces great injustice or induces the incorporation of New York capital under the laws of other states. Corporations of other states are not assessed under the same law as domestic corporations, and in practice they are hardly assessed at all."

The conference constituted itself a permanent "Rochester Conference Committee," and it decided to further such legislation as will place the manufacturing industries of this state in respect of taxation upon as favorable a basis as those of Pennsylvania.

A GREAT CHANGE IN THE TENEMENT DEPARTMENT.

ARCHITECTS EXPECT OFFICIAL RECOGNITION OF THEIR CLAIMS—A NEW POLICY IN THE EXAMINATION OF PLANS—MORE PLEASANT RELATIONS WITH THE PUBLIC ESTABLISHED.

INQUIRIES made by the Record and Guide this week to learn what results had been achieved by the Society of Architects from their conferences with the Tenement House Commissioner and his deputies, brought out the fact that while no formal decision has been received from the Department, or new rulings promulgated, the architects were entirely satisfied with the trend of affairs at the Department. Mr. Benjamin Driesler, the president of the Society, said:

"I was in hopes that at this time I would be able to give the Record and Guide the full text and results of our conferences, but I am informed that our suggestions are still under consideration in several particulars. These points being undecided, it may be several days before official recognition will be received. I AM GLAD TO ANNOUNCE, HOWEVER, THAT INSTRUCTIONS SEEM TO HAVE BEEN GIVEN TO THE EXAMINER OF PLANS TO SUBJECT the plans to such an examination as will be in accordance with our suggestions.

"It must be gratifying to the members of the profession to receive this recognition from such able Commissioners as Messrs. Murphy, Abbott and Mann, and I feel that with the sensible cooperation of the Department the feeling of unrest which has pervaded the building interests in regard to tenement house operations and investment will soon disappear.

"Owners of old tenements should now willingly and voluntarily improve their buildings as required by law. I am sure that the Department will listen to reason and assist them to comply with the law, as they best and reasonably can. This will quickly wipe out the dreadful total of one hundred and twenty thousand violation notices whose great number seem to have antagonized the people against the Department.

TIME WASTED WITH TECHNICALITIES IN THE PAST.

"It seems to me that time has been wasted in technical interpretations of the law regarding new building construction, when the supervision of tenement occupancy is of tenfold more importance, and should eventually become the sole function of the Tenement House Department."

A DIFFERENT ATMOSPHERE.

Captain John P. Leo, of New York, the architect and builder, who has been one of the conferees for the Society of Architects, spoke this week of the much pleasanter relations existing between the Department and the public, saying that while no actual orders granting the requests recently made by his society has yet been issued, there had, nevertheless, been a GREAT CHANGE in the atmosphere of the Department. Captain Leo said further that Commissioner Murphy was proving himself a most intelligent and competent head for the Department. While he entered the office presumably without the technical knowledge of an architect and builder, yet he had grasped the situation in a complete and intelligent manner and was now removing the cause of many grievances and annoyances to owners and builders. The atmosphere of the different bureaus, as Captain Leo was informed, had completely changed, doubtless due to the Commissioner's orders, and a citizen could now go there with his head up and be certain of an intelligent and courteous hearing of the business in hand.

N. Y. INSURANCE DEPARTMENT TO INVESTIGATE TITLES.

To companies that are under the supervision of the New York Insurance Department Superintendent Hotchkiss has sent the following announcement, relative to titles to real estate:

The instruction to counsel and the general rules of the department concerning the examinations of title to real estate, issued by this department on April 13, 1909, are hereby modified so as to apply only to titles which are not insured by a title insurance company authorized to transact business in the State of New York. On and after March 1, the examiners of the department will examine policies of title insurance relating to real estate owned by or mortgaged to companies, associations, societies or orders, to see that such policies insure full legal title in the company or mortgagor to the date of recording deeds and mortgages, and that the descriptions in policies agree with those in title deeds and mortgages, reporting to the second deputy superintendent all exceptions in policies and all real estate and mortgages not covered by such policies; and the second deputy superintendent will request the appointment of special counsel to examine titles only in case of properties not covered by acceptable title insurance policies.

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 Gramercy,

MUNICIPAL IMPROVEMENTS

Matters Under This Head Require the Immediate Attention of Property Owners. They Mean the Expenditure of a Large Amount of Money.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENING.

90 WEST BROADWAY.

Monday, April 4.

BRONXWOOD AV.—From Burke av to Gun Hill rd, Bronx; 2 p. m.
BENSON AV.—From West Farms rd to Lane av, Bronx; 3 p. m.
WEST 184TH ST.—From Broadway to unnamed st, Manhattan; 12 noon.

ROSEWOOD AV.—From Bronx Boulevard to White Plains rd, and from White Plains rd to Cruger av; 3 p. m.

BOSTON RD.—Between White Plains rd and the north line of the city, Bronx; 3 p. m.

EAST 222D ST.—From 7th av to the Hutchinson River, Bronx; 2.30 p. m.

ELWOOD ST.—From Broadway to Hillside av, Manhattan; 3.30 p. m.

ST. NICHOLAS PARK.—Between Hamilton Terrace and West 141st st; 2 p. m.

TELLER AV.—From East 170th st to Morris av, Bronx; 2 p. m.

Tuesday, April 5.

WEST FARMS RD.—From Bronx River to Westchester Creek, Bronx; 3 p. m.

LACOMBE AV.—From Bronx River to Westchester Creek, Bronx; 9.30 a. m.

CRUGER AV.—From Williamsbridge rd to South Oak Drive, Bronx; 10 a. m.

WEST 177TH ST.—From Amsterdam av to Riverside Drive; 2 p. m.

GUN HILL RD.—From Webster av to Elliott av; 2 p. m.

ZEREGA AV.—From Castle Hill to Castle Hill av; 1 p. m.

BRONX ST.—From 117th st to 180th st; 12 noon.

TAYLOR ST.—East River to Westchester av; 3 p. m.

Wednesday, April 6.

2D AND 3D NEW STS.—From Broadway to Overlook Terrace; 11 a. m.

GLOVER ST.—From Castle Hill av to Westchester av; 3 p. m.

MAGENTA ST.—From White Plains rd to Colden av; 10 a. m.

UNNAMED ST.—From Amsterdam av to Audubon av; 12 noon.

EAST 227TH ST and EAST 228TH ST.—From Laconia av to Bronxwood av; 1.30 p. m.

2D AND 3D NEW STS.—From Broadway to Overlook Terrace; assessments; 12.30 p. m.

Thursday, April 7.

WEST 174TH, 175TH and 176TH STS.—From Aqueduct av to Undercliff av; assessments; 3 p. m.

WEST 174TH, 175TH and 176TH STS.—from Aqueduct av to Undercliff av; 1.30 p. m.

RIVERSIDE DRIVE.—From 139th st to 142d st; 1 p. m.

STUYVESANT PL (Richmond).—From United States Government Light House property to Weiner pl; 1 p. m.

RIVERSIDE DRIVE.—From 139th st to 142d st; assessments; 2 p. m.

TWO PUBLIC PARKS—East of Boulevard Lafayette; 3.30 p. m.

Friday, April 8.

HAVEN AV.—From 170th st to Fort Washington av; 1.30 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL.

258 BROADWAY.

Monday, April 4.

PIERS 32 AND 33, EAST RIVER.—Testimony on value; 11 a. m.

LOOP 3.—Rapid transit proceedings, testimony on value; 2 p. m.

BRIDGE APPROACH NO. 3.—Testimony on rebuttal; 2 p. m.

15TH AND 18TH STS, NORTH RIVER.—Claimants' testimony on value; 2 p. m.

Tuesday, April 5.

FT. GEORGE RAPID TRANSIT.—Title proof; 10 a. m.

BROOKLYN BRIDGE ARCHES, MANHATTAN.—Claimants' proof on value; 2 p. m.

Wednesday, April 6.

15TH AND 18TH STS, NORTH RIVER.—Claimants' proof on value; 2 p. m.

Thursday, April 7.

FT. GEORGE RAPID TRANSIT.—Title proof; 10 a. m.

LOOP 5, RAPID TRANSIT.—City's proof of value; 11 a. m.

LOOP 3, RAPID TRANSIT.—Claimants' proof of value; 2 p. m.

Friday, April 8.

BULKHEAD.—Between Piers 52d and 53d sts, East River; objections; 10.30 a. m.

15TH AND 18TH STS, NORTH RIVER.—Claimants' proof of value; 2 p. m.

Saturday, April 9.

14TH ST.—School site; city's proof of value; 11 a. m.

PUBLIC SERVICE COMMISSION, TRIBUNE BUILDING.

Monday, April 4.

INTERBOROUGH RAPID TRANSIT CO.—Block signal system, local tracks—Chairman Willcox; 2 p. m.

MANHATTAN BRIDGE THREE-CENT LINE.—Application for certificate of public convenience and a necessity for street railroad over Manhattan Bridge and on certain streets—Commissioner Bassett; 2.30 p. m.

2D AV. R. R. CO.—Application for change of motive power on Worth st, between Chatham sq and Broadway—Commissioner Maltbie; 2.30 p. m.

Tuesday, April 5.

3D AV. R. R. CO.—Application of bondholders' committee for approval of issue of securities under second reorganization plan—Chairman Willcox and Commissioner Maltbie; 2 p. m.

Wednesday, April 6.

QUEENS BOROUGH GAS & ELECTRIC CO.—S. A. Meyers et al. complainants, rate for electricity—Commissioner Maltbie; 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—W. J. Spiegel et al. complainants, rate for gas—Commissioner Maltbie; 3.30 p. m.

Thursday, April 7.

L. I. R. R. CO.—Opening of Chester st, between Riverdale av and East 98th st—Commissioner Bassett; 2.30 p. m.

STATEN ISLAND RAILWAY CO.—Application as to relocation of station at Annadale, Borough of Richmond, City of New York—Commissioner McCarroll; 2.30 p. m.

YONKERS R. R. CO.—Rehearing as to fenders and wheelguards—Commissioner Maltbie; 2.30 p. m.

Friday, April 8.

CITY OF NEW YORK AND J. B. McDONALD CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer—L. T. Harkness, of counsel; 11 a. m.

Saturday, April 9.

CITY OF NEW YORK AND CRANFORD CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer—H. H. Whitman, of counsel; 10.30 a. m.

BOARD OF ESTIMATE.

PUBLIC IMPROVEMENTS.

Hearings in City Hall, April 8, 1910.

MORRIS PARK AV.—The Board of Estimate and Apportionment is considering the advisability of laying out a street system for the area bounded by Morris Park av, Bronx Park av, Bronx Park, Rhineland av, Amethyst st, Unionport road, Van Nest av and Fillmore st, Borough of the Bronx, as shown upon a tentative map bearing the signature of the President of the Borough and dated Jan. 25, 1910.

BRONX PARK EAST.—The Board of Estimate and Apportionment proposes to change the grade of Bronx Park East, between Thwaites pl and Pelham Parkway North, and of Pelham Parkway North, between Bronx Park East and Barker av.

CASANOVA ST.—The Board of Estimate and Apportionment proposes to change the grades of Casanova st, between Randall av and Spofford av.

BEACH AV.—The Board of Estimate and Apportionment is considering the advisability to acquire title to the lands and premises required for the opening and extending of Beach av, from Gleason av to West Farms road, and of Taylor av, from Westchester av to West Farms road, in the Borough of the Bronx. Area of assessment: Beginning at a point on a line midway between Beach av and St. Lawrence av, distant 100 ft. southerly from the southerly line of Gleason av, and running thence northwardly along the said line midway between Beach av and St. Lawrence av to a point distant 100 ft. southerly from the southerly line of Westchester av, the said distance being measured at right angles to Westchester av; thence eastwardly and parallel with Westchester av to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the center lines of Beach av and St. Lawrence av, as these streets are laid out between Westchester av and Randolph av; thence northwardly along the said bisecting line to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the center lines of Beach av and St. Lawrence av as these streets are laid out between Tremont av and Merrill st; thence northwardly along the said bisecting line to the intersection with the prolongation of a line midway between Beach av and St. Lawrence av as these streets are laid out between Mansion st and West Farms road; thence northwardly along the said line midway between Beach av and St. Lawrence av, and along the prolongations of the said line to the intersection with the southerly property line of the New York, New Haven & Hartford R. R.; thence eastwardly along the said property line to the intersection with the prolongation of a line midway between Theriot av and Taylor av as these streets are laid out between Guerlain st and West Farms road; thence southwardly along a line always midway between Theriot av and Taylor av, and along the prolongation of the said line, to a point distant 100 ft. southerly from the southerly line of Westchester av, the said distance being measured at right angles to Westchester av; thence westwardly and parallel with Westchester av to the intersection with a line midway between Taylor av and Beach av; thence southwardly along the said line midway between Taylor av and Beach av to a point distant 100 ft. southerly from the southerly line of Gleason av; thence westwardly and parallel with Gleason av to the point or place of beginning.

BOARD OF ASSESSORS.

The Board of Assessors give notice that the following proposed assessments have been completed and lodged with the Board of Assessors for examination. Objections must be filed with the Secretary at the office of the Board, 320 Broadway, on or before May 3, 1910:

THE BRONX.

170TH ST.—Sewers and appurtenances in 170th st, between existing sewer west of Wythe pl and the Grand Boulevard and Concourse; in the Grand Boulevard and Concourse, west side, between 177th and 172d sts; across the Grand Concourse and Boulevard at the north side of Belmont st; east side of the Grand Boulevard and Concourse, between Belmont and 173d sts; west side, between Morris av and 176th st, and east side, between Eastburn and Weeks av. Area of assessment: Both sides of 170th st, between Grand Boulevard and Concourse and Walton av; west side of Grand Boulevard and Concourse, between 177th and 176th sts; east side, between Belmont st and Morris av, and between 175th st and Weeks av; both sides of Wythe pl, between 170th and 172d sts; lots 74 and 76 of Block 2841, Lot 26 of Block 2838, and on the west side of Weeks av, from 175th st to Grand Boulevard and Concourse.

NELSON AV.—Regulating, grading, curbing, flagging, etc., Nelson av, from Boscobel av to Featherbed lane. Area of assessment:

Both sides of streets named within limits stated and half the block at intersecting streets.

235TH ST.—Sewer and appurtenances in 235th st, between Kepler and Mount Vernon av. Area of assessment: Both sides of 235th st, from Kepler av to Mt. Vernon av; both sides of Oneida av and Napier av, between 233d and 236th sts; south side of 235th st, between Oneida and Napier avs.

187TH ST.—Sewers and appurtenances in 187th st, between Webster av and Park av West; in Park av West, between 183d and 189th sts. Area of assessment: Both sides of Park av West, between 183d and 189th sts.

MORRIS AV.—Paving with asphalt blocks Morris av, from Tremont av to Burnside av. Area of assessment, both sides of streets named within limits stated and to extent of half block at intersecting streets.

179TH ST.—Paving with asphalt blocks 179th st, from Jerome av to Morris av, and with granite blocks, from Morris av to the Grand Boulevard and Concourse. Area of assessment: Both sides of streets named within limits stated and to extent of half block at intersecting streets.

237TH ST.—Sewer and appurtenances in 237th st, between Vireo and Martha avs. Area of assessment: Both sides of 237th st, between Martha and Vireo avs.

ELM PL.—Paving with asphalt blocks Elm pl, between East 189th st and Kingsbridge road. Area of assessment: Both sides of streets named within limits stated and to extent of half block at intersecting streets.

139TH ST.—Paving with asphalt blocks 139th st, from St. Anns av to Cypress av. Area of assessment: Both sides of streets named within limits stated and to extent of half block at intersecting streets.

152D ST.—Paving with asphalt blocks 152d st (Rose st), between Bergen and Brook avs. Area of assessment: Both sides of streets named within limits stated and half block at intersecting streets.

BURNSIDE AV.—Flagging and reflagging and filling where necessary Burnside av, between Webster and Aqueduct avs. Area of assessment: Both sides of Burnside av, between Webster av and Aqueduct av.

**ASSESSMENTS.
DUE AND PAYABLE.**

The Comptroller gives notice to all persons affected by the following assessments that the same are now due and payable. Unless paid on or before May 28 interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

MANHATTAN.

119TH ST.—Paving and curbing, from Amsterdam av to Morning-side av.

167TH ST.—Paving and curbing, from Broadway to Amsterdam av.

170TH ST.—Paving and curbing, from Broadway to Fort Washington av.

PINEHURST AV (the new avenue west of Fort Washington av).—Paving and curbing, from 177th to 181st sts. Area of assessment for all the above: Both sides of streets named within limits stated and to the extent of half the block at the intersecting streets and avenues.

**CONDEMNATION PROCEEDINGS.
BILL OF COSTS.**

JEROME AV.—Street opening, from Woodlawn road to Mosholu av. The commission in the above proceeding give notice that an additional bill of costs will be presented to the Supreme Court for taxation April 13.

Appointment of Commissioners.

174TH ST.—Louis F. Haffen, Francis P. Kenney and E. Mortimer Boyle, Esqs., were appointed Commissioners of Estimate in the matter of acquiring title to the lands required for the opening and extending of East 174th st, between West Farms road and Bronx River av, Borough of the Bronx. The said Louis F. Haffen, Francis P. Kenney and E. Mortimer Boyle, Esqs., will attend at a Special Term at the County Court House on the 7th day of April, 1910 for the purpose of being examined under oath by the Corporation Counsel, or any other person having any interest in the said proceeding as to their qualifications to act as such Commissioners. Since the above appointments were made, Mr. Haffen has resigned.

PUBLIC PLACE.—Frank A. Spencer, Jr., Alexander McDonald and Edward V. Handy were appointed Commissioners of Estimate in the matter of the application of The City of New York relative to acquiring title to the lands, tenements and hereditaments required for the opening and extending of the PUBLIC PLACE at the intersection of Mosholu av and Broadway, in the 24th Ward, Borough of the Bronx. The said Frank A. Spencer, Jr., Alexander McDonald and Edward V. Handy, Esqs., will attend at a Special Term, to be held at the County Court House on the 7th day of April, 1910, for the purpose of being examined under oath by the Corporation Counsel or any other person having any interest in said proceeding, as to their qualifications to act as such Commissioners.

MORTGAGE INDICATOR READY FOR DELIVERY.

The "Mortgage Indicator" for April, containing expirations for July, 1910, is now ready for delivery. This issue reports \$21,000,000 of maturing mortgages, and it should be borne in mind by real estate men that a large proportion of this money will not be reinvested in bond and mortgage, but will be employed in the purchase of real estate outright.

Another special use of the Mortgage Indicator is in the procuring of cheap property for sale. When the total of mortgages on a given parcel is far larger than the total assessed valuation, or when the rate of interest on an expiring mortgage is lower than the prevailing market rate at the time of maturity, there is every chance that the property will be thrown on the market at a sacrifice.

Every real estate broker should watch these indications very carefully in localities where his purchasing clients may be interested.

**A PROTEST AGAINST HAFFEN.
CHANGE OF POLICY IN THE APPOINTMENT OF CONDEMNATION COMMISSIONERS.**

Improper appointments of condemnation commissioners have been the rule under former administrations and heavy assessments were the results of this abuse of a public office whose functions are only second in importance to those of Justices of the Supreme Court. It is, therefore, gratifying to learn that Mayor Gaynor and Corporation Counsel Watson are determined upon an entire change of policy in the appointment of commissioners. The first step in this direction was taken when the Corporation Counsel protested against the appointment of former Borough President Louis F. Haffen in the proceeding to open East 174th st, between West Farms road and the Bronx River. Justice Davis, who has made the appointment, did not wish to rescind his appointment, "I leave it to Mr. Haffen to do as he sees fit," was the reply given by the Judge to the Corporation Counsel. Mr. Haffen saw fit to resign the commissionership, after Mayor Gaynor had announced that he intends to have the condemnation proceedings put on a proper footing and see to it that proper commissioners be appointed. In a communication addressed to the Corporation Counsel, he says:

If the court does not substitute forthwith some one in place of Mr. Haffen on the commission, I think it will be our duty to lay the matter before both houses of the legislature, as they have under the constitution the supervision of the conduct of judges and power to remove them.

To have such an appointment made after the effort which we have made to do away with the abuses and waste of the public funds in condemnation proceedings, by having honest and fit men appointed as commissioners therein, is discouraging to the last degree, and, in addition, is an affront to the Governor of the State, who so recently removed him from office for official misconduct.

We may as well have this matter out now, and once for all.

The Corporation Counsel has made the following comment on Haffen's appointment: "I should say that Haffen was beyond question notoriously unfit."

"He has been convicted upon a trial and hearing before a referee, with the approval of the Governor after a review of the evidence, of the worst of official and moral delinquencies. The public forgets quickly, perhaps, but it has not forgotten the gross iniquities of Haffen, and that it was he who, in the Board of Estimate, initiated the Hunt's Point proceeding, in which condemned property assessed at about \$4,300 was acquired by the city at a cost of \$247,000, nor has the public forgotten that Haffen was removed by the Governor from the office of borough president scarcely more than six months ago, upon express findings of padded pay rolls, unconscionable waste of public moneys, his political jobbery, his use of official power to further his personal pecuniary gain."

SATISFACTION OF MORTGAGES.

To the Asso. Property Owners of New York City:

In accordance with the encouragement of your paper, we beg to offer the very vital subject herewith for your agitation.

The matter is with respect to satisfaction papers on mortgages. As the law now stands, you are aware that while the mortgagee is compelled to deliver satisfaction paper, upon satisfaction of mortgage legally, yet he cannot be made to do so, should he voluntarily decline to furnish such paper, unless by legal procedure, which naturally becomes an expense upon the mortgagor. Therefore, the law should be so amended that the mortgagor should not be compelled to pay any mortgage at maturity unless the mortgagee should be willing to offer a satisfaction piece voluntarily, upon tender of payment; and in such event the mortgagee could not FORECLOSE, if payment is not made at maturity on account of refusal to deliver a satisfaction paper.

We think this of vital importance to real estate interests, and you are probably well aware of the annoyances sustained by mortgagors frequently, in being unable to promptly obtain a recordable legal document of cancellation, through obstinacy of mortgagees even after payment has been made.

M. & C. JACOBY.

Clearing the Way for Subway Extension to Williamsbridge.

At last Saturday evening's meeting of the Williamsbridge, Wakefield and Van Nest Rapid Transit Committee, Chairman Germain announced that the preamble and resolutions concerning Route 18, adopted at the last meeting, had been forwarded, together with maps showing all the existing and proposed rapid transit lines in the North and East Bronx, to Mayor Gaynor, the Transit Committee of the Board of Estimate, and the Public Service Commission.

The chairman appointed a committee, composed of Senator Stilwell, Messrs. Penfield, Ullman, Woods, Keating, Larkin, Archer and Sundermann, to perfect arrangements for the hearing before the Mayor on April 4.

The Chair appointed Senator Stilwell, Judge Penfield and Alderman Sheridan as a committee to appear before the Corporation Counsel and urge the appointment of commissioners in the above proceedings and the vesting of title to those parts of White Plains avenue transversed by Routes 18 and 21, and which had not heretofore been vested in the City.

The chairman appointed Messrs. Behrmann, Larkin, Keating and Sundermann as a committee to attend all meetings of the Local Board of Chester for the purpose of advancing the map amendment by restoring the thoroughfare formerly known as "Bronx avenue," in order to provide a proper highway for Route 18, from the Bear Swamp road to the point where it comes into Morris Park avenue at Taylor street. Also, to represent the committee before the Local Board, and oppose any changes of the present map in the vicinity of the Unionport road and Morris Park avenue that might be considered as detrimental to Route 18.

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VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

April 5.

Crosby st, No 133, 20.9x72.1x20.7x73.1, 5-sty brk and stone loft and store building.

22d st, Nos 320 & 322 East, 60x97.6, two 5-sty brk tenements with stores and two 4-sty brk tenements in rear.

36th st, No 210 East, 25x98.9, 3-sty brk dwelling.

36th st, No 214 East, 27x98.9, 5-sty brk tenement.

129th st, Nos 51 to 55 E, 75x99.11, 6-sty brk tenement.

Bradhurst av | n e cor 152d st, 120x100, vacant.

152d st | e cor 153d st, 39.11x100.

153d st

JAMES L. WELLS.

April 5.

3d av, w s, 154.7 n 175th st, 50x100, vacant.

Webster av | e s, 226 n 184th st, 250x205 to Park Park av | av x 250 x 193, vacant.

Weeks av, e s, 95 s 175th st, 200x95, 3-sty dwelling and vacant.

JOSEPH P. DAY.

April 6.

142d st, Nos 454, 462, 466, 468, 470, 474 & 476 West, seven 4-sty stone front dwellings.

Plimpton av, e s, 26.3 n 169th st, 268x85, vacant.

155th st, No 453 n w cor, 96.3x49.11x—x51.9, 5-St Nicholas av | sty brk and stone tenement with stores

Westchester av | s w cor 156th st, 139.9x97.4x 156th st | 77.5 to Forest av, x 90.9.

Forest av | e cor 139th st, 27.2x92.9x25x82.1, va-139th st | cant.

124th st, Nos 424 to 432 E, 150x100.11, vacant.

11th st, Nos 370 & 372 West, 41.6x100.3x irreg, 4-sty brk tenement with store and 3 1/2-sty brk dwelling with store.

11th av, Nos 680 & 682, 43.1x75, two 4-sty brk tenements with stores.

52d st, No 235 West, 18.10x100.5, 3-sty stone front dwelling.

BRYAN L. KENNELLY.

April 6.

30th st, Nos 229 & 231 West, 43x98.9, 3-sty brk tenement, two 3-sty frame tenements and 1-sty brk store.

69th st, No 121 East, 20x100.5, 4-sty stone front dwelling.

55th st, No 316 East, 25x100.5, 4-sty brk tenement.

Chambers st No 189 | n s, 51.10 w Washington Washington st, No 294 | st, runs w 20.6 x n 58.4 x e 68.11 to Washington st, x s 20 x w 48.11 x s 46 to beg, 4-sty brk loft and store building, and 3-sty brk building.

Riverside drive, No 316, 21.10x97, 5-sty stone front dwelling.

Lenox av, No 227, 25.11x80, 4-sty stone front dwelling.

9th av, Nos 183 & 185 | n w cor 21st st, 44.4x60, 21st st | 3-sty frame tenement with stores and 2-sty frame tenement with stores.

JOSEPH P. DAY.

April 7.

Forsyth st, Nos 179 & 179 1/2, 37.6x100, two 3-sty brk dwellings.

Broadway, No 391, 25.2x99.11x24.11x99.6, 5-sty brk and stone loft and store building.

Broadway, Nos 446 & 448, 49.11x120, 5-sty brk and stone loft and store building.

Centre st, No 102, 24x74x23.10x73.9, 5-sty brk loft and store building.

Madison av, No 17, 24.8x100, 4-sty stone dwelling.

Maiden lane, Nos 82 & 84 | 53.6x133.9 to Cedar st, Cedar st, No 19 | x irreg, three 5-sty brk and stone loft and store buildings.

Mercer st, No 3, 37x47.5x31.2x52.2, 3-sty brk loft building with stores.

Water st, No 183, 23.5x45x23.2x44.9, 4-sty brk loft and store building.

3d av, No 276, 22x75, 3-sty brk dwelling with store.

Greene st, No 66, 22.7x100.1, 5-sty brk and stone loft and store building.

Water st, No 114, 21.9x44.8x21.6x41.10, 5-sty brk loft and store building.

Forsyth st, Nos 175 & 177, 37.6x100, two 3-sty brk dwellings.

ADVERTISED LEGAL SALES.

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

April 2.

No Legal Sales advertised for this day.

April 4.

Hoffman st, e s, 283 s Pelham av, 25x113.1x25 x112.11, vacant. Warren B Sammis agt Sarah Permit et al (Action 2); Warren E Sammis, att'y, 1 Liberty st; S L H Ward, ref. (Amt due, \$692.33; taxes, & \$30.42; sub to a prior mort of \$1,500.) By Joseph P Day.

125th st, No 257, n s, 18 w 2d av, 28x74.11, 5-sty stone front tenement and store. Simon Herzog, trustee, & agt Lucy S H Harper et al; Abraham G Meyer, att'y, 132 Nassau st; Walter B Caughlan, ref. (Amt due, \$19,869.73; taxes, & \$402.72.) By Joseph P Day.

41st st, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. American Mortgage Co agt Clara Hochland et al; Bowers & Sands, att'ys, 31 Nassau st; Abraham R Lawrence, ref. (Amt due, \$26,518.10; taxes, & \$544.68.) By Joseph P Day.

224th st, No 810, s s, 155.6 e 4th av, 50.2x114.4, Wakefield. Mary Berman agt Raffaella Per-sutti et al; Monfried & Feinberg, att'ys, 150 Nassau st; Geo L Donnellan, ref. (Amt due, \$2,432.60; taxes, & \$812.15; sub to a first mort of \$8,500.) By Joseph P Day.

122d st, No 263, n s, 17.6 w 2d av, 14x71.8, 3-sty stone front dwelling. Metropolitan Savings Bank agt Michael Freedman et al; A S & W Hutchins, att'ys, 84 William st; Thomas F Grady, ref. (Amt due, \$6,486.04; taxes, & \$117.46.) Mort recorded June 11, 1907. By Joseph P Day.

April 5.

Clinton av, No 1996, e s, 20.5 s 179th st, 24.7x 100, 2-sty frame dwelling. Richard C Burne agt Samuel Lewis et al; Abraham S Welt-fisch, att'y, 280 Broadway; Milton G Butter-field, ref. (Amt due, \$1,717.04; taxes, & \$125.) Mort recorded July 16, 1909. By Samuel Marx.

Broadway, Nos 1587 & 1589 | s w cor 48th st, 51.1x 48th st, Nos 202 to 208 | 140.5x47.11x128.4, 5-sty brk factory.

8th av, Nos 833 to 837, w s, 23.5 n 50th st, 66x80, three 4-sty brk tenements and stores.

8th av, Nos 790 to 806 | n e cor 48th st, runs n 48th st, No 251 | 200.10 to 49th st, x e 80 x 49th st, No 252 | s 200.10 x w 80 to beg, nine 4-sty brk tenements and stores.

Julien T Davies agt Wm G Davies et al, trust-ees, & Davies, Stone & Auerbach, att'ys, 34 Nassau st; Eugene N Robinson, ref. (Parti-tion.) By Joseph P Day.

Martha av, No 4339, w s, 85 n 238th st, 20.1x 100, 2-sty frame dwelling. Caroline Forster agt German Real Estate Co; Edward Miehling, att'y, 258 Broadway; Arthur M Levy, ref. (Amt due, \$2,330.20; taxes, & \$77.44.) Mort recorded July 30, 1908. By Jacob H Mayers.

78th st, Nos 226 to 230, s s, 238.4 e 3d av, 40x 102.2, 6-sty brk tenement & stores. Isaac Cohen agt Philip Cohen et al; A Stern, att'y, 31 Nassau st; Arthur D Truax, ref. (Amt due, \$12,500; taxes, & \$177.50; sub to a mort of \$40,000.) By Joseph P Day.

135th st, No 621, n s, 544.6 e St Anns av, 40x 100, 5-sty brk tenement. Jacob Schlosser agt Lorenz Weiher et al; F P Hummel, att'y, 1511 3d av; Jacob Levy, ref. (Amt due, \$7,982.06; taxes, & \$—; sub to a prior mort of \$25,000.) Mort recorded May 3, 1906. By Samuel Marx.

Morton st, No 56, s s, 205 e Hudson st, 25x 100, 5-sty brk tenement. Addison Brown exr, & agt Angela Maggiolo et al; Chas S Noyes, att'y, 198 Broadway; Wm Klein, ref. (Amt due \$29,980.84; taxes, & \$1,118.26.) Mort recorded Dec 13, 1906. By Joseph P Day.

Prince st, No 156, s s, 47.5 w West Broadway, 23.8x100, 6-sty brk tenement and store. Jonas Weil et al agt Brideset Prisco et al; Malcolm Sundheimer, att'y, 34 Nassau st; Leopold W Harburger, ref. (Amt due, \$12,793.56; taxes, & \$771.20; sub to a first mort of \$30,000.) Mort recorded Jan 3, 1907. By Joseph P Day.

115th st, Nos 111 & 113, n s, 89.6 e Park av, runs n 18.6 x e 6 x n 56.6 x e 36 x s 75 x w 36.6 to beg, 6-sty brk tenement and stores.

Harris Schwartz agt Gertrude L Smith et al; Manheim & Manheim, att'ys, 302 Broadway; Walter A Hirsch, ref. (Amt due, \$7,922.36; taxes, & \$671.65; sub to a mort of \$28,000.) Mort recorded Jan 19, 1905. By Joseph P Day.

April 6.

18th st, No 530, s s, 183 w Av B, 43.9x92, 6-sty brk tenement and stores. Paul Hellman agt

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Simon Lefkowitz et al; Albert A Hovell, att'y, 189 Montague st, Brooklyn; James Kearney, ref. (Amt due, \$18,115.66; taxes, & \$738.33.) Mort recorded Feb 16, 1907. By Chas A Ber-rian.

94th st, Nos 341 & 343, n s, 50 w 1st av, 50x63.2, 6-sty brk tenement and stores. Sigmund Ash-ner agt Ray Shapiro et al; I W Jacobson, att'y, 5 Beekman st; Joseph D Edelson, ref. (Amt due, \$10,567.48; taxes, & \$726.55; sub to a first mort of \$27,000.) Mort recorded March 19, 1907. By Samuel Marx.

Cherry st, No 234, n s, 51 e Pelham st, 25.6x 100, 6-sty brk tenement and stores. State Bank agt Morris Levy et al; Walter T Kohn, att'y, 309 Broadway; Albert Falck, ref. (Amt due, \$6,672.14; taxes, & \$706.99.) Mort recorded April 15, 1904. By Lewis Phillips.

8th st, No 315, n s, 280.4 e Av B, 20.7x69.10, 4-sty brk tenement and store. Metropolitan Savings Bank agt Charles Schimmer et al; A S & W Hutchins, att'ys, 84 William st; Wm H Black, ref. (Amt due, \$11,679.98; taxes, & \$218.14.) Mort recorded July 13, 1909. By Joseph P Day.

April 7.

Croton st | n e cor Audubon av, 50x91x50x90, Audubon av | two 2 and one 2-sty frame dwell-ings. Margaret T McCarthy agt Hannah L Corbett et al; John Whalen, att'y, 206 Broad-way; Michael J Scanlan, ref. (Partition.) By Joseph P Day.

Lexington av | n w cor 120th st, 100.11x 120th st, Nos 129 to 132 | 65, vacant. Henry C Howard agt Joseph H Fleischmann et al; Daniel P Mahony, att'y, 49 Liberty st; Joseph W Keller, ref. (Amt due, \$50,323.67; taxes, & \$1,481.44; sub to a judgment of \$28.70.) Mort recorded June 29, 1905. By J H Mayers.

10th av, Nos 615 to 619 | n w cor 44th st, 75.3x100, 44th st, Nos 501 & 503 | 5-sty brk loft and store bldg and 2-sty brk stable. Katie F Hayek agt Louis Hayek et al; Edward Miehling, att'y, 258 Broadway; Richard M Henry, ref. (Partition.) By Joseph P Day.

70th st, No 336, s s, 105 w 1st av, 27.6x100.4, 4th st, Nos 341 & 343, n s, 50 w 1st av, 50x63.2., John L Darraq et al; Chas S Noyes, att'y, 198 Broadway; Edw D Dowling, ref. (Amt due, \$15,819.83; taxes, & \$1,144.15.) Mort recorded May 9, 1895. By Bryan L Kennelly.

Pearl st, No 164, s e s, 41.3 s w Pine st, runs s e 77 x n e 1.7 x s e 20.4 x s w 23 x n w 97.3 x n e 21.9 to beg, 5-sty brk tenement and store.

Beinecke & Co agt Margaretha Kolb et al; Manuel A Kursheedt, att'y, 302 Broadway; Abel C Thomas, ref. (Amt due, \$10,579.86; taxes, & \$—; sub to two morts aggregating \$32,000.) Mort recorded Jan 9, 1900. By Joseph P Day.

3d av, Nos 3524 to 3542 | n e cor 168th st, runs e 168th st | 337 to Fulton av, x n 41.8

Fulton av | x w 111.1 x n 87 x w 60.10 x n 50 x w 180 x s 176 to beg, 3-sty brk tenement and store and 2, 3, 4 and 5-sty brk buildings of brewery. Emigrant Indus-trial Savings Bank agt Joseph F Schnugg et al; R & E J O'Gorman, att'ys, 51 Chambers st; Gilbert H Montague, ref. (Amt due, \$57,547.60; taxes, & \$2,434.90.) By Joseph P Day.

April 8 and 9.

No Legal Sales advertised for these days.

April 11.

5th av, Nos 860 to 864 | s e cor 68th st, 100.5x153, 68th st, Nos 2 & 4 | 5-sty stone front dwell-ing and 2-sty brk and stone art gallery. Un-derground Electric Railways Co of London, Ltd, agt Louis S Owsley exr, & c, et al; J P Cotton Jr, att'y, 165 Broadway; Chas C Bur-lingham, recvr. (Receiver's sale.) By Joseph P Day.

191st st, No 601, n s, 85 w Hughes av, late Frederick st, 40x60, 2-sty frame dwelling and vacant. Josephine A Poggi agt John Calder et al; Benj F Gerding, att'y, 1901 Bathgate av; Edmund J Tinsdale, ref. (Amt due, \$2,671; taxes, & \$88.85.) By Herbert A Sherman.

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

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 1, 1910, 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.

Rivington st, Nos 255 to 257 1/2, on map Nos 225 & 227, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. (Amt due, \$20,587.27; taxes, & \$1,400; sub to a first mort of \$45,000.) Jacob Chaimowitz, 64.687
129th st, No 113, n s, 190 e Park av, 25x99.11, 5-sty brk tenement and store. (Amt due, \$4,296.33; taxes, & \$495.95.) Warren & Skillin for a client. 17.772
*132d st, No 5, n s, 135 w 5th av, 25x99.11, 5-sty brk tenement. (Amt due, \$7,743.95; taxes, & \$530; sub to a first mort of \$15,000.) Reinhold Kuehn. 21.312
11th av, No 781, w s, 75.5 s 55th st, 27.1x65.10x16.3x75, 4-sty brk tenement and stores. (Amt due, \$9,183.10; taxes, & \$606.63.) Moses Misch. 12.000
8th av, No 2690 | s e cor 143d st, 25.1x75, 4-sty brk tenement and store. 143d st, No 278 | (Amt due, \$8,360.62; taxes, & \$352.38; sub to a first mort of \$28,000.) Adj to April 14. 40.000

Lexington av, No 288, w s, 49.5 s 37th st, 24.6x84, 4-sty stone front dwelling. (Amt due, \$11,507.91; taxes, & \$1,234.61; sub to a prior mort of \$35,000.) Withdrawn
*119th st, No 118, s s, 215 e Park av, 25x100.10, 5-sty brk tenement and store. (Amt due, \$4,584.47; taxes, & \$444.88; sub to a first mort of \$19,000.) William Graeber. 20.211
Allen st, No 117, w s, 50.1 n Delancey st, 25.5x88.5, 1-sty frame stable.
Allen st, No 119, w s, 75.1 n Delancey st, 25.5x88.5, 2-sty frame brk front tenement and store. 36.600
(Partition.) Simon Lind
Eldridge st, Nos 154 & 156 | n e cor Delancey st, 47.1x88.5x47.1x88.4, two Delancey st, Nos 60 to 62 | 3-sty frame brick front tenements and stores, 3-sty brk tenement and store and 1-sty brk store. 203.500
Eldridge st, No 158, e s, 47.1 n Delancey st, 21.10x88.5, 2-sty frame brk front tenement and store and part 1 & 3-sty brk and frame stable in rear. 203.500
Eldridge st, No 160 on map Nos 160 & 162, e s, 68.11 n Delancey st, 31.1x88.5, 3-sty frame tenement and store and part 1 & 3-sty brk and frame stable in rear. 203.500
(Partition.) Simon Lind
Eldridge st, No 204, e s, 176.6 n Rivington st, 23.11x88.6, 1-sty frame building and vacant. 203.500
Eldridge st, No 206, e s, 200.5 n Rivington st, 25.6x88.6, 2-sty brk tenement and store. 40.800
(Partition.) Samuel Aronson.

1st st, No 19, s s, 85.9 w 2d av, 18.2x46.7x18.1x45.7, 2-sty frame tenement and store. 15,200
 1st st, No 21, s s, 68.7 w 2d av, 17.1x45.7x17.1x44.8, 2-sty frame tenement and store. 15,200
 (Partition.) John A Eagleson.
 2d av, No 11, w s, 52.9 s 1st st, 17.6x58.10x24.8x59.2, 2-sty frame tenement and store. 26,650
 2d av, No 15, w s, 17.7 s 1st st, 17.6x59.2x17.3x59.2, 2-sty frame tenement and store.
 (Partition.) E Plath.
 Forsyth st, No 178, e s, 175.4 n Rivington st, 25x100.2, 3-sty frame brk front tenement and store. 42,175
 Forsyth st, No 180, e s, 200.5 n Rivington st, 25x100.2, 2-sty frame brk front tenement and store.
 (Partition.) Samuel Aronson.
 Forsyth st, No 108 n e cor Broome st, 20x50x20x49.11, 3-sty brk tenement. (Partition.) 24,000
 Broome st, No 306 ment.
 Forsyth st, No 110, e s, 20 n Broome st, 19.11x50, 3-sty brk tenement. 17,000
 Forsyth st, No 112, e s, 40 n Broome st, 19.11x50, 3-sty brk tenement. 20,700
 Forsyth st, No 114, e s, 59.11 n Broome st, 20x50, 3-sty brk tenement.
 Forsyth st, No 116, e s, 80 n Broome st, 19.11x50x20.1x50, 3-sty brk tenement. 32,000
 (Partition.) Harris Pein.
 Forsyth st, No 118, e s, 100 n Broome st, runs e 50 x n 7 x e 50.3 x n 25.2 x w 100.3 x s 25.10 to beg, 3-sty brk tenement. (Partition.) Leader & Silverman. 17,000
 Forsyth st, No 115, w s, 75.5 n Broome st, 25.2x50x25.1x50, 3-sty brk tenement. (Partition.) Dr Benedict Weissman. 20,700
 *Delancey st, No 14, n s, 50 w Chrystie st, 20.4x50x19.11x50, 3-sty frame brk front building. (Partition.) Archibald M Shradly. 32,000
 *Chrystie st, No 91, w s, 171.2 s Grand st, 16.9x100.2x16.3x100.2, 3-sty frame brk front tenement. 16,250
 Chrystie st, No 93, w s, 150.5 s Grand st, 20.9x99.5x20.10x100.2, 3-sty frame tenement and store.
 (Partition.) Archibald M. Shradly.
 Chrystie st, No 99, w s, 75 s Grand st, 25.2x49.8x25.2x49.10, 3-sty brk tenement and stable. (Partition.) Wolf Karnis. 21,000
 Chrystie st, No 67, w s, 50.4 s Hester st, 25.2x84.5x25.1x84.5, 3-sty frame tenement with 1-sty frame extension. (Partition.) Annie E Riley. 46,775
 Bayard st, No 62, n s, 23 w Elizabeth st, 24.9x74.11, 3-sty frame brk front tenement and store. 22,525
 Bayard st, No 64, n s, 47.9 w Elizabeth st, 23.6x75x23.8x74.11, 4-sty frame tenement and store and 3-sty brk tenement in rear.
 (Partition.) Samuel Rosenberg.
 Bayard st, No 81, s s, 50.3 w Mott st, 25.1x75x24.11x75, 3-sty frame brk front tenement and store. (Partition.) Moses Aronson.
 Forest av w s, 54.3 s 160th st, 63x87.6, 1-sty brk synagogue. (Amt due, \$7,651.57; taxes, &c, \$100; sub to two mortg aggregating \$9,500.) Withdrawn
 *Jerome av s w cor 172d st, runs w 332.6 to Inwood av, x s w 101.1 to 172d st, Macombs road, x s e 332.1 to Jerome av, x n e 497.3 to beg, Inwood av 2-sty frame dwelling, 1 and 2-sty frame building and v-Macombs rd cant. (Amt due, \$111,053.82; taxes, &c, \$13,642.71.) Edward L Woolf et al. 100,000
 South st, Nos 386 and 387 n w cor Jackson st, 50x104.4, 6-sty brk tenement and stores. (Amt due, \$28,070.19; taxes, &c, \$175.90; sub to prior mortg aggregating \$49,500.) Adolph Schlesinger. 51,000
 116th st, No 322, s s, 275 e 2d av, 20x100.10, 3-sty stone front dwelling. (Amt due, \$8,477.25; taxes, &c, \$702.50.) Samuel Rosenberger. 8,800

56th st, No 421, n s, 300 w 9th av, 25x100.5, 5-sty brk tenement. (Amt due, \$14,906.53; taxes, &c, \$335.60.) Edward Wolf. 15,525
 Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry landing at West 42d st, runs to 11th av & 34th st; also beg at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th st and 28th st, on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th av to 28th st to 11th av; also from 9th av and 28th st on 28th st to 11th av to 24th st to 13th av, to 14th st and North River. (Amt due, \$1,639,167.67; taxes, &c, \$—.) Adj to April 13.
 *115th st, No 336, s s, 200 w 1st av, 25x100.10, 4-sty brk tenement and store. (Amt due, \$3,804.38; taxes, &c, \$449.16; sub to prior mortg aggregating \$15,500.) Oscar W Freidenrich. 16,695
 *163d st, No 463, n s, 150 e Amsterdam av, 25x112.6, 5-sty brk tenement. (Amt due, \$21,257; taxes, &c, \$821.55.) Samuel J Luckings. 21,800
 Lewis st, No 111, w s, 180 n Stanton st, 20x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. (Amt due, \$5,681.81; taxes, &c, \$2,373.78; sub to prior mortg aggregating \$12,300.) Franconia Realty Co. 13,611
 *Av A, No 1317, w s, 120.4 s 71st st, 25x100, 6-sty brk tenement and store. (Amt due, \$8,171.09; taxes, &c, \$1,077.33; sub to a prior mort of \$22,500.) Meyer Jarmulowsky et al. 23,562

BRYAN L. KENNELLY.

*Broome st, Nos 508 & 510, n s, 40.3 w West Broadway, runs n 80 x w 28 x s 30.6 x w 13.5 x s 49.6 x e 41.10 to beg, two 7-sty brk loft and store buildings. (Amt due, \$84,682.34; taxes, &c, \$1,090.72.) Trustees of the Peabody Education Fund. 80,000
 Cannon st, No 98, e s, 75 s Stanton st, 34.4x100, 6-sty brk tenement and stores. (Amt due, \$10,723.41; taxes, &c, \$945.02; sub to a first mort of \$37,000.) Max Lipman & Max Gold. 45,466

JAMES L. WELLS.

Cambreling av n e cor 188th st, 95x100, vacant. (Amt due, \$5,420.53; 188th st taxes, &c, \$2,900.) Estates Settlement Co. 8,900
 *235th st, No 227, on map No 223, n s, 200 e Kepler av, 25x100, 2-sty frame dwelling. (Amt due, \$1,417.19; taxes, &c, \$100; sub to a prior mort of \$3,000.) Louis Eickwort. 4,044

SAMUEL GOLDSTICKER.

West End av, No 910, e s, 80.9 s 105th st, 20.2x100, 4-sty and basement stone front dwelling. (Partition.) Adj to April 26.

HUGH D. SMYTH.

137th st, No 11, n s, 208.9 w 5th av, 36.3x99.11, 6-sty brk tenement and stores. (Amt due, \$28,787.72; taxes, &c, \$1,039.42.) Samuel Grossmith. 30,700

SAMUEL MARX.

*Monroe st, Nos 212 & 214 s e cor Gouverneur st, 50.5x69.10x50.2x66.2, Gouverneur st, No 56 two 5-sty brk tenements and stores. (Amt due, \$14,921.76; taxes, &c, \$—; sub to two prior mortg aggregating \$39,000.) Julius Rosenstein. 51,696

WM. KENNELLY, JR.

*172d st w s, 206.8 s Gleason av, 25x100, Van Nest. Amt due, \$4,412.05; taxes, &c, \$53.69.) Augustus L Hayes. 4,675

Total	\$1,265,206
Corresponding week, 1909	925,987
Jan. 1st, 1910, to date	17,143,969
Corresponding period, 1909	17,320,516

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.
 2d.—C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.
 6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.
 7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
 8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.
 9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

March 25, 26, 28, 29, 30 and 31. (No. 118.)

BOROUGH OF MANHATTAN.

Church st, Nos 73 to 77 n e cor Vesey st, runs n 75 x e 28.3 x Vesey st, Nos 28 and 30 n 0.6 x e 24.2 x s 76 to st x w 52.5 to beginning, two 5-sty stone front loft and store buildings. Emanuel Heilner et al to John T Underwood. Mort \$165,000. Mar 8. Mar 25, 1910. 1:88—9 and 10. A \$197,600—\$230,000. other consid and 100
 Cherry st, Nos 462 and 464, n s, 274.5 e Jackson st, 37x97.9, 6-sty brk tenement and stores. Alter Mishkin to Louis Mishkin. All title. Mort \$47,000. Feb 1. Mar 30, 1910. 1:263—35. A \$24,000—\$52,000. other consid and 100
 Charles st, No 55, n s, 34.2 e 4th st, 16.8x74, 3-sty and basement stone front dwelling. Bernardine M Kracht to Joseph F Richard. Mar 29. Mar 30, 1910. 2:612—42. A \$6,500—\$8,500. other consid and 100
 Chrystie st, Nos 195 and 197, w s, 100 s Stanton st, 50x196, 7-sty brk hall and stores. The Minisker (?) or Minsker Realty Co to Martin Engel. 1-3 part. All liens. Feb 10. Mar 31, 1910. 2:426—29. A \$— other consid and 100
 Dey st, No 69, s s, abt 25 e Washington st, 24.10x50x13.1x49.4, 4-sty brk loft and store building. Robt Van Buren to John D Van Buren. Mar 19. Mar 31, 1910. 1:59—26. A \$14,000—\$16,000. other consid and 100
 Division st, No 280 or s s, 65.3 e Gouverneur st, 21.9x48.11x21.9x Grand st, No 469 49.2, 2-sty brk tenement and store.
 Water st, No 626, n s, 48.4 e Gouverneur st, 24.8x72.6x24.4x71.6, 3-sty frame (brk front) tenement and store.
 M Louise Ewen von Koenitz to Eliza M and Caroline G Ewen. B & S. Jan 20. Mar 30, 1910. 1:288—67. A \$9,000—\$10,000; 1:260—3. A \$7,000—\$7,500. other consid and 100

Forsyth st (all that remains of No 129), s w cor Delancey st, as widened, strip 0.11x—x0.6¼x101.4. Geo M Welch and Nora G his wife to Sarah Welch. Q C. All title. Mar 28. Mar 31, 1910. 2:419. nom
 Fulton st, No 231, n s, abt 65 w Greenwich st, 17.9x47.6x17.4x 47.6, 4-sty brk loft and store building. Gervase Green to John Glackner. Mort \$15,000. Mar 16. Mar 28, 1910. 1:83. 21. A \$13,500—\$16,000. nom
 Greenwich st, Nos 46 and 48, w s, abt 40 n Morris st, —, two 5-sty brk tenements and stores. Gerald V Clarke to Anastasia H Clarke. Q C. All right, title and interest. Sept 8, 1909. Mar 29, 1910. 1:18—58 and 59. A \$33,300—\$43,000. nom
 Greenwich st, Nos 487 and 489, e s, 86.6 n Canal st, 44x90, 6-sty brk loft building. St Johns Park Realty Co to Wm C Prime. Mort \$63,000. Mar 26. Mar 29, 1910. 2:594—19 and 20. A \$18,000—\$. other consid and 100
 Greenwich st, Nos 842 and 844, w s, 23.2 s Gansevoort st, 46.1x 64.2x46.1x66.7, two 5-sty brk tenements and stores. Geo A Mohlman et al to Albert J Mohlman. B & S. Mar 29. Mar 30, 1910. 2:613—55. A \$18,000—\$27,000. nom
 Greenwich st, No 846 s w cor Gansevoort st, runs s 23.2 x w Gansevoort st, Nos 46 to 50 66.7 x s 46.1 x w 25.11 x n 45.8 x n again 22.7 to s s Gansevoort st, x e 92.9 to beginning, two 5-sty brk tenements and stores. Geo A Mohlman et al to Jessica T Van Beuren. B & S. Mar 29. Mar 30, 1910. 2:643—53 and 54. A \$24,500—\$37,000. nom
 Greenwich st, No 835 s e cor Gansevoort st, 25x96, 4-sty Gansevoort st, Nos 36 to 40, brk tenement and stores. Jessie T Van Beuren et al to Geo A Mohlman. B & S. Mar 29. Mar 30, 1910. 2:627—5 and 6. A \$17,500—\$24,500. nom
 Henry st, No 336, on map Nos 332 to 336, s w cor Jackson st, Jackson st, No 1 100x28x100x35, 6-sty brk tenement and stores. Bernhard Turkel to Yetta Plager. Mt \$86,500. Mar 25. Mar 28, 1910. 1:267—53. A \$40,000—\$82,000. other consid and 100

Ramsdell's Metallic Wash Tub Covers

(PATENTED)

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

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

- Hancock st, e s, 98 s Bleeker st, runs e 25 x n 30 x w 25 to e s Bleeker st (?) x s along e s Bleeker st 30 to beginning, probable error, 2-sty brk stable. Joseph Laemmle to Laemmle Dairy Co, a corpn. All liens. Mar 25. Mar 28, 1910. 2:526, part lot 18. A \$—\$. nom
- Isham st, w s, 50 s Vermilyea av, 50x100, vacant. Frank E Andrus to Washington Heights Realty Co. Mar 18. Mar 26, 1910. 8:2227-13. A \$7,000-\$7,000. other consid and 100
- Jumel pl, w s, 213.8 s Edgecombe road, 25x100, vacant. John A Murray to Melrose Building Co. B & S. Mar 14. Mar 31, 1910. 8:2112-38. A \$4,000-\$4,000. 8,000
- Laight st, No 36 n s, 154.6 e Hudson st, runs e 23 x n 175 to s s Vestry st, No 15 Vestry st x w 20.5 x s 75 x w 2.2 x s 100 to beginning, 4-sty brk tenement and store and 2-sty brk stable. Annie V McLaughlin to Samuel Weil. Mort \$20,000. Mar 23. Mar 31, 1910. 1:220-27. A \$23,000-\$25,000. 100
- Leonard st, No 29, n s, 75 w West Broadway, 25x91, 7-sty brk loft and store building. Eleanor N Marcy et al to Richard P Messiter and Aaron P Whitehead TRUSTEES Nathan Hobart. All title. Mar 18. Mar 28, 1910. 1:179-44. A \$19,500-\$32,500. 37,000
- Ludlow st, Nos 13 and 15, w s, 137.10 n Canal st, 37.7x88.3, two 5-sty brk tenements and stores and 2-sty brk loft building in rear. Sophie Tager to Isidor Tager. All title. All liens. Mar 24. Mar 29, 1910. 1:298-26 and 27. A \$33,000-\$46,000. other consid and 100
- Madison st, No 376, s s, 100 w Jackson st, 25.1x79.5x25x81, 3-sty brk stable. Mary Van Campen to Shults Bread Co. Q C. Mar 23. Mar 29, 1910. 1:266-49. A \$12,000-\$18,000. nom
- Macdougall st, Nos 79 to 85, w s, 98 s Bleeker st, 79.6x100, four 3-sty brk dwellings. Release mort. Albany Savings Bank to Estate of N Low, a corpn. Mar 24. Mar 28, 1910. 2:526-26 to 29. A \$46,000-\$52,000. 40,000
- Macdougall st, Nos 79 to 85, w s, 98 s Bleeker st, 79.6x100, four 3-sty brk dwellings. Estate of N Low, a corpn, to Fogliasso-Clement Building Co. Mar 23. Mar 28, 1910. 2:526-26 to 29. A \$46,000-\$52,000. other consid and 100
- Monroe st, No 235, n s, 168 e Scammell st, 23.8x96x24x96, 5-sty brk tenement. FORECLOS, Feb 2, 1910. Maurice Goodman referee to Michael Rothstein. Mar 22. Mar 25, 1910. 1:266-20. A \$17,000-\$30,000. 21,925
- Monroe st, No 269½, n s, 50.1 w Jackson st, 16.9x64.7x16.9x63.5, Monroe st, No 269, n s, 66.10 w Jackson st, 16.9x65.8x16.9x64.7, Monroe st, No 267, n s, 83.7 w Jackson st, 16.9x66.10x16.9x65.8, Jackson st, No 27, w s, 60 n Monroe st, 19.2x100, Jackson st, Nos 23 and 25, w s, 79.2 n Monroe st, 45x100, Madison st, No 374, s s, abt 125 w Jackson st, 25x78.6x25x77, w s, 3 and 4-sty brk bakery. Marie Wellbrock and John H Shults et al EXRS, &c, Herman Wellbrock to Shults Bread Co. All liens. Mar 23. Mar 29, 1910. 1:266-35 to 37, 41 and 50. A \$68,000-\$101,000. 159,000
- Monroe st, Nos 271, 271½ and 273 n w cor Jackson st, 50.1x Jackson st, No 29 63.5x50x60, three 4-sty brk tenements and stores. Madison st, No 376, s s, 100.3 w Jackson st, 25.1x79.5x25x81, 3-sty brk stable. Madison st, No 372, s s, 150 w Jackson st, 25x90, 3-sty brk bakery. Mary Van Campen to Shults Bread Co. C a G. All liens. Mar 23. Mar 29, 1910. 1:266-38 to 40, 49 and 51. A \$52,000-\$74,000. 100,000
- Pine st, No 81, s s, 67.4 w Water st, runs s 40 x w 30.9 x n 40 to st x e 30.6 to beginning, 7-sty brk loft and store building. Water st, No 128, n w s, 40.7 s w Pine st, 23.2x68.8x23x69.8, 7-sty brk loft and store building. Geo W Worth, of Brooklyn, to Carrie A Worth, of Brooklyn. All liens. Feb 10. Mar 26, 1910. 1:39-37. A \$40,000-\$85,000. nom
- Prospect pl, No 48, w s, 17.1 n 42d st, 16.8x54, 4-sty stone front tenement. Louis Steiger to Thos A Nevin. Mort \$5,000. Mar 29. Mar 30, 1910. 5:1335-19¼. A \$4,000-\$6,500. other consid and 100
- Private st, extending n and s w of Riverside Drive, e s, 501.1 s Ft Washington Park, runs s e 125 x e 108.11 x n w 125 x w 108.11 to beginning, vacant. Matilda Edelstein to Clifford Barbee and Lozell H Fielding. Mort \$10,000. Mar 19. Mar 26, 1910. 8:2140-158. A \$7,500-\$7,500. 100
- Rivington st, No 56, n s, abt 25 e Eldridge st, 20x80, 3-sty brk tenement and store. Charlotte Tobler to Royal P Hamerschlag. All title. B & S. Mar 25. Mar 28, 1910. 2:416-38. A \$16,000-\$19,000. other consid and 100
- Same property. Royal P Hamerschlag and Julia S his wife to Olga T Hamerschlag. All title. B & S. Mar 25. Mar 28, 1910. 2:416-416. other consid and 100
- Same property. Olga T Hamerschlag et al to Royal P Hamerschlag. All title. Q C. Mar 4. Mar 28, 1910. 2:416. nom
- Rivington st, No 262 n s, 49.8 w Columbia st, 25.2x100, 5-sty brk tenement and stores. Release mort. India Wharf Brewing Co to Moses Scherer. Mar 23. Mar 29, 1910. 2:334-36. A \$18,000-\$38,000. nom
- Rutherford pl, No 4, n w s, 59.9 s w 17th st, 20.3x94, 4-sty and basement stone front dwelling. Alice E Bloom widow to Rector, etc, of St George's Church in City of N Y. Mort \$12,000. Mar 30, 1910. 3:897-60. A \$19,000-\$25,000. nom
- South st, Nos 386 and 387 n w cor Jackson st, 50x104.4, 6-sty brk Jackson st, No 91 tenement and stores. FORECLOS, Mar 29, 1910. Denis O'L Cohalan, ref, to Adolph Schlesinger. Mar 30, 1910. 1:243-24. A \$25,000-\$75,000. 500 over and above mortgages
- Washington st, No 500, w s, abt 65 n Spring st, 20x60, Spring st, Nos 341 to 347, n e s, 57.3 e West st, runs n 80.4 x e 35.9 x s 0.¾ x e 37 x s 80 to st x w 73.1 to beginning, 7-sty brk loft and store building. Edward J Welch to Geo S Fulton, of New Rochelle. ½ part. Mort \$95,000. Mar 30. Mar 31, 1910. 2:596-44. A \$55,000-\$110,000. other consid and 100
- Willett st, No 91, w s, 220.7 n Rivington st, 30.5x100.3, 5-sty brk tenement. Edward J Welch to Geo S Fulton, of New Rochelle, N Y. All liens. Mar 30. Mar 31, 1910. 2:339-26. A \$21,500-\$42,000. other consid and 100
- 3d st E, No 7, n e s, abt 130 e Bowery, 25x96.2, 5-sty stone front tenement and stores. Chas and John Port, EXRS Anna C Port to Wilson Marshall. Mort \$27,000. Mar 31, 1910. 2:459-46. A \$18,000-\$37,000. 38,750
- 5th st E, No 633, n s, 267.1 w Av C, 26.8x97, 5-sty brk tenement and stores. Emanuel Levy to Abraham Levy. Mort \$25,000. Mar 25. Mar 30, 1910. 2:388-52. A \$19,000-\$37,000. 100
- 7th st E, No 38, s s, 168.10 w 2d av, 24.5x90.10, 4-sty brk tenement. William Kerner to Harris Sokolski. ½ right, title and interest. B & S and correction deed. Mort \$24,000. Mar 25, 1910. 2:462-18. A \$16,000-\$24,000. nom
- 7th st E, No 191, n s, 173 s e Av B, 20x57.5x21.5x49.7, 4-sty brk tenement and store. Louis E Gluck to Ignatz Gluck. ½ part. All title. Mort \$8,000. Mar 30. Mar 31, 1910. 2:390-60. A \$8,000-\$12,000. nom
- 9th st W, No 15, n s, 265.4 w 5th av, 17.4x92.3, 4-sty brk dwelling. Charles Lanier EXR Mary L Stone to John J Bogert and Eliza his wife as tenants by entirety. Mar 22. Mar 25, 1910. 2:573-52. A \$15,000-\$17,000. other consid and 100
- 10th st E, No 272, s s, 300 e 1st av, 25x99.7, 4-sty brk tenement. Harry Secherry to Celia Sherman. Mort \$14,000. Mar 30, 1910. 2:437-17. A \$18,000-\$21,000. nom
- 13th st E, No 605, n s, 88 e Av B, 25x103.3, 6-sty brk tenement and store. Saml A Borenstein to Albert Schuckle. All liens. Feb 2. Mar 30, 1910. 2:396-57. A \$13,000-\$36,000. nom
- 13th st E, No 538, s s, 170 w Av B, 25x103, 3-sty brk tenement and store and 2-sty brk stable in rear. Jeannie S Smith to Julia P McSwegan. All title. Q C. All liens. Feb 28. Mar 29, 1910. 2:406-24. A \$16,000-\$18,000. nom
- Same property. Vincent De Wierzbicki to same. All title. Q C. All liens. Feb 28. Mar 29, 1910. 2:406. nom
- 13th st E, No 524, s s, 320 w Av B, 25x103.3, 5-sty brk tenement and store. Antonio Bagarozzy et al to John Becker. Q C. All liens. Mar 30. Mar 31, 1910. 2:406-18. A \$16,000-\$29,000. nom
- 13th st E, No 538, s s, 170 w Av B, 25x103, 3-sty brk tenement and store and 2-sty brk stable in rear. Theodore P Kane to Julia P McSwegan. All title. B & S. All liens. Mar 24. Mar 31, 1910. 2:406-24. A \$16,000-\$18,000. nom
- 16th st E, Nos 15 and 17, n s, 200 w Union Sq w or Union pl, 50x92, 12-sty brk loft and store building. Max Kurzrok to Herman N Butler, of Brooklyn. ¾ part. All title. Mort \$221,000. Mar 26. Mar 31, 1910. 3:844-11. A \$98,000-\$220,000. other consid and 100
- 17th st W, No 266, s s, 60 e 8th av, 20x88, 3-sty brk dwelling. Robert Gentle EXR Janet Gentle to Hamilton Holding Co. Mar 1. Mar 30, 1910. 3:766-81. A \$10,000-\$11,500. 16,500
- 17th st W, No 264, s s, 80 e 8th av, 20x88, 3-sty brk dwelling. Marie E Kirchert by Wm C Davidson GUARDIAN to Hamilton Holding Co. ¼ part. All title. B & S. Mar 24. Mar 30, 1910. 3:766-80. A \$8,500-\$10,000. 3,500
- Same property. Caroline M Engel et al to same. ¾ part. Mar 29. Mar 30, 1910. 3:766. other consid and 100
- 17th st W, No 262, s s, 100 e 8th av, 18x78x18x80, 3-sty frame (brk front) dwelling. Clara L Sands to Hamilton Holding Co. Mar 21. Mar 30, 1910. 3:766-79. A \$8,000-\$9,500. other consid and 100
- 18th st E, No 231, n s, 211.6 w 2d av, runs n 100.2 x w 17.8 x — on curve 4.1 x s w 6.5 x s 92 to st x e 22.6 to beginning, 3-sty and basement stone front dwelling. Sidney H Yates et al, HEIRS, &c, Benj Yates to Bridget Duffy. B & S and correction deed. Dec 31, 1909. Mar 29, 1910. 3:899-18. A \$13,000-\$17,000. nom
- 20th st E, Nos 329 and 331, n s, 258.3 w 1st av, 45.11x92, 6-sty brk tenement. Hyman Cohn to Joseph and Morris Cohn. Mort \$46,600. Mar 24. Mar 30, 1910. 3:926-19. A \$22,000-\$58,000. other consid and 100
- 21st st E, No 41, n s, 225 w 4th av, 25x98.9, 8-sty brk loft and store building. John S Melcher to John E Olson Const Co. Mort \$90,000. Mar 24. Mar 25, 1910. 3:850-29. A \$51,000-\$118,000. other consid and 100
- 21st st E, Nos 48 to 52, s s, 100 w 4th av, 75x92, three 4-sty and basement stone front dwellings. Margt L Zborowski to I Randolph Jacobs. Feb 16. Mar 31, 1910. 3:849-45 to 47. A \$150,000-\$174,000. other consid and 100
- 23d st E, No 305, n s, 100 e 2d av, 25x98.9. Release claim, &c, for station platform extension. Wm F Foley to Interborough Rapid Transit Co et al. Jan 27. Mar 31, 1910. 3:929. 750
- 23d st W, Nos 153 to 157, n s, 200 e 7th av, 60x98.9, three 5-sty stone front buildings and stores. Charles Buek Construction Co to Irving Fischel Construction Co. Mort \$150,000. Mar 25, 1910. 3:799-12 to 14. A \$129,000-\$162,000. other consid and 100
- 24th st W, No 139, n s, 310.7 s e 7th av, runs s e 14.5 x n e 116.9 x n w 30 x s w 117.11 to beginning, 1 and 3-sty brk stable. Charles Lanier and ano EXRS Frances A Lawrence to Fredk M Cromwell of Dobbs Ferry, N Y. Mar 25. Mar 28, 1910. 3:800-18. A \$13,000-\$15,000. 22,000
- 25th st W, No 50, s w s, 150.6 s e 6th av, 19x98.9, 5-sty brk dwelling. Leonard L Hill to Alcourt Realty Co. Mort \$36,000. Mar 26. Mar 29, 1910. 3:826-70. A \$30,000-\$34,000. nom
- 25th st E, No 118, s s, 162.6 w Lexington av, 20.10x98.9, 4-sty stone front dwelling. Mary F Duff to Archibald Gracie, of Washington, D C. Mort \$19,000. Mar 29. Mar 30, 1910. 3:880-81. A \$16,500-\$23,000. other consid and 100
- 25th st W, Nos 210 and 212, s s, 124.9 w 7th av, 31x98.9, two 4-sty brk dwellings. Wm B E Lockwood to Seymour Realty Co. Mort \$14,500. Mar 29. Mar 31, 1910. 3:774-47 and 48. A \$17,000-\$22,000. 100
- 26th st W, No 211, n s, 163.1 w 7th av, 24.4x98.9, 4-sty brk tenement. Friederike Benz to Rexton Realty Co. Mort \$12,000. Mar 31, 1910. 3:776-29. A \$13,500-\$15,000. other consid and 100
- 26th st W, No 153 n s, 125 w 3d av, 20x98.9, with all title to Broadway alley, No 3 said alley, 8-sty brk hotel. Margt T Johnston to Frances Hanover. Morts \$90,000. Mar 29. Mar 31, 1910. 3:882-39. A \$16,000-\$54,000. other consid and 100

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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

26th st W, No 140, s s, 450 w 6th av, 25x98.9, 4-sty brk tenement and 2-sty frame tenement in rear. Jacob Mannheimer et al EXRS, &c, Meier Mannheimer to Bernard Seymann. Mort \$18,000. Mar 21. Mar 30, 1910. 3:801-64. A \$22,500-\$25,500. other consid and 100

27th st W, No 242, s s, 210.5 e 8th av, 24.10x9.4x24.10x10. Lot begins 212.2 e 8th av and 98.9 s 27th st, runs n 88.9 x e 24.10 x s 89.5 x w 24.10 to beginning. 3-sty brk tenement and store and 3-sty brk tenement in rear. Prudential Real Estate Corporation to Joseph C Strout. Mort \$13,000 and all liens. Mar 29. Mar 31, 1910. 3:776-62. A \$13,500-\$16,500. other consid and 100

28th st E, No 320, s s, abt 250 e 2d av, 25x98.9, 4-sty brk tenement and stores and 1 and 2-sty brk building in rear. Jennie Callaghan to James McElroy. Mar 31, 1910. 3:933-45. A \$10,000-\$11,000. other consid and 1,000

28th st W, No 46, s s, 149 e 6th av, 24x98.9, 3 and 5-sty stone front building and store. U S Trust Co of N Y, EXR, &c, Ezekiel J Donnell to 174th Street Construction Co. Mar 25. Mar 28, 1910. 3:829-69. A \$52,800-\$65,000. 90,000

28th st E, Nos 37 and 39, n s, 141.8 w 4th av, 41.8x98.9, 9-sty brk office and store building. John E Olson Construction Co to John S Melcher. Mort \$185,000. Mar 24. Mar 25, 1910. 3:858-30. A \$68,000-P \$110,000. other consid and 100

29th st W, Nos 159 and 161, n s, 144.1 e 7th av, 39.11x100x27.11x98.9.

29th st W, No 157, n s, 184 e 7th av, 24.11x113.11x25x111.1, 6 and 7-sty brk factory. Louis Stern to Josephine M Schweinler of West Orange, N J. Mort \$62,000. Mar 18. Mar 25, 1910. 3:805-8. A \$66,000-\$91,000. other consid and 100

37th st W, No 245, n s, 250 e 8th av, 25x98.9, 3-sty brk tenement and 2-sty frame tenement in rear. Caroline I Shaben by Charles Berndt GUARDIAN to Louis Bernstein. 1-8 part. All title. Mar 23. Mar 25, 1910. 3:787-20. A \$22,000-\$25,000. 4,750

Same property. Louis Bernstein to Louis Bernstein's Co. 1-8 part. Mar 23. Mar 25, 1910. 3:787. other consid and 100

Same property. Henrietta E Berndt to same. 1-8 part. Mar 23. Mar 25, 1910. 3:787. nom

Same property. Charles Metz to same. 3/4 parts. Mort \$8,000. Mar 23. Mar 25, 1910. 3:787. nom

37th st W, No 243, n s, 275 e 8th av, 25x98.9, 3-sty frame tenement and 3-sty frame tenement in rear. Louis Bernstein to Louis Bernstein's Co. Mort \$30,000. Mar 18. Mar 25, 1910. 3:787-21. A \$22,000-\$24,000. other consid and 100

45th st W, No 121, n s, 250 w 6th av, 38.4x82, 3-sty brk building and store. James Hebron to Mary Hebron. Q C. Mar 26. Mar 31, 1910. 4:998-21. A \$68,000-\$70,000. nom

46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 10-sty brk and stone tenement. Wm N Heard to William Rau. Mort \$200,000. Mar 29. Mar 30, 1910. 5:1261-70. A \$100,000-\$235,000. other consid and 100

46th st W, Nos 70 and 72, s s, 75 e 6th av, 45x100.5, 10-sty brk and stone tenement. Wm Rau to Wm N Heard. Mort \$190,000. Mar 29, 1910. 5:1261-70. A \$100,000-\$235,000. other consid and 100

48th st W, No 228, s s, 275.6 e 8th av, 18.6x100.5, 3-sty stone front dwelling. Newbold Le R Edgar to The Forty-eighth Street Realty & Construction Co. Mar 26. Mar 29, 1910. 4:1019-53 1/2. A \$23,000-\$24,000. nom

49th st W, No 333, n s, 475 w 8th av, 25x100.5, 3-sty brk stable. Walter S Edelmeyer TRUSTEE John H Edelmeyer to Alfred P Coburn. Mort \$7,000. Mar 26. Mar 30, 1910. 4:1040-13. A \$14,000-\$17,000. 20,000

50th st E, No 134, s s, S1.11 e Lexington av, 18.3x100.5, 4-sty brk dwelling. FORECLOS, Mar 2, 1910. Henry M Stevenson, ref, to Joseph L Buttenwieser. Mar 31, 1910. 5:1304-50. A \$9,000-\$14,000. 17,000

52d st E, No 310, s s, 160 e 2d av, 20x100.5, 4-sty stone front dwelling. Carl Ernst to Henry J Hesselbach. Mar 17. Mar 28, 1910. 5:1344-46. A \$7,000-\$10,500. other consid and 100

54th st E, Nos 424 to 430 | s s, 369 e 1st av, 100x200.10 to n s 53d 53d st E | st, 2-sty brk stable and 1 and 2-sty frame sheds and vacant. W Irving Clark, EXR Richard S Clark to Gustav T von Glahn. Mar 23. Mar 26, 1910. 5:1365-16 to 19 and 33 to 35. A \$60,000-\$61,000. 100,000

54th st E, Nos 424 to 430 | s s, 369 e 1st av, 100x200.10 to n s 53d 53d st E | st, 2-sty brk stable and 1 and 2-sty frame sheds and vacant. Gustav T von Glahn to Consumers Brewing Co of N Y (Lim). Mort \$50,000. Mar 23. Mar 26, 1910. 5:1365-16 to 19 and 33 to 35. A \$60,000-\$61,000. other consid and 100

54th st E, No 239, n s, 75 w 2d av, 25x100.5, 4-sty brk tenement. John W Mark to Elizabeth Bohmfalk. Mort \$11,000. Mar 31, 1910. 5:1328-21 1/2. A \$10,000-\$15,000. nom

56th st W, No 316, s s, 228.1 w 8th av, 21.10x100.5, 4-sty and basement stone front dwelling. James Carlew to Emma C Linson and Sadie I Carlew. B & S. Mar 28. Mar 31, 1910. 4:1046-42. A \$14,000-\$21,000. nom

56th st E, No 57, n s, 100 e Madison av, 25x100.5, 4-sty and basement stone front dwelling. Release judgment. Chas C Worthington to Jeremiah C Lyons. Mar 15. Mar 31, 1910. 5:1292-25. A \$60,000-\$75,000. nom

56th st E, No 57, n s, 100 e Madison av, 25x100.5, 4-sty and basement stone front dwelling. Jere C Lyons to Helen Curran. B & S. Mort \$60,000. Mar 26. Mar 31, 1910. 5:1292-25. A \$60,000-\$75,000. nom

58th st E, No 447, n s, 106.5 w Av A, 20x100.5, 4-sty and basement stone front dwelling. Michael Healy to James A Dalton. Mar 31, 1910. 5:1370-20. A \$7,000-\$11,500. other consid and 100

60th st E, No 59, n s, 360.1 e Madison av, 20x100.5, 4-sty and basement stone front dwelling. Franz J A Torek to the 520 Park Avenue Co. Mort \$20,000. Mar 28, 1910. 5:1375-35. A \$44,000-\$49,000. nom

60th st E, No 61 | n w cor Park av, 19.10x100.5, 4-sty and base-Park av, No 520 | ment stone front dwelling. Peter A Peterson to The 520 Park Avenue Co. Mort \$60,000. Mar 25. Mar 28, 1910. 5:1375-36. A \$67,000-\$77,000. 100

60th st E, No 57, n s, 340.1 e Madison av, 20x100.5, 4-sty and basement stone front dwelling. Albert H Fridenberg to The 520 Park Avenue Co. Mort \$25,000. Mar 28, 1910. 5:1375-34. A \$44,000-\$49,000. other consid and 100

60th st W, No 206, s s, 150 w Amsterdam av, 25x100.5, 5-sty brk tenement. Mary B Hoehn to Margaretha Rothenbach. 1/2

part. All liens. Mar 24. Mar 28, 1910. 4:1151-39. A \$6,-000-\$17,000. nom

61st st W, No 145, n s, 458.4 w Columbus av, 13.10x100.4, 4-sty and basement stone front dwelling. John H Parry et al, HEIRS Eliza Parry to Frances A wife Stephen R Parry. Q C. Feb 3. Mar 26, 1910. 4:1133-14. \$5,000-\$8,500. gift

70th st W, No 205, n s, 115.6 w Amsterdam av, 17x100.5, 5-sty brk dwelling. Charlotte M Fiske to Nellie H Griesel. Mort \$20,000. Mar 24. Mar 25, 1910. 4:1162-28. A \$12,000-\$24,000. other consid and 100

70th st W, No 265, n s, 137.6 e West End av, 18.6x100.5, 3-sty and basement stone front dwelling. James Hebron to Mary Hebron. Q C. Mar 26. Mar 31, 1910. 4:1162-7. A \$11,000-\$18,000. nom

71st st E, No 175, n s, 190.2 w 3d av, 15.2x102.2, 4-sty and basement stone front dwelling. John J Mahony to Richard Stockton, of Newark, N J. Mort \$4,000. Mar 23. Mar 28, 1910. 5:1406-29 1/2. A \$12,000-\$16,000. other consid and 100

Same property. Richard Stockton to Mildred P wife of Ransom S Hooker. B & S. Mort \$20,000. Mar 28, 1910. 5:1406. other consid and 100

71st st E, No 131 (owned by party first part).

71st st E, No 129 (owned by party second part). Party wall agreement. Douglas L Elliman with Edmund Coffin. Apr 3, 1909. Mar 29, 1910. 5:1406. nom

75th st E, No 337, n s, 125 w 1st av, 25x101.3x25.4x97.1, 5-sty brk loft and store building. Geo F Droste to Shults Bread Co. Mar 23. Mar 29, 1910. 5:1450-21. A \$9,000-\$17,000. 30,750

75th st E, No 230, s s, 239.5 w 2d av, 20.2x102.2, 4-sty brk tenement. FORECLOS, Mar 8, 1910. Henry J Goldsmith, ref, to Abraham H Sarasohn. Mar 24. Mar 29, 1910. 5:1429-34 1/2. A \$9,000-\$14,000. 100

75th st E, Nos 328 to 336, s s, 100 w 1st av, runs s 111.4 x w 25 x n 9.2 x w 50 x s 4.2 x w 50 x n 106.4 to st x e 125 to beginning, 1 and 3-sty brk bakery and two 4-sty brk tenements, store in No 328. Geo F Droste to Shults Bread Co. Mort \$4,000 on part of above. Mar 23. Mar 29, 1910. 5:1449-31 and 35. A \$44,500-\$64,000. 138,500

75th st E, No 229, n s, 255 w 2d av, 25x102.2, 4-sty brk tenement. Joseph Schieber et al to Sam Lieberman. Mort \$14,500 and all liens. Mar 28, 1910. 5:1430-14. A \$11,000-\$16,000. other consid and 100

79th st E, No 337, n s, 127.10 w 1st av, 27x102.2, 4-sty stone front tenement. Jacob Larchan to Leo and Abraham Frank. Mort \$13,000. Mar 31, 1910. 5:1542-21. A \$10,500-\$21,000. other consid and 100

80th st W, No 110, s s, 179.6 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. FORECLOS, Dec 10, 1909. Geo W Ellis (ref) to Robert S Streep. Mar 30, 1910. 4:1210-40. A \$11,500-\$24,000. 22,750

86th st W, No 39, n s, 260 e Columbus av, 32.6x100.8, 5-sty stone front dwelling. Rebecca B Powell et al to Helen D Jenkins. Mort \$60,000. Mar 17. Mar 30, 1910. 4:1200-12. A \$40,000-\$90,000. other consid and 100

88th st E, No 176, s s, 117 w 3d av, runs s 100.8 x n 100.8 to st x e 17.6 to beginning (error west course omitted), 4-sty stone front dwelling. August Pieper to Maria S wife August Pieper. Mort \$8,000. Mar 22. Mar 31, 1910. 5:1516-41 1/2. A \$9,000-\$12,000. other consid and 100

92d st E, Nos 155 and 159, n s, 235.4 w 3d av, 42.8x100.8, 6-sty brk tenement. Rosie Yudkoff to Manhattan Avenue Holding Co. Mort \$61,500 and all liens. Mar 29. Mar 30, 1910. 5:1521-26. A \$22,000-\$57,000. other consid and 100

92d st E, Nos 338 and 340, on map Nos 336 and 338, s s, 200 w 1st av, 50x100.8, 6-sty brk tenement and stores. Theron S Johnson to Rebecca Bower. All liens. Dec 29, 1909. Mar 31, 1910. 5:1554-35. A \$17,000-\$57,000. nom

Same property. Susan Delaney to Morris Weinus. All liens. Mar 30. Mar 31, 1910. 5:1554. other consid and 100

93d st W, Nos 161 to 165, n s, 168 e Amsterdam av, 51x86 to s s former Apthorps lane x51x88.8, with all title to s 1/2 of said lane, three 3-sty and basement brk dwellings. Henry E Coe to Gustavus L Lawrence. Mar 29. Mar 31, 1910. 4:1224-8 to 9. A \$27,000-\$51,000. other consid and 100

93d st W, No 266, s s, 84 e West End av, 16x84.5, 5-sty brk dwelling. Francis L Madden to Edith S Postley. Mort \$23,500 and all liens. Mar 28, 1910. 4:1240-66 1/4. A \$7,500-\$20,000. other consid and 100

95th st E, Nos 57 and 59, n s, 216.8 w Park av, 41.8x100.8, 6-sty brk tenement. Harris Mandelbaum et al to Isaac Sakolski. Mort \$63,000. Mar 29. Mar 31, 1910. 5:1507-27. A \$26,000-\$63,000. other consid and 100

Same property. Isaac Sakolski to Harris Mandelbaum and Fisher Lewine. Mort \$63,000. Mar 30. Mar 31, 1910. 5:1507. other consid and 100

96th st W, No 204. Assignments of rents to extent of \$465. Mary B Cunningham to Alema Realty Exchange Co. Mar 30, 1910. 4:1243. nom

99th st W, No 162, s s, 171.1 e Amsterdam av, 15.4x76.1x15.4x75.4, with gore adj on south, 3-sty and basement brk dwelling. Cornelia Smith to Thos A Callahan. Mort \$6,000. Mar 24. Mar 25, 1910. 7:1853-57 1/2. A \$5,000-\$8,000. other consid and 100

100th st E, Nos 179 and 181, n s, 95 e Lexington av, 50x100.11, 6-sty brk tenement. FORECLOS, Mar 7, 1910. Richard H Clarke referee to Morris and Harry Gordon. Mort \$8,000 and all liens. Mar 7. Mar 25, 1910. 6:1628-24. A \$16,000-\$56,000. 9,500

102d st W, No 175, n s, 225 e Amsterdam av, 25x96.8, 5-sty brk tenement. Mary Murray to Patrick Cashin. Mort \$24,500. Feb 4. Mar 30, 1910. 7:1857-10. A \$10,700-\$22,000. nom

103d st E, Nos 230 and 232, s s, 205 w 2d av, 50x100.11, 6-sty brk tenement and stores. Louis Mishkin to Alter Mishkin. Mort \$52,250. Feb 1. Mar 30, 1910. 6:1652-33. A \$18,000-\$58,000. other consid and 100

103d st W, No 144, s s, 209.5 e Amsterdam av, 27x104.9, 5-sty brk tenement. Rudolph W Pick to Henry Michaelis. All liens. Mar 31, 1910. 7:1857-56. A \$12,000-\$28,000. other consid and 100

106th st E, No 244, s s, 75 w 2d av, 27x100.9, 4-sty stone front tenement. Jacob Steinhardt as TRUSTEE Selig Steinhardt to N Y Life Ins & Trust Co, substituted trustee Selig Steinhardt. Mar 10. Mar 29, 1910. 6:1655-28 1/2. A \$10,800-\$19,000. order of court

- 106th st E, No 232, s s, 225 w 2d av, 25x100.11, 5-sty brk tenement and stores. FORECLOS, Feb 23, 1910. Adam Wiener, ref to The Hagar Realty Co. Mar 29, 1910. 6:1655-34. A \$10,000-\$23,000. 17,600
- 107th st E, Nos 214 and 216, s s, 200.8 e 3d av, 43.8x100.11, 6-sty brk tenement and stores.
- 107th st E, Nos 218 and 220, s s, 244.4 e 3d av, 43.8x100.11, 6-sty brk tenement and stores. Clara Ruderman to Stephen A Jackson. All liens. Mar 15, Mar 25, 1910. 6:1656-38 and 39. A \$30,000-\$100,000. other consid and 100
- 107th st W, No 11, n s, 175 w Central Park W, 25x100.11, 5-sty brk tenement. Eliz S Arnold to Chas D Donahue. Mort \$19,000. Mar 31, 1910. 7:1843-25. A \$12,000-\$28,000. other consid and 100
- 108th st W, No 238, s s, 549.8 w Amsterdam av, 25.4x100.11, 2-sty brk garage. Anaconda Realty & Construction Co to Lasette & Murphy, a corpn. Mort \$14,000. Mar 24, Mar 25, 1910. 7:1879-55. A \$12,200-\$17,000. other consid and 100
- 112th st E, No 335, n s, 150 w 1st av, 25x100.11, 6-sty brk tenement and stores. Moses Davis et al to Abraham Fine. $\frac{3}{4}$ parts. Mort \$25,000. Mar 21, Mar 29, 1910. 6:1684-22. A \$7,000-\$30,000. other consid and 100
- 113th st E, Nos 135 and 137, n s, 290 e Park av, runs n 100 x e 20 x n 100.11 (?) to e l of blk x e 21 x s 100.11 to n s 113th st, x w 41 to beginning (error), 6-sty brk tenement and stores. Hyman Cohn et al to Joseph and Morris Cohn and Hannah Levy. Mort \$45,750. Mar 24, Mar 30, 1910. 6:1641-14. A \$16,500-\$50,000. other consid and 100
- 117th st W, Nos 201 and 203 n w cor 7th av, runs n 100.11 x 7th av, Nos 1940 to 1946 w 161.8 to e s St Nicholas av x St Nicholas av, Nos 140 to 148 s 118.5 to st x e 99.9 to beginning, 7-sty brk tenement and stores. Sarah A Hewitt to Hewitt Realty Co. Mort \$235,000. Apr 30, 1906. Mar 31, 1910. 7:1923-28 and 29. A \$107,000-\$305,000. nom
- 118th st E, No 61, n s, 180 e Madison av, 30x100.11, 5-sty brk tenement. Harris Kaplan et al HEIRS Saml Kaplan to Ely Kaplan. All liens. Mar 21, Mar 30, 1910. 6:1745-28. A \$13,000-\$32,000. 100
- 120th st W, n s, 100 w Lenox av, 50x100.11, vacant. Cornelia K Manley to Rockwall Construction Co. Mar 31, 1910. 7:1905-26 and 27. A \$24,000-\$24,000. other consid and 100
- 121st st E, No 232, s s, 260 w 2d av, 25x $\frac{1}{2}$ blk, 4-sty brk tenement and store and 2-sty frame tenement in rear. Mary Grolig to J Ullman. $\frac{1}{2}$ part. Mort \$19,000. Jan 31, Mar 25, 1910. 6:1785-36. A \$10,000-\$17,000. nom
- 121st st E, No 436, s s, 200 w Pleasant av, 24.4x100.11, 5-sty brk tenement. Daniel Biersack to Louis Rubin. $\frac{1}{2}$ part. Mort \$24,350. Mar 15, Mar 29, 1910. 6:1808-35. A \$6,000-\$22,000. other consid and 100
- 122d st W, No 17, n s, 137.10 e Lenox av, 18.7x100.11, 3-sty and basement stone front dwelling. James Carlew to Emma C Linton and Sadie I Carlew. B & S. Mar 28, Mar 31, 1910. 6:1721-7 $\frac{1}{2}$. A \$11,000-\$20,000. nom
- 122d st E, No 263, n s, 17.6 w 2d av, 14x71.8, 3-sty stone front dwelling. Louis Freedman to C N Shurman Investing Co. B & S. All liens. Mar 21, Mar 31, 1910. 6:1787-21 $\frac{1}{2}$. A \$5,000-\$7,000. nom
- 123d st E, Nos 105 and 107, n s, 70 e Park av, 70x100.11, two 5-sty brk tenements. Daniel G Griffin to Palher Realty Co. All liens. Mar 18, Mar 25, 1910. 6:1772-3 and 4. A \$26,000-\$70,000. other consid and 100
- 124th st W, No 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. Assignment of rents. Rosa Wolf to Royal Bank of N Y. Mar 28, 1910. 7:1979-23. A \$23,000-\$80,000. 6,800
- 128th st E, No 25, n s, 70 w Madison av, 20x99.11, 3-sty stone front dwelling. Madison av, No 2020 n w cor 128th st, 19.11x70, 3-sty stone front dwelling. Kate C Wood to Lucy A Kennelly. Mort \$35,500. Mar 26, Mar 30, 1910. 6:1753-14 and 15. A \$23,000-\$33,000. nom
- 128th st E, No 25, n s, 70 w Madison av, 20x99.11, 3-sty stone front dwelling. Madison av, No 2020 n w cor 128th st, 19.11x70, 3-sty stone front dwelling. Lucy A Kennelly to Kate C Wood. B & S. Mar 24, Mar 25, 1910. 6:1753-14 and 15. A \$23,000-\$33,000. nom
- 129th st W, Nos 547 and 549, n s, 76.4 w Old Broadway, 75x99.11x 75x90.11(?) probable error, two 6-sty brk tenements. Frank Dietz, Jr, to Charles Gahren. Mort \$81,000. Mar 18, Mar 26, 1910. 7:1984-7 and 9. A \$33,500-\$93,500. other consid and 100
- 130th st W, Nos 617 to 621, n s, 275 w Broadway, 75x99.11, 2 and 4-sty brk planing mill. Louis T Duryea to Susan W Duryea of Brooklyn. C a G. All liens. Sept 12, 1907. Mar 30, 1910. 7:1997-18 and 20. A \$21,000-\$39,000. nom
- 132d st W, No 131, n s, 308 w Lenox av, 17x $\frac{1}{2}$ blk, 3-sty and basement stone front dwelling. Max Schlesinger to John Macon. Mort \$9,000. Mar 18, Mar 26, 1910. 7:1917-19. A \$7,300-\$11,000. nom
- 132d st W, No 123, n s, 243 w Lenox av, 17x99.11, 3-sty and basement stone front dwelling. Max Selonick to Marietta Hess. Mort \$8,000. Mar 28, Mar 29, 1910. 7:1917-21 $\frac{1}{2}$. A \$7,400-\$11,500. other consid and 100
- 132d st W, No 227, n s, 245 w 7th av, 15x99.11, 3-sty and basement stone front dwelling. Anton Oppermann to Mary F Stanley. Mort \$8,500. Mar 24, Mar 29, 1910. 7:1938-21 $\frac{1}{2}$. A \$6,600-\$9,000. 100
- 134th st W, No 205, n s, 82.8 w 7th av, 17.4x71.9, 3-sty and basement brk dwelling. Jacob L Hano to Issie White. Mort \$9,000. Mar 25, Mar 29, 1910. 7:1940-28. A \$6,500-\$9,500. other consid and 100
- 134th st W, No 122, s s, 350 e 7th av, 25x99.11, 5-sty brk tenement and store. FORECLOS, Feb 28, 1910. Denis O L Cohalan ref to Leopold Brown and George Spurgeon. Mar 28, 1910. 7:1918-49. A \$11,000-\$23,000. 22,000
- 134th st W, No 196, s s, 75 e 7th av, 25x99.11, 5-sty brk tenement. Annie Boswell to Genevieve M Boswell. Mort \$3,000. Mar 28, Mar 30, 1910. 7:1918-59. A \$11,000-\$20,000. nom
- 134th st E, No 19, n s, 300 e 5th av, 25x99.11, 5-sty brk tenement. Simon Klein et al to Mary wife of Charles Diamond. Mort \$21,500. Mar 29, Mar 31, 1910. 6:1759-13. A \$7,000-\$23,000. other consid and 100
- 135th st W, No 237, n s, 225 e 8th av, 25x99.11, 5-sty brk tenement. Attilio Pisapia to Carrie wife Attilio Pisapia. Mort \$20,500. Mar 28, Mar 29, 1910. 7:1941-10. A \$12,000-\$24,000. 100
- 136th st W, No 119, n s, 509 e 7th av, 16x99.11, 4-sty brk dwelling. Abraham H Vogel to Citizens Holding Co. Mort \$12,500. Mar 31, 1910. 7:1921-22 $\frac{1}{2}$. A \$7,000-\$11,000. other consid and 100
- 139th st W, Nos 58 to 64, s s, 125 e Lenox av, 83.4x99.11, two 6-sty brk tenements. Hunterdon Realty & Construction Co to William Crawford. Mort \$72,000. Mar 24, Mar 26, 1910. 6:1736-64 and 66. A \$30,000-\$96,000. nom
- 141st st W, No 201, n s, 75 w 7th av, 20x99.11, 5-sty brk dwelling. FORECLOS, Mar 2, 1910. Frank H Hennessy to Henry R C Watson, EXR William Watson, decd, for benefit of said Henry R C Watson. Mar 31, 1910. 7:2027-28. A \$7,200-\$13,000. 15,000
- 143d st W, No 536, s s, 100 e Broadway, 37.6x99.11, 6-sty brk tenement. Henry Ruschmeyer to John Rasche. Mort \$36,000. Mar 31, 1910. 7:2074-59. A \$12,500-\$45,000. nom
- 143d st W, Nos 212 and 214, s s, 225 w 7th av, 50x99.11, 6-sty brk tenement. Mort \$51,000.
- 148th st W, No 233, n s, 236 e 8th av, 39x99.11, 5-sty brk tenement. Mort \$40,000. Leon Sable to Leon Sable Realty Co. Mar 14, Mar 26, 1910. 7:2028-43. A \$17,000-\$57,000. 7:2034-11. A \$11,000-\$37,000. other consid and 100
- 149th st W, s s, 175 w 7th av, 100x99.11, vacant. Arthur G B Mayer to Worcester Construction Co. Mort \$26,000. Mar 21, Mar 26, 1910. 7:2034-41. A \$28,000-\$28,000. other consid and 100
- 150th st W, No 538, s s, 355 w Amsterdam av, 15x99.11, 3-sty and basement brk dwelling. Clifford Barbee to John J Britton. Mort \$11,000. Mar 21, Mar 30, 1910. 7:2081-46 $\frac{1}{2}$. A \$5,000-\$11,500. nom
- 164th st W, Nos 442 and 444, s s, 225 e Amsterdam av, 50x112.4, 5-sty brk tenement. Hyman Cohn et al to Joseph and Morris Cohn and Hannah Levy. Mort \$55,000. Mar 24, Mar 30, 1910. 8:2110-74. A \$15,000-\$55,000. 100
- 183d st W, No 565, n s, 180 e St Nicholas av late 11th av, 20x 99.11, 3-sty brk dwelling. Alex D Duff to Julia D Bernard, of Brooklyn. Mort \$8,000. Mar 25, Mar 31, 1910. 8:2154-94. A \$6,000-\$12,000. other consid and 100
- 184th st W, n s, 300 w 10th av, or Amsterdam av, 25x99.11, vacant. Grace V Crandall EXTRX Josephine Dunbar to Alfred C Bachman. Mar 22, Mar 28, 1910. 8:2156-31. A \$6,000-\$6,000. other consid and 100
- Same property. Alfred C Bachman to Douglas Robinson of Warren Township, Herkimer Co, N Y. Mort \$5,000. Mar 26, Mar 28, 1910. 8:2156. other consid and 100
- 185th st W, n s, 125 w St Nicholas av, 75x59x75x58.6, 5-sty brk tenement. John H Bodine to Pincus Lowenfeld and Wm Prager. Mort \$46,000. Mar 31, 1910. 8:2166-54 to 56. A \$14,500-\$—. other consid and 100
- 185th st W, n s, 125 w St Nicholas av, 75x59x75x58.6, 5-sty brk tenement. Pincus Lowenfeld et al to John H Bodine. Mar 30, Mar 31, 1910. 8:2166-54 to 56. A \$14,500-\$—. other consid and 100
- Av A, No 1364, e s, 51.3 s 73d st, 25x98, 5-sty brk tenement and store. John J Hubel to Charles Klasek. Mort \$18,000. Mar 26, Mar 29, 1910. 5:1484-51. A \$8,000-\$21,000. other consid and 100
- Amsterdam av, No 1477 s e cor 133d st, 25x75, 5-sty brk tenement and stores. Harry Wolfe to Post Realty Co. Mort \$31,000. May 15, 1908. Mar 30, 1910. 7:1970-61. A \$15,000-\$32,000. other consid and 100
- Amsterdam av, No 1428, w s, 62.5 s 131st st, 37.6x100, 6-sty brk tenement and stores. Alfred Frankenthaler et al to David Zorn. B & S. Mar 31, 1910. 7:1985-33. A \$18,000-\$50,000. nom
- Bradhurst av, Nos 234 and 236 s e cor 154th st, 101.11x32.3x99.11 154th st 52.5, 5-sty brk tenement. Realty Operating Co to William Goldstone and Norbert D Light. Mort \$42,000. Mar 29, Mar 31, 1910. 7:2047-20. A \$11,000-\$37,000. other consid and 100
- Broadway, Nos 2783 and 2785, w s, 26.10 n 107th st, 50x100, 7-sty brk tenement and stores. Moses Ottinger et al to N Taylor Phillips and Samuel L Hyman. Mort \$100,000. Mar 30, Mar 31, 1910. 7:1892-46. A \$54,000-\$145,000. other consid and 100
- Broadway, Nos 2228 to 2236 s e cor 80th st, 102.2x101.4x102.2x 80th st 100.3, 2-sty brk store. Gustavus L Lawrence to Henry E Coe, of Southampton, N Y. Mort \$210,000 and all liens. Mar 22, Mar 31, 1910. 4:1227-49. A \$160,000-\$180,000. other consid and 100
- Broadway, No 4180 begins 177th st, n s, 170 w Wadsworth av, 177th st 100.2 to e s Broadway, x91.2x115.9x89.10, 6-sty brk tenement and stores. E M K Construction Co to Bronx Height Land Co. Mort \$205,000. Mar 29, Mar 30, 1910. 8:2145-22. A \$47,000-\$—. other consid and 100
- Broadway, No 3470, e s, 79.11 s 142d st, 20x70, 3-sty and basement stone front dwelling. John W Haaren EXR John W Haaren, dec'd, to T J McLaughlin's Sons, a corpn. B & S. All title. Mar 30, 1910. 7:2073-64. A \$9,500-\$18,000. other consid and 100
- Broadway, w s, extends from 240th to 242d st -x665 to proposed 80 ft st (owned or controlled by party 2d part).
- 242d st, running along s and w s of land owned by said Railway Co and extends to Tibbetts Brook and opposite said land of Railway Co as lies bet the old road and said proposed st (owned by party 1st part).
- Agreement and consent to use by party 2d part for storage and terminal yard, repair shops, &c. Louisa Dash with Interborough Rapid Transit Co. July 31, 1909. Mar 28, 1910. 13:3414 and 3415. nom
- Broadway, Nos 204 to 210 s e cor Fulton st, 62.8x160.9x61.9x161.7, Fulton st, Nos 146 to 158 9-sty brk and stone office and store building and three 5-sty stone front office and store buildings. Release mort. Manhattan Savings Institution to The Minister, Elders and Deacons of the Reformed Protestant Dutch Church. Q C. Feb 15, Mar 29, 1910. 1:79-21 to 24. A \$1,394,800-\$1,661,000. nom
- Broadway, Nos 663 and 665 w s, 200 s 3d st, 50.1x200 to e s Mercer st, Nos 230 and 232 Mercer st, x49.9x200, 5-sty brk and stone hotel Raleigh. The Stephen Whitney Estate Co to Robert Fulton Realty Co. B & S and C a G. Mar 22, Mar 28, 1910. 2:532-1, 2, 15 and 16. A \$250,000-\$277,000. other consid and 100
- Columbus av, Nos 410 to 416 s w cor 80th st, 102.2x64, 10-sty 80th st, No 100 brk and stone tenement. Walter J Clarke to Orleans Real Estate Co. Mort \$300,000. Mar 30, Mar 31, 1910. 4:1210-33. A \$120,000-\$350,000. other consid and 100
- Lenox av s e cor 143d st, 24.11x85, vacant. Corn Exchange 143d st Realty Co to Spencer-Blake Realty Co. B & S and C a G. Mar 29, Mar 30, 1910. 6:1740-69. A \$21,000-\$21,000. nom
- Madison av, No 1340 n w cor 94th st, 100.8x42.9, 5-sty brk tenement. Mutual Life Ins Co of N Y to Randall H Macdonald. C a G. Mar 24, Mar 25, 1910. 5:1506-16. A \$90,000-\$110,000. other consid and 100

Madison av | s e cor 96th st, runs e 100 x s 100.8 x w 20 x n 96th st, No 50 | 25 x w 80 to e s of av x n 75.8 to beginning, 6-sty brk tenement. P Samuel Rigney to Wm N Harte. Mort \$190,000. Mar 23. Mar 25, 1910. 5:1507-50. A \$110,000-\$195,000. other consid and 100

Park av | s e cor 108th st, 50x25.6. Release claims, etc. 108th st, No 102 | for viaduct. Morton H C Foster to N Y and Harlem R R Co and the N Y C & H R R R Co. Mar 21. Mar 28, 1910. 6:1635. other consid and 100

Park Row, No 139, s e s, 250 e Duane st. —x—, 2-sty brk store. 3d av, Nos 613 and 615, e s, abt 20 s 40th st, —x—, 4-sty brk store.

6th av, No 80, e s, abt 45 n Waverly pl, —x—, 3-sty brk store. Chas Hoffman, INDIVID and as TRUSTEE to Rachel Rich. All title. Mar 25. Mar 26, 1910. 1:119-65. A \$12,500-\$13,000. 3:920-64 and 65. A \$25,000-\$37,000. 2:553-3. A \$17,000-\$20,000. nom

Park Row, No 139, s e s 250 e Duane st, runs s 64.6 x e 14.6 x n 24.3 x w 0.6 x n 40.3 to st x w 14 to beginning, 2-sty brk store. Emmet J Murphy, REFEREE appointed by order of court in matter of application by Berthold A Rich to Joseph W Kelly. Mar 25. Mar 26, 1910. 1:119-65. A \$12,500-\$13,000. nom

Park Row, No 141, s s, 265.7 e Duane st, runs s 40.5 x e 0.6 x s 24 x e 15.6 x n 64.1 to st x w 16 to beginning, 2-sty brk tenement and store. Julia D Bernard to Joseph W Kelly. Mort \$15,000. Mar 24. Mar 26, 1910. 1:119-64. A \$15,500-\$16,000. 100

Park Row, Nos 139 and 141, s s, 251.4 e Duane st, 30.3x64.1x29.11 x64.5, 2-sty brk store and 2-sty brk tenement and store. Joseph W Kelly to William Goldstone. Mort \$40,000. Mar 25. Mar 26, 1910. 1:119-64 and 65. \$28,000-\$29,000. other consid and 100

Park av, Nos 565 to 569, e s, 75.3 s 63d st, 65.4x100.1x59.10x100, two 5-sty brk and stone tenements. Co-Operative Building Construction Co to 567 Park Avenue, a corpn. Mort \$140,000. Mar 23. Mar 30, 1910. 5:1397-3½ and 4. A \$97,000-\$120,000. 100

Pinehurst av, s e cor 180th st, 100.3x100 and being plot 7 map (No 1338) of Fort Washington and Buena Vista Syndicate, vacant. Leopold Weil to Cotoba Realty & Construction Co. Mort \$30,000. Mar 24. Mar 25, 1910. 8:2177-154. A \$—\$. other consid and 100

Riverside Drive, Nos 230 to 233 | begins 95th st, n s, 400 w West 95th st | End av, runs w 173.5 to e s Riverside Drive, x n 108.8 x e 133.2 x s 100.8 to beginning, 6-sty brk tenement. Jacob Newstate to Robert Fulton Realty Co, a corpn. Q C and confirmation deed. Mar 22. Mar 28, 1910. 4:1253-52. A \$140,000-\$330,000. nom

Same property. Robert Fulton Realty Co to the Stephen Whitney Estate Co. Mort \$250,000. Mar 22. Mar 28, 1910. 4:1253. other consid and 100

Riverside Drive, Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty brk tenement. FORECLOS, Jan 20, 1910. J Robert Rubin (ref) to Hague Realty Co. Mort \$255,000 and all liens. Mar 28, 1910. 7:1994-84. A \$85,000-\$200,000. 750

St Nicholas av, e s, 183.9 s 145th st, 125x100, vacant. William Lauer to Barbara Schuller and Christina Denhard. 2-15 parts. Mar 29. Mar 30, 1910. 7:2051-43 to 47. A \$27,500-\$27,500. other consid and 100

St Nicholas av | s e cor 174th st, 100x100, vacant. Daniel B 174th st | Freedman to Stratford-Avon Co. Mort \$47,500 and all liens. Mar 25, 1910. 8:2130-5 to 8. A \$44,500-\$44,500. other consid and 100

St Nicholas av, No 767, w s, 81.9 s 149th st, 20.4x118.5x20x114.2, 3 and 4-sty and basement brk dwelling. Thomas Kenneally to Mary E Harrington. Mort \$18,000. Mar 28. Mar 29, 1910. 7:2063-33. A \$8,500-\$21,000. other consid and 100

St Nicholas av, No 204, e s, 59.9 n 120th st, 29.4x103.7x25x88.3, 5-sty brk tenement. Julia Wray to Isaac Sakolski. C a G. Mar 19. Mar 31, 1910. 7:1926-7. A \$12,000-\$24,000. other consid and 100

St Nicholas av, No 204, e s, 59.9 n 120th st, 29.4x103.7x25x88.3, 5-sty brk tenement. Isaac Sakolski to Ensign Realty Co. Mort \$21,000. Mar 30. Mar 31, 1910. 7:1926-7. A \$12,000-\$24,000. nom

West Broadway, No 551, e s, 141.6 s 3d st, 21.8x128.9x22x128.9, 3-sty brk tenement and store and 1 and 2-sty frame extension. Lorin S Bernheimer to P Chauncey and Ellery O Anderson. Mar 22. Mar 31, 1910. 2:536-11. A \$18,000-\$20,000. other consid and 100

West End av, Nos 60 to 68 | n e cor 62d st, runs n 125.5 x e 100 x s 62d st, Nos 245 to 251 | 25 x e 75 x s 100.5 to n s 62d st x w 175 to beginning, 2 and 3-sty brk bakery and stable. Frederick Egler to Shults Bread Co. Mort \$40,000. Mar 24. Mar 29, 1910. 4:1154-1. A \$65,000-\$100,000. 218,000

1st av, No 846, e s, 26 n e 47th st, 24.10x80, 5-sty brk tenement and stores. FORECLOS, Mar 25, 1910. Wm H Benschoten, ref, to Ernest Wibel. Mar 25. Mar 29, 1910. 5:1359-2. A \$10,500-\$20,000. 16,000

1st av | s e cor 2d st, runs s 44 x e 75 x n 22 x w 2d st, Nos 89 and 91 | 1 x n 22 x w 74 to beginning, 6-sty brk tenement and stores. Esther Levy to Lillie Munter. 1-3 part. Mort on whole \$77,000. Jan 19, 1905. Mar 28, 1910. 2:429-9. A \$45,000-\$85,000. other consid and 100

Same property. Esther Levy to Yetta Greenberg. 1-3 part. B & S and C a G. Mort on whole \$69,000. May 1, 1909. Mar 28, 1910. 2:429. other consid and 100

1st av, No 228, e s, 53 s 14th st, 25.6x66. Release claims, etc, for station platform extension. Morris Dworetzky to the Interborough Rapid Transit Co et al. Feb 7. Mar 31, 1910. 2:441. 460

2d av, No 1456 | n e cor 76th st, 27.2x88.9, 5-sty stone front tenement and stores. Geo C Engel to Geo Ehret. Mort \$35,000. Mar 30. Mar 31, 1910. 5:1451-1. A \$21,000-\$40,000. other consid and 100

2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty brk tenement and store. David J Gluck to Hannah Weiss. Mort \$20,000. Mar 30. Mar 31, 1910. 6:1663-23. A \$10,000-\$25,500. nom

2d av, No 1468, e s, 27.2 s 77th st, 25x88.8x25x88.7, 5-sty stone front tenement and stores. Jonas Weil et al to Fanny Gruen. Mort \$16,000. Mar 24. Mar 28, 1910. 5:1451-50. A \$13,000-\$23,000. other consid and 100

Same property. Fanny Gruen to Jonas Weil and Bernhard Mayer. Mort \$16,000. Mar 24. Mar 28, 1910. 5:1541. other consid and 100

2d av, No 1867, w s, 25.6 n 96th st, 25x100, 5-sty brk tenement and store. Wilhelmina Giering to Bella Hass. Mort \$20,500. Mar 23. Mar 25, 1910. 6:1646-22. A \$12,000-\$21,000. nom

2d av, No 2487, w s, 25.8 n 127th st, 24.4x100, 5-sty brk tenement and store. Fanny Gruen to Jonas Weil and Bernhard Mayer. All liens. Feb 21. Mar 25, 1910. 6:1792-22. A \$8,500-\$24,000. other consid and 100

3d av, Nos 2064 to 2070 | n w cor 113th st, 100.11x140, four 3-sty 113th st, Nos 171 to 179 | stone front dwellings and four — sty brk tenements and stores on av. Lizzie L wife Marcus A Ball HEIR of Jacob Schwarz to Louis K Ungrich as TRUSTEE for Julia, Jacob M and Louis K Schwarz and Julia E Linnett under terms of said will. Q C. Jan 31. Mar 25, 1910. 6:1641-32 to 36. A \$108,000-\$141,000. nom

3d av, No 2238, w s, 25.5½ s 122d st, 25x100, 2 and 3-sty stone front tenement and store, with all title to 3d av, w s, 25.5½ s 122d st, runs w 100 x n 0.3 x e 100 to av x s 0.1½ to beginning. Hopkins Security Co to I Blyn & Sons. Mort \$45,000. June 16, 1909. Mar 25, 1910. 6:1770-39. A \$27,000-\$39,000. nom

3d av, Nos 1872 and 1874, w s, 50.11 n 103d st, 50x100, two 5-sty stone front tenements and stores. Leon Sable to Leon Sable Realty Co. ½ part. Q C. All liens. Mar 14. Mar 26, 1910. 6:1631-35 and 36. A \$34,000-\$54,000. other consid and 100

5th av, No 856 | s e cor 67th st, 30x120, 4-sty and basement brk 67th st | dwelling. Armour Ferguson and Mary A Nichols to Elbert H Gary. Mar 4. Mar 28, 1910. 5:1381-69. A \$340,000-\$440,000. nom

5th av, No 2144, w s, 130 s 132d st, 19.11x75, 4-sty stone front tenement. Joseph Schere to Placid Realty Co. Mort \$10,000. Mar 26. Mar 28, 1910. 6:1729-35. A \$11,000-\$15,000. other consid and 100

6th av, Nos 400 and 402, e s, 61.4 n 24th st, 37.4x57, two 4-sty brk buildings and stores. Emmet J Murphy (referee appointed in matter of application of Berthold A Rich for leave to sell) to Archibald A Forrest. Mar 28. Mar 29, 1910. 3:826-4 and 5. A \$88,000-\$96,000. court order

7th av, No 243 | s e cor 24th st, runs e 80 x s 39.6 x w 24th st, Nos 162 and 164 | 20 x n 19.9 x w 60 to av x n 19.9 to beginning, 4-sty brk tenement and stores. 3:799-74 and 75. A \$30,000-\$41,000.

9th av, No 874 | s e cor 57th st, 100.5x20, 2 and 5-sty stone 57th st, No 368 | front tenement and stores. 4:1047-64. A \$40,000-\$60,000.

56th st, Nos 427 and 429, n s, 375 w 9th av, 50x138.8x50.5x132.2, two 5-sty stone front tenements and two 3-sty brk tenements in rear. 4:1066-16 and 17. A \$30,750-\$46,750.

6th av, No 451, w s, 23.5 n 27th st, 20x60, 4-sty stone front tenement and store. 3:803-36. A \$54,000-\$59,000.

57th st W, No 366, s s, 20 e 9th av, 20x100.5, 4-sty and basement stone front dwelling. 4:1047-63. A \$16,000-\$24,000.

Gerard av, n w cor 167th st, late James st, 100x125.

Gerard av, w s, 100 n e 167th st, late James st, 125x100, vacant. John V Diefenthaler to Annie M Rohe, Katharina Budenbach, Geo T Diefenthaler and Chas E Diefenthaler each 1-5 of 1-6 part, Grace E McCully and Geo E Diefenthaler, each 1-10 of 1-6 part. Q C. Mar 24. Mar 28, 1910. 9:2489. nom

8th av, No 918, e s, 90.7 s 55th st, 23.8x100.11, 4-sty stone front tenement and store. Catharine Eckert widow to Edward G Eckert and Louise Christiansen. Mar 26. Mar 28, 1910. 4:1026-4. A \$28,000-\$30,000. nom

8th av, Nos 415 to 419 | s w cor 31st st, 49.4x100, three 4-sty 31st st, Nos 304 and 306 | brk tenements and stores and two 4-sty brk dwellings in st. Harriet C Warren to Harry P Ward of Closter, N J. Mort \$60,000. Mar 22. Mar 25, 1910. 3:754-42 to 46. A \$88,500-\$97,500. nom

Same property. Harry P Ward to Fay Realty Co. Mort \$140,000. Mar 25, 1910. 3:754. other consid and 100

10th av | s e s, at n e s 208th st, 99.11x100, vacant. Manatee 208th st | Company to The Apthorp Company, a corpn of N J. Mort \$22,000. Mar 24. Mar 30, 1910. 8:2205-2. A \$22,500-\$22,500. nom

10th av | s e cor 209th st, 99.11x100, vacant. Walter J M Dono-209th st | van and ano to Anna E Graham. Mar 7. Mar 30, 1910. 8:2205-5 to 8. A \$22,500-\$22,500. other consid and 100

Same property. Anna E Graham to The Apthorp Co, a corpn of N J. Mort \$30,000. Mar 29. Mar 30, 1910. 8:2205. other consid and 100

Interior lot, begins 24.4 s from c l of blk bet 37th and 38th sts and 450 w 9th av, runs w 25 x s 2 x e 25 x n 2 to beginning. Peter Kelly to Michael Leonard. Mar 30. Mar 31, 1910. 3:735-part lot 15. A \$—\$. nom

MISCELLANEOUS.

Copy of will of Isidor Jellenek. Oct 11, 1909. Mar 29, 1910. —
 Power of attorney. Alfred Siegman to J Clarence Davies. Feb 20, 1909. Mar 28, 1910. —
 Power of Attorney. John F Dennerlein to James J Dennerlein et al. Oct 4, 1907. Mar 30, 1910. —
 Power of attorney. Mary A McLaughlin to Wm W McLaughlin. Mar 4. Mar 26, 1910. —
 Power of attorney. Anna V McLaughlin to Wm W McLaughlin. Mar 11. Mar 26, 1910. —

BOROUGH OF THE BRONX.

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

*Bayard st, w s, 100 s 236th st, 25x100, and being lot 19 map (No 1108) of 123 lots Willis Estate. John Weineger to Hudson P Rose Co. Mar 28. Mar 31, 1910. nom

Bush st, s s, 139.6 w Grand Boulevard and Concourse, 23.6x75, 2-sty frame dwelling. Geo E Buckbee to Eliz C Slayton. Mort \$6,000. Mar 24. Mar 25, 1910. 11:2808. other consid and 100

Beck st, w s, 430 n Longwood av, 80x100, vacant. Release mort. Geo F Johnson to Mardece Construction Co. Mar 28. Mar 30, 1910. 10:2710. 8,000

Freeman st, s s, 109.5 e Vyse av, 82x102.10x75x136.1, vacant. Emanuel Glauber et al to Lewis Realty & Construction Co. Mort \$5,750. Mar 24. Mar 25, 1910. 11:2993. other consid and 100

Fox st, e s, 110 n Longwood av, 200x100, vacant. Geo F Johnson to Winnie Realty & Construction Co. C a G. All liens. Mar 4. Mar 29, 1910. 10:2721. other consid and 1,000

Fox st, e s, 110 n Longwood av, 200x100, vacant. Release mort. Mutual Life Insurance Co of N Y to Geo F Johnson. Mar 23. Mar 29, 1910. 10:2721. nom

Freeman st, No 912, s s, 75 e Simpson st, runs s 100.6 x e 25 x n 16 x e 12.7 x n 82.9 to st x w 37.6 to beginning, 6-sty brk tenement and stores. Harris Ratner to George Glenz. Mort \$33,000. Mar 30. Mar 31, 1910. 11:2975. other consid and 100

*Harrison st, e s, 230.4 n Davis st, 50x100, and being lots 35 and 36 map (No 1097) of 170 lots Siems estate. CONTRACT. Michael Giuseffi et al with Carmine Sementa. Mort \$500. Feb 11. Mar 30, 1910. 1,500

Hewitt pl, No 830, e s, 216.7 n Longwood av, 40x100, 5-sty brk tenement. Leo Levinson to Harry Seligman. Mort \$39,000. Mar 30, 1910. 10:2696. other consid and 100

Hutchins pl, s s, 150 e Greystone av, 46.4x100.7x50x100. 238th st, n s, 100 e Greystone av, 191.3x135.10x—, and being lots 85, 86 and 98 to 106 map property Waldo Hutchins Est, vacant. James Thom to Lars G Jonasson. Mort \$18,375. Mar 30. Mar 31, 1910. 13:3414. other consid and 100

Hoffman st, s e s, abt 69 s w 187th st, and being lot 94 map made by Andrew Findlay Mar 15, 1851, of Fordham, 50x124, 2-sty frame dwelling and 1-sty frame stable. Jos S Regan HEIR Robert Regan to Bridget H, Margt A, Jas M V and Genevieve C Regan and Anastasia H Clarke. Q C. Mar 30, 1909. Mar 29, 1910. 11:3065. 1,000

Kelly st, e s, 203.9 s 167th st, 30x100 and being lot 17 blk 468 map (No 890) of Isabel T Perry part Fox estate, vacant. Victor Gerhards to Rosa Breitenbach. Mort \$2,500. Mar 25, 1910. 10:2716. other consid and 100

Kelly st, No 874, e s, 616.8 n Longwood av, 33.4x100, 4-sty brk tenement. Release mort. Geo F Johnson to Foxvale Realty Co. Mar 30. Mar 31, 1910. 10:2710. 5,000

Same property. Foxvale Realty Co to Abraham Frankel. Mort \$18,000. Mar 30. Mar 31, 1910. 10:2710. nom

Minford pl, Nos 1530 to 1538, e s, 75 n 172d st, 150x100, four 4-sty brk tenements. Weisman & Herman to Daniel G Griffin. Morts \$92,000. Mar 31, 1910. 11:2977. other consid and 100

*Main st, e s, adj land Stephen or Sands Valentine, runs n e 210 to land William Bowne x s e 39 x s w 200 to st x n w 40 to beginning, Westchester. Michael Dugan to Herbert J Cantrell. 1/2 part. Mort \$6,000. Apr 13, 1906. Mar 25, 1910. 100

North st | s s, at w s Jerome av, 100x75, vacant. Jos L Jones to Jerome av | Joseph H Gallagher, of Hoboken, N J. Mar 31, 1910. 11:3198. other consid and 100

Oak Terrace, No 596, s s, 61 e Crimmins av, 25x100, 1-sty frame church. Marcus Beckmann to Evangelisch Lutherische Concordia Gemeinde, a religious corpn. Mar 23. Mar 25, 1910. 10:2555. 8,200

*Poplar st, n s, 513.1 e from n w s of Bear Swamp road, 25x100 to N Y, N H & H R R Co. Frederick Goldman to Emilie Goldman. 1/2 part. All title. B & S. Mar 21. Mar 26, 1910. nom

*Prospect st (now Carroll st), n s, adj land Robert Vail, runs n 110 x w 50 x s 110 to st, x e 50 to beginning, City Island. Thomas Collins to Stephen Collins and Adele his wife, as joint tenants. Mar 23. Mar 28, 1910. other consid and 100

Simpson st, No 1188 s e cor Freeman st, 100.6x37.6, 6-sty brk Freeman st, No 904 | tenement and stores. Mort \$52,000. Freeman st, No 908, s s, 37.6 e Simpson st, 37.6x100.6, 6-sty brk tenement and stores. Mort \$43,000. at valuation of \$140,000 for both of above.

CONTRACT to exchange for Brooklyn property as follows:
Stone av, n w cor Dean st, runs n 112 to s e s Eastern Parkway x s w 150 to n s Dean st x e 99 to beginning, gore, sub to mort \$27,500; valued at \$50,000.
Harris Ratner with Louis Levy. Mar 8. Mar 30, 1910. 11:2975. exch

*Union st, s s | being lots 1275 to 1289, 1294 to 1308 and Barker av, w s | parts of 1209 and 1309 map Peter Lorillard, at Westchester. Sheridan st, n s | lard, at Westchester.

New Bronx Park, e s |
Bridge st, s s | being lots 1313 to 1327, 1332 to 1346 same map.
Barker av, w s |
Union st, n s |
Bronx Park, e s |

N Y Central Realty Co to Melle Hylkama, of Hackensack, N J. Mort \$60,000. Mar 2. Mar 31, 1910. other consid and 100

Whittier st, w s, 100 n Garrison av, runs n 60 x w 117.5 x s 47.2 x e 75 x s 13.2 x e 30.4 to beginning, and being lots 190 and 191 map (No 1273) of 369 lots of Hunts Point Realty Co, vacant. Jacob Cohen to Mary Walpole. Mort \$950. Mar 29. Mar 30, 1910. 10:2759 and 2762. other consid and 100

*West Carroll st, n s, 950.2 w City Island av, —, extends from land now or late of Martin J Earley to land now or late of Thomas Collins, City Island. Release dower. Eliz Hegeman widow to Hannah M Hegeman. Jan 3. Mar 30, 1910. nom

*Waldo pl, w s, 109.2 n Middletown road, 25x100. Baxter Howell Building Co to John J McCall, Jr. Mort \$3,000. Mar 24. Mar 26, 1910. other consid and 100

*1st st, n s, 105 w Av A, 100x108, Unionport. Alex F Walsh to Wm J Hyland. Mar 24. Mar 31, 1910. nom

*1st st, n s, 105 w Av A, 100x108, Unionport. Mary F Walsh to Alex F Walsh. Feb 21, 1906. Mar 29, 1910. nom

134th st, No 537, n s, 234.4 e Brook av, 28.4x100, 5-sty brk tenement. Philip Halkenhauser to Herman Witthaus. Mort \$15,500. Mar 30, 1910. 9:2262. 100

134th st, No 370, s s, 206.6 w Willis av, 25x100, 1-sty brk store and 3-sty frame dwelling. Fanny Weinberg to Rena Sulzberger. Mort \$6,750 and all liens. Mar 29. Mar 30, 1910. 9:2296. other consid and 100

134th st, No 607, n s, 358.4 e St Anns av, 16.8x100, 2-sty and basement stone front dwelling. James Carlew to Emma C Linson and Sadie I Carlew. B & S. Mar 28. Mar 31, 1910. 10:2547. nom

144th st, No 531 (815), n s, 300 e Brook av, 25x100, 4-sty brk tenement. Henry Siemers, INDIVID and HEIR Angelina A T Siemers to Henry Siemers, Jr, and Louise M D his wife as tenants by entirety. Mort \$14,000. Mar 30. Mar 31, 1910. 9:2271. 100

144th st, No 533 (817), n s, 325 e Brook av, 25x100, 4-sty brk tenement. Same to Louis F Siemers and Kath S H his wife as tenants by entirety. Mort \$16,000. Mar 30. Mar 31, 1910. 9:2271. 100

148th st, No 541, n s, 149.6 w St Anns av, 37.6x84.9, 5-sty brk tenement. Emil G Rupprecht to Marie Rupprecht. Mort \$33,000. Mar 21. Mar 25, 1910. 9:2275. other consid and 100

153d st, No 339, n s, 175 w Courtlandt av, 25x100, 2-sty frame dwelling. David L Shapiro to Filippina F wife of Filippo Governale. Mort \$4,500. Mar 28, 1910. 9:2413. nom

169th st, No 307, n s, 58.4 e College av, 16.8x80, 2-sty frame dwelling. Theodore R Boetzel to Harriet Meyer, of Hicksville, L I. Mort \$3,300. Mar 29, 1910. 11:2783. other consid and 100

169th st, No 307, n s, 58.4 e College av, 16.8x80, 2-sty frame dwelling. Harriet Meyer to Bessie Meyer. Mort \$3,300. Mar 29, 1910. 11:2783. other consid and 100

172d st | e s, 102.9 s Boston road, 25.7x133 to Seabury pl x28.6 Seabury pl | x152.9.

Southern Boulevard, w s, 77.7 s 173d st, 47.4x100x26x102.3. vacant. Emanuel Arnstein et al, EXRS Leopold Hutter to Wm J Dunn. Mar 1. Mar 28, 1910. 11:2967, 2977 and 2978. 12,300

172d st | e s, 102.9 s Boston road, 25.7x133 to Seabury pl x28.6 Seabury pl | x152.9, and being lot 82 map (No 1100) of 300 lots controlled by Henry Morgenthau, also known as lot 36 on map (No 1412) of 107 lots, vacant. Release mort. Crotona Realty Co to Emanuel Arnstein, Benjamin Wertheimer, Henry Leipziger and Alfred Hutter as EXRS Leopold Hutter. Feb 25. Mar 28, 1910. 11:2967. other consid and 100

*175th st, w s, 375 n Gleason av, 25x100 and being lot 68 map Gleason property, 24th Ward. Marie wife of and Fridolin Weber to Richard N Arnow. Mar 25. Mar 26, 1910. other consid and 100

176th st, s s, 76.2 e Topping av, 19x80.2x19x81.6, vacant. Wm C Bergen to Charles Stewart. Mort \$7,000. Mar 26. Mar 28, 1910. 11:2800. other consid and 100

176th st, s s, 57.1 e Topping av, 19x81.6x19x82.11, 2-sty frame dwelling. Wm C Bergen to Theo R Boetzel. Mort \$7,000. Mar 28. Mar 29, 1910. 11:2800. other consid and 100

180th st, No 714, on map No 716, s s, 150 e Crotona av, 25x139.6 x25x138.9, 2-sty frame dwelling. Mary Diamond to Simon Klein. Mort \$5,000. Mar 30. Mar 31, 1910. 11:3095. other consid and 100

181st st, No 744, s s, 130.2 e Clinton av, 33x140.2, 4-sty brk tenement. John Sinclair to Meyer and Abraham Goldberg. Mort \$22,000. Mar 28. Mar 30, 1910. 11:3096. other consid and 100

187th st | s s, 101 w Washington av, runs s 50 x e 101 to Washington av | w s Washington av x s 50 x w 141 x n 100 to s s 187th st x e 40 to beginning, vacant. FORECLOS, Feb 9, 1910. Geo F Langbein, ref to Thos T Reid. Mar 16. Mar 29, 1910. 11:3040. 14,000

201st st, No 289, e s, 42.8 n Bainbridge av, 21x100, 2-sty frame dwelling. John G Kern to Samuel F Ball and Lillian M his wife tenants by entirety. Mort \$4,000. Mar 31, 1910. 12:3299. other consid and 100

201st st, e s, 63.8 n Bainbridge av, a strip, runs e 100 x s 0.7 x w 100 to beginning, gore. Louise Stoecklin to John G Kern. Mar 29, 1910. 12:3299. 150

*222d st, s s, 88.11 w Grace av, 30x62.11x31.8x73.2. Irving Realty Co to Alexander Brown, of Tuckahoe, N Y. Mar 28. Mar 29, 1910. other consid and 100

*227th st | n w cor Barnes av, 64x105, Wakefield. John J O'Brien Barnes av | to Thomas G O'Brien. June 3, 1908. Mar 25, 1910. nom

259th st late Rock st, n s, 130 w Broadway late Old Albany road, 50x60x50x40, except part for West 259th st, vacant. Christopher Keefe or Keefe to Mary E Keefe his daughter. C a G. Mar 16. Mar 25, 1910. 13:3423. gift

*Av D, e s, 33 s 13th st, 25x105, Unionport. Frank A Becker et al to Caroline Spivey. Mort \$3,500. Mar 21. Mar 26, 1910. other consid and 100

Anthony av | s w cor 180th st, 50x100, and being lots 55 and 56 180th st | map of 62 lots at Mt Hope, vacant. Richard V Harrington to Thomas Kenneally. Mar 28. Mar 29, 1910. 11:3156. nom

Arthur av, No 2411, w s, 27.7 n 187th st, 100x113.4x100x113.9, 2-sty frame dwelling and vacant. FORECLOS, Mar 2, 1910. N Taylor Phillips referee to Annie A M, Mary A and Julia E Dennerlein and Emma R Martin EXRS, &c, John F Dennerlein. Mar 30, 1910. 11:3066. 2,000

Av St John | s e cor Beck st, 250 to Fox st x100, vacant. Bernard Beck st | Alexander to Wm Goldstone and Norbert D Light. Fox st | Mort \$35,000. Apr 24, 1909. Mar 25, 1910. 10:2694. 100

Av St John | s w cor Beck st, 250 to n s Fox st x100, vacant. Beck st | William Goldstone et al to Realty Operating Co. Fox st | Mort \$35,000. Mar 26. Mar 31, 1910. 10:2684. other consid and 100

Bryant av, No 1150, on map No 1148, e s, 259.4 n w 167th st, 33.4 x100, 4-sty brk tenement. Samuel Lyttle to George Schroeder. Mort \$18,000. Mar 31, 1910. 10:2754. nom

Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tenement and stores. PARTITION, Feb 24, 1910. John J Hynes, ref, to Jacob B Kaplan. Morts \$13,500 and all liens. Mar 25. Mar 26, 1910. 9:2272. 18,200

Brook av, No 1461, w s, 27.5 n St Pauls pl, runs w 83.11 x n 25 x e 54.7 x n along e l Millbrook, 3.1 x e 27.11 to av, x s 28 to beginning, 4-sty brk tenement. Henry H Vought to Harris and Lena Rofsky. Mort \$13,500 and all liens. Mar 21. Mar 28, 1910. 11:2896. nom

Brook av, No 460, e s, 99.8 n 145th st, 25x100, 5-sty brk tenement and store. FORECLOS, Feb 24, 1910, John J Hynes ref to Paul Hellinger. Mort \$16,000. Mar 25. Mar 28, 1910. 9:2272. 22,100

Bathgate av, No 1657, w s, 100.2 s 173d st, 50x114.5, 2-sty frame dwelling. Leader, Bloom & Silverman Realty Co to Nathan Cohen. Mort \$5,000. Mar 25. Mar 26, 1910. 11:2914. other consid and 100

Boscobel av, No 1422, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7, 2-sty frame dwelling. Edmondson Construction Co to Louisa Rinaldi. Mort \$5,000. Mar 25. Mar 28, 1910. 11:2874. other consid and 100

Bassford av, e s, 244.11 n 182d st, 19x74.11x19x74.4, vacant. Release mort. John C Gulick to Wm L Phelan. Mar 3. Mar 28, 1910. 11:3050. nom

Bassford av, e s, 194.1 n 182d st, 141x77.1x141x72.9, 2-sty frame stable and vacant. Wm L Phelan to Phelan Bros Construction Co. Morts \$12,000. Mar 3. Mar 28, 1910. 11:3050. other consid and 100

Bryant av, | s e cor 181st st, 111.2x115x112.11x100, vacant. Wm 181st st | H Booth to Marie Krabo and Johanna R Ernst. Mar 24. Mar 25, 1910. 11:3138. other consid and 100

Bryant av | s e cor 181st st, 111.2x115x112.11x100, vacant. Re-181st st | lease mort. The Poughkeepsie Trust Co to Wm H Booth. Mar 23. Mar 25, 1910. 11:3138. 2,000

College av, w s, 270 s 169th st, 50x85, 3-sty frame dwelling and 2-sty frame stable in rear. Henry L Harrison to Margaret Harrison. Mort \$7,000. Mar 22. Mar 28, 1910. 9:2439. other consid and 100

*City Island av (Main st) | n w cor Pilot st, 100x240.9x100x250.6 Pilot st | except part for av, City Island. James F Horton et al HEIRS, &c, Delia A Horton to Francis X Butler. Mort \$4,000. Feb 7. Mar 28, 1910. other consid and 100

Crotona av | s e cor 182d st, 70.3x34.7x70x28.5, vacant. Meyer 182d st | Goldberg et al to John Sinclair. Mort \$2,500. Mar 29. Mar 30, 1910. 11:3098. other consid and 100

Crotona av, No 2168, e s, 70.3 s 182d st, 29.3x88.1x27.11x85.6, 3-sty frame dwelling. Louis W Fredeman to Jacob A Hess. Mort \$6,000. Mar 25. Mar 28, 1910. 11:3098. other consid and 100

Creston av, No 2266, e s, 143 s 183d st, 16.8x89.6, 2-sty brk dwelling. FORECLOS Mar 9, 1910. Lewis A Abrams to Chas R Butler. Mar 24. Mar 28, 1910. 11:3163. 5,800

Clay av, No 1325, w s, 339.1 n 169th st, 25x81.10x25x82.1, 3-sty frame dwelling. Ida Abelman to Bessie Berkowitz. Mort \$6,000. Mar 30, 1910. 11:2782. nom

Fordham road, s s, abt 70.8 e Loring pl, 29.6x119.2x25x104.9 and being lot 114 amended map Cammann estate at Fordham Heights, vacant. Release mort. Farmers Loan & Trust Co as TRUSTEE to Fleischmann Realty and Construction Co. Mar 24. Mar 25, 1910. 11:3225. nom

Same property. Release mort. The Corn Exchange Bank to same. Mar 24. Mar 25, 1910. 11:3225. nom

Same property. Fleischmann Realty and Construction Co to McLernon Realty and Construction Co. Mar 24. Mar 25, 1910. 11:3225. other consid and 100

Grand Boulevard and Concourse, e s, 106.9 n 189th st, a strip, runs n 46.1 x s 46.1 x w 3.11 to beginning, gore, vacant. Release mort. Frank M Clute as TRUSTEE, &c, to John B Haskin Estates, Inc, a Maine corp. Mar 23. Mar 25, 1910. 11:3153. 884.29

Same property. John B Haskin Estates to Arthur E Briggs. Mar 15. Mar 25, 1910. 11:3153. other consid and 100

*Green av | n e cor New Haven R R av, 100.9x117.10x100.7
New Haven R R | x119, Westchester. George Glenz to Harris Ratner. Mort \$3,000. Mar 30. Mar 31, 1910. other consid and 100

Hughes av, No 2114, e s, 147.3 n 180th st, 25.1x81.6, 3-sty brk dwelling. Cath F Cox to James Perrone and Andrew Russo. Mort \$5,500. Mar 24. Mar 25, 1910. 11:3081. 100

Hoe av, e s, 125 s Freeman st, 25x100, and being lot 41 map Sec A of Vyse estate, vacant. George Schroeder to Belindia T Lytle. Mar 31, 1910. 11:2986. other consid and 100

Kingsbridge road, No 28, s s, 34 w Morris av, 16x80, 3-sty brk dwelling. Release mort. The Farmers Loan and Trust Co as TRUSTEE to Fleischmann Realty and Construction Co. Mar 24. Mar 25, 1910. 11:3191. 980

Kingsbridge road, No 28, s s, 34 w Morris av, 16x80, 3-sty brk dwelling. Fleischmann Realty and Construction Co to Edward D Kelly. Mort \$6,500. Mar 24. Mar 25, 1910. 11:3191. other consid and 100

Kingsbridge road | s w cor Marion av, 26.5x115.5x25x123.11, va-
Marion av | cant. Release mort. Emigrant Industrial Savings Bank to James H Jones. Mar 8. Mar 28, 1910. 11:3026. nom

Kingsbridge av, No 3427, w s, 228 n 234th st, 50x100, 2-sty frame dwelling. nom

Union av, No 769, w s, 116.8 n 156th st, 16.8x65.2x17.10x75.11, 2-sty frame dwelling. Esther Davis to Karie Rommelsbacher. All liens. Mar 29. Mar 31, 1910. 10:2676, 13:3406. nom

Same property. Karie Rommelsbacher to Raphael Davis. All liens. Mar 29. Mar 31, 1910. 10:2676, 13:3406. nom

Longfellow av, late Division st, s e s, abt 30 n Rodman pl, and being lot 26 map Wm Crowther, 25x100, except part for Longfellow av, 2-sty frame dwelling. Jas G B E Ford to Kath P Hooks. Morts \$5,00 Oand all liens. Nov 15, 1909. Mar 30, 1910. 11:3016. nom

*Lamport av, s s, 375 w Fort Schuyler road, 25x100, and being lot 70 map (No 1098) of Tremont Heights. The Lamport Realty Co to Mary Weinstock. All liens. Feb 10. Mar 30, 1910. other consid and 100

Lafontaine av | n w cor 179th st, 92.5x240x58.7x242.5, vacant.
179th st | s s, 115.4 e 3d av, runs s 302.8 x e 95.9 to w s
Monterey av | Monterey av x n 304.8 to 179th st x w 101 to be-
ginning, vacant. ginning, vacant. other consid and 100

Monterey av | s e cor 179th st, 428 to n s 178th st x100x412.9 to
178th st | s s 179th st, x101.1 to beginning, vacant. other consid and 100

179th st | City Real Estate Co and Vennette F Pelletreau and Chas F Cooper to Geo F Johnson. All liens. Mar 29. Mar 31, 1910. 11:3061. nom

Longfellow av | n w cor Jennings st, 75x60, 3-sty frame tenement
Jennings st | and store and vacant. Twenty-Third Ward Land Impt Co to Rosa Geissinger. Q C. Mar 29. Mar 30, 1910. 11:3000. nom

Same property. Sarah S S Sturges to Rosa Geissinger. Q C. Mar 24. Mar 30, 1910. 11:3000. nom

*La Salle av, n s, 410.10 e Fort Schuyler road, 50x110.10x49x 108.10 and being lots 21 and 22 map (No 1175) of Wm H Wallace on Fort Schuyler road. Frederick Goldman to Emilie Goldman. 1/2 part. All title. B & S. Mort \$2,200. Mar 21. Mar 26, 1910. nom

Lafontaine av, w s, 75 s 178th st, 50x100, vacant. Herman Schumacher to Catharine Kountze. Mort \$4,500. Mar 30. Mar 31, 1910. 11:3060. other consid and 100

Lind av, e s, abt 326.9 s 169th st, 74.9x119.5x93.3, and being lots 1 and 2 parcel 3 map subdivision Estate Wm B Ogden at High-bridge filed May 24, 1907, vacant. Leon Sable to Leon Sable Realty Co. Mort \$8,400. Mar 14. Mar 26, 1910. 9:2533. other consid and 100

Morris av, No 1973, w s, 260 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Charles Schneider. Mort \$8,000. Mar 25. Mar 26, 1910. 11:2829. other consid and 100

Morris av | n w cor 165th st, 50.10x102.8x40.6x103.4, vacant. Re-
165th st | lease mort. Morris Avenue Realty Co to Civic Realty and Construction Co. Mar 23. Mar 25, 1910. 9:2448. 2,000

*Magenta av (211th st) | s e cor Rosewood av, and being lots 157
Rosewood av | and 158 map (No 426) of lots near Will-
iamsbridge station, 55.7x100. Nicola Madonna to Luigi Bufano. Mort \$1,200. Mar 28. Mar 29, 1910. other consid and 100

*Monticello av, e s, 232.4 s Kingsbridge road, 50x100, Edenwald. Jacob Gold to Abraham Perlman. Mar 30, 1910. 100

*Mulford av, w s, 150 s Alice st, 25x100. Leonardo Dalio to Giuseppe Falcone. Mar 22. Mar 30, 1910. nom

Nelson av, No 1621, w s, abt 221 n Featherbed lane, 25x121.7x25x 123.4 and being lot 118 map of Century Investing Co, vacant. August Nelson to Jacob Stumpf. Mort \$6,000. Mar 22. Mar 25, 1910. 11:2876. other consid and 100

*Old Boston road, w s, 251.10 s 1st st, being n 1/2 of s 1/2 of lot 133 map of Olinville. nom

Old Boston road, w s, 303.4 s 1st st, runs w 88 x n 25 x e — to road, x s — to beginning, being s 1/4 of lot 133 same map. Robert F Shell et al HEIRS, &c, Anna M Shell to Marcella M Oakes (Shell). Q C. Feb 26. Mar 28, 1910. 100

Park av, e s, 111.5 s 158th st, 28.3x92.3x25x79, vacant. Caroline Henning to Patrick H Sexton. Apr 6, 1909. Mar 29, 1910. other consid and 100

Park av, Nos 4181 and 4183 (Myrtle av), w s, 115 n 176th st, 23x 100, two 1-sty frame stores. Carl F Rubsam to Chas G Bauer and Elsie J his wife as tenants by entirety. All liens. Mar 30. Mar 31, 1910. 11:2900. other consid and 100

Park av, Nos 4290 to 4292, e s, 125 s 179th st, 41x100, 5-sty brk tenement. nom

Park av, e s, 217.4 s 179th st, 41.4x100, vacant. nom

Park av, e s, 258.4 n 178th st, 41.4x100, vacant. Release mort. Elizabeth MacCarthy to Henry Cleland. Q C. Mar 28. Mar 29, 1910. 11:3035. nom

*Rosedale av, w s, and being lots 471 and 472 blk P map (No 514) of Mapes Estate, 50x—. Florence E Robinson, widow and ADMTRX Henry Robinson to Chas D Lloyd, of South Norwalk, Conn. Mort \$2,200. Jan 21. Mar 26, 1910. other consid and 100

*Road from Eastchester Church to the public landing, e s, bounded on's by land of Elijah Guion, n by land of Coburn and e by land of Alfred H Duncombe, contains 5 15-100 acres, Eastchester. James J Fine to George Hooks. 5-9 parts. Mort \$9,000 and all liens. Mar 30. Mar 31, 1910. 3,500

*Road from Eastchester Church to the Public Landing, e s, bounded on s by land of Elijah Guion, on n by land of Coburn and e by land of Alfred H Duncombe, contains 5 15-100 acres, Eastchester. J C Julius Langbein to Geo H Lester. 1-3 part. Mort \$9,000. Dec 9, 1907. Mar 30, 1910. other consid and 100

*Same property. Geo H Lester to James J Fine of Providence, R I. 1-9 part. Mort \$9,000 and all liens. Feb 15, 1909. Mar 30, 1910. nom

*Same property. Same to Sarah L Swezy. 1-9 part. Mort \$9,000 and all liens. Dec 8, 1909. Mar 30, 1910. nom

*Same property. Sarah L Swezy to Jas J Fine of Providence, R I. 1-9 part. Mort \$9,000 and all liens. Feb 21, 1910. Mar 30, 1910. nom

Southern Boulevard, w s, 77.7 s 173d st, 47.4x100x26x102.3, and being lot 199 on map (No 1100) being also lots 61 and 62 on map (No 1412), vacant. Release mort. Crotona Realty Co to Emanuel Arnstein, Benj Wertheimer, Henry Leipziger and Alfred Hutter as EXRS Leopold Hutter. Feb 25. Mar 28, 1910. 11:2977, 2978. other consid and 100

Sedgwick av, No 2503, w s, 204.5 n from an unnamed st, at intersection of Sedgwick av and Bailey av, 37.8x100, 2-sty frame dwelling. Frank H Davis to Lillian E Davis his wife. All liens. Mar 23. Mar 28, 1910. 11:3237. nom

Steuben av, w s, 100 s 210th st, 75x100, vacant. Ernestine Malino to Harry Seligman. Mort \$2,000. Mar 25. Mar 30, 1910. 12:3326. other consid and 100

Same property. Harry Seligman to Leo Levinson. Mort \$2,000. Mar 30, 1910. 12:3326. other consid and 100

St Anns av, No 769, w s, 75 s 158th st, 25x100, 4-sty brk tenement. Max Baron to Josephine Klar. Mort \$10,000. Mar 30, 1910. 9:2360. other consid and 100

Sheridan av, now Carroll pl, w s, 214.10 n 165th st, old line, 50x 86.6, vacant. Owen T Darney to Emma Caughlan. Mort \$5,500 and all liens. Mar 29. Mar 30, 1910. 9:2462. other consid and 200

Stebbins av, e s, 188.9 s 165th st, 50x80, vacant. James Hebron to Mary Hebron. Q C. Mar 26. Mar 31, 1910. 10:2698. nom

Tinton av, w s, 267.6 n 161st st, runs n 82.7 x w 35.1 x w 100 x s 82.2 x e 135 to beginning, vacant. Walter L Hill and ano exrs Harford B Kirk to Daniel G Griffin. Mar 30. Mar 31, 1910. 10:2658. 22,000

Tinton av, w s, 267.6 n 161st st, runs n 82.7 x w 35.1 x w 100 x s 82.2 x e 135 to beginning. Daniel G Griffin to Weisman & Herman, a corpn. Mar 31, 1910. 10:2658. other consid and 100

Tremont av | n e cor Prospect av, 100x175, vacant. J C Julius
Prospect av | Langbein to Clement H Smith, 1-9 of 1-3 part. Mt
\$29,000. Mar 3. Mar 28, 1910. 11:3106. other consid and 100

Trinity av, Nos 971 and 973, w s, 27 s 164th st, 73x100, two 5-sty brk tenements. Helen A Shea to Annie Marsich. B & S. Oct 25, 1909. Mar 28, 1910. 10:2632. nom

Trinity av. Release mort on land as lies s of center of party wall bet Nos 970 and 968 Trinity av and extending from front to rear of lot. Release mort. Sophie Heins to John G Borgstede. Mar 24. Mar 25, 1910. 10:2639. nom

Trinity av, No 968, e s, 392.6 s 165th st, 27.6x100, 3-sty frame dwelling. John G Borgstede to Hugh P O'Rourke. Mort \$6,000. Mar 24. Mar 25, 1910. 10:2639. other consid and 100

Topping av, No 1823, w s, 69.3 s 176th st, 20x97.8x19.10x93.11, 3-sty brk dwelling. Adolph Rosenzweig to Sarah Rosenzweig. Mort \$6,000. Mar 29. Mar 30, 1910. 11:2800. nom

Union av, No 1161, w s, 30.5 n 167th st, old line, 15.1x100x14.10 x100, 2-sty frame dwelling. George Franzen to Bertha Fuchs. Mort \$2,000. Feb 11, 1909. Mar 29, 1910. 10:2672. nom

Same property. Bertha Fuchs to Margareta Franzen. Mort \$2,000. Feb 11, 1909. Mar 29, 1910. 10:2672. nom

Vyse av, No 2074, e s, 207 s 180th st, 35x112.5x35x112.11, 4-sty brk tenement. Marie Krabo and ano to Wm H Booth. Morts \$20,500. Mar 24. Mar 26, 1910. 11:3132. nom

Vyse av, No 1466, e s, 87.6 n Jennings st, 18.9x100, 2-sty frame dwelling. Rebecca A C Edwards to Wm J Kerr. Mar 31, 1910. 11:2995. other consid and 100

Valentine av | s e cor 197th st, 90.1x26.9x26.9x90, vacant. Eliz-
197th st | abeth Cantrell to Herbert J Cantrell. Mort \$1-
600. Mar 23, 1907. Mar 25, 1910. 12:3301. other consid and 100

*White Plains road, w s, 150.1 n Becker av, 78.2x127x77.10x134.1, Washingtonville. Therese Steinbock to The Mantle Realty Co. Mort \$6,500. Mar 24. Mar 26, 1910. other consid and 100

*White Plains road, w s, 251.8 s 213th st, 26x93.11x25.8x100.3. Release mort. Ida B McTurck to Marcella M Oakes. Mar 12. Mar 28, 1910. nom

*West Farms road old n s | a strip bet De Voe st and Bronx
Walker av, new n s | Park av. Agreement as to release
of easements, &c. Chester Mortgage Co et al with Suffolk St Building & Construction Co. All title. Feb 7. Mar 25, 1910. nom

Wilkins av, w s, 352.5 s Intervale av, 84.11x118x76.2x91.9, vacant. Henry Morgenthau Co to Burnett Weil Construction Co. B & S. Mar 29, 1910. 11:2976. other consid and 100

Weeks av, No 1685, w s, 6 n 173d st, 30x95, 2-sty frame dwelling and store. Amelia Isele to Chas A Metzger. Mort \$5,000. Mar 29. Mar 30, 1910. 11:2791, 2792, 2793 and 2796. nom

*Walker av, n s, 50 w Chauncey st, 50x67.1x50x67. Edward Frey to Philip H Krausch. Mar 24. Mar 28, 1910. other consid and 100

Washington av, No 1044, e s, 50 n 165th st, 25x100, vacant. Babetta Doherr to Anton Dill. Mar 29. Mar 30, 1910. 9:2370. 100

Washington av, No 1063 (1071), w s, 192.1 s 166th st, 25x200, except part for av, 5-sty brk tenement and stores. Marcellin F Dellac to Clarice M Cassot. Mort \$32,500. Mar 25, 1910. 9:2387. other consid and 100

Brooklyn
L. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.

BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS
CHARLES W. TREMBLEY, 171 Broadway, N. Y.

East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

West Farms road, s e s, abt 300 n 176th st, and being lot 41 map land, &c, of estate Wm Crowther, runs s w 49.6 x s e 46 to Bronx River x n e 46 x n w 42 to beginning, 2-sty frame building. Caroline Spivey to Frank A Becker. Mort \$5,000. Mar 24. Mar 26, 1910. 11:3021. other consid and 100
 Lot 12562 in sec 115 map of Woodlawn Cemetery, contains 750 superficial ft. The Woodlawn Cemetery to George Dorn. Mar 24. Mar 30, 1910. 12:3361. 1,875
 *Lots 36 and 50 map New Village of Jerome. Geo H Lawrence, EXR, &c, Eliz H Sias to John J Zuelch. July 6, 1909. Mar 31, 1910. 960
 *Lot 36 same map. John J Zuelch to Melrose Realty Co. Jan 11, 1909. Mar 31, 1910. nom
 *Plot begins 740 e White Plains rd at point 795 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. Salvatore Vasi et al to Paul Kloeffler. Mort \$3,000. Mar 28. Mar 29, 1910. other consid and 100

53d st | n s, 369 e 1st av, 100x200.10 to s s
 54th st E, Nos 424 to 430 | 54th st. Surrender and merger of lease in fee. The Consumers Brewing Co of N Y (Lim) to Gustav T Von Glahn. Mar 23. Mar 26, 1910. 5:1365.
 other consid and 100
 100th st, Nos 202 and 204 East, all. Edwin L Kanner to Mendel & Co; 5 years from May 1, 1910. Mar 26, 1910. 6:1649....4,000
 107th st, No 316 East. Assign lease. John A Fiore to Pasquale Fiore. Mar 15. Mar 29, 1910. 6:1678.....nom
 107th st, No 316 East, store, &c. Harry Broadman to John and Pasquale Fiore; 3 years from Oct 1, 1909. Mar 29, 1910. 6:1678.....480
 110th st, No 527 West, apartment No 93. Gracehull Realty Co to Cyrus C Wells; 1 5-12 years from May 1, 1910. Mar 31, 1910. 7:1882.....1,200
 110th st, s s, 125 w 8th av, all. Martin G Ferguson and ano to Eureka Automobile Station, a corpn; 5 years from Apr 1, 1910 (5 years renewal). Mar 31, 1910. 7:1845.....6,000 and 7,000
 111th st, No 248 East.....|
 Cor store. Antonetta Roscigno to Theodoro Stroumbos et al; 3 years from Feb 1, 1910. Mar 29, 1910. 6:1660.....540
 115th st, No 84 West. Assign lease. Knickerbocker Wine & Liquor Co to Steinhart Bros & Co. Mar 21. Mar 29, 1910. 6:1598.....nom
 116th st, No 103 West, store, &c. Samuel Floersheimer to Philip Berxmann; from Apr 1, 1910 to Aug 1, 1917. Mar 29, 1910. 7:1901.....600 to 1,200
 121st st, n s, 130 e 1st av, 133x100.11. Assign lease. Susie J Altschul to Fannie Souwein. 1/2 part. Mar 1. Mar 29, 1910. 6:1809.....nom
 124th st, Nos 154 to 160 West, all. Uptown Realty Co to Darius L Dean & Chas H Potter; 10 years from Apr 1, 1910. Mar 26, 1910. 7:1908.....14,000 and 15,000
 125th st, Nos 67 and 69 West. Assign lease. Max Strasser to Robt T Wood of Cold Spring, N Y. Mar 24, 1910. Mar 25, 1910. 6:1723..... other consid and 100
 Broadway, Nos 529 to 533 n w cor Spring st, the basement. Nath-Spring st, Nos 95 and 97 | alie E Baylies to The Frederick Blaser Co, a corpn; 5 years, from May 1, 1910. Mar 25, 1910. 2:498.....4,000
 Broadway, No 1553. Consent to assign lease by Emily E Wood to assignment by James Churchill to The George Rector Co. Sept 11, 1909. Mar 25, 1910. 4:1018.....
 Broadway, No 1687, s w cor 53d st, all. Mary T Yourell and ano to Bernard Blair; 5 years, from May 1, 1910. Mar 25, 1910. 4:1024.....taxes, &c, and 3,750
 Same property. Assign lease. Bernard Blair to M Groh's Sons. Mar 17. Mar 25, 1910. 4:1024..... nom
 Broadway, No 1551 | n w cor 46th st, 23.10x94.7x23.3x
 46th st, Nos 201 1/4 and 201 1/2 | 103.3. Consent to assign lease by Jean M Mantel, TRUSTEE J B Mantel, decd, to assignment by James Churchill to the George Rector Co. Aug 17, 1909. Mar 25, 1910. 4:1018.....
 Broadway, No 1730, basement store. Henry Schwarzwalder to Frank J Bunnell; from Jan 1, 1910, to April 1, 1915. Mar 28, 1910. 4:1027.....1,600 to 2,000
 Broadway, Nos 1845 and 1847. Assign lease. James H O'Donnell and Michael Hurley to The O'Donnell Restaurant Co. Mar 15, 1909. Mar 31, 1910. 4:1113.....nom
 Broadway, Nos 1845 and 1847, all. Upright Co to Michael Hurley; 21 years, from Mar 1, 1910. Mar 31, 1910. 4:1113..... taxes, &c, and 18,000 to 22,000
 Broadway, No 2289, store and basement. James C Ewing, AGENT for Herbert Du Puy to Helene & Tabor, a corpn; 5 years from May 1, 1911. Mar 31, 1910. 4:1230.....2,500
 Bowery, No 28, store, &c. Max Mandel Realty Co to Robt S Ferguson doing business as A C Benedict; 3 years from May 1, 1910. Mar 26, 1910. 1:163.....2,400
 Central Park West | The "Langham" apartment on 10th floor.
 73d st | Abraham Boehm and ano to Bernard Sachs;
 74th st | 3 years, from Oct 1, 1909. Mar 28, 1910. 4:1126.....6,200
 Columbus av, No 815.....|
 100th st, No 74 West.....|
 Assign lease. Maurice M McCormick to Wm C Knobloch; Sept 13. Mar 28, 1910. 7:1835.....nom
 Columbus av, No 825, north store. Adele R Ughetta and ano to Paul Haenel; 3 1-12 years, from April 1, 1910. Mar 28, 1910. 7:1836.....960 to 1,020
 Lenox av, No 125, s 1/2 of store. Samuel Floersheimer to Meyer Fink; from Mar 1, 1910 to Aug 1, 1913 (4 years renewal at \$1,200). Mar 29, 1910. 7:1901.....600 to 1,000
 Lenox av, No 125, north 1/2 of store. Samuel Floersheimer to Samuel and Louis Hamburger; from Mar 1, 1910, to Aug 1, 1917. Mar 30, 1910. 7:1901.....1,500
 Madison av, n e cor 113th st, store, &c. Matilda Precht to Hyman Feiner and Louis Schwartz; 4 years, from May 1, 1910. Mar 30, 1910. 6:1619.....1,200
 Morningside av, No 131 | n e cor Hancock st, store. George B Hancock pl, No 39 | Wilson to James A Wallace; 2 years from Mar 1, 1912. Mar 31, 1910. 7:1951.....1,800
 Same property. Assign lease. James A Wallace to Michl J Ryan. Mar 22. Mar 31, 1910. 7:1951.....nom
 Same property. Assign lease. Michl J Ryan to Arthur Jost. Mar 22. Mar 31, 1910. 7:1951.....nom
 Morningside av, n e cor Hancock pl. Assigns lease. Wm Corey to Jas A Wallace, June 27, 1907. Mar 31, 1910. 7:1951.....nom
 West End av, No 154, s e cor 67th st, cor store, &c. Albert J G Rieman to M Grohs Sons, Inc; 5 years, from May 1, 1910. Mar 25, 1910. 4:1158.....1,800
 1st av, No 54, store and basement. Anna M Klemann to Jacob Gernannt and Jakob Schmitt; 3 years, from Apr 1, 1910. Mar 30, 1910. 2:431.....1,440
 1st av, No 246, e s, 77.6 n 14th st, 25.9x94, the lot. Wm W Astor to Henry J Kopf; 15 years, from Feb 1, 1910. Re-recorded from Feb 21, 1910. Mar 28, 1910. 3:946...taxes, &c, 1,100
 1st av, No 244, e s, 51.9 n 14th st, 25.9x94, the lot. Wm W Astor to Henry J Kopf; 15 years, from Feb 1, 1910. Re-recorded from Feb 21, 1910. Mar 28, 1910. 3:946...taxes, &c, and 1,100
 1st av, No 1496, store.....|
 1st av, No 1498, store and basement.....|
 2d av, No 2155.....|
 Pincus Nathan to Max Gang; 5 years, from May 1, 1910. Mar 29, 1910. 5:1473.....2,190

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.

March 25, 26, 28, 29, 30 and 31.

BOROUGH OF MANHATTAN.

Clinton st, No 72, window space, &c. Morritz Weinstein to Selig Rosenblum; 5 years, from May 1, 1908. Mar 25, 1910. 2:349.480
 Eldridge st, Nos 54 and 56, stores, basements and 2d sty, except 4 rooms. Minnie Horowitz to Henry and Samuel Witty; 6 years, from May 1, 1911. Mar 28, 1910. 1:300.....4,200
 Eldridge st, No 58, all. Edith A McCormick and Frank J Kennedy TRUSTEES Peter McCormick to Henry and Samuel Witty; 5 years, from Mar 1, 1910. Mar 28, 1910. 1:300....2,400 and 2,500
 Grand st, Nos 363 and 365, west store. Julius Schattman to Beckie Kebart; 5 years from May 1, 1910. Mar 29, 1910. 1:311.....2,550
 Houston st, No 301 East, 5 rooms on 2d floor. Philip Kosch to Abraham Fishman; 3 years from May 1, 1910. Mar 31, 1910. 2:350.....360
 Lewis st, Nos 88 and 90, all. Nathan Levy to Asher Haber; 3 years, from Apr 1, 1910. Mar 25, 1910. 2:329.....5,593.96
 Manhattan st, No 62, 4 rooms on 1st floor, n s, furnished. Chas L Fox to Conried J Weisenborn; 4 1-12 years, from Mar 1, 1910. Mar 28, 1910. 7:1966. Notes, \$100 monthly for first 34 months and thereafter \$60 monthly.....
 Norfolk st, No 178, all.....|
 Norfolk st, No 176, part basement.....|
 The First Hungarian Congregation Ohab Zedek to Hermann Kronowitz; 5 8-12 years, from Sept 1, 1909. Mar 25, 1910. 2:355.....4,300 and 4,500
 Orchard st, No 62, store, basement and 1st loft. Joseph Cohen to Harry Kramer and Philip H Rosenberg; 1 year, from May 1, 1910. Mar 30, 1910. 2:309.....3,000
 3d st, No 285 East. Contract or agreement to assign lease. Rosa Lewis with Abram Heller. Mort \$1,200. Mar 23. Mar 28, 1910. 2:373.....2,200
 5th st, No 802 East, s e cor Av D, store and 1st floor. Mary Rosenberg to Leon Feldman; 3 years, from May 1, 1910. Mar 30, 1910. 2:360.....1,428
 7th st, Nos 219 and 221 East, all. David Cohen et al to Louis Joseph; 2 years, from Feb 1, 1910. Mar 30, 1910. 2:390...6,128
 8th st, No 6 East | s s, 125 e 5th av, 25x90. Assign lease. Wm or Clinton pl | B Patten, INDIVID and ADMR Emma F Patten, decd, et al to Sophie M and Louis Mayer. Jan 15. Mar 31, 1910. 2:550.....nom
 16th st, No 443 West, store and part basement. Emilie Hoffman to Edward Levisohn; 5 years from Apr 1, 1910. Mar 31, 1910. 3:714.....480
 21st st, No 43 West, all. Annie W Gould to Harry Geier; 21 years from May 1, 1910. Mar 29, 1910. 3:823..... taxes, &c, and 3,000
 22d st, No 142 East, all. Robt W Bernard to Andrew Jass; 3 years from May 1, 1910. Mar 29, 1910. 3:877.....1,350
 28th st, No 42 West, all. The Trust Co of America TRUSTEE Lewis T Warner to John B Nugent, Jr; 3 years, from May 1, 1908. Mar 25, 1910. 3:829.....taxes, &c, and 3,000 to 3,200
 Same property. Same to same; 4 years, from May 1, 1911. Mar 25, 1910. 3:829..... taxes, &c, and 3,200
 39th st, No 616 West, all. Anna M Von Dohlen to Julius Oppenheimer and Gustav Freund; 1 year, from May 1, 1910, with 2 years renewal at \$1,200. Mar 25, 1910. 3:684.....1,100
 42d st, Nos 317 and 319 West, stores, &c. Francis K Seagrist to O'Beirne Brothers; 5 years, from May 1, 1910. Mar 28, 1910. 4:1033.....1,200 to 1,800
 43d st, Nos 149 to 151 West, n s, 125.6 w Broadway, 60x100.5, all. Alonzo Hornby to Geo F Considine; 21 years, from May 1, 1910, with 21 years renewal. Mar 30, 1910. 4:996..... taxes, &c, and 15,000 to 21,000
 46th st, No 28 East, parlor floor and basement. Eugene J Quin to E W Brown Co; 3 10-12 years, from Apr 1, 1910. Mar 25, 1910. 5:1281.....3,600 to 4,750
 46th st, Nos 70 and 72 West. Subordination of lease to mort for \$200,000. Wm N Heard and Wm H Grosscup with New Netherlands Bond & Mortgage Co. Mar 29, 1910. 5:1261.....nom
 47th st, No 66 W, house. Annie F Smith to Sophie Loeb and Josephine Currie; 5 years, from Oct 1, 1909. Mar 30, 1910. 5:1262.....4,000
 48th st, No 21 East, store and 1st loft. Harry Parker to Emma R Rice; 4 9-12 years, from Jan 1, 1910. Mar 30, 1910. 5:1284.....1,260 to 2,500
 49th st, Nos 329 and 335 East, two buildings. Frank Hillman Realty Co to Leon Zetekoff; 3 years from Apr 1, 1910. Mar 31, 1910. 5:1342.....8,880
 50th st, No 56, s s, 681 w 5th av, 20.6x100.5. Assign lease. Geo A Miller of Montclair, N J, to G Willett Van Nest. Nov 11, 1902. Mar 25, 1910. 5:1265.....23,000



Tel., 1094 Rector

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

1st av, No 33, cor 2d st, store.....	Adler, Lena with Virginia Danziger and William Hyams, exrs Max Danziger. 152d st, Nos 615 and 617, n s, 200 w Broadway, 50x99.11. Subordination agreement. Mar 24. Mar 29, 1910. 7:-2099. nom
2d st, No 86, part basement.....	Albanesi, Julia J with Anna M Ford extrs Frances W Ford. Broadway, late Kingsbridge av, No 27. Subordination agreement. Mar 29. Mar 31, 1910. 13:3402. nom
Eduard Winter to Isidor Lempert; 3 years from May 1, 1910. Mar 31, 1910. 2:444.....	Anderson P Chauncey and Ellery O to Lorin S Bernheimer. West Broadway, No 551, e s, 141.6 s 3d st, 21.8x128.9x22x128.9. P M. Mar 22, due Apr 1, 1913, 5%. Mar 31, 1910. 2:536. 15,000
2d av, Nos 2188 and 2190, all. Agostino Pescatore to Francesco D'Aversa and Antonio Isoldi; 3 1-12 years from Apr 1, 1910. Mar 29, 1910. 6:1684.....	Bradley, Miles to BOWERY SAVINGS BANK. Cherry st, No 421, s s, 175.7 w Jackson st, 25x92.7x25.1x93.6. Mar 31, 1910, 3 years, 5%. 1:260. 2,000
2d av, No 1010, store, basement and 2d floor. Bernhard Kolb to Christian Gommel; 5 years from May 1, 1910. Mar 29, 1910. 5:1346.....	Brody, Saml with Henry Wollman. Hester st, No 72. Two subordination agreements. Mar 24. Mar 31, 1910. 1:299. nom
3d av, No 194, all. Henry Iden and ano, EXRS, &c, John P Schmenger to William Allaire & Sons; 5 years, from May 1, 1910. Mar 31, 1910. 3:873.....	Bernard, Julia D to Allen T Miner. 183d st, No 565, n s, 180 e St Nicholas av late 11th av, 20x99.11. Mar 30, 5 years, 5%. Mar 31, 1910. 8:2154. 11,500
3d av, No 1349. Assign lease. John J Regan to Fenton Lalor and ano. Mar 26. Mar 28, 1910. 5:1432.....	Bodine, John H to American Mortgage Co. 185th st, n s, 125 w St Nicholas av, runs n 58.6 x w 75 x s 59 to st x e 75 to beginning. Mar 31, 1910, 5 years, 5%. 8:2166. 46,000
3d av, s 1st store from s s 76th st, 16x68, store and cellar. Philo Realty & Construction Co to Edward Hirschhorn; from Dec 1, 1909 to Sept 30, 1914. Mar 29, 1910. 5:1410.....	Banner, Minnie and Solomon M devisees Simon Banner with SEAMENS BANK FOR SAVINGS in City N Y. Columbus av, Nos 306 to 316, s w cor 75th st, No 100, 127.8x100. Extension of \$250,000 mort until May 8, 1915, at 4½%. Mar 28. Mar 29, 1910. 4:1146. nom
3d av, No 1592, south store and part cellar. Samuel J Cohen to Edward Hirschhorn; 5 years from May 1, 1910. Mar 29, 1910. 5:1518.....	Brainin, Anna to TITLE GUARANTEE & TRUST CO. Madison av, No 1851, e s, as in 1872, 84.11 s 121st st, 16x83. Mar 25, 1910, due, &c, as per bond. 6:1747. 5,000
3d av, No 206, n w cor 18th st, all. Mary C Owens to Belvidere Importing Co; 5 years from May 1, 1913. Mar 31, 1910. 3:874.....	Bloodgood, Robt F with SEAMENS BANK FOR SAVINGS in City N Y. 56th st, No 67 East. Extension of \$35,000 mort until Apr 17, 1915, at 4½%. Feb 28. Mar 25, 1910. 5:1292. nom
5th av, No 302, n w cor 31st st, 30x100, all.	Bernstein's (Louis) Co to TITLE GUARANTEE & TRUST CO. 37th st, No 245, n s, 250 e 8th av, 25x98.9. P M. Mar 24, due, &c, as per bond. Mar 25, 1910. 3:787. 21,000
31st st, n s, 100 w 5th av, 25x98.9, all.	Baird, Jennie G wife Wm R to Louis J Weil et al, exrs, &c, Matthias Strasburger. 83d st, No 63, n s, 175 e Columbus av, 17x102.2. Mar 25, 5 years, 4½%. Mar 26, 1910. 4:1197. 15,000
Madeleine I Dinsmore et al to Duveen Brothers; 1½ years from May 1, 1910. Mar 29, 1910. 3:833.....	Bartels, Anna D to Marguerite McCormick. 94th st, No 310, s s, 175 e 2d av, —x100.8x25x100.8. May 1, 1908, due Nov 1, 1908, 6%. Mar 26, 1910. 5:1556. 1,500
5th av, No 281. Power of attorney to lease, etc. Compagnie Internationale Des Wagons Lits et Des Grands Express Europeens or the International Sleeping Car Co to L J Garcey its general agent in America. Aug 13, 1909. Mar 29, 1910. 3:859.....	Beinhauer, Fred W with Edith H Leech. Lexington av, No 983, s e cor 71st st Nos 142 to 144½, 20x69. Extension of \$30,000 mort until Feb 9, 1915, at 5%. Mar 22. Mar 25, 1910. 5:1405. nom
5th av, No 220. Assign lease. Andrew J Connick to Louis M Jones and ano. Feb 5. Mar 29, 1910. 3:828.....	Brown, Leopold and Geo Spurgeon to John M Bowers trustee Justin A Bliss for Ida E Bliss. 134th st, No 122, s s, 350 e 7th av, 25x99.11. Prior mort \$——. Mar 28, 1910, 3 years, 5%. 7:-1918. 15,000
5th av, Nos 550 and 552, room on roof. Theo C Hollander and ano to Ernest W Histed; from Feb 1, 1910, to Feb 1, 1920. Mar 30, 1910. 5:1261.....	Bachman, Alfred C to Grace V Crandall extrs Josephine Dunbar. 184th st, n s, 300 w 10th or Amsterdam av, 25x99.11. P M. Mar 26, due, &c, as per bond. Mar 28, 1910. 8:2156. 5,000
6th av, Nos 736 to 744, north store and basement. Assign lease. Benj Doktor and ano to Shtatz Auction Rooms, a corpn. Dec 29, 1909. Mar 30, 1910. 5:1258.....	Bernheim, Hannah and Lillie and Hortense Osterman to Helen M Kelly, guardian Eugenia Kelly. Columbus av, Nos 611 and 613, e s, 50.8 s 90th st, 50x75. Mar 28, 4 years, 4½%. Mar 29, 1910. 4:1203. 55,000
8th av, No 880, all. Conrad Alheid to Geo Sievers; 10 years from Oct 1, 1909. Mar 31, 1910. 4:1028.....	Brigante (Michael) Co to ITALIAN SAVINGS BANK of City of N Y. Mulberry st, Nos 186 and 188, e s, 131.4 n Broome st, runs e 72.1 x n 0.7 x e 27.1 x n 25.11 x w 0.4 x n 9.6 to s s Delancey st x w 99.8 to Mulberry st x s 48.5 to beginning. Mar 29, 1910, 3 years, 5%. 2:480. 85,000
8th av, No 339. Assign lease. William Redman to Christopher 27th st, No 302 W. N Comerford. All liens. Mar 24. Mar 25, 1910. 3:750.....	Same to same. Same property. Certificate as to above mort. Mar 18. Mar 29, 1910. 2:480.
8th av, No 2934. Assign lease. Henry Polle to Geo A Kienzle. Mar 19. Mar 28, 1910. 7:2040.....	Same and ITALIAN-AMERICAN TRUST CO with same. Same property. Subordination agreement. Mar 18. Mar 29, 1910. 2:480. nom
8th av, No 2924. Reassign lease. Geo C Kienzle to Henry Polle. All title. Mort \$885. Mar 29, 1910. 7:2040.....	Baer, Simon to DRY DOCK SAVINGS INSTN. 92d st, No 304, s s, 100 e 2d av, 25x100.8. Mar 29, 1910, due, &c, as per bond. 5:1554. 4,000
9th av, No 271, store, &c. James S Bears to Benjamin Metzger; 3 years, from Sept 1, 1909. Mar 28, 1910. 3:724.....	Callahan, Thomas A to William A Hannessen. 99th st, No 162, s s, 171.1 e Amsterdam av, 15.4x76.1x15.4x75.4. P M. Mar 24, 3 years, 5½%. Mar 25, 1910. 7:1853. 6,000
9th av, No 573, store, &c. Rachel Lederer to David S Rous; 3 years, from May 1, 1910. Mar 28, 1910. 4:1051.....	Coburn-Gahren Construction Co to Auguste Gahren. 213th st, No 502, s s, 100 w 10th av, 45x99.11. Prior mort \$35,000. Feb 28, 2 years, 6%. Mar 26, 1910. 8:2230. 12,000
9th av, No 429. Assign lease. John Meenan to Emil G Grossmann. Mar 29. Mar 30, 1910. 3:731.....	Same to same. Same property. Certificate as to above mort. Feb 28. Mar 26, 1910. 8:2230.
10th av, No 585, store, &c. Magdalena Bittman to A David Senft; 5 years from May 1, 1910. Mar 29, 1910. 4:1071.....	Collins, Arthur J to Carlton R Mabley as trustee for benefit of Bernice M Post. Greenwich st, Nos 719 and 721, e s, 58.4 n Charles st, 37.6x76.7x41.4x92. Mar 26, 5 years, 5%. Mar 28, 1910. 2:632. 40,000

BOROUGH OF THE BRONX.

152d st, Nos 288 and 290 East, store. Vincenzo Occhietti to Jerome B Buese; 2 10-12 years from May 1, 1910. Mar 29, 1910. 9:2411.....	660
Brook av, No 651, part of. Conron Bros Co to Jacob Dold Packing Co; 10 years from May 1, 1910. Mar 29, 1910. 9:2361.....	2,500
Crescent av, No 636, s w cor Belmont av, store and part basement. Joseph Tesoro to Joseph Iamascia; 3 2-12 years from Mar 1, 1910. Mar 31, 1910. 11:3087.....	540
*Morris Park av, No 650. Assign lease. Margt Klein to John D Haase. Mar 25. Mar 28, 1910.....	nom
*Morris Park av, No 650, corner store. Lizzie Lahrmann to Margt Klein; 5 years, from May 1, 1910. Mar 28, 1910. 900 to 1,200	
Morris av, s w cor 152d st, —x—. Surrender lease. Giuseppe Lione with Agnes Rizzuto. All title. Mar 26. Mar 29, 1910. 9:2441.....	nom
Tremont av, No 1 East, store adj entrance on east. Fredk H Margenhoff to Morris Silver; 5 years, from May 1, 1910. Mar 30, 1910. 11:2854.....	360 to 600
Willis av, No 354, n e cor 142d st, store. August Kalmus and ano, TRUSTEES Minnie Kalmus to George Zopf; 5 years from May 1, 1910. Mar 29, 1910. 9:2287.....	1,500
Westchester av, No 1039, store, &c. Henry Morgenthau Co to David Faith and Joseph Kaiser; 5 years from Oct 1, 1913. Mar 29, 1910. 10:2727.....	1,900 and 2,000
Webster av, n w cor 200th st, —x—. Assign lease. Beadleston & Woerz, a corpn, to Geo E Steengrafe. Mar 29. Mar 31, 1910. 12:3280.....	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.

March 25, 26, 28, 29, 30 and 31.

BOROUGH OF MANHATTAN.

Alcort Realty Co to Leonard L Hill. 25th st, No 50, s w s, 150.6 s e 6th av, 19x98.9. P M. Prior mort \$36,000. Mar 26, due Apr 1, 1913, 6%. Mar 29, 1910. 3:826. 15,000
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NORWOOD LONG ISLAND CITY

TWO MILES street frontage in the heart of Long Island City, **SIX MINUTES** from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO. 45 WEST 34th STREET

- Cunningham, Mary B to Lydia Alexander. 96th st, No 206, s s, 144.3 w Amsterdam av, 31.3 to Bloomingdale road x100.9x27.6x 100.8. Prior mort \$37,200. Mar 30, 1910, installs, 6%. 4:1243.
- Craig, Ella E to MUTUAL LIFE INS CO of N Y. 48th st, No 152, s s, 243.9 e 7th av, 18.9x100.5. Mar 30, 1910, due, &c, as per bond. 4:1000.
- Cahn, Ferdinand to EQUITABLE LIFE ASSUR SOC of the U S. 120th st, No 229, n s, 408.4 w 7th av, 16.8x100.11. Mar 30, 1910, due May 1, 1915, 4½%. 7:1926.
- Cartwright, Mary E and Agnes J Murley to American Mortgage Co. Lexington av, No 1886, w s, 84.3 s 118th st, 16.8x55. Mar 28, 1910, 5 years, 5%. 6:1645.
- City of New York to Lillian Lipstadt, of 63 Park Row. Transfer of tax lien for year 1901 assessed to Lavinia E Chumar. Lot 52 on 46th st, s s, bet Broadway and 6th av. July 1, 3 years, 4½%. Mar 31, 1910. 4:998.
- City of New York to Lillian Lipstadt, of 63 Park Row. Transfer of tax lien for year 1883 assessed to A Eisart. Lot 39 on 53d st, s s, bet 8th and 9th avs. July 1, 3 years, 1½%. Mar 31, 1910. 4:1043.
- City of New York to Lillian Lipstadt, of 63 Park Row. Transfer of tax lien for year 1903 assessed to G V Foster. Lot 25 on 17th st, n s, bet 3d av and Irving pl. July 1, 3 years, 4½%. Mar 31, 1910. 3:873.
- City of New York to Lillian Lipstadt of 63 Park row. Transfer of tax lien for year 1905 assessed to L Herman. Lot 58 on 68th st, s s, bet Columbus av and Central Park West. July 1, 3 years, 3½%. Mar 31, 1910. 4:1120.
- City of New York to Lillian Lipstadt, of 63 Park Row. Transfer of tax lien for years 1897 and 1905 assessed to B A Morrow. Lot 59 on 68th st, s s, bet Columbus av and Central Park West. July 1, 3 years, 5¼%. Mar 31, 1910. 4:1120.
- Curran, Helen to Eugene A Philbin. 86th st, No 57, n s, 100 e Madison av, 25x100.5. P M. Mar 26, 1 year, 6%. Mar 31, 1910. 5:1292.
- Citizens Holding Co to Harold M Hill and ano, trustees Amelia W Dougherty. 120th st, No 125, n s, 330 w Lenox av 20x100.11. Mar 30, 5 years, 4½%. Mar 31, 1910. 7:1905.
- Same to same. Same property. Certificate as to above mort. Mar 30, 1910. 7:1905.
- Church of St Stephen of Hungary (Magyar), a corpn to EMIGRANT INDUSTRIAL SAVINGS BANK. 14th st, No 420, s s, 269 e 1st av, 25x103.3. Mar 31, 1910, 3 years, 4½%. 2:411.
- Diston, Jennie to Babetta Wachsmann. 10th st, No 375, n s, 395.6 e Av A, 25x94.8. Prior mort \$25,000. Feb 21, 2 years, 6%. Mar 26, 1910. 2:404.
- Duffy, Alice F L to Emily L W Johns. 147th st, No 537, n s, 342 e Broadway, 16x99.11. Mar 23, 3 years, 5%. Mar 26, 1910. 7:2079.
- Doan Realty Co to EQUITABLE LIFE ASSUR SOC of the U S. 57th st, s s, 116.5 e Broadway, runs e 24.11 x s 116.10 x w 91 to Broadway, Nos 1758 to 1762, x n 70.2 x e 92 x n 61.3 to beginning. Mar 28, 1910, due April 1, 1915, 4½%. 4:1028.
- Same to same. Same property. Certificate as to above mort. Mar 10, 1910. 4:1028.
- De Vries, Henrietta to Samson Lachman and ano, exrs Wm J Ehrlich. 79th st, No 237, n s, 450 e 3d av, runs e 25 x n 86.6 x n w 31.5 x s 105.7 to beginning, plot begins at c 1 blk bet 79th and 80th sts, distant 135 w 2d av, runs w 20.2 x e 25.2 x n 15.8 to beginning, gore. Mar 28, 5 years, 4½%. Mar 29, 1910. 5:1525.
- Same to Barbara Wachtel. Same property. Prior mort \$15,000. Mar 29, 1910, 2 years, 6%. 5:1525.
- Drucker, Bertha to EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av, No 1949, w s, 50.11 n 100th st, 25x100. Mar 30, 1910, 3 years, 4½%. 6:1650.
- Dalton, James A to Michael Healy. 58th st, No 447, n s, 106.5 w Av A, 20x100.4. P M. Mar 31, 1910, 3 years, 5%. 5:1370.
- EMIGRANT INDUST SAVINGS BANK with Lillian B Gardner of Raymond, N H. 24th st, No 313, n s, 168.6 w 8th av, 18.6x98.9. Extension of mort for \$5,000 to Mar 24, 1915, at 4½%. Mar 24, 1910. Mar 28, 1910. 3:748.
- Engel, Gussie A to Chas Weill. Av C, No 56, e s, 24 n 4th st, 24x 64.3. Prior mort \$15,000. Mar 29, 1910, 3 years, 6%. 2:374.
- EAST RIVER SAVINGS INSTN with Lena Brunner. 2d av, No 913. Extension of \$7,000 mort until May 1, 1915, at 5%. Mar 24, 1910. Mar 31, 1910. 5:1322.
- EQUITABLE LIFE ASSUR SOC of the U S with Isaac Sakolski. 95th st, Nos 57 and 59, n s, 216.8 w Park av, 41.8x100.8. Extension of \$45,000 mort until Jan 1, 1915, at 4½%. Mar 30, 1910. Mar 31, 1910. 5:1507.
- Fiore, Pasquale to Lion Brewery. 107th st, No 316 East. Saloon lease. Mar 21, demand, 6%. Mar 29, 1910. 6:1678.
- Frees, Chauncey A to Anna M Ford, extrx Francis W Ford. Marble Hill av late Kingsbridge av, n w s, 359.3 n e Terrace View av, 35.2x100. Mar 29, 3 years, 5%. Mar 31, 1910. 13:3402.
- Frank, Leo and Abraham to Jacob Larchan. 79th st, No 337, n s, 127.10 w 1st av, 27x102.2. P M. Mar 31, 1910, 4 years, 6%. 5:1542.
- Flynn, Patrick with Rose Maas. 60th st, No 42, s s, 80 e Columbus av, 20x75.5. Extension of \$19,000 mort until Feb 20, 1915, at 5%. Mar 25, 1910. Mar 30, 1910. 4:1112.
- Fischel (Irving) Construction Co to Bronx Investment Co. 23d st, Nos 153 to 157, n s, 200 e 7th av, 60x98.9. Building loan. Mar 25, 1910, 1 year, 6%. 3:799.
- Same to Chas Buek Construction Co. Same property. Prior mort \$300,000. Mar 25, 1910, due as per bond, 6%. 3:799.
- Fogliasso-Clement Building Co to TITLE GUARANTEE AND TRUST CO. Macdougall st, Nos 79 to 85, w s, 98 s Bleeker st, 39.9x100. Two building loan morts, each \$60,000. Two prior morts, each \$55,000. Mar 28, 1910, 5 years, 6%, until completion of building and 5% thereafter. 2:526.
- Same to same. Same property. Two certificates as to above morts. Mar 28, 1910. 2:526.
- Fulton (Robert) Realty Co to EQUITABLE TRUST CO of N Y. Broadway, Nos 663 and 665, w s, 200 s w 3d st, 50.1x200 to Mercer st, Nos 230 and 232, x49.9x200. Mar 28, 1910, due, &c, as per bond. 2:532.
- Fulton (Robert) Realty Co to EQUITABLE TRUST CO of N Y. Broadway, Nos 663 and 665, and Mercer st, Nos 230 and 232. Certificate as to mort for \$165,000. Mar 22. Mar 28, 1910. 2:532.
- Fischel (Irving) Construction Co to Bronx Investment Co. 23d st, Nos 153 to 157, n s, 200 e 7th av, 60x98.9. Certificate as to mort for \$150,000. Mar 25, 1910. 3:799.
- "40 East 22d St Co" to TITLE GUARANTEE AND TRUST CO. 22d st, Nos 40 and 42, s s, 132 w 4th av, 46.9x98.9. Mar 28, 1910, due, &c, as per bond. 3:850.
- 40 East 22d St Co to TITLE GUARANTEE & TRUST CO. 22d st, Nos 40 and 42, s s, 132 w 4th av, 46.9x98.9. Certificate as to mort for \$220,000. Mar 28. Mar 29, 1910. 3:850.
- Forty-Eighth Street Realty & Construction Co to Joseph Beck and ano, trustees Alex Graf for Nathan Graf. 48th st, No 228, s s, 275.6 e 8th av, 18.6x100.5. P M. Mar 26, due, &c, as per bond. Mar 29, 1910. 4:1019.
- Same to Joseph L Graf. Same property. P M. Prior mort \$20,500. Mar 26, due, &c, as per bond. Mar 29, 1910. 4:1019.
- Fulton (Robert) Realty Co to Celia R Marcus. Broadway, Nos 663 and 665, w s, 200 s w 3d st, 50.1x200 to e s Mercer st, Nos 230 232 x49.9x200, Raleigh Hotel. Prior mort \$165,000. Mar 28, due June 11, 1913, 6%. Mar 29, 1910. 2:532.
- Same to same. Same property. Certificate as to above mort. Mar 22. Mar 29, 1910. 2:532.
- Goldsmith, Joseph with Westown Realty Co. Claremont av, No 182. Extension of \$9,000 mort until May 1, 1913, at 6%. Mar 25, 1910. 7:1993.
- Gibbs, Emma with LAWYERS TITLE INS & TRUST CO. 138th st, Nos 104 and 106 West. Agreement as to share ownership of mort. Mar 18. Mar 25, 1910. 7:2006.
- GREENWICH SAVINGS BANK with Louis Kahn. 75th st, No 10, s s, 193 w Central Park West. Extension of \$25,000 mort until Mar 23, 1912, at 4½%. Mar 23. Mar 25, 1910. 4:1127.
- GREENWICH SAVINGS BANK with Hennie Levison. 45th st, No 123 West. Extension of mort for \$20,000 to May 5, 1915, at 4½%. Mar 23. Mar 25, 1910. 4:998.
- GREENWICH SAVINGS BANK with Edward B Corey. 28th st, Nos 157 and 159 East. Extension of \$18,000 mort until Apr 7, 1913, at 4½%. Mar 23. Mar 25, 1910. 3:884.
- Gibson, Emily G, of Pawling, N Y, and Rodney Gibson, of New Rochelle, N Y, to N Y LIFE INS CO. John st, Nos 85 and 87, n e s, at n w s Gold st, 41.5x100.6x44.6x97.6. Mar 24, 5 years, 4½%. Mar 25, 1910. 1:77.
- Same to Alfred L White. Same property. Prior mort \$135,000. Mar 24, 1 year, 6%. Mar 25, 1910. 1:77.
- Grob, Amelia and Joseph Selg to UNION TRUST CO OF N Y. 86th st, No 335, n s, 270 w 1st av, 25x100.8. Mar 24, 5 years, 4½%. Mar 25, 1910. 5:1549.
- Gardner, Lillian B formerly Livingston of Raymond, N H, to EMIGRANT INDUST SAVINGS BANK. 24th st, No 313, n s, 168.6 w 8th av, 18.6x98.9. Mar 24, 5 years, 4½%. Mar 28, 1910. 3:748.
- Gary, Albert H to Juliana A Ferguson and ano. 5th av, No 856, s e cor 67th st, 30x120. P M. Mar 24, 3 years, 4½%. Mar 28, 1910. 5:1381.
- Greenwald, Isaac, of Mt Vernon, N Y, with Frances E Ansbacher. 58th st, No 223 East. Extension of mort for \$10,000 to Apr 1, 1914, at 4½%. Mar 21. Mar 29, 1910. 5:1332.
- Gotthelf, Saml with Virginia Danziger and ano, exrs Max Danziger. 152d st, Nos 615 and 617, n s, 200 w Broadway, 50x99.11. Subordination agreement. Mar 28. Mar 29, 1910. 7:2099.
- Greenebaum, Fanny with Helen M Kelly guardian Eugenia Kelly. Columbus av, Nos 611 and 613. Subordination agreement. Mar 28. Mar 29, 1910. 4:1203.
- GREENWICH SAVINGS BANK with Isaac J, Solomon D and Abram Silberstein. 8th av, No 2457, w s, 309.3 s 133d st, 25.2x 100. Extension of \$17,000 mort until May 11, 1915, at 4½%. Mar 24. Mar 28, 1910. 7:1958.
- Gage, Eleanor P to County Holding Co. 80th st, No 223, n s, 325 w Amsterdam av, 25x100.5. Mar 30, 1910, due, &c, as per bond. 4:1228.
- GREENWICH SAVINGS BANK with Wilhelmina B Hartung widow. Amsterdam av, No 308, w s, 104.4 n 74th st, —x—. Extension of mort for \$20,000 to May 8, 1915, at 4½%. Mar 29. Mar 30, 1910. 4:1166.
- Gieg, August and Philip Klamp with Susanna E Kek. Av A, No 268, s e s, 89.6 n e 16th st, 24x95.6. Extension of \$9,000 mort until Jan 4, 1913, at 5%. Mar 23. Mar 29, 1910. 3:794.
- GREENWICH SAVINGS BANK with Lena Halpern. Columbus av, No 862. Extension of \$16,000 mort until June 1, 1911, at 4½%. Mar 18. Mar 30, 1910. 7:1857.
- GREENWICH SAVINGS BANK with Marcus Lederer. 5th av, No 1365, e s, 75.11 s 114th st, —x—. Extension of mort for \$22,000 to June 30, 1915, at 4½%. Mar 30, 1910. 6:1619.
- Graham, Anna E to Walter J M and Mary T Donovan. 10th av, s e cor 209th st, 99.11x100. P M. Mar 7, 2 years, 5%. Mar 30, 1910. 8:2205.
- Grossmann, Emil G to Clausen-Flanagan Brewery. 9th av, No 429. Saloon lease. Mar 29, demand, 6%. Mar 30, 1910. 3:731.
- Greenberg, Harry M to Elsie Powell. 9th av, No 629, w s, 60.3 n 44th st, 25.1x80. Mar 30, 1910, 3 years, 4½%. 4:1054.
- Grossmann, Emil G to John Meenan. 9th av, No 429. Saloon lease. Mar 29, demand, 6%. Mar 30, 1910. 3:731.
- Gruen, Fanny with estate John Boyle, dec'd. 99th st, No 78, s w cor Park av, 30x100.11. Extension of \$39,000 mort until Mar 1, 1913, % as per bond. Mar 1. Mar 29, 1910. 6:1604.
- Gillies, Anna A with Mitral Realty & Construction Co et al. 118th st, No 306, s s, 125 w 8th av, 25x100.11. Extension of \$22,000 mort until Mar 31, 1915, at 5%. Mar 23. Mar 29, 1910. 7:1944.
- George, Lizzie L wife Wm R to UNION DIME SAVINGS BANK. 86th st, No 319, n s, 251 w West End av, 18x100.8. Mar 30, due, &c, as per bond. Mar 31, 1910. 4:1248.
- Goldbaum, Gershon to UNION TRUST CO of N Y. 73d st, s s, 100 e 2d av, 25x102.2. Mar 31, 1910, 5 years, 4½%. 5:1447.
- Glass (John), Jr, Construction Co to HARLEM SAVINGS BANK. 178th st, s s, 175 w Audubon av, 75x94.11. Mar 31, 1910, 5 years, 5%. 8:2133.
- Same to same. Same property. Consent to above mort. Mar 31, 1910. 8:2133.
- Same to same. Same property. Certificate as to above mort. Mar 31, 1910. 8:2133.

OTTO G. LINDBERG,

Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK

ENGINEERING AND GENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

Hebrew Tabernacle Assoc to Minnie Konigsberg and ano. 130th st, Nos 218 and 220, s s, 225 w 7th av, 40x99.11. Prior mort \$30,000. Mar 25, 1910, 4 years, 6%. 7:1935. 6,000

Herrmann, Edw with J Fred Boss. 96th st, No 328 West. Agreement as to share ownership in mort. Jan 17. Mar 25, 1910. 4:1253.

Hastorf, Sophie to Giacomo Griglione. 69th st, No 316 West. Extension of \$10,000 mort until Mar 25, 1915, at 5%. Mar 25, 1910. 4:1180. nom

Hollis Court Realty Co to Milton S Kistler et al. Consent to mort for \$8,000 covering land in Queens Co, N Y. Mar 21. Mar 25, 1910.

Same to same. Certificate as to mort for \$8,000 covering land in Queens Co. Mar 24. Mar 25, 1910.

Herb, Jacob with Society for the Relief of the Destitute Blind of City of N Y and its Vicinity. Amsterdam av, No 2091. Extension of \$42,000 mort until Apr 3, 1913, at 4½%. Mar 1. Mar 25, 1910. 8:2110. nom

Hamerschlag, Olga T to Royal P Hamerschlag. Rivington st, No 56, n s, abt 25 e Eldridge st, 20x80. P M. Mar 25, 3 years, 6%. All title. Mar 28, 1910. 2:416. 750

Hayes, Eliza J, of Freeport, L I, to BOWERY SAVINGS BANK. 129th st, Nos 245 and 247, n s, 443.9 w 7th av, 2 lots, each 18.9x99.11. Two mortg, each \$2,000. Mar 28, 1910, due Aug 17, 1912, 4½%. 7:1935. 4,000

Hermann, George with John T Willets as treasurer of the Endowment Fund of the Schofield Normal and Industrial School, of Aiken, S C. 7th st, No 38, s s, 168.10 e 2d av, 24.5x90.10. Subordination agreement. Mar 26. Mar 28, 1910. 2:462. nom

Hendricks, Harmon W trustee Fanny Hendricks for benefit Emma Hendricks with Edw S Schaeffler. 28th st, No 219 East. Extension of \$22,500 mort until Mar 25, 1913, at % as per bond. Mar 25. Mar 28, 1910. 3:909. nom

Hess, Marietta to Max Selonick. 132d st, No 123, n s, 243 w Lenox av, 17x99.11. P M. Prior mort \$8,000. Mar 28, due Sept 28, 1914, 6%. Mar 29, 1910. 7:1917. 1,400

Heinze, Ruth N wife of and Arthur P Heinze to METROPOLITAN LIFE INS CO. Madison av, No 220, w s, 37.6 n 36th st, 28.4x95. Mar 29, 1910, 5 years, 5½%. 3:866. 140,000

Same and EMPIRE TRUST CO with same. Same property. Subordination agreement. Mar 29, 1910. 3:866. nom

Heard, Wm N to New Netherland Bond & Mortgage Co. 46th st, Nos 70 and 72, s s, 75 e 6th av, 45x100.5. Mar 29, 1910, 5 years, 5%. 5:1261. 200,000

Hagar Realty Co to Albert F Hagar. 106th st, No 232, s s, 225 w 2d av, 25x100.11. P M. Mar 29, 1910, due, &c, as per bond. 6:1655. 17,600

House of Rest for Consumptives with Francis R Stabile. Grand st, No 190. Extension of \$14,000 mort until Feb 28, 1913, at 5%. Mar 30, 1910. 2:471. nom

Hamilton Holding Co to LAWYERS TITLE INS & TRUST CO. 17th st, Nos 262 to 266, s s, 60 e 8th av, runs s 88 x e 40 x n 8 x e 18 x n 78 to st x w 58 to beginning. P M. Mar 29, 1 year, 5%. Mar 30, 1910. 3:766. 30,000

Heyman, Leopold with Jacob Klein. 106th st, No 59, n s, 150 e Madison av, 25x100.11. Extension of mort for \$20,000 to April 25, 1913, at 5%. Mar 25. Mar 30, 1910. 6:1612. nom

Hamann & Leonard Co to whom it may concern. Consent to chattel mort. Mar 28. Mar 30, 1910. Misc.

Hanover, Frances to Margt T Johnston. 26th st, No 153, n s, 125 w 3d av, 20x98.9. P M. Prior mort \$—. Mar 29, due Mar 1, 1915, 6%. Mar 31, 1910. 3:882. 5,000

Irving, Julia exr Lewis G Irving with Madeleine S wife Herman Boeker. 122d st, No 259, n s, 200 e 8th av, 27x100.11. Extension of \$23,000 mort until Sept 19, 1915, at 5%. Mar 18. Mar 29, 1910. 7:1928. nom

Jenkins, Helen D to Rebecca B Powell et al. 86th st, No 39, n s, 260 e Columbus av, 32.6x100.8. P M. Mar 17, 1 year, 5%. Mar 30, 1910. 4:1200. 60,000

Jacobs, I Randolph to Margt L Zborowski. 21st st, No 52, s s, 100 w 4th av, 75x92. P M. Mar 31, 1910, 3 years, 5%. 3:949. 175,000

Jacobs, Abraham to Louis Applebaum. 113th st, No 73, n s, 177.2 w Park av, 26.3x100.11. Prior mort \$21,000. Mar 30, 2 years, 6%. Mar 31, 1910. 6:1619. 2,000

Jacoby, Rachel wife of Morris and Rachel wife Chas Jacoby with UNION DIME SAVINGS BANK. 129th st, Nos 109 and 111, n s, 100 w Lenox av, 50x99.11. Extension of \$55,000 mort until May 1, 1915, at 4½%. Mar 22. Mar 25, 1910. 7:1914. nom

Johnston, Margaret T with Adrian H Jackson. 26th st, No 153, n s, 125 w 3d av, 20x98.9. Extension of mort for \$70,000 to Jan 1, 1920, at 5%. Feb 24. Mar 31, 1910. 3:882. nom

Jackson, Stephen H with Margt T Johnston. 26th st, No 153, n s, 125 w 3d av, 20x98.9. Extension of \$20,000 mort until Jan 1, 1920, —% as per bond. Feb 24. Mar 31, 1910. 3:882. nom

Kappus, Gottfried with BANK FOR SAVINGS in City N Y. 113th st, No 161 East. Extension of \$15,000 mort until Apr 12, 1915, at 4½%. Mar 24. Mar 25, 1910. 6:1641. nom

Kean (Louis), a corpn to Emily M Wheeler. 3d st, No 420, s s, 50.5 w Tompkins st, 40.4x68x40x62.11. Certificate as to mort for \$20,000. Mar 16. Mar 25, 1910. 2:356.

Kelly, Joseph W, of Brooklyn, N Y, to Chas Hoffman, trustee. Park Row, No 139, s e s, 250 e Duane st, runs s 64.6 x e 14.6 x n 24.3 x w 0.6 x n 40.3 to Park Row x w 14 to beginning. P M. Mar 25, 5 years, 5%. Mar 26, 1910. 1:119. 17,500

Kelly, Joseph W, of Brooklyn, N Y, to Henry Goldstone. Park Row, Nos 139 and 141, s s, 251.4 e Duane st, 30.3x64.1x29.11x64.5. P M. Prior mort \$—. Mar 25, 3 years, 6%. Mar 26, 1910. 1:119. 7,500

Kuhn-Lawson Co to IRVING SAVINGS INSTN. 157th st, s s, 214.3 w Broadway late Boulevard Lafayette, 112.6x99.11. Building loan. Mar 24, 5 years, 6% until completion of building and 5% thereafter. Mar 25, 1910. 8:2134. 175,000

Same to same. Same property. Certificate as to above mort. Mar 24. Mar 25, 1910. 8:2134.

Kelly, Robt E to MUTUAL LIFE INSURANCE CO of N Y. 37th st, No 240, s s, 105 w 2d av, 20x98.9. Mar 28, due, &c, as per bond. Mar 29, 1910. 3:917. 12,000

Klasek, Charles to John J Hubel. Av A, No 1364, e s, 51.3 s 73d st, 25x98. P M. Prior mort \$18,000. Mar 26, due Apr 1, 1915, 6%. Mar 29, 1910. 5:1484. 6,000

Kuh, Eleanor G wife Millard F to Beatrice S B Ziegel. 145th st, No 515 West. Certificate as to Subordination of mortgage. Mar 31, 1910. 7:2077. nom

Kuh, Millard F to Beatrice S B Ziegel. 145th st, No 515, n s, 266.8 w Amsterdam av, 33.4x99.11. Mar 30, due May 1, 1915, at 4½%. Mar 31, 1910. 7:2077. 3,000

Same to Eleanor G Kuh. Same property. Nov 6, 1908, due, &c, as per bond. Mar 31, 1910. 7:2077. 5,500

Korn, Daniel L with BOWERY SAVINGS BANK. 105th st, No 71 East. Extension of \$15,000 mort until Mar 1, 1915, at 4½%. Mar 21. Mar 30, 1910. 6:1611. nom

Keil, Hermann with Morris I Ritterman and David B Kraemer. 106th st, No 115, n s, 200.6 w Columbus av, 24.6x100.11. Extension of mort for \$5,000 to Mar 28, 1913, at 6%. Mar 28. Mar 29, 1910. 7:1861. nom

LAWYERS TITLE INS & TRUST CO with Louis J Freiman individ et al admsr Henry Freiman. Rivington st, No 230. Extension of mort for \$27,000 to May 1, 1915, at 5%. Mar 14. Mar 30, 1910. 2:339. nom

LAWYERS TITLE INS & TRUST CO with Frank S Starace. 116th st, No 340 East. Extension of mort for \$6,500 to Feb 26, 1913, at 5%. Mar 14. Mar 30, 1910. 6:1687. nom

Leerbarger, Ristori wife of and George and Daisy C Metzler to UNION SQUARE SAVINGS BANK. 16th st, No 108, s s, 171 e 4th av, 33x103.3. Mar 30, 1910, due Aug 15, 1915, 4½%. 3:871. 75,000

LAWYERS TITLE INS & TRUST CO with Leo L Schwab. Lexington av, No 581. Extension of \$15,000 mort until June 5, 1915, at 5%. Mar 16. Mar 30, 1910. 5:1306. nom

Lenz, Charlotte, Sophie D wife Ihno F Weber, Laura wife Geo F Kuehner, all of Jersey City, N J, heirs Chas A Koss to Chas G Koss. Houston st, No 138, n s, 410 w 1st av, 25x103.3x25x102.11. Prior mort \$11,000. Mar 1, 1 year, 5%. Mar 30, 1910. 2:442. 2,000

Litho & Offset Engraving Co to Andrew H Kellogg. Certificate as to chattel mort for \$2,500 covering goods at No 125 White st. Mar 15. Mar 31, 1910.

Luhrman, John to Anheuser-Busch Brewing Assn, a corpn of Missouri. 11th av, No 410, s e cor 35th st, No 562, 24.9x100. Building loan. Mar 31, 1910, 20 years, 4%. 3:706. 40,000

Langenbahn, Theodore with Albert S Thayer. 76th st, No 513, n s, 223 e Av A, 25x102.2. Extension of mort for \$4,000 to Sept 1, 1912, at 5½%. Oct 19, 1909. Mar 25, 1910. 5:1488. nom

Levy, Hermann and Jacob and Lewis to GREENWICH SAVINGS BANK. 2d st, No 183, s s, 238.4 w Av B, rune s 105.3 x w 14.1 x s 0.2 x w 13.11 x n 105.5 to st, x e 28 to beginning. Mar 25, 1910, due, &c, as per bond. 2:377. 28,000

Liquidation and Realization Corporation with TITLE GUARANTEE AND TRUST CO. 22d st, Nos 40 and 42, s s, 132 w 4th av, 46.9x98.9. Subordination agreement. Mar 28, 1910. 3:850. nom

Lippe, Henry J to American Mortgage Co. Beekman pl, n w cor Mitchell pl, No 2, 19x80. Mar 25, 1910, 5 years, 5%. 5:1361. 9,500

Louvre Realty Co to Virginia Danziger and ano, exrs, &c, Max Danziger. 152d st, Nos 615 and 617, n s, 200 w Broadway, 50x99.11. Mar 25, 5 years, 5%. Mar 29, 1910. 7:2099. 50,000

Same to same. Same property. Certificate as to above mort. Mar 28. Mar 29, 1910. 7:2099.

Lent, Celia with Helen F wife Harvey J Genung. 2d av, No 935, w s, 65.9 s 50th st, 21.3x80. Extension of mort for \$8,000 to May 26, 1913, at 5%. Mar 1. Mar 29, 1910. 5:1323. nom

LAWYERS TITLE INS & TRUST CO with Joseph Yeska. 142d st, No 129, n s, 230 w Lenox av, 40x99.11. Extension of \$37,000 mort until May 18, 1913, at 5%. Mar 16. Mar 28, 1910. 7:2011. nom

Macdonald, Ranald H to MUTUAL LIFE INSURANCE CO OF N Y. Madison av, No 1310, n w cor 94th st, 100.8x42.9. Mar 24, due &c, as per bond. Mar 25, 1910. 5:1506. 70,000

MERCANTILE TRUST CO, trustee Wm J Haddock with Katie Puckhaber. Greenwich st, No 766. Extension of \$2,500 mort until Mar 29, 1913, at 4½%. Mar 3. Mar 25, 1910. 2:634. nom

Marx, Max with IRVING SAVINGS INSTN. 157th st, s s, 214.3 w Broadway late Boulevard Lafayette, 112.6x99.11. Subordination agreement. Mar 24. Mar 25, 1910. 8:2134. nom

Manhattan Mutual Realty Co to RIVERHEAD SAVINGS BANK. Certificate as to mort for \$2,000 covering land in Queens Co, N Y. Mar 23. Mar 26, 1910.

Same to same. Same property. Certificate as to mort for \$2,500 covering land in Queens Co, N Y. Mar 23. Mar 26, 1910.

Murtha, Eugene I to MUTUAL LIFE INS CO of N Y. 6th av, No 839, w s, 80.5 s 48th st, 20x84. Prior mort \$—. Mar 24, due, &c, as per bond. Mar 25, 1910. 4:1000. 2,000

Missall, Christoph to Peter Doelger. 129th st, No 304, s s, 100 w 8th av, 25x99.11. Prior mort \$20,000. Mar 28, 3 years, 6%. Mar 29, 1910. 7:1955. 2,500

MERCANTILE & TRUST CO and Wm B Baldwin as trustee Moses G Baldwin with Bridget wife Edward Duffy. 18th st, No 231 East. Extension of \$15,000 mort until Jan 1, 1913, at 5%. Mar 29, 1910. 3:899. nom

Mason, Wm S et al trustees for Geo P Smith will James H Smith with John M Breen. 17th st, No 115 East. Extension of \$29,000 mort until Feb 6, 1913, at 5%. Jan 22. Mar 29, 1910. 3:873. nom

Murray, Jeannette to Marie W Hickox. 85th st, No 173, n s, 30 e Amsterdam av, 18.9x102.2. Mar 30, 1910, due, &c, as per bond. 4:1216. 17,000

Same to Katharine Elias. Same property. Prior mort \$17,000. Mar 30, 1910, 2 years, 6%. 4:1216. 3,000

Mishkin, Alter to Netty Mishkin. 103d st, Nos 230 and 232, s s, 205 w 2d av, 50x100.11. Prior mort \$48,500. Feb 1, due, &c, as per bond. Mar 30, 1910. 6:1652. 3,750

Mohlman, Geo A to LAWYERS TITLE INSURANCE & TRUST Co. Greenwich st, No 835, s e cor Gansevoort st, Nos 36 to 40, 25x96. Mar 29, 3 years, 4½%. Mar 30, 1910. 2:627. 15,000

Michaelis, Henry to Rudolph W Pick. 103d st, No 144, s s, 209.5 e Amsterdam av, 27x104.9. P M. Prior mort \$25,000. Mar 31, 1910, 3 years, 5%. 7:1857. 5,000

McElroy, James to Thomas McElroy. 28th st, No 320, s w s, abt 250 e 2d av, 25x98.9. P M. Mar 31, 1910, 3 years, 5%. 3:933. 5,000

Meehan, Katharine B to American Mortgage Co. 103d st, No 146, s s, 177.5 e Amsterdam av, 32x105.4x32x105.6. Mar 31, 1910, 5 years, 4½%. 7:1859. 26,000

Miller, Harry with Isaac Pick. 6th st, Nos 705 and 707 East. Agreement modifying terms of mort. Mar 23. Mar 31, 1910. 2:376. nom

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

- Miller, Harry with Samson Rosenfield. 6th st, Nos 712 and 714 East. Agreement modifying terms of mort. Mar 23, 1910. 2:375. nom
- New Netherlands Bond & Mortgage Co with LAWYERS TITLE INS & TRUST CO. 46th st, Nos 70 and 72 West. Agreement as to share ownership in mort. Mar 29, 1910. 5:1261. nom
- 174th Street Construction Co to U S TRUST CO OF N Y. 28th st, No 46, s s, 149 e 6th av, 24x98.9. P M. Mar 28, 1910, due April 1, 1913, 4½%. 3:829. 68,000
- O'Neill, Henry to BOWERY SAVINGS BANK. 125th st, No 107, n s, 75 w Lenox av, 100x99.11. Mar 30, 1910, 1 year, 4½%. 7:1910. 15,000
- Openhym, Christine G, Augustus W and Robt B Hirsch trustees Adolphe Openhym with Callman Rouse. Park av, No 1207. Extension of \$16,000 mort until May 7, 1913, at 4½%. Mar 24, 1910. 5:1523. nom
- Openhym, Augustus W and Robt B Hirsch, trustees Wm Openhym with Louis J Freiman indiv and Rebecca and Maurice Freiman, admrs Henry Freiman. Clinton st, No 101. Extension of \$26,000 mort until May 1, 1913, at 5%. Mar 14, 1910. 2:348. nom
- O'Donnell Restaurant Co to Geo Ehret. Broadway, Nos 1845 and 1847. Leasehold. Mar 31, 1910, demand, 6%. 4:1113. 10,000
- Peterman, Frank to Henry Wollman. Hester st, No 72, s s, 50 w Orchard st, 18.6x75. Mar 24, due Apr 1, 1915, 5%. Mar 31, 1910. 1:299. 21,500
- Pernetti, Biagio and Antonetta Palladino with Amos W Wright et al, exrs Mary W Wright. 1st av, Nos 2029 and 2031, w s, 38 s 105th st, 37.11x85. Extension of \$33,000 mort until Feb 1, 1913, at 5%. Mar 28, 1910. 6:1676. nom
- Peto Realty Co to Adams Realty Co. Pinehurst av, s e cor 178th st, 127.6x96.3x127.7x101.11. Prior mort \$— Mar 24, demand, 6%. Mar 25, 1910. 8:2177. 10,000
- Same to same. Same property. Certificate as to above mort. Mar 24, 1910. 8:2177. —
- Rothstein, Michael to Moritz Neuman. Monroe st, No 235, n s, 168 e Scammel st, 23.8x96x24x96. P M. Mar 22, 1 year, 6%. Mar 25, 1910. 1:266. 3,250
- Roth, Phillip to Isidor Cohn. Essex st, No 23, w s, 25 s Hester st, 25x62.3. Mar 26, 1910, demand, 6%. 1:297. 4,000
- Postley, Edith S to Francis L Madden. 93d st, No 266, s s, 84 e West End av, 16x84.5. P M. Prior mort \$17,000. Mar 28, 1910, 5 years, 6%. 4:1240. 6,500
- Rouss, David S to Beadleston & Woerz. 9th av, No 573. Saloon lease. Mar 28, 1910, demand, 6%. 4:1051. 1,300
- Randall, Evelyn to LAWYERS TITLE INS AND TRUST CO. 122d st, No 202, s s, 100 w 7th av, 15x100.11. Mar 28, 1910, 5 years, 5%. 7:1927. 9,000
- Rosenthal, Herman L with Morris Beck. 103d st, Nos 234 and 236, s s, 155 w 2d av, 50x100.11. Extension of \$8,000 mort until Apr 19, 1914, at 6%. Mar 30, 1910. 6:1652. nom
- Rexton Realty Co to Friederike Benz. 26th st, No 211, n s, 163.1 w 7th av, 24.4x98.9. P M. Prior mort \$12,000. Mar 31, 1910, 1 year, 5%. 3:776. 6,000
- Rasche, John to Henry Ruschmeyer. 143d st, No 536, s s, 100 e Broadway, 37.6x99.11. P M. Prior mort \$36,000. Mar 31, 1910, due Dec 9, 1912, 6%. 7:2074. 12,000
- Rockwall Construction Co to Cornelia K Manley. 120th st, n s, 100 w Lenox av, 50x100.11. P M. Mar 31, 1910, 1 year, 5%. 7:1905. 32,500
- Richard, Joseph F to Charles Goeller. Charles st, No 55, n s, 34.2 e 4th st, 16.8x74. P M. Mar 29, 3 years, 4½%. Mar 30, 1910. 2:612. 5,000
- Rath, Edward F to Francis H Ross, Sr. 129th st, No 111, n s, 165 e Park av, 25x99.11. Prior mort \$9,000. Feb 16, 1 year, 6%. Mar 30, 1910. 6:1778. 5,000
- Rosenbaum, Elias and Caroline Steuber with John Kean and ano. 1st av, No 1735. Subordination agreement. Mar 19, 1910. 5:1552. nom
- Rosenbaum, Elias to John Kean, of Elizabeth, N J, and J Kennedy Tod. 1st av, No 1735, s w cor 90th st, 25.8x100. Mar 30, 1910, 3 years, 4½%. 5:1552. 22,000
- Soich, Mabel S with Regina T Lohmann. Madison av, No 2020, n w cor 128th st, 19.11x70. Subordination agreement. Mar 23, 1910. 6:1753. nom
- Sokolski, Harris and Wm Kerner to John T Willets, treasurer of the Endowment Fund of The Schofield Normal and Industrial School of Aiken, S C. 7th st, No 38, s s, 168.10 w 2d av, 24.5x90.10. Mar 25, 1910, 5 years, 4½%. 2:462. 22,000
- Sakolski, Isaac and Philip and Pauline Schiff with N Y TRUST CO. 48th st, Nos 318 to 322, s s, 225 e 2d av, 75x100.5. Subordination agreement. Mar 21, 1910. 5:1340. nom
- Schweimler, Josephine M, of West Orange, N J, to Louis Stern. 29th st, Nos 159 and 161, n s, 144.1 e 7th av, 39.11x100x27.11x98.9; 29th st, No 157, n s, 184 e 7th av, 24.11x113.11x25x111.1, together known as Nos 157 to 161 West 29th st. P M. Prior mort \$62,000. Mar 18, due, &c, as per bond. Mar 25, 1910. 3:805. 48,000
- Sagehomme, Bauduin to HARLEM SAVINGS BANK. 64th st, No 41, n s, 475 w Central Park West, 25x100.5. Mar 18, 3 years, % as per bond. Mar 26, 1910. 4:1117. 24,000
- Soles, Katie M to Johanna Marco. Park av, No 1691, e s, 51.3 s 119th st, 24.10x80. Mar 25, due as per bond. Mar 26, 1910. 6:1767. 7,000
- Swiss, Lace Refinishing Works, a corp, to whom it may concern. Consent to mort dated Jan 7, 1910. Mar 17, 1910. Mar 24, 1910. Corrects error in last issue when party was Bemo Sturmwald. —
- Stockton, Richard, of Newark, N J, to John J Mahony. 71st st, No 175, n s, 190.2 w 3d av, 15.2x102.2. P M. Mar 28, 1910, due April 1, 1913, 4½%. 5:1406. 16,000
- Stugensky, Coppel to Fanny Gluck. Ludlow st, No 174, e s, 125.4 n Stanton st, 24.9x90. Prior mort \$25,000. Mar 25, 3 years, 6%. Mar 29, 1910. 2:412. 5,000
- Smith, Edgar M to John Ingle, Jr. 30th st, No 9, n s, 185.9 e 5th av, runs n 81.2 x e 14.3 x n 3.10 x e 7.2 x s 85 to st x w 21.5 to beginning. Prior mort \$— Mar 29, 1910. 3:860. 8,500
- Shults Bread Co, a corp, to PEOPLES TRUST CO OF N Y as trustee. West End av, Nos 60 to 68, n e cor 62d st, Nos 245 to 251, runs n 125.5 x e 100 x s 25 x e 75 x s 100.5 to st x w 175 to beginning. Prior mort \$65,000; 75th st, Nos 328 to 336, s s, 100 w 1st av, runs s 111.4 x w 25 x n 9.2 x w 50 x s 4.2 x w 50 x n 106.4 to st x e 125 to beginning. Prior mort \$4,000; 75th st, No 337, n s, 125 w 1st av, 25x101.3x25.4x97.1; Monroe st, Nos 271 to 273, n w cor Jackson st, No 29, 50.1x63.5x50x60; Monroe st, No 269, n s, 50.1 w Jackson st, runs n 63.5 x w 16.9 x s 64.7 x e 16.9 to beginning; Monroe st, n s, 66.10 w Jackson st, 16.9x65.8x16.9x66.9; Monroe st, No 269½, n s, 83.7 w Jackson st, 16.9x66.10x16.9x65.8; Jackson st, No 27, w s, 60 n Monroe st, 19.2x100; Jackson st, Nos 23 and 25, w s, 79.2 n Monroe st, 45x100; Madison st, No 376, s s, 100 w Jackson st, 25.1x79.5 x25x81, also described as Madison st, No 376, s s, 100.3 w Jackson st, 25.1x79.5x25x81; Madison st, No 374, s s, abt 130 w Jackson st, 25x78.6x25x77, w s; Madison st, No 372, s s, 150 w Jackson st, 25x90; also property in Kings and Westchester Counties, N Y, and Hudson Co, N J. Prior mort \$300,000. Also sub to mort as above. Mar 1, 30 years, 6%. Mar 29, 1910. 1:266, 4:1154, 5:1449 and 1450. gold, 3,000,000
- Same to same. Same property. Certificate as to above mort. Mar 24, 1910. 1:266, 4:1154, 5:1449 and 1450. —
- Same to PEOPLES TRUST CO OF N Y. Same property. Mar 1, 4 years, 5%. Mar 29, 1910. 1:266, 4:1154, 5:1449 and 1450. —
- Same to same. Same property. Certificate as to above mort. Mar 24, 1910. 1:266, 4:1154, 5:1449 and 1450. —
- Seymann, Bernhard to Jacob Mannheim et al, exrs, &c, Meier Mannheim. 26th st, No 140, s s, 450 w 6th av, 25x98.9. P M. Prior mort \$— Mar 21, 2 years, 6%. Mar 30, 1910. 3:801. 18,000
- Staats, Gustav J to Louisa Seibel. 59th st, No 410, s s, 156.5 e 1st av, 25x100.4. Mar 29, due, &c, as per bond. Mar 30, 1910. 5:1370. 16,000
- Staats, Maria with Louisa Seibel. 59th st, No 410, s s, 156.5 e 1st av, 25x100.4. Subordination agreement. Mar 29, 1910. 5:1370. nom
- Schuller, Barbara and Christina Denhard to Robt Elder. St Nicholas av, e s, 183.9 s 145th st, 125x100. Mar 29, 2 years, 6%. Mar 30, 1910. 7:2051. 7,000
- Streep, Robert S to LAWYERS TITLE INS & TRUST CO. 80th st, No 110, s s, 606 e Amsterdam av, 20x102.2. Mar 30, 1910, 3 years, 5%. 4:1210. 20,000
- Strout, Joseph C to Prudential Real Estate Corp. 27th st, No 242, s s, 210.5 e 8th av, 24.10x9.4x24.10x10; also plot, begins 212.2 e 8th av and 98.9 s 27th st, runs n 88.9 x e 24.10 x s 89.5 x w 24.10 to beginning. P M. Prior mort \$13,000. Mar 29, 2 years, 6%. Mar 31, 1910. 3:776. 7,750
- Shurman (C N) Investing Co to Carl Ernst. 122d st, No 263, n s, 17.6 w 2d av, 14x71.8. Prior mort \$6,000. Mar 30, 1 year, 6%. Mar 31, 1910. 6:1787. 1,000
- Springer, Cath and John, exrs Catharine Springer with Rosa Jacoby. Houston st, No 336 East, n e s, 23x74.9x23x76.2, n w s. Extension of \$20,000 mort until July 1, 1913, at 5%. Mar 30, 1910. 2:384. nom
- Sakolski, Isaac to Mary Keckeissen. St Nicholas av, No 204, e s, 59.9 n 120th st, 29.4x103.7x25x88.3. P M. Prior mort \$— Mar 21, 5 years, 5%. Mar 31, 1910. 7:1926. 21,000
- Stokes, Thomas to Stephen Baker as trustee. 121st st, No 305, n s, 100 w 8th av, runs w 50 x n 100.11 x e 103 to St Nicholas av, Nos 225 to 229 x s e 88.10 x w 99.4 x s 25.3 to beginning. Mar 28, due Jan 1, 1913, 4½%. Mar 29, 1910. 7:1948. 7,000
- Shurman (C N) Investing Co to METROPOLITAN SAVINGS BANK. 122d st, No 263, n s, 17.6 w 2d av, 14x71.8. Mar 30, 3 years, 5½%. Mar 31, 1910. 6:1787. 6,000
- St Christopher's Home, a corp, with Geo W Trunick. 12th st, No 307, n s, 25.6 e Hudson st, 23x80. Extension of \$6,000 mort until Mar 5, 1913, at 4½%. Mar 7, 1910. 2:625. nom
- 227 West 17th Street Co to Sender Jarmulowsky. 17th st, Nos 227 to 239, n s, 280 w 7th av, 120x40x120.4x42.4. Building loan. Prior mort \$— Mar 30, 1910, 1 year, 6%. 3:767. 60,000
- Same to same. Same property. Certificate as to above mort. Mar 30, 1910. 3:767. —
- Triumph Holding Co with Adolph Banschbacher. 119th st, No 66 East. Extension of \$23,000 mort until Feb 23, 1915, at 5%. Feb 25, 1910. 6:1745. nom
- TITLE GUARANTEE & TRUST CO with Fanny Gruen. 2d av, No 2487. Extension of \$16,000 mort until Jan 28, 1913, at 5%. Mar 25, 1910. 6:1792. nom
- Tull, Saml P and Julius E Nachod with UNION DIME SAVINGS BANK. Broadway, No 648, s e s, 33.3x150x38.8x150. Extension of \$300,000 mort until May 1, 1915, at 4½%. Mar 24, 1910. 2:529. nom
- Twenty-nine Union Square Co to N Y LIFE INS CO. Union sq W, No 29, s w cor 16th st, 32.6x141.10, 3 years, 5%. Mar 28, 1910. 3:843. 215,000
- Twenty-nine Union Square Co to N Y LIFE INS CO. 16th st, s w cor Union sq W, No 29, 32.6x141.10. Certificate as to mort for \$215,000. Mar 28, 1910. 3:843. —
- Twenty-Seventh Street Co to Bernard Frankenfelder. 27th st, Nos 39 to 43, n s, 150 w 4th av, 75x113.6. Prior mort \$260,000. Mar 29, 1910, due, &c, as per bond. 3:857. 25,000
- Same to same. Same property. Certificate as to above mort. Mar 29, 1910. 3:857. —
- Teets, Saml A, of Mt Vernon, N Y, to Constantine E Hartenstein. 8th av, No 507, w s, 58.6 n 35th st, 20.3x95. Prior mort \$40,000. Mar 28, 3 years, 6%. Mar 29, 1910. 3:759. 5,000
- Tull, Saml P and Julius E Nachod with UNION DIME SAVINGS BANK. Broadway, No 648, s e s, abt 55 n Bleecker st, 30.3x150x38.8x150. Extension of \$300,000 mort until May 1, 1915, at 4½%. Mar 24, 1910. 2:529. nom
- Ufland, Abraham with TITLE GUARANTEE & TRUST CO. 115th st, No 116 West. Subordination agreement. Mar 16, 1910. 7:1824. nom
- Ufland, Abraham with TITLE GUARANTEE & TRUST CO. 115th st, No 114 West. Subordination agreement. Mar 16, 1910. 7:1824. nom
- Von Glahn, Gustav T to BANK FOR SAVINGS IN CITY N Y. 54th st, Nos 424 to 430, s s, 369 e 1st av, 100x200.10 to 53d st. P M. Mar 23, 3 years, 4½%. Mar 26, 1910. 5:1365. 50,000
- Ward, Harry P to Harriet C Warren. 8th av, Nos 415 to 419, s w cor 31st st, Nos 304 and 306, 49.4x100. P M. Prior mort \$— Mar 24, 5 years, 4½%. Mar 25, 1910. 3:754. 80,000
- Wood, Kate C to Regina T Lohmann. Madison av, No 2020, n w cor 128th st, 19.11x70. P M. Mar 24, due, &c, as per bond. Mar 25, 1910. 6:1753. 16,500
- Wiggins, Chas B to Sarah F Peck. 134th st, No 19, n s, 177.11 w 5th av, 17.10x99.11. Prior mort \$6,500. Mar 24, due Sept 24, 1911, % as per bond. Mar 25, 1910. 6:1732. 300

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Wood, Kate C to Regina T Lohmann. 128th st, No 25, n s, 70 w Madison av, 20x99.11. P M. Mar 24, due, &c, as per bond. Mar 25, 1910. 6:1753. 10,500
 Wood, James A with Regina T Lohmann. 128th st, No 25, n s, 70 w Madison av, 20x99.11. Subordination agreement. Mar 23, Mar 25, 1910. 6:1753. nom
 Washington Heights Realty Co to Frank E Andrus. Isham st, s s, 50 s Vermilyea av, 50x100. P M. Mar 18, 1 year, 5%. Mar 26, 1910. 8:2227. 6,000
 Westervelt, Walter to Kate E Engel. 68th st, Nos 302 and 304, s s, 100 w West End av, 50x100.5. P M. Mar 24, 1 year, 5%. Mar 25, 1910. 4:1179. 15,000
 Worcester Construction Co to Arthur G B Mayer. 149th st, s s, 175 w 7th av, 100x99.11. P M. Prior mort \$26,000. Mar 21, 1 year, 6%. Mar 26, 1910. 7:2034. 14,000
 Woytisek, Mary to Mary K Kingsland. 7th av, No 2361, n e cor 138th st, No 145, 25x100. Mar 24, 5 years, 4½%. Mar 25, 1910. 7:2007. 36,000
 Same and Ida Blumenkrohn with Same. Same property. Subordination agreement. Mar 25, 1910. 7:2007. nom
 Wilgro Realty Co to Daniel Seymour and ano exrs H Louisa Mulford. Edgecombe av, w s, 202.7 n 141st st, 30.5x104.6x30x109.10. Mar 28, 1910, 5 years, 5%. 7:2051. 35,000
 Same to same. Same property. Certificate as to above mort. Mar 28, 1910. 7:2051.
 Willets, Howard, trustee Robt R Willets (Mabel M Willets trust) with Wolf Bagel. Monroe st, No 165. Extension of \$30,000 mort until May 1, 1915, at 5%. Mar 24. Mar 29, 1910. 1:269. nom
 Wallach, Frank with Fanny Gruen. 2d av, No 1468, e s, 27.2 s 77th st, 25x88.8. Extension of \$16,000 mort until June 21, 1915, at 5%. Mar 24. Mar 28, 1910. 5:1451. nom
 West Avenue Realty Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$20,000 covering land in Kings Co, N Y. Oct 21, 1909. Mar 30, 1910.
 Ziegel, Beatrice S B with Millard F Kuh. 145th st, No 515 West. Extension of \$27,000 mort until May 1, 1915, at 4½%. Mar 30. Mar 31, 1910. 7:2077. nom
 Zeller, Gebhard to Lena Kunath. 7th st, No 108, s s, 262.11 e 1st av, 25x90.10. Mar 31, 1910, 5 years, 4½%. 2:434. 23,000

BOROUGH OF THE BRONX.

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

Abelman, Ida to Geo P Laible. Clay av, No 1325, w s, 339.10 n 169th st, 25x81.10x25x82.1. Prior mort \$5,000. Mar 25, 2 years, 6%. Mar 29, 1910. 11:2782. 1,000
 Abelman, Ida to Benj W B Brown. Clay av, No 1325, w s, 339.10 n 169th st, 25x81.10x25x82.1. Mar 22, 3 years, 5%. Mar 29, 1910. 11:2782. 5,000
 Anderson, Alexander to Hannah W Cromwell. Heath av, e s, 238.1 s 230th st, 20.10x100.7. Mar 29, 3 years, 5½%. Mar 31, 1910. 12:3256. 7,500
 Same to Malvina P Augur. Heath av, e s, 258.11 s 230th st, 20.10x100.7. Mar 29, 3 years, 5½%. Mar 31, 1910. 12:3256. 7,500
 Adler, Albert to Hermina Butt. 156th st, n s, 25 w Kelly st, 25 x100. Mar 29, 3 years, 6%. Mar 30, 1910. 10:2701. 1,500
 Brook Construction Co to Leon Weinshank. Washington av, s e cor St Pauls pl, 40.1x100. Prior mort \$50,000. Mar 22, 3 years, 6%. Mar 25, 1910. 11:2911. 8,500
 Same to same. Same property. Certificate as to above mort. Mar 22. Mar 25, 1910. 11:2911.
 Brunnings, Julius to GERMAN SAVINGS BANK. 163d st, n s, 54 w Forest av, 27x68.4. Mar 28, 1910, 3 years, 5%. 10:2649. 8,000
 *Begen Rose F with Imogene W Starbuck. Commonwealth av, e s, 75 n Tacoma st, 25x100. Extension of \$2,000 mort until Apr 23, 1913, at % as per bond. Mar 25. Mar 28, 1910. nom
 Bernstein, Bernard and Julius and Edward Rubin with Morris M Sinske. Prospect av, Nos 630 to 636. 2 subordination agreements. Mar 10. Mar 29, 1910. 10:2685. nom
 Burnett-Weil Construction Co to Henry Morgenthau Co. Wilkins av, w s, 352.5 s Intervale av, 84.11x118x76.2x91.9. Building loan. Mar 29, 1910, due Mar 15, 1911, 6%. 11:2976. 75,000
 Same to same. Same property. Certificate as to above mort. Mar 15. Mar 29, 1910. 11:2976.
 Same to same. Same property. P M. Prior mort \$75,000. Mar 29, 1910, 2 years, 6%. 11:2976. 18,000
 *Brown, Alexander, of Tuckahoe, N Y, to Irving Realty Co. 222d st, w s, 88.6 n Grace av, 30x62.11x31.9x73.2 and being lot 193 map No 1208 of Bronx Terrace. P M. Mar 28, 3 years, 5%. Mar 29, 1910. 600
 *Baxter, Mary E to Ralph F Baxter. Scofield av, s w cor William st, 59x100, City Island. Dec 29, 1909, due, &c, as per bond. Mar 30, 1910. 1,000
 Brener, Samuel to LAWYERS TITLE INS & TRUST CO. Westchester av, s s, 235.2 w Wales av, 50x107.2x55.9x131.11. Mar 30, 5 years, 5%. Mar 31, 1910. 10:2644. 50,000
 Christ Congregational Church, Mt Hope, N Y, to METROPOLITAN SAVINGS BANK. Eastburn av, n e cor 175th st, runs n 14.8 x n e 153.3 x s e 130.2 x w 99. Mar 25, 1910, 5 years, 5%. 11:2796 and 2826. 22,000
 Cohen, Nathan to Leader, Bloom & Silverman Realty Co. Bathgate av, No 1657, w s, 100.2 s 173d st, 50x114.5. P M. Mar 25, 1 year, 6%. Mar 26, 1910. 11:2914. 3,100
 *Chester Mortgage Co to HARLEM SAVINGS BANK. Bronx Park av, s w cor 179th st, 50.11x134x102.9x125. Mar 28, 1910, 3 years, 5%. 30,000
 *Same to same. Same property. Certificate as to above mort. Mar 21. Mar 28, 1910.
 *Calder, Geo A of Reno, Nev, to BANK OF NEVADA SAVINGS & TRUST CO. Hollywood av, e s, 100 n Waterbury av, 50x100, and being lots 99 and 100 map (No 1116A) 336 lots property Sisters of Charity. May 26, 1909, due Nov 26, 1909, 10%, secures note. Mar 28, 1910. gold, 400
 *Collins, Bernard to Jas B Judge. Orchard st, — s, at n e cor land formerly David Scofield and now of Jas A Deveau, runs s 100 x w 100 x n 100 to st x e 100 to beginning, being lot 5

map land laid out by Wm Scofield, City Island. Mar 25, 1910. due Apr 1, 1913, 5½%. 2,000
 Columbus & Dorfman Construction Co to Mickael Wolf. Union av, e s, 147.2 n 160th st, 50x110. Prior mort \$43,000. Mar 26, 3 years, 6%. Mar 29, 1910. 10:2677. 5,000
 Same to same. Same property. Certificate as to above mort. Mar 24. Mar 29, 1910. 10:2677.
 Cohen & Eckman Corp to Manhattan Mortgage Co. Franklin av, w s, about 266 s 170th st, and being 30.3 n from s e cor lot 89, n w 211 x n e 80.3 x s e 211 to av, x s w 80.3 to beginning, being part of lot 89, map Morrisania, except part for av. Prior mort \$—. Mar 31, 1910, due, &c, as per bond. 11:2931. 65,000
 Same to same. Same property. Certificate as to above mort. Mar 1, 1910. 11:2931. nom
 Dunn, Wm J of Fall River, Mass, to Crotona Realty Co. Southern Boulevard, w s, 77.7 s 173d st, and being lots 61 and 62 map (No 1412) 107 lots, &c, 47.4x102.3x26x100. P M. Mar 1, 3 years, 5%. Mar 28, 1910. 11:2977 and 2978. 5,200
 Same to same. 172d st, e s, 102.9 s Boston road, 25.7x133 to Seabury pl x28.6x152.9, and being lot 36 same map. P M. Mar 1, 3 years, 5%. Mar 28, 1910. 11:2967. 3,400
 Darymple, Katie V with Mayme Waguette. Macy pl, n s, 208.11 e Prospect av, 25x94.9. Extension of \$3,000 mort until Oct 24, 1911, at 4%. Dec 1, 1908. Mar 29, 1910. 10:2688 and 2695. nom
 Del Gaudio, Gabriele to Wm Nestrock et al trustees Herman Nestrock and ano as gdn Bertha Nestrock. Hughes av, e s, 175 s 189th st, 25x87.6. Mar 28, 5 years, 5%. Mar 30, 1910. 11:3076. 13,000
 Del Gaudio, Gabriele and Jennie Freed with William Nestrock et al trustees Herman Nestrock, decd, and Ferdinand W Keller guardian Bertha Nestrock. Hughes av, e s, 175 s 189th st, st, 25x87.6. Subordination agreement. Mar 29. Mar 30, 1910. 11:3076. nom
 Dill, Anton to Babetta Doherr. Washington av, No 1044, e s, 50 n 165th st, 25x100, except part for av. P M. Mar 29, 3 years, 5%. Mar 30, 1910. 9:2370. 4,500
 *Davis, John and John Murphy, exrs, &c, Cath A Skennion, John and Eugene Skennion, Cath Digney, May M Starrett, Margt L Hennessy, all of N Y; Wm Skennion, of Montclair, N J, heirs Cath A Skennion to Mary A Campbell and ano. Fort Schuyler road, e s, at n s land Nathan Hart, runs e 65 x n e 95.7 x n w 105.4 x s w 25 x n w 11.4 x n 2.6 x nw 11.5 x s 154.7 to beginning, Throggs Neck. Mar 23, 3 years, 6%. Mar 31, 1910. 3,000
 *Dain, Annie to Lydia Alexander. Louise st, w s, 175 s Columbus av, 25x95. Prior mort \$4,150. Mar 24, 6 months, 6%. Mar 31, 1910. 250
 Decker, Anna M to Anna Keil. Cauldwell av, s w cor 163d st, No 628, 99x18.9. Oct 15, 1909, due Jan 1, 1913, 5%. Mar 31, 1910. 10:2627. 7,500
 Evangelisch Lutherische Concordia Gemeinde, a corpn to Marcus Beckmann. Oak terrace, No 596, s s, 61 e Crimmins av, 25x100. Mar 23, 5 years, 4%. Mar 25, 1910. 10:2555. 6,500
 E & W Construction Co to Leon Weinshank. Brook av, s w cor 137th st, 40.1x100. Certificate as to above mort. Mar 24. Mar 25, 1910. 9:2264.
 EAST RIVER SAVINGS INSTN with Isaac H Feinberg. Fulton av, No 1555. Extension of \$30,000 mort until May 1, 1915, at 5%. Mar 21. Mar 25, 1910. 11:2929. nom
 Ehrich, Adelaide P, Jas F Meehan and Edward S Simon to Siegel, Cooper & Co, bankers, a co-partnership. Prospect av, w s, 77.2 n 160th st, runs n 120.1 x w 210 x s 100.1 x w 5 x s 20 x e 215 to beginning; 160th st, n s, 125 w Prospect av, 22.5x77.2. Building loan. Mar 22, due Oct 1, 1911, 6%. Mar 28, 1910. 10:2677. 125,000
 Eggers, John with LAWYERS TITLE INS & TRUST CO. Westchester av, Nos 684 and 686. Subordination agreement. Mar 30. Mar 31, 1910. 10:2644. nom
 Frankel, Abraham to Foxvale Realty Co. Kelly st, e s, 616.8 n Longwood av, 33.4x100. P M. Prior mort \$18,000. Mar 30, 2 years, 6%. Mar 31, 1910. 10:2710. 2,000
 Foley, Julia R to Hannah W Cromwell, widow. Webster av, No 2040, e s, 250 n 179th st, 36.5x124.3x36.5x126. Mar 29, 3 years, 5½%. Mar 31, 1910. 11:3029. 8,000
 Flood, Frank to Peter Otten. Walton av, e s, 196 s 184th st, 25x95. Mar 25, due, &c, as per bond. Mar 26, 1910. 11:3183. 6,000
 German Real Estate Co to Eliz A May et al. Martha av, w s, 65 n 238th st, 2 lots, each 20x100. 2 certificates as to 2 mort for \$3,500 each. Feb 21. Mar 28, 1910. 12:3387.
 *Gamache, Joseph to John Pitz. Bronxdale av, w s, 260 n Morris Park av, 25x100, and being lot 152 map 211 lots part of Downing estate. Prior mort \$4,000. Mar 19, 1 year, 6%. Mar 28, 1910. 1,100
 Gebelein, Henry A to Park Mortgage Co. 156th st, s s, 52.6 w Cauldwell av, 50x100. Mar 28, 3 years, 5%. Mar 29, 1910. 10:2624. 3,000
 Glenz, Geo to Harris Ratner. Freeman st, No 912, s s, 75 e Simpson st, runs s 100.6 x e 25 x n 16 x e 12.7 x n 82.9 to st x w 37.6 to beginning. P M. Prior mort \$—. Mar 30, 3 years, 6%. Mar 31, 1910. 11:2975. 7,000
 Gallagher, Joseph H, of Hoboken, N J, to Joseph H Jones. North st, s s, at w s Jerome av, 100x75. P M. Prior mort \$6,000. Mar 31, 1910, 3 years, 6%. 11:3197. 5,000
 *Havens, Agnes A to Robt Marshall. 222d st, n s, 119.10 e White Plains road, 19.2x102. Mar 30, 3 years, 6%. Mar 31, 1910. 3,500
 *Same to Margt M Morrison. 222d st, n s, 158 e White Plains road, 22.8x102. Mar 31, 1910, 3 years, 6%. 3,500
 *Same to Margaret M Morrison. 222d st, n s, 139 e White Plains road, 19x102. Mar 31, 1910, 3 years, 6%. 3,500
 *Same to Geo Hauser. 222d st, n s, 80.4 e White Plains road, 39.6x102. Mar 31, 1910, 3 years, 6%. 1,500
 *Hehre, Edward and Geo Auer to Amelia Hehre and ano. Lot 243 map No 1055 land Jos Husson at Clasons Point. Mar 31, 1910, 5 years, 4½%. gold, 1,400
 Heightstown Construction Co with City Mortgage Co. Mott av, s e cor 144th st, 100x100. Subordination agreement. Mar 15. Mar 25, 1910. 9:2341. nom

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*Handick, Marie R and Josephine B Rezzano to Milton A Fowler. Van Buren st, w s, 325 s Columbus av, 25x100, and being lot 84 map Van Nest Park. Mar 29, 3 years, 5%. Mar 30, 1910. 2,500

Handy Realty Co to City Mortgage Co. Mott av, s e cor 144th st, 100x100. Building loan. Mar 15, demand, 6%. Mar 25, 1910. 9:2341. 67,500

Same to same. Same property. Certificate as to above mort. Mar 25, 1910. 9:2341. —

Houlihan, Daniel to Daniel R Kendall and ano trustees John L Rogers. Valentine av, n s, 292.6 e 200th st, 30.1x41.3x40.5x 68.3. Mar 28, 1910, 5 years, 5%. 12:3306. 5,000

Same to Margt A Demarest. Valentine av, n s, 322.7 e 200th st, runs n 41.3 x s e 61.11 to av x w 46.1 to beginning. Mar 28, 1910, 5 years, 5%. 12:3306. 4,000

*Hervey, Edwin of Brooklyn, N Y, to Louise Withey. 218th st, late 4th st, n s, 306 e White Plains road, also 25 e from s e cor lot 648, runs n 114 x e 25 x s 114 to st x w 25 to beginning, being part lot 610 map Wakefield. Prior mort \$—. Mar 24, 1 year, 6%. Mar 26, 1910. 500

*Hambro, Louis H to Wm Miller. 221st st, n s, 80 e White Plains rd and being w 1/2 of lot 682, map of Wakefield, 50x114. Extension of \$5,000 mort until Apr 15, 1913, at —%, as per bond. Mar 25. Mar 31, 1910. nom

*Hinck, Claus H to Hudson P Rose Co. Bassett av, w s, 375 s Saratoga av, 25x100, and being lot 45 map 327 lots Hunter estate. P M. Mar 23, 3 years, 5 1/2%. Mar 28, 1910. 335

*Ianaro, Carmela to Ebling Brewing Co. Lots 36 and 37 map No 957 of 120 lots Daily Est. Prior mort \$4,600. Mar 30, 1910, demand, 6%. 1,720

Jamascia, Giuseppe to Henry Elias Brewing Co. Crescent av, No 636. Saloon lease. Mar 29, demand, 6%. Mar 31, 1910. 11:3087. 500

Knox, Arthur with City Mortgage Co. Fox st, e s, 573.2 n 165th st, 125x100. Subordination agreement. Mar 25, 1910. 10:2726. nom

Kaplan, Jacob B to Jacob Schmitt. Brook av, No 454, e s, 25 n 145th st, 24.6x100. P M. Mar 25, 5 years, 5%. Mar 26, 1910. 9:2272. 14,000

Kitchen, Jane wife of and Andrew to Lawrence H Schwab. 147th st, s s, 315 w Brook av, 50x99.11. Mar 28, 1910, 5 years, 5%. 9:2291. 40,000

Knitel, Charlotte H, Emily A Stearns and Martha E Flynn to KNICKERBOCKER TRUST CO as trustee Joseph T Whitehouse. Bathgate (Madison) av, w s, 200.10 n 174th st, 20.3x114.5, except part for av. Mar 22, due, &c, as per bond. Mar 28, 1910. 11:2916. 3,300

Krabo, Marie and Johanna R Ernst to American Mortgage Co. Bryant av, s e cor 181st st, 35.2x104.9x35.7x100. Building loan. Mar 24, 1 year, 5 1/2%. Mar 25, 1910. 11:3138. 35,000

Same to same. Bryant av, e s, 35.2 s 181st st, 38x109.10x38.5x 104.9. Building loan. Mar 24, 1 year, 5 1/2%. Mar 25, 1910. 11:3138. 28,000

Same to same. Bryant av, e s, 73.2 s 181st st, 38x115x38.11x 109.10. Building loan. Mar 24, 1 year, 5 1/2%. Mar 25, 1910. 11:3138. 28,000

*Kloeffler, Paul to Salvatore Vasi et al. Plot begins 740 e White Plains road at point 795 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Prior mort \$3,000. Mar 28, due, &c, as per bond. Mar 29, 1910. 500

Klar, Josephine to Max Baron. St Anns av, No 769, w s, 75 s 158th st, 25x100. P M. Prior mort \$10,000. Mar 30, 1910, 3 years, 6%. 9:2360. 2,000

*Krausch, Philip H and Anna M to Sarah E Strickland. Walker av, n s, 50 w Chauncey st, 50x67.1x50x67, except part for av. P M. Mar 24, due, &c, as per bond. Mar 28, 1910. 5,000

*Same to Geo Wildung. Same property. Prior mort \$5,000. Mar 24, 2 years, 6%. Mar 28, 1910. 1,500

Lewine, Jennie to Anna M Jones. Brook av, No 1530, s e cor Wendover av, 104.10x25.11x104.8x26. Mar 30, 1910, 5 years, 5%. 11:2895. 23,500

Lowenthal, Julius with Anna M Jones. Brook av, s w cor Wendover av, 104.8x25.11x104.8x26. Subordination agreement. Mar 25. Mar 30, 1910. 11:2895. nom

Levin (Nathan B) Co to Fredk P Hummel. 197th st, n s, 76.2 w Briggs av, two lots, each 20x90. Two morts, each \$6,500. Mar 25, 1910, 3 years, 5%. 12:3301. 13,000

Same to same. 197th st, n s, 76.2 w Briggs av, 20x90; 197th st, n s, 96.2 w Briggs av, 20x90. Certificate as to two morts for \$6,500 each. Mar 25, 1910. 12:3301. —

LAWYERS TITLE INS & TRUST CO with Fleischmann Realty & Construction Co. Boston road, s e s, extends from Charlotte st to Wilkins av, runs along road on curve 243.9 to Wilkins av x 287.6 on av x irreg to Charlotte st x 111.9. Extension of mort for \$50,000 to Mar 23, 1912, at 6%. Also agreement as to apporportionment of same. Mar 23. Mar 25, 1910. 11:2966. nom

Lewis Realty & Construction Co to Emanuel Glauber and ano. Freeman st, s s, 109.5 e Vyse av, 82x102.10x75x136.11. Building loan. Mar 24, 1 year, 6%. Mar 25, 1910. 11:2993. 36,000

Same to same. Same property. Certificate as to above mort. Mar 24. Mar 25, 1910. 11:2993. —

Same to same. Same property. P M. Mar 24, 1 year, 6%. Mar 25, 1910. 11:2993. 18,250

LAWYERS TITLE INS & TRUST CO with Fleischmann Realty & Construction Co. Wilkins pl, n e cor 170th st, 550x100. Extension of \$30,000 mort until Mar 23, 1912, at 6%. Mar 23, Mar 25, 1910. 11:2966. nom

Longstaff, Thomas and Charles Bachman to Wartburg Orphan Farm School of the Evangelical Lutheran Church. Nelson av, w s, 304 s Macombs road, 25x100. Mar 25, 5 years, 5%. Mar 28, 1910. 11:2876. 9,000

*Lacovara, Domenico and Giuliano to Antonio Loscalzo. 224th st, late 10th st, s s, 330 e White Plains road, and being e 1/2 lot 599 map Wakefield, 50x114.6. Prior mort \$2,500. Mar 24, 3 years, 6%. Mar 26, 1910. 1,000

*Locascio, Maria A with Angelina Bertone. Sheil st, s s, 350 w 5th av, 25x100 and being lot 79 map Laconia Park. Extension of \$600 mort until Dec 10, 1911, at % as per bond. Dec 10. 1909. Mar 29, 1910. nom

McNally, Margt M to Mary Dumas. Beech terrace, n s, 100 w Beekman av, 25x125. Mar 25, 1910, 3 years, 6%. 10:2555. 2,200

McBride, Eliz to Geo H Storm. Andrews av, No 2338, e s, 198.11

s Fordham road or av, 25x100. Prior mort \$—. Mar 24, 1 year, 6%. Mar 25, 1910. 11:3218. 2,000

*Mantle Realty Co to Therese Steinbock. White Plains road, w s, 150.1 n Becker av, 78.2x127x77.10x134.1. P M. Mar 24, 3 years, 5%. Mar 26, 1910. 6,500

*Muller, Nina to Wm Balsler. Maple st or av, w s, 25 n 214th st, and being lot 61 map new Village Jerome, 25x100; Av A, s e cor Maple st, 100x25. Prior mort \$—. July 26, 1908, 3 years, —%. Mar 28, 1910. 1,350

McLernon Realty & Construction Co to CORN EXCHANGE BANK. Fordham rd, s s, abt 70.8 e Loring pl, 29.6x119.2x25x104.9, and being lot 114 amended map Cammann estate, Fordham Heights. Mar 24, 3 years, 6%. Mar 25, 1910. 11:3225. 1,000

McLernon Realty & Construction Co to Fleischmann Realty & Construction Co.; Fordham rd, s s, abt 70.8 e Loring pl, 29.6x 119.2x25x104.9, and being lot 114 amended map of Cammann estate at Fordham Heights. P M. Prior mort \$1,000. Mar 24, 2 years, 6%. Mar 25, 1910. 11:3225. 1,840

*Mack, Mathilda and Wilhelmina Nickel to Samuel Elkan. Van Buren st, e s, 100 n Columbus av, 25x100, and being lot 188 map Van Nest Park. Mar 14, due, &c, as per bond. Mar 28, 1910. 5,500

Meyer, Harriet, of Hicksville, L I, to Theo R Boetzel. 169th st, No 307, n s, 58.4 e College av, 16.8x80. Prior mort \$3,300. Mar 29, 1910, due, &c, as per bond. 11:2783. 200

Merrivale Realty Co to Wm C Kelly. Daly av, w s, 50 s 178th st, 31.4x80. Mar 25, 1 year, 6%. Mar 29, 1910. 11:3121. 6,500

Same to same. Same property. Certificate as to above mort. Mar 25. Mar 29, 1910. 11:3121. —

Mardece Construction Co and Geo F Johnson with Morris S Fine. Beck st, w s, 430 n Longwood av, 2 lots, each 40x100. Two subordination agreements. Mar 28. Mar 30, 1910. 10:2710. nom

Mardece Construction Co to Morris S Fine. Beck st, w s, 430 n Longwood av, 2 lots, each 40x100. Two building loan morts, each \$29,000. Mar 29, 1 year, 6%. Mar 30, 1910. 10:2710. 58,000

Same to same. Beck st, w s, 430 n Longwood av, 80x100. Certificate as to two morts for \$28,000 each. Mar 29. Mar 30, 1910. 10:2710. —

McGlynn, Peter and Bernard J Keegan to Frank Keegan. 3d av, No 4218, e s, 66 n Tremont av, 25x93.5x24.11x91.10. Prior mort \$—. Mar 23, due July 1, 1913, 5%. Mar 30, 1910. 11:3060. 1,500

*North Side Cornice & Roofing Co to Thomas Keittle and ano. Lafayette st, w s, 180 n Railroad av, 25x104.S. Certificate as to mort for \$2,000. Mar 29. Mar 30, 1910. —

*North Side Cornice & Roofing Co to Thomas Keitel. Castle Hill av (Lafayette st), w s, 180 n Railroad av, 25x104.S. Prior mort \$4,000. Mar 29, 3 years, 6%. Mar 30, 1910. 2,000

O'Rourke, Hugh P to Mary E Doyle. Trinity av, No 968, e s, 392.6 s 165th st, 27.6x100. P M. Mar 24, 1 year, 6%. Mar 25, 1910. 10:2639. 2,000

*Oakes, Marcella M, nee Sheil, to Lucy E Elliott. White Plains road, No 3543, w s, 251.8 s 213th st, 26x93.11x25.8x100.3, Olinville. Feb 8, due, &c, as per bond. Mar 28, 1910. 5,000

*Same to Sarah J Golden. White Plains road, No 3541, w s, 277.9 s 213th st, 25.4x87.10x25.10x93.11. Feb 8, due, &c, as per bond. Mar 28, 1910. 4,000

Poldow, Joseph to John L Thomas. Concord av, e s, 20 n 147th st, 98.6x100. Prior mort \$34,500. Mar 25, demand, 6%. Mar 26, 1910. 10:2580. 1,200

Poldow, Joseph to Louise Withey. Concord av, Nos 496 and 498, e s, 20 n 147th st, two lots, each 19.8x100. Two morts, each \$1,750. Two prior morts, each \$—. Mar 25, 1 year, 6%. Mar 26, 1910. 10:2580. 3,500

Same to same. Concord av, Nos 500 and 502, e s, 59.4 n 147th st, two lots each, 19.8x100. Two morts, each \$1,500. Two prior morts, each \$—. Mar 25, 1 year, 6%. Mar 26, 1910. 10:2580. 3,000

Same to same. Concord av, No 504, e s, 98.8 n 147th st, 19.10x 100. Prior mort \$—. Mar 25, 1 year, 6%. Mar 26, 1910. 10:2580. 1,500

*Porter Realty & Development Co to DOLLAR SAVINGS BANK of City N Y. Lots 40, 63, 64, 83, 84, 121, 125, 126, 158, 159, 177, 178, 187, 188, 189, 210, 215, 235, 236, 255, 256 and 257 map land of Estate of Joseph Husson at Clasons Point. Mar 25, 1910, due June 1, 1913, 6%. 10,000

*Same to same. Same property. Certificate as to above mort. Mar 25, 1910. —

Phelan, Wm L to Harry W Davis. Bassford av, e s, 264.1 n 182d st, 71x77.1x71x74.11. Prior mort \$5,000. Mar 3, due, &c, as per bond. Mar 28, 1910. 11:3050. 3,000

Pistone, Agnese to William Balsler. Villa av, w s, 138.4 s Van Courtlandt av, 50x100. Prior mort \$—. Mar 20, 2 years, 6%. Mar 28, 1910. 12:3311. 1,000

Pistone, Fredk to Wm Balsler. 205th st, late Ernescliffe pl, s s, 292.10 w Lisbon pl, 25x136.1x25x135.5. Prior mort \$—. June 15, 1908, 3 years, 6%. Mar 28, 1910. 12:3311. 1,200

Phelan Bros Construction Co to Harry W Davis. Bassford av, e s, 245.1 n 182d st, 19x74.11x19x—. Mar 3, due, &c, as per bond. Mar 28, 1910. 11:3050. 1,500

Same to same. Same property. Certificate as to above mort. Mar 3. Mar 28, 1910. 11:3050. —

Reherman, Anna to Geo W Waring. Clinton pl, No 70, s s, 256 w Grand av, 28x100. Mar 30, due, &c, as per bond. Mar 31, 1910. 11:3207. 3,000

Rock to Bottle Spring Water Co to Warren B Sammis. 197th st, s s, about 58 e Grand Boulevard and Concourse and being lots 97 and 98, map No 903, property Metropolitan Real Estate Assn, each lot 25x90. Mar 28, 3 years, 5 1/2%. Mar 29, 1910. 12:3304. 3,200

Same to same. Same property. Certificate as to above mort. Mar 28. Mar 29, 1910. 12:3304. —

Roubicek, Berthold, exr Benj Roubicek with Marie E Rahe. Union av, No 621, w s, 25 n Beck st, 24.4x100. Extension of \$5,000 mort until Apr 19, 1913, at % as per bond. Mar 16. Mar 25, 1910. 10:2664. nom

Rinaldi, Louisa to Edmondson Construction Co. Boscobel av, No 1422, e s, 72.11 s Plympton av, 25x71.8x27.8x83.7. P M. Prior mort \$6,000. Mar 5, due, &c, as per bond. Mar 28, 1910. 11:2874. 1,000

*Spivey, Caroline to Frank A Becker. Av D, e s, 33 s 13th st, 25x 105, Unionport. P M. Mar 24, 3 years, 6%. Mar 26, 1910. 850

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Newark, Union Building
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South Side Construction Co with City Mortgage Co. Mott av, s e cor 144th st, 100x100. Subordination agreement. Mar 25, 1910. 9:2341. nom

Southern, Wilfred G to Nathan Hirsh. Bryant av, No 1529, w s, 150 n 172d st, 25x100. Prior mort \$5,500. Mar 31, 1910, due, &c, as per bond. 11:2996. 2,500

*Sonnenberg, Wilhelmina to Fredk Herrmann. 5th av, n w cor 228th st late 14th st, 114x30. Mar 28, 2 years, 6%. Mar 31, 1910. 20,000

Streifler (Jacob) Co to Josephine E Carpenter. Wilkins pl, e s, 175 s Jennings st, 49.6x142.3x53.6x159.7. Mar 31, 1910, 5 years, 5%. 11:2976. 48,000

Same to same. Same property. Certificate as to above mort. Mar 31, 1910. 11:2976. —

Sproessig Storage Warehouse Co to Frank Miller. Bristow st, s w cor 170th st, 105.6x57.6x105.7x52.6; 170th st, s s, 52.6 w Bristow st, runs s 105.7 x e 0.7 x s 24.8 x w 67.1 x n 27.11 x e 50 x n 100 to 170th st x e 22.8 to beginning. Prior mort \$88,000. Mar 28, due Jan 10, 1911, 6%. Mar 31, 1910. notes, 3,500

Same to same. Same property. Certificate as to above mort. Mar 28, Mar 31, 1910. —

Seligman, Harry to Leo Levinson. Hewitt pl, No 830, e s, 216.7 n Longwood av, 40x100. P M. Prior mort \$—, Mar 30, 1910, due Aug 15, 1910, 6%. 10:2696. 600

Schoen, Benj with Leon Kalmus. Washington av, No 2156. Agreement modifying terms of mort. Mar 29. Mar 30, 1910. 11:3049. —

*Squetieri, Alfonso to Michele Palladino. Unionport road, e s, 100 s Morris Park av, 25x107x25x106 and being lot 11 map portion Hunt Est. Mar 29, 3 years, % as per bond. Mar 30, 1910. 2,000

*Smith, Carl E to Archer M Huntington. Rosedale lane, w s, 50 s Roosevelt av, 25x— and being lot 88 map No 1098 of Tremont Heights. Building loan. Mar 26, due Mar 1, 1913, 5%. Mar 30, 1910. 2,000

Suk, Maria to Louis Herwig. Crotona av, n e s, 100 n e 187th st, late Clay av, 25x80, except part for av. Mar 28, 5 years, 5%. Mar 30, 1910. 11:3105. 3,000

*Stadler, Tillie M to Eliz K Dooling. Lincoln st, e s, 150 n West Farms road, 48x100. Mar 26, 3 years, 6%. Mar 26, 1910. 1,500

Slayton, Eliz C to Geo E Buckbee Bush st, s s, 139.6 w Grand Boulevard and Concourse, 23.6x75. Prior mort \$6,000. Mar 24, due, &c, as per bond. Mar 25, 1910. 11:2808. 1,000

Silleck, Henry G, Jr, with Hamilton Securities Co. Walton av, w s, 468.9 s Fordham road, 318.9x101.5x317.1x101.6, except part for av. Subordination agreement. Mar 24. Mar 28, 1910. 11:3188. nom

Schattgen, Thekla A to BOWERY SAVINGS BANK Jackson av, No 734, e s, 146.3 s 156th st, 18.9x87.6. Mar 25, 1910, 5 yrs, 5%. 10:2645. 5,000

Same to Bertha Schmuck. Same property. Prior mort \$5,000. Mar 25, 1910, demand, 5%. 10:2645. 1,000

Schreiber, Flora to Minnie Wollner. Washington av, e s, 162 s 176th st, late Mott st, 62x120, prior mort \$21,000; 170th st, n s, 126.4 e Park av, runs n 104 x e 23.4 x s 7.8 x e 24 x s 96.7 to st x w 48 to beginning, prior mort \$9,000. Mar 16, 3 years, 6%. Mar 25, 1910. 11:2917 and 2902. 5,000

*Schaaf, Hermann to Clara Czerny. Gainsborg av, w s, 150 n Madison av, 100x100, Tremont Terrace. Mar 28, 2 years, 5%. Mar 29, 1910. 2,750

Sexton, Patrick H to Caroline Henning. Park av, e s, 111.5 s 158th st, 28.3x92.3x25x79. P M. Apr 6, 1909, 3 years, 5%. Mar 29, 1910. 9:2417. 3,000

Turk, James B with Frederick P Hummel. 197th st, n s, 76.2 w Briggs av, two lots, each 20x90. Two subordination agreements. Mar 25, 1910. 12:3301. nom

Wigmore, James to Idah J Wright. 148th st, No 291, n s, 195.3 e Morris av, 25x106.6. Mar 22, 3 years, 5%. Mar 25, 1910. 9:2330. 1,000

Warren, Christina E to LAWYERS TITLE INS & TRUST CO. Prospect av, No 1324, e s, 218.6 n Home st, 37.6x100. Mar 24, 5 years, 5%. Mar 25, 1910. 10:2694. 30,000

Walter, Magdalena to Louise Booss. 166th st, n s, 127.1 e Park av, runs e 95.11 x n 90 x e 64.7 x n 5 x e 7 x n 121.11 x w 35 x s 49.11 x w 212 to av x s 78.3 x e 99.6 x s 92 to beginning. Mar 25, 1910, 3 years, 5½%. 9:2388. 35,000

*Walpole, Mary to Annie F Smith. Taylor st, e s, 200 n Gleason av, 16.8x100. Mar 25, 3 years, 5%. Mar 28, 1910. 3,000

Winnie Realty & Construction Co to City Mortgage Co. Fox st, e s, 110 n Longwood av, six lots, each 33.4x100. Six building loan morts, each \$17,500. Mar 18, demand, 6%. Mar 29, 1910. 10:2721. 105,000

Same to same. Fox st, e s, 110 n Longwood av, 200x100. Certificate as to six morts for \$17,500 each. Mar 29, 1910. 10:2721. —

Same to Geo F Johnson. Same property. P M. Prior mort \$105,000. Mar 4, demand, 6%. Mar 29, 1910. 10:2721. 10,000

Warren, Christina E, N Y, and John C Markert, of Denver, Col, with LAWYERS TITLE INS & TRUST CO. Prospect av, No 1324. Subordination agreement. Mar 21. Mar 29, 1910. 10:2694. nom

Wahlig & Sonsin Co to LAWYERS TITLE INS & TRUST CO. Simpson st, e s, 290 n 167th st, 50x100. Mar 28, 1 year, 6%. Mar 31, 1910. 10:2728. 36,000

Same to same. Same property. Certificate as to above mort. Mar 28. Mar 31, 1910. 10:2728. —

*Zuelch, John J to Adelaide Burlando. Lot 36 map New Village of Jerome. P M. Jan 11, due, &c, as per bond. Mar 31, 1910. 400

*Same to Leonardo Lombardi. Lot 50 same map. P M. Jan 11, due, &c, as per bond. Mar 31, 1910. 500

JUDGMENTS IN FORECLOSURE

SUITS.

March 25.

Glebe av, w s, adj land of James G Henderson. 50x100. Henry H Grote agt Caroline Keller; Meyer & Van Derveer, att'ys. (Amt due, \$2,823.75.)

So Boulevard, n w s, 184.1 n e Union av, runs n e 155.6 to Prospect av, x n 23.6 x w 100 x n w 7.2 x s w 124.10 x s e 100 to beg; Action No 1. Equitable Life Assurance Society of the U S agt Henry Kuntz et al; Alexander & Green, att'ys; Samuel Strasbourger, ref. (Amt due, \$12,560.)

So Boulevard, n w s, intersec e s Union av, 178.8x35.11; Action No 2. Same agt same; same att'ys; same ref. (Amt due, \$12,560.)

White Plains rd, e s, lot 4, map of Village of So Mt Vernon, 25x130; Action No 1. Catharine Hill agt John Rotando; George Hill, att'y; Paul L Kiernan, ref. (Amt due, \$5,234.17.)

White Plains rd, e s, lot 5, map of Village of So Mt Vernon, 25x128.3; Action No 2. Same agt same; same att'y; Edw J McGean, ref. (Amt due, \$5,234.17.)

Monroe st, s s, 264.2 w Corlears st, 37.2x97.10x irreg. Leon Tuchmann agt Abraham Scheinberg; Manheim & Manheim, att'ys; Isidor Cohn, ref. (Amt due, \$6,042.35.)

March 26.

Av D, s w cor 10th st, 108x105, Bronx. Frank Kunzig agt Edw A Schill; Stephen J Stilwell, att'y; Emanuel Blumensteil, ref. (Amt due, \$3,099.)

116th st, n s, 244 w Pleasant av, 50x100.11. Susan Van Praag agt Joseph Rubano et al; Eisman, Levy, Corn & Lewine, att'ys; Meyer Auerbach, ref. (Amt due, \$3,147.65.)

March 28.

No Judgments in Foreclosure Suits filed this day.

March 29.

73d st, No 231 East. Benjamin Ehrman agt Joseph Meiselman; Henry Greenberg, att'y; Wm H Black, ref. (Amt due, \$7,394.70.)

Madison st, No 351. Rutherford Realty Co agt Harris Klansky et al; Wells & Snedeker, att'ys; Phoenix Ingraham, ref. (Amt due, \$5,925.34.)

March 30.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

March 26.

Bowery, No 208. Augusta U Meinell agt Marguerite M O d'A de Romanet et al; amended partition; atty, A N Hand.

181st st, n s, 50 w St Nicholas av, 75x100. Albert von den Driesch agt Frederick Britsch et al; action to foreclose mechanics lien; att'ys, Wesselman & Kraus.

108th st, No 155 East.

107th st, No 181 East.

Robert J Armstrong agt Mary E Armstrong et al; partition; atty, E R Cook.

March 28.

47th st, Nos 613 and 615 West. William Esselborn agt Emil Esselborn et al; partition; atty, J H Hayes.

Av D, Nos 33 and 35. Lena Warshauer agt Aaron Warshauer et al; dower; atty, M Sulzberger.

6th av, No 467. Elix E Salkin et al agt Harris Mandelbaum et al; action to foreclose mechanics lien; atty, S N Tuchman.

128th st, No 222 East. Catharine McBride agt Mary L McB Brooks; action to determine ownership; atty, N W Chandler.

March 29.

Allen st, Nos 117 and 119.

Eldridge st, Nos 154 to 160.

Delancey st, No 62.

Eldridge st, Nos 204 and 206.

1st st, Nos 19 and 21.

2d av, Nos 11 and 15.

Forsyth st, Nos 178 and 180.

Forsyth st, Nos 108 to 118.

Forsyth st, No 115.

Delancey st, No 14.

Chrystie st, Nos 67, 91, 93 and 99.

Bayard st, Nos 62 and 64 and S1.

Joseph D Gallagher et al agt Chas H Appleby et al; notice of attachment; atty, T Cleveland.

Clinton st, No 93.

Pitt st, No 25. Julius Marsh agt Aaron S Korransky et al; action to declare lien; attys, Fried & Fried.

March 30.

12th av, w s, 52 s 132d st, runs n w 83 x s 10 x e — to beg. Wright Gillies agt Schwarzchild & Sulzberger Co et al; action to recover property; att'y, C P Northrop.

114th st, No 351 East. Mauro Lambarelli agt De Benedetto Realty Co; action to set aside deed; att'y, N Selvaggi.

10th av, No 643. Nettie Aronowitz agt Sarah Goldstein et al; specific performance; att'ys, Cohen Bros.

115th st, No 629 West. Harry Kossner agt Alcazar Realty Co et al; action to foreclose mechanics lien; att'ys, Cohen Bros.

Barrow st, No 27. Wm A Brazier et al agt Thomas J Brazier et al; partition; att'y, A Wilson.

March 31.

68th st, No 66 West. Lillian Lipstadt agt Prince A Morrow et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.

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 tion.

46th st, No 140 West. Same agt Lavinia E Chumar et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.

68th st, No 64 West. Same agt Leopold Herrmann et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.

53d st, No 310 West. Same agt John A Woolson et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.

Marcher or Shakespeare av, e s, 225.10 s 169th st, 25x103.6. Chas F R Zuern agt Louise Christein et al; action to declare trust; att'y, H Weismann.

Washington av, Nos 1574 to 1580. Morris Goldberg agt Harry M Goldberg et al; action to foreclose mechanics lien; att'y, J M Baum.

183d st, n s, 325 w Webster av, 25x100. Frank J Caughlin agt John J Donovan et al; action to foreclose mechanics lien; att'y, B J Kelly.

17th st, No 129 East. Lillian Lipstadt agt Geo V Foster et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.

April 1.

33d st, s s, 325 w 9th av, 15x98.9.

33d st, s s, 340 w 9th av, 15x98.9.

33d st, s s, 355 w 9th av, 45x98.9.

Sullivan st, e s, 84 n Broome st, 77x100x irreg.

35th st, n s, 350 e 7th av, 75x98.9.

11th av, e s, half way between 45th and 46th sts, runs e 100 x s 25.1 x w 100 x n 25.1 to beg.

Cornelia st, No 23.

38th st, s s, 310.8 w 7th av, 17.10x98.9. Leonard M Thorn Jr agt Conde R Thorn et al; partition; att'ys, Martin, Fraser & Speir.

56th st, s s, 162 e 8th av, 23x100.5. Alexander C Quarrier agt Christine F Seckel; specific performance; att'y, W L Stone.

FORECLOSURE SUITS.

March 26.

Bathgate av, No 1620. William Arrowsmith trustee agt Joseph Van Achen et al; att'y, W A Daly.

Hamilton pl, n w s, 37.7 s w 140th st, 17.8x 68.7. Mary A Mahon agt Emma H Dugliss et al; att'y, R J Mahon.

98th st, No 216 East. Henry Blank agt Max Rollnick et al; att'y, P S Dean.

March 28.

117th st, Nos 519 and 521 East. Lemoine C Mead agt Louis C Cohen et al; att'y, H C Chapin.

March 29.

146th st, s s, 275 w Lenox av, 75x99.11. Mutual Life Ins Co of N Y agt Julius Bachrach et al; amended; att'y, J McKeen.

Henry st, No 294. Sidney Wallace et al agt Minnie Schmidt; att'y, S J Liebeskind.

147th st, No 308 and 310 West.

Bradhurst av, Nos 98 and 100.

Phebe W McConihe agt Samuel Michelson et al; att'y, W McConihe.

92d-st, n s, 100 e 2d av, 25x100.8. George Murray agt Sarah Landsberger et al; att'y, C E Lydecker.

March 30.

119th st, n s, 257.5 w 5th av, 50x84.5. N Y Life Ins Co et al agt Pincus Ronginsky et al; att'ys, Cary & Carroll.

119th st, n s, 257.5 w 5th av, 48.7x100.11x irreg. Lawyers Mortgage Co agt Pincus Ronginsky et al; att'ys, Cary & Carroll.

92d st, Nos 316 & 318 East. Jacob Sheenki agt Louis Safir et al; att'y, N D Reich.

17th st, Nos 622 & 624 East. James A McCafferty agt Isaac Bloom et al; att'y, W A Ferguson.

8th av, w s, 40 s 153d st, 40x100. Mary B Schwab agt Otto C Egner et al; att'ys, Schenck & Pullett.

139th st, s s, 159.10 e Brook av, 90.2x100. State Bank agt Abelman Construction Co et al; att'y, J A Kohn.

62d st, s s, 155 w 2d av, 20x100.5. Adolph E Nathan agt Augusta E Mohr et al; att'y, H Herst, Jr.

75th st, No 229 East. Frank S Terry agt Joseph Schieber et al; att'y, R J M Bullowa.

Trinity av, No 971. Archibald A McGlashan gdn agt Alfred C Bachman et al; att'y, J G Deane.

9th av, n s, Lot 457, map of Village of Wakefield, Bronx. Sarah Mason agt Elizabeth Smithson et al; att'y, W C Arnold.

38th st, s s, 105 e 3d av, 21x84. Peter F Kane agt Theresa V Cullen et al; att'y, H S Cook.

72d st, Nos 45 & 47 West; two actions. City Real Estate Co agt Wm E Diller et al; att'y, H Swain.

Av D, No 42. Jene Posner et al agt Abraham Geller et al; att'y, A S Weltfisch.

156th st, n s, 435.9 e Grand Boulevard, 39.3x 99.11. Van Norden Trust Co agt Harris Shapiro et al; att'y, Cary & Carroll.

121st st, No 232 East. Stephen H Jackson agt Mary Grolig et al; att'y, J A Kent.

March 31.

Greenwich st, Nos 802 & 804. Gustav Lippman agt Becker Realty Co et al; att'y, S H Schwarz.

Broadway, w s, 100.11 s 125th st, 140.11x100. North American Mortgage Co agt Surety Construction Co et al; att'y, C L Westcott.

Water st, No 666. Equitable Life Assurance Society of the U S agt Chas A Reilly et al; att'y, Alexander & Green.

113th st, Nos 70 & 72 East. Two actions. Frederick Meyer agt Louis E Stauder et al; att'y, I J Ettinger.

11th st, Nos 627 to 631 East. Martha W Weill agt Abraham Goldschlag et al; att'ys, Kantowitz & Esberg.

April 1.

101st st, No 332 East. Irving Bachrach agt Jacob Bloch et al; att'y, W M Golden, Jr.

Willis av, No 370. Elsie H Schenkberg agt Gertrude I Grummon et al; att'ys, Bowers & Sands.

138th st, No 417 East. Effie L Ewart agt Gertrude I Grummon et al; att'ys, Bowers & Sands.

Union av, n w cor 150th st, 25x100. John M Repole agt Martin C Wright et al; att'y, J H Corn.

Morningside av East, n e cor 116th st, 100.10x 100. Geo S Runk agt Harry J B Young et al; att'y, F P Hummel.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments fled against corporations, etc., will be found at the end of the list.

March and April.

26 Ashi, Abraham G et al—L B Cohen .264.41

26 Aarons, Walter D or Walter Adams—N Strassman84.67

28 Amelang, Maria et al—L Henrichs40.33

28 Ameling, Mary et al—the same17.40

28 Adams, Chauncey H—Sheppard Knapp & Co126.62

28 Adler, Philip, Max*, Morris* & Sophia* et al—Continental Felt Co72.63

29 Alverelli, Federico—New Taxicab & Auto Co17.72

29 Aaron, Herman—Brown & Lapin Realty Co287.63

29 Alpine, Ralph—Exhibition Film Exchange226.66

29 Ambrose, Mary—O F Zollifloffer et alcosts, 87.35

29 Adams, Harry A—A Koplik64.91

30 Ash, Arthur H—N Y Telephone Co42.54

30 Aceto, Antonio—the same30.40

30 Appleton, Robert & R Wilmarth et al—McVickar Gaillard Realty Co408.87

31 Altieri, Carmine et al—People, &c.1,000.00

31 Ablett, Elizabeth—T Friend104.36

31 Allen, Ada S—Acker, Merrill & Condit Co51.94

1 Aronor, Morris—N Y Edison Co9.61

1 Alexander, Troy—S Tega67.11

1 Abelowitz, Abraham—Welsbach Gas Lamp Co44.97

1 Auerbach, Reubin et al—M Pollock355.77

26 Bache, Jules S et al—W H H Hull & Co112.98

26 Bradstreet, Harry S—J W De Birmingham25.95

26 Borsodi, William—Commercial Newspaper Co326.96

26 Bowden, Wm F—B H Foss85.31

26 Babiche, Jacob—J Guber27.85

26 Berman, Joseph—I Krivitzky35.47

26 Bolton, Wm H et al trustees—Concord Construction Cocosts 269.57

26 the same—Henry Huber Co et alcosts 60.00

26 the same—Yale & Towne Mfg Cocosts 81.85

26 the same—W J Flynncosts 60.00

26 the same—Philip Bauman & Cocosts 60.00

26 the same—The John Pinches Cocosts 69.75

26 the same—Alberine Stone Cocosts 64.25

26 the same—General Fire Proofing Co et alcosts 108.46

28 Breakstone, Jacob—T L Graham98.18

28 Bass, James M et al—C Winkler257.55

28 Brown, Juliet—Mercantile Safe Deposit Co26.01

28 Bantel, Jacob et al—D G Crisoning196.67

28 Bouker, De Witt C, Jr & Andrew A—Asphalt Construction Cocosts, 199.95

28 Busch, Max—J M Leonhardt54.49

28 Baram, Benjamin—B Schwartzberg36.99

28 Boyer, Henry V & Ralph W*—Sixty Wall Street128.51

28 Baldwin, Geo E—New System Napkin Towel Supply & Steam Laundry Co83.75

28 Baily, Mary E—W D Veeder et al142.61

28 Bridgen, Bessie—N Y Edison Co8.76

29 Brown, Joseph et al—the same21.23

29 Byrnes, May—the same11.23

29 Boyarsky, Aaron—the same10.39

29 Bouker, Sidney—G Barris et al44.66

29 Barty, William—C Balason652.82

29 Brodie, Chas J & Francis P—Waterbury Button Co31.11

29 Brown, Geo C—German American Ins Co104.65

29 Baron, Louis et al—S Singer244.15

29 Boehm, Geo N—S S Breslin87.43

28 Billings, Mrs Hamilton W—E Visel83.09

29 Brady, Joseph L—B Beckman67.01

30 Berman, John* & George et al—N Y Telephone Co73.63

30 Boniello, Antonio & Salvatore—N Y Telephone Co28.99

30 Bloomgarden, Isaac & Howard—North Side Bank of Brooklyn853.12

30 Brooks, Charles—Tenement House Dept55.00

30 Bier, Jacob—the same55.00

30 Besser, Herman—Berkshire Spring Co, Inc15.72

30 Beall, Morris H—the same10.47

30 Byrne, Wilfred P—the same7.47

30 Bennett, Margaret L & Richard S—F H Barnes60.01

30 Bierer, Abraham—H Lippman195.15

30 Bodine, Grace or Mrs Johnson—Knickerbocker Art Galleries26.61

30 Browne, Henry W—A P Morison235.21

30 Bennett, Frank H—J Stuetzle et al308.61

30* Blum, Abraham et al—L Danzig202.52

30 Benjamin, Henry I—Y Goldberg499.83

30 Butler, Fred—American Radiator Co236.05

30 Bauman, Emanuel M—Donald W MacLeod Co175.13

30 Brewer, Wm A—J E Weeks176.91

30 Bail, Abraham admr—N Y & N H & H R R Cocosts, 94.95

31 Berkman, Abraham—Tenement House Dept260.00

31 Birnbaum, Arthur K—Saks & Co53.29

31 Bonizon, Wolf—City of N Y264.41

31 Bernhard, Benjamin et al—People, &c. 3,000.00

31 Borowitz, Louis et al—the same2,500.00

31* Becker, Joseph et al—Meister & Bache Realty Co138.20

31 Bugg, Owen T et al—H L Goodwin2,040.52

31 Barry, Walter W et al—Royal Bank of N Y45.90

31 Brobst, John H & Bertha A* et al—A E Feldman221.85

31 Bartanell, Newman et al—A E Feldman221.85

31* Brickman, Getzel et al—A E Feldman221.85

31 Brooks, Samuel—M Goldman et alcosts, 13.78

31* Becker, Anna C et al—Metropolitan Electric Protective Co75.73

31 Bradley, Jacob—City of N Ycosts, 110.33

31 Buch, Amelie—the samecosts, 147.91

1 Baran, Benjamin—L Levy150.37

1 Benedict, Howard G—N Y Edison Co61.38

1 Beringer, Maurice C—C E Fink34.78

1 Browne, Wm J—J H Martin445.89

1 Boothe, Frank M—Goodfield Realty Co59.41

1 Betts, Alfred C—J Sinnott195.50

1 Behrman, Ralph—Imperial Repair & Brazing Co116.30

1 Bell, Frank—S Moss et al419.41

1 Bincarowski, William et al—W S Rafferty et al98.17

1 Bailey, James H—F De Coppet et al5,128.19

1 Boehm, Alex—J Singer143.31

1 Blotte, Frank J et al—L Schuldenfrei392.81

26 Collier, Wm A—Miriam Estates36.45

26 Calucci, James—N Y Importation Co124.56

26 Constantine, Josephine E—S F Burke19.65

26 Cotte, Wm H—A E Bobo171.91

28 Clark, Arthur—Chesebro Bros30.13

28 Cariata, Alfonso—J B Cavagnaro35.54

28 Cannell, Donato—P Basill26.51

28 Canalizo, Jorge A—Sheppard Knapp & Co90.37

28 Coleman, Nathan et al—Richard L Walsh Co200.00

29 Cleveland, Wm L—Brooklyn Heights R R Co108.71

29 Cantor, Louis—N Y Edison Co16.86

29 Cash, James—First National Bank of Morristown, N J182.77

29 Cassidy, Marie—L Oppenheimer32.85

29 Cohen, Moe—J Blumenfeld et al711.75

29 Califano, Anna—A Mugler3,615.61

29 Crowley, Arthur F—F N Du Bois et al144.28

29 Chapman, Alice W—W J Salomon29.93

30 Cohn, Abraham* & Louis—N Y Telephone Co30.56

30 Chatkopf, Benjamin—the same22.28

30 Cohen, Harris & Abraham*—Tenement House Dept59.65

30 Copeland, Richard* & Maria—the same162.15

30 Cunningham, Mary B—A Wersan65.69

30 Comyns, David J—M Droisen127.80

30 Clairmount, Joseph J—Berkshire Spring Co, Inc25.22

30 Campbell, Maurice—the same39.72

30 Carrere, L Sidney—Mercantile Safe Deposit Co83.11

30 Castelli, Antonio & Andrea—A Castaelli125.50

30 Colgate, M Starr—A P Morison403.65

30 Cahn, Julius—J E Marcy419.98

30 Chabarovsky, Barnett et al—C Ries138.25

30 Campbell, Stephen et al—N Y Telephone Co29.73

30 Ciavanni, Antonio et al—S G Arnone217.27

30 Cappel, Fendor—A Brown42.41

30 Chandler, James E—R C Shephard37.82

31 Cobb, Geo W Jr—Abramson Engesser Co652.40

31 Clark, Francis A—F J Tracy et al133.80

31 Cahalin, John—O'Donohue Coffee Co69.69

31 Cohen, Jacob—B Cohen et al51.43

31 Carson, Frank E—Royal Bank of N Y143.40

31 Carter, Ada—J S Beurnett162.32

31 Corn, Paul J—Metropolitan Electric Protective Co70.88

1 Crandall, Mary—N Y Edison Co18.83

1 Ceresoli, Aurelio et al—F W Honerkamp123.34

1 Crafts, L H et al—T J Cummings et al152.77

1 Clark, Frederick C—R C Roth22.31

1 Curran, Joseph—J B Malatesta143.41

1 Chrystie, John A—E E Hope335.50

1 Cohn, Abraham—M Loewinthal29.65

1* Curyk, Onufry et al—W S Rafferty et al98.17

1 Cohalan, Michael J et al—Carnegie Trust Co447.66

1 Cherry, Clarence P et al—B K Bloch84.43

1 Chick, Isaac W et al—L L Todd et alcosts, 112.05

26 Dodt, Charles—S P Jones et al177.17

26 Dunne, Nicholas J—B H Voss29.43

26 Driscoll, Cornelius J—B H Voss28.71

26 Donohue, John J—the same85.51

28 de Prado, Giovanni—Randall Faichney Co59.47

29 Daly, Thomas—Kips Bay Brewing & Malt-ing Co30.22

29 Douglass, Mildred—S Druck89.65

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 30 Drachman, Gustave S—H B Johnson...903.25
 30 Divincensi, Francesca admr—Erie R R Co.....costs, 175.41
 30 Drucker, Sarah—C Tencer.....75.25
 31 Devine, Dennis—Tenement House Dept...59.65
 31 Dow, Edwin B—F H Jerome.....193.60
 31 Dryer, Joseph M—Mitchell Mallon Co...60.81
 31 de Acchia, Charles—H Moss.....24.58
 31 Donehoo, Harrison M—L Rosenheim...180.54
 31 Danewitz, Charles—S Burstein.....17.49
 31 Donato, Ralph et al—People, &c.....1,000.00
 31 Dodge, Anna—E N Ireland.....costs, 88.73
 31 Downes, Mary—City of N Y.....costs, 70.15
 31 Dunnsath, Samuel et al—T Cancro et al...209.91
 1 Downey, John et al—N Y Edison Co...14.23
 1* Dadamio, Cesario et al—F W Honerkamp.....123.34
 1 Dillon, Peter—Sutro Bros Braid Co...224.18
 1 De Konda, George—H Rogers et al...37.64
 1 Diboll, Wm A et al—B Metz.....334.40
 1 Davison, Moses & Benjamin—S Schild...63.17
 1 Downey, Mabel—M W Solomon.....64.91
 1 Daly, Warren L & Arthur F—L Kehlmann.....129.45
 1 Delaro, Benjamin B—P Steet.....90.45
 26 Elijah, Thomas and Mary et al—L B Cohen.....264.41
 26 Erlacher, George—A Angeloro.....824.67
 28 Ettinger, Pauline—I Greenberg et al...36.37
 28 Ehrlich, Benjamin et al—Renown Paper Box Co.....131.22
 29 Egan, Joseph et al—Manhattan Rolling Mills.....233.62
 30 Edwards, Geo H et al—N Y Telephone Co...35.49
 30 Edmonds, John—Berkshire Springs Co, Inc.....15.72
 30 Evans, Everett J—the same.....9.22
 30 Eiseemann, Emil—J Ricks.....144.65
 30 Engeman, Wm A et al—Benedict & Pardee Co.....433.94
 31 Economu, Theodore—Savoy Trust Co...1,438.81
 31 Ehrenfeld, Emanuel—H Levy.....46.13
 1 Edelman, Moses S—N Y Edison Co...25.83
 1 Eisenberg, Louis—T Allison.....110.00
 28 Fromme, Jacob—W S Allen.....2,916.26
 28 Frick, Geo M et al—D G Crisonino.....196.67
 28 Farrington, Wm G—National Park Bank of N Y.....708.79
 28 Ferguson, Benjamin J—M B Keller...48.67
 28 Ferguson, Hobert H M et al—M Levy et al.....costs, 101.88
 29 Fromer, Berish—B Cooperman et al...567.98
 30 Friedenber, Jacob—L Blum.....35.09
 30 Foley, John J—N Y Telephone Co...28.53
 30 Flig, Lizzy—J Windman.....67.65
 30 Fickling, W Irvine—F A Dorman.....40.88
 30 Fine, Edward et al—W Peters et al...50.38
 31 Finkelstein, Abraham—A Lubasch.....60.57
 31 Fielder, Geo L—Twenty-Eighth Street Co...642.51
 31* Flatow, Leon et al—H Eckhardt.....218.82
 31 Fuhrer, William—A Somogyi.....385.88
 31 Fausner, Clara E—Geo C Flint Co...193.34
 31 Falls, Wm J—William Moffett Realty Co.....32.41
 1 Feldman, Mary or Stregatz—J Becker et al.....96.00
 1 Frankel, Charles—F Tischler.....106.65
 1 Force, Edwin H et al—B K Bloch...94.43
 1 Freyland, John—Albert Kloeblen Co, Inc...402.88
 1 the same—the same.....305.41
 26 Gitten, Joseph N—A Rauch.....39.65
 26 Giardina, Jos—A Ranch.....54.65
 28 Gagen, Chas H—M V Buckley.....375.11
 28 Goldberg, Maurice—Sperry Popham Coal Co, Ltd.....224.81
 28 Goodkind, Mortimer—P Wenger et al...74.41
 28 Gluck, John D—Sheppard, Knapp & Co...30.30
 29 Gagliane, Guisepp—M J Sandford M D...21.76
 29 Griffin, Julia—Edgewater Realty Co.....costs, 68.18
 29 Gellie, Samuel—Fleischman Realty & Construction Co.....36.22
 29 Good, Dr Chas L—F A Reed.....102.33
 29 Gluck, John D—Siegel Cooper Co...28.74
 29 Gardiner, Robert E—the same...128.31
 29 Goetz, William gdn—City of N Y...costs, 106.85
 29 Gardiner, Joseph—G W P Saul et al...30.12
 30 Gordon, Samuel & Abraham et al—North Side Bank of Brooklyn.....753.12
 30 Gillen, Daniel A—N Y Telephone Co...36.28
 30 Gegan, Mary D—Union Trust Co of N Y.....costs, 139.75
 30 Gruber, William et al—C Ries.....138.25
 30 Gilmore, Wm C—L O Broussard.....413.61
 30 Geis, Wm V et al—Welz & Zerweck...328.75
 30 Geis, Wm V et al—the same...449.80
 30* Garfinkel, Morris et al—I Adelman...48.65
 31 Gadowater, Harry S gdn—City of N Y.....costs, 119.23
 31 Gaynor, Arthur S et al—City of N Y...264.41</p> | <p>31 Grumet, Joseph—Tenement House Dept...260.00
 31 Gluck, John D—Oliver Typewriter Co...106.84
 31 Ginsberg, Samuel—F H Brown et al...76.30
 31 Gitt, Harry N—J Marqusee.....20,187.89
 31* Goldberg, Louis et al—Meister & Bache Realty Co.....138.24
 31 Goldberg, Maurice—P Steinman et al...380.93
 31 Gifford, James M—F R Minrath...costs, 75.59
 31 the same—E P Shattuck et al...costs, 93.50
 31 the same—Guardian & Trust Co of N Y.....costs, 92.05
 31 the same—E B Howell.....costs, 86.60
 1 Goodman, David—J C Bogert Co...78.85
 1 Grant, Jacob—W J Baldwin.....30.60
 1 Greenwood, Wm M—General Electric Co...4,452.59
 1 Goldberg, Jacob et al—People, &c...179.76
 1 the same—the same.....5,000.00
 1 Gunn, Wm A—D M Clemens.....179.76
 1 Gluck, David J et al—People, &c...5,000.00
 1 Goldberg, Henry et al—M Pollock...355.77
 1 Groll, Chas W—J M Edelstein...12.42
 1 the same—the same.....110.00
 1 the same—the same.....110.00
 26 Henry, Edw R—O R Blight et al...169.47
 26 Hogan, John F—Sprague Electric Co...204.64
 26 Held, Eugene et al—M Gordon.....683.97
 26 Hurley, John et al—Wight-Easton Town-send Co et al.....costs 144.55
 28 Hehn, Anna—J Seeman et al.....40.77
 28 Hirsh, Benjamin et al—B Altman...64.51
 28 Henderson, Wm J—F P Hayes.....40.11
 28 Hogan, Lawrence F—Board of Education of the City of N Y.....costs, 84.45
 28 Henry, Robert & Charles et al—V Jellison.....2,658.88
 28 Hanavan, Geo B—Ernest Tribelhorn, Inc...19.65
 28 the same—the same.....69.09
 29 Hyman, Mary A—N Y Edison Co...10.65
 29 Holmes, Wright D—the same...11.09
 29 Hearn, Geo A—E H Ellis.....1,588.71
 29 Hutchinson, John W Jr—L W Kennard...190.75
 29 Hess, Monroe D—H J Miller.....17.72
 29 Hollander, Elmer R—M O Holdridge...1,556.74
 30 Hartman, David—N Y Telephone Co...46.20
 30 Haberman, Jacob—the same...29.03
 30 Heath, Howard W—the same...22.95
 30 Hamilton, Frank C et al—F Gens...134.50
 30 Hoeffling, Adolph & Charles et al—the same...134.50
 30 Hubbell, Marvin D—W A Loanard...118.66
 30 Higby, Porter—Berkshire Springs Co, Inc...9.22
 30 Herschel, Bernard B—Universal Drug Shop...37.81
 30 Halbfinger, Jacob K—A Hasenberg et al...84.00
 30 Hurwitz, Hyman—I Gingold et al...259.60
 30 Helahan, Edw P—J H Bungler.....76.16
 30 Hughes, Albert et al—McVickar Gaillard Realty Co.....408.87
 30 Heier, Michael—R Newman.....34.31
 30 Hotaling, Francis E—C Adler.....73.26
 30 Hutson, Charles admr et al—City of N Y...36.37
 30 Hanley, James M—J E Hunt.....1,509.41
 30 Hanley, James M—J E Hunt.....96.19
 30 Hanley, James M—J E Hunt.....105.32
 31 Hutkoff, Nathan—Tenement House Dept...55.00
 31 Hencken, Henry—City of N Y.....264.41
 31 Heine, Henry—the same...274.41
 31 Henry, Edward—W I Kollisch et al...253.84
 31 Hutchinson, Henry—Gansevoort Beef & Provision Co.....1,031.70
 31 Hochstadter, Oscar J—P C Hewitt...102.56
 31 Herrick, Julius—B Spatz.....32.41
 31 Hilands, Wm J et al—H L Goodwin...204.05
 31 Herdt, Frederick et al—Davie Rubber Co...1,557.04
 31 Hosier, Henry et al—People, &c...2,500.00
 1 Hamlin, Benjamin B Jr—T Allison...110.00
 1 Hanson, Chas F—the same...110.00
 1 Healey, Martin H—Brooklyn Union Gas Co...692.04
 1 Hitchcock, Raymond—Johnson Service Co...4,909.86
 1 Henneberg, Paul—J L Moriarty...128.57
 1 Hart, James—B Rosens.....36.13
 1 Haase, Martin et al—S Schwartz et al...9,797.75
 1 Holly, Willis—I A Hopper.....449.17
 1 Hertzog, Leopold et al—L Shuldenfrei...392.81
 29 Ice, Theo J—L Carter.....111.81
 30 Israelson, Annie—J Moffett...115.43
 30 Israelson, Abraham—the same...115.43
 30 Isaacs, Philip—S A Vander Poorten...387.48
 30 Ingram, Wm H—Berkshire Spring Co, Inc...13.22
 31 Irving, Mary H—Acker, Merrill & Condit Co.....78.40
 31 Ice, Timanty J—E I Klein.....152.35
 1 Isaacs, Joel L—N Y Edison Co...22.91
 1 Izzo, Joseph—B K Bloch.....139.35
 26 Janes, Jane N and Elisha H et al trustee—Concord Construction Co...costs 269.75</p> | <p>26 the same—Henry Huber Co et al...costs 60.00
 26 the same—Yale & Towne Mfg Co...costs 81.85
 26 the same—W J Flynn.....costs 60.00
 26 the same—Philip Bauman & Co...costs 60.00
 26 the same—The John Pinches Co...costs 69.75
 26 the same—Alberine Stone Co...costs 64.25
 26 the same—General Fireproofing Co et al...costs 108.46
 28 Josephson, Leopold—A Berger et al...30.43
 29 Jerome, Frank D—N Y Edison Co...118.84
 29* Jacobs, Abraham et al—N Y Edison Co...21.23
 29 Johnston, Chas G—L Rabinowitz...55.91
 29 Johnson, Mary T et al—City of N Y...94.01
 30 Jacones, Jacob—E P Reichhelm et al...78.09
 30 Johnson, Mrs or Grace Bodine—Knickerbocker Art Galleries.....26.61
 30 Jacobson, Henry—M Josephthal et al...199.65
 31 Jackson, Arthur W—A R Joline et al...costs, 71.28
 31 Jacobs, Lena & Abraham H—L M Lee...766.68
 31 Jabbour, Anice G—J Charm et al...94.38
 26 Kennedy, Patrick J—N Y Importation Co...125.86
 28 Krakower, Max—Mercantile Safe Deposit Co.....15.01
 28 Krave, John et al—C Sahlits.....195.51
 28 Katz, Isaac—T F Archer et al...costs, 118.12
 28 the same—N Stern.....costs, 108.12
 28 Krause, Adolph et al—Richard L Walsh Co.....200.00
 28 Kourcik, Hyman—H Friedman et al...60.59
 29 Kavanagh, Addison—N Y Edison Co...21.41
 29 Kyle, John C—the same...37.62
 29 Kalmar, Samuel—the same...18.48
 29 Kramer, Edward gdn—W Webber et al...costs, 78.18
 29 Keller, Caroline & Jacob—H G Silleck, Jr...430.97
 29 Kaake, Earl A—M Irving.....248.41
 30 Kenner, Robert H—N Y Telephone Co...28.53
 30 Korman, Bruno et al—the same...75.63
 30 Kahn, Alfonso—Schwarzschild & Sulzberger Co.....30.87
 30 Krans, George & Max—L Wiernik...284.91
 30 Kupperstein, Henry I—M Lewis.....99.11
 30 Kelly, Malachi—City of N Y...90.95
 30 Kreuscher, Elizabeth et al—Welz & Zerweck.....449.80
 30 Kulla, Jacob—Wisconsin Condensed Milk Co...117.31
 30 Keller, Augustus R & Florence L et al—J Farmer et al...costs, 42.08
 30 Koch, Maria A et al—M C Runge...641.82
 31 Kahn, Samuel L—Tenement House Dept...260.00
 31 Kahn, Julius—J Aberle et al...814.94
 31 Katlowitz, Morris—National Fireproof Door & Sash Co...63.90
 31 Kuske, Joseph C—Lucis Press Clipping Bureau.....17.93
 31 Kimberly, Martha—H Lucy Inc...259.80
 31 Kraus, Maurice—Courier Co of Buffalo...2,488.18
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 1 Klopfer, Benno—Columbia Bank...282.81
 1 Kirstein, Matilda—N Y Edison Co...14.26
 1 Kufelintzky, Barnett—K Herшон...162.95
 1 Kerr, Thomas H—T Allison...100.00
 1 Keelan, Peter J—the same...110.00
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 1 Kennedy, Patrick J—E La Montagues Sons...175.12
 1 Ketcham, Wm G—S Henry et al...157.01
 1 Knight, Rose—Simpson Crawford Co...98.23
 1 Kramer, Charles—A B Albert...111.91
 26 Laird, Samuel E—A H Hamilton...240.00
 26 Lyons, Robert T—N Perlstein et al...21.91
 26 Leselbaum, Rubin et al—J S Parker...39.40
 26 Leventritt, Geo H—C A Geoghegan et al...costs 121.65
 26 Lipkowitz, Charles—Ebling Brewing Co...221.87
 26 Levy, Lionel E et al—P Greenblatt et al...164.31
 26 Leo, Richard L et al trustee—Concord Construction Co...costs 269.57
 26 the same—Henry Huber Co et al...costs 60.00
 26 the same—Yale & Towne Mfg Co...costs 81.85
 26 the same—W J Flynn.....costs 60.00
 26 the same—Philip Bauman & Co...costs 60.00
 26 the same—The John Pinches Co...costs 69.75
 26 the same—Alberine Stone Co...costs 64.25
 26 the same—General Fireproofing Co et al...108.46
 28 Lewis, Selina—Lord & Taylor...32.31
 28 Levy, Chas S—Adams Realty Co...73.01
 28 Lippman, Julius et al—Renown Paper Box Co...131.22
 28 Loeb, Carrie & Jennie—Supreme Council of the Royal Arcanum...costs, 115.28</p> |
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31 Loudoun, Wood D—J P Mitchell et al.....costs, 72.25	1 Oakley, Caleb—J Sinnott109.23	28 Shaw, Harold M—M C Shaw.....costs, 35.10
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1 Leshar, Johanna—E Burke233.98	26 Plante, Guthrie E trustee et al—Concord Construction Co.....costs 269.57	28 Saron, Maxwell L—A Abraham et al. 26.63
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1 Lash, Sidney R—L E Felix.....59.31	26 the same—Yale & Towne Mfg Co.....costs 81.85	29 Simnowitz, Morris—Brooklyn Heights R R Co.....133.59
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1 Lippman, George et al—S Schwartz. 9,797.75	26 the same—The John Pinches Co.....costs 69.75	29 Schmidt, Alexander—N Schoen.....634.29
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28 Mandel, Samuel, Rosa, Henry & Berdie—A Schwoerer & Sons, Inc.....costs, 90.15	29 Palmieri, Aniello—N Y Edison Co.....23.17	29 Strauss, Annie or Mrs Ascher—A I Namm.....23.95
28 Meyer, Isaac S & Benjamin J—K Lawrence28.02	29 Pomeranz, Henry—F Boehmcke et al.....291.16	29 Smith, Julius—H Goldman et al.....32.65
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28 Miller, Solomon et al—Renown Paper Box Co.....131.22	29 Polacsek, Maurice et al—J Rosenberg. 333.02	30 Spiegel, Joseph—the same35.89
28 Mooney, Lewis D—J De Wolf.....71.83	30 Pfaff, Valentine—N Y Telephone Co.....39.34	30 Sprosser, Wm F—the same.....427.15
28 Muller, Chas H—United Wine & Trading Co.....117.36	30 Pringle, Mary N—the same62.15	30 Scollay, Maria V M—the same.....59.98
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29 Moore, Wm O et al—City of N Y.....454.67	1 Prentice, Harvey V—L Henderson.....844.15	30 Schenermann, Emma C H gdn—the same.....200.08
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31 Moore, Jeremiah F—Cunard Steamship Co, Ltd.....costs, 118.84	29 Rosenbluth, Samuel—L Greenberg40.30	31 Stephens, Annie W—E A Raymond.....176.63
31 Motta, Salvatore et al—Meister & Bache Realty Co.....138.24	29 Robinson, Harry J—S Tillis55.81	31 Schick, Joseph—Samoset Chocolate Co. 79.95
31 McAllister, Chas S—Acker, Merrall & Condit Co.....43.74	29 Rockmore, Henry—H Dubroff180.91	31 Schendel, Rosa—H S Schendel et al.....83.12
31 Murray, Nelson—R F Kilpatrick274.31	29 Refior, Otto—I Edward Ogden Co. costs, 114.02	31 Strassner, Theodore—C J Vofrei et al.....6,618.50
31 Mattison, Agnes C—R V Mattison Jr.....costs, 187.11	29 Radigan, Joseph H—Siegel-Cooper Co. 168.95	31 Steinmuller, Raoul—Brandt Leather Co. 253.26
31 McCay, Mary E et al—Metropolitan Electric Protective Co.....75.73	29 Rothschild, Adolph—I H Livingston et al.....206.19	31 Schneider, Henry J et al—People, &c.....3,000.00
1 Matthai, Otto—F Blaser240.69	30 Rosen, Joseph—I Nagee31.14	31 Sidebottom, William—Knickerbocker Trust Co.....20,604.61
1 Miraglia, Leonard—N Y Edison Co.....26.65	30 Roberti, Nicholas—Berkshire Spring Co, Inc.....15.12	31 Seijas, Simeon—J Braunstein et al.....84.31
1 Mackee, Horace E et al—the same.....14.23	30 Roeser, Chas J—the same.....9.97	31 Schneider, Mary A B—G N Reinhardt. 1,029.50
1 Marsh, Thomas J—M Fred.....68.28	30 Rohmar, Henry et al—W Peters et al. 50.38	31* Schroeder, Henry et al—Davie Rubber Co.....1,557.04
1 Miller, Chas W—F W Bruns.....214.96	30 Roberts, Joseph—I L Cohen.....328.22	31 Schinasi, Solomon et al—City of N Y.....costs, 110.10
1 Mayer, Marcus—T Allison160.00	30 Ruhe, Francis H et al—City of N Y. 345.65	1 Scherry, Harry et al—People, &c. 5,000.00
1 Mayer, Marcus—the same110.00	30 Robertson, Joseph Sr, gdn—J B Robertsoncosts, 157.07	1 the same—the same5,000.00
1 Meyer, Julian H—the same.....110.00	30 Rappaport, Rosa—L H Vosbrinck.....5,246.50	1 Sheffield, George—T Allison110.00
1 Mackie, Chas P—the same.....110.00	31 Reilly, John—M N Clement.....costs, 76.97	1 Strobel, Emil L—the same.....110.00
1 Macartny, John W—the same.....210.00	31 Rumble, William Jr—W S Smith costs, 110.28	1 Stregatz, Mary or Feldman—J Becker et al96.00
1 Magee, John—the same110.00	31 Rosenberg, Jacob—Parke Davis & Co. 335.61	1 Shaw, Harry R et al—Thomas J Cummins Plumbing Co.....152.77
1 Moritz, Henry—the same110.00	31 Richards, Silas G—L Rovere et al.....122.47	1 Sacks, Meyer—Harbison Walker Refractories Co.....67.66
1 Mitchell, Wm E Jr—the same.....110.00	31 Rubin, Meyer—A Lubach44.25	1 Sacks, Meyer—F Eckerth et al.....382.01
1 Magowan, Frank A—Old Virginia Antique Furniture Co.....249.67	31* Roosevelt, Robert B et al—City of N Y.....264.41	1 Symmons, E John—Acker, Merrall & Condit Co.....32.19
1 Mills, Wm A et al—J J Mohr et al.....217.45	31 Rice, Isaac L et al—the same costs, 110.10	1 Schneider, Mary A B—M W Dittmar. 670.90
1* Morrell, Gerard et al—Carnegie Trust Co.....447.66	31 Reiss, Harry—J Gladstein134.65	1 Siegel, Simon—Yorkville Bank.....1,513.29
1 Mundell, Roslyne—R Meyer147.13	1 Reilly, Albertus A—J F Jones.....154.25	26 Tighe, Edw A—M Rubenstein.....29.65
1 McClellan, Alfred C—A L Prager.....101.97	1 Rosenwasser, Marcus—N Y Edison Co. 95.26	26 Tannenbaum, Lippman—A Bauman.....costs, 168.58
1 McGirr, Mary E—A Kaplowitz et al.....184.86	1 Raber, Sadie—the same.....17.17	28 Tiedjen, Louise admrx—National Elevator Co.....costs, 353.37
	1 Rassner, Jacob et al—the same.....16.28	29 Tower, Chas P—N Y Edison Co.....9.80
	1 Rosenberg, Herman—United Wine & Trading Co.....415.18	

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SATISFIED JUDGMENTS.

March 26, 28, 29, 30, 31 and April 1.

- Averell, Mrs Florence L—J Wanamaker. 1904. 60.98
- Abelson, Ike et al—D Gellis. 1909. 92.48
- Albers, Henry F—E B Hyde. 1908. 160.03
- Alberd, Henry F—J F Thompson. 1909. 95.71
- Augenblick, Samuel et al—E Herrmann. 1910. 339.14
- Abendroth Bros—Moshannon Coal Mining Co. 1910. 953.95
- Bretz, Peter L—A T Schneider. 1910. 62.82
- Boucher, Arthur L—N Hurwitz et al. 1899. 133.94
- Bernstein, Samuel & Charles—Max Karpowitz. 1910. 1,143.70
- Bellotti, Mike—L Cannariello. 1909. 29.72
- Birnbaum, Samuel—People, &c. 1908. 3,000.00
- Blass, Frank—C Driscoll. 1907. 27.41
- Same—M Driscoll. 1908. 224.41
- Same—C Driscoll. 1907. 104.41
- Bramley, Clement A et al—C W Coleman et al. 1910. 1,328.67
- Boehm, Isaac & Max—I Zola. 1910. 916.82
- Bernstein, Samuel & Jacob—Madison Paper Stock Co. 1908. 39.41
- Bernstein, Julius et al—J Herb. 1909. 70.18
- Cleghorn, Guy F—Imperial Pub Co. 1909. 71.02
- Cullinan, Philipp—E Cullinan. 1910. 39.50
- Calvi, Minerva P—Hermann & Grace Co. 1909. 119.56
- Cuff, William—City of N Y. 1909. 32.50
- Same—same. 1908. 33.02
- Chapman, Elverton R & Melville D et al—C W Coleman et al. 1910. 1,328.67
- Calhoun, Patrick—W Weiss. 1903. 28,121.99
- Same—J H Parker et al. 1903. 32,138.19
- Same—same. 1903. 32,137.46
- Same—W D Wing. 1904. 4,032.60
- Calhoun, Patrick et al—G Bigelow. 1904. 15,413.17
- Calhoun, Patrick—M Stern. 1904. 1,631.70
- Dietrick, Katie—M Dietrich et al. 1909. 125.62
- Same—same. 1909. 114.12
- Dineen, Isaac—S Colcord. 1910. 94.52
- De Carlo, James—J J Zuelch. 1909. 77.53
- Same—R Heil et al. 1908. 90.16
- Day, Chas J et al—K K Wright et al. 1909. 422.90
- Same—E W Mendels. 1909. 82.50
- De Carlo, James et al—C Cipolla. 1908. 236.17
- Doyen, Fernand et al—A Marshall. 1910. 461.24
- Darling, Wm A—N Y Telephone Co. 1905. 41.10
- Dinoin, Isaac—S Colcord. 1909. 113.16
- Damm, Fred—N Y Telephone Co. 1901. 40.57
- Di Marco, Nicholo et al—P Scoglio. 1909. 274.72
- Dix, Anna J—B P Wieder. 1906. 26.04
- Edelson, Isaac—S Troka. 1910. 200.00
- Earle, Eugene M—L Kahn. 1907. 1,073.48
- Ellis, Harry—Louis De Jonge & Co. 1910. 712.00
- Fuchs, Charles—L Lewis. 1910. 18.51
- Frohmann, Herman & Harry—C Haines et al. 1910. 350.46
- Frankel, Meyer—T Klingenstein et al. 1909. 1,825.28
- Footo, Geo F—A Shaffer. 1910. 122.02
- Same—E Kind. 1910. 112.80
- Same—F K Meiss. 1910. 99.12
- Farris, Wm B et al—G Bigelow. 1904. 15,413.17
- Genovese, Salvatore V—Murtha & Schmoel Co. 1910. 34.41
- Groth, Charles—M Marcus. 1910. 70.02
- Goldberg, Abraham—City of N Y. 1909. 366.14
- Geiffin, Chas H et al—R R McCargo. 1910. 45.80
- Goldman, Bernard—M Miller. 1908. 1,957.65
- Greenstein, Bernard—City of N Y. 1906. 179.82
- Gilroy, Eugene C—A B Delatour. 1908. 437.00
- Galgano, Nicolo et al—P Scoglio. 1909. 274.72
- Geilfus, Chas H et al—P R McCargo. 1909. 17,420.71
- Hevenor, Harvey H—McCurdy & Howell Co. 1909. 75.72
- Heil, Frank—E Thomas. 1898. 333.95
- Holdo, Herrman H—M Lunnerman. 1910. 561.99
- Healy, Thomas—H E Gourd. 1909. 1,001.35
- Hoag, Lena R—H Kuhn. 1906. 62.41
- Hett, Edward—H H Baker. 1910. 1,144.08
- Hickey, Celestine A—A Wolter et al. 1910. 725.00
- Herbert, Frederick W—J S Campbell. 1910. 423.02
- Hoyt, Augusta C—A S Forrest. 1905. 80.22
- Hookey, Wm T et al—E Herrmann. 1910. 339.14
- Itzkowitz, David et al—D Gellis. 1909. 92.48
- Igstaedter, Benjamin—S Rappaport. 1910. 124.76
- Jergens, Andrew et al—P R McCargo. 1909. 17,420.71
- Jonest, Victor et al—A Marshall. 1910. 461.24
- Jergens, Andrew et al—R R McCargo. 1910. 45.80
- Kahn, Samuel—People of the State of N Y. 1909. 3,000.00
- Kennedy, Harvey L—M M O'Loughlin. 1910. 537.48
- Kahn, Samuel et al—People, &c. 1908. 2,000.00
- Kahl, William—E D Depew et al. 1907. 104.45
- Kempe, Samuel D—H W Youngling. 1910. 28.51
- Kling, David et al—A H Beyer. 1909. 1,360.05
- Lemmo, Edwards—D M Stripp et al. 1910. 149.69
- Lynch, Patrick M—Revolute Machine Co. 1909. 105.41
- Lachman, Solomon—J Finck. 1910. 580.57
- Lubin, Charles et al—G Albouq. 1909. 146.40
- Lauer, William—M H Clark et al. 1910. 180.00
- McElroy, Daniel S & Linda L—H M Rau. 1909. 121.72
- Market, Anthony Jr—Martin Carriage Works. 1902. 222.49
- Malkan, Henry—A Howard et al. 1910. 110.19
- Mark, John W, Chas W & Jacob L—T W Morris et al. 1909. 31.08
- Mack, John W, Chas W, Jacob L, Margaret W & Amelia—W Kidde. 1909. 530.49
- Same—same. 1909. 534.99
- Same—same. 1909. 603.80
- McKnight, Chauncey P—L S McKnight. 1910. 125.03
- Morrell, Clarence P—Al Powell & Co. 1910. 315.65

- 29 Till, Jacob—the same. 115.11
- 29 Taylor, John A exr, &c—City of N Y. 2,387.42
- 29 Taylor, Thomas P et al—J A Tedford. 5,922.33
- 30 Turnbull, Andrew—M N Clement. 28.21
- 30 Thomas, Lucy—P G Williams. costs. 9.37
- 31 Terk, Benjamin—J L Woldenberg. 199.58
- 1 Tierney, Andrew J—A H Joline et al. 67.88
- 1 Timony, James A—R E Heningham. 35.41
- 1 Taylor, Geo H—M S Raunheim. 86.58
- 1 Tewer, Edw B H—Acker, Merrall & Condit Co. 31.20
- 28 Urbach, Alfred et al—A C Horn Co. 99.66
- 29 Underhill, Juliet & Edw E et al exrs—City of N Y. 454.76
- 31 Uppington, Eulalia—Tenement House Dept. 112.15
- 29 Von Ravens, Bulow—N Y Edison Co. 9.86
- 29 Vogel, Aaron—City of N Y. 793.66
- 29 the same—the same. 746.22
- 31 Vrioni, Stavro—D Robinson et al. costs. 75.88
- 31 Vreeland, Edw E—T J Hobi et al. 46.38
- 1 Vogel, Morris—A H Joline et al. costs. 67.88
- 1 Vaughan, Robert—W J Walsh. 59.41
- 1 Voss, Wm H N—L Newman. 1,399.91
- 1 Van Norden, Otto H—T Allison. 110.00
- 26 Woodward, James C et al—W H H Hull & Co. 112.98
- 26 Weckesser, Philip et al—R H Winstin et al. 66.61
- 26 Wilson, Arthur J et al—the same. 66.61
- 26 Woodruff, John S—J Proctor. 617.04
- 26 Weed, Martha R et al—Concord Construction Co. costs. 269.57
- 26 the same—Henry Huber Co et al. costs. 60.00
- 26 the same—Yale & Towne Mfg Co. costs. 81.85
- 26 the same—W J Flynn. costs. 60.00
- 26 the same—Philip Bauman & Co. costs. 60.00
- 26 the same—The John Pinches Co. costs. 69.75
- 26 the same—Alberine Stone Co. costs. 64.25
- 26 the same—General Fire Proofing Co et al. costs. 108.46
- 28 Wohlstetter, Philip—Mercantile Safe Deposit Co. 15.01
- 28 Whitney, Chas A—N Lou et al. 34.06
- 28 Weinreb, Abraham & Jacob—J S Coleman et al. costs. 61.92
- 28 Wessell, Arthur L—Lord & Taylor. 735.04
- 28*Winowitch, Simon et al—M Hallanan. 51.71
- 28 Willis, Chas W—J E Gidon. costs. 15.15
- 29 Westcott, Clara—N Y Edison Co. 8.17
- 29 Wilks, Seth—E P Comerford. 112.17
- 29*Wepinsky, Henry et al—M Eberhard & Son Co. 65.11
- 29 Wolfin, Jacob et al—the same. 65.11
- 29 Wright, Hattie W et al—City of N Y. 94.01
- 29 Wechsler, Osias—D Levy et al. 61.90
- 29 Weiner, Samuel—S Pollack. 21.43
- 29 Wuerthner, Bernard R—S Hirschberg. 318.05
- 29*Wisun, Barnet et al—J Rosenberg. 333.02
- 29 Wolshin, Nathan & Morris—B Goldberg et al. 216.28
- 30 Wolff, Philip—N Y Telephone Co. 33.40
- 30 Waloshin, Nathan* & Morris—J G Ascher. 127.02
- 30 Williston, Sadie S extr—City of N Y. 75.65
- 30 Walton, Edw A trustee—the same. 454.67
- 30 Williams, Herbert E exr—the same. 5.43
- 30 Wolff, Benjamin—Berkshire Spring Co. 14.22
- 30 Wolf, Jacob—S P Jones et al. 96.42
- 30 Wray, Albert A—O Cloghan. 161.91
- 31 Wilke, Henry E—J Shaw. 138.04
- 31 Whidden, Grace—Simpson Crawford Co. 228.21
- 31 Werner, Adam D—City of N Y. 264.40
- 31 Weltsch, Reuben J et al—Royal Bank of N Y. 45.90
- 31 Weiss, Harriet J—Acker, Merrall & Condit Co. 78.13
- 31 William, Ernest T—Becker Distributing Co. 84.41
- 31 Wisner, Archibald L—Renwick Co. 786.29
- 31 Weller, Chas W et al—T Cauco et al. 209.91
- 1 Weiss, Frederick M et al—N Y Edison Co. 16.28
- 1 Wagner, Jennie—the same. 21.79
- 1 Wald, David—the same. 27.11
- 1 Weiss, Isaac—H A Goidel. 29.65
- 1 Wolkowitz, Leon—M Trotta. 304.08
- 1 Wheeler, Eugene S—J Francis. 131.23
- 1 Williams, Frank J—James Thompson & Bro. 98.36
- 1 Walters, T Henry—T Allison. 110.00
- 26 Yurdin, Joel F—Diedrich Beckermann et al. 930.61
- 29 Yockel, John H—Levering & Garrigues Co. 626.52
- 26 Ziegler, Paul—L Levinson. 29.72
- 26 Zajicek, Joseph gdn—Puritas Mineral Water Co. costs. 108.18
- 1 Zola, Isaac—Cades Realty Co. costs. 67.91
- 1*Zeffin, John et al—M Zimmerman Co. 203.98

CORPORATIONS.

- 26 Fordham Construction Co et al—P Greenblatt et al. 164.31
- 26 Burrell Syndicate—L A Lehmaier. 436.80
- 26 Chicago Concrete Machinery Co—Sherman Brown Co. 102.30
- 26 Empire Brick & Supply Co et al—Wight-Easton-Townsend Co. costs. 144.53
- 28 D P Nelson Co—Muralo Co. 100.10
- 28 Densmore-Compton Building Co—R M Eyre. 839.52
- 28 Eastern Publishing Co—S Steine et al. 116.33
- 28 Star Co—J Ohmann. costs. 103.30
- 28 City of N Y—J J Tierney. 2,646.85
- 28 Royal Contracting Co—Phoenix Towing & Transportation Co. 816.73
- 28 Bogopoler Realty Co—L I Cherey. 1,706.50
- 28 Friedman Construction Co—H Kaplan. 993.03
- 28 Mammon Land Co—A I Albert. costs. 107.88
- 28 Beekman Hill Live Poultry Co et al—B Altman. 64.51
- 28 Title Guarantee & Trust Co—City of N Y. costs. 67.85

- 28 Ridgway-Thayer Co—M A Teague. 1,673.46
- 28 West End Hotel Co—the same. 45.33
- 28 City of N Y et al—V Jellison. 2,658.88
- 29 Corporate Realty Association—G M Pollard et al. 849.13
- 29 Dock Gas Engine Co—J P Bartlett. 834.39
- 29 Imperial Coal & Coke Co—R M Kline. 974.09
- 29 Seely Office Appliance Co—London Guarantee & Accident Co, Ltd. 9.91
- 29 Highland Construction Co—G D Graves. 2,939.96
- 29 Borough Sporting Goods Co—Simmons Hardware Co. 134.31
- 29 Arthur Otto Co—E Lowey. 506.13
- 29 J E Van Doren Special Agency—City of N Y. 102.53
- 29 United States Wine & Liquor Co—the same. 22.23
- 29 United Tongueless Buckle Co—the same. 20.42
- 29 United Underwriters Co—the same. 49.78
- 29 Uniform Brick & Clay Co—the same. 200.51
- 29 Up-to-Date Clothing Mfg Co—the same. 123.19
- 29 Uneeda Home Realty Co—the same. 54.97
- 29 Universal Jewelry Mfg Co—the same. 23.14
- 29 United States Dental Assn—the same. 150.96
- 29 Van Nordan Realty Co—the same. 50.97
- 29 Victor Novelty Co—the same. 22.69
- 29 Van Smith Mauly Construction Co—the same. 36.78
- 29 Manhattan Tailoring Co—People, &c. 20.00
- 29 San Domingo Improvement Co of N Y—J Myers. costs. 82.48
- 29 Welch Davis Glass Co—People, &c. 101.63
- 29 William R Lowe & Co—P P Hopp. 23.72
- 29 Egan Iron Co et al—Manhattan Rolling Mill. 233.62
- 29 Egan Iron Co—the same. 73.08
- 30 Midwood Contracting Co—N Y Telephone Co. 37.41
- 30 Eastern Couch Mfg Co—the same. 34.95
- 30 City of N Y—E Herz. 750.00
- 30 the same—N Y Central & Hudson River R R Co. costs. 1,174.90
- 30 Motor Boat Supply Co—Michigan Wheel Co. 489.02
- 30 A Shatzkin & Son, Inc—Berkshire Springs Co, Inc. 24.72
- 30 William T Hookey, Inc, et al—E Herrmann. 339.41
- 30 J Jungmann, Inc—Waldorf Astoria Segar Co, Ltd. 760.33
- 30 Bisch-Hoef Realty & Construction Co—W M Young. 186.08
- 30 N Y Pasepartout Co—L Kraus. costs. 132.58
- 30 N Y Waist Co et al—C Ries. 138.25
- 30 Builders & Craftsmens Co—National Sheet Metal Roofing Co. 165.56
- 30 J D Fowler Co—F Dey. 171.91
- 30 Keller-Farmer Co et al—J J Farmer et al. costs. 42.08
- 30 J Marcus Woodworking Co—R E Burlando et al. costs. 68.80
- 30 Benvenue Granite Co et al—Benedict & Pardee Co. 1,493.94
- 31 Madison Square Garden Co—City of N Y. 264.41
- 31 Empire State Garage—E W Cushing. 43.81
- 31 Hudson & Jersey Coal Co—L Wertheim Coal & Coke Co. 16.18
- 31 Erie Real Estate Co—W T Hungerford Brass Copper Co. 39.30
- 31 S Fox Construction Co—National Fireproofing Sash & Door Co. 304.05
- 31 Braisted & Bettmann—Allen Advertising Agency. 59.71
- 31 Vigori Leather Co—W F Christie et al. 136.91
- 31 Hopkins & Lerner Co—Goodman Contracting Co. 1,070.87
- 31 Union Taxicab Auto Service Co—General Accident Fire & Life Assurance Corp, Ltd, of Perth, Scotland. 1,538.84
- 31 Unique Equipment Co—A Rothenbuecher. 1,474.00
- 31 Panama R R Co—J A Eden. 29.00
- 31 Henry Halls Sons Co—J D Marston. 276.90
- 31 Enterprise Mattress Co—City of N Y. 93.60
- 31 Vive Vibrator Machine Co—the same. 73.16
- 31 Boreel Wrecking Co—the same. 34.84
- 31 Lunsford Ritter Schroeder Co—the same. 101.63
- 31 Brickman Realty Co et al—A E Feldman. 221.85
- 31 Montezuma Rubber Plantation Co—M J O'Leary. 519.31
- 31 the same—the same. 519.31
- 31 E L Shea Construction Co—Thomas B Bowne & Son Co. 424.89
- 31 A L Wisner & Co, Inc—Renwick & Co. 360.49
- 31 Chelton Park Realty Co—A McAlpin. 10,635.73
- 31 Painton & Co—A Bernhard et al. 343.95
- 31 Amoskeag Savings Bank of Manchester, New Hampshire—L Purdy. costs. 99.55
- 31 American Exchange National Bank—L Purdy et al. costs. 47.65
- 31 Central Trust Co of N Y, trustee—City of N Y. costs. 105.05
- 31 Riverside & Fort Lee Ferry Co—T Schoemaker. 594.00
- 31 Johnson Service Co—V C Machernon. costs. 106.10
- 1 O'Shea Contracting Co—J Powderly. 396.88
- 1 Lindeman & Sons Piano Co—W D Watt Mfg Co. 386.00
- 1 Resht Realty Co—W Goldberg. 6,308.24
- 1*Globe Foundry Co et al—J J Mohr et al. 217.45
- 1 Robert Griffin Co—J Smith. 52.41
- 1 Behrman & Baron Co—E Nelson. 86.75
- 1 Consumers Fertilizer Co—B C Smith. 1,034.35
- 1 United Wireless Telegraph Co et al—B Metz. \$534.40
- 1 N Y Queens County Ry Co—M Dowling. 500.00
- 1 Golde & Cohn—L Pollack. 50.00

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Meyerson, Morris—A E Lefcourt. 1910.189.85	Weil, Mae—Acton Garage. 1909.402.96	186—Walton av. Nos 2255 to 2273. Lewis H Woods agt Bedford Park Construction Co.250.00
Same—same. 1910522.15	Yanaro, Carmine—Ebling Brewing Co. 1909.860.20	187—108th st, Nos 235 and 237 West. Paul Milkowitz agt Mary E Tilyou.299.50
Nieberg, Charles et al—E Herrmann. 1910.339.14	Wollthan, Carl R et al—A H Beyer. 1909.1,369.05	188—Broadway, n w cor 90th st, 100x100. Jeffy Fire Hose Rack Co agt A C & M Hall Realty Co and Reynolds & McMahon.192.00
Nieberg, Charles & Benjamin et al—E Herrmann. 1910339.14	Ziegfeld, Florenz—G A Weidhaus. 1910.637.49	189—Broadway, Nos 1457 to 1463.7th av, Nos 589 to 593.Frank J Valenti agt Estate of Henry C Phipps, United States Restaurant & Realty Co and Henry C Pelton1,541.00
Nelson, Hyman—A M Minikes. 1909.33.41	Zarille, Guiseppe—L Greenberg. 1910.59.65	190—176th st, No 887 East. Charles Bjorkgren agt Cornelia E McCormack.729.75
Oppenheim, Benjamin & Albert exrs—D A Strauss. 1909109.01	CORPORATIONS.	
Oppenheim, Albert & Benjamin exrs—M B Sragow. 1909102.92	Massachusetts Bonding & Ins Co—D Marks. 190959.76	191—111th st, s s, 234 w Amsterdam av, 100x100. Borough Cut Stone Co agt Samuel D Davis550.00
Oatman, Frederic A et al—S M Schwab et al. 1908146.55	Same—same. 190989.41	March 28.
O'Neil, Helen et al—H F Cohen. 1908.4,652.82	Steiger, Louis—L Shapiro et al. 1910.41.51	192—Broome st, No 557. Vincent Valentine Co agt Rebecca Skolinkoff and Union Square Contracting Co295.00
O'Reilly, Joseph et al—H F Cohen. 1908.165.65	N Y Telephone Co—F S Leeds. 1903.159.20	193—84th st, Nos 327 and 329 East. Beach Terrace Building Co agt Yorkville Automobile & Garage Co.18,000.00
Pigueron, Geo H—D Grieme Coal Co. 1910.129.93	Same—same. 19035,581.37	194—Mapes av, n e cor 180th st, 83x47. Henry J Salzman agt Melwin Realty Co.54.67
Pakas, Solomon L—D P Ritchey. 1909.4,797.95	Grand Lodge, Ancient Order of United Workmen of the State of N Y—H E Seifert. 1910.2,047.30	195—Av A, No 1022. Henry Heil agt Charles Meisezahl and Frederick Burghardt.207.50
Rogers, Robert M et al—C W Coleman et al. 19101,328.67	C N & A S Construction Co et al—E Herrmann 1910339.14	196—Belmont av, n w cor 189th st, 15x87.6. State Lumber Co agt Margaret V O'Neill and Frank Martoccia29.00
Rieser, M Gustave—C H Powers. 1909.908.43	Oriental Bank et al—K K Wright et al. 1909.422.90	197—Nelson av, w s, 150 s Brandt pl, 75x100. Harry Carv et al agt James H Havens.296.00
Ritherford, Archibald—E W Lagerroth. 1892.326.58	Same—E W Mendels. 1909.82.50	198—28th st, Nos 146 and 148 West. Samuel Berman agt Whitney R Lyman, Joseph Reuth and Robert Smith39.00
Rankin, Grace—M E Howlett et al. 1908.86.54	Commercial Advertiser Assn—J Dolan. 1910.100.00	March 29.
Riley, Margaret A—National Surety Co. 1908.50.21	Union Bank of Brooklyn—H Deri et al. 1909.424.31	199—176th st, No 887 East. Charles Bjorkgren agt Cornelia E McCormick.729.75
Robinson, Wm J—S Stein et al. 1909.172.85	Same—same. 1909414.43	200—Broadway, Nos 1457 to 1463.7th av, Nos 587 to 593.Sterling Bronze Co agt Henry Phipps Estate and United States Restaurant & Realty Co689.50
Reiss, William—T H Van Brunt et al. 1908.70.00	Same—same. 1909449.22	201—Mangin st, Nos 94 and 96. Lena Kamen agt Davis Iseeks and Kovalsky Bros.525.00
Shelling, Chas D—Floyd-Horsman Co. 1910.63.32	Same—same. 1909498.21	202—Broadway, Nos 1457 to 1463.7th av, Nos 587 to 593.Richard Kennedy agt Henry Phipps Estate and United States Restaurant & Realty Co.565.00
Sanders, Herman H—Lord & Taylor. 1906.234.42	City of N Y—J C Rodgers. 1910.143.49	203—Belmont av, n w cor 189th st, 15x87.6. Chas A Millner agt Margaret V O'Neill, Donato Picinilo and Louis Nochese.250.00
Scharfstein, Benjamin—J Jacob et al. 1908.160.54	Same—same. 1910100.51	204—170th st, n s, 100 w Ft Washington av, 100x100. Keystone Equipment Co agt John Lever and Guiseppe Liperie.118.44
Stens, William—T Stens. 1910.37.39	Strauss & Co Inc—C Mullane. 1910.1,041.74	205—Brook av, n e cor 170th st, 50x100. Peter McGlynn agt Brook Avenue Construction Co76.50
Stark, Abraham I—H C Palmer. 1909.51.81	Broadway Cortlandt Co—A Bassi. 1910.68.60	
Smith, Terrence P—Rainer Co. 1909.998.81	J L Mott Iron Works—A D Coleman. 1908.4,819.13	
Simon Louis et al—G Albourg. 1909.146.40	Bon-Bon Co—Lithograph & Mfg Co. of the U S. 19101,021.30	
Stevenson, Franklin et al—Ess Eff Realty Co. 191098.05	N Y Taxicab Co—M Mooney. 1910.400.00	
Snyder, John H—G Barrie et al. 1909.333.39	American Sand & Gravel Co—E Ebert. 1909.171.44	
Same—same. 1909382.16	Edison Electric Illuminating Co of Brooklyn—Shawmut Construction Co. 1910.1,918.28	
Same—same. 1909382.90	Wollthan Mfg Co et al—A H Beyer. 1909.1,360.05	
Sellis, Samuel et al—People, &c. 1908.2,000.00	Rapid Transit Subway Construction Co—S A Draper. 190918,862.86	
Schaefer, Sigmund—H B Claflin Co. 1902.363.04	Acker, Merrall & Condit—E J Symmons. 1909	
Scher, Barney—H Eisenstadt. 1910.781.12	Estate of Joseph W Fuller, Estate of Isaac G Johnson, Estate of John H Warren and Geo A Wells—City of N Y. 1910.112.45	
Tofano, Frank & Emilia et al—C Cipolla. 1908.236.17		
Trischett, Albert W—I Cohen. 1906.91.62		
Toll, Wilson H et al—S M Schwab Jr & Co. 1908146.55		
Same—same. 19074,562.82		
Tonelli, Gastone—M Tonelli. 1910144.92		
Van Iderstein, Robert—City of N Y. 1905.58.65		
Van Antwerp, Wm C et al—W Coleman et al. 19101,328.67		
Voth, Richard C—C F Brusie. 1906.159.63		
Ventimiglia, Pasquale—J Lever. 1909.145.73		
Van Bayer, Henry—R S Nicholas. 1910.114.34		
Weissmann, Jekol or Jacob et al—Modern Fireproofing & Reconstruction Co. 1910.46.67		
Same—same. 1910519.67		

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

March 26.

185—Broadway, Nos 1457 to 1463.7th av, Nos 589 to 593.L Kantor & Co agt Henry Phipps Estate, United States Restaurant & Realty Co and Henry C Pelton and Henry Erkins.844.50
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BUILDING LOAN CONTRACTS.

206—Monroe av, No 1769. John V McEvily agt Mrs M Lehman129.79
 207—Crotona av, n e cor 180th st, 50x100. Bronx Roofing & Water-Proofing Co agt Amalie Pirk and Pirk Realty Co.....55.00
 208—Daly av, s w cor 178th st, 50x80. Joseph Lattanzi agt John Levoli Construction Co.....53.50
 209—189th st, n s, whole front between Cambreling and Belmont avs, 150x40. Gaetano Zingalis agt Bedford Park Construction Co.....150.00
 210—12th st, No 20 East. Joseph Tina & Co agt Julia Fitzgerald and Joseph De Corcia.....322.85

March 30.

211—45th st, Nos 141 to 147 West. M F Westergren, Inc, agt Forty-Fifth Street Exchange, Howell & Lawrence and John E Olsen2,850.00
 212—132d st, s s, 100 w Amsterdam av, 125x100. Federal Tile Co agt Robert Friedman Construction Co and Robert Friedman.....300.00
 213—Lenox av, s e cor 138th st, 99.11x100. Goldfarb & Bookbinder agt Charles Rader and Annie & Ascher Strauss.....24.91
 214—134th st, Nos 261 to 265 West. Sam Levitt & Co agt Joel M Marx and W T Grimes19.90
 215—Same property. David Fried agt same.....6.41
 216—Broadway, w s, 101 s 125th st, 140x87. Standard Damp-Proofing Co agt Surety Construction Co100.00
 217—133d st, Nos 250 & 252 West. David Fried agt Peter Cook et al and W T Grimes.....6.50
 218—Same property. Sam Levitt & Co agt same38.40
 219—Same property. Nathan Zolinsky agt same11.03
 220—62d st, Nos 248 & 250 West. Sam Levitt & Co agt Joel M Marx and W T Grimes.....81.00
 221—Av A, No 1022. Chas F Pluemacher agt Charles Meisezahl, Frederick A Gerber and Frederick Burghardt461.30
 222—Boscobel av, s s, 25 n Plympton av, 50x50. Michael Skelly agt Representatives of the late D. Christie and D Christie.....23.50
 223—Truxton st, s w cor Longwood av, 100x50. Francis Keil agt Truxton Realty Co.....224.30

March 31.

224—181st st, Nos 605 to 609 East. Frank J Boyland agt Frederick Britsch & Albert Von Den Drisch555.00
 225—Franklin av, e s, 142.6 n 168th st, 92.6 x185.4. Central Union Gas Co agt John O Ball, Francis M Weeks, trustees & Charles Schneider82.67
 226—Aldus st, w s, whole front between Hoe av and Faile st, 200x100. Central Union Gas Co agt Gaines-Roberts Co & Charles Schneider224.77
 227—Tiffany st, s e cor 163d st, 100x108.8. Same agt Zipkes Construction Co & Charles Schneider659.57
 228—3d av, w s, 100.2 s 171st st, 50.1x165.11. Same agt John Allan Realty Co & Charles Schneider18.13
 229—Franklin av, n e cor 168th st 35x100. Same agt Moorehead Realty & Construction Co & Charles Schneider379.65
 230—Beck st, w s, 310 n Longwood av, 40x100. Same agt Beck Street Realty Co & Charles Schneider25.72
 231—26th st, No 36 West. Manhattan Freight & Passenger Elevator Co agt John H Scheier & Edgar Lehman175.00
 232—189th st, n s, whole front between Cambreling and Belmont avs, 150x40. Di Lizia & Co agt Bedford Park Construction Co.....133.00
 233—Broome st, No. 557. Eastern Mantel Co agt Rebecca Sakolinkoff & Union Square Contracting Co.....151.50
 234—7th av, No 2295. Marcus Rahn et al agt Julia Feist13.10
 235—Bronx Boulevard, n e cor 216th st, 150x100. Manhattan Rolling Mill agt Vari Lace Mfg Co & Nussbaum Iron Works.....130.00
 236—Truxton st, s w cor Longwood av, 50x100. Standard Plumbing Supply Co agt Truxton Realty Co & John Carr.....204.00
 237—183d st, n s, 325 w Webster av, 25x100. Frank J Coughlin agt John J Donovan, Wm J Kelly & Wm Van Antwerp.....375.00
 238—26th st, No 438 West. Olinsky Bros agt Israel Blum & H Oesler20.00
 239—Fulton av, No 1781. Ike Fuhrmann agt John H Lavelle24.00

April 1.

1—Av A, No 1022. Frederick Burghardt agt Charles Meisezahl1,090.00
 2—Prospect av, No 1923. Simon Klein agt A Barthold & Mrs Barthold57.00
 3—Nassau st, No 154. Tucker Electrical Construction Co agt Tribune Assn & L C Weeks & Co.....(renewal) 9,160.04
 4—241st st, Nos 43 to 47 East. Hubbell Hardwood Door Co agt Virgilio Di Ambrosio.....629.32
 5—10th st, No 261 East. Meyer Reikes et al agt Easter Realty Co.....495.00

Bryant av, n e cor 167th st, 92.8x100x irreg. American Mortgage Co loans Charles Richardson; to erect three 5-sty tenements; 13 payments\$77,000

March 28.

Prospect av, w s, 77.3 n 160th st, runs n 120.1 x w 210 x s 100.1 x w 5 x s 20 x e 215 to beginning.....
 160th st, n s, 125 w Prospect av, 22.5x77.3. Siegel Cooper & Co Bankers loan Adelaide P Ehrlich, James F Meehan and Edw S Simon; to erect a —sty theatre; 6 payments.....125,000

March 29.

Wilkins av, w s, 352.6 s intersection e s Intervale av, 84.11x118x irreg. Henry Morgensthan Co loans Burnett-Weil Construction Co; to erect two 5-sty apartments; 10 payments60,000

March 30.

Macdougall st, w s, 137.9 s Bleeker st, 39.9x100. Title Guarantee & Trust Co loans Fogliasso-Clement Building Co to erect a —sty tenement and store; 10 payments.....60,000
 Macdougall st, w s, 98 s Bleeker st, 39.9x100. Same loans same to erect a —sty tenement and store; 10 payments.....60,000
 Beck st, w s, 430 n Longwood av, 40x100. Morris S Fine loans Mardece Construction Co to erect a 5-sty apartment; 8 payments29,000
 Beck st, w s, 430 n Longwood av, 40x100. Same loans same to erect a 5-sty apartment; 8 payments29,000
 Beck st, w s, 470 n Longwood av, 40x100. Morris S Fine loans same to erect a 5-sty apartment; 8 payments29,000
 17th st, Nos 227 to 239 West. Sender Jarmulowsky loans 227 West 17th Street Company to erect a —sty building; 6 payments.....60,000
 Mott av, s e cor 144th st, 100x100. City Mortgage Co loans Handy Realty Co to erect an 8-sty apartment; 6 payments.....67,500
 Fox st, e s, 573.3 n 165th st, 125x100. City Mortgage Co loans J C Gaffney Construction Co to erect six 3-sty dwellings; 7 payments.....38,000
 Fox st, e s, 110 n Longwood av, 200x100. City Mortgage Co loans Winnie Realty & Construction Co to erect six 4-sty apartments; 9 payments81,000

March 31.

Simpson st, e s, 290 n 167th st, 50x100. Lawyers Title Ins & Trust Co loans Wahlig & Sonsin Co to erect a 5-sty apartment; 6 payments36,000
 Morris av, e s, 97 n 183d st, 75x117.6. Prospect Investing Co loans A Warren Construction Co to erect four 3-sty dwellings; 7 payments30,000
 Whittier av, w s, 100 n Garrison av, 60x irreg. Same loans Mary Walpole to erect two 4-sty flats; 7 payments22,000
 Franklin av, w s, 228.7 s 170th st, 80.3x211. Manhattan Mortgage Co loans Cohen & Eckman Corp to erect two 5-sty apartments; 13 payments65,000

April 1.

175th st, n s, 88.4 w Clinton av, 61.5x90. Carl Fisher loans Wiedhopf Construction Co to erect two 4-sty apartments; 11 payments24,000
 Clinton av, n w cor 175th st, 90x88.4. Same loans same to erect three 4-sty apartments; 11 payments38,000

SATISFIED MECHANICS' LIENS.

March 26.

47th st, No 105 West. East River Mill & Lumber Co agt Milton Wallenstein et al. (Oct 21, 1909)457.20
 Concord av, Nos 496 to 504. Alexander Obright agt Joseph Poldow et al. (Mar 10, 1910)600.00
 37th av, No 2130. William Higginson agt Alfred Lewin et al. (July 19, 1909).....1,332.00

March 28.

Hester st, No 72. Samuel Rosenberg agt Frank Peterman et al. (Mar 5, 1910).....25.00
 Same property. Jacob Kurlanchick et al agt same. (Feb 17, 1910)736.00
 42d st, s s, 100 e 5th av. Madison Building Co agt O'Keefe & Cunningham et al. (Feb 17, 1910).....1,058.71
 Same property. Eller Mfg Co agt same. (Feb 19, 1910)255.00
 Same property. Mitchell Bros agt same. (Feb 18, 1910)907.00
 Same property. Universal Compound Co agt same. (Feb 19, 1910)135.00
 Same property. Coleman & Krause agt same. (Feb 19, 1910)200.00
 Hamilton Terrace, No 37. Barnett Miller agt Pauline Heller et al. (Dec 14, 1909).....326.22
 Hoffman st, s w cor 187th st. Houghtaling & Wittpen agt Arthur Avenue Realty & Construction Co et al. (Feb 9, 1910).....158.50

March 29.

Bayard st, n w cor Mott st. N & G Taylor Co agt Augustus Sbarboro et al. (Oct 20, 1909)203.75
 Bayard st, n s, 16 w Mott st. Same agt same.

(Oct 21, 1909)203.75
 150th st, n s, 175 w 7th av. Christian Jacobs agt Bisch-Hoeff Realty & Construction Co et al. (Oct 18, 1909)525.00
 342d st, s s, 100 e 5th av. John F Cronin agt Emalie M A Pottier et al. (Feb 21, 1910)106.00
 79th st, Nos 132 and 132a West. Wm B Shryack agt Roberts F Frank. (Oct 25, 1909)122.05
 Broadway, s w cor 169th st. Pasquale Ventimiglia et al agt Hugh J Lawler. (Mar 23, 1910)900.00
 29th st, n s, 200 e 2d av. J P Duffy Co agt East 29th Street Co. (Feb 15, 1910).....183.70

March 30.

Longfellow st, n w cor Freeman st. Colwell Lead Co agt Albert Gerhards et al. (March 17, 1910)1,803.59
 Creston av, w s, 175 s 198th st. Unionport Lumber & Mfg Co agt John Quinn et al. (Sept 29, 1909)236.00
 Creston av, No 2785. Pasquale Castaldo agt Margaret Quinn et al. (Nov 30, 1909).....187.00
 Washington av, No 1281. Frank Straub agt John Marx Construction Co et al. (Oct 26, 1909)150.00

March 31.

Tinton av, e s, 110 n Westchester av. W M Young agt Henry Roth et al. (March 19, 1910)123.00

April 1.

1 Brook av, w s, whole front between 136th and 137th sts. John W Duncan agt Brook Realty Co et al. (Jan 27, 1910).....48.75
 1 Simpson st, w s, 360 n Westchester av. Dennis Crimmins agt Graham-Adams Co et al. (Feb 25, 1910)138.00
 Same property. Cornelius O'Connell agt same. (Feb 25, 1910)42.00
 Same property. Louis Zinn agt same. (Feb 28, 1910)48.00
 Same property. James Smith agt same. (March 1, 1910)12.00
 13d av, Nos 1310 to 1318. Barnett Rosenstein agt Philo Realty & Construction Co et al. (Dec 11, 1909)174.00
 5th av, No 503. Thomas J Mooney agt 503 Fifth Avenue Co et al. (Oct 19, 1909).....20.25
 5th av, n e cor 42d st. J L Keating & Co agt Levi P Morton et al. (July 10, 1909).....25.25
 87th st, No 206 East. Jacob Levy agt Philip Menschel et al. (Nov 22, 1907).....250.00
 2 Bracken av, w s, 175 n Randall av. G Pisanelli agt John Doe et al. (Oct 1, 1909).....724.60

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

March 24.

Berlin, Solomon; Stern, Dreibratt & Co; \$2,-863.98; Morrison & Schiff.
 The Ins Field Co; Robert B Caverly; \$50,000; L H Newkirk.
 Streater Metal Stamping Co; J C McCarty & Co; \$926.14; W H Dodd.

March 25.

No Attachments filed this day.

March 26.

American Title & Trust Co; Jonathan H Whipple; \$126.70; Williamson & Smith.
 Pacully, Emil; John E Stilwell; \$3,800; V Lindsley.
 Planchon, Louis & Edouard; Birdsong Bros; \$19,638.24; Beard & Paret.

March 26, 28, 29 and 30.

No Attachments filed these days.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

March 24, 25, 26, 28, 29, 30.

Ciprioni, Orlando. 2511 Hughes av..American M & Mfg Co. Mantels and Tile, Book Cases. 550
 Bedford Construction Co. N e cor 189th st and Cambreling av..Jos Bloch. Plumbing. 4,400
 Flynn Plumbing & Heating Co. Plumbing Fixtures. 2,100
 Fairmount Construction Co (Inc.) S e cor Fairmount pl and Marmion av..American M & Mfg Co. Bevel Mirrors, &c. 405
 Gunset, Louis G. Grand av and Concourse..Geo E Sealy. Boilers and Radiators. 600
 Harold E Vreeland Building Co. 2749 Kingsbridge terrace..American Mantel & Mfg Co. Slate and Tile Mantels. 31
 Mesting, E M S..Atlantic Gas & Electric Fix Co. Gas Fixtures. 600
 Polatschek-Spencer Realty Co. North side of 161st st and Union and Prospect avs..American Mantel & Mfg Co. Mantels and Tiles. 594
 D H Spring Realty Co. N side of 178th st, west of Daly av..Atlantic Gas & E F Co. Gas Fixtures. 550
 Surety Realty Co. Broadway, 100 ft south of 125th st..N Y Refrigerator Wood W Co. Mantels and Gas Logs. 400
 Surety Construction Co. W s Broadway and s 125th st..Robinson Dumbwaiter Co. Dumbwaiters. 365
 Surety Construction Co. 310 E 50th..Brooklyn Fireproofing Co. Fireproof Materials. 1,050



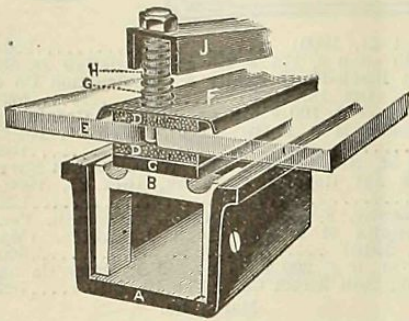
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