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C. W. SWEET

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THE taxpayers of New York would do well to realize that during the next ten or fifteen years they will in all probability be confronted by an agitation looking in the direction of a new and very disagreeable form of real estate taxation. In the more progressive industrial communities all over the world experiments are now being made for the purpose of appropriating for the state or the municipality the unearned increment of urban land value. The fight over the English Budget has advertised the fact that in the British Isles the state in its search for new sources of taxation has finally settled upon the unearned increment of the land. In Germany fifteen out of the forty-one cities with a population of over 100,000 have adopted the increment-tax, and at least forty-one smaller towns have followed suit. In the great majority of cases this new form of taxation has been adopted during the past five years; and wherever it has been adopted it has apparently been successful. The movement is spreading so rapidly that it is likely to become a regular form of urban taxation, and the total revenue derived from it is so considerable that the Imperial Government is now turning a covetous eye towards the same source of income. In the two largest cities in which the tax has been collected for several years, viz., Cologne and Frankfort, the yield constitutes about five per cent. of the total revenue from taxation; but the tax is peculiar in that it returns a much larger sum in one year than another. Cities which adopt the tax usually underestimate the probable revenue, so as to be on the safe side and use any surplus for the reduction of the debt. The tendency is almost universal to tax increases in the value of vacant land more highly than increases in the value of improved land. In almost all cases the tax is graduated, and a higher rate applied to large than to small increases in value. Of course, attempts are made to evade the tax by a transfer of individual holdings to an association, consisting of the participating individuals, and inasmuch as the association is immortal, the property, so long as it remains in the association, escapes the increment tax. But this method of evasion is being met by the assessment of the tax on the property of associations or corporations, whenever there is any change in the membership of the associated or incorporated body. The increasing popularity of the tax is all the more remarkable, because in Germany the owners of real estate usually exercise a much more exclusive control over municipal government than they do in this country or in England.

OWNERS of real estate should consider these facts carefully, because there is every reason to believe that in the course of time an agitation for the adoption of the tax will be started in the large American cities. Such an agitation will be the inevitable result of the spread and popularization of radical economic ideas; and it will derive strength from the practical necessity of municipal revenue. If it were ever adopted in New York its effect upon local real estate conditions would be revolutionary. New York probably more than any city in the world has been the paradise of the real estate speculator and operator, of the man who buys real estate not for the purpose of improving it but for the purpose of appropriating a probable increase in value. There are thousands of men in this city whose whole livelihood and the turn-over of their capital depend upon their ability to guess what classes of real estate will be worth in a few years more than they are now selling for. An in-

crement-tax, whatever its ultimate effect upon real estate values and the local economic situation, would make real estate speculation unprofitable, and would do away with the demand for real property derived from this source. On the other hand, it would probably be beneficial to the owners of real estate in those parts of the city in which values have any tendency to be stationary. At the present time the owner of a parcel of real estate that does not increase in price is obliged to pay a constantly augmenting rate of taxation, which has a tendency actually to diminish the capital value of his property. Again, the owner of a piece of real estate that is rapidly increasing in value scarcely feels his larger taxes. No doubt they tend to diminish the value of his property by just so much, but the diminution is only a small percentage of the actual increase. The increment-tax, of course, seeks to shift the burden of any increase in taxation from dead to live real estate. The real estate tax tends to become stationary and the city comes to depend for its increase in revenue upon the appropriation of those profits in improving sections which now go chiefly to real estate speculators. The tax, consequently, has many arguments in its favor, and the owners of real estate, if they wish to avoid it, may as well prepare for a hard fight. It constitutes the least objectionable application of the principles of the single tax on land that as yet has been devised; and New York City is populated not by land-owners but by tenants. The taxpayers should not forget that not so long ago Henry George was almost elected Mayor of the city.

ONE cannot help but admire the quiet and ingenious persistence with which the McAdoo Tunnel system has been gradually made an important factor in the local transit situation of Manhattan. When the plans of the company were first announced, its terminal was to be situated at Hudson and Christopher streets. The next step was to propose an extension up Sixth Avenue to 33d Street, and this extension looked reasonable, because it would be very beneficial to the department stores and theatres in Manhattan, while at the same time it would not develop any considerable local traffic. Then came the proposal to extend the Sixth Avenue line to 42d Street and east to the Grand Central Station. This again looked reasonable, because it would provide a very much improved connection between the New Jersey suburbs and those north of the Harlem. When this franchise was granted very little attention was called to the fact that the extension would now develop a large amount of purely local traffic, because it would provide Grand Central passengers with the most convenient existing method of reaching the rapidly growing business district, centering around Greeley Square. But the amount of local traffic developed by this extension will be small compared to the value of the Manhattan franchise, for which application will next be made. There is every indication that the Tunnel Company will soon seek to connect its Cortlandt Street Terminal with its Sixth Avenue line. That such a connection would be extremely useful there can be no doubt. Its peculiar value would consist of the convenience it would be to the old wholesale business district west of Broadway, a district which has not been benefited by any of the recent improvements in the means of communication. But when the proposal for such an extension is actually made it must be remembered that the new line would develop more local traffic in Manhattan than it would connecting suburban traffic. It would constitute a local transit line of almost unique value because it would run through a congested business section, and would pick up an unusually large proportion of short-distance fares. Moreover, it would compete for such fares with the lower Seventh Avenue subway (if that subway is ever built) and would diminish the value thereof.

IN view of the considerations mentioned above, the Public Service Commission should not grant a franchise for the proposed connecting tunnel except under certain conditions. In the first place, the contract should recognize the probability that a large amount of profitable local traffic should be developed and should guarantee that the city obtained its share of these receipts. In the second place, such a line should not be built until after the Seventh Avenue subway has obtained a fair start. A Seventh Avenue subway will constitute a far more useful addition to the means of communication of the whole city than would a line connecting the Cortlandt Street McAdoo Terminal with the northern extension of the same system; and if there is any chance of obtaining a lower West Side subway along Seventh Avenue the proposed connecting line should not be allowed to inter-

fare therewith. We may be permitted to remark in this connection that the directors of the New York & New Jersey Tunnel Company have managed their job much better than have the directors of the Pennsylvania Railroad Company. The former have steadily made provision for distributing and collecting the passengers who used their tunnels, whereas the latter, like the directors of the New York Central, have ignored this responsibility. Doubtless they had some reason to believe that the city would undertake the task for them; but when the city, through the Public Service Commission, ignored that part of Manhattan in its rapid transit plans, the Pennsylvania Co. should at least have made some attempt to supply the need. Neither is it too late now. The great reason for the delay in the Seventh Avenue subway is that the bankers of the Interborough Company will not advance the necessary money, except on terms which the Public Service Commission cannot or will not accept. Why in that case should not the Pennsylvania Company by means of its powerful banking affiliations help the Interborough Company to raise the money needed for the purpose? A Seventh Avenue subway is so essential to the development of the traffic of the Pennsylvania Terminal that the Railroad company will be losing daily thousands of possible passengers, until this needed connection is in operation.

A STATEMENT OF FACT FROM MR. METZ.

To the Editor of the Record and Guide:

I see among other articles in your journal under the head "Improvements not Assessed," a statement that 128 bags of cement, 11 loads of sand, 9 loads of grit, and one bag of lamp black were used to lay a cement sidewalk about 5 ft. wide and about 100 ft. long in front of my residence in Brooklyn. The superintendent testified that "the work was done at my request."

The laying of this sidewalk at the city's expense by a former Superintendent of Highways, under the former Borough President of Brooklyn, was severely criticised by me, and was one of the reasons that prompted my opposing the appropriations to the President of the Borough of Brooklyn, for the purpose of laying sidewalks for private citizens.

A former superintendent of highways probably thought he was doing me a favor when he decided to "improve" the sidewalk in front of my residence, and great was my astonishment, when I awoke one morning, to find a gang of laborers removing flagstones that were in perfect condition and beginning to lay a cement sidewalk. I criticised the work that was done, criticised the amount of labor that was expended upon it and the time it took. It was never done at my request, or even at my suggestion, and the very fact that it was done, led to my opposition of the practice that had become more or less prevalent under the former Borough Official's administration.

I saw at once the opportunities for doing "favors" and how the power might be abused, if money were provided to carry out the repairing and laying of sidewalks at public expense, although as a matter of law, it was decided, I believe, that in Brooklyn the city was responsible for the repair and up-keep of sidewalks.

I simply want to correct the impression which your article leaves, that I had asked to have the work done, or that it was done with my knowledge or consent, or that I wanted the city to do for me what had been well done previously, and what I was perfectly willing to do in future myself, if occasion had required it.

Yours very truly, H. A. METZ.

CITY OFFICIALS NOT WHOLLY BLAMABLE.

To the Editor of the Record and Guide:

Knowing that you are always willing to champion a just cause, and bring to the attention of your readers any suggestion which might be of mutual benefit to all, permit me to call attention to a recent article in the Record and Guide (No. 2197) entitled "Eternal Vigilance is the Price of Liberty," in which the writer of the article dares to refer to the many unjust abuses and burdens borne by the taxpayers of this great city of ours.

I am free to say that I do not attach the discredit for such to any of our city or borough officials, because some of the abuses are entirely of a personal character. Take, for instance, the Fire Insurance Trust, as one of those he refers to, and then he also mentions, and very justly, too, the laws framed at Albany relative to enactments which prohibit the frugal, honest and thrifty, homeseeker from improving his little lot with a building such as would be in full accordance with the requirements of perfect sanitation and home comforts. He is prohibited by the law which empowers that gigantic trust, the Tenement House Department, to discourage and retard the onward march of improvements.

The article should be published broadcast, so Mr. Jones, its author, while he ventilated a number of matters of importance, failed to provide a remedy. Think again, Mr. Jones, and perhaps you will be able with the assistance of others to eradicate the evils.

MARTIN WALTER.

SUPT. JONES TO SECRETARY MARSH.

[The following is a copy of an open letter addressed to Executive Secretary Benjamin C. Marsh of the Committee of Congestion, by Hon. J. Harris Jones, Superintendent of Buildings in the Bronx. Mr. Jones informed Mr. Marsh that a copy would be forwarded to the Record and Guide for publication.]

My Dear Mr. Marsh—Replying to your letter of the 25th instant, I did not intend in the article in the Record and Guide to convey the impression that you are personally dishonest. No one in reading it save yourself would probably read that meaning into what I said. The impression I meant to convey was not that you are personally dishonest, but that because of your position as Executive Secretary of the Committee of Congestion of Population it is necessary for you to PRODUCE SOMETHING in order to hold your position; otherwise the men who employ you and use you to get money for that employment undoubtedly would dispense with your services and get some one who would suit their purposes better. Therefore, in order to hold your position you must of necessity be biased, and as this bias costs other people money, while you are at least making a living out of it (and so get some advantage), and your position and statements must be discounted to that extent.

I do not think you were personally at fault in the conduct and management of the exhibit held in the Museum of Natural History some time ago, but I think whoever was responsible for allowing a certain reputed altruistic tenement house company to unload the stock of their company on the charitably disposed people that visited that exhibit on the invitation of the Committee of Congestion of Population as their guests, and so were entitled to protection, was in error, whoever the persons were that allowed it.

I think the man or men who formulated the bill sent to Albany and limiting the heights of certain houses in the outlying districts of the Borough of the Bronx, while not personally dishonest, certainly were publicly dishonest when they would rob the wage-earners, who have invested all their savings in the lands in the outlying sections, in the hope that when transit facilities reached those sections they would get the benefit and the interest on the little investments they made.

I think the man who laid out "District A," which includes the Borough of Manhattan, while not personally dishonest was certainly publicly in error when he allowed owners of vacant land there to go as high with their buildings as one and one-half times the width of the widest street, simply because the men who owned property in that district had influence enough to prevent any such confiscation, while the poor men and the small property owners covered by "District E," are limited to buildings 35 feet high, and their savings of years destroyed at one stroke by a man or men who have done nothing whatever to carry the burdens of the enormous taxes made necessary by the unfortunate government we have had in the City of New York during the past ten years, which now, thank Heaven, is a thing of the past, though we still will have to carry some of the burdens as heirlooms.

I think it was General Washington who said: "It is difficult to find men with enough virtue to resist the highest bidder," and so when I find the man or men who use their position or positions in the community to work hardship on the weak, simply because they are weak, I am led to feel that no matter how high their motives or how personally honest they may be, they are to that extent publicly in error. I presume there is scarcely a man or woman whose name is mentioned at the head of your letter, who bears one-tenth the burdens of the poor and the needy as the unfortunate people who own these little pieces of property, having carried them perhaps for years, and of whom it might well be said they have the poor always with them; whereas the members of the Committee referred to can at any time in the heat of summer or the frost of winter shake the dust or snow off their shoes and beat it to other and warmer or colder climates, as the case may be, while the men or women upon whom they are working these hardships have the problem constantly before them as to how to make ends meet and at the same time save a few cents for a rainy day, investing it in suburban property, and then have some so-called Commission or Committee rob them of it.

One point that I wish to emphasize is this, that after giving this matter some years of study, we would conclude that the best you can do to relieve congestion is found in this bill introduced at Albany under the auspices of your committee, every clause of which instead of decreasing congestion is the very thing that increases it; and because of laws similar to this enacted and placed upon the statute book, the present Tenement House Law, for instance, which makes it as expensive to build a building fifteen miles out in the Bronx, Brooklyn or Queens as it does in the heart of Manhattan Island; and yet the men that formulated that law claim to be just as altruistic and personally honest as you are; and you undoubtedly heard one of the men that helped to push that law through state at one of your public meetings that the law was a failure, it having produced the very conditions they were aiming to avoid. I was one of the men that told them that it would produce this at the time the law was framed and passed, and I am now telling you the same of your proposed idea, and any man who has

given the matter any study, with some feeling for his fellow man in the City of New York, has reached the same conclusion as I have. It is because I feel and believe that no matter what a so-called Committee on Congestion of Population may decide, nothing will relieve the congestion in the City of New York except improved rapid transit and inducements to factory owners to build in the outlying districts. This latter I think they will do as soon as rapid transit makes it possible for them to reach their factories within reasonable time from their offices.

Kindly excuse me for writing you at such length. I did not expect to when I started. Very sincerely yours,

J. H. JONES.

New York, April 29.

NINE STORY APARTMENT HOUSES ON SIXTY-FOOT STREETS.

To the Editor of the Record and Guide:

In your editorial of April 23, on reconstruction on the West Side, you state that it is hard to figure out a profit from the replacement of private houses with only an 8-sty multiple residence. It may not be known to most of your readers that at least two apartment houses of nine stories each are already erected on 60-foot streets, the additional story being attained by the use of reinforced concrete flooring, requiring the superintendence of an architect, the expense whereof the average builder of this class of improvement is unwilling to bear; can you not educate him to it?

SUBSCRIBER.

The houses referred to by our correspondent are no doubt the "Nottingham," at 35 East 30th st, and No. 116 East 58th st, the first named completed in the year 1907 and the other in course of construction at the present time. The "Nottingham" fully exemplifies the principle. It was designed and is owned by Messrs. Grenville Snelling and Howard Nott Potter, architects, and is a 9-sty apartment house on a sixty-foot street, where the Tenement House Act limits apartment houses to a height equal to one and a half times the width of the street, or ninety feet.

Ten feet is consequently the average story height, and the actual distance between floor surface and ceiling was given by the superintendent in the absence of the owners as nine feet six inches. The remaining six inches represents the thickness of the reinforced concrete floor with surface boards and plastered ceiling added, except where the concrete-steel beams come through. Through the use of concrete floors, the owners get one more story to rent, two more tenants, and seven thousand dollars more income annually, the rent for one apartment being \$3,600 and for the other \$3,400.

Another point about this house is this: It was built with the thought that probably 30th st between 5th and Madison av's will not always continue a residence block. One after another business buildings are rising in the neighborhood and whole private houses or parlor floors and basements are being altered for business purposes. So what was easier than to make the partitions of gypsum blocks, which can be sawed like wood, and yet are as hard and firm as plastered walls, and can be readily shifted or removed altogether when the time comes to use the building for business purposes.

THE NEW CHARTER BILLS—3.

The Citizens' Union finds itself unable to approve of the present method of revising the New York City Charter, by means of amendments in the form of bills in the Legislature, which are being introduced in large number. The Citizens' Union recommends in a petition which was presented to the Legislature this week that the task of drawing up a suitable charter, which might stand the test of time, be placed in the hands of a small body of experts, who should be appointed by the Mayor or the Governor. It is suggested that two years would not be too long for such a work. The petition further says:

"The Charter Commission, some of whose members had spent many years in the study of the city's problems, and devoted practically their entire time to the work, reported after three months' preliminary study and more than ten months occupied in the work of drafting a charter and administrative code, drafts of both which are defective in many respects. Is it right or fitting that legislation of such far-reaching importance should be enacted practically as soon as introduced without an adequate opportunity for its examination and consideration by the Legislature and by the citizens of the City of New York, whose interests are so profoundly affected?"

IN RELATION TO THE PAVING OF STREETS.

Senate Bill No. 1047 (Int. No. 915), entitled "An act to amend the Charter of Greater New York in relation to the pavement of streets and the pavement of the cost thereof," has been under consideration by the taxpayers' associations in the Borough of the Bronx, by the Presidents of all the Boroughs of the City and their engineers, by the engineers of the Board of Estimate, and has received their unconditional approval. The bill is at present in the hands of the Committee on Affairs of Cities for consideration and report. Borough President Miller, of the Bronx, in a note to the Record and Guide, says that

if anyone feels sufficiently interested in the advantages to the taxpayers which this bill is to provide, to have it become a law, he is requested to address Senator Hinman, chairman of the Senate Committee on Affairs of Cities, Albany, N. Y., and Assemblyman Whiteley, chairman of the Assembly Committee on Affairs of Cities.

The bill amends Section 948 of the Charter to read as follows: (Explanation: The matter beginning with asterisks and indented is new.)

§948. (Unless it shall be petitioned for by a majority of the owners of the property, on the line of the proposed improvement, no assessment shall be imposed for the paving of any street, or any portion thereof, which has been once paved, and the expense thereof paid by the owners of the adjoining property; provided, however, that nothing herein contained shall be construed to relieve or release the owners of property, grantees of the mayor, aldermen and commonalty of the city of New York, of or from any covenants to pave or repave or otherwise physically improve such streets.)

* * * Street pavements shall be divided into two classes, namely: Class "A" or permanent pavements; and class "B" or preliminary pavements. Class "A" shall include all pavements of sheet asphalt, asphalt block, wood block, granite block, or other materials that shall, from time to time, be designated for this class by the board of estimate and apportionment. Class "B" shall include all pavements of bituminous macadam and such other pavements of less cost than those used in class "A" pavements, that shall from time to time be designated for this class by the board of estimate and apportionment. No street, or portion thereof, that shall have been paved with class "A" pavement shall be repaved at the expense of the adjoining property owners, unless a majority of the owners of the property on the line of the proposed improvement shall petition for such repaving at their expense by assessment.

Whenever a street paved with class "B" pavement shall be repaved, the repaving shall be done with class "A" pavement, unless owners of property on the line of the proposed improvement petition the local board having jurisdiction for a second class "B" pavement to be laid at the expense, by assessment, of the adjoining property-owners, and in such event second class "B" pavement shall be laid if said local board so orders, and the board of estimate and apportionment consents. Whenever a class "A" pavement shall be laid to replace a class "B" pavement that has been laid at the expense of the property-owners by assessment, there shall be deducted from the cost of such improvement the cost of the class "B" pavement, and the difference shall be paid by assessment upon the adjoining property, and the amount equal to the cost of said class "B" pavement shall be borne and paid by the city. But in no case shall the cost of a second or additional class "B" pavement be so deducted from the amount to be assessed for the laying of a permanent or class "A" pavement.

The class of the original pavement of any street shall in all cases be determined by the local board having jurisdiction and the board of estimate and apportionment.

Nothing herein contained shall be construed to relieve or release the owners of property, grantees of the City of New York, of or from any covenants to pave or repave or otherwise physically to improve any street or streets.

FOR A WORLD'S FAIR IN NEW YORK.

On Monday evening, May 9, next, a banquet will be given at the Hotel Astor, at which the movement of holding a World's Fair in this city in 1913, in commemoration of the three hundredth anniversary of the first settlement of Manhattan Island, will be launched. President Taft, the Governors of the different States, the Mayor, and a number of other distinguished persons have been invited. A large attendance is expected. The Citizens' World's Fair Committee has effected a permanent organization, with headquarters in the Tribune Building, and is officered as follows: Chairman, Henry Clews; vice-chairman, John J. Amory; secretary, Robert H. Sexton; treasurer, Herman A. Metz. The members of the Banquet Committee are: Commander V. Zeggio, chairman; Hugh Gordon Miller, Robert H. Sexton, F. A. Ringler and Captain J. L. Bertie.

The idea of an international exposition received its inception from various sources, and it was determined that an historical event of such importance as the three hundredth anniversary of the first settlement of Manhattan should be fittingly observed in this manner, after many other ideas had been considered and rejected. On January 4, 1910, the World's Fair Company was incorporated at Albany. New York's only previous World's Fair was held in 1853, in the then "Crystal Palace," on the site of the present Bryant Park. It continued four months, and was a great international success. Among those who heartily endorse and are lending active aid to the project are: Whitney Warren, George B. Post, Henry L. Doherty, Charles M. Englis, C. V. Fornes, James A. Sperry, John H. Rhoades, J. G. Fuller, Charles M. Whitney, Rev. George R. Vandewater, Com. A. Moritz, U. S. N., William A. Prendergast, Comptroller, Henry Siegel, B. J. Greenhut, William Demuth, Arthur C. Hastings, ex-Mayor Charles A. Schieren, Otto Luyties, F. W. Woolworth, Hugh Getty.

—The Burgoyne Bill does not apply to existing 3-family houses, and in order to come under its operation a new 3-family house must have an open space three feet wide from the front to the rear of the lot. Three-family houses in rows will remain under the supervision of the Tenement House Department, which also is empowered to inspect the new 3-family houses every six months to see that they comply with the requirements of the law.

CONSTRUCTION.

BUILDING TRADES COUNCIL RETORTS

Criticises Comptroller Prendergast's Decision and Views on the Prevailing Rate of Wages, and of His Method Determining the Rate

To the Editor of the Record and Guide:

The New York Building Trades Council of the Building Trades Department of the American Federation of Labor endorses the following:

A consideration of the decision and views contained therein of a document issued by Comptroller Wm. A. Prendergast of New York City, under date of April 20, 1910, pertaining to the complaint of the Enterprise Association of Steamfitters against the contractors and their subcontractors on certain municipal work for violating the Labor Law, "in not paying the prevailing rate of wages," leaves no doubt in the mind of anyone who digests this document that some one is in error. It is either the complainant, the defendants, the investigators of the Finance Department, or the Comptroller; some one has erred.

The Enterprise Association of Steamfitters in good faith as prescribed in their Trade Agreement with the Master Steamfitters gave the six months' notice as required to their employers that an increase of wages, viz., from \$5 to \$6 per day would go into effect on Jan 1, 1910, and it is safe to wager that any new contracts entered into by the employers after said proposed increase was presented, were based on a contemplated increase, as it has been shown in testimony submitted to the Comptroller that on Dec. 30, 1909, the Employers were willing to advance the wages to \$5.50 per day and re-sign an agreement to cover the same. The Comptroller in presenting the matter in his document acknowledges that the evidence submitted shows practically that all of the men working at steamfitting in the employ of the Masters' Association since January 1, 1910, were non-residents brought here by the Employers from outside the City of New York, imported here, as it were, for the sole purpose of keeping the wages down.

What a prospect for the resident of this city, for the future establishment of a "prevailing rate of wages," for the City of New York. Picture it! Let those who served their apprenticeship at their trades in this city and then took up their tools as journeymen in this city, who live here and were born here, paying rent and spending their earnings here, recognized as residents and citizens of New York City,—to have their wages fixed by a lot of carpet-baggers, non-residents and importations, brought here for the very purpose of defeating what you desire to attain, and that is a living for yourself and families, to try and make both ends meet, to cover the increased cost of living, taxation, etc., which naturally carries with it, and is expected to carry with it, a proportional increase in wages for manual labor performed.

The Labor Law, as we read it and understand it, on municipal work calls for not less than the prevailing rate for the day's work in the same trade or occupation in the locality within the State where such public work is done, and notwithstanding testimony and documentary evidence submitted by the complainants that some 80 odd employers of the organized New York steamfitters were paying the \$5.50 rate, the Comptroller in his wisdom, decides that some 35 or 40 employers banded together in an Association of Masters can openly and admittedly import non-residents, and that the non-residents, who it was shown were paid \$5 a day or less, will be the medium whereby the Comptroller will set the prevailing rate to the New York steamfitter. Just figure this up on your adding machine and strike a balance.

Why not, on the other hand, let the taxpayers of New York City do as the Employer does, import non-residents to take the places of the present Civil list of city employees, which they could do for about 10 per cent. of what the city payroll amounts to now, and that would be a big saving and curtailing of expenses to the New York City taxpayer. This is just as logical as the other way of settling a "prevailing rate," but what good does it do the community when the non-resident every pay-day ships his roll out of the city to help pay his cheap taxes in some other State. Still, this is a liberal way of looking at it, for a prevailing rate could be set in the future, not only in the mechanical trades but for the city, county and State officials as well.

FACTS IN QUESTION.

The Comptroller through his investigators discovers that there are 600 men working at steamfitting, but he never gave the practical man an opportunity to look them over or see them, and to see that this number of men were really employed by the master fitters' Association and receiving \$5 a day or less; it looks good on paper, but the Enterprise Association of Steam-

fitters would like to go along with the Comptroller and his investigators of the Finance Department and count them, for no such thing existed at the time of the hearing, and up to this late day it does not exist, and the Enterprise Association stand ready to prove this a mythical report. For that reason we stand ready to furnish able investigators who will investigate.

The same investigators or informants of the Comptroller acknowledges that there are "probably" not over 400 steamfitters working in New York City at the rate established by the Enterprise Steamfitters at \$5.50, notwithstanding that the names and jobs these men were working on were offered in evidence, and we still reiterate that the Finance Department investigator can come along whenever he wants to and count the "resident" steamfitters drawing down their \$5.50 per day, and not like the non-residents, taking big money, \$5 a day or less from the combination known as the Master Steamfitters' Association.

There is no question as regards a conspiracy on the part of the Masters. The Courts have decided that a conspiracy exists—as the records will show, and anyone who reads the daily papers will understand the charge by the bench to the Grand Jury who were lately discharged, and how they, the Grand Jury, refused to bring an indictment when ordered to, and, by the way, who ever heard of a laboring man being asked to serve on the Grand Jury?

It also seems strange to the resident steamfitters that the Masters' Association is willing and has been willing since Dec. 30, 1909, to give them \$5.50 per day, whilst the non-residents can get no more than \$5 and less; but still the Comptroller does not agree that the prevailing rate should be, and it is \$5.50, as all the members of the Enterprise Association now working are receiving the wages quoted and have been since Jan. 1, 1910, notwithstanding the so-called importations, and why? Who can answer this?

In conclusion, the City of New York may just as well realize now as any other time that they are up against a "gigantic trust," known as the Building Trades Employers' Association, who are out to do and not to be done, and that the organized labor men of this city will plod along in his own way for better living conditions, even though the City of New York cannot pay him a "prevailing rate" There are others who will.

Another point that may be of interest to outsiders is, that the attorneys for the Building Trades Employers' Association, of which the Master Steamfitters are a part, is that they keep a representative in Albany, from the opening of the Legislature to the closing hour, for the sole purpose, if possible, of blocking any legislation which may be introduced on behalf of and in the interests of organized labor of New York City. But this Dr. Jekyll and Mr. Hyde pantomime is known to every union labor man in this State, and this lone representative at Albany has a hard job ahead of him when labor legislation is on tap.

Submitted and endorsed by the

NEW YORK BUILDING TRADES COUNCIL,
159 East 57th Street.

THE BUILDING SITUATION.

THE first of May, once the most critical time of the year in the building trades, now passes without being signalized by labor explosions or any other disarrangement of business. Such troubles and small disputes as persist at this time are but hang-overs from the first of the year, when employers and journeymen are supposed to renew their mutual agreements. The first of May is a good time, however, to take note of the state of employment and the condition of business, and it must be conceded at once that expectations of extreme activity are not being fulfilled. New York has not, it is obvious, recovered fully from the after effects of the panic of 1907. As last year, 1909, was an extraordinary one, for the number of plans filed, a natural consequence following would have made 1910 a big year for contracts awarded,—had all the plans filed in anticipation of changes in the building code developed into building contracts, which they have not. Besides this subtraction of a considerable number of plans there has been a wide apprehension of strikes and of general monetary and legal contingencies that has operated to hold building operations down.

Since April first there has been a pronounced shrinkage in new steel orders, for example, and it is reported that the U. S. Steel Corporation is running from ten to fifteen thousand tons

a day behind the record of the month of March. This is significant in view, first, of the sympathetic connection existing between New York City real estate and building affairs and the general business affairs of the whole eastern section of the country; and, second, in view of the fact that the U. S. Steel Corporation is a business leader and barometer of national influence. Naturally, a prolonged reaction in steel would affect a large group of allied and dependent industries, and would also lessen the value of their securities. But the present hesitancy in business is probably only temporary, and when we get farther into the month there will be a return of confidence that will send building operations along faster and restore values to a normal level.

The improvement of 1909 over 1908 in the building industries was marked, but still the mean percentage of idleness for the twelve months was, in representative trade unions, 18.5, compared with a mean percentage of 9.3 for the twelve months of 1906. This present week in the bricklaying trades only about 55 per cent. of the men are working, and this has been about the percentage of employment in that line of mechanics ever since last fall. Brick-builders have not been fully employed since the summer of 1906, but the official expectation now is that there will be an improvement of importance within a month. The percentage of employment in this branch of building is the lowest of any; a number of trades have been exceedingly well employed, but the continued idleness of so many bricklayers would mean only one thing, that other important trades would eventually be similarly affected.

The best authorities concur that business is fundamentally sound, in New York, throughout the country and in Europe. What has really delayed good times has been the greed of certain intermediary interests, as revealed in the high cost of living, and especially by the extreme prices of the necessaries of life. Since the panic there has been such an unwarranted inflation of values in mercantile lines as to direct suspicion in conservative banking circles to the soundness of business generally. But an eminent financial statistician, who has just concluded an investigation into world-wide business conditions, reported this week that he found them fundamentally sound, and that in his opinion a sharp advance in the market value of good securities was imminent.

In building circles the present week has seen a marked improvement. Plans and contracts are coming out more freely, and the requirement for materials is generally enlarging. Last week plans were filed for four more 12-story and one 16-story business buildings in the Midtown section of Manhattan, representing a total appropriation of \$1,600,000. A record like this repeated every week for a year would mean eighty million dollars distributed for labor and materials. But there was over a million dollars more represented in the plans filed for apartment houses in Manhattan, and half a million more for other buildings, which appropriations repeated weekly for a year would mean a total of seventy-five million dollars to add to the eighty million, which would far exceed the best record ever actually made in number of plans filed in the Borough of Manhattan.

For real bona fide planning the boroughs are all doing well at the present time. The Bronx is level with the record to the corresponding date of last year, and 1909 was the best year ever known in the Bronx, so far as planning new buildings goes. Brooklyn is but a million and a half behind last year's record to date. Manhattan has apparently only done half as well as last year, but actually a normal amount of high-class work is being planned. The consensus of opinion now is that 1910 will not be what is termed a "big" year, but it is expected to be, on the whole, a normal year, which means that it will yet see a higher average rate of employment than at present. The main lines of construction work have been very distinctly indicated by the plans filed: Twelve story business buildings in the lateral streets of the Midtown section of Manhattan, 12-story apartment houses in the "West End" section and on Park av, 6-story houses on Washington Heights and an occasional skyscraper downtown. In the Bronx not one 3-family house has yet been planned so far this year. The Superintendent of Buildings, Mr. Jones, calls the attention of the Record and Guide to this as a remarkable fact, indicating the obvious advantage that would follow from the enactment of the pending legislative bill providing for faking detached 3-family houses out of the Tenement House classification.

FIRE INSPECTION AND SPRINKLERS.

The Merchants' Association of New York in its last monthly publication advises these further measures to prevent conflagrations:

"Comprehensive, systematic and continuous official inspection of all business premises to ensure compliance with all laws and ordinances for the purpose of fire prevention.

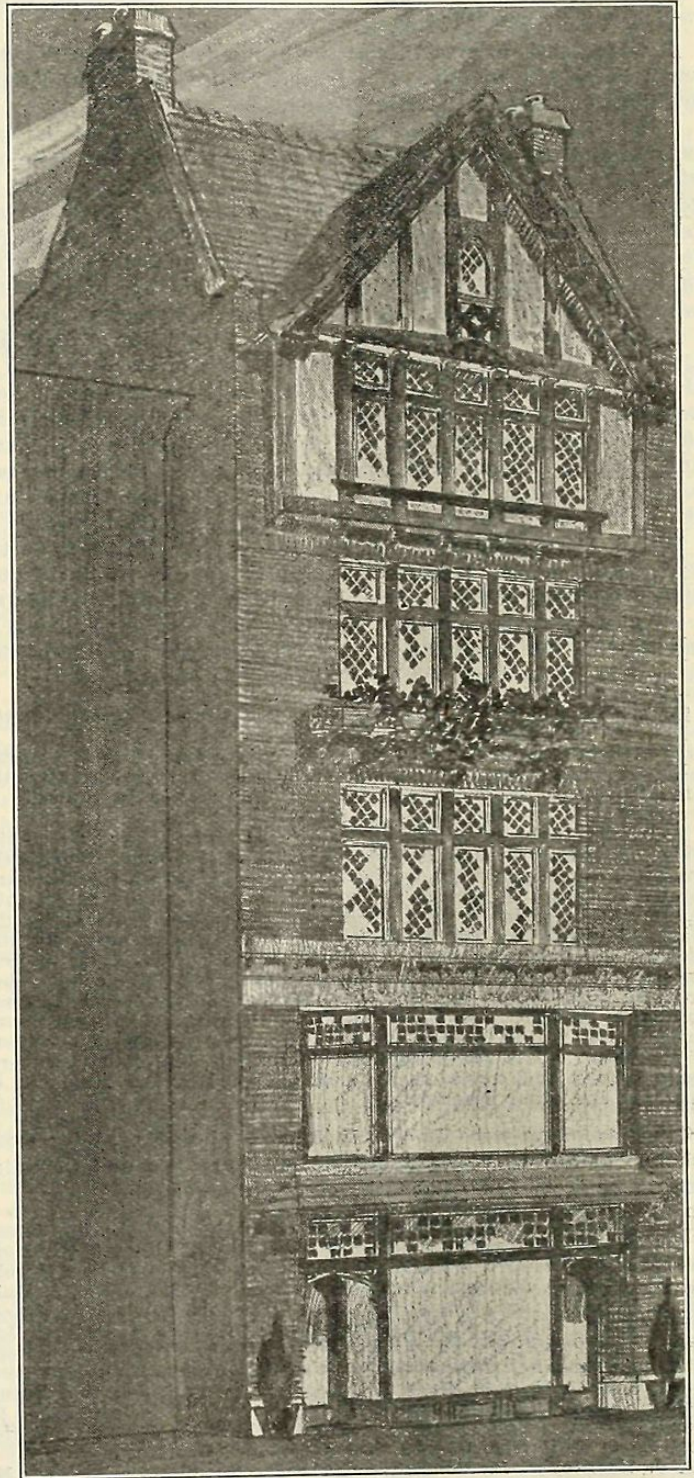
"The general compulsory installation of automatic sprinklers in non-fireproof premises of certain classes."

The association alleges that the fire commissioner has legal authority to compel the installation of automatic sprinklers, but that the authority has not been exercised effectively, because the department lacks the machinery for comprehensive inspection.

A BACHELOR'S HOME.

Estimates are now being taken from plans by Walker & Hazard on rather an unusual improvement. The operation in question is an extensive alteration for No. 43 West 38th st, which was recently purchased through the Tucker-Speyers Co. by Mr. Burton S. Castles, primarily for the purpose of protecting the light on the west of his 12-story loft building. The first floor of the new building will be used as a store and will extend the full depth of the lot, with a large skylight in the rear. The second floor will extend to within 10 ft. of the rear lot line, and a skylight in about the center, as well as windows in the rear, will insure splendid light.

The three upper floors will be used as an apartment by Mr. Castles, who is a bachelor, and will contain a living room 20 by 25, finished in the old English style, with high, oak wains-



AN ATTRACTIVE ALTERATION.

45 West 38th Street.

Walker & Hazard, Architects.

This store and dwelling protects the light of the adjoining 12-story loft building, besides providing an income as well as a home for its owner.

coting, beam ceiling, large open fireplace, wide plank oak floors held together with oak keys in the old-fashioned way, etc. The walls above the wainscot will be hung with old English tapestries. A parlor, dining room, owner's and guests' bedrooms, all of large size, will be finished in white enamel and mahogany, and will have teakwood floors. The top floor, where the dining-room is, also contains the kitchen, butler's pantry, two servants' rooms and servants' bath. Each of the main bedrooms has a large bath connecting, containing besides the usual fixtures, an electric bath. The building will have a combination switch control and automatic elevator. The facade, which is illustrated herewith, is to be of Harvard brick laid in Flemish bond, with a gable of old English half timber work with rough cast panels. The windows in the apartment floors are leaded glass, and the mansard and gable roof will be covered with dark green tile.

OPENING OF INTERVALE AV. STATION.

The New Building Center in the Bronx—Speech-Making and Feasting.

THE new subway station and escalator at Intervale and Westchester avcs was officially declared open last Saturday by the President of the Borough of the Bronx, Hon. Cyrus C. Miller. After the ceremonies the guests and officials enjoyed a banquet in the Hunt's Point Apartment, the largest residential building in the borough, at 163d st and Southern Boulevard. The new station opens up one of the fastest growing residential sections in Greater New York. The station was built by private capital donated by real estate interests of the section, namely: Henry Morgenthau Company, Broadway-Cathedral Parkway Company, George F. Johnson & Sons and Jacob Ruppert. Robert E. Simon, representing Henry Morgenthau, purchased the first ticket, which will be preserved as a souvenir.

Mr. Morgenthau, presiding at the banquet, introduced the Borough President, who spoke of transit affairs and the wonderful building activity in the East Bronx.

Public Service Commissioner Eustis spoke highly of the new station and the wonderful development of the section. Commissioner Edward M. Bassett sat near Mr. Eustis and the latter referred to the home section of his co-worker, Brooklyn, as another wonderful section of the city. He spoke of one district in particular, near Flatbush, but could not remember the name of the place (Jamaica Bay), and neither could President Miller, whom the Commissioner asked in a stage whisper.

Commissioner Bassett, in his address, said the Bronx and Upper Manhattan presented great possibilities to the people of the city, and that no other part of Greater New York could compete with the Bronx. But still it was all one city, and the main thing for the people of the whole city to do was to provide better and cheaper housing, and this could only be done in the surrounding boroughs, outside of Manhattan, though Harlem and the upper end of Manhattan were good places for homes.

Mr. J. Harris Jones, the Superintendent of Buildings in the Bronx, said his borough was second to no city in the United States in civic pride. Plans for buildings costing \$41,000,000 were filed last year, and last month (April) was the greatest in the building history of the Bronx. The first four months of this year were better than the last four months of 1909.

To a man who was wise and invested in Bronx real estate, who joined the taxpayers' organizations, or the North Side Board of Trade, there was no limit to the possibilities offered in the Bronx, said Mr. Jones, and if the people of the Bronx did not organize, the Committee on Congestion and Population would stem the tide of progress and limit the growth of the Borough.

Mr. Jones spoke of the Bronx as a "God-Given Centre," and bitterly condemned the fact that when coming to the Bronx from northern ports a Bronxite must first pass eleven miles down the river and return by train. A pier at Port Morris would eliminate all this, and facilitate trips by boat to Boston and other ports along the coast. Jamaica Bay was preparing for the new barge canal by improving its bay, and while the tonnage on the Harlem River in 1908 amounted to 400,000,000, exceeding the trade with any country but Great Britain, France and all Asia, the New York Central Railroad was doing its best to fill it in, Mr. Jones warned. The New Haven Railroad was trying to close the water front on the East River shore of the Bronx. Mr. Jones appealed to Bronxites to join taxpayers' organizations and work on the committees like the residents of Brooklyn and other boroughs.

Other speakers were Robert E. Simon, who pleaded for more schools; James L. Wells, Assemblyman Burgoyne and Commissioner Coakley. Present on the occasion were:

Hon. Hugh J. Grant, Hon. Abram W. Herbst, F. A. Austin, James F. Meehan, P. J. Reville, Lyman Beecher Stowe, Alfred Skitt, Hon. Lawrence Fagan, Rev. William F. Dougherty, Charles L. Lee, Harold Roberts, Geo. F. Johnson, Hon. Cyrus C. Miller, Hon. James J. Mulhearn, E. B. Boynton, Henry Morgenthau, Leopold Kahn, Supt. Jones, Commissioner John E. Eustis, Commissioner Edward M. Bassett, Joseph P. Day, John Dwyer, George H. Danforth, Francis H. Sisson, John D. Crimmins, Commissioner John J. Murphy, Hon. Lawrence Gresser, Jacob Leitner, Robert E. Simon, Frederick Johnson, Frank Hedley, Wm. McCarrroll, James F. O'Brien, D. E. Woodhull, J. P. Treadwell, Jr., Jacob Ruppert, Charles T. Patrick, James L. Wells, Hon. Louis F. Haffen, George F. Johnson, Jr., Leo Mesauer.

P. J. Reville, G. L. Morgenthau, Charles S. Skyes, Walter M. Wechsler, Edward S. Simon, D. E. Woodhull, Chas. L. Lee, George H. Danforth, E. G. Bonnette, Charles Reid, A. M. Baumann, H. T. Arnold, H. Roberts, Hon. Alphonse Wiener, A. J. McGuire, Joseph Miller, Jr., Supt. Edward W. Stitt, A. N. Gitterman, James Cunnion, B. L. Corcoran, T. M. Hewitt, W. A. Campbell, John Dwyer, William Greer, John G. Vanhorne, John Steeves, G. P. Merrell, Hon. John Tierney, E. Polak, Emil Leitner, L. Bernstein, S. Baumann, Jesse W. Ehrlich, Thomas Edgar, George Edgar, H. C. Bryan, Dr. Alfred Nicholson, Floyd Jones, Edward Siesel, R. Podgers, Charles W. Graham, Harry L. Weil, Chas. Bogart, E. J. Busher, Max G. Heidelberg, John V. Schaefer, Jr., Everett Barnard, Jacob Shongut, Walter Isaacs, T. J. Reilly, Mr. Gersten, Hon. John L. Burgoyne, Moses P. Mulhall, Michael Tully, Thomas Tully, John Tully.

The Hunt's Point Apartment covers a whole block, and has apartments for seventeen families on each of its six floors. The house is owned by the Henry Morgenthau interests and was built by James F. Meehan. Here the party found tables set and everything ready for an afternoon of feasting. Five years ago this section of the Bronx consisted of farm lands used for the country estates of the Simpson, Hoe, Tiffany, Hunt and Faile families. But two streets were opened and they were not paved. To-day, the entire section has every street opened, regulated, graded,

curbed and flagged, with sewer, water and gas, and most of them paved, and hundreds of private dwellings and apartment houses have been erected, and there will be hundreds more until the great territory is entirely covered. It is a "new city," of three hundred thousand inhabitants eventually, which is growing up here—something to view now and remember in future years.

UNSATISFACTORY BUILDING CODE.

Faults in the New Cleveland Code Pointed Out By the Building Inspector—Kansas City Reputed to Have the Best Regulations.

THE City of Cleveland, which revised its building code in 1904, is talking of revising it again. When the code was adopted there was much approval for it as a model work. But the present head of the Cleveland Building Department, Mr. Virgil G. Marani, asserts that it is too complicated, to say the least, and he is earnestly in favor of reducing it to simple terms, with a view to making it easier of enforcement.

In a letter which the Record and Guide has received from Inspector Marani, dated May 3, he says, in the first place, that the new code contains too many cross references, and that the language used is too legal in its wording:

"A great many of the sections contradict each other, or make possible a diversion of opinion which ends in a law suit or an appeal of some sort.

"Intelligent members of the engineering, architectural and building professions ought not to be so much at variance on a building code if written in plain English. I claim that every Court of Appeal case means ambiguity which ought not to exist in a work of this sort. The best specifications are those easiest understood and containing the shortest sentences and expressions.

"It would take too much of my time to detail to you the many cases where the code is not practical or where its terms are unjust and mandatory. As some one stated the other day, the Cleveland code as written is the best political feature of any administration that chooses to use it that way.

"I trust that before my term of office ceases, I will get the support of the City Council to re-section, re-word and codify this code so that it will be impossible for anyone in my place to get meaning to any of the requirements of this code other than can be understood by anyone who can read and who is a builder.

"There are certain features of this code that are excellent, if you only know where to find them; and when you have found them, if you are only sure that some other section does not modify, alter or disguise them so as to leave you in the same doubt as to what the requirements were as before you started.

"The code so compiled was put together by Mr. John Eismann, an architect, of excellent ability in the architectural field, but evidently not fitted to make his ideas plain. In order to finally word these sections, they were turned over to a lawyer. You can see what an admirable (?) combination this makes for practical contractors and builders to build from.

"The Cleveland code was adopted in 1904 and we have hundreds of cases where many of its divisions have never been enforced and never will be enforced. I have not had time to study other codes, as this one has kept me too busy, but from what I hear the best code is the one now used in Kansas City."

An Anomalous Feature in the Arbitration Plan.

The latest bulletin of the State Labor Department contains a summary of a detailed review of the operation of the building trades Arbitration Plan in New York City during the six years down to the end of September, 1909, which is to appear in the Department's annual report. "Whatever may be said in criticism of the plan, which is built upon the strictest closed-shop principle," says the Bulletin, "the general fact remains that it has greatly reduced strikes and lockouts in the building industry of New York City. That it should have produced such an effect is not surprising when the figures showing the number of differences adjusted by the General Arbitration Board or its secretary are considered. Thus, during six years 2,234 complaints were made to the General Board, 1,050 of which were adjusted by the conciliation efforts of the Board's secretary, while 968 were settled by arbitration either of the general board or of individual trade boards to which complaints were referred by the general board, the remaining 216 complaints abandoned by the parties making them. A rather anomalous feature of the plan, considered as an arbitration scheme, is one under which the executive committee of the arbitration board permits unions who are parties to the plan to inaugurate strikes against employers not under it who do not maintain the union conditions which those who are parties to it are bound to observe. During the six years unions applied for permission to take this course 381 times, and in 343 of these cases the executive committee granted the permission, denying it only 27 times, leaving 11 applications which were abandoned by the applicants."

HIGH AIMS OF CITY PLANNERS

National Conference at Rochester—Secretary Marsh's Theories Challenged by Grosvenor Atterbury—Principles Enunciated by Frederick Law Olmsted

ROCHESTER, May 5.—To make cities better places in which to live, to relieve population congestion, to afford better facilities for going from place to place, to group public buildings in such a way that time and labor may be saved by the servants of the public, are a few of the ends which the sixty delegates who gathered in the Chamber of Commerce assembly hall in Rochester this week hope to achieve.

The second annual meeting of the National Conference for City Planning opened Monday evening in the assembly hall of the Chamber of Commerce. Mayor Edgerton delivered the address of welcome on Monday evening and Frederick L. Ford, city engineer of Hartford, Mass., responded. Frederick Law Olmsted of Brookline, Mass., delivered the first opening address in the regular proceedings. As Mr. Olmsted had made the plans for Rochester's park system, he was received with great applause from the large audience. He said that city planning may conveniently be considered under three main divisions:

The first concerns the means of circulation; the distribution and treatment of the spaces devoted to streets, railways, waterways and all means of transportation and communication. The second concerns the distribution and treatment of the spaces devoted to all other public purposes. The third concerns the remaining or private lands and the character of developments thereon, in so far as it is practicable for the community to control or influence such development.

Facility of communication is the very basis for the existence of cities; improved methods of general transportation are at the root of the modern phenomenon of rapid city growth; and the success of a city is more dependent upon good means of circulation than upon any other physical factor under its control.

Moreover, the area devoted to streets in most cities (excluding those regions that are still undeveloped), amounts to between 25 and 40 per cent. of the whole, and the improvement and use of all the remainder of the city area, both in public and in private hands, is so largely controlled by the network of subdividing and communicating streets, that the street plan has always been regarded as the foundation of all city planning.

REMOTE INTERESTS IMPORTANT.

It is an interesting consideration that most of the street planning in America and until recently in Europe has been done from the proprietary point of view. Nearly all new city and town sites have been deliberately planned by or for the properties of the site, largely with a view to successful immediate sales. Regard for the remote interests of the community has commonly been dictated more by an optimistic opinion of the intelligence of prospective purchasers than by a disinterested desire to promote their future welfare.

Without more than alluding to the immensely important and complex relations between the railroad freight lines and terminals, the wharves, the waterways, the sites for economical warehousing and manufacturing, and the street system, I can say in summary that there is great need of treating all the means of circulation in a city as a single connected system, and at the same time of recognizing clearly the differentiation of all its parts, so that each shall fit its function simply but without waste, from the biggest railroad terminal down to the smallest alley.

TOWN PLANNING IN ENGLAND.

Flavel Shurtleff, of Boston, was called upon to speak on town planning in England. Mr. Shurtleff briefly outlined the English town planning act which was passed last December, and praised it highly. He said that the English people were thoroughly alive to the advantages of this act and were working and planning one week after its adoption.

"We, in America, are not going to be pioneers in this respect," said the speaker. "We are going to work on the results of the conferences and trials of this act in Great Britain."

A "booster" of the Western type was uncovered when M. J. Bartlett, of Los Angeles, was called upon for remarks. Mr. Bartlett is nothing if not an optimist and he was not at all backward in setting forth the advantages of his home city. He told of the work being done to abolish tenements there; the adoption of the individual home system garden villages and garden farms and the part which they expect concrete buildings to play in the development of the metropolis of Southern California. "This is a dream, I know," said Mr. Bartlett, "but we have people out there who carry out these kinds of dreams." Mr. Bartlett took his seat under cover of the applause.

Mr. John M. Carrère, the New York architect, presided at Tuesday morning's session, at which Benjamin C. Marsh, Executive Secretary of the Committee on Congestion of Population, read the first paper, his subject being "The Causes of Congestion."

There are administrative causes which have been very important in producing overcrowding in rooms and overpopulation per acre. Two of these may be mentioned. First, low standards of housing and building high tenements, unlimited sky scrapers with enormous volumes for offices and factories, small yard areas and small floor space, such as permitted in nearly every large American city, are bound to produce congestion.

In every city there is a limited district in which land values are at present so high that congestion is unavoidable. On the other hand, there is no reason why buildings, to contain in tenements even 900 people to the acre, or in offices and factories 1,000 people to the acre, should be permitted in those sections of the cities where land values are at present so low that reasonable space and ample rooms

can be secured without any confiscation of property rights. It is a truism that the worst conditions of overcrowding in any city are the ideal and goal of the ordinary real estate speculator, not necessarily of the far-sighted operator and builder, but that the evils of today in congested districts will be duplicated in newer sections of every city unless action is taken, contesting and preventing those conditions. A second administrative cause of congestion of population is the lack of supervision over the living conditions. We are a race and a nation of individualists, and regard with proper horror the abuse of the police authority. The idea that every man's house is his castle is, however, too deep rooted in our institutions, and we have carried this abhorrence of interference with personal liberty to an unwise extreme. With a low standard of living, no matter what the wages earned by the family, a too keen sense of thrift will impel them to huddle into rooms and thus overcrowding can be prevented only by a more general supervision of living conditions than we have in America, but such as is provided for in foreign cities. The foreigner ignorant of the American language and of our laws may not know that three or four people are forbidden to sleep in a single room, and this fact is not stated so that he can be impressed. Neither have we in any American city to-day adequate regulations holding the landlord responsible for overcrowding and requiring the tenant to register any boarders or lodgers whom he takes in. There must be a marked extension of supervision to prevent this important cause of congestion.

It may be noted that since the causes of congestion of population are economic and administrative, they are largely the outcome of a system of laissez faire, and although the discussion of means of preventing congestion is to be taken up by another paper, we may note, too, that to the extent to which the causes of congestion are economic the remedies must be economic, in so far as the causes are administrative, they must be prevented by agents in administrative measures; and since congestion is primarily the result of protected privilege and exploitation, the police power of the state must be extended and enlarged to deal with those whose exploitation is in any way responsible for the evil of congestion with all the human suffering, physical deterioration and moral danger which congestion promotes and connotes.

There was a lively discussion after Mr. Marsh's paper. Grosvenor Atterbury, of New York, took exception to some of Mr. Marsh's statements. Mr. Atterbury said that high land values did not always mean congestion of population, and pointed out as an example the Hotel Seneca, in this city, where, he said, there was a high land value and where many people were living as compared to equal areas elsewhere, but there is no congestion. He said the trouble has been that in discussions there is no differentiation between centralization and congestion, and he said that congestion did not mean density of population in a given area, but rather the overcrowding of people into inadequate and improper rooms. The population may be dense but as long as people are properly housed there is no objection to be raised.

Hoists in Construction of Buildings.

A portion of section 20 of the Labor Law provides that "if a building in course of construction is five stories or more in height, no lumber or timber needed for such construction shall be hoisted or lifted on the outside of such building." In a building which was being repaired some timbers were being raised on the outside of the building in connection with which an accident occurred which resulted in the death of an employee. In a suit for damages brought against the employer, the latter's counsel asked the court to instruct the jury that the above quoted provision of the Labor Law did not relate to the alteration of buildings but only to the construction of new buildings. This the court declined to do, but the Court of Appeals holds this to be error and that provision of the law does not apply at all to alteration work on buildings already constructed.

Section 20 of the Labor Law also requires the enclosing of hoistways "in each floor" of buildings under construction. A damage suit case which came recently before the Appellate Division in the First Department resulted in a decision applying only to floors that have been laid and not to stories where the floor has not been laid.

Employers' Liability.

The Assembly this week by a vote of 117 to 5 passed one of the employers' liability commission's bills, making radical changes in the law in regard to the responsibility of employers in case of injury to their employees. The companion measure providing for compulsory compensation was advanced and then referred to the Rules Committee.

The bill passed makes an employer liable to an employe injured through the negligence of another employe or through his own negligence. It places on the employer the burden of proving contributory negligence on the part of the employe, and makes the employer liable for injuries to the employe of a sub-contractor. It provides a permissive compensation scheme to be agreed to by the employers and employes, whereby the latter waive their rights under the employers' liability law and receive compensation according to a prescribed schedule without regard to negligence. According to this schedule in case of death the payment is to be an amount equal to four years' wages not to exceed \$3,000, and for injuries not resulting in death, a weekly allowance equal to one-half the injured employe's last earning power, not to exceed \$10 a week and not to extend beyond a period of eight years.

THE ARCHITECT AS A REFORMER

By ROBERT D. KOHN*

IN actual practice the architect should look at his problems in quite a different spirit from that in which the student examines the conditions imposed upon him. The student has certain conditions of an aesthetic and practical nature which he is to try to fulfil and when he accomplishes that he has accomplished the immediate purpose. Once he goes out in the world he must do infinitely more than that. The architect must not only meet the practical and aesthetic conditions and needs of the particular structure which he is commissioned to erect, but he should go beyond that point and try to better, by its environment, the life which is to go on in the structure when completed.

The painter or the sculptor, when he attempts to create a work of art, does not fulfil his function when he contents himself in merely reproducing nature to the best of his ability. The painter becomes an artist when through some special insight he interprets some phase of nature so that the spectator gets that new insight into the thing portrayed. So the architect becomes an artist in the same sense when he puts into his work some specific, some new, insight into the conditions surrounding his problem; something beyond the mere structural and aesthetic composition required of him.

MUST MEET NEW CONDITIONS.

Great changes are coming over conditions of life throughout the world from day to day; changes in the home, the factory, the institution, the government, and we must meet these ever-changing conditions. The architect must break away from the traditions of the past and give to his structures a new insight into what is to be the new home life and the new factory life, the new institutional life and of the government. The architect must be a forerunner, not a blind follower of tradition.

To cite a concrete illustration—in the field of esthetics: Our business buildings to-day, built on narrow streets, should call forth from the architect an entirely new type of design based in no way on the composition and the esthetic forms prescribed by buildings of fifteen centuries ago. Our engineering associates have developed a new type of steel structure to meet these new conditions, but we still cling too closely to the past and have hardly made a step toward making the envelope of the steel frame real in any sense of the word. Certain lines and forms and masses which are applicable to structures that can be seen from a distance, or as are outlined against the sky, are ridiculous when applied to-day to a structure which cannot be seen from any point of view from which the effect originally intended can be produced. The projecting cornice at the top of a building, which forms a satisfactory termination to a structure in an open place or on the corner of two streets, becomes utterly useless in producing that same effect when the structure is on a narrow street squeezed in between two adjoining buildings, and only visible from 50 feet off and 100 feet below! Yet architects to-day are seemingly so bound by tradition that they fear to break away from what has always been the custom and continue to compose their buildings on the line of Roman or Medieval structures.

It is not the purpose of the speaker to decry the study of the beautiful monuments of the past, any more than he would fail to recommend to some one preparing for a literary career the study of the writers and poets of previous ages, or to say to some student of painting that he should not spend many years in the study of the old masters. On the other hand, after a thorough training in the old styles and a deep study of what the old masters of architecture accomplished by the use of forms which they developed and modified, it would not be too much for us to expect the architect to-day to radically depart from the forms handed down to him wherever and whenever the conditions under which he is working, the material with which he works, the needs which he is to meet, differ from those of the fifth century, the twelfth century or the eighteenth century, as the case may be, and these needs and these conditions to-day do differ in almost every case from the conditions which first brought forth the forms which we are so glibly using.

WHAT STRUCTURAL BEAUTY DOES NOT MEAN.

The environment in which our modern life is to find itself will have a great effect on the development of that life. The architect must be a reformer, must see further than those for whom he works, going beyond what they ask, giving them not only more beautiful structures, but nobler structures. Beauty in a structure does not mean the expenditure of great sums of money. It does not mean that a building need be built of marble at \$3 a cubic foot, or even of brick at \$30 a thousand. It does not mean, for instance, that brick at \$30 a thousand is to be laid with a dollar's worth of brains, but that more beauti-

ful things can be done with brick at \$6 a thousand laid up with \$20 worth of brains and forethought.

The architect will only take his proper position in a community, a position worthy of the art which he practices, when he realizes his position is that of leader not only in his art but also in his relations with the great civic movements of his time. He is to be a social reformer, but his power in this direction is as yet only half realized by those that practice the profession. A pile of materials well put together, so as to meet the physical needs of the future occupants, and then decorated in some way so as to be good-looking—that has apparently been the end which our profession is trying to achieve. The new view must be different. It must require of the architect that through his knowledge of the world, his imagination, his idealism, he transforms the envelope of all our varied human activities in such a way that he helps to transform and enoble the activities themselves.

INFLUENCE OF SIZE OF BUILDING UPON ITS COST.

ONE-STORY BUILDINGS THE MOST EXPENSIVE.

IN connection with an investigation of the cost of factory buildings Charles T. Main, engineer and architect, of Boston, has established some interesting relations between the size of a building and its cost. He shows that there is an immediate decrease in cost as the width is increased, due to the fact that the cost of the walls and outside foundations, which is an important item of cost, relative to the total cost, is decreased as the width increases.

For example, supposing a three-story building is desired with 30,000 square feet on each floor.

If the building were 600 feet by 50 feet, its cost would be about 99 cents a square foot.

If the building were 400 feet by 75 feet, its cost would be about 87 cents a square foot.

If the building were 300 feet by 100 feet, its cost would be about 83 cents a square foot.

If the building were 240 feet by 125 feet, its cost would be about 80 cents a square foot.

Of course the exact figures as to cost will vary year by year and with the locality, but the relative values will remain practically constant.

The minimum cost per square foot is reached with a 4-sty building. A 3-sty building costs a trifle more than a 4-sty. A 1-sty building is the most expensive. This is due to a combination of several features. (a) The cost of ordinary foundations does not increase in proportion to the number of stories, and therefore their cost is less per square foot as the number of stories is increased. (b) The roof is the same for a 1-sty building as for one of any other number of stories, and therefore its cost relative to the total cost grows less as the number of stories increases. (c) The cost of columns, including the supporting piers and castings, does not vary much per story as the stories are added. (d) As the number of stories increases, the cost of the walls, owing to increased thickness, increases in a greater ratio than the number of stories, and this item is the one which in the 4-sty building offsets the saving in foundations and roof.

NOVELTIES.

SAFEGUARDING REPUTATIONS OF DWELLINGS AND APARTMENTS.—Dissatisfied tenants frequently spread damaging reports among their neighborhood acquaintances about the apartments they are moving out of being unhealthy. This frequently results in costly delays in finding new occupiers. Perhaps your plumbing is perfect, perhaps you, as a landlord, have taken every precaution to safeguard the health of your tenants. You may tell your prospective tenant that. But can you prove it? Perhaps the plumber that guaranteed your plumbing in your new building is taking advantage of your limited knowledge about sanitary engineering. Can you prove that you are not getting what you are paying for? There is a way to do it. There is also a way to demonstrate convincingly that your plumbing is right. The Buyers' Bureau of the Record and Guide will give further details upon application.

VENTILATING TELEPHONE BOOTHS AND OFFICES.—You, Mr. Office Man and Mr. Building Material Man, who have to spend long sweltering minutes in a telephone booth, fifty times a day; Mr. Architect, who must talk with a client far away, the while melting in a hot telephone booth, while the other fellow is on a breeze-swept golf course or summer hotel piazza, you know that the typical telephone booth is a menace to health, collars and temper. They are incubators for disease germs, too. There is a little, silent inexpensive power ventilator on the market, operated by a tiny incandescent light socket that changes all this. Furthermore, it is ideal for toilet rooms, bedrooms, offices, kitchens, smoking rooms and laboratories. Prices and further information on application to Buyers' Bureau.

*Synopsis of an address delivered to the students of the Department of Architecture at Columbia University.



DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others



This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

BULLETINS FROM THE MANHATTAN BUILDING BUREAU.

The following bulletins have been posted in the Bureau of Buildings of the Borough of Manhattan by order of the Superintendent of Buildings, Rudolph P. Miller, Esq.:

No. 7—1910: Modification—Section 32 of the Building Code.

In re Application No. 581; Alterations; 1910; premises No. 89 Essex st:

It is proposed to alter an existing five-story non-fireproof building, now occupied as store, lofts and tenement, into a building to be occupied as store, lofts and two families on the top floor, by removing partitions in the old dwelling portions and adding a one-story extension on the rear. The existing walls are not of lawful thickness for a business building.

A modification of Section 32 of the Building Code is requested and hereby granted, to permit the use of the existing walls, although not of the required thickness for a business building, for the reason that they are of sufficient strength for the purposes of the building as altered.

Dated, New York, April 21, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved: (Sgd) GEORGE McANENY,

President of the Borough of Manhattan.

No. 8—1910: Fireproofing of Beams and Girders.

No system of fireproof floor construction must hereafter be approved or installed that does not contemplate encasing the bottom flanges of all beams and girders, and the exposed portions of such beams and girders, with terra cotta or other fireproof material allowed to be used for the filling between the beams under the provisions of section 106 of the Building Code. Such protection shall be not less than one inch in the case of terra cotta, nor less than one and one-half inches thick in the case of other materials. Material other than terra cotta must be thoroughly secured by metal fabric in an approved manner. Protection of bottom flanges of beams and girders by means of metal lath and plaster shall not be permitted.

Dated, New York, February 7, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 9—1910: Outside Staircases

An outside staircase of satisfactory construction, that is, with easy treads and risers, accessible at each floor by means of a door, and having an exterior outlet to the street, either direct or through a fireproof passage connecting with a corridor to the street on the first story, can be accepted as equivalent to a staircase called for under Section 75 of the Building Code.

Dated, New York, February 8, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 10—1910: Connection Between Buildings.

Whenever two buildings are connected by door openings provided with self-closing fireproof doors, and such openings are not larger than six feet in width, and the total width of such door openings at any one story is not more than twenty per cent. of the length of the wall, the two buildings may be treated as separate buildings.

Dated, New York, February 8, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 11—1910: Partitions in Fireproof Buildings.

All partitions in fireproof buildings, which are of a permanent character, shall be constructed of approved fireproof materials and construction. Permanent partitions shall include all partitions enclosing halls and toilet rooms, and partitions separating the space occupied by one tenant from that of another.

Partitions constructed within the space occupied by any one tenant, and used only for the purpose of dividing such space into offices or rooms, may be of wood and glass whether the same are so-called dwarf partitions or extend from floor to ceiling. It is

not required in any building that the wood used in such partitions shall be treated to render it fireproof.

Where there is any doubt as to the use of the partitions, a report should be submitted to the Superintendent before such partitions are disapproved or a violation filed for the erection of the same.

Dated, New York, February 18, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 12—1910: Lot and Block Number.

Will you please have the applicants for New Building and Alteration applications hereafter enter on their affidavits the lot and block number of the property covered by the affidavit.

This lot and block number should be noted on the affidavit, either on the first page immediately after the location of the property, or at the beginning or end of the description on the second page.

In requesting this information from applicants in the future, inform them that this information can be readily obtained from the owners, as it is always given on their latest tax bills. It can be as easily obtained as the description of the property itself.

Dated, New York, February 19, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 13—1910: Slip Applications.

The application blanks known as "Slip Applications," are accepted by this bureau as a matter of convenience to the public for small alterations and repairs on the following conditions:

The alterations must be of simple nature and must be fully and explicitly described in the application. Explanatory drawings on cloth must be filed with the applications. Such drawings must be drawn to scale sufficiently large to be clear in all necessary details, and must be limited to the size of the application blank. Slip applications will not be subject to more than one amendment. The cost of proposed alterations or repairs must not exceed five hundred dollars. The word "Alteration," as used in this connection, will not apply to the extension in area or the raising in height of any existing building, or to anything affecting the vital construction of the building.

Dated, New York, March 3, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 14—1910: Fireproof Passage in Tenements.

In accordance with a conference with the Tenement House Department, the enclosing walls for the fireproof passageway from the yard to the street in all tenement houses may be built of four-inch brick, terra cotta or hollow tile, the wall well bonded and properly laid, provided that there are no openings in the wall.

Dated, New York, April 16, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 15—1910: General Order: Changes in Records.

Changes, alterations, interlineations or other mutilation of any application, amendment or other papers filed in connection therewith, are not to be permitted or tolerated under any circumstances.

If errors have been made in any of these papers by the applicant, the corrections must be noted in amendments or subsequent statements filed with the papers.

If errors have been made on the part of any employee of this bureau, corrections of the same must be noted in written statements attached to the papers.

Dated, New York, January 28, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 16—1910: Special Order: Sheds Over Sidewalks.

Inspectors shall be governed by the following requirements in the construction of sheds called for by Section 80 of the Building Code, for the protection of pedestrians.

1. The shed shall extend from building line to curb.
2. The shed shall be erected as soon as practicable after the building operation is started, and must be completed before any part of the construction is carried more than thirty-five feet above the curb.
3. The material shall be good, sound timber, and all work shall be done in a substantial manner and shall be securely bolted or spiked.
4. The girders and sills shall be fastened to the posts by means of battens not less than 2 inches thick and with not less than two 20d spikes in each member connected.

5. The structure shall be braced by means of knee braces both longitudinally and across at every post; the braces shall be placed at an angle of about 45 degrees, and shall connect to the posts, beams and girders; the connection to the posts shall be at a distance of not less than three feet below the top.

The bracing shall not be less than 6x2 inches and there shall not be less than two 20d spikes in each member connected.

6. The flooring shall be spiked to the cross beams by sufficient 20d spikes to hold the flooring securely in place.

7. For buildings exceeding one hundred feet in height, and where the sidewalks are ten feet or less in width, beams shall be not less than 10x3 inches, and spaced not exceeding 2 ft., center to center; girders not less than 8x8 inches; posts not less than 8x8 inches and spaced not exceeding 8 feet, center to center; sills not less than 8x6 inches, and flooring not less than 2 inches in thickness.

8. For buildings exceeding one hundred feet in height, and where sidewalks are over ten feet in width, beams shall not be less than 10x4 inches, and spaced not exceeding 2 ft., center to center; girders not less than 8x8 inches; posts not less than 8x8 inches and spaced not exceeding 8 ft., center to center; sills not less than 8x6 inches, and flooring not less than 2 inches in thickness.

9. For buildings exceeding sixty-five feet and less than one hundred feet in height, and where sidewalks are ten feet or less in width, beams shall not be less than 8x3 inches and spaced not exceeding 2 ft., center to center; girders not less than 8x8 inches; posts not less than 8x8 inches and spaced not exceeding 8 ft., center to center; sills not less than 8x6 inches, and flooring not less than 2 inches in thickness.

10. For buildings exceeding sixty-five feet and less than one hundred feet in height, and where sidewalks are over ten feet in width, beams shall be not less than 10x3 inches and spaced not exceeding 2 feet, center to center; girders not less than 8x8 inches; posts not less than 8x8 inches and spaced not exceeding 8 feet, center to center; sills not less than 8x6 inches, and flooring not less than 2 inches in thickness.

11. These requirements are for ordinary conditions. If extraordinary loads are to be placed on the shed heavier timbers shall be used. Deviations from the requirements may be permitted, provided the same strength of construction is secured, but all such cases must be reported to the Chief Inspector or Superintendent for approval.

Dated, New York, Feb. 5, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 17—1910: Special Order: Exterior Cornices.

Attention is called to the provision of Section 91 of the Building Code requiring the exterior cornices, inclusive of these on show windows, except as modified in Section 73, on all buildings hereafter erected within the fire limits, to be of some fireproof material. The practice of using wooden brackets and sheathing is not in accordance with this requirement, and inspectors must see that it is discontinued.

Dated, New York, April 28, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 18—1910: Special Order: Reduction of Live Loads on Columns.

The term "stories" in Section 130 of the Building Code, for the purpose of determining the carrying capacity of columns, shall be taken to mean mercantile buildings designed for live loads of less than one hundred and fifty pounds per square foot of floor surface. For buildings designed for one hundred and fifty pounds per square foot or more, no reduction of live loads in the design of columns is to be permitted.

Dated, New York, May 4, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

No. 19—1910: Regulations for Construction, Inspection and Operation of Elevators. (Sec. 25.)

All vertical hydraulic elevators now in use, the travelling sheaves of which are carried in endless forged straps, shall have them replaced or reinforced in some manner approved by the Superintendent of Buildings.

Dated, New York, May 2, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved: GEORGE McANENY,
President of the Borough of Manhattan.

DECISIONS BY THE BOARD OF EXAMINERS.

As the result of a conference had by Julius Franke, of Maynicke & Franke, the architects, with the Board of Examiners, the decisions of the Board on all appeals from the Building Department will be published in the Record and Guide:

Appeal No. 43, of 1910: Alteration No. 483, of 1910. Premises No. 304 East 20th st, 89.10 $\frac{1}{4}$ feet east of 2d av; James B. Baker appellant. Appearance, James B. Baker.

The architect's plans call for the present mansard roof to be removed at the 6th story level and a new skeleton constructed; a wall to be built, with columns, supported on girders; the 6th story to be re-divided into bedrooms for nurses; three new stories to be added.

The Bureau of Buildings found the wall to be of unlawful thickness if the new stones were added; court walls would be overloaded by new work, and disapproved same. The appellants reasons for desiring a favorable decision on the question to be passed upon are as follows: That the walls are carefully built with Portland cement mortar, this building having been built on percentage basis, and all work being of the highest grade. That no part of wall is loaded more than 15 tons per sq. ft. That distributing beams and girders have been provided at the top of old walls which tie said walls and distribute the load uniformly. That new work to be added is of skeleton type of construction, all as shown on plans.

Approved by the Board May 3, on condition that the court walls are of sufficient strength to carry additional load.

ASKED THAT BUILDINGS BE EXEMPT FROM SHUTTERS.

Appeal No. 44, of 1910: Fireproof shutter case No. 9, of 1910. Premises 56 and 58 East 109th st, Martin Lyons, appellant, asks exemption from fireproof shutters. Referred to Chief Croker, who reports that the building is 3-sty brick used as a stable. The nearest building on the side extension is distant about 15 ft. and is occupied as a tenement house. The nearest building in the rear is 2-sty brick fireproof, used as a garage. Both garage and stable are in operation day and night, and employees are in attendance at all hours.—Approved by the Board May 3.

ROADWAY WIDTHS OF NEW STREETS.

The following rules are now in force for laying out new streets of New York City. They were formulated last Fall by a commission consisting of F. K. Pendleton, Corporation Counsel; Nelson P. Lewis, Chief Engineer, Board of Estimate, and Walter Cook, Consulting Architect, Board of Estimate, and have been approved by the Board of Estimate.

The roadway width of streets shall be such as to give a clear space between curb lines as follows:

For streets less than 20 ft. wide, and used for vehicular traffic, the roadway shall occupy the entire street width, less the space occupied by the curb.

For streets having a width ranging from 20 ft. to 50 ft., and not occupied by the railroad, the width of the roadway shall be 60 per cent. of the total width of the street.

For streets having a width of not less than 50 ft., nor more than 60 ft., and not occupied by a double-track railroad, the roadway shall have a width of 30 ft.

For streets having a width of more than 60 ft., and not more than 66 ft. 8 ins., and not occupied by a double-track railroad, the width of the roadway shall be one-half of the total of the street.

For all streets having a width of over 66 ft. 8 ins., except those portions of 5th av and 42d st, Borough of Manhattan, concerning the treatment of which a resolution was adopted by this Board on Dec. 18, 1908, the roadway width shall be 80 per cent. of the street width, less 20 ft., subject, however, if the street is occupied by a railroad, to the provision as to the minimum roadway width herein provided for streets occupied by a railroad.

For streets in which there is a single-track railroad, the minimum roadway width is to be 30 ft.

For streets in which there is a double-track railroad the minimum roadway width is to be 40 ft.

ROUND CORNERS.

The curb corners of streets intersecting, where the interior angle is 30 degrees or more, shall be turned with a curve having a radius of 5, 6, 8, 10 or 12 ft. This being determined for each case as the nearest of these dimensions which would represent 10 per cent. of the width of the wider street, provided, however, that in case the interior angle is less than 80 degrees the radius shall not be less than 20 per cent. of the distance between the building line corner and the point of intersection of the curve tangents.

The roadways shall be centrally located between the street lines, and for streets having a width of 20 ft. or more the remaining space on each side of the roadway shall be designated as the sidewalk.

New Quarters for Engineers.

At the request of the Commissioner of Bridges, the Corporation Counsel has been requested by the Sinking Fund Commissioners to prepare a lease to the city, from Edwin Welch & Co., of the three floors above the store floor in the building 305 East 60th st, Borough of Manhattan, for use of the Department of Bridges, for a term of five years from April 21, 1910, at an annual rental of \$1,300, payable quarterly; the lessor to make the improvements suggested by the Engineer in charge, as shown on the plan submitted to him, and to make repairs, furnish heat and pay water taxes on the lower part of the building; the city to supply light, janitor service and pay water rent for the water used on the premises leased.

—The Electric Railway Journal gives a qualified approval of the moving platform plan, but says that the platform will make a lot of noise, require a degree of agility not possessed by everybody and call for "the services of a large body of guards." "But," the Journal adds, "the experience with escalators in the subway stations and in department stores indicates that the public will soon become versed in using transportation means of this kind. Certainly the installation of a moving platform in New York under the circumstances suggested would form a very interesting contribution to the art of urban transportation."

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."

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|---|---|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 23—Fire-escapes. | <ul style="list-style-type: none"> 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 |
|---|---|---|

Pollard & Steinam, 10 E. 33d st, architects, 7, 8, 12, 14, 6.
 George A. Fischer Co., New Rochelle, N. Y., owner, 7, 12, 14.
 Frank E. Wallis, 346 4th av, architect, 24.
 Estate Michael L. Begley, 60 E. 124th st, owner, 24.
 College of The City of N. Y., 17 Lexington av, 33, until May 12.*
 Commissioner of Correction, N. Y., 7, 33, 34, 25, until May 10.*
 Libman Contracting Co., 1968 Broadway, builder, 19, 32, 24, 7, 15, 18, 34, 30, 26, 25, 31, 11, 14.*
 C. W. Luyster, Jr., 200 W. 86th st, owner, 12, 14, 11, 20, 15, 25.

Edward Jansen, 112 W. 18th st, owner, 12, 14, 16.
 Wellsmore Realty Co., 505 5th av, owner, 12, 14, 13, 22.
 Estate Anthony Dugro, 1 Union Sq, owner, 24.
 Eimer & Amend, 205 3d av, owner, 7.
 William P. Zwinge, 320 E. 86th st, owner, 7.
 George Schuck, Adrian av, Marble Hill, owner, 12.
 Geo. C. Engle, 252 W. 76th st, owner, 22.
 Samuel Pollack, 212 E. 56th st, owner, 24.
 Moritz Newman, 304 Pearl st, owner, 24.
 Udo M. Fleischmann, 1 Madison av, owner, 24.
 D. Finelite, 306 W. 112th st, owner, 24.

P. Boyer, 448 W. 20th st, owner, 24.
 H. German, 182 2d av, owner, 31.
 Francesco Urgo, 247 Mulberry st, owner, 24, 31.
 Daniel O'Brien, 484 3d av, owner, 24.
 Estate Sarah O'Leary, 41 Wall st, owner, 24.
 Wainwright Hardie, 34 Pine st, owner, 24.
 W. Burland, 801 Cauldwell av, owner, 4, 5, 6, 12, 14, 24.
 F. T. Const. Co., 165th st and Finlay av, owner, 4, 5, 6, 12.
 D'Oench & Yost, 105 W. 40th st, architects, 12, 13, June 1.
 Levy Bros., 5 Beekman st, owners, 4.
 A. J. Bodker, 27 W. 32d st, architect, 4, 5, May 15.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

AUDUBON AV, s w cor 170th st, 5-sty brick and stone apartment and store, 50x90, tin roof, galvanized iron skylights and cornices, marble base; cost, \$65,000; owner, Geo. A. Fisher, New Rochelle, N. Y.; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 298.

Architect states that no contract has been issued.

TERRACE VIEW AV, e s, 332.35 n Adrian av, 5-sty brick and stone tenement, 37.10x68.11, slag roof, steam heat; cost, \$30,000; owner, Geo. Schuck, Adrian av, Marble Hill; architect, J. C. Cocker, 2017 5th av. Plan No. 307.

55TH ST, n s, 200 e 9th av, 8-sty brick and stone apartment house, 100x85.5, plastic slate roof, polished granite base, terra cotta cornices, steam heat; cost, \$150,000; owner, Wellsmore Realty Co., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 303.

MACDOUGAL ST, Nos. 79-85, two 7-sty brick and stone tenements, 39.9x87, felt with cement finish roof, marble coping, ranges; cost, \$80,000; owner, Fogliasso-Clement Building Co., 197 Bleecker st; architect, Edwin W. Crumley, 376 Ford st. Plan No. 309.

ST. NICHOLAS AV, No. 692, 6-sty brick and stone apartment house, 25.5x100.9; cost, \$25,000; owner, Mrs. Sophie Meyer, 275 West 145th st; architects, Browne & Almiroty, 3 West 29th st. Plan No. 316.

PINEHURST AV, s w cor 178th st, 6-sty brick and stone tenement, 120x87.2, gravel roof; cost, \$175,000; owner, Peto Realty Co, 207 East Broadway; architect, Adolph Mertin, 34 West 28th st. Plan No. 318.

RIVERSIDE DRIVE, 157th st and Audubon av, triangle, 8-sty brick and stone apartment house, irregular; cost, \$600,000;

owner, Center Realty Co., 289 4th av; architects, Schwartz & Gross, 347 5th av. Plan No. 319.

92D ST, s s, 125 s Broadway, 8-sty brick and stone apartment house, 57.8x91.5, slag roof, steam heat; cost, \$200,000; owner, Winston Holding Co., 320 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 321.

Dwellings.

MORNINGSIDE PARK, No. 122 East, 3-sty brick and stone parish house, 27.11x90, tile roof, low-pressure steam; cost, \$20,000; owner, The Presbytery of New York, 786 5th av; architects, Pell & Corbett, 122 East 25th st. Plan No. 312.

73D ST, No. 101 E, 5-sty brick and stone dwelling, 27x86, tile roof, terra cotta blocks, marble coping, steam heat; cost, \$125,000; owner, Oakleigh Thorne, 299 Madison av; architect, Albert Joseph Bodker, 25-27 West 32d st. Plan No. 294.

Architect states that no contract has been issued.

71ST ST, s s, 300 e 5th av, two 6-sty brick and stone dwellings, 25.4x70.5, plastic slate roof, plaster blocks, copper cornices, marble coping, steam heat; cost, \$70,000; owner, C. W. Luyster, Jr., 200 West 86th st; architect, John H. Duncan, 208 5th av. Plan No. 301.

PARK TERRACE WEST, n s, 153 e 215th st, 2-sty and attic brick and stone dwelling; cost, \$4,300; owner, John Mara, 1367 St. Nicholas av; architect, Robert Glenn, 371 East 149th st. Plan No. 310.

Factories and Warehouses.

HUBERT ST, s e cor West st, 9-sty brick and concrete factory, 80.8x100.5, tile roof, high-pressure steam; cost, \$250,000; owner, Susan W. Duncan, 392 Canal st; architect, Clarence L. Sefert, 420 West 34th st. Plan No. 304.

John J. Downey, 410 West 34th st, has contract.

11TH AV, No. 598, 1-sty stone storage,

21x29; cost, \$450; owner, J. Wolf, 598 11th av; architect, L. A. Sheinart, 194 Bowery. Plan No. 305.

Miscellaneous.

8TH AV, s w cor 57th st, ticket booth, 23x14; cost, \$1,000; owner, P. A. Hege-man, 35 Monroe pl, Brooklyn; architect, G. M. McCabe, 96 5th av. Plan No. 296.

E. Gray Cohn, 406 Greenwich st, lessee and builder.

8TH AV, s e cor 111th st, open-air moving picture show; cost, \$500; owner, Penn Amusement Co., 693 9th av; architect, Harry G. Wiseman, 17 West 42d st. Plan No. 299.

1ST AV, 26th-28th sts, East River, 1-sty brick temporary shed, 27x25; cost, \$800; owner, City of New York, Bellevue Hospital; architect, M. J. Harkins, foot East 26th st. Plan No. 306.

CLINTON ST, No. 127, 1-sty brick out-house, 11x9.6; cost, \$1,000; owner, S. Richard, 203 West 113th st; architect, O. Reissmann, 30 1st st. Plan No. 308.

143D ST, s s, 125 w 8th av, 1-sty stone and iron moving picture house, 25x92; cost, \$8,000; owner, John Demair, 2715 8th av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 313.

BROADWAY, Nos. 2856-2858, 2-sty brick restaurant, 50.9x75, tar and gravel roof; cost, \$35,000; owner, Joseph Kennelly, 488 Columbus av; architect, J. H. O'Brien, 1123 Broadway. Plan No. 314.

Stores, Offices and Lofts.

3D AV, s e cor 91st st, 10-sty brick and stone stock house, 101.5x200, slag or gravel roof, refrigeration plant; cost, \$300,000; owner, Jacob Ruppert, 1639 3d av; architect, Otto C. Wolf, Philadelphia, Pa. Plan No. 311.

Murphy Bros., Fifth Avenue Building, have the contract.

UNION SQ, No. 56, 5-sty brick and stone store and loft, 25x75, tar and gravel roof, hot-water heat; cost, \$18,000; owner, Hennessy Estate, 32 Liberty st; architect,

H. C. Krueger, 342 East 17th st. Plan No. 317.

22D ST, Nos. 20-26 West, 16-sty brick and stone loft, 103.10x90; cost, \$600,000; owner, 20 West 22d Street Realty Co., 353 5th av; architect, Louis Korn, 353 5th av. Plan No. 322.

6TH AV, s w cor 32d st, 12-sty brick and stone loft, 49.5x75; cost, \$150,000; owner, McDonald Estate, 60 Wall st; architects, Shire & Kaufman, 110 East 23d st. Plan No. 323.

7TH AV, n e cor 24th st, 12-sty brick and stone store and loft, 86.11x79.2, tar and gravel roof, steam heat, tile coping, terra cotta blocks, limestone; cost, \$360,000; owner, Second Manhattan Office Building Co., 43 Cedar st; architects, Squires & Wynkoop, 44 Cortlandt st. Plan No. 295.

24TH ST, Nos. 142-146 West, 12-sty brick and stone store and loft, 5.9x90, tar and gravel roof, terra cotta blocks, steam heat; cost, \$175,000; owner, District Realty Co., 135 Broadway; architects, Polard & Steinam, 10 East 33d st. Plan No. 297.

17TH ST, Nos. 113-119 West, 6-sty brick and stone store and loft, 77.6x80, slag roof, terra cotta glazed coping; cost, \$100,000; owner, Edward Jansen, 112 West 18th st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 302.

25TH ST, Nos. 147-149 West, 12-sty brick and stone loft, 34.6x90, slag roof; cost, \$150,000; owner, Mary W. Carden, 396 Broadway; architect, W. H. Birkmire, 396 Broadway. Plan No. 300.

Theatres.

JACKSON ST, No. 30, 1-sty stone and frame open-air theatre, 28x8; cost, \$50; owners, Gordon & Stierenman; architect, Louis A. Sheinart, 19 4Bowery. Plan No. 315.

AMSTERDAM AV, n e cor 149th st, 2-sty brick and stone theatre and loft, 87.11x128, slag roof; cost, \$225,000; owner, Phoenix Amusement Co., 114 East 14th st; architects, Lamb & Koehler, 489 5th av. Plan No. 320.

Stables and Garages.

37TH ST, No. 547 West, 3-sty brick and stone stable, 25x25, slag roof, stores, galvanized iron cornices; cost, \$10,000; owner, Geo. W. Whiteside, 462 West 43d st; architect, Van R. P. Saxe, 413 East 31st st. Plan No. 293.

Standard Concrete Steel Co., 413 East 31st st, has contract.

MANHATTAN ALTERATIONS.

ANN ST, s e cor William st, 1-sty brick rear extension, 35x7.6, alter floors, columns, windows, walls, to two 4-sty stores and office; cost, \$9,450; owner, Charles F. Noyes, 92 William st; architect, Fredk. Putnam Platt, 1123 Broadway. Plan No. 1020.

BAXTER ST, No. 20, partitions, toilets, to 4-sty brick tenement; cost, \$1,500; owner, D. Finelite, 306 West 112th st; architect, O. Reissmann, 30 1st st. Plan No. 1039.

ESSEX ST, No. 135, partitions, windows, tubs, toilets, to 5-sty brick store and tenement; cost, \$450; owner, Felix Tausend, 499 Broadway; architects, Markowitz & Elliott, 37 Union sq. Plan No. 1070.

HENRY ST, No. 237 toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, Moritz Newman, 304 Pearl st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1032.

MANHATTAN ST, No. 77, 1-sty brick front extension, 25x13, to 3-sty brick dwelling; cost, \$5,000; owner, Lawyers' Title Ins. & Trust Co., 160 Broadway; architect, B. W. Levitan, 20 West 31st st. Plan No. 1065.

PARK ST, Nos. 67-73, partitions, toilets, windows, piers, to 3-sty brick tenement; cost, \$1,200; owner, Wainwright Hardie,

34 Pine st; architect, A. V. Bourke, 220 Broadway. Plan No. 1048.

RUTGERS ST, No. 6, partitions to 4-sty brick store, office and dwelling; cost, \$300; owner, St. Theresa's Church, 10 Rutgers st; architect, The Century Eng. Co., 140 Nassau st. Plan No. 1025.

SUFFOLK ST, s e cor Grand st, cut openings to 5-sty brick tenement; cost, \$500; owner, Rebecca I. Goldsmith; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 1034.

VESEY ST, No. 94, windows, fire-escapes, to 4-sty brick and stone store and tenement; cost, \$700; owner, Morris Weinstein, care of architects, Harrison & Sackheim, 230 Grand st. Plan No. 1054.

WATER ST, No. 244, new roof, windows, to 2-sty brick loft; cost, \$500; owners, Lichtenstein Bros., 117 Maiden la; architect, Warwick D. Bishop, 90 East 10th st. Plan No. 1055.

6TH ST, Nos. 337-339 East, alter toilets, plumbing, to two 5-sty brick tenements; cost, \$3,000; owner, Wm. P. Zwinge, 320 East 86th st; architect, Otto M. Beck, 21 East 89th st. Plan No. 1028.

7TH ST, No. 79, partitions, show windows, to 4-sty brick tenement; cost, \$1,000; owner, H. German, 182 2d av; architect, O. Reissmann, 30 1st st. Plan No. 1041.

7TH ST, No. 193, toilets, partitions, plumbing, to 4-sty brick store and tenement; cost, \$5,000; owner, Abraham Lux, 193 7th st; architect, Fredk. Ebeling, 420 East 9th st. Plan No. 1069.

10TH ST, No. 345 East, partitions to 5-sty brick tenement; cost, \$1,200; owner, Max Tannenbaum, 58 East 123d st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1019.

11TH ST, No. 432 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, Michael Farnolo, 45 East Houston st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1053.

12TH ST, No. 742 East, partitions to 3-sty brick office; cost, \$4,500; owner, Quintard Iron Works Co., 742 East 12th st; architect, F. H. Dodge, 33 East 41st st. Plan No. 1049.

Pottier & Stymus Co., 375 Lexington av, has contract.

14TH ST, Nos. 60-62 East, partitions, stairs, toilets, to 3-sty brick store and hotel; cost, \$8,000; owner, Cortland Palmer Estate, 850 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1063.

15TH ST, No. 406 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,000; owner, Ph. Boyer, 448 West 20th st; architect, O. Reissmann, 30 1st st. Plan No. 1040.

15TH ST, No. 25 East, walls to 2-sty brick loft; cost, \$500; owner, Horace S. Ely & Co., 21 Liberty st; architect, Henry Read, 536 Pacific st, Brooklyn. Plan No. 1031.

T. B. Watson, 102 William st, mason work; S. D. Kelley, 4 Gold st, carpentry.

15TH ST, No. 365 West, partitions, plumbing, to 4-sty brick dwelling; cost, \$75; owner, Wm. Waldorf Astor, London, England; architect, Clarence L. Sefert, 410 West 34th st. Plan No. 1012.

John J. Downey, 410 West 34th st, has contract.

16TH ST, No. 267 West, windows, skylights, to 3-sty brick store and tenement; cost, \$500; owner, A. Milner, 109 West 45th st, and Jeannette S. Milner, 102 East 31st; architect, P. F. Brown, 119 East 23d st. Plan No. 1060.

18TH ST, No. 416 East, plumbing, alter floors to 5-sty brick dwelling; cost, \$600; owner, F. Priove, 275 West 18th st; architect, John Caggiaur, 354 West 50th st. Plan No. 1082.

21ST ST, Nos. 31-33 West, 1-sty brick rear extension, 55.11x45.3, to 11-sty brick loft; cost, \$4,000; owner, The Acme Building Co., 32 Union sq; architect, Wm. G. Pigueron, 32 Union sq. Plan No. 1062.

Philip Reilly, 533 Lexington av, has plumbing.

23D ST, No. 18 East, partitions, stairs, elevator shaft to 5-sty brick dwelling and store; cost, \$10,000; owner, Mrs. M. O. Bor, 34 Thomas st; architects, Butler & Rodman, 16 East 23d st. Plan No. 1076.

25TH ST, No. 521 West, alter chimney to 4-sty brick factory; cost, \$590; owner, Conley Foil Co., 54 West 25th st; architect, The M. W. Kellogg Co., 50 Church st. Plan No. 1067.

25TH ST, No. 120 West, 1-sty brick and stone rear extension, 25x16, store front, to 5-sty brick stable and loft; cost, \$2,500; owner, Samuel H. Johnson, Hotel Winthrop; architect, Henry Davidson, 400 West 23d st. Plan No. 1014.

Chas. O. Johnson, 240 10th av, has contract.

25TH ST, No. 412 West, toilets, partitions, windows, to 4-sty brick tenement; cost, \$1,200; owner, Annie Dufort, 370 West 29th st; architect, John H. Knubel, 318 West 42d st. Plan No. 1021.

26TH ST, No. 441 West, toilets, partitions, to 5-sty brick tenement; cost, \$800; owner, F. Licata, 182 Park Row; architect, A. Vendrasco, 1851 E 177th st. Plan No. 1071.

27TH ST, No. 155 West, partitions to two 4 and 5-sty brick tenements; cost, \$900; owner, Twenty-Eighth Street and Seventh Avenue Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1026.

35TH ST, No. 216 West, new beams, windows, to 2-sty brick storage; cost, \$3,000; owner, Armour & Co., Union Stock Yard, Chicago, Ill.; architect, R. C. Clark, Chicago, Ill. Plan No. 1008.

Fred. Carl, 30 Church st, has carpenter work.

35TH ST, No. 448 West, partitions, windows, vent shaft, to 5-sty brick tenement; cost, \$500; owner, Andrew Beer, 223 West 35th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1073.

36TH ST, No. 446 West, window openings to 2-sty brick stable; cost, \$100; owner, Arcade Stable Co., 446 West 36th st; architect, J. H. Knubel, 318 West 42d st. Plan No. 1058.

38TH ST, No. 43 West, 5-sty brick front and rear extension, 21x4.8, partitions, elevator, plumbing, stairs to 4-sty brick residence; cost, \$20,000; owner, B. S. Castles, care architects, Walker & Hazzard, 437 5th av. Plan No. 1087.

Wright & Evans, 125 East 23d st, have contract.

38TH ST, Nos. 355-357 West, toilets, partitions, windows, to two 5-sty brick tenements; cost, \$3,000; owner, Estate Sarah O'Leary, 41 Wall st; architect, J. H. Knubel, 318 West 42d st. Plan No. 1046.

42D ST, No. 9 East, 2-sty brick rear extension, 22x29, piers, walls, beams, to 6-sty brick cafe and office; cost, \$10,000; owner, Codington Co., 1487 Broadway; architect, Stockton B. Colt, 39 West 38th st. Plan No. 1061.

W. D. Lewis & Co., 90 West st, have general contract.

47TH ST, No. 524 West, alter shafts to 5-sty brick tenement; cost, \$100; owner, Francis A. Hunter, 516 Harvard st, Brookline, Mass.; architect, Thomas M. Fanning, 3427 Broadway. Plan No. 1047.

48TH ST, No. 3 East, 1-sty rear extension, 25x27.7, to 5-sty brick store and studio; cost, \$3,000; owner, Mrs. Anson R. Flower, Watertown, N. Y.; architects, Thain & Thain, 4 East 42d st. Plan No. 1064.

Theodore Starrett Co., 103 Park av, has contract.

48TH ST, No. 403 East, partitions, windows, to 5-sty brick store and tenement; cost, \$350; owner, Estate Anthony Dugro, 1 Union sq; architect, Chas. H. Richter, 68 Broad st. Plan No. 1068.

56TH ST, No. 214 East, windows, partitions, toilets, to 4-sty brick tenement;

cost, \$2,500; owner, Samuel Pollack, 212 East 56th st; architect, John H. Friend, 148 Alexander av. Plan No. 1030.

58TH ST, No. 400 West, windows to 5-sty brick store and tenement; cost, \$300; owner, Robert U. Tailer, 76 William st; architect, C. F. Rose, 1 Madison av. Plan No. 1072.

James A. Clark, 464 Canal st, has contract.

61ST ST, Nos. 3, 5, 7 West, partitions, toilets, stairs, to 7-sty brick and stone stable; cost, \$50,000; owner, not given; architect, Frank E. Wallis, 346 4th av. Plan No. 1006.

United States Motor Co., Tarrytown, N. Y., lessee; no contract let.

70TH ST, No. 129 East, 1-sty brick rear extension, 5x5, windows, baths, partitions, to 3-sty brick and stone dwelling; cost, \$2,000; owner, St. John Smith, 512 5th av; architect, James McWalters, 2434 Broadway. Plan No. 1051.

79TH ST, No. 54 East, alter windows to 5-sty brick and stone residence; cost, \$400; owner, Mrs. Donald G. Geddes, 4 East 81st st; architect, Henry Otis Chapman, 334 5th av. Plan No. 1035.

James C. Hoes Sons, 52 Gansevoort st, has carpenter work.

80TH ST, No. 302 East, partitions, toilets, windows, to 4-sty brick tenement and store; cost, \$300; owner, Estate Michael L. Begley, 60 East 124th st; architect, Frank Hausle, 81 East 125th st. Plan No. 1037.

80TH ST, No. 151 East, balcony to 5-sty brick tenement and store; cost, \$200; owner, Hub Realty Co., 505 5th av; architect, M. A. Cantor, 314 Madison av. Plan No. 1086.

81ST ST, No. 423 East, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, L. Heinsfurter, 215 West 104th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1043.

82D ST, No. 306 East, 2-sty brick and stone rear extension, 14.4x20.6, to 2-sty brick office and stable; cost, \$300; owner, architect and builder, John Crocoll, 306 East 82d st. Plan No. 1009.

106TH ST, Nos. 205-207 East, toilets, windows, to two 4-sty brick tenements; cost, \$400; owner, Francesco Urgo, 247 Mulberry st; architect, Morris Schwartz, 194 Bowery. Plan No. 1042.

117TH ST, No. 546 East, 1-sty brick rear extension, 16.10x16.2, to 3-sty brick store; cost, \$300; owner, Elizabeth Kuck, 81 3d av. Plan No. 1059.

AV B, No. 181, partitions to 4-sty brick store and tenement; cost, \$350; owner, Adam Schappert, 554 Leonard st, Brooklyn; architect, Fred Ebeling, 420 East 9th st. Plan No. 1075.

AV C, No. 279, toilets, windows to 5-sty brick tenement; cost, \$1,800; owners, Weil & Mayer, 5 Beekman st; architect, A. Balschun, 462 East 137th st. Plan No. 1077.

AV D, No. 73, windows, partitions to 3-sty brick tenement; cost, \$500; owner, Samuel Weiss, 73 Av D; architect, Jacob Fisher, 296 East 3d st. Plan No. 1079.

AMSTERDAM AV, n w cor 79th st, 1-sty brick court extension, 7.4x7.2, skylights, windows, to 13-sty brick hotel; cost, \$300; owner, Geo. C. Engle, 252 West 76th st; architect, Chas. Gens, Jr., 165 East 88th st. Plan No. 1029.

AMSTERDAM AV, No. 31, alter shafts to 5-sty brick tenement; cost, \$300; owner, Wm. Stewart, 31 Amsterdam av; architect, John H. Knubel, 318 West 42d st. Plan No. 1022.

AUDUBON AV, No. 325, partitions to 1-sty picture show; cost, \$40; owner, The Audubon Amusement Co., 325 Audubon av; architect, B. W. Levitan, 20 West 31st st. Plan No. 1017.

BOWERY, No. 331, 2-sty brick rear extension, 36.6x9, partitions, walls, to 6-sty brick theatre; cost, \$6,000; owner, P. P. Cappella, 132 Nassau st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1052.

BROADWAY, No. 1343, add 1 sty, stairs, windows, to 4-sty brick store and studios; cost, \$5,000; owner, Chas. E. Johnson, 9 West 29th st; architect, Louis C. Maurer, 1493 Broadway. Plan No. 1011.

BROADWAY, No. 1432, new front, partitions, show windows, to 3-sty brick store and office; cost, \$7,500; owner, Alfred Hayman, 1432 Broadway; architects, Townsend, Steinle & Haskell, Broadway and 34th st. Plan No. 1033.

Thomas T. Hopper, Broadway and 34th st, has contract.

BROADWAY, s e cor 8th st, toilets, partitions, to 12-sty brick office and loft; cost, \$450; owner, Sinclair Realty Co., 752 Broadway; architect, Wm. H. Gompert, 210 Broadway. Plan No. 1036.

BROADWAY, No. 859, store fronts, stairs, to 3-sty brick and stone store and show rooms; cost, \$650; owner, H. J. Washburn, 18 East 34th st, trustee for Edwards Estate; architect, L. Giller, 416 Broadway. Plan No. 1016.

Wm. McKean's Sons, 200 East 38th st, mason work; John Cronk, 115 West 37th st, carpentry.

CENTRAL PARK WEST, w s, 71st-72d sts, erect sign to 16-sty brick and stone hotel; cost, \$100; owner, Hotel Majestic Co., on premises; architect, R. E. Moss, 126 Liberty st. Plan No. 1066.

EAST BROADWAY, No. 250, alter roof, add 1-sty, to 2-sty brick dwelling; cost, \$1,000; owner, Jacob A. Maryson, on premises; architects, Lee Samenfeld & R. Maryson, 367 Fulton st, Brooklyn. Plan No. 1023.

EAST BROADWAY, No. 201, show windows, stairs, to 4-sty brick and stone tenement; cost, \$1,200; owner, Edward N. Crosby, care of architect; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1005.

LENOX AV, No. 315, alter smoke flues to 5-sty brick dwelling and store; cost, \$89; owner, John Shields, 23 Clinton st, Brooklyn; architect and builder, Richard H. Freyberg, 2308 2d av. Plan No. 1010.

MADISON AV, n w cor 43d st, partitions, alter vestibule, toilets, to 3-sty brick and stone exchange building; cost, \$1,500; owner, Woman's Exchange, on premises; architects, Bates & How, 25 West 42d st. Plan No. 1013.

MADISON AV, n w cor 42d st, partitions, baths, to 15-sty brick and stone hotel; cost, \$5,000; owner, Estate of J. J. Belden & Hawk & Witherbee, Madison av and 42d st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 1056.

Marc Eidlitz & Son have contract.

1ST AV, No. 862, toilets, partitions, piers, to 5-sty brick store and tenement; cost, \$500; owner, Estate Anthony Dugro, 1 Union sq; architect, Charles H. Richter, 68 Broad st. Plan No. 1024.

2D AV, No. 1089, steel beams to 4-sty brick tenement; cost, \$500; owner, Estate Mary L. Jones, 167 East 79th st; architect, J. H. Knubel, 318 West 42d st. Plan No. 1045.

2D AV, s e cor 119th st, toilets, windows, partitions, to 6-sty brick dwelling and store; cost, \$250; owners, Hyman & Oppenheim, 107 East 16th st; architect, Charles B. Meyers, 1 Union sq. Plan No. 1050.

2D AV, No. 1534, toilets, partitions, windows, to 4-sty brick and stone tenement and store; cost, \$300; owner, Estate Michael L. Begley, 60 East 124th st; architect, Frank Hausle, 81 East 125th st. Plan No. 1007.

2D AV, Nos. 1623-1625, alter shafts to two 4-sty brick tenements; cost, \$200; owner, Ada K. Read, Babylon, Suffolk Co., N. Y.; architect, Thomas W. Lamb, 489 5th av. Plan No. 1015.

2D AV, No. 949, partitions, skylights, to 3-sty brick tenement; cost, \$500; owners, Goldberg & Greenberg, 132 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1057.

3D AV, Nos. 1215-1219, partitions, cut doors to three 4-sty brick stores and tenement; cost, \$1,000; owner, Geo. Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1083.

3D AV, s w cor Av D, alter floor beams, partitions to 3-sty brick dwelling; cost, \$2,000; owner, Jacob I. Alter, on premises; architect, Jacob Fisher, 296 East 3d st. Plan No. 1080.

3D AV, No. 2149, store fronts to 4-sty brick store and tenement; cost, \$250; owner, A. L. Laird, 14 Mt. Morris Park West; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 1085.

3D AV, No. 482, 1-sty brick rear extension, 24.5x25, partitions, doors, toilets, to 3-sty brick picture show and dwelling; cost, \$400; owner, Daniel O'Brien, 484 3d av; architect, M. Conniffe, 508 Pearl st. Plan No. 1044.

3D AV, Nos. 205-209-211, iron balcony to 6 and 7-sty brick store; cost, \$400; owner, Eimer & Amend, on premises; architect, James Spencer, 131 East 18th st. Plan No. 1025.

4TH AV, No. 325, 1-sty brick rear extension, 20x43, partitions, plumbing, walls, to 3-sty brick store and office; cost, \$5,500; owner, Udo M. Fleischmann, 1 Madison av; architect, Theodore C. Visscher, 425 5th av. Plan No. 1038.

6TH AV, n e cor 35th st, erect sign to 5-sty brick office; cost, \$1,500; owner, Greenwich Bank of New York, 596 6th av; architect, John Schroth, 458 Ralph st, Brooklyn. Plan No. 1078.

7TH AV, No. 2247, partitions, windows, stairs to 5-sty brick tenement; cost, \$500; owner, Alma Schmid, 352 East 42d st; architect, Anthony Zink, 604 Tinton av. Plan No. 1081.

8TH AV, s e cor 140th st, toilets, windows, to 6-sty brick store and tenement; cost, \$200; owner, Jacob Bauman, 57 West 89th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1074.

9TH AV, n e cor 46th st, partitions, windows to 5-sty brick store and tenement; cost, \$500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1084.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

226TH ST, n s, 331 e White Plains av, 3-sty brick tenement, plastic slate roof, 25x60; cost, \$7,500; owner, Reuben Brooke, 227th st and White Plains av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 480.

BELMONT AV, e s, 300 e Tremont av, 5-sty brick tenement, plastic slate or tin roof, 50x98; cost, \$45,000; owner, John McNutty, Bainbridge av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 484.

KELLY ST, e s, 265 s 167th st, three 4-sty brick tenements, plastic slate roof, 33.4x67; total cost, \$60,000; owner, Fleischmann Bros. Co., Louis Fleischmann, 507 5th av, president; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 485.

SIMPSON ST, w s, 510 n Westchester av, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, \$40,000; owner and architect, Jas. C. Gaffney, 1148 Tiffany st. Plan No. 486.

ANTHONY AV, e s, 52 n 176th st, four 4-sty brick tenements, tar and gravel roof, 33x68; total cost, \$80,000; owners, 176th Street and Anthony Avenue Imp. Co., 150 Nassau st; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 462.

KELLY ST, e s, 120.3 s Intervale av, two 5-sty brick tenements, slag roof, 50x99.5; total cost, \$100,000; owners, Longfellow Realty Corporation, Louis Siegel, 600 Prospect av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 454.

183D ST, n s, 75 e Park av, five 4-sty brick tenements, plastic slate roof, 35x69; total cost, \$85,000; owner, John Rendall, 859 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 455.

TINTON AV, w s, 267 n 161st st, two 5-sty brick tenements, slag roof, 41.3x99.6; total cost, \$130,000; owners, Wiesman & Herman, 830 Westchester av; architect, Geo. F. Pelham, 507 5th av. Plan No. 456.

163D ST, s s, 115 e Ogden av, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owner, Louis Mukes, 940 Ogden av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 459.

KELLY ST, e s, 125 n 163d st, eight 4-sty brick tenements, plastic slate roof, 38x81; total cost, \$200,000; owner, Winnie Const. Co., Maurice Miller, 836 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 464.

PARK AV, n e cor 182d st, 5-sty brick tenement, plastic slate roof, 50x81.4; cost, \$45,000; owner, Ole G. Bertelsen, 1294 Webster av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 453.

HONEYWELL AV, w s, 35.7 s 178th st, 4-sty brick tenement, slag roof, 33x66; total cost, \$40,000; owner, Merrivale Realty Co., B. W. S. Arthur, 2015 Boston rd, president; architect, B. Ebeling, 1136 Walker av. Plan No. 470.

SOUTHERN BOULEVARD, w s, 193.4 s 182d st, three 5-sty brick tenements, plastic slate roof, 46.5x110.22; total cost, \$120,000; owner, Katonah Const. Co., Stephen G. Still, 881 Tremont av, president; architect, Fred. Hammond, 149th st and 3d ave. Plan No. 478.

169TH ST, n w cor Washington av, three 6-sty brick tenements, slag roof, 50x90; total cost, \$145,000; owner, David Amolsky, 1475 Washington av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 477.

182D ST, n w cor Belmont av, 5-sty brick tenements, one 5-sty, 31x90, two 4-sty, 34.6x71, slag roof; total cost, \$90,000; owner, Bernard Schultz, 812 East 227th st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 472.

181ST ST, n e cor Belmont av, 5-sty brick tenement, slag roof, 35x80; cost, \$45,000; owner, John Violante, 667 East 181st st; architect, Chas. S. Clark, 445 Tremont av. Plan No. 471.

INTERVALE AV, n s, 88.3 e Fox st, 4-sty brick tenement, plastic slate roof, size irregular; cost, \$17,000; owner, Mardece Const. Co., Julius Kovacs, 293 Alexander av, treasurer; architects, Koppe & Daube, 830 Westchester av. Plan No. 473.

Dwellings.

217TH ST, n s, 20 e Paulding av, four 2-sty brick dwellings, tin roof, 20x55; total cost, \$24,000; owner, Savoy Impt. Co., Anthony Sutura, 586 Morris av, president; architect, M. W. Del Gaudio, Tremont and Webster av. Plan No. 483.

GRAND BOULEVARD AND CONCOURSE, w s, 152.6 s 165th st, 3-sty brick dwelling, tin roof, 20x45; cost, \$7,000; owner, Jas. Lawler, 551 9th av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 458.

176TH ST, n s, 103.6 e Anthony av, two 2-sty brick dwellings, tar and gravel roof, 20x62; total cost, \$16,000; owners, 176th Street and Anthony Avenue Imp. Co., 150 Nassau st; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 463.

BAISLEY AV, s s, 75 w Fairfax av, 2-sty brick dwelling, paroid roof, 20.6x35; cost, \$2,500; owner, Geo. Murray, 1517 Charlotte st; architect, S. O. Dennis, 154 Nassau st. Plan No. 466.

MULFORD AV, e s, 953 n Libby st, 2-sty frame dwelling, tin roof, 20x35; cost, \$4,000; owner, Abraham Sultzer, 1871 Mulford av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 467.

DEAN ST, n e cor Town Dock rd, 1-sty frame bungalow, 25x25; cost, \$1,500; owner, Walter Hallahan, 2470 3d av; architect, B. Ebeling, 1136 Walker av. Plan No. 469.

MAGENTA ST, s w cor Cruger av, 2 and 1-sty frame dwelling and shed, tar and felt roof, 120x95; cost, \$12,000; owner, Donato Pezzutiello, on premises; architect, Jos. Ziccardi, 585 Morris av. Plan No. 474.

232D ST, n s, 200 e Palisade av, 1-sty frame bungalow, 20x33; cost, \$300; owner, House of Nazareth, Sister Mary Janus, on premises, Sister Superior; architect, Jas. H. Walsh, Riverdale. Plan No. 450.

235TH ST, s s, 200 e Palisade av, 1-sty frame bungalow, 20x33; cost, \$300; owner, House of Nazareth, Sister Mary Janus, on premises, Sister Superior; architect, Jas. H. Walsh, Riverdale. Plan No. 451.

Schools and Colleges.

189TH ST, n s, from Lorillard pl to Hoffman st, 4-sty brick school, slag roof, 166.7x127.4; cost, \$300,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 465.

Miscellaneous.

POWELL AV, n s, 108 e Castle Hill av, 1-sty frame shed, 25x16; cost, \$200; owner, Louisa Handibode, 1172 Castle Hill av; architect, Max Hausle, 2223 Powell av. Plan No. 482.

BOSTON RD, s s, 165 w Reeds Mill rd, frame dancing pavilion, 30x60; cost, \$1,500; owner, Henry Dickert, 4018 Boston rd; architect, Wm. Tilden Koch, 1 Madison av. Plan No. 461.

SEDGWICK AV, w s, 97 n 171st st, 1-sty frame shed, tar and gravel roof, 25x75; cost, \$3,000; owner, M. J. Fitzgerald, Broadway and 187th st; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 460.

133D ST, n s, 67.4 w Cypress av, 1-sty brick engine house, slag roof, 37.8x20; cost, \$1,000; owners, Jacob Doll & Sons, 100 Southern Boulevard; architect, John P. Boyland, 103 East 125th st. Plan No. 457.

WEBSTER AV, e s, 250 n Wendover av, 1-sty frame shed, 40x20; cost, \$150; owners, Hogan & Di Gennon, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 452.

BRONX RIVER AV, s s, 50 e Stephens av, 1-sty frame soda stand, 25x25; cost, \$800; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 468.

STEPHENS AV, w s, 25 s Cornell av, 1-sty frame soda stand, 20x16; cost, \$250; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 475.

FAIRYLAND ENTRANCE, n s, 50 w Clason Point rd, 1-sty frame stand, 20x20; cost, \$150; owners, Ruppert & Mc Kay, Jerome av and 161st st; architect, Udolph Schuler, 495 East 140th st. Plan No. 476.

OLINVILLE AV, e s, 228.4 s Gun Hill rd, 1-sty frame shed, 20x15; cost, \$200; owner, Emanuel Burlando, Williamsbridge Square; architect, John J. Zuelch, Williamsbridge Square. Plan No. 479.

Stores, Offices and Lofts.

3D AV, e s, 175.3 n 161st, 3-sty brick stores and lofts, 50x112, plastic slate roof; cost, \$50,000; owner, Leon Levinson, 1135 Clay av; architect, Lorenz F. J. Weiheer, 271 West 125th st. Plan No. 481.

BRONX ALTERATIONS.

BURKE ST, s s, 42 e Bronx Park av, move 2-sty frame dwelling; cost, \$1,000; owner, Chas. S. McGarry, 660 Burke st; architect, Frank J. McGarry, 660 Burke st. Plan No. 246.

BURKE ST, s s, 70 e Bronx Park av, move 2-sty frame dwelling; cost, \$800; owner, Chas. S. McGarry, 660 Burke st; architect, Frank J. McGarry, 660 Burke st. Plan No. 247.

EASTCHESTER RD, e s, 100 n Meadow la, 2-sty frame extension, 20x20, to 2-sty frame dwelling; cost, \$650; owner, C.

Fries, on premises; architect, L. P. Fries 680 Eastchester rd. Plan No. 238.

SCOFIELD ST, s s, 50 e William st, 1-sty built upon present 1-sty frame extension of 2-sty frame dwelling; cost, \$100; owner, Mrs. A. B. Scofield, on premises; architects, S. H. Booth & Sons, City Island. Plan No. 228.

157TH ST, s s, 90 e Park av, 1-sty brick extension, 17.10x100.4, to 2-sty brick factory; cost, \$2,200; owner, Louisa Schmid, 288 East 157th st; architect, Karl F. G. Seifert, 25 West 42d st. Plan No. 234.

162D ST, n s, 203.5 w Washington av, 1-sty brick extension, 21.2x23, to 1-sty frame garage; cost, \$375; owners, Pierce, Butler & Pierce, 279 4th av; architect, A. H. Bosworth, 279 4th av. Plan No. 237.

180TH ST, No. 815, 2-sty frame extension, 7x14, to 2-sty frame dwelling; cost, \$1,000; owner, John Martin, on premises; architect, Walter C. Martin, on premises. Plan No. 229.

BAILEY AV, e s, 79.5 s Independence av, raise to grade 2½-sty frame dwelling; cost, \$1,000, owner, Sinclair H. Kirby, on premises; architect, Edgar L. Kirby, 56 Mt. Hope pl. Plan No. 230.

BRONX PARK AV, s e cor Burke st, move 3-sty frame dwelling; cost, \$600; owner, Chas. S. McGarry, 660 Burke st; architect, Frank J. McGarry, 660 Burke st. Plan No. 245.

CASTLE HILL AV, s w cor Ellis av, 1-sty frame extension, 10.6x24, to 3-sty frame store and dwelling; cost, \$1,000; owner, Geo. E. Harold, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 240.

CASTLE HILL AV, e s, 58 s Gleason av, move 2-sty frame dwelling; cost, \$600; owner, Peter Handibode, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 241.

GLEASON AV, s s, 279.3 w Castle Hill av, 2-sty frame extension, 18.3x21.9, to 2½-sty frame dwelling; cost, \$2,500; owner, Alexander Vorndran, Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 232.

GRAND BOULEVARD, w s, 120 n 178th st, new brick walls, new partitions, etc., to 2½-sty frame dwelling; cost, \$1,500; owner, Aug. J. Herrlich, 1982 Morris av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 233.

PROSPECT AV, n e cor Kelly st, new beams, new store front, new partitions, etc., to 5-sty brick store and tenement; cost, \$5,000; owner, Augusta Levy, 40 West 17th st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 235.

BARKER AV, No. 3240, 2-sty frame extension, 5.5x14½, to 2-sty frame dwelling; cost, \$150; owner, John P. Grattarolia, on premises; architect, Frank Cavaglia, 3240 Barker av. Plan No. 236.

ROBBINS AV, No. 463, move 2-sty frame dwelling; cost, \$2,500; owner, John Neisterman, 404 Filmore st; architect, Christ. F. Lohse, 598 St. Ann's av. Plan No. 243.

TAYLOR AV, No. 1602, 1-sty frame extension, 11.9x19, to 2-sty and attic frame dwelling; cost, \$800; owner, B. A. Whalen, 18 West 48th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 242.

WALKER AV, w s, 58 n Westchester sq, move 2-sty frame store and dwelling; cost, \$500; owner, Andrew Legget, 754 East 169th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 231.

WEBSTER AV, e s, 160 s 179th st, new partitions, etc., to two 3-sty frame stores and tenements; cost, \$750; owner, Columbus Realty Co., Jacob A. Zimmermann, 505 5th av, president; architect, L. Dec Watson, 505 5th av. Plan No. 239.

WENDOVER AV, s e cor Park av, new columns, new girders, etc., to 1-sty brick stores and amusement hall; cost, \$2,000; owner, L. E. Klebau, 1130 Union av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 244.

ADVANCE REPORTS.

To Occupy a Block Front on Riverside Drive.

RIVERSIDE DRIVE.—Messrs. Schwartz & Gross, 347 5th av, have completed plans for the 8-sty fireproof apartment house to occupy the entire block bounded by Riverside Drive, 157th st and Audubon pl, with frontage of 229.7, 306.8 and 203.4 feet. The building will have entrances on the Drive and Audubon pl leading to the large center court. There will be 83 apartments in the building, arranged in suites of 5, 6, 7, 8 and 9 rooms, including three duplex apartments. The exterior will be Spanish Renaissance, with pavilions terminating in high towers, finished with tile roofs in the Spanish style. The main body will be in gray brick, with terra cotta trimmings, decorated with panels of colored brick. The first story and basement will be in rough granite. The Center Realty Co., of 381 4th av, are the owners and builders.

Woolworth Building to Go 30 Stories.

BROADWAY.—Plans of Architect Cass Gilbert, 11-15 East 24th st, has been selected for the new office building which F. W. Woolworth is to erect at the southwest corner of Broadway and Park pl, fronting 80 ft. on Broadway and 172.9 ft. on Park pl. The main building will rise to a height of 30-stys, surmounted by a tower 10-stys high, 80x80 ft. in area. The new tower will be topped with a roof garden, and the top story will be designed for occupancy by a club. It will have ten passenger elevators. The ground floor will be fitted for the Irving National Bank, and several of the floors for the executive offices of the purchasing company. It is expected that construction will begin early in August. The cost is estimated at about \$1,500,000.

Masonic Temple to Go Ahead.

23D ST.—It was decided at a meeting of the Grand Lodge of the Order of Free and Accepted Masons held on Thursday to take immediate steps toward the erection of a new building to replace the present Masonic Temple at the northeast corner of 6th av and 23d st. The plans have already been prepared by Architect H. P. Knowles, of No. 1170 Broadway, for a building of 18-stys, of the best possible type of construction. As previously announced in the Record and Guide, this improvement was contemplated about six months or a year ago, but was held over until now. Mr. Knowles was also architect for the new Masonic office building in West 24th st, recently completed.

Park Avenue Apartment House.

PARK AV.—Architect William A. Borning, 32 Broadway, has plans well under way for the 12-sty apartment house soon to be constructed at the northeast corner of Park av and 60th st for the "Five Hundred and Twenty Park Avenue Co.," of No. 59 Wall st. The structure will be of the best high-class type and measure 60x100 feet. Members of the company are: L. B. Kendall, president; Paul Tuckerman, treasurer; and Frank Aukamp, secretary. No building contract has yet been awarded.

Harlem Casino Contract.

7TH AV.—Fleischmann Bros. Co., 507 5th av, has received the general contract for the changes to be made to the Harlem Casino, at 7th av, northwest corner of 124th st, estimated to cost \$100,000. The structural steelwork has been awarded to the National Bridge Works, of 1123 Broadway. The building is to be renovated and improved throughout. S. S. Sugar, 104 West 42d st, is the architect and engineer, and M. Loew, Inc., 701 7th av, is lessee.

Taxpayer for 4th Avenue.

4TH AV.—Demolishing is now underway at Nos. 330-332 4th av, now covered with two old houses, to make way for a 2-sty taxpayer office building, having a frontage of 50 ft. with a depth of 80 ft. The general contract has been awarded to Messrs. McDermott & Hanigan, of 31 W. 42d st. The owner is Abraham Schwab, of No. 641 Madison av, and plans are by Architects Gross & Kleinberger, Bible House.

To Build in West 74th Street.

74TH ST.—The Joseph H. Davis Building Co., Madison av, and 120th st, will soon begin the erection of an 8-sty fireproof apartment houses at Nos. 235 to 239 West 74th st. At this office on Thursday the Record and Guide was informed that no plans have yet been prepared or architect selected. In previous operations Geo. Fred. Pelham, 507 5th av, has been this firm's architect.

Contract for Hubert Street Factory.

HUBERT ST.—John Downey, 410 West 34th st, has received the general contract to erect the brick and concrete factory 9-stys, 80.8x100.5 ft., at the southeast corner of Hubert and West sts, to cost in the neighborhood of \$250,000. The owner is Susan W. Duncan, 392 Canal st. Clarence L. Sefert, 410 West 34th st, prepared the plans. A tile roof and high pressure steam is called for.

Peter Guthy Gets 24th Street Contract.

24TH ST.—The general contract was awarded during the week to Peter Guthy, 926 Broadway, Brooklyn, for the 12-sty store and loft building, 55x90 feet, to be erected by the District Realty Co., of which A. M. Rau, 135 Broadway, is president, at Nos. 142-146 West 24th st, costing in the neighborhood of \$175,000. Messrs. Pollard & Steinam, 10 East 33d st, prepared these plans.

Contract For Isaac A. Hopper.

JERSEY CITY.—The general contract for the store and moving picture theatre building, fireproof, 2-sty, to seat about 1,100, and to be erected at Communipaw and Monticello avs, Jersey City, by the Monticello Amusement Co., at a cost of about \$60,000, has been awarded to Isaac A. Hopper (Inc.), of 231 West 125th st, N. Y. C. Plans were prepared by Hill & Stout, 1123 Broadway.

A Sanitarium for Park Avenue.

PARK AV.—Dr. W. Gill Wylie, No. 221 West 43d st, will erect at the southeast corner of Park av and 61st st, fronting 100.5 ft on the av and 20 ft in the st, a 6-sty building to be used as a private sanitarium. At his office on Tuesday a representative of the Record & Guide was informed that no plans have yet been prepared or architect selected.

Contract for Sugar Warehouse.

BROOKLYN.—The Turner Const Co., 11 Broadway, has just received the general contract from Arbuckle Bros. for the construction of a 10-sty and basement sugar warehouse, 206x200 feet, at Plymouth and Jay sts, Brooklyn. This building is to be of reinforced concrete throughout. Mr. William Higginson, 21 Park Row, is the architect.

Four Houses for Boston Road.

BOSTON ROAD.—Edward J. Byrne, architect, 3029 Third av, near 156th st, is preparing plans for four 5-sty apartment houses, to measure 137.3x113.7 ft., located on the northwest corner of Boston Road and 164th st, for the Moorehead Realty & Construction Co. Cost is estimated at \$160,000.

Rumor of Madison Avenue House.

MADISON AV.—A representative of Mr. Leo W. Vogel, No. 1070 Madison av, informed the Record and Guide on Wednesday that there is no intention of erecting an apartment house adjoining the Hotel Leonori, at No. 699 Madison av, as was reported in the daily papers during the week. No plans have been prepared for an improvement of any kind.

Apartments, Flats and Tenements.

MARBLE HILL AV. N. Y. C.—The American Real Estate Co., 527 5th av, will erect a 6-sty elevator apartment house at the northeast corner of Marble Hill av and 225th st, 117x85 ft.

131ST ST, N. Y. C.—The Nestor Holding Co., 302 Broadway, will erect a 6-sty flat in the south side of 131st st, 100 ft. west of Amsterdam av, to cost \$50,000. Samuel Sass, 23 Park row, is preparing plans.

125TH ST, N. Y. C.—Abraham Farber, 1746 Pitkin av, Brooklyn, has prepared plans for \$25,000 worth of alterations to the two 5-sty tenements, Nos. 321-323 East 125th st, for R. K. Fox, of Franklin square.

185TH ST, N. Y. C.—George Fred Pelham, 507 5th av, has prepared plans for a 5-sty flat, 25x58 ft., for C. M. McCarty, 215 West 87th st, to be erected in the north side of 185th st, 100 ft. west of St. Nicholas av, to cost \$20,000.

179TH ST. N. Y. C.—Neville & Bagge, 217 West 125th st, have prepared plans for a 5-sty flat, 85x87 ft. for the C. & W. Building Co., 200 Broadway, to be erected in the south side of 179th st, 85 ft. east of Audubon av, to cost \$90,000.

YONKERS, N. Y.—Architect James A. Watson, Yonkers, has completed plans for a 4-sty store and apartment house, 60x75 ft., to be erected in Elm st for Oliver Scott, of John st, a builder. Estimated cost, \$30,000. The owner builds.

NEW HAVEN, CONN.—Architects Bailey & D'Avino have been commissioned to prepare plans for four apartment houses to be erected at the corner of Davenport and Howard avs, by H. Kasden, 58 Prince st, New Haven.

SUMMIT AV, N. Y. C.—Herter Bros., 5 Beekman st, are preparing plans for a 5-sty flat, 43x86x100 feet, to be erected on the south side of Summit av, 112 feet south of 166th st, to cost \$30,000. The Legal Realty & Mortgage Co. is the owner.

OGDEN AV, N. Y. C.—On the west side of Ogden av, 112 feet south of 166th st,

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the Legal Realty & Mortgage Co., 5 Beekman st., will erect a 5-sty flat, to cost \$30,000. Herter Bros., 5 Beekman st., are preparing plans.

LEXINGTON AV, N. Y. C.—The Legal Realty & Mortgage Co., 5 Beekman st., will erect, at the northeast corner of Lexington av and 120th st, a 6-sty elevator apartment house, 50x90x100 feet, to cost \$100,000. Herter Bros., 5 Beekman st., are preparing plans.

EDGEcombe AV, N. Y. C.—The Legal Realty & Mortgage Co., 5 Beekman st., will build on the triangle plot, 190 feet on Edgcombe av, and 188.9 feet on Bradhurst av, 72.3 rear line and 20.2 feet in 142d st, a 6-sty flat with stores, to cost \$125,000. Herter Bros., 5 Beekman st., are preparing plans.

AUDUBON AV, N. Y. C.—Geo. A. Fisher, New Rochelle, N. Y., owner and general contractor will award all sub-contracts for the 5-sty store and apartment house, 50x90 ft, at the southwest corner of Audubon av and 170th st, to cost about \$65,000. Geo. Fred Pelham, 507 5th av, has completed plans.

BROOKLYN.—M. Salzman, 214 Franklin st, Brooklyn, owner has awarded to T. E. McHugh, 131 Greenpoint av, the general contract to erect a 5-sty flat, with stores, 40x89 feet, at the southeast corner of Manhattan av and Greene st, to cost \$30,000. Gustave Erda, 795 Manhattan av, Brooklyn, is the architect.

CAULDWELL AV, N. Y. C.—Koppe & Daube, architects, 836 Westchester av, are completing plans for a 4-sty 9-family flat for W. Burland, 801 Cauldwell av, to be erected on the west side of Cauldwell av, 72 feet north of 158th st, to cost \$44,000. Bids will be taken by the owner on separate contracts and materials.

199TH ST, N. Y. C.—Pasquale DeAmbria, 206th st and St. Ann's av, owner, will take bids on separate contracts and materials for the 5-sty 31-family tenement to be erected in the north side of 199th st, 100 feet west of Grand Concourse, to cost \$60,000. Moore & Landsiedel, 3d av and 148th st, have completed plans.

Contracts Awarded.

15TH ST, N. Y. C.—John J. Downey, 410 West 34th st, has the contract for changes to the 4-sty dwelling, No. 365 West 15th st, for Wm. Waldorf Astor.

TRENTON, N. J.—The Newburgh Dredging Co., Newburgh, N. Y., has received the contract for dredging in the Passaic River and Shrewsbury River, N. J.

158TH ST, N. Y. C.—E. A. Matthews, 13 Park row, has received the contract for the construction of a reinforced concrete sewer pile foundation at 158th st and the Harlem River.

5TH AV, N. Y. C.—W. I. Starr, architect, 200 5th av, has awarded to F. D. Gheen & Co., 1123 Broadway, the general contract to erect fireproof partitions in the Fifth Avenue Building, No. 9 West 23d st.

35TH ST, N. Y. C.—The 2-sty storage building, No. 216 West 35th st, is about to receive extensive repairs, for which Fred Carl, of 30 Church st, has the carpenter contract. Armour & Co., of Chicago, Ill., is the owner.

79TH ST, N. Y. C.—Mrs. Donald G. Geddes, 4 East 81st st, has awarded to James C. Hoes Sons, 52 Gansevoort st, the carpenter work, for changes to the 5-sty residence No. 54 East 79th st, from plans by Henry Otis Chapman, 334 5th av.

15TH ST, N. Y. C.—T. B. Watson, 102 William st, have the mason work, and S. D. Kelley, 4 Gold st, the carpentry, for alteration to the building No. 25 East 15th st, for Horace S. Ely & Co., 21 Liberty st, Henry Read, 536 Pacific st, Brooklyn, is architect.

12TH ST, N. Y. C.—No contract has been awarded to Pottier & Stymus Co., 375 Lexington av, for interior changes to the office building, No. 742 East 12th st, for the Quintard Iron Works Co., on premises. F. H. Dodge, 33 East 41st st, prepared plans.

25TH ST, N. Y. C.—Charles O. Johnson, 240 10th av, has the contract for extensive alterations to the stable and loft building, No. 120 West 25th st, owned by Samuel H. Johnson, of the Hotel Winthrop. Henry Davidson, 400 West 23d st, prepared plans.

BROOKLYN, N. Y.—Thomas T. Hopper, Broadway and 34th st, has the contract for extensive alterations to the 3-sty office and store, No. 1432 Broadway, for Alfred Hayman, 1432 Broadway. Townsend, Steine & Haskell, Broadway and 34th st, have prepared plans.

MADISON AV, N. Y. C.—The estate of J. J. Belden has awarded to Marc Eidlitz & Son, the contract for interior changes to the 15-sty hotel, Madison av, northwest corner 42d st, from plans by H. J. Hardenbergh, 47 West 34th st. New baths and partitions will be required.

48TH ST, N. Y. C.—The Theodore Starrett Co., 103 Park av, has the contract for alterations to the 5-sty store and studio No. 3 East 48th st, for Mrs. Anson R. Flower, of Watertown, N. Y. Thain & Thain, 4 East 42d st, architects.

42D ST, N. Y. C.—The general contract has been awarded to W. D. Lewis & Co, 90 West st, for extensive alterations to the 6-sty cafe and office building, No. 9 East 42d st, for the Codington Co., of 1487 Broadway. Estimated cost, \$10,000. Stockton B. Colt, 39 West 38th st, architect.

BROOKLYN.—E. Greenfield's Son & Co., 107 Lorimer st, Brooklyn, have awarded to the Turner Construction Co., 11 Broadway, N. Y. C., to erect a 6-sty reinforced concrete factory, 200x66 ft. with a 2-sty garage 20x90 ft. Henry Otis Chapman is the architect. Work will be undertaken at once.

BROADWAY, N. Y. C.—William McKean's Sons, 200 East 38th st, have the mason work, and John Cronk, 115 West 37th st, the carpentry, for extensive changes to the 3-sty store and show rooms, No. 859 Broadway, for the Edwards Estate. Louis Giller, 416 Broadway, architect.

5TH AV, N. Y. C.—Maynicke & Franke, architects, 25 Madison sq. north, have awarded to F. D. Gheen & Co., 1123 Broadway, the general contract to erect the 2-sty marble building at No. 716 5th av, for Schumann's Sons, also for the reconstruction of No. 2 West 56th st for the same owners.

SOUTHERN BOULEVARD, N. Y. C.—The contract for placing concrete piles in the foundations of an 8-sty bakery to be erected for the Ward Bakery Co. at Southern Boulevard, and St. Mary's st, Bronx, has been awarded to the Raymond Concrete Pile Co., of New York and Chicago; C. B. Comstock, N. Y. C., architect.

HARTFORD, CONN.—Westinghouse, Church, Kerr & Co., 10 Bridge st, N. Y. C., have the general contract for the erection of an addition to the power house of the Hartford Electric Light Co. Boiler house, 75x60 ft, engine house addition, 60x75 ft. Brick, steel and concrete, fireproof construction, 1-sty. Work will be started at once.

3D AV, N. Y. C.—Murphy Bros., 5th av Building, 23d st, have received the general contract to erect the 10-sty stock house, 101.5x200 ft, at the southeast corner of 3d av and 91st st, for Jacob Rupert, 1639 3d av, to cost about \$300,000. Plans have been prepared by Otto C. Wolf, of Philadelphia, Pa. A refrigeration plant will be installed.

Churches.

MAPLEWOOD, N. J.—Architects D'Oench & Yost, 105 West 40th st, are preparing plans for a 1-sty brick or stone edifice to be erected by the Maplewood Methodist Episcopal Church, to cost \$40,000. Estimates will be taken about June.

SPRINGFIELD, MASS.—Bids have been received for the erection of a new edifice in Merrick for the First Baptist Church Society. The plans were prepared by Architect W. Wilton Lewis of Boston. It will cost about \$10,000. Rev. W. L. Atherton, is pastor.

Dwellings.

LIVINGSTON, S. I.—Mrs. J. G. Baldwin, of New Brighton, has purchased a building site 75x135 on the southerly side of Henderson av, near Bard av, Livingston, Staten Island, for improvement with a private dwelling.

73D ST, N. Y. C.—Albert Joseph Bodker, 27 West 32d st, has plans ready for the 5-sty residence for Oakleigh Thorne, 299 Madison av, to be erected at 101 East 73d st. Estimated cost is \$125,000. No contract has yet been placed.

GREENWICH, CONN.—John W. Sterling, counsel for the Consolidated Gas Co., 4 Irving pl, N. Y. C., contemplates the erection of a large mansion at Greenwich. He will also erect an electric plant and lay out a golf course and an artificial lake.

MORNINGSIDE PARK, N. Y. C.—Architects Pell & Corbett, 122 East 25th st, have plans ready for the 3-sty parish house, 27.11x90 ft., to be erected at No. 122 Morningside Park East, to cost \$20,000. The Presbytery of New York, 786 5th av, is the owner.

71ST ST, N. Y. C.—C. W. Luyster, Jr., 200 West 86th st, owner and general contractor has plans ready for the two 6-sty brick and limestone dwellings, 24.4x70.5 ft., which he is to erect in the south side of 71st st, 300 ft. east of 5th av, from plans by John H. Duncan, 208 5th av, to cost together \$70,000 (See issue April 9, 1910.)

Factories and Warehouses.

TONAWANDA, N. Y.—The Standard Stained Shingle Co., will build a plant in Fillmore st, on the Erie R. R. Details have not been decided. Harry E. Gosch, is president.

BUFFALO, N. Y.—The John H. Kamman Co., 56 Washington Market, will erect a 3-sty refrigerating and meat distributing plant, 31x150 ft., at 179 Elicott st. Details have not been completed and no architect has been selected.

WILLIMANTIC, CONN.—Plans have been prepared for a new plant for the Willimantic Machine Co. It will be 50x226 ft., 2-stys, brick, mill construction and gravel roof. A power house will be constructed in one end of the building and will have a 200 H. P. boiler and a 100 H. P. engine and steel stack.

NEW BRITAIN, CONN.—Architects Oldershaw & McKernan have plans under way for two new buildings to be erected by the North & Judd Manufacturing Co. There will be an addition, 70x94 ft, to the annealing room, and an addition, 60x105 ft, to the brass foundry. Bids will soon be received for the concrete foundations.

Miscellaneous.

BROOKLYN.—Levy Brothers, 5 Beekman st, N. Y. C., owners, are taking bids on the masonry for the 2-sty theatre to be erected at 5th av and 4th st, Brooklyn, to cost \$125,000. Thomas W. Lamb, 489 5th av, N. Y. C., has prepared plans.

STAMFORD, CONN.—Bids have been received for the State armory to be erected from plans by Architect F. G. C. Smith, New York City. The Nuono Construction Co., of Stamford, submitted the

lowest estimate and the contract will probably be awarded to them.

STAMFORD, CONN.—Plans for the library building to be erected on the Gothic Hall site have been completed and preliminary estimates are now being made. 1-sty, marble, and limestone; cost about \$50,000. The plans are by Architects Tracy, Swartwout & Litchfield, 244 Fifth av, N. Y. C.

ARROCHAR, S. I.—Henry Spruck & Son, 181 Broad st, Stapleton, S. I., have received the general contract to erect the mothers' home at Arrochar, near Stapleton, S. I., to cost \$25,000, for the Council of Jewish Women. Theodore A. Meyer, 16 East 42d st, is the architect. Three-story, brick, terra cotta blocks and stucco, 61x62 feet. Mrs. J. Proskner, 448 Central Park West, is interested.

Office and Loft Buildings.

17TH ST, N. Y. C.—No contracts have yet been awarded for the 6-sty store and loft building which Edward Jansen, 112 West 18th st, is about to erect at Nos. 113-119 West 17th st, to cost \$100,000. Rouse & Goldstone, 12 West 32d st, are the architects.

55TH ST, N. Y. C.—Sub-contracts will soon be awarded for the 8-sty apartment house, 100x85.5 ft. in the north side of 55th st, 200 ft east of 9th av, for the Wellmore Realty Co., 505 5th av. Plans are by Schwartz & Gross, 347 5th av. Estimated cost, \$150,000.

34TH ST, N. Y. C.—Architect Henry Ives Cobb, 42 Broadway, will soon be ready for figures on the general contract for the 12-sty store and loft building, 53x197 feet, which August Belmont, 23 Nas-

sau st, is to erect at Nos. 44-46 East 34th st, costing about \$225,000.

24TH ST, N. Y. C.—Plans have been completed by Pollard & Steinam, 10 East 33d st, for the 12-sty store and loft building, 55.9x90 ft, to be erected at Nos. 142-146 West 24th st, for the District Realty Co., 135 Broadway, to cost about \$175,000. The architects state that no contract has been awarded.

Schools and Colleges.

CAMDEN, N. J.—Plans will be prepared by Seymour and Paul A. Davis, Archts., 1600 Chestnut st, Philadelphia, Pa., for a domestic science and manual training school for children, to be erected at 8th and Chestnut sts, Camden. The building will be two stories high of brick, 108x124 ft. and cost about \$80,000.

EAST HOUSTON ST, N. Y. C.—Silberman Schampain Co., 83 Canal st, has just received the general contract to erect the 3-sty brick, limestone and terra cotta school, 40x77 feet, at Nos. 394-396 East Houston st, and 285-287 East 2d st, to cost \$35,000. Julius Miller, 147 West 119th st, is the owner. Chas. B. Meyers, 1 Union sq, architect.

(Continued on page 1026.)

Brief and Personal.

Pollack & O'Neil, plumbers, have moved to 3200 Broadway. Telephone: Morning 4640.

The Siegfried Advertising Company has removed its office from 21 Park Row to the Hudson Terminal Building.

Adolph Mertin, architect, has changed his offices from 33 Union sq to 34 West 28th st. Telephone, Madison sq. 6088.

John H. and Wilson C. Ely, of Newark, architects, now have their offices in the Firemen's Building, at Broad and Market sts.

Truesdale & Fox, 7 West 38th st, will be the steel engineers for the office building to be erected at Madison av, southeast corner 43d st, for Charles & Co., grocers. (For details see issue April 30.)

The La Spina-Morris Cut Stone Co., Inc., 108th st and East River, announce that Mr. Peter La Spina is no longer connected with the company, and that they have no connection with any other company of a similar name.

The Whitney-Steen Company, engineers, contractors and builders, formerly of 135 Broadway, this city, and of Boston, Hartford, Salt Lake and Denver, moved this week to larger offices in the German American Insurance building at Maiden Lane and Liberty sts, which structure they erected.

When the Whitney-Steen Company started work on the Firemen's Insurance Company's building last fall it agreed to have the building ready for occupancy on May 1, 1910. Difficulties in foundation construction were encountered which threatened to delay the completion of the structure. The company has a way of overcoming difficulties, and in this case applied these methods so strenuously that more than a month of lost time was made up and the tenants moved into the structure last week. This is the tallest structure in New Jersey, it being sixteen stories high. Standing as it does at the principal crossing in the State, it will remain a lasting monument to the engineers and builders, the Whitney-Steen Company.

BUILDING MATERIAL AND EQUIPMENT
And News Regarding Source of Supply

Inactive Material Market Passing.

While almost every building material interest reports an inactive market, the belief that better things are coming within the immediate future is expressed in the same breath. The amount of common brick that is going out corresponds favorably with last year's totals, but building took on an extra impetus in the early part of 1909, because adverse features were feared in the building code then being revised. Portland cement is coming into this market in great volume but, unfortunately the price situation in this commodity is a discouraging feature. Iron and steel find a surfeited market here and the same is true of structural shapes. Lumber is the first to show an actual improvement and is traceable to a better inquiry. Hardwoods maintain their strength and prices continue stiff. Stone also is nearing a more normal condition with the slow recovery from quarry strike conditions. Slate is strong and active in both the city and suburban fields particularly in New England.

The Market in a Nutshell.

- BRICK.—Market timid.
- CEMENT.—Better inquiry.
- IRON AND STEEL.—Both inactive.
- LUMBER.—Strengthening.
- STONE.—Firming.
- SLATE.—Strong; prices steady.

Brick.

Both Hudson River and Raritan River common hard brick were in light demand this week and save for a slight strengthening of repressed Raritan prices stand at last week's quotations. Transactions at the foot of West 52d st were only fair early in the week. Monday closing with

twelve cargoes sold and Tuesday with a drop to only eight. Wednesday was fair, with the remainder of the week about normal. A stronger market is expected.

NEARLY ALL MANUFACTURERS MOLDING.

Nearly all the manufacturers along the Hudson River are molding now, the active plants representing about seven-eighths of the total, but hardly any of them are running to more than two-thirds of capacity. Brick makers are following a different plan this year, having found it a better business policy to make only 10,000,000 a year, for example, at a profit than to make 20,000,000 at a loss. Transactions reported for last week were: 75 arrived; 72 sold, plus 9 left over from April 23, leaving 12 on hand at the first of this week.

SALES PRACTICALLY NORMAL.

It might be implied by the information that the manufacturers were not running their plants full tilt, that a permanent illness had fallen upon the building material market. Nothing could be farther from the truth. For the last month sales per week were 72, 73, 70 and 69, respectively, which compare favorably with the fourth, third, second and first weeks of April, 1909.

It will be recalled that the manufacturers suffered severely last year from low prices, even though more brick was used in 1909 than in any year in the present decade. It was because they manufactured too liberally. Many misjudged the capacity of the building market. They had great quantities on hand and fearing a closed winter and a reaction, they rushed practically all their stock to market, apparently glad to get what prices they could.

That they guessed right is shown by the fact that they carried a quantity of brick on hand variously estimated at from 80,000,000 to 150,000,000 less than usual during the winter. They are coming out a little more than even on the situation, but they are going slow and are not jumping at conclusions. That is why they are working at two-thirds of capacity today. The timidity that characterizes the manufacturers also characterizes every interest in the building business up to the capitalist behind the operator. New building plans have been filed aggregating over \$100,000,000 for New York and the Bronx. They are bound to come out because leases have expired in old buildings and the average operator cannot afford to wait long.

It is not reaction but caution that controls the present situation. But there are factors that have to be allowed to develop first before a general loosening up of building operations will take place. Labor differences are one of these. There is no cause for pessimism. Building material men have been expecting too much. Current prices follows:

BRICK.—(Cargo Quotations at the wharf.)*

	Per M.	Per M.
Hudson River, Common	\$5.75@	\$6.25
Hudson River, Light Hard	4.50
Raritan River	5.75 6.25
Croton Point—Brown, f. o. b.	12.50
Croton Point—Dark and red	12.50
*Cartage and dealers' profits must be added to above quotations for retail prices.		
Fronts: (Delivered at buildings.)		
Bufs, No. 1	22.00 28.00
Bufs, No. 1 (delivered at bldgs.)	24.00 28.00
Greys, various shades & Speckled	24.00 31.00
Kittaning White, No. 1	26.50 30.00
Kittaning White, No. 2	24.00 26.00
Old Gold	26.00 32.00
Trenton or Philadelphia Red Fronts	25.00 28.00
Enameled:		
English size	75.00 80.00
American size	60.00 75.00
Seconds, etc.	45.00 55.00

Cement.

Continued improvement was reported in the demand for Portland cement this week. Mills are shipping increased volumes to this district. Nearly every one having a selling agency in this city is working from 70 per cent. to full capacity. Among the latter is the plant of the Edison Portland Cement Co. at New Village. A large part of this is going into New England, where the company has been conducting an aggressive advertising campaign, and the sales in that vicinity, have more than doubled all previous records. Just at the height of this rush fire damaged the mixing house, causing a delay of three days in manufacturing, but the finished product on hand was sufficient to keep shipments moving. Local business with this company is remarkably active this year and sales show a constant improvement.

The Vulcanite, Lehigh, Bath and Trowel brands are also enjoying a great demand, while the Atlas, Alsen and Trowel agencies declare that the local market is fairly satisfactory, and that contracts made within the last month indicate that the summer will be a normal one, as far as building operations in this city are concerned. Current wholesale prices follow:

Table listing cement products and prices: PORTLAND CEMENT, Rosendale or Natural, per bbl. \$1.43; *Basic price of American standard Portland cements. Cloth sacks are repurchased at 7 1/2 cents delivered at mill. Manufacturers' Quotations: The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given: Alsen's (American) Portland \$1.43@1.58; Atlantic Portland 1.43; Atlas Portland 1.43; Bath Portland 1.43; Edison Portland 1.43; Dragon Portland 1.43; Lehigh Portland 1.43; Trowel Portland 1.43; Vulcanite Portland 1.43; Alsen's (German) Portland 2.40; Dyckerhoff (German) Portland 2.43.

Iron and Steel.

Pig iron of all kinds remained dull, and the tone of the market weak. Buyers are looking for lower prices and seem to be in concerted action to bear the market. Some, however, are short and are compelled to buy now, transactions being on the boards this week for volumes between 500 and 1,000 tons from two companies. Another interest closed for 800 tons for delivery through July and August of both Southern and Northern. An Eastern interest had an inquiry in for 900 tons of foundry grades for shipment through the third quarter, but most of the sales are confined to small lots of special analyses for filling in contracts. Prices are steady. Bar iron is dull.

Fabricated and structural steel is being placed in better volume from this district, but new orders are not uniform or steady enough to take up much more than 50 to 60 per cent. of the structural mill and fabricating shop capacity. Local plants are finishing up contracts that are scheduled for delivery within the next sixty days, and some are expressing concern as to what new business will be forthcoming in that time. Prices are firm, but competition is keen. Small orders continue to predominate. The labor situation and the attitude of railroads in the matter of increased freight rates are disturbing factors. Current prices follow:

Table listing iron and steel products and prices: PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the third quarter: Northern: No. 1 x Jersey City \$17.25@18.00; No. 2 x Foundry 16.75 17.50; No. 2 Plain 16.25 17.00. The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including litherage within litherage limits, N. Y. harbor, \$4.85: Southern: No. 1 Foundry \$16.75@17.25; No. 2 Foundry Spot 16.25 16.75; No. 3 Foundry 15.75 16.25.

STRUCTURAL STEEL.

Table listing structural steel products and prices: Nominal prices f. o. b. dock N. Y. Beams and Channels, 15-in. and under \$1.60@1.65; Angles 1.65 1.70; Tees 1.65 1.70; Zees 1.65 1.70.

BAR IRON FROM STORE (National Classification.)

Table listing bar iron products and prices: ROUND AND SQUARE IRON. 1 to 1 1/2, base price \$1.85 \$1.90; 3/4 and 1/2-in. 1-10c. extra.

Table listing flat iron products and prices: FLAT IRON. 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 1/4 to 6 in. x 1 1/4 to 1 1/2 4-10c extra; Norway Bars 3.35; Norway Shapes 3.35; Burden Best Iron 3.15 base; Burden H. B. & S. 2.95 base; Machinery Steel, Iron Finish, base 2.00; Soft Steel Bars, base or ordy. sizes 2.00; Tool Steel, regular quality 7.00; Tool Steel, extra quality 13.00.

Table listing soft steel sheets products and prices: SOFT STEEL SHEETS. 3/4 and heavier 2.30; 3-16 2.40; No. 8 2.50; Blue Annealed: No. 8 2.50; No. 10 2.50; No. 12 2.55; No. 14 2.60; No. 16 2.70.

Table listing iron sheets products and prices: GENUINE IRON SHEETS.—Galvanized. Nos. 22 and 24 per lb. \$5.75; 26 6.25; 28 7.25. TERNE PLATES. N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. 1X is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.: About 40-lb. coating \$17.30; About 30-lb. coating 15.20; About 20-lb. coating 13.50; About 15-lb. coating \$10.90 11.45; About 8-lb. coating 8.30.

RUSSIA, PLANISHED, ETC.

Table listing Russian planished products and prices: Genuine Russia, according to assortment, per lb. 11 1/4 @ 14; Patent planished per lb. A., 10c.; B., 9c., net. Metal laths, per sq. yd. 22 24.

Table listing galvanized steel products and prices: GALVANIZED STEEL. Nos. 14 and 16 Per 100 lbs. \$3.10; 18 and 20 3.25; 22 and 24 3.45; 26 3.65; 27 3.85; 28 4.00; 30 4.65.

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

Lumber.

The strongest feature of the lumber market is white pine. This line is firming and an advance in price is looked for. As for other grades conditions are better, the month opening strong, as a result of the general feeling that with the passing of May first, there is less to fear from the labor situation. North Carolina Pine is in better demand, but the improvement is not marked on any one size. Good grades of all kinds of lumber have shown no sign of stiffening because of increased demand, for the supply is more than equal to it, according to one well-informed person. There has been a uniform call for good grades so far this spring, because prices have been such as to enable buyers of lower grades to purchase to better advantage. In consequence, there is a large supply of low-grade material with prices generally loose.

There was less competition in nearly all building lumbers, while hardwoods, especially those used for interior trim, are keeping abreast of maple in the stiffening market. Lumber interests were unanimous in saying that conditions opened more favorably this week than at any time since the first of the year, but it remains to be seen, they added, whether the improvement continue. The week-end and the first part of

the current week were especially strong, but there is still some uncertainty as to what the future will bring forth. Firms that cater to suburban trade found some hesitancy in buying but this was expected to disappear as the real building season progressed. Current wholesale prices follow:

Table listing ash products and prices: ASH. 4/4 1st and 2nds \$52.00@55.00; 5/4 1st and 2nds 58.00 60.00; 6/4 1st and 2nds 58.00 60.00; 2 1/2 and 3 in. 1st and 2nds 70.00 75.00; 4/4 No. 1 common 35.00 38.00; 4/4 No. 2 common 23.00 25.00; 5/4 6/4 and 8/4 No. 2 common 25.00 28.00.

Table listing basswood products and prices: BASSWOOD. 4/4 1st and 2nds \$40.00@42.00; 5/4, 6/4 and 8/4 1st and 2nds 42.00 44.00; 4/4 clear strips 32.00 33.00; 6/4 No. 1 common 30.00 31.00; 5/4, 6/4 and 8/4 No. 2 common 25.00 26.00.

Table listing birch products and prices: BIRCH. 4/4 1st and 2nds Red \$48.00@50.00; 4/4 1st and 2nds Saps 36.00 38.00; 5/4, 6/4 and 8/4 No. 1 common Red 30.00 32.00; 5/4, 6/4 and 8/4 No. 2 common unselected 18.00 20.00.

Table listing butternut products and prices: BUTTERNUT. 4/4 1st and 2nds \$60.00@65.00; 4/4 No. 1 common 39.00 35.00.

Table listing cherry products and prices: CHERRY. 4/4 1st and 2nds \$94.00@99.00; 5/4 and 6/4 1st and 2nds 112.00 117.00; 4/4 clear strips 65.00 67.00; 4/4 No. 1 common 49.00 51.00; 5/4, 6/4 and 8/4 No. 2 common 28.00 30.00.

Table listing chestnut products and prices: CHESTNUT. 4/4 1st and 2nds \$52.00@54.00; 5/4, 6/4 and 8/4 1st and 2nds 54.00 56.00; 4/4 No. 1 common 37.00 39.00.

Table listing cottonwood products and prices: COTTONWOOD.—F. O. B. New York. 1 in 1st and 2nds, 6 to 13 in. \$36.00@38.00; 1 1/4, 1 1/2 and 2 in., 6 in. & up wide 32.00 34.00.

Table listing cypress products and prices: CYPRESS. Firsts and seconds, 1 in. \$53.50; Firsts and seconds, 1 1/4 in. 55.50; Firsts and seconds, 1 1/2 in. 56.50; Firsts and seconds, 2 in. 59.25; Firsts and seconds, 2 1/2 in. 63.25; Firsts and seconds, 3 in. 64.25; Selects, 1 in. 49.50; Selects, 1 1/4 in. 51.50; Selects, 2 in. 55.25; Selects, 2 1/2 in. 56.75; Selects, 3 in. 57.75; Prices on 8, 10 and 12 in. add \$2, \$3 and \$5, respectively, per M. ft.

Table listing cypress shingles products and prices: CYPRESS SHINGLES.—F. O. B. New York. 6 x 18 No. 1 Heart \$7.50 per M.; 6 x 18 No. 1 Primes for A's 6.50 per M.; 6 x 20 No. 1 Hearts 10.00 per M.; 6 x 20 No. 1 Primes for A's 8.00 per M.

Table listing beech flooring products and prices: BEECH FLOORING.—F. O. B. New York. 2 in. 2 1/4 in. 3 1/4 in. face. 13/16 in. Clear \$44.00 \$45.00 \$41.00; 13/16 in. No. 1 35.50 37.50 37.00; 13/16 in. Factory 23.00 26.00 30.00; Add \$1 per M. for jointed. Add \$1 per M. for 1 1/2 in.

Table listing oak flooring products and prices: OAK FLOORING.—K. D. end matched or butted and bundled, f. o. b. N. Y., lighterage. 13/16, 2, 2 1/4 and 2 1/2 in. clear quartered white \$90.00; Select quarter sawed white 52.00; Clear quartered red 90.00; Select, quarter sawed red 52.00; Clear plain sawed white 56.00; Select P. S. white 46.00; Clear P. S. red 46.00; Common red and white 27.00; No. 2 factory red and white 23.00.

Table listing maple flooring products and prices: MAPLE FLOORING.—F. O. B. New York. Grade. 2 in. 2 1/4 in. 3 1/4 in. Clear \$46.00 \$47.00 \$43.00; No. 1 37.50 39.00 39.00; Factory 25.00 28.00 32.00; Above are standard sizes only, standard thickness 13/16 in.

Table listing long leaf yellow pine products and prices: LONG LEAF YELLOW PINE.—Flooring. A Heart rift \$56.00@57.00; B Heart rift 46.00 47.00; A Sap rift 41.00 42.00; B Sap rift 35.00 36.00; A Flat 35.50 28.50 29.00; B Flat 27.00 27.50; No. 1 Common Flat 22.50 23.00; Above are 13/16 x 2 1/2 in. face, counted 1 x 3, D. & M.

Table listing red gum products and prices: RED GUM, per M. feet, f. o. b. N. Y. C. 1 in. FAS \$43.00; 1 in. No. 1 Common 32.00; SAP GUM, per M. feet, f. o. b. N. Y. C. 1 in. Fas \$30.00; 1 in. No. 1 25.00.

Table listing hemlock products and prices: HEMLOCK.—F. O. B. New York. Pennsylvania, base price \$21.00; West Virginia, base price 20.50; For Eastern \$1 to \$2 off according to delivery, manufacture and stock.

Table listing lath products and prices: LATH.—Eastern Spruce, f. o. b. N. Y. 1 1/2 in. round \$3.80@4.40; 1 1/2 in. slab 3.75 3.90.

Table listing mahogany products and prices: MAHOGANY. Per M. Firsts and 2nds 1/2 in. to 4 in. \$85.00@150.00; No. 1 Common, 1/2 in. to 4 in. 60.00 115.00; No. 2 Common, 1/2 in. to 4 in. 40.00 75.00; Shorts, 1/2 in. to 4 in. 65.00 95.00; Counters, 1 x 18 to 24 in. wide: 18 ft. \$165.00 per M.; 20 ft. 175.00 per M.; 22 ft. 185.00 per M.; 24 ft. 205.00 per M.; 26 ft. 245.00 per M.

Table listing maple products and prices: MAPLE.—Hard and Soft. 4/4 in. 1st and 2nds \$30.00@32.00; 8/4 in. 1st and 2nds 34.00 36.00; 4/4 Clear Strips 25.00 27.00; 5/4 No. 1 common 23.00 25.00; 4/4 No. 2 common 18.00 20.00; 4/4, 6/4 and 8/4 No. 2 common 20.00 22.00.

OAK.—(Plain) Mixed, Rock, Mountain or West Virginia stock.

4/4 1st and 2nds.....	\$54.00@	\$56.00
5/4, 6/4 and 8/4 1st and 2ds.....	56.00	58.00
4/4 No. 1 common.....	37.00	39.00
5/4, 6/4 and 8/4 No. 1 common.....	39.00	41.00
4/4 No. 2 common.....	24.00	26.00
Ind. and So. strictly white 4/4 1st and 2nds.....	54.00	56.00

OAK.—Quartered.

Indiana, 1st and 2nds, 6 in. up wide, 10 to 16 ft. long, about 25% 10 ft. lengths.....	\$86.00@	\$90.00
5/4 to 8/4.....	90.00	95.00
No. 1 common.....	55.00	57.00
Quartered oak strips clear face.....	62.00	65.00
Southern stocks run from.....	83.00	85.00

SPRUCE.—Adirondack and Canada, 12 and 13 ft. F. O. B. N. Y. rail delivery.

Sizes.	Mill run & culls out.*
1 x 4 in.....	\$24.50
1 x 5 in.....	25.00
1 x 6 in.....	25.50
1 x 7 in.....	25.50
1 x 8 in.....	26.00
1 x 9 in.....	27.50
1 x 10 in.....	28.00
5/4 x 2 1/2 in.....	26.25
5/4 x 3 in.....	26.25
5/4 x 4 in.....	25.25
5/4 x 5 in.....	26.00
5/4 x 6 in.....	26.25
5/4 x 7 in.....	26.00
5/4 x 8 in.....	26.50
5/4 x 9 in.....	28.00
5/4 x 10 in.....	28.00
2 x 2 1/2 in.....	24.50
2 x 3 in.....	24.00
2 x 4 in.....	24.00
2 1/2 x 4 in.....	24.00
2 x 5 in.....	23.50
2 x 6 in.....	24.00
2 x 7 in.....	23.50
2 x 8 in.....	25.00
2 x 9 in.....	27.00
2 x 10 in.....	26.50
3 x 4—3 x 6—4 x 4 in.....	24.50
1 x 1 1/2 in.....	24.00
1 x 2 in.....	24.00
1 x 4 in and up, No. 1 and clear.....	36.50
5/4 x 4 in. and up, No. 1 clear.....	36.50
2 x 4 in. and up, No. 1 and clear.....	36.50
1 x 4 in. and up, No. 3.....	20.25
5/4 x 4 in. and up, No. 3.....	20.50
2 x 4 in. and up, No. 3.....	19.50
Dressing, 6 in. and up.....	2.00
Dressing, 5 in. and up.....	1.75

*No. 2, 50 cents more.

SPRUCE. (Eastern cargoes. Random.)

2 in.....	\$22.00@	\$26.00
6 to 9 in.....	24.00	26.00
10 to 12 in.....	27.00	30.00

YELLOW PINE.—Delivered N. Y. (Sail.)

Building orders, 12 in. and under.....	\$24.00@	\$26.00
Building orders, 14 in. and up.....	30.00	33.00
Yard orders—ordinary assortment.....	24.00	26.00
Ship stock—easy schedules.....	31.00	33.00
Ship stock—40 ft. average.....	38.00	40.00
Heart face siding, 4/4 in. & 5/4 in.....	30.00	32.00
Kiln dried sap siding, 4/4.....	26.00	27.00
Kiln dried sap siding, 5/4 in.....	27.00	28.00

YELLOW PINE (dressed) f. o. b. car or vessel, Norfolk.

Flooring:	No. 1.	No. 2.	No. 4.
13/16 x 2 1/2 and 3, flat grain.....	\$27.50	\$25.00	\$13.50
13/16 x 3 1/2, flat grain.....	27.00	25.00	14.00
13/16 x 4 to 4 1/2, flat grain.....	27.00	24.50	15.00
13/16 x 3 to 4, jointed flat grain.....	31.00	27.00	....
13/16 x 2 1/2 and 3, rift.....	41.00	36.00	....
13/16 x 3 1/2, rift.....	36.00	31.00	....
1 1/16 x all widths, flat grain.....	30.00	28.00	....
1 1/16 x 2 1/2 x 3 1/2, rift.....	47.00	42.00	....

Stone.

A little more green stone came in this week from the Indiana and Ohio quarries, but the market is still hungry. The situation is not made clearer by the signs of an early loosening up of work now being held back, but wholesalers are depending upon the quarrymen and custom cutters to get material out just as quickly as possible.

Another wholesaler who is supplying large quantities of lime and sandstone to mid-town loft and office buildings said he expected a general loosening up of the situation, both as regards the quarries and the plans now retarded. He said the outlook was not particularly bright, but he thought that there was undoubtedly a large amount of money ready to be spent for real estate improvement both in the city and in the suburbs and this would be put in circulation via building material contracts before summer is well advanced.

SLATE INTERESTS SATISFIED.

About the only man in the building material market that admits that he is satisfied with the present conditions is the slate dealer. Both the structural and roofing specialists report business better than last year at this time not only in this city, but in outlying sections. One man said he shipped more roofing slate into Connecticut and Massachusetts last week

than in any similar period last year. Prices current follows:

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 limestones, promiscuous sizes, per cu. ft.....	.70	.74
Dressed, ditto.....	.82	.86
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

A Front Brick Exhibit de Luxe

New methods of selling building material are developing. Judicious advertising is becoming the first aid to salesmanship, as it is in other lines of business. Front brick is no exception. Realizing this fact Fredenburg & Lounsbury, "The Largest Distributors of Front Brick in the World," a phrase familiar to every reader of the Record and Guide, are preparing to show actual face brick construction, laid in cement exactly as in actual practice in their new offices at 381 4th av (The Fourth Avenue Building), four blocks further uptown than they were before. They expect to make this exhibit the most complete and finest in the city.

This company has supplied their famous hydraulic pressed brick in some of the most important structures in the city, among them being the building at the southwest corner of Madison av and 27th st, for which Charles A. Cowen & Co., were the contractors, and Maynicke & Franke the architects; also buildings on the east side of Convent av, from 129th st to 130th st, Sonn Brothers, contractors, Henry Fouchaux architect; northwest corner of 141st st and Broadway, Fleischman Brothers Co. contractors, Sommerfeld & Steckler architects; the southwest corner of Franklin and Greenwich sts, Jacob A. Zimmerman contractor, Buchman & Fox architects; west side Wadsworth av, 184th st to 185th st, Getsky Realty Co. contractors; C. B. Meyers architect; southeast corner of 136th st and Broadway, Belgrade Realty Co. contractors, Neville & Bagge architects; and west side of Columbus av, from 109th st to 110th st, Cathedral Realty Co. contractors, and Samuel Sass architect, and many others.

Fredenburg & Lounsbury are agents for the Bath Portland cement in this district and they "have never lost the trade of any concern to whom they have sold that brand." It is interesting to note that Bath Portland cement goes into some of the most conspicuous buildings in the city. A few of these are the Pennsylvania R. R. station, Public Schools Nos. 155, 156, 158 and 160 in Brooklyn; the Braender building now being erected at 4th av and 24th st; the Brogan building, 4th av and 20th st; the Morton building, 205 to 14 East 24th st, the Trinity Corporation extension at Hudson and Vestry sts and the Blanchard factory, Long Island City, the Acker, Merrill & Condit building, 5th av and 35th st; the Phipps apartments, 321 East 31st st; the Paterno apartments, 116th st and Riverside Drive; and in the construction of two miles of concrete piles and girders for the boardwalk at Long Beach, in which 12,000 barrels of this cement was used.

From the selection of operations given above it will be seen that Bath Portland cement is especially adapted for use in loft, office building, apartment house, factory and school construction, but it has even greater merit when used in fireproof floors.

All these points will be brought out in actual demonstration in the great brick exhibit that this company will have ready in a few weeks. Architects and contractors are invited to visit the exhibit, where the newest effects, both in color and manufacture in face brick of all kinds, will be shown. Some of the combinations are bound to make a hit with seekers after new ideas.

Another Aid for Renting Apartments, Etc.

Science and enterprise are working hand in hand to help the landlord find good and permanent tenants. These forces are also daily finding more brain-sticking arguments for the apartment house owner or manager to use in combating the tendency of many New Yorkers to move into the suburbs. What seems to be the strongest of these is the fact that the apartment house owner in New York can show to his prospective tenant a certificate proving positively and convincingly that the sanitary equipment of his entire structure is scientifically correct, and what is more important, it is absolutely safe.

This seems like a very small matter. It is so considered in the suburbs where building inspection is lax and cheap and inferior plumbing is permitted to be installed. Such large sums are not invested in building enterprises, therefore special care in selecting good plumbing is seldom taken. In this great city it is different.

Sewer gas is not only a poisonous substance in itself but it is also the means of carrying disease germs into living and sleeping apartments. Escaping sewer gas is often fatal. But it acts differently in every case. Some times it kills instantly. Other times it produces loss of appetite vomiting, anaemia, headaches and a general breaking down. The gas ranks as a poison with carbolic acid, arsenic, strychnine and morphine.

The costliest plumbing fixtures of most approved design do not make a house safe or sanitary. The large leak is self evident but it is the small one, the kind that emits its foul, death-dealing breath steadily, day in and day out, month after month that does the real mischief. It is rare that a sanitary defect can be smelled, and still more seldom that it can be seen. More than 90 per cent. of sanitary defects can only be discovered by inspection.

Many landlords know how expensive a really scientific inspection of plumbing is. The Water Supervision Company at 3 Park row has established a Sanitary Inspection Department, telephone 2017 Cortlandt, that makes such an examination for \$6 and up. Really scientific inspections such as referred to above have cost \$100 and up. This is one difference.

The tests are thorough and are made by skilled experts. In reality several tests are made, first the peppermint test, the smoke test and such other approved methods as conditions demand. A full detailed report in writing is then made and a certificate is issued which the landlord can show to prospective tenants thus nailing at once, many of the rumors that dissatisfied tenants spread to others that such and such an apartment is unhealthy. The reports are impartial and are entirely uninfluenced. No plumber is recommended, the inspection being made absolutely with the single purpose of examining all the plumbing work for defects, not for commissions for favored artisans. A sanitary inspection certificate is one of the best tenant getters of the day.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
April 29-May 5, inc.		April 30-May 6, inc.	
Total No. for Manhattan.....	324	Total No. for Manhattan.....	366
No. with consideration.....	28	No. with consideration.....	26
Amount involved.....	\$1,237,675	Amount involved.....	\$1,932,175
Number nominal.....	296	Number nominal.....	340

1910.		1909.	
Total No. Manhattan, Jan. 1 to date.....	4,087	Total No. Manhattan, Jan. 1 to date.....	4,159
No. with consideration, Manhattan, Jan. 1 to date.....	373	No. with consideration, Manhattan, Jan. 1 to date.....	333
Total Amt. Manhattan, Jan. 1 to date.....	\$19,917,372	Total Amt. Manhattan, Jan. 1 to date.....	\$17,610,749

1910.		1909.	
April 29-May 5, inc.		April 30-May 6, inc.	
Total No. for the Bronx.....	180	Total No. for the Bronx.....	164
No. with consideration.....	8	No. with consideration.....	4
Amount involved.....	\$42,450	Amount involved.....	\$39,600
Number nominal.....	172	Number nominal.....	160

1910.		1909.	
Total No., The Bronx, Jan. 1 to date.....	2,470	Total No., The Bronx, Jan. 1 to date.....	2,536
Total Amt., The Bronx, Jan. 1 to date.....	\$1,463,047	Total Amt., The Bronx, Jan. 1 to date.....	\$1,425,638

Total No. Manhattan and The Bronx, Jan. 1 to date.....	6,557	Total No. Manhattan and The Bronx, Jan. 1 to date.....	6,695
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$21,380,419	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$19,036,387

Total No. for Manhattan, for April.....	983	Total No. for Manhattan, for April.....	1,084
Total Amt. for Manhattan for April.....	\$5,854,615	Total Amt. for Manhattan for April.....	\$4,282,142

Total No. Nominal.....	869	Total No. Nominal.....	974
Total No. for The Bronx, for April.....	636	Total No. for The Bronx, for April.....	683
Total Amt. for The Bronx, for April.....	\$212,685	Total Amt. for The Bronx, for April.....	\$400,650
Total No. Nominal.....	594	Total No. Nominal.....	650

Assessed Value Manhattan.

1910.		1909.	
April 29-May 5, inc.		April 30-May 6, inc.	
Total No. with consideration.....	28	Total No. with consideration.....	26
Amount involved.....	\$1,237,675	Amount involved.....	\$1,932,175
Assessed value.....	\$868,000	Assessed value.....	\$1,435,300
Total No. nominal.....	296	Total No. nominal.....	340
Assessed value.....	\$21,354,300	Assessed value.....	\$15,988,000
Total No. with consid., from Jan. 1 to date.....	373	Total No. with consid., from Jan. 1 to date.....	333
Amount involved.....	\$19,917,372	Amount involved.....	\$17,610,749
Assessed value.....	\$17,209,000	Assessed value.....	\$15,143,000
Total No. nominal.....	371	Total No. nominal.....	382
Assessed value.....	\$237,723,030	Assessed value.....	\$206,683,720

MORTGAGES.

1910.		1909.	
April 29-May 5, inc.		April 30-May 6, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	250	Total number.....	168
Amount involved.....	\$12,267,067	Amount involved.....	\$5,941,458
No. at 6%.....	74	No. at 6%.....	66
Amount involved.....	\$2,137,984	Amount involved.....	\$325,296
No. at 5½%.....	.....	No. at 5½%.....	1
Amount involved.....	.....	Amount involved.....	\$20,000
No. at 5%.....	5	No. at 5%.....	14
Amount involved.....	\$454,500	Amount involved.....	\$46,700
No. at 4½%.....	81	No. at 4½%.....	34
Amount involved.....	\$4,409,689	Amount involved.....	\$271,920
No. at 4%.....	41	No. at 4%.....	3
Amount involved.....	\$2,607,250	Amount involved.....	\$386,000
No. at 3½%.....	1	No. at 3½%.....	5
Amount involved.....	\$38,000	Amount involved.....	\$87,000
No. with interest not given.....	48	No. with interest not given.....	45
Amount involved.....	\$2,619,644	Amount involved.....	\$372,442
No. above to Bank, Trust and Insurance Companies.....	73	No. above to Bank, Trust and Insurance Companies.....	17
Amount involved.....	\$6,430,500	Amount involved.....	\$397,000

1910.		1909.	
Total No., Manhattan, Jan. 1 to date.....	3,306	Total No., Manhattan, Jan. 1 to date.....	3,601
Total Amt., Manhattan, Jan. 1 to date.....	\$137,567,213	Total Amt., Manhattan, Jan. 1 to date.....	\$120,149,300
Total No., The Bronx, Jan. 1 to date.....	2,357	Total No., The Bronx, Jan. 1 to date.....	2,533
Total Amt., The Bronx, Jan. 1 to date.....	\$22,252,919	Total Amt., The Bronx, Jan. 1 to date.....	\$22,179,000
Total No., Manhattan and The Bronx, Jan. 1 to date.....	5,663	Total No., Manhattan and The Bronx, Jan. 1 to date.....	6,134
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$159,820,132	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$142,328,300
Total No. for Manhattan for April.....	813	Total No. for Manhattan for April.....	955
Total Amt. for Manhattan for April.....	\$24,533,051	Total Amt. for Manhattan for April.....	\$36,150,551
Total No. for The Bronx, for April.....	562	Total No. for The Bronx, for April.....	784
Total Amt. for The Bronx, for April.....	\$6,339,598	Total Amt. for The Bronx, for April.....	\$6,930,675

EXTENDED MORTGAGES.

1910.		1909.	
April 29-May 5, inc.		April 30-May 6, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	47	Total number.....	11
Amount involved.....	\$2,161,182	Amount involved.....	\$57,700
No. at 6%.....	10	No. at 6%.....	2
Amount involved.....	\$51,850	Amount involved.....	\$6,000
No. at 5½%.....	1	No. at 5½%.....	1
Amount involved.....	\$20,000	Amount involved.....	\$7,500
No. at 5%.....	13	No. at 5%.....	4
Amount involved.....	\$1,173,832	Amount involved.....	\$36,000
No. at 4½%.....	1	No. at 4½%.....	1
Amount involved.....	\$22,500	Amount involved.....	.....
No. at 4%.....	18	No. at 4%.....	1
Amount involved.....	\$726,000	Amount involved.....	\$4,000
No. with interest not given.....	4	No. with interest not given.....	3
Amount involved.....	\$167,000	Amount involved.....	\$4,200
No. above to Bank, Trust and Insurance Companies.....	16	No. above to Bank, Trust and Insurance Companies.....	10
Amount involved.....	\$1,431,000	Amount involved.....	.....

1910.		1909.	
Total No., Manhattan, Jan. 1 to date.....	890	Total No., Manhattan, Jan. 1 to date.....	707
Total Amt., Manhattan, Jan. 1 to date.....	\$37,293,238	Total Amt., Manhattan, Jan. 1 to date.....	\$31,064,252
Total No., The Bronx, Jan. 1 to date.....	241	Total No., The Bronx, Jan. 1 to date.....	189
Total Amt., The Bronx, Jan. 1 to date.....	\$3,308,581	Total Amt., The Bronx, Jan. 1 to date.....	\$1,590,314
Total No., Manhattan and The Bronx, Jan. 1 to date.....	1,131	Total No., Manhattan and The Bronx, Jan. 1 to date.....	896
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$40,601,819	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$32,654,566

Total No. for Manhattan, for April.....

Total No. for Manhattan, for April.....	265	Total No. for Manhattan, for April.....	161
Total Amt. for Manhattan, for April.....	\$11,447,825	Total Amt. for Manhattan, for April.....	\$7,226,350
Total No. for The Bronx, for April.....	62	Total No. for The Bronx, for April.....	51
Total Amt. for The Bronx, for April.....	\$698,800	Total Amt. for The Bronx, for April.....	\$325,340

PROJECTED BUILDINGS.

1910.		1909.	
April 30-May 6, inc.		May 1 to 7, inc.	
Total No. New Buildings: Manhattan.....	32	Total No. New Buildings: Manhattan.....	22
The Bronx.....	65	The Bronx.....	57
Grand total.....	97	Grand total.....	79

Total Amt. New Buildings: Manhattan.....	\$3,930,100	Total Amt. New Buildings: Manhattan.....	\$3,625,000
The Bronx.....	1,924,150	The Bronx.....	635,720
Grand total.....	\$5,854,250	Grand total.....	\$4,260,720

Total Amt. Alterations: Manhattan.....	\$222,279	Total Amt. Alterations: Manhattan.....	\$230,025
The Bronx.....	21,725	The Bronx.....	21,975
Grand total.....	\$244,004	Grand total.....	\$252,000

Total No. of New Buildings: Manhattan, Jan. 1 to date.....	342	Total No. of New Buildings: Manhattan, Jan. 1 to date.....	442
The Bronx, Jan. 1 to date.....	735	The Bronx, Jan. 1 to date.....	971

Mhntn-Bronx, Jan. 1 to date Total Amt. New Buildings: Manhattan, Jan. 1 to date.....	\$45,272,070	Mhntn-Bronx, Jan. 1 to date Total Amt. New Buildings: Manhattan, Jan. 1 to date.....	\$59,323,250
The Bronx, Jan. 1 to date.....	16,363,665	The Bronx, Jan. 1 to date.....	15,048,860

Mhntn-Bronx, Jan. 1 to date Total Amt. Alterations: Mhntn-Bronx, Jan. 1 to date.....	\$4,299,987	Mhntn-Bronx, Jan. 1 to date Total Amt. Alterations: Mhntn-Bronx, Jan. 1 to date.....	\$4,907,960
Total No. New Bldgs., Manhattan, for April.....	107	Total No. New Bldgs., Manhattan, for April.....	99

Total Amt. New Bldgs., Manhattan, for April.....	\$14,760,900	Total Amt. New Bldgs., Manhattan, for April.....	\$15,948,500
Total No. New Bldgs., The Bronx, for April.....	225	Total No. New Bldgs., The Bronx, for April.....	345
Total Amt. New Bldgs., The Bronx, for April.....	\$4,995,760	Total Amt. New Bldgs., The Bronx, for April.....	\$3,129,800

BROOKLYN.

CONVEYANCES.

1910.		1909.	
April 28-May 4, inc.		April 29-May 5, inc.	
Total number.....	724	Total number.....	793
No. with consideration.....	45	No. with consideration.....	34
Amount involved.....	\$864,066	Amount involved.....	\$342,382
Number nominal.....	679	Number nominal.....	759

Total number of conveyances, Jan. 1 to date.....	9,430	Total number of conveyances, Jan. 1 to date.....	10,223
Total amount of conveyances, Jan. 1 to date.....	\$6,098,629	Total amount of conveyances, Jan. 1 to date.....	\$4,756,501

Total No. of Conveyances for April.....	2,735	Total No. of Conveyances for April.....	2,713
Total Amt. of Conveyances for April.....	\$1,457,940	Total Amt. of Conveyances for April.....	\$1,439,484
Total No. of Nominal Conveyances for April.....	2,581	Total No. of Nominal Conveyances for April.....	2,563

MORTGAGES.

Total number.....	725	Total number.....	755
Amount involved.....	\$14,302,498	Amount involved.....	\$3,072,689
No. at 8%.....	414	No. at 8%.....	360
Amount involved.....	\$12,896,331	Amount involved.....	\$1,002,348
No. at 5½%.....	76	No. at 5½%.....	100
Amount involved.....	\$419,222	Amount involved.....	\$369,592
No. at 5%.....	194	No. at 5%.....	248
Amount involved.....	\$855,267	Amount involved.....	\$1,474,883
No. at 4½%.....	1	No. at 4½%.....	10
Amount involved.....	\$1,500	Amount involved.....	\$28,000
No. at 4%.....	1	No. at 4%.....	2
Amount involved.....	\$800	Amount involved.....	\$4,000
No. with interest not given.....	39	No. with interest not given.....	35
Amount involved.....	\$129,378	Amount involved.....	\$193,866

Total number of Mortgages, Jan. 1 to date.....	8,984	Total number of Mortgages, Jan. 1 to date.....	9,175
Total amount of Mortgages, Jan. 1 to date.....	\$50,162,232	Total amount of Mortgages, Jan. 1 to date.....	\$38,313,124

Total No. of Mortgages for April.....	2,557	Total No. of Mortgages for April.....	2,571
Total Amt. of Mortgages for April.....	\$21,075,146	Total Amt. of Mortgages for April.....	\$11,395,898

PROJECTED BUILDINGS.

1910.		1909.	
April 29-May 5, inc.		April 30-May 6, inc.	
No. of New Buildings.....	205	No. of New Buildings.....	254
Estimated cost.....	\$872,370	Estimated cost.....	\$1,302,175
Total Amount of Alterations.....	\$41,077	Total Amount of Alterations.....	\$38,305
Total No. of New Buildings, Jan. 1 to date.....	2,449	Total No. of New Buildings, Jan. 1 to date.....	2,936

Total Amt. of New Buildings, Jan. 1 to date.....	\$14,353,110	Total Amt. of New Buildings, Jan. 1 to date.....	\$16,333,143
Total Amount of Alteration, Jan. 1 to date.....	\$1,756,831	Total Amount of Alteration, Jan. 1 to date.....	\$1,447,340

Total No. of New Buildings for April.....	815	Total No. of New Buildings for April.....	774
Total Amount of New Buildings for April.....	\$4,044,005	Total Amount of New Buildings for April.....	\$4,594,057

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
April 29-May 5, inc.		April 30-May 6, inc.	
No. of New Buildings.....	114	No. of New Buildings.....	79
Estimated cost.....	\$364,415	Estimated cost.....	\$225,070
Total Amount of Alterations.....	\$11,015	Total Amount of Alterations.....	\$8,985
Total No. of New Buildings, Jan. 1 to date.....	1,408	Total No. of New Buildings, Jan. 1 to date.....	.....

Total Amt. of New Buildings, Jan. 1 to date.....	\$4,941,557	Total Amt. of New Buildings, Jan. 1 to date.....	.....
Total Amount of Alterations, Jan. 1 to Date.....	\$272,071	Total Amount of Alterations, Jan. 1 to Date.....	.....

Total No. of New Buildings for April.....	384	Total No. of New Buildings for April.....	452
Total Amount of New Buildings for April.....	\$1,220,085	Total Amount of New Buildings for April.....	\$1,592,707

THE WEEK.

THE market is gradually exhibiting signs of the coming summer. Sales are still numerous, but transactions of importance are no longer daily occurrences. The nervousness displayed in the business world is beginning to affect real estate. This does not mean that investors are lacking. On the contrary, the real estate field has rarely had more attraction than at the present time, when confidence in the stock market seems to have been lost entirely and people having funds to invest are on the lookout for mortgage loans or some other income-producing property. It is the big speculator who is hesitating. The uncertainty of the general situation may not be the only cause tending to check his operations. It might be that the new subways, the final selection of a Court House site, the opening of the Pennsylvania tunnel, or any one of the many other improvements now under way, has something to do with the tendency of big speculators to go slowly.

Nobody familiar with the manifold projects will deny that we are in the midst of a transformation period which will shift business and social centres. The most notable of these changes has been going on in the district north of 23d st, recently invaded by speculators who are erecting loft and office buildings in such large numbers that a surfeit will be created unless a pause is made.

A topic of general interest among real estate men this week has been the news that the German Empire intends to levy a tax on unearned increment. Those New Yorkers who keep in touch with local legislation and are versed in the laws and measures neither share the elation of the Single Taxers nor take stock in the misgivings of the conservative element who foresee a confiscation of real estate values in case the movement should spread to this country. The wise ones (and there are more of such men than one would judge from chance acquaintance with the average real estate men) point out that the laws of New York State are already in a measure taxing the unearned increment, and that annual appraisals of each piece of property is made for the purpose of determining the increase in value since the last tax was levied. Instead of taxing the unearned increment every time a piece of property is sold, we tax it regularly every year. We don't wait for the owner to sell his holdings to derive some revenue from increase of value. The tax is levied regularly, not always correctly, but nevertheless an attempt is made to assess the increment.

THE AUCTION MARKET

A VARIETY of offerings in the salesroom on Vesey st was readily taken by traders and investors. Most of the real estate sold at auction this week consisted of low-priced properties. One large parcel offered by Mr. Parish, 80 and 82 William st, did not attract any bidders as the upset price placed on this piece by the Federal Court was instrumental in keeping intending buyers away. The sale was adjourned until May 18.

More than ordinary interest was aroused by the failure of the sale of the Catholic Protectors property. There was a large gathering of people on hand when Mr. Kennelly began the auction, but to the disappointment of all experienced real estate men present in the auction rooms the bids came slowly and were very low. After Mr. Kennelly had wrestled with the situation for some time and failed to receive many bids, he adjourned the sale. In a statement made by him and the owners of the property the failure was attributed to the rumor of an assessment to be levied on the lots as soon as title would have been given.

It would seem from this that the items relating to assessments have not been published in the Record and Guide in vain. Some of the people who are ready to invest their savings in real estate have profited by the lessons told in these stories. The public has not been deterred from buying real estate, but it is not willing to pay the advance created by improvements and afterwards be called upon to pay a second time for the improvement by an assessment, the levying of which having been delayed for ulterior reasons.

Property for sale, rent or exchange, at Cornwall Landing, N. Y., suitable for small factory. Dimensions: 148 feet frontage on Hudson River, 220 feet on side facing northwest, 212 feet deep on side facing southeast, 100 feet front on Village street. At low tide there is a depth of 12 feet of water in front of property, and if dock should be built out a few feet, a depth of 18 feet could be obtained. Passenger depot West Shore R. R. and N. Y., Ontario & Western R. R. only 400 feet away from property, and freight depot one-eighth mile distant, making short haul for receiving and delivering freight. For additional information, see advertisement in WANTS AND OFFERS columns of this week's issue.

None of the services of the Record & Guide or The Realty Records Co. are expenses. It is economical to have them in the office, for every dollar spent on one of these services means a saving of five dollars in some other department of the office.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BANK ST.—Duross Co. sold for Ella A. McKeever, 17 Bank st, a 3-sty and basement high stoop house, on lot 21.10x98.

BANK ST.—Duross Co. and Douglas Robinson, Chas. S. Brown Co. sold for the estate of Thomas Ronalds to Christin Yore the vacant lot at 48 Bank st, size 20x91.7. The purchaser intends to improve the property, which has been owned by the Ronalds family since 1859.

MONROE ST.—Daniel London sold to Daniel & Levi Merovitz 94 Monroe st, a 6-sty tenement on lot 25x45.3x irregular, for \$17,750. In part payment the buyer gave the building 591 and 595 East 3d st, Brooklyn, valued at \$13,000.

SPRING ST.—A. L. Kass bought the 4-sty loft and factory building, 150 Spring st, on lot 20x80. Max Abramson holds title.

3D ST.—M. Rosenswaike sold 122 East 3d st, a 5-sty tenement, on lot 25x106, Astor leasehold, to M. Newman.

4TH ST.—Duross Co. sold for Elizabeth Noonan 297 West 4th st to N. Rossetti, a 3-sty and basement house, on lot 17.3x65.

10TH ST.—Joseph P. Day sold for Stephen P. Sturges to a client of George B. Hayes 66 and 68 West 10th st, two 5-sty flats on plot 50.4x102.3, adjoining the southeast corner of 6th av. The buyer will extensively alter the buildings.

10TH ST.—R. B. Cannon, of George A. Bowman's office, sold for John W. Stevens to an investor the 12-sty loft building, 28 East 10th st, on a lot 46x92, adjoining the University Place Presbyterian Church. This property has been held at \$350,000. Mary B. Hughes, the buyer, gives in exchange the 4-sty flat at 229 Lenox av.

Adding to a Fifth Av Corner.

13TH ST.—Amelia Bunout sold to George A. Plimpton 6 West 13th st, a 3-sty dwelling, on lot 20x77.9, for \$25,000. The buyer owns the adjoining corner of 5th av and 13th st.

15TH ST.—Benjamin Bernstein sold for Mary A. Daly, of Redlands, Cal., 154 West 15th st, a 3-sty dwelling, on lot 20x103.3, to John B. Quintin, who owns 156, adjoining.

20TH ST.—William H. Silk resold through J. W. Cushman & Co. 233 and 235 West 20th st, two 3-sty buildings, on lot 25x74.10x irregular. The purchaser is an adjoining owner.

Quick Resale in the Loft Zone.

21ST ST.—Sol. Stern for the John E Olson Construction Co. the 8-sty and basement modern fireproof store and loft building known as 41 East 21st st, between Broadway and 4th av. This property was taken by the sellers about three weeks ago in part payment for the recently completed 9-sty office building 39-41 East 28th st, and this quick resale is another evidence of the demand for first-class properties in what has come to be known as the new 4th av district.

Sale in the New Loft District.

22D ST.—Frederick W Marks has purchased from Samuel Hyman the house 161 West 22d st. This property has been held by the Hyman family since 1868. The purchaser already owns three adjoining parcels which with the present purchase gives him a frontage of 88 feet, which is one of the largest available plots in the new loft district. This property is immediately in the rear of the corner of 23d st and 7th av, owned by Isaac Stern, of Stern Bros. The character of this block is undergoing a radical change. Excavations are now being made for two 12-sty loft buildings and three additional ones will be started within sixty days. Louis Schrag was the broker in the transaction.

29TH ST.—George Dudley Waring sold for Charles L. Holt and Lavinia M. Kennedy, respectively, the two 3-sty dwellings 105 and 107 East 29th st, on plot 40x98.9, near 4th av, to William L. Levey, a client of N. A. Berwin & Co. The Kennedy property has not changed hands for over forty years.

29TH ST.—Jefferson M. Levy sold 200 West 29th st, a 4-sty building, on lot 19x98.9. S. B. Goodale & Son were the brokers.

32D ST.—The Alliance Realty Co. bought from the New York Cab Co. the plot 116 West 32d st, 21.10x196.6, running through to 119 West 31st st. The buyers own 50 ft. adjoining, giving them a plot 70.10x197.6, facing the new Gimbel store and the main entrance to the Pennsylvania station.

37TH ST.—Lulu Quigg bought from Bridget McCabe and J. O. Murphy 251 to 257 West 37th st, four 4-sty dwellings, on plot 65.4x98.9, between 7th and 8th avs.

45TH ST.—Albert B. Ashforth sold for the City Real Estate Co. to the Tilden Investing Co., Loton H. Slawson, president, 25 to 33 West 45th st, five dwellings, on plot 100x100.5. The buyers will improve the site with a 12-sty building.

46TH ST.—S. B. Goodale & Son sold for Madison Square Mortgage Co. to T. I. Newman 420 West 46th st, a 4-sty tenement on lot 25x100.

53D ST.—Wm. J. Roome & Co. sold for Mrs. Nettie Altmayer the property 143 East 53d st, 18x100, a 4-sty dwelling, to Peter J. Groll. Mr. Groll owns the adjoining houses, 145 and 147, together with 143, gives him a plot 54.8x100.5, on which he will erect a modern elevator apartment house. The seller bought the property in 1883.

BOWERY—The estate of Norman Cook has sold to Michael and Bernard Flynn the 4-sty hotel and stores 100 Bowery, on lot 25x100, near Hester st. The property was to have been sold at auction this week.

5TH AV.—The Fleischmann Realty and Construction Co sold 507 5th av, a 12-sty building on a plot 36x103x irregular, on the east side of 5th av, 64.5 feet north 42d st. This site is owned by the Ford Estate and was secured by the Fleischmann Company in July, 1907, under a 21 years' lease, with privileges of four renewals at a graduated net rental, beginning at \$33,000 and rising to \$37,500 per annum. The building was erected from plans by Buchman & Fox at an estimated cost of \$200,000. The ground floor and basement are occupied by the Columbia Bank under a twenty years' lease at an annual rental of \$25,000 to \$27,000. Adjoining 507 5th av on the south is the 18-sty structure erected by Henry Corn on the site of the old Parsons residence. The buyer is the Haines Realty Co., who give in exchange the 8-sty building at 28 and 30 Waverly pl.

7th Avenue Waking Up.

7TH AV.—Jesse T. Meeker sold for Jacob R. Thomas to Wm. H. and Frederick Hussey 457 and 459 7th av, three 4-sty buildings, on plot 51.3x60; also 453 7th av, a gore plot with a frontage of 17.1 ft. on 7th av by 60 ft. in depth, for the Chase estate to the same buy-

ers, the sale having just been confirmed by the Supreme Court. This gore squares out the adjoining lot to the south, which runs back 130 ft. to within about 45 ft. of 35th st, and which separates the adjacent 68 ft. to the north owned by Wm. H. and Frederick Hussey. By obtaining this gore with the property just sold the buyers now control a plot fronting 100 ft. on 7th av and 130 ft. deep, connecting with 165 and 167 West 34th st, which gives them an outlet on 34th st. The entire plot contains over 12,445 sq. ft. It is the largest plot in the immediate vicinity of the Pennsylvania station now held by private individuals.

7TH AV.—S. B. Godale & Son sold for Bock & Spreen 275 7th av, a 4-sty building, on lot 19x70. J. W. Dimick, who owns 271 and 273 adjoining, is the buyer. This purchase gives him a plot 60x112x irregular.

8TH AV.—Van Vliet & Place sold for Morris Weinstein 290 8th av, a 3-sty building, on lot 24.8x100, between 24th and 25th sts.

11TH AV.—Jacob J. Tabolt sold for John A. Quell to Mary E. Schlosser the 4-sty double flat, with stores, 680 11th av, on lot 25x75. Mr. Quell bought this property at auction from the estate of F. J. Walgering, deceased, April 6 for \$12,100.

NORTH OF 59TH STREET.

61ST ST.—Pease & Elliman sold for Alfred Feldheim 112 East 61st st, 3-sty high-stoop brownstone dwelling, on lot 18.6x100.5, to a client for occupancy.

64TH ST.—Dr. P. B. Jennings sold 126 East 64th st, a 3-sty and basement dwelling on lot 20x100.5, Beekman leasehold, between Park and Lexington avs.

69TH ST.—Robert E. Dowling resold 139 East 69th st, a 3-sty stable, on lot 25x100. The stable was built by the late Charles T. Yerkes and bought by Mr. Dowling for \$29,600 at the recent Yerkes auction sale.

70TH ST.—Pease & Elliman sold for Mrs. M. A. Wesley 252 West 70th st, a 4-sty dwelling, on a lot 17x56x100.5.

71ST ST.—Edward C. Williams & Co. sold for the Estate of Edward J. King 138-142-144 West 71st st, three 4-sty dwellings, each 20x100.5, to the Herald Square Holding Co (Arnstein & Levy and George Backer). This plot is most accessible, being near all lines of transportation and is assured of permanent light on the west, as it adjoins the rectory of the Church of the Blessed Sacrament. The Herald Square Holding Co. recently purchased through these same brokers a plot on 74th st, which they have resold.

73D ST.—Slawson & Hobbs sold for Mary M. Ten Broeck 132 West 73d st, a 4-sty dwelling, 16x55x102.2, to Dr. Leonard G. Weber.

74TH ST.—A. L. Mordecai & Son purchased from the Herald Square Holding Co. 235, 237, 239 West 74th st, and resold the plot to the Joseph H. Davis Building Co., which will improve the site with an 8-sty fireproof apartment house.

75TH ST.—Thomas L. Reynolds Co. sold for Isidore Hirsch to the Corn Exchange Realty Co. 240 West 75th st, a 3-sty dwelling on a lot 20x100.

77TH ST.—Miss C. Nelson sold the 4-sty dwelling 17 East 77th st, on a lot 16.8x102.2, between 5th and Madison avs. Senator Wm. A. Clark's house, on a plot 77.2x200, is on the north corner of 5th av and 77th st.

92D ST.—John H. Lawrence resold for a Mr. Armstrong 144 West 92d st, a 3-sty dwelling, on lot 19x100.8.

94TH ST.—Mrs. Emily L. Landon has sold to Jules H. Venon 41 West 94th st, a 3-sty and basement dwelling, on lot 17.9x100.8. Mrs. Landon bought the house in January last from George W. Eggers.

94TH ST.—The Thomas L. Reynolds Co. sold for Emma Irvin 173 West 94th st, a 3-sty dwelling, on lot 17.6x100.8, to Isidore Hirsch.

97TH ST.—Frederick Zittel & Sons sold for Ernest J. Gaben, of Berlin, Germany, 124 West 97th st, a 3-sty high-stoop brownstone dwelling, on lot 16.8x100.8 ft., to J. C. Starr.

108TH ST.—Schindler & Liebler sold for Mary Garner the 5-sty double flat 9 East 108th st, on lot 25x100.11.

116TH ST.—H. C. Senior & Co. sold for Senator Alexander Brough, represented by R. H. Jackman & Co., the 5-sty flat 360 West 116th st, on lot 18.9x100.11, to a client for investment.

117TH ST.—The trustees of Columbia University bought the 4-sty and basement dwelling 427 West 117th st, on lot 18.4x100.11. Hugo Schweitzer is the owner of record. The house will be renovated and it will be used by the new dean of the college, Frederick P. Keppel.

121ST ST.—William S. Baker sold for the Wormser Estate the plot, 150x100, on the north side of 121st st, 175 feet west of Amsterdam av. The buyer is the Sethlow Realty Co., which will erect on the site an 8-sty apartment house. The property was in the possession of the Wormser family for over half a century.

133TH ST.—Frank Demuth sold 70 and 72 East 113th st, two 5-sty flats on plot 50x100.11, to Samuel Hirschfeld. Louis E. Stander holds title.

133D ST.—Joshua L. Evans & Co. sold for George N. Reinhardt the storage and stable building at 50 West 133d st, on lot 25x99.11.

138TH ST.—Wm. C. Flanagan & Co. sold for Henry W. Harwood the private house at 245 West 138th st to H. W. Walker.

AMSTERDAM AV.—Ellis N. Ennis Sinnott sold through Thomas & Son 1730 and 1732 Amsterdam av, two 5-sty flats and stores, on plot 50x70, between 145th and 146th sts.

AUDUBON AV.—The Birch Realty Co. (Raabe Bros.) sold the new 6-sty elevator apartment house at the southeast corner of Audubon av and 183d st, on a plot with frontages of 104.11 and 100 feet respectively; also sold the southeast corner of Haven av and 180th st, a 6-sty elevator house now in course of construction on plot 100x100. The buyer of both houses is the Central Building & Improvement & Investment Co., Hyman Sonn, president, and it gives in part payment the block front on the east side of Haven av, between 178th and 179th sts, a plot 185x100, which they purchased in 1909 for \$54,000. The Haven av plot sold at auction last year for \$30,250.

BENNETT AV.—E. Fellman purchased for his own account from the Gunning S. Bedford Estate a plot of vacant plots, 100x155, west of 190th st, in Bennett av, now being constructed adjacent to and west of Broadway and extending north of 181st st.

BROADWAY.—A. Offenbergs & Son sold for A. & G. Cohen 3149 Broadway, a 6-sty apartment house with stores, on plot 42x100, to a client. Negotiations are pending for a resale of the property. This is the fourth house of a row of six sold by the above brokers.

New Owners for the "Dartmouth" and "St. Albans."

CATHEDRAL PARKWAY.—Earle & Calhoun have sold for the Carlyle Realty Co. (Bing & Bing and E. A. Levy) the two 12-sty elevator apartment houses known as the "St. Albans" and the "Dartmouth," situated at 509 to 515 Cathedral Parkway (110th st), between Broadway and Amsterdam av, size 108x100 ft. each. The purchaser, Robert Smith, of Denver, Colo., intends holding these properties for permanent investment. The price as reported is \$1,200,000.

EAST END AV.—Louis L. Wolf sold 82 East End av, a 5-sty double tenement with stores, on lot 25.4x80, between 83d and 84th sts.

MADISON AV.—Jeannette M. Busse sold 766 Madison av, a 5-sty business building, on lot 20x80, near 66th st.

For a Private Sanitarium on Park Avenue.

PARK AV.—The Douglas Robinson, Charles S. Brown Co. sold for Kate A. S. Crumie the southwest corner of Park av and 61st st, a 4-sty dwelling on lot fronting 100.5 feet on the avenue and 20 feet on the street. The buyer is Dr. W. Gill Wylie, who will erect on the site a 6-sty building, to which he will remove his private hospital and sanitarium, now at 221 West 43d st. Dr. Wylie's plans call for a building with an exterior in keeping with its surroundings. The interior will be fitted up to meet the owner's requirements, but will be so arranged that the structure may be readily converted into an apartment house, if such a change should seem advisable at any future time.

The "Smelting King" Sells His Riverside Residence.

RIVERSIDE DRIVE.—William Guggenheim, the smelting king, sold the handsome 5-sty house at 3 Riverside Drive, just north of 72d st. The buyer is Russell Hopkins, who will occupy it. The property was held at \$200,000. The house occupies a plot 37x97x25.6x95.3, on the curve of the drive, and was built by Harvey Murdock, who was identified with the building of many of the best houses in the Riverside section. Mr. Guggenheim bought the house from Gordon S. P. Kleberg a couple of years ago.

ST. NICHOLAS AV.—John H. Behrens sold the unfinished apartment house at 1240 to 1246 St. Nicholas av, northeast corner of 172d st, on plot fronting 94.6 feet on the avenue and 125 feet on the street.

Another Big Apartment House for West End Avenue.

WEST END AV.—Harry Schiff, who built the Netherland at 340 to 346 West 86th st, bought the group of five 3 and 4-sty dwellings at the northwest corner of West End av and 82d st, occupying a plot fronting 100 feet on the av and 64 feet on the st. Mr. Schiff will erect on the site a 12-sty structure. The corner house and the one adjoining, being 461-463, were sold by Susan L. Vivian and others, of London, England. No. 465 was disposed of by John Larkin and 467 was reported sold yesterday by Edward J. Whittaker. The northerly house of the group, 469, was sold by Elizabeth D. Carington.

BRONX.

GARDEN ST.—F. J. Wood sold for Joseph Toch to a client the plot 100x155 by irreg., located on the north side of Garden st, about 115 ft. west of Southern Boulevard. Leased for Keegan & McGlynn the large double store at 4218 3d av for a term of years.

OAK TREE PL.—W. W. Morgan sold for Emil Goldrick to Antonio Giamondi 611 Oak Tree pl, a one-family dwelling.

WILKINS PL.—David Vogel and the Murphy-Dumont Co. sold for John Woell, represented by Kahn & Olpp, the plot 100x100 on the west side of Wilkins pl, 170 feet south of Boston road.

Large Sale in Anticipation of the Broadway-Lexington Subway Through 138th St.

138TH ST.—George Price has sold for the Alexander Avenue Development Co. to Brooklyn parties the four buildings covering the plot at the southwest corner of 138th st and Alexander av. The buildings are No 312 East 138th st, a 2-sty brick building, occupied as a moving picture theatre and covering the entire lot; 235 Alexander av, corner of 138th st, a 5-sty double flat with stores; 231



HOUSES AT THE CORNER OF 138TH ST AND ALEXANDER AV.

and 233 Alexander av, 4-sty double flats with stores. Parties well posted in the lower part of the Bronx consider this the beginning of an extensive buying movement that will follow all along the line of the intended subway, particularly on 138th st, which is a 100-ft. st with excellent trolley service and is already a well developed business street. Mr. Price is very optimistic regarding the future of this section, he has been doing business in 138th st over eleven years, and is in a position to know whereof he speaks. He is also interested in several other projects that will further improve this section and create a stronger realty market in this vicinity.

134TH ST.—Sterling Sterling sold for Charles A. Furthmann his 3-sty brick residence 422 East 134th st, 16.8x100.

153D ST.—Laumeister & Co. sold a plot 75x100 on the north side of 153d st, 200 feet west of Courtlandt av, for Mrs. Zundel to Benjamin Bennanson for improvement.

167TH ST.—Walker & Burger and Alfred A. Kruger sold for Jeremiah A. McCarthy and George M. Sallinger three lots on the south

side of 167th st, between Simpson st and Southern Boulevard, to a builder for improvement.

175TH ST.—W. E. & W. I. Brown, Inc., sold for the Bank of Metropolis a plot of about 9 lots on the south side of 175th st, 100 ft. east of Walton av, and running through to the Grand Boulevard and Concourse, being in size 190x100x irregular.

ANDREWS AV.—Charles E. Cathie has sold for Frederick M. Crossett the plot 50x100 on the west side of Andrews av, 195 feet north of University av. The buyer will erect a dwelling on the site.

ANTHONY AV.—Fitzgerald & Broderick have sold for August Diener to a Miss Ryan the 2-family dwelling 1754 Anthony av.

BROOK AV.—Joshua L. Evans & Co. sold for Sidney A. Harris the 5-sty triple flat with stores, on lot 25x100, at the southeast corner of Brook av and 150th st.

BROOK AV.—Sharrott & Thom have sold for Matthew Endelmann a plot on the west side of Brook av, 230 feet south of 168th st.

DECATUR AV.—W. L. Varian sold for Mr. M. Heaty, a two-family house on the west side of Decatur av, near Woodlawn road.

EAST TREMONT AV.—The Two Boroughs Realty Co. sold for George H. Janss 246 East Tremont av, a 4-sty flat on lot 24x107; also for Mr. Janss four lots in the Arden estate.

HOE AV.—John A. Steinmetz sold for Samuel R. Waldron to Wm. F. Rutherford 1542 Hoe av, a 2-family house on full lot.

MARBLE HILL AV.—The newly-formed Hudson Terrace Realty Co. has bought from the American Real Estate Co. the plot of over four lots at the northeast corner of Marble Hill av and 225th st. The property has frontage of 117 feet on the av and 85 feet on the st, and is to be improved with a 6-sty elevator structure at once. It will be the first operation of this character for the section and will enjoy the distinction of being the most northerly of the city's elevator houses.

NELSON AV.—Ernst & Cahn and J. J. Pittman sold for J. D. Jennings 1411 Nelson av, a 2-sty frame dwelling on lot 16.8x94.

PROSPECT AV.—W. W. Morgan has sold for a client to P. F. Shanley 2444 Prospect av, a two-family brick dwelling.

ROBBINS AV.—Fetzer & Fetzer sold 594 Robbins av, a 3-sty frame house with stores and stables on a plot 25x100, for Luisa Kuehl to Julius Klasser for occupancy.

ROBBINS AV.—Fetzer & Fetzer sold for Mrs. Louise Kuehl the 3-sty business building 594 Robbins av, on lot 25x104, to Julius Klass.

SIMPSON ST.—J. J. Haggerty sold for Lillian C. Riedel the 3-family frame dwelling 1218 Simpson st on lot 25x100.

TREMONT ROAD.—Steven B. Ayres has sold for Albert D. Schott to Everts L. Prentiss the lot 25x100, on the south side of Tremont road, 50 ft. east of Broadway, Tremont Terrace.

TREMONT ROAD.—Steven B. Ayres sold for Albert D. Scott to Everts L. Prentiss lot 329, Tremont Terrace. This lot is situated on Tremont road, near the extension of Westchester av, along which the new subway is to go.

VALENTINE AV.—Fitzgerald & Broderick sold for Stephen McBride the 2-family dwelling 2902 Valentine av.

WASHINGTON AV.—Mooyer & Marston and H. J. Radin have sold for the Beck Estate to the L. & S. Construction Co. the northeast corner of Washington av and 172d st, a plot 130x100. The buyers will erect three 6-sty apartment houses, with stores.

LEASES.

Duff & Brown Co. rented for Louise de R. Campbell the southwest corner of Greene and West 3d sts, a 4-sty store and loft building.

Senior & Stout have leased for Lillian I. Hallett the lot with old buildings thereon at 236 West 50th st, to John Blain, for a term of years.

Daniel H. Renton & Son have leased for Winifred Latham 408 West 145th st, a 4-sty American basement dwelling, to Dr. Fredk. E. Bauer.

Pease & Elliman leased 26 East 55th st for Louis J. Pooler to Virginia L. Ralston for a long term of years, who will occupy the premises for a ladies' tailoring establishment.

Wohlgemuth Bros. have rented the store and basement at 43 East 8th st for William Haengen to Leo P. Feldman, and the first loft of premises 3 Great Jones st for Leo P. Feldman to Joseph Blumberg.

Duross Co. have leased for Conron Bros. to Hefter Co. the third loft of the Conron Building, 5,000 sq. ft., at 400 West 14th st. Also for Chas. P. Faber the eighth loft, 2,500 sq. ft., of 10 West 18th st, to Wallach & Reis.

The Kips Bay Realty Co., Benjamin Mordecai, president, has leased to Anton Wedl, importer of fine linens, the store and basement of the building at the southwest corner of Irving pl and 16th st. The store contains 12,000 sq. ft. and the lease is for ten years at an aggregate rental of about \$125,000.

H. C. Senior & Co. have leased for the United Cigar Stores Co. the store 1621 Broadway to Glidden Motor & Supply Co.; for the Rhineland Estate offices at 2010 Broadway to the Atlas Motor Car Co. and John W. Allison, and for Dr. C. H. Howell the 3-sty dwelling 117 West 93d st to Eleanor B. Brown.

Mrs. Esther Eugenie Cohen has leased the building 425 7th av to the Childs Co. for a term of 21 years at an aggregate net rental of \$125,000. Willard S. Burrows Co. represented the Childs Co., who contemplate making extensive alterations to the property. Mrs. Cohen was represented by F. & G. Pflohn.

The Chas. F. Noyes Co. has leased for John J. Burton space in 61 Beekman st to Charles J. Ronfeldt, Freud Engraving & Electrotyping Co., R. A. Balme, Gustav Kush and H. K. Holt, and offices in 95-97 Liberty st to Geo. H. Christensen and John Turl's Sons. Also the ground floor at 23 Old slip to Harry Pyle, and a floor at 192 Pearl st to the United Wireless Telegraph Co.

Daniel P. Ritchey leased for Dr. Walter J. Clarke to George Kettle, the Hotel Orleans, southwest corner of 80th st and Columbus av, for a term of 15 years at an aggregate rental of about \$450,000. The Hotel Orleans is a 10-sty fireproof building, containing five stories on Columbus av, 150 guests rooms. George Kettle for 18 years conducted the Wilbraham Apartments at 30th st and 5th av.

M. & L. Hess have leased for Heilner & Wolf the 1st loft 15 East 17th st to Kloesty & Schiller; the 2d loft at 24 East 22d st to A. H. Shiehl Furniture Co.; for Manhattan Office Buildings Co., the 3d loft at 45-47 West 27th st, to Prichard & Pfursich; for Sol. Bloom the store 1580 Broadway to Perfection Wrench Co, and for Chas. I. Weinstein Realty Co. store and basement at 130 West 26th st, to Milton Schreiber & Co.

Weber & David have concluded negotiations for the leasing of the plot, 50x75, at the southwest corner of 6th av and 32d st, opposite the new Gimbel store, from the McDonald estate. The property has been taken on a lease for thirteen years, with the privilege of re-

newing for twenty-one years, and it will be improved immediately from plans by Shire & Kaufmann, with a 7-sty fireproof store and loft building. The lessees will occupy the corner store and basement in the new building. The lease was negotiated for the McDonald estate, who lease the ground from the Hoffman estate, by Denzer Brothers.

SUBURBAN.

STATEN ISLAND.—John Bright Stevens has purchased through Cornelius G. Kolff a plot 25x135 adjoining his residence on the southerly side of Henderson av, near Bard av, Livingston.

ROCKLAND LAKE, N. Y.—The Congers Park Realty Co. sold to J. Martin six lots 120x100, for improvement. This property is situated at Congers Park and Rockland Lake, Rockland County, N. Y.

TOTTENVILLE, S. I.—Cornelius G. Kolff sold to Charles R. McNeil, of this city, for S. M. Vial, the southeast corner of Cross and Mance avs, Tottenville, embracing approximately a plot 214x330 ft. in size.

YONKERS, N. Y.—Du Bois & Taylor, in conjunction with John H. Deane, have sold for Judge Theo. H. Silkman and John J. Devitt to a client for investment the southwest corner of Broadway and St. Andrews pl, South-Yonkers, fronting 125 ft. on Broadway by 100 ft. on St. Andrews pl. The buyer will eventually improve.

STATEN ISLAND.—Mr. Rudolph Kissell has sold through Cornelius G. Kolff to Mrs. J. G. Baldwin, of New Brighton, a plot 75x135 on the southerly side of Henderson av, near Bard av, Livingston. The building is intended for the erection of a private dwelling for the occupancy of the purchaser; the same broker sold for Miss Mary F. Whitney through Cornelius G. Kolff to Daniel O'Connor a dwelling on plot 104x100 at Grasmere, Staten Island.

YONKERS.—American Real Estate Co. sold at Park Hill to Henry Martin, a house in Hillcrest av; to P. W. Simpson, a plot in Hillcrest av and plans are being drawn for a new residence; to Thomas B. Lawlor a plot in Van Cortlandt av, who is also having plans drawn for a dwelling, and to Frederick Hughes a new house in Hillcrest av. Seven new houses are in the course of construction by the company and will be ready in the fall. Du Bois & Taylor, in conjunction with John H. Deane, sold for Judge Theodore H. Silkman and John J. Devitt the southwest corner of Broadway and St. Andrew's pl, South Yonkers, 125x100. James P. Whelan sold for John H. and August Schroder to Annie B. Donoghue the three lots and house at 96 Buena Vista av, Yonkers.

REAL ESTATE NOTES

Epstein & Yarfitz have opened offices at 3960 Broadway.

Dawson & Co., real estate, have opened offices at 3927 Broadway. M. Gibbons states that T. Scott & Son have not leased 168 East 80th st.

Heil & Stern were the brokers in the sale of 106 to 110 Seventh av, reported in our last issue.

Bing & Bing, real estate operators have moved their office from 198 Broadway to 505 Fifth av.

The H. M. Weill Co. were the brokers in the sale of 210 W. 29th st from Elena Goodale to William Nelson.

Schmeidler & Bachrach, real estate operators, have moved from 203 Broadway to 130 Fulton st, cor Nassau st.

Pierre M. Clear, real estate and mortgage broker, has removed his office from 147 Fourth av to 261 Broadway, cor. Warren st.

Goldfine Realty & Construction Co. have removed their offices from 358 East 149th st to The A-Re-Co Building, at 391 East 149th st.

S. Ullman formerly located in the Realty Building, 406 E. 149th st, has moved his office to the A-RE-Co. Bldg., 149th st and Melrose av.

The United States Title Guaranty & Indemnity Co., who had a Bronx office in the Smith Building, 148th st and Third av, closed the same on May 1st, 1910.

A. N. Gitterman, real estate broker, has removed his office from 156 Broadway to the Singer Building, 149 Broadway. Mr. Gitterman makes a specialty of upper Manhattan property.

Jacob Finkelstein represented Michael and Bernard Flynn, in the purchase of the property 100 Bowery from the estate of Norman Cook, which property was to be sold at public auction May 5th.

The Title Guaranty & Trust Co. loaned this week on first mortgage \$200,000 to Brown Brothers on the 9-sty fireproof apartment building in course of construction, located at Riverside Drive and 158th st.

Wm. Henry Folsom has sold his interest in the corporation of Folsom Brothers, and has retired as treasurer of that company. He will resume business under his own name at his former office, 927 Broadway.

On Saturday evening, May 21, the Vyse Estate Property Owners will hold an open meeting at their headquarters, Southern Boulevard and Home st. President Miller, Superintendent Whittle and Senator Schulz will speak.

The Siegfried Company, general advertising, have removed from the offices at 21 Park Row, which they have occupied for the past two years, to larger quarters in the Hudson Terminal Building at 50 Church st. The new telephone number is Cortlandt 7825.

William H. Whiting & Co. of 41 Park Row and late of the Ruland & Whiting Company, have extended their offices and are now occupying the entire front on the third floor overlooking City Hall Park. The firm makes a specialty of the sale, rental and management of business property.

Huston & Asinari announce that they have dissolved by mutual consent. The business formerly conducted by the firm will be con-

tinued by the Huston & Spraker Company, a corporation, which will conduct a general real estate business at the same address, 25 Liberty st, New York. Mr. Robert A. Asinari will be associated with the company.

The Title Guarantee & Trust Company loaned on first mortgage \$650,000 on the New York Athletic Club property at Sixth av and 59th st. The loan is for five years at 4% and is composed of two mortgages, one for \$450,000 and the other for \$200,000. They have also loaned to Sarah Tod Buckley \$40,000 for five years on the 4-sty brick and stone store apartment property located at the northwest corner Park av and 64th st.

Oppenheim, Collins & Co., the cloak and suit manufacturers, now located at Nos. 33 and 35 West 34th st and Nos. 48 to 52 West 35th st, are the buyers of the property of Mrs. Katherine I. D. Harnett at 37 West 34th st, a lot, 24x98.9, immediately adjoining their building on the west, reported sold in our issue of April 23. It is the intention to erect on the lot an annex to match their present structure. Bernard Hirsh, a hat manufacturer, is the buyer of 39 West 34th st, together with 54 West 35th st, reported at the same time. No. 37 sold for \$415,000, and 39, together with 54 West 35th st, for \$525,000.

UNCLASSIFIED SALES

The total number of sales reported in this issue is 90, of which 27 were below 59th st, 38 above, and 25 in the Bronx. The sales reported for the corresponding week last year were 105, of which 26 were below 59th st, 50 above, and 29 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 250, as against 206 last week, and in the Bronx 148, as against 99 last week. The total amount was \$13,562,589, as against \$6,213,485 last week.

The amount involved, in the auction sales this week was \$846,756 and since January 1, \$26,739,359. Last year the total for the week was \$896,684, and from January 1, \$24,964,554.

26TH ST.—Susan Q. Chambettag sold 125 West 26th st, a 4-sty building with stores, on lot 21.10x98.9, to John A. Weser.

27TH ST.—David and Harry Lippmann sold through E. Fellman 336 and 338 West 27th st.

90TH ST.—William A. Darling sold for George Schuck to Rosa Frank 102 West 90th st, a 5-sty flat, on plot 35x100.8, adjoining the southwest corner of Columbus av.

113TH ST.—A. C. & L. A. Marks sold for the Sun Construction Co. the property 545 to 551 West 113th st, known as the Claremont Court, a new 7-sty elevator apartment house, on plot 100x100, to the Van Schaick Realty Co. In part payment the realty company gives the property 595 Broadway, running through to 168 Mercer st, a 6-sty mercantile building, on plot 25x200. The deal involved about \$500,000.

140TH ST.—Thomas J. O'Reilly sold for William Forster the 5-sty new-law house 509 West 140th st, on plot 37.6x99.11, near Amsterdam av.

ST. NICHOLAS AV.—A. L. Mordecai & Son sold for Heilner & Wolf and the Realty Mortgage Co. to the Tacoma Realty Co. 4 lots on the east side of St. Nicholas av, 50 ft. south of 179th st. They will be improved with a 6-sty elevator apartment house with stores.

WADSWORTH AV.—W. S. Patten & J. L. Van Sant sold the northwest corner of Wadsworth av and 185th st, a plot 60x95. The buyer is a client of the law firm of Friend & Friend.

WEST END AV.—David S. Brown, the soap manufacturer, purchased from Gustave Cimiotti, the automobile man, his residence at 881 West End av, northwest corner of 103d st, a 4-sty and basement stone front dwelling, on lot 20.11x80. The property has been held at \$60,000.

3D AV.—Dr. J. Eugene McMichael resold to a Mr. Hassey 1101 and 1103 3d av, a 6-sty flat, with stores, on plot 37.6x105, between 64th and 65th sts. Mr. McMichael bought the property at auction last year.

MELROSE AV.—Ernst & Cahn sold for Leopold Gutttag the vacant lot 100x25 at the southwest corner of Melrose av and 155th st, to a client for improvement.

BOARD OF ESTIMATE.

Nearly one hundred public improvement matters were in-dorsed by the Board of Estimate at yesterday's meeting. Herman Goldenhorst, of Queens, was the only objector against one of the many improvements proposed. After he had stated his case he announced that the taxpayers in his district would hereafter employ people permanently to watch borough officials whose acts have been detrimental to the public welfare.

Establishment of a \$155,000 municipal bathing house at West 5th st, Coney Island, on property owned by the city, was authorized by the Board of Estimate. Representatives of the private bath houses on the island were present to protest, but the Mayor told them that their business would not be affected.

The appropriation will be made next Friday and work probably will be started at once, so that part of the house may be opened this summer.

The Board of Estimate also adopted a resolution to prepare, with all possible speed, schedules of rapid transit and dock bonds of self-sustaining character, so that they may be presented to the Board as soon as the Mayor and Governor shall have approved the debt-limit measure.

The Comptroller stated that his department was already at work on the figures, and it had been ascertained that so far \$46,000,000 would be available from rapid transit bonds. has been enacted.

TAXATION OF UNEARNED INCREMENT.

The German Government Will Divide with the Municipalities the Large Revenue Derived from This Source.

NOT since Henry George first advocated his single-tax theory has the question of land taxation aroused such intense interest as at the present time. The propaganda for the abolition of personal taxes in this State, and the recently published reports that the German Diet intends to levy a tax on unearned increment, have combined to bring the subject of taxation very prominently to the fore.

Although German cities have derived large revenues from taxes on increased values of land for more than fifteen years, very little is known in this country regarding this form of taxation. Enthusiastic tax reformers like Mr. A. C. Pleydell, the secretary of the New York Association, do not even take kindly to the idea of taxing unearned increment. "It is a muddled affair and no one knows exactly how practical or unpractical this tax is!" he said. Just as Socialists deny all relationship with the anarchists, so do tax reformers refute the idea of their being even second cousins to the "unearned increment theorists."

The cablegrams containing the meagre news of the intention of the German Empire to convert to its own use the tax derived by the cities from unearned increment, have been supplemented by full reports in German newspapers that have reached the country during the week.

The bill exacts 50 per cent. of the revenue for the empire, leaving 10 per cent. for the States and 40 per cent. for the municipalities. The tax is to be levied at the time of the transfer of the property. Exemption from taxation can be claimed by heirs, husband or wife or children of the transferer, or where a piece of property is being transferred from one partner to the other for business purposes.

The amount to be taxed is the difference between the price paid by the seller and the amount received by him at the time of the resale. Where a fixed price has not been agreed upon, in case of an exchange, or when the consideration for some reason or other is not mentioned, the authorities have the right to make an appraisal of the value of the property. To determine the increase in value of a piece of property which has not changed ownership for a long period, the authorities can turn back forty years to find the advance. Improvements on the land must not be considered in arriving at the tax values. Assessments must also be deducted from real estate increments.

The law provides for a graduated tax, the sliding scale being from 5 per cent. upward, according to the advance in value. If the increment is as much as 100 per cent. the tax will be 10 per cent. and thereafter one-half per cent. of each additional 100 per cent. of advance. The period between the sale and resale of the property is also considered, deductions for a longer term of years being permitted.

An evasion of payment of this tax is punishable by a fine of four times the amount of the tax. This in brief is the content of the law, which has received the official designation of "Zuwachssteuer."

Rev. Thomas C. Hall, lecturer in the Union Theological Seminary, is a recognized authority on the land reform movement in Germany. In regard to taxation of unearned increment he says: "In a suburb of Berlin this tax (Zuwachssteuer) is in operation. The little town is Wilmersdorf, and in 1894 it had a total income from ground rent of 10,735 marks. In 1895 the taxation according to the common value was introduced, together with an increment tax on all transfers of land. The result was that in 1901 the town raised the sum of 621,000 marks from ground rent, and 270,000 marks from the transfer tax. This was notwithstanding the fact that the tax is only 2 per cent. on ground rent and 1 per cent. on transfers. This enabled Wilmersdorf to add schools, public parks, and such other local improvements as to entirely change the character of the town and make it a much sought town of homes. In Prussia alone 220 towns and country districts accepted the tax on site value, and among these are such important places as Konigsburg, Magdeburg, Kiel, Dortmund, Wiesbaden, Aachen, Bonn, Cologne, Duesseldorf, Essen. Since 1905 the progress has been especially rapid, so marked has been the success of the new method of taxation."

In some of the other countries a similar tax has been levied for many years, and it is said that this system of taxation is satisfactory to landowners. New Zealand imposes a graduated tax on land values for federal purposes, of a penny in the pound. This rate is equal to an annual tax of \$4 on every \$1,000 of land value. As the value increases above \$25,000, the rate gradually rises. The personal property tax and the tax on improvements (buildings) has been abolished. New South Wales has followed the example of New Zealand. Its laws also provide for an exemption of real estate value of \$1,200 for each taxpayer, and where land is mortgaged, the owner may deduct from his tax bill the amount of the annual interest on the mortgage. There is, however, a high tax on mortgages netting more than \$1,000 a year. In Queensland a compulsory local tax on land values is in effect and in South Australia a tax law for colonial purposes on land (improvements being exempted)

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YOUNG MAN, experienced, renting and clerical work on business property; 5th avenue section. D. KEMPNER & SON, 17 West 42d street.

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STATIONS OF NEW SUBWAYS.

The Public Service Commission has decided to build stations for the new subways at the following streets:

TRI-BOROUGH SYSTEM.

BOROUGH OF MANHATTAN.

- In Battery Park.
- On Church st, at Rector st.
- On Church st, between Cortlandt and Dey sts.
- On Broadway, between Murray and Warren sts (express station).
- On Broadway, at Canal st. (Express station. This station also includes the Broadway station of the Canal st route.)
- On Broadway, at Prince st.
- On Broadway, at Astor pl.
- On Irving pl, between East 14th st and East 15th st.
- On Lexington av, at East 23d st.
- On Lexington av, between East 28th and East 29th sts.
- On Lexington av, at East 34th st.
- On Lexington av, between East 42d and East 43d sts (express station).
- On Lexington av, at East 51st st.
- On Lexington av, between East 58th and East 59th sts.
- On Lexington av, between East 68th and East 69th sts.
- On Lexington av, at East 77th st.
- On Lexington av, at East 86th st (express station).
- On Lexington av, at East 96th st.
- On Lexington av, between East 103d and East 104th sts.
- On Lexington av, between East 110th and East 111th sts.
- On Lexington av, between East 116th and East 117th sts.
- On Lexington av, at East 125th st (express station).

BOROUGH OF THE BRONX.

- On Mott av, at East 138th st.
- On Mott av, East 149th st (express station).
- On River av, at East 161st st.
- On River av, at East 167th st.
- On Jerome av, at East 170th st.
- On Jerome av, at Belmont st.
- On Jerome av, at East 176th st.
- On Jerome av, at Burnside av (express station).
- On Jerome av, at East 183d st.
- On Jerome av, at Fordham road.
- On Jerome av, at Kingsbridge road.

- Near Jerome av, at East 200th st.
- On Jerome av, at Mosholu Parkway.
- On Jerome av, at Woodlawn road.
- On 138th st, between 3d and Alexander avs (express station).
- On 138th st, at Brook av.
- On 138th st, between Cypress and Robbins avs.
- On the Southern Boulevard, at St. Marys st.
- On the Southern Boulevard, at East 149th st (express station).
- On the Southern Boulevard, at Longwood av.
- On the Southern Boulevard, at Hunts Point road.
- On Whitlock av, near Westchester av.
- On Westchester av, at Clason Point road.
- On Westchester av, at St. Lawrence av.
- On Westchester av, at East 177th st (express station).
- On Westchester av, at Castle Hill av.
- On Westchester av, at Zerega av.
- On Westchester av, at Westchester sq.
- On Westchester av, at Middletown road.
- On Westchester av, at Buhre av.
- On Westchester av, at Eastern Boulevard.

THE SUBWAY LOOP.

BOROUGH OF MANHATTAN.

- At Chambers st.
- On Centre st, at Canal st.
- On Delancey st, at the Bowery.

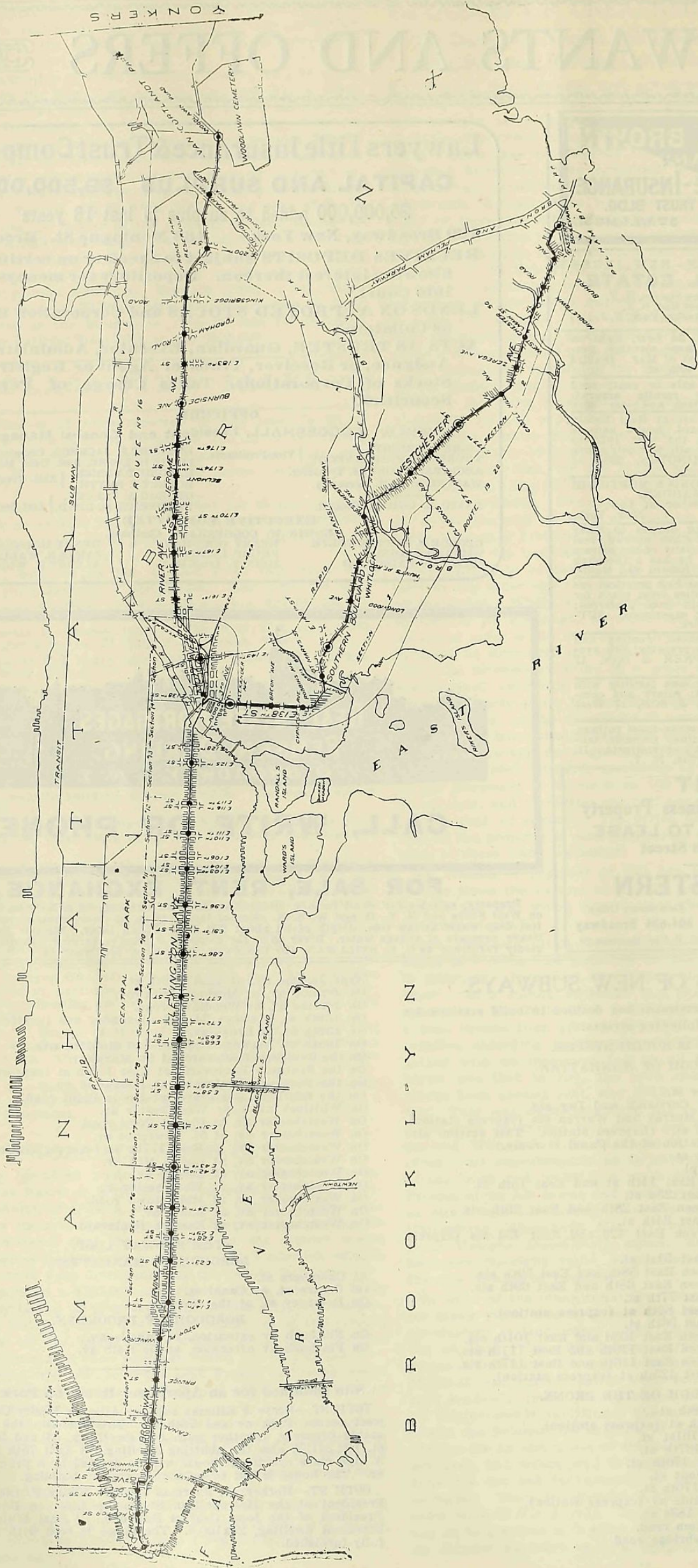
BOROUGH OF BROOKLYN.

- On Flatbush av extension, at Myrtle av.
- On Flatbush av extension, at De Kalb av.

Site Obtained for an Apartment House on Park Avenue.

76TH ST.—Pease & Elliman sold for Alliance Realty Co, the southwest corner Park av and 76th st. This includes the old Seaman stable property, together with two dwellings, 54 and 56 East 76th st, 102.2x133, also the abutting dwelling, 63 East 75th st, 17x102.2. A high-class apartment house will be erected by a prominent builder. The house is not to be a co-operative building.

60TH ST.—Herbert A. Sherman sold for Henry F. Dimock, former President of the Metropolitan Steamship Line, to Edwin Hawley, President of the Iowa Central Railroad, 19 East 60th st, a 4-sty basement dwelling, 25x100.5. The house is sold with its contents, fully furnished.



ROUTE OF THE BROADWAY-LEXINGTON AVENUE SUBWAY SHOWING LOCATIONS OF STATIONS.

(For List of Stations see page 993.)

ASSESSMENTS WITHOUT BENEFIT

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

The Construction of a Sewer Not Needed Arouses the Wrath of People Who Kept Silent Until the Work was Completed.

A HOWL is being set up by owners of real estate in the section known as Unionport. They will be called upon in the near future to pay an assessment levied for the construction of an outlet sewer in Av E, between 152d st and Westchester av. The law says that the cost of all local improvements shall be assessed against the property benefited. The property owners in Unionport are not fighting the law; they are fighting the assessment on the ground that the construction of the sewer has not been of benefit to them. At least this is the reason they give for their refusal to come across with nearly half a million dollars for a lot of sewer pipe that is of no immediate use to any one in their section. It has been of benefit—to the contractors who built the sewers and to the politicians, who managed the job.

Half a million dollars, or to be exact, \$476,296.41, is a lot of money to people who have bought a small piece of land in an undeveloped part of the city with the expectation of sitting quietly by while the value rises until a good profit can be taken by the resale. Each assessment piled on the property reduces the profit; especially is this true of assessments for improvements that do not improve. Unfortunately for the property owners the work is completed, the contractor has been paid and the Board of Assessors is now ready to fix the area of assessments. The howl should have gone up five years ago when the Borough President and the Local Board of Chester decided to initiate proceedings for the local improvement. The records do not show any opposition on part of the people who are now objecting to the assessment.

The contract was executed January 7, 1907, two years after the first steps for the construction of the sewer had been taken. The completion of the work was certified to by the proper authorities on February 24, 1909. The sewer has a length of about 5,000 feet. Both sides of the frontage of the sewer are assessed at \$8.08 a foot and the assessment of general benefit frontage, i. e., of the property which surrounds Av E, amounts to \$1.75 a foot. The sewer drains into Pugsley Creek, which is admittedly a temporary outlet, as it will become necessary to fill in the creek and extend the outlet another thousand feet or more, which means an additional assessment for the same property.

The objection from owners whose property is lying on Pugsley Creek is based on the fact that their sewage has always had a natural drain into the creek. The construction of the outlet sewer is of no benefit to them, as the laterals have not been built and are not likely to be constructed for a number of years to come. Other property owners, whose lots are situated two and three blocks distant from the sewer, make the same claim. They are paying for a sewer which does not connect with their property and they have engaged a number of attorneys to object to the assessment. One of their counsel, Mr. Chambers, stated at a hearing before the Board of Assessors that "the improvement matter, when it came up before the Local Board, was misleading; it was stated that the cost would only be \$332,000, and two months later the contract was let for \$100,000 in excess." He also raised the issue that the area of benefit as made up by the engineers in the Bureau of Sewers in the Bronx did not include Clason's Point road.

But Clason's Point road is another story which was told in last week's issue and carried with it its own lesson. This story of Av E has to do with a sewer which is at present of no benefit to the adjoining property owners—so they claim—and which will have to be paid for, whether they like it or not. And the end is not in sight. There will be additional assessments (the laterals, as a matter of course, will have to be taken care of) when the permanent outlet to this sewer will be built. The

Board of Assessors can do nothing else but distribute the assessment equitably over the area benefited as outlined by the City Engineers. In this case, as in all similar instances, a penny foresight, the entering of protests against the sewer construction when proposed, would have saved many thousands of dollars.

A local improvement, the cost of which may reach a quarter of a million dollars or more, was approved at yesterday's meeting of the Board of Estimate. Not a single person interested in the property to be assessed for the payment of the improvement was present to object or favor the proposed work. As the assessment, when finally levied, will amount to nearly 30 per cent. of the property which will bear the burden of the cost, it is more than likely that taxpayers will object to it—**AFTER IT IS COMPLETED AND REDRESS IMPOSSIBLE.** The improvement relates to the regulating and grading of Albany rd, from Van Cortlandt Park South to Bailey av; Bailey av, from Albany rd to Sedgwick av, and Sedgwick av, from Bailey av to Fordham rd, Borough of the Bronx.

The City Engineer's report shows that the widening of these streets, which form a continuous thoroughfare having a length of over 9,000 feet, has been made the subject of an opening proceeding under which title can be vested in the city at any time after May 6. The streets are all in use at a lesser width, and a number of buildings have been erected upon the abutting property, some of which encroach upon the street lines. There appears to be some question as to whether the grades of Sedgwick av and of a portion of Bailey av have been legalized. It was suggested that the attention of the Borough President be called to the desirability of submitting a map fixing these grades and thus removing any question as to the effect of previous plans.

The **ESTIMATED COST** of the improvement is \$203,500, and the assessed valuation of the property to be benefited is \$823,465. As in many other cases, the cost will increase ten or twenty per cent. before the work is completed.

Attention was called at yesterday's meeting by a member of the Board to the rule adopted on May 7, 1909, under which a limit of \$100,000 was placed upon the valuation of local improvements included under a single resolution other than for exceptional cases, and with the understanding that all such work would be planned in sections which could be completed in one year, it being understood that this practice would expedite the operations of the Street Improvement Fund and would make it possible to reimburse the treasury for all expenditures without long delays.

Statistics were presented showing that the average interval which has elapsed between authorization and the return of assessment lists for all improvements valued at over \$100,000 which have been authorized and returned between January 1, 1902, and April 1, 1910, represent an average apparent yearly progress of about \$54,000. Through the operation of the rule of May 7, 1909, and the one of February 25, 1910, relative to preliminary and final authorizations, it is understood that the yearly progress would be greatly expedited owing to the elimination of the time interval required for the preparation of the contract and assessment lists. Under these conditions it would appear safe to assume that the yearly rate of progress might fairly be estimated to be \$100,000.

The proper authorities received order to commence work immediately. If any one of the many affected property owners was present he did not raise his voice in favor or oppose the improvement. They will be heard from at a later day, when called upon to pay the assessment.

CITY PROPERTY AT AUCTION.

Twenty Parcels Acquired for Subway Purposes
to be Resold—Description of the Real Estate.

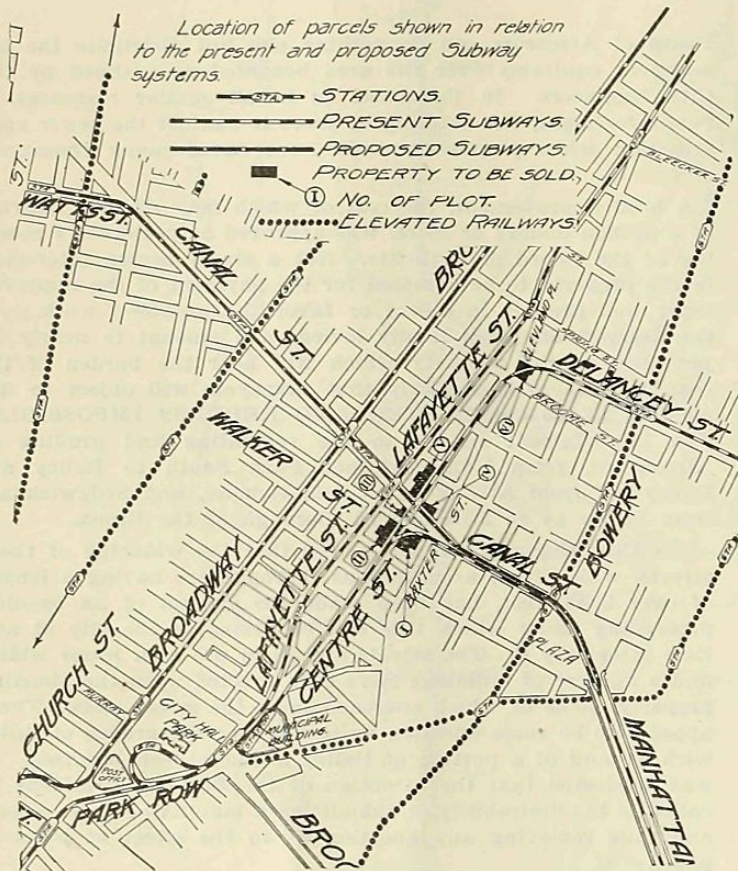
ABOUT \$1,000,000 of downtown property belonging to the City of New York will be sold at public auction on May 24. The property consists of twenty parcels of six large plots acquired by the Public Service Commission some time ago for subway purposes, especially for the loop which is now practically completed. While the city has already reserved the space under ground, and in cases where needed, the space required for station entrances, the property will nevertheless be subject to perpetual easements and the right of way for the subway.

The upset price fixed by the Commission is \$785,000; but it is expected that the bidding will produce much more than this amount.

The plot between White and Walker sts has been suggested as an appropriate site for the new County Court House, as it comprises about three-quarters of the entire block. A description of the property to be offered follows:

PLOT NUMBER 1.

Plot No. 1 consists of six lots lying in city block No. 198 and fronting on the east side of Centre st and the south side of Walker st. There is also a double 4-sty loft building at the corner of Centre and Walker sts, which is the southeast corner



CITY HOLDINGS TO BE OFFERED TO THE HIGHEST BIDDER.

of the intersection. The upset price for this plot (namely, the six lots and building) is \$175,000.

Two of the lots have frontages only on Centre st. No. 142 Centre st has a frontage of 26 feet and a depth of 106 feet on the south, and 103 feet on the north. The area approximately is 2,625 square feet.

No. 144 Centre st has a frontage of 27 feet with a depth of 103 feet on the south and 100 feet on the north line. The area is approximately 2,550 square feet.

Nos. 146, 148 and 150 Centre st and Nos. 111, 113 and 115 Walker st is a large corner lot with a frontage of 75 feet on Centre st and 65 feet on Walker st. The south boundary of this lot is 75 feet and the eastern boundary 82 feet deep from Walker st. The area is approximately 5,600 square feet.

In addition to the corner, there are three other lots fronting on Walker st. No. 117 Walker st has a frontage of 25 feet, a depth of 82 feet on the west and 85 feet on the east line. The area is approximately 2,063 feet.

Nos. 119 and 121 Walker st have a frontage, together, of 50 feet and a uniform depth of 100 feet. The area is approximately 5,000 square feet. These lots are occupied by a 4-sty and basement loft building, now occupied by Moe Levy & Company, clothiers.

PLOT NUMBER 2.

This plot consists of three large lots in city block No. 197, fronting on the west side of Centre st, between White st and Walker st, and a 6-sty loft building. The upset price for the plot is \$150,000.

Nos. 133, 135 and 137 Centre st and Nos. 112 and 114 White st, being the corner lot at the intersection of White st and Centre st, has a frontage on Centre st of 90 feet and 11 inches,

and on White st of 54 feet 6 inches. The area is approximately 2,804 square feet.

Immediately north of this lot is a lot fronting only on Centre st and being Nos. 139, 141 and 143 Centre st. Its total frontage is 71 feet 9 inches, and it extends back 83 feet 10 inches on the south line and 84 feet 6 inches on the north line. The area is approximately 6,017 square feet.

Just north of this lot is the corner lot fronting on Centre and Walker sts and a lot immediately west of it fronting only on Walker st. For the purposes of the sale, these two will be put up as one lot. They include Nos. 145, 147 and 149 Centre st and 105, 107 and 109 Walker st. The lot fronting on Walker st is occupied by a 6-sty and basement loft building now in use. The area is approximately 3,325 square feet. The frontage on Centre st is 75 feet and on Walker st 44 feet 10 inches. The depth from Centre st on the south line is 43 feet 11 inches.

PLOT NUMBER 3.

This plot lies on the west side of Centre st, between Walker st and Canal st, and embraces three lots in city block No. 197, with an aggregate area of 4,291 square feet. The upset price of this plot is \$115,000. The total frontage on Centre st is 103 feet 11 inches, but a part of this frontage is reserved for one of the station entrances to the Canal st station of the subway. The frontage on Walker st is 57 feet 3 inches and that on Canal st 26 feet 2 inches. The street numbers are 106 and 108 Walker st, 151, 153 and 155 Centre st and 240 Canal st.

PLOT NUMBER 4.

The corner lot on the northeast corner of Centre and Canal sts is in city block No. 207. It is occupied by an old 4-sty building. The upset price for this plot is \$45,000. It has a frontage of 16 feet 7 inches on Centre st and 71 feet on Canal st. The depth from Centre st is 65 feet 6 inches and from Canal st on the easterly line 39 feet 1 inch. The area is approximately 1,905 square feet.

PLOT NUMBER 5.

This plot consists of three lots in city block No. 208, fronting on the west side of Centre st, between Canal and Howard sts. The upset price for this plot is \$175,000. The three lots have the entire frontage on Centre st between Canal and Howard sts, with the exception of space reserved for the northerly entrance to the Canal st subway, which is just north of the Canal st line.

The lot on the corner of Centre and Canal sts, which is 239 and 241 Canal st, and Nos. 157, 159, 161 and 165 Centre st, has a frontage of 122 feet 9½ inches on Centre st and 37 feet 9 inches on Canal st. It is 31 feet deep on the northerly line and runs back 115 feet 10 inches from the Canal st line. This is the lot which contains the subway station entrance. The area is approximately 4,068.4 square feet.

The next lot north, fronting only on Centre st, covers Nos. 193, 195 and 197 Centre st. It has a frontage of 75 feet and a depth of 78 feet on the south and 73 feet 11 inches on the north. The area is approximately 5,992.8 square feet.

Adjoining it on the north is the corner lot at the corner of Centre and Howard sts covering Nos. 199 and 201 Centre st and No. 1 Howard st. The frontage on Centre st is 100 feet 8½ inches and that on Howard st 36 feet 5 inches. The depth from Centre st on the south line is 38 feet 1 inch, and from Howard st, on the west line, 100 feet 6 inches. The area is approximately 3,648.5 square feet.

PLOT NUMBER 6.

This plot consists of four lots and a small triangle. The small triangle fronts on Delancey st extension. The four lots front on Cleveland pl and Broome st, facing west on Cleveland pl and south on Broome st. These lots are in city block No. 481. The upset price for this plot is \$125,000. There are no buildings on this plot, but there is a reservation in the interior for air chambers in the subway. The little triangular lot fronting on Delancey st extension is 15 feet on Delancey st extension running back 3½ feet on the west line and tapering to a point on Delancey st extension. The approximate area is 27 square feet.

The corner lot on Cleveland pl and Broome st, which is No. 1 Cleveland pl and No. 404 Broome st, has a frontage of 25 feet on Broome st and 65 feet on Cleveland pl. Its depth from Broome st on the easterly line is 71 feet and the approximate area is 1,632 square feet.

Next to this is No. 402 Broome st, with a frontage of 25 feet on Broome st and a depth of 71 feet on the west line and 85 feet on the north line, with a part of the northeast corner reserved for the subway air chamber. The approximate area is 1,752 square feet.

The next lot is No. 400 Broome st, with a frontage of 25 feet on Broome st and a depth of 107 feet on the west line and 112 feet on the east line, but the rear portion of this plot is entirely reserved for the subway air chamber. The area is approximately 2,616 square feet.

North of these three lots and fronting only on Cleveland pl is a lot of irregular shape covering Nos. 3 and 5 Cleveland pl. It has a frontage of 80 feet on Cleveland pl and is 100 feet deep on the northerly line, and 50 feet wide in the rear. The south line of the lot runs 50 feet easterly, then 25 feet northerly and then 48 feet easterly to the rear line. The approximate area is 6,500 square feet.

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 OPENINGS, 90 WEST BROADWAY.

Monday, May 9.

- JEROME AV—From Cameron pl to East 184th st; 2.45 p. m.
 JEROME AV—From Cameron pl to East 184th st; assessment; 4 p. m.
 HAVEN AV—From 170th st to Fort Washington av; 1 p. m.
 BOSTON ROAD—From White Plains road to northern boundary of city; 3 p. m.
 NORTHERN AV—North of 181st st; 3.30 p. m.
 GLOVER ST—From Castle Hill av to Westchester av; 3 p. m.
 ZEREGA AV—From Castle Hill av to Castle Hill av; 1 p. m.
 ST. LAWRENCE AV—From Westchester av to Clason Point road; 11 a. m.
 LELAND AV—From Westchester av to Ludlow av; 12 m.
 LELAND AV—Westchester av to Ludlow av; assessment; 1.15 p. m.

Tuesday, May 10.

- BAKER AV—From Baychester av to the city line; 11 a. m.
 WEST 178TH AND 179TH STS—From Haven av to Buena Vista av; 3 p. m.
 PUBLIC PL—At Mosholu av and Broadway; 10 a. m.
 TAYLOR ST—From East River to Westchester av; 3.30 p. m.
 TREMONT AV (closing)—From Aqueduct av to Sedgwick av; 12.30 p. m.
 MAPLE AV—Sewer; Richmond; 3 p. m.

Wednesday, May 11.

- UNNAMED ST—At Boscobel pl, from Undercliff av to Aqueduct av; 11 a. m.
 WEST 174TH, 175TH AND 176TH STS—From Aqueduct av to Undercliff av; 11 a. m.

Thursday, May 12.

- LUDLOW AV—From Tremont av to Whitlock av; assessment; 1 p. m.
 BUSH ST—From Creston av to Grand Boulevard and Concourse; 12 m.
 14TH AV—Queens; assessment; 3 p. m.

Friday, May 13.

- BRONX BOULEVARD—From Old Boston road to 142d st; 3 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL, 258 BROADWAY.

Monday, May 9.

- LOOP 3, CENTRE, CANAL AND HOWARD STS—City's proof of value; 2 p. m.
 15TH AND 18TH STS, NORTH RIVER—Claimant's proof of value; 2 p. m.

Tuesday, May 10.

- FORT GEORGE RAPID TRANSIT—City's proof of values; 10 a. m.

Wednesday, May 11.

- PIERS 32 AND 33, EAST RIVER—Claimant's proof of value; 11 a. m.
 15TH AND 18TH STS, NORTH RIVER—Claimant's proof of value; 2 p. m.

Thursday, May 12.

- FORT GEORGE RAPID TRANSIT—City's proof of values; 10 a. m.
 PIERS 32 AND 33, EAST RIVER—Claimant's proof of value; 11 a. m.
 LOOP 3, CENTRE, CANAL AND HOWARD STS—City's proof of value; 2 p. m.

Friday, May 13.

- 15TH AND 18TH STS, NORTH RIVER—Claimant's proof of value; 2 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU STREET.

Monday, May 9.

- CITY OF NEW YORK AND BRADLEY CONTRACTING CO.—Arbitration (Nos. 2 and 4) of determination of Chief Engineer; 11 a. m.

- TRIBOROUGH RAPID TRANSIT R. R.—Draft form of contract for construction, equipment and operation, Broadway-Lexington av, Canal st, Broadway-Lafayette av and 4th av lines, and operating rights in other subways—whole commission; 2.30 p. m.

Tuesday, May 10.

- 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, May 11.

- NEW YORK & QUEENS COUNTY RAILWAY CO.—Service and equipment—Commissioner Basset; 2.30 p. m.

Thursday, May 12.

- LONG ISLAND R. R. CO.—Application for discontinuance and relocation of Brooklyn Hills station—Commissioner Basset; 2.30 p. m.

- 3D AV. BRIDGE CO.—Application for approval of franchise for street railroad over Queensboro Bridge—Commissioner Maltbie; 2.30 p. m.

- 3D AV. BRIDGE CO.—Application for certificate of public convenience and a necessity for street railroad over Queensboro Bridge—Commissioner Maltbie; 4 p. m.

Commissioners of the Sinking Fund.

JAMAICA BAY IMPROVEMENT.—The Commissioners of the Sinking Fund will hold a public hearing in Room 16, City Hall, at 11 o'clock a. m. on Wednesday, May 18, 1910, relative to a recommendation of the Commissioner of Docks that the Commissioners of the Sinking Fund approve a new plan for improving the water front and harbor of the City of New York, in the westerly portion of Jamaica Bay, Boroughs of Brooklyn and Queens, made and adopted by the Commissioner of Docks, in accordance with law, April 25, 1910.

The plan as adopted by the Commissioner of Docks is open to the inspection of any citizen at the office of the Comptroller of the City of New York, No. 280 Broadway, Borough of Manhattan, at all times during business hours.

BOARD OF ESTIMATE.

PRELIMINARY AUTHORIZATION.

The following applications for Local Improvements have received preliminary authorization of the Board of Estimate at yesterday's meeting:

RIVERSIDE DRIVE.—Construction of sewer in Riverside Drive, from West 86th st to West 87th st. Estimated cost, \$5,000. Assessed valuation, \$573,000.

176TH ST.—Construction of sewer in West 176th st, from Wadsworth av to St. Nicholas av. The Engineer reported that title to this block of West 176th st has been acquired by deed of cession. The street is not in use at the present time and the abutting property is unimproved. The outlet sewer is built. Estimated cost, \$4,300. Assessed valuation, \$164,500.

215TH ST.—Paving with asphalt and curbing and recurbing West 215th st, from Broadway to a point 450 feet east of 9th av, Borough of Manhattan. The Engineer reports that title to these three long blocks of West 215th st has been legally acquired. The street is regulated and graded, a few houses have been erected on the abutting property, and all of the necessary subsurface construction has been provided. Estimated cost, \$29,200. Assessed valuation, \$396,100.

174TH ST.—Paving with asphalt and curbing and recurbing West 174th st, from Amsterdam av to Audubon av, Borough of Manhattan. The Engineer reported that title to this long block of West 174th st has been legally acquired. The street is regulated and graded, the abutting property is largely improved, and all of the subsurface construction has been provided. Estimated cost, \$5,100. Assessed valuation, \$450,000.

HEARINGS ORDERED.

242D ST.—A resolution for a hearing on June 3 in the matter of laying out an extension of Carpenter av, from East 242d st to the city line, Borough of the Bronx, was adopted. The Engineer reported that a Local Board resolution providing for this map change was referred back on December 17 of last year with the recommendation that provision be made for the elimination of a drainage pocket which would result at the city line. The Borough President presented information to show that the condition cannot be remedied at this time owing to the fact that the city has no control over the Mount Vernon street system. The street is in use and the abutting property has been partially improved. The extension is to have a length of a little less than 100 feet and a width of 60 feet. Under the conditions noted it is believed that the map may properly be approved, and such action is recommended after a public hearing.

FORT SCHUYLER ROAD.—A resolution for a hearing on June 3 in the matter of laying out Fort Schuyler road, between Eastern Boulevard and Westchester Creek, Borough of the Bronx, was adopted. The Engineer reported that this street is to have a length of about 4,700 feet and a width generally of 100 feet but increasing in two sections to about 115 feet and 125 feet, the irregularities being due to the inclusion of an old street of the same name which appears to have a width ranging from about 35 feet to about 90 feet. The old roadway has been macadamized and is occupied by a single track trolley railroad, and a large number of buildings have been erected upon the abutting property. Thirty-nine of these buildings, having an aggregate assessed valuation of \$60,000, encroach largely or wholly upon the new street lines. The street also includes within its line land of the St. Raymond's Cemetery located near Eastern Boulevard; there appears to be some question as to the power to condemn this property, and owing to its exemption from assessment, it would be necessary for the city to assume a substantial portion of the cost of street improvements.

THROGS NECK BOULEVARD.—A resolution for a hearing on June 3 was adopted in the matter of a change in the grade of Throgs Neck Boulevard, from Tremont av (East 177th st) to Schley av, and from Barkley av to Eastern Boulevard, together with corresponding modifications in the grades of the intersect-

ing streets, Borough of the Bronx. The Engineer reported that the modifications provide for raising the elevation fixed for this street with a maximum change of 5.5 feet. Information is presented to show that the change is desired to permit of the construction of sewers. In the vicinity of the Eastern Boulevard it is understood that the new grades will conform more closely with the existing conditions than do those heretofore adopted, while through the remaining length the modifications will require an increased amount of filling; a considerable portion of the territory is at an elevation only a few feet above tide level.

233D ST.—A public hearing was set for June 3, in the matter of acquiring title to East 233d st, from Baychester av to Boston road, at Hutchinson River, Borough of the Bronx. The Engineer reported that this resolution affects about one mile at the easterly end of 233d st, which has been laid out to have a width of 100 feet. The street is in use at a lesser width in disconnected sections, but the abutting property is at the present time almost entirely unimproved. A few frame buildings fall within the street lines. West of Baychester av title to East 233d st has been legally required.

CONSTRUCTION ORDERED.

The construction of the following local improvements was authorized at yesterday's meeting:

ACADEMY ST.—Paving with asphalt block, curbing and recurbing Academy st, from Seaman av to a point 200 feet east of Nagle av. Proposed contract time, 60 days. Estimated cost, \$40,800.

WEST 169TH ST.—Grading, curbing, recurbing, flagging and reflagging West 169th st, from First Washington av to Haven av. Proposed contract time, 30 days. Estimated cost, \$2,300.

WEST 177TH ST.—Paving with asphalt block, curbing and recurbing West 177th st, from St. Nicholas av to Fort Washington av. Proposed contract time, 40 days. Estimated cost, \$13,700.

WEST 179TH ST.—Paving with asphalt block, curbing and recurbing in West 179th st, from Broadway to Haven av. Proposed contract time, 40 days. Estimated cost, \$13,100.

WEST 207TH ST.—Paving with asphalt block, curbing and recurbing West 207th st, from the bridge entrance to the bulkhead line of the Harlem River. Proposed contract time, 40 days. Estimated cost, \$12,400.

WEST 230TH ST.—The line and grade of West 230th st, between Bailey av and Heath av, Borough of the Bronx, to be changed. The Engineer reports that the lines and grades of this street were changed under a plan adopted in 1909 for the purpose of avoiding damage to a building. It was then understood that the line would be restored if the building was removed. Information is presented to show that the building has been given a position clear of the lines originally planned and which it is now desired to restore. The representative of the owner of the property has advised that no damage claims will be made on account of the steep grade which has been fixed for the street.

ST. PAUL AV.—Laying out St. Paul av, from Westchester av to Bronx and Pelham Parkway, Borough of The Bronx. The Engineer reports that this plan provides for definitely locating St. Paul av and in accordance with a tentative map adopted in 1909. The street is to have a width of 60 feet and will include within its lines a private street of lesser width. The abutting property is partially improved and a shed encroaches upon the proposed lines.

MORTON PL.—Laying out Morton pl, from Aqueduct av to Harrison av, and establishing grades for this street between the same limits, Borough of The Bronx. The Engineer reports that on April 15 a resolution was adopted fixing May 6 as the date for a public hearing concerning this plan. The new street is to have a length of about 250 feet and a width of 50 feet, with a location distant about 200 feet northerly from and parallel with Tremont av. The street will afford an outlet for property near Aqueduct av which has been deprived of street frontage by reason of the location of the Croton Aqueduct. The roadway is in use and three buildings have been erected upon the abutting property. The proposed street grade will leave a clearance of only 18 ins. over the aqueduct but it is understood that this treatment has been agreed to by the Department of Water Supply, Gas and Electricity with the provision that the crossing will be reinforced when constructed. The property owners have advised that they will cede the land to the city as soon as the map is approved.

156TH ST.—The proposed area of assessment in the matter of acquiring title to East 156th st, from Southern Boulevard to Truxton st, and to Truxton st, from Leggett av to Longwood av, Borough of The Bronx, was fixed. The Engineer reports that the former street has been laid out to have a width of 60 ft. and the latter of 80 ft. Four blocks of each are affected, comprising 1,600 ft. at the southern end of the former and 900 ft. at the northerly end of the latter. East 156th st is in use for about 30 ft. where it adjoins Southern Boulevard, and a few buildings here encroach upon the land to be acquired; a bridge has been built to carry it over the tracks of the N. Y., N. H. & H. R. R. Truxton st is not in use at any point and the abutting property is unimproved. The entire cost is to be assessed upon the property benefited.

PUGSLEY AV.—In the matter of amending the proceeding for acquiring title to Pugsley av, bet McGraw av and Clasons Point rd, by the inclusion of Cornell av bet Pugsley av and Clasons Point rd, Ellis av, bet Pugsley av and Tremont av, and Newbold av, bet Pugsley av and Tremont av, Borough of The Bronx. The Engineer reported that the Pugsley av opening proceeding was authorized on June 26, 1908. The damage maps which have recently been submitted by the Corporation Counsel show that small triangular parcels within the lines of Cornell av, Ellis av and Newbold av, immediately adjoining Pugsley av, could be advantageously acquired in the proceeding. The proceeding was amended in such a way as to include these areas, and the maps returned to the Borough President for similar modification. The boundary of the district of assessment will remain unchanged, but under the advice of the Cor-

poration Counsel it is necessary to give a new hearing concerning it. An area of assessment was fixed.

DORIS ST.—The map submitted by the Borough President of the Bronx for a change in the lines of Doris st, bet Westchester av and Glebe av, by reducing the width from 60 to 50 ft., was disapproved.

LAND CEDED.

METCALF AV.—A resolution was adopted authorizing the Corporation Counsel to accept a satisfactory deed of cession to land within Metcalf av, between East 177th st and Westchester av, Borough of the Bronx. The Engineer reported that proceedings are in progress for acquiring title to this street and that the land to be ceded comprises a total length of about 2,500 feet. It was recommended that the Corporation Counsel be authorized to enter into an agreement with Mr. Astor and to accept a satisfactory deed for a nominal consideration and conditioned upon the exemption of the land of the grantor from assessment in the opening proceeding relating to the remainder of the street and payment to him of his proportionate share of all expenses incurred in the proceeding up to the date when the deed is accepted.

LYVERE ST.—A communication from the Assistant Corporation Counsel in charge of the Bureau of Street Openings on behalf of the Commissioner of Assessment in the proceeding for acquiring title to Lyvere st, Fuller st, Buck st, Maclay av, Stearns st and Dorsey st, Borough of the Bronx, requesting an enlargement of the assessment district or such other relief as will permit of the collection of the assessment, was referred to Borough President. The Engineer reported that this proceeding was authorized in 1907 and that the Commissioner's oaths were filed early in 1908. The damage maps were not presented to the Board for consideration and there has heretofore been no opportunity to ascertain the effect of the street layout upon improvements in the locality. It now appears that the street plan is of such a character as to occasion damage much greater than can be assessed upon the abutting property. It is believed that modifications can be made in the lines and grades of some of the streets which will result in keeping the expense within reasonable limits, and it was recommended that the matter be referred to the Borough President with the request that he submit for consideration a map showing such changes as can advantageously be made.

CONDEMNATION PROCEEDINGS.

APPOINTMENT OF COMMISSIONERS.

169TH ST.—The Corporation Counsel gives notice that an application will be made to the Supreme Court on May 16th for the appointment of Commissioners of Estimate and one Commissioner of Assessment relative to acquiring title to the lands and premises required for an easement for sewer purposes in a parcel of land located south of West 169th st and extending from Haven av to Riverside Drive.

ST. GEORGE'S CRESCENT.—The Corporation Counsel gives notice that an application will be made to the Supreme Court on May 16 for the appointment of Commissioners of Estimate and one Commissioner of Assessment relative to acquiring title to the lands and premises required for the opening and extending of St. George's Crescent, bet East 206th st and Sixth st and Van Cortlandt av, Borough of the Bronx.

BUENA VISTA AV.—Messrs. Wm. T. Emmet, Edward D. Farrell and Thos. S. Scott were appointed Commissioners of Estimate and Appraisal in the matter of acquiring title by the City of New York to certain lands required for the opening and extending of Buena Vista av, from its junction with Haven av at or near West 171st st to West 171st st; of West 172d st, from Fort Washington av to Buena Vista av, and of West 173d st, from Fort Washington av to Buena Vista av (although not yet named by proper authority), in the Borough of Manhattan.

Notice is given by the Corporation Counsel that the said Commissioners will attend at a Special Term, Part II., of the Supreme Court on the 13th day of May, 1910, for the purpose of being examined under oath by the Corporation Counsel of the City of New York, or by any person having an interest in said proceedings, as to their qualifications to act as such Commissioners of Estimate and Appraisal in said proceeding.

REPORTS COMPLETED.

PAULDING AV.—The Commissioners appointed to acquire title to the lands, tenements and hereditaments required for the opening and extending of Paulding av, from East 222d st to East 233d st, give notice that the final report will be presented for confirmation to the Supreme Court on May 10. Final reports have been filed in the office of the County Clerk, there to remain for five days.

GARRISON AV.—The Commissioners appointed to acquire title to the lands, tenements and hereditaments required for the opening and extending of Garrison av (although not yet named by proper authority), from Leggett av to Longwood av, in the Borough of The Bronx, give notice that they have completed their estimate of damage. Objections thereto must be presented on or before May 23, at the office of the Commissioners, 90 West Broadway. Final reports will be presented to the Supreme Court June 30, 1910.

BILL OF COSTS.

141ST ST.—The Commissioners appointed to acquire title to the lands required for the opening and extending of East 141st st (although not yet named by proper authority), from Park av to Rider av, in the Borough of The Bronx, give notice that they will present the bill of costs, charges and expenses incurred by reason of the proceedings in this matter to the Supreme Court on May 12. The said bill of costs has been filed in the office of the County Clerk, where it will remain for ten days.

DEPEW PL.—The Commissioners appointed to determine the compensation which should justly be made to Henry R. Winthrop, individually, and to Henry R. Winthrop, J. Frederick Kernochan and William Jay, as trustees under the will of Thomas Buchanan Win-

throp, deceased, as owners of the premises abutting on the easterly side of Depew pl, between 42d st and 43d st, in the City of New York, for the discontinuance and closing of the portion of Depew pl, 12 feet in width and 35 feet in length, on its westerly side, and 121.83 feet north of 42d st, in the Borough of Manhattan, give notice that the bill of costs incurred by reason of the proceedings in this matter will be presented for taxation to the Supreme Court on May 12. The said bill of costs has been filed in the office of the County Clerk, where it will remain for ten days.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned 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:

BRONX.

JOHNSON AV.—Opening, from Spuyten Duyvil rd to West 213th st. Confirmed March 20, 1909, entered April 29, 1910. Area of assessment includes all those lands, tenements and hereditaments and premises situate, lying and being in the Borough of The Bronx, in City of New York, which, taken together, are bounded and described as follows, to wit:

Beginning at a point on the northerly pierhead and bulkhead line of Spuyten Duyvil Creek formed by the intersection of a line parallel with and 100 feet northwesterly from the northwesterly side of Tibbett av; thence northeasterly along said parallel line to its intersection with the southwesterly side of West 231st st, — feet easterly from the easterly side of the northwesterly along said southwesterly side of West 232d st and its prolongation to its intersection with the southerly prolongation of a line parallel with and 100 feet easterly from the easterly side of the northerly portion of West 232d st, lying between Riverdale av and Cambridge av; thence northerly along said southerly prolongation and parallel line and its northerly prolongation to a point distant 100 feet northerly from the northerly side of Cambridge av; thence northwesterly along a line at right angles to the line of Oxford av to the middle line of the blocks between Johnson av and Netherland av; thence southerly along said middle line of the blocks bet Johnson av and Netherland av to its intersection with the middle line of the blocks bet West 231st st and West 232d st; thence northwesterly along said middle line bet West 231st st and West 232d st to its intersection with the middle line of the blocks bet Netherland av and Arlington av; thence southwesterly along said middle line bet Netherland av and Arlington av to its intersection with the middle of the blocks bet West 227th st and West 230th st; thence southeasterly along said middle line bet West 227th st and West 230th st to its intersection with the middle line of the blocks bet Spuyten Duyvil rd and Netherland av; thence southwesterly along said middle line of the blocks bet Netherland av and Spuyten Duyvil rd and Kappock st and Johnson av to the junction of Johnson av and Kappock st; thence southeasterly along a line at right angles to the United States pierhead and bulkhead line; thence northeasterly and easterly by said pierhead and bulkhead line to its intersection with a line parallel with and 100 feet northwesterly from the northwesterly side of Tibbett av, being the point or place of beginning. Due June 28, 1910.

OPPOSE CONGESTION BILLS.

The North Side Board of Trade, at a meeting held last week, adopted resolutions endorsing the Burgoyne bill amending the Tenement House Law, with regard to three-family houses, and condemning the Marsh anti-congestion bills. The committee on congestion and population was criticised by some of the officers of the board, and a communication to Mr. Marsh, written by the President, J. Harris Jones, was read by the author. He declared that the legislation sought by the Committee on Congestion would prevent the normal growth of the city and in time warrant the tearing down of many buildings which are comparatively new and which would be useful for many years.

He also stated that the placing of two and three family houses in the tenement house class discouraged builders, who would not build small houses unless at least 70 or 80 per cent. of the lot could be used.

Three-family houses are now limited to 68 per cent.

LONG ISLAND REALTY BRINGS GOOD PRICES.

The sales by Joseph P. Day this week of water-front property in Long Island City and of undeveloped acreage in Jamaica resulted in good prices. For the water-front property on Vernon av, convenient to ferries and tunnels, \$147,500 was paid. This is an evidence of what the industrial development of Long Island City's water-front will be in the future. The buyers were the Bottlers' & Manufacturers' Distributing Co., 218 East 37th st.

The 100-acre sale of Jamaica land brought \$177,500. The locality is being rapidly developed into building lots. The buyer was Stuard Hirschman.

The two sales yesterday of 480 3d av and the southeast corner of Hudson and Perry sts, at the Exchange Salesrooms, show that the market was still retaining its strength. The former was bought by Max J. Kramer for \$25,200, and the other for \$39,000 by Hiram Rinaldo, of Grand st and the Bowery.

There was a strong interest taken in suburban properties, and the inquiries regarding the sale of the Murray Hill Hotel, which will take place on May 19, shows that local as well as out-of-town hotel owners consider that the property, because of its excellent position, is worth looking after as an investment. Buyers are also turning to New York's select seaside resort, Manhattan Beach, for investment. The sales there this week have been excellent.

The sale of the Lake View Heights property to-day, the first big one in Jersey, where the two thriving cities of Paterson and Passaic meet, has brought many inquiries regarding it.

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 the Legislature at Albany, N. Y., affecting real estate.

TO AMEND LIEN LAW, IN RELATION TO REFILEING FOR RECORD OF BUILDING LOAN AGREEMENTS.—Assembly, introductory No. 1051, printed No. 1275. Mr. Zorn's bill in relation to refileing building loan agreements. This bill shows that the draughtsman is attempting to legislate upon a technical subject of which he knows little or nothing; instead of helping the materialmen and laborers this bill if passed would harm them. It releases the lender under any building loan contract from obligation as against creditors of the property unless the contract be refilled every year. How the creditors are to get any benefit from such a release, it is impossible to say. This bill should be opposed.—Bill disapproved.

EXEMPTION OF PERSONAL PROPERTY FROM TAXATION.—Senate, introductory No. 564, printed No. 602; Assembly, introductory No. 957, printed No. 1143. Mr. Wagner's and Mr. Shortt's bill to exempt personal property in the City of New York from taxation. Doubt has been expressed of the constitutionality of legislation of this sort which is limited to the City of New York. The whole subject is one of vast importance, not so much upon the question as to whether the present remnant of personal property taxation should be abandoned, as upon the question what proper substitutes should be adopted. Habitation taxes, excise upon business or upon the privilege of doing business and other expedients have been considered by various persons. It is submitted that the best disposition to be made of this problem is to ask for the appointment of a commission to study the question and report to the next legislature. As it is not so much a question of investigation of disputed facts, it would be well to ask that the commission be not a legislative committee but a commission of experts to study and report upon the problem.—Report of Law Committee approved.

TO AMEND CHARTER, RELATIVE TO THE PAYMENT OF TAXES.—Senate, introductory No. 616, printed No. 660; Assembly, introductory No. 1018, printed No. 1210. Mr. Cronin's bill to amend Section 1017 of the Charter by permitting payment of taxes in instalments of not less than fifty dollars. This would increase the arrears of taxes with which the city has to cope and make unnecessary bookkeeping in the office of the collectors. The bill should be opposed.—Bill disapproved.

CANCELLING ASSESSMENTS AND REFUNDING THOSE HERETOFORE PAID.—Assembly, introductory No. 1030, printed No. 1254; Senate, introductory No. 659, printed No. 711. Mr. Farrall's and Mr. Cronin's bill to cancel assessment for the purchase of property for right of way for a sewer in Brooklyn and to refund payments heretofore made of such assessment. This bill should be opposed.—Bill disapproved.

NEW REAL ESTATE CORPORATIONS.

- The Administrators Realty Co., 65 Flatbush av; inc. April 28, 1910; capital, \$10,000; directors, Julius Nolte, John G. Franz, Fredk. W. Oettgen.
- James A. Atwater Co., 156 Broadway; inc. April 30, 1910; capital, \$1,000; directors, James A. Atwater, Harold S. Sidney, Virginia S. Atwater.
- Bergen Improvement Co., Washington av corner Bergen st; inc. April 29, 1910; capital, \$2,500; directors, Louis Camardella, Charles Suozzo, Giuseppe Ardito.
- William Brooks Co., 324 W. 57th st; inc. May 3, 1910; capital, \$2,500; directors, Thomas J. Brooks, Anna E. Brooks, Wm. A. Farrington.
- Coller Construction Co., 157 W. 111th st; inc. Apr 29, 1910; capital, \$10,000; directors, Wm. W. Coller, Leon Weinschank, Lawrence Rukeyser.
- Concourse Improvement Co., 1340 Brook av; inc. Apr 28, 1910; capital, \$1,000; directors, John J. McKenna, Albert J. Schwarzler, Otto J. Schwarzler.
- Hagadon Construction Co., 586 Lenox av; inc. April 29, 1910; capital, \$1,500; directors, Leslie K. Hagadon, Monroe H. Ritter, Wilfred L. Miller.
- Hans Christensen Bldg. & Realty Co., 618 51st st, Brooklyn; inc. May 2, 1910; capital, \$1,000; directors, Hans Christensen, Sarah Stephenson, Christian Rasmussen.
- John Hartell Co., 150 5th av; inc. May 2, 1910; capital, \$10,000; directors, John Hartell, Chas. G. Duffy, Nils P. Torner.
- Heiser Property Co., 115 Broadway; inc. May 2, 1910; capital, \$380,000; directors, Stewart Gray, Hiram S. Brown, Herman Sumnich.
- Hempstead Square Estates, 31 Liberty st; inc. April 30, 1910; capital, \$10,000; directors, Joseph W. Lawrence, Katherine A. Fitzpatrick, Frederick E. Richards.
- Hutson & Spraker Co., 25 Liberty st; inc. May 2, 1910; capital, \$100,000; directors, Chas. P. L. Hutson, John S. Spraker, J. Stuart Eakin.
- Josephie, Son & Kassler, 621 Broadway; inc. April 28, 1910; capital, \$5,000; directors, Isaac Josephie, Leonard Josephie, Peter E. Kassler.
- Madison Holding Co., 83 Canal st; inc. Apr 28, 1910; capital, \$1,000; directors, David Shaff, Lillian Shaff, Louis Lehr.
- Menken Kraus Realty & Construction Co., 535 East 75th st, and 309 Broadway; inc. April 30, 1910; capital, \$36,000; directors, Henry Menken, Frederick Kraus, August Stradtmann.
- William Nelson Land & Improvement Co., 2461 Washington av; inc. April 30, 1910; capital, \$500; directors, William Nelson, Laura Nelson, Anders Jorgensen.
- 106 7th av Co., 1182 Broadway; inc. April 28, 1910; capital, \$3,000; directors, David A. Bernstein, Gustavus A. Beyers, Daniel W. Buhman.
- Saxanton Realty Co., 625 Broadway; inc. Apr 29, 1910; capital, \$3,000; directors, Jacob K. Simon, Jennie T. Simon, Irving Simon.
- Simon Schindler Estates, 100 Broadway, care Hatch & Klute; inc. Apr 2, 1910; capital, \$75,000; directors, Vincent P. Donihee, Chas. S. Clark, Franklin P. Schaffer and others.
- Wingold Realty Co. of the City of New York, 78 Beekman st; inc. Apr 30, 1910; capital, \$1,000; directors, Albert W. Venino, H. Leroy Bell, Irene Levy.
- Wynotol Realty & Hotel Co., 122-124 West 49th st; inc. April 28, 1910; capital, \$10,000; directors, Theodore E. Tolsen, L. Hamilton Rainey, Robert P. Fairing.
- Yonkers Amusement & Construction Co., 160 Broadway; inc. April 29, 1910; capital, \$4,000; directors, Samuel Abrahams, Wm. B. Singer, Samuel Mitchell.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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

VOLUNTARY AUCTION SALES.

MAY 9.

BRYAN L. KENNELLY.

2d av, No 581, s w cor 32d st, 24.8x100, two 4-sty brk tenements and stores. Perry st, No 39, n s, 150 e 4th st, 17.6x74, 4-sty brk dwelling. Washington st, No 735, e s, 22.9 n Bank st, 20x61x15.6x69.6, 3-sty brk dwelling. Bank st, No 129 n s, about 70 e Washington st, 16x31x16.1x28.6, 3-sty brk dwelling. Varick st, Nos 101 & 103, w s, 63.6 n Watts st, 42x82x-x80, two 3-sty brk tenements and 3-sty brk stable in rear.

MAY 10.

JAMES L. WELLS.

Valentine av, e s, 138.4 s 187th st, 100x115, vacant. JOSEPH P. DAY. 110th st, No 221 E, 25x100, 5-sty brk tenement and stores. Forsyth st, Nos 39 & 39 1/2, n s, 92.8 e Canal st, 32.9x100, 5-sty brk stable. Tinton av, No 1225, w s, 249.11 n 168th st, 20.5x100, 2-sty frame dwelling.

ADVERTISED LEGAL SALES.

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

May 7.

No Legal Sales advertised for this day.

May 9.

5th av, No 860, e s, 60.5 s 68th st, 40x100, 2-sty stone front art gallery. Mutual Life Ins Co of N Y agt Mary A Yerkes et al; James McKeen att'y; John H Judge, ref. (Amt due, \$253,-388.20; taxes, &c, \$705.) Mort recorded Feb 10, 1904. By Bryan L Kennelly. Pleasant av, No 335, w s, 20 s 118th st, 18.6x75, 3-sty stone front dwelling. Noel B Sanborn agt Samuel Seiner et al; Sanborn & Sanborn, att'ys, 29 Wall st; James Oliver, ref. (Amt due, \$5,884.49; taxes, &c, \$322.74.) Mort recorded June 2, 1905. By Herbert A Sherman.

Leland av n e cor Old road, runs n 75.1 x e Old road | 79.1 x s w 109.1 to beg, Van Nest. Louis M Ebling agt Patrick Monahan et al; Leventritt, Cook & Nathan, att'ys, 111 Broadway; Geo S Mittendorf, ref. (Amt due, \$8,-142.41; taxes, &c, \$237.18.) Mort recorded Jan 23, 1907. By Bryan L Kennelly.

8th av, No 750 n e cor 46th st, 25.5x100, 6-sty 46th st, No 249 brk office and store building. 8th av, No 752, e s, 25.5 n 46th st, 25x100.

46th st, No 247, n s, 100 e 8th av, 25x100.5. Sheriff's sale of all right, title, &c, which Metropolitan Mercantile & Realty Co had on Dec 15, 1909, or since; John F Forrester, att'y, 346 Broadway; John S Shea, sheriff. By Daniel Greenwald.

St Pauls av, e s, - s Bronx and Pelham Parkway, runs e 104.1 x s 50.1 x w 102.8 x n w 50 to beg, Throggs Neck.

10th st, No 234, s s, 153 w 1st av, 22x92.4, 4-sty tenement.

Richard J Steiner et al agt Geo H Cornely et al; Charles Hentschel, Jr, att'y, 26 Court st, Brooklyn; John M Zurn, ref. (Partition.) By Samuel Marx.

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

May 10.

39th st, No 56, s s, 189 e 6th av, 21x90, 5-sty stone front building and store. Warren McConihe agt Alice B Scott et al; Warren McConihe, att'y, 42 Broadway; Patrick J Dobson, ref. (Amt due, \$9,697.65; taxes, &c, \$1,191.40; sub to a mort of \$50,000.) Mort recorded Oct 26, 1906. By Joseph P Day.

133d st, No 204, s s, 137.6 w 7th av, 37.6x99.11, 5-sty brk tenement. Oscar Michels agt Leo Rosengarten et al; Fleischman & Fox, att'ys, 346 Broadway; Carl L Schurz, ref. (Amt due, \$6,851.77; taxes, &c, \$73.) By Joseph P Day. 133d st, No 202, s s, 100 w 7th av, 37.6x99.11, 5-sty brk tenement. Simon Marx agt Leo

Rosengarten et al; Fleischman & Fox, att'ys; 346 Broadway; Carl L Schurz, ref. (Amt due, \$7,492.44; taxes, &c, \$677.09.) By Joseph P Day.

Grand st, No 66, n s, 50 w Wooster st, 25x100, 5-sty brk loft and store building. Mabelle S Soich, committee, agt Virginia Tuska et al; E Ritzema De Grove, att'y, 145 Nassau st; Edw W S Johnston, ref. (Amt due, \$31,712.65; Taxes, &c, \$721.) Mort recorded Oct 9, 1908. By Joseph P Day.

6th st, No 511, n s, 175 e Av A, 23.7x90.10, 5-sty brk tenement and store. Ida Fleischhauer agt Abraham Strauss; Charles Brandt, Jr, att'y, 189 2d av; James P Davenport, ref. (Amt due, \$4,828.45; taxes, &c, \$420.66.) Mort recorded May 15, 1906. By Joseph P Day.

3d av, No 319 | s e cor 24th st, 18.6x24th st, Nos 202 & 204 | 97.7, 3-sty brk tenement and store and part 2-sty brk factory. Thomas Mook agt Walter T Mook et al; Webber & Webber, att'ys, 7 Beekman st; William Allen, ref. (Partition.) By Joseph P Day.

76th st, Nos 213 & 215, n s, 171.8 e 3d av, 33.4x102.2, 6-sty brk tenement and store. Orphan's Home & Asylum of the Protestant Episcopal Church in N Y agt Saul Wallenstein et al; De Witt, Lockman & De Witt, att'ys, 88 Nassau st; Daniel E Seybel, ref. (Amt due, \$36,897.09; taxes, &c, \$904.11.) Mort recorded Dec 11, 1906. By Bryan L Kennelly.

Central Park West, Nos 414 & 415 | n w cor 101st st, No 1 | st, 100.11x111, three 5-sty brk tenements. David H Hyman agt Lemuel J Arthur et al; Action No 1; Chas W Dayton, Jr, att'y, 27 William st; Abraham Hershfield, ref. (Amt due, \$71,-320.14; taxes, &c, \$-; sub to three mortg aggregating \$173,000.) Mort recorded Oct 30, 1899. By Joseph P Day.

101st st, No 3, n s, 111 w Central Park West, 38x100.11, 5-sty brk tenement. Same agt same; Action No 2; same att'y; same, ref. (Amt due, \$13,605.47; taxes, &c, \$-; sub to a mort of \$42,000.) By Joseph P Day.

101st st, No 5, n s, 149 w Central Park West, 38x100.11, 5-sty brk tenement. Same agt Mary E Arthur et al; Action No 3; same att'y; same ref. (Amt due, \$25,247.62; taxes, &c, \$-; sub to two mortg aggregating \$35,000.) By Joseph P Day.

101st st, No 7, n s, 187 w Central Park West, 38x100.11, 5-sty brk tenement. Same agt same; Action No 4; same att'y; same ref. (Amt due, \$18,329.02; taxes, &c, \$-; sub to a mort of \$29,500.) By Joseph P Day.

May 11.

70th st, No 510, s s, 249 e Av A, 37x100.4, 6-sty brk tenement. Wm F Armstrong agt Louvre Realty Co et al; Garvan & Armstrong, att'ys, 40 Wall st; Geo A Newman, ref. (Amt due, \$24,761.95; taxes, &c, \$1,269.29.) Mort recorded June 23, 1908. By Joseph P Day.

123d st, No 211, n s, 129.6 e 3d av, 25.6x100.11, 3-sty frame dwelling. Clarence W Teller agt Sarah Teller et al; K C & M V McDonald, att'ys, 189 Montague st, Brooklyn; Algernon S Norton, ref. (Partition.) By Joseph P Day.

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. Central Trust Co of New York agt The Twenty-eighth and Twenty-ninth Streets Crosstown R R Co et al; Joline, Larkin & Rathbone, att'ys, 54 Wall st; Newell Martin, ref. (Amt due, \$1,639,-167.67; taxes, &c, \$-.) By Joseph P Day.

Park av, No 1488 | s w cor 109th st, runs s 80.10 109th st, No 88 | x w 24.5 x n 10 x e 6.7 x n 4.9 x e 10 x n 66.1 x e 17 to beg, 4-sty stone front tenement and 1-sty brk store. Carrie L Jacobs agt Louis Meyer Realty Co et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Broadway; Felix H Levy, ref. (Amt due, \$6,-864.18; taxes, &c, \$720.49.) By L J Phillips & Co.

Cruzer av or Timpson st n e cor road to West-Road to Westchester | chester, runs n 34.9 to

THOMAS DIMOND

All Kinds of Iron Work for Buildings

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

Holland av | 205th st, x e 200 to Hol-205th st | land av x s 128.5 to road to Westchester, x w 221.3 to beg, Wakefield. Emily A Kuerzi agt Hale Building & Realty Co et al; Francis J Kuerzi, att'y, 32 Nassau st; Aaron J Levy, ref. (Amt due, \$4,919.77; taxes, &c, \$100.66.) By Joseph P Day.

Findlay av | s e cor 170th st, runs s 248.8 x e 170th st | 101.10 x n 110.11 x e 3.5 x n 100.7 to beg, vacant. Margaret L Zborowski extr, &c, agt John Sachs et al; Henry L Morris, att'y, 32 Liberty st; Summer Gerard, ref. (Amt due, \$5,598.54; taxes, &c, \$3,799.60.) Mort recorded June 28, 1906. By Herbert A Sherman.

May 12.

Theriot av, w s, 120.9 n Westchester av, 50x100. Van Nest.

Theriot av, w s, 220.9 n Westchester av, 50x100. Van Nest. 4th st, s s 25 e Av D, 25x103.1, Unionport. Mary O'Hare gdn agt Mary S Hartmann et al; N J O'Connell, att'y, 229 Broadway. (Partition.) Sylvester L H Ward, ref. By Joseph P Day.

Eastern Boulevard | n e cor Av B, 50x116, Union-Av B | port. Ellen Egen et al agt Margaret Kavenagh et al; Lindsay, Kalish & Palmer, att'ys, 27 William st; Abel C Thomas, ref. (Partition.) By Joseph P Day.

4th st, No 167, n s, 175 w Av A, 25x96.2, 5-sty brk tenement and store with 1-sty brk extension. Olga Wolkenmuth agt William Schack et al; Samuel Bitterman, att'y, 309 Broadway; Joseph P Morrissey, ref. (Amt due, \$2,276.65; taxes, &c, \$550.) Mort recorded Aug 10, 1901. By Joseph P Day.

218th st, s s, 605 w Barnes av, 50x114, Wakefield. Kingston Securities Co agt Katharine Kieran et al; Gifford, Hobbs & Beard, att'y, 5 Nassau st; Chas N Morgan, ref. (Amt due, \$2,352.63; taxes, &c, \$752.70.) Mort recorded May 13, 1908. By D Phoenix Ingraham.

10th st, No 66, s s, 103.3 e 6th av, 25.2x92.3, 5-sty brk tenement. German Savings Bank in the City of N Y agt George Nicholas et al; action No 1; A H Mosle, att'y, 30 Broad st; William Klein, ref. (Amt due, \$34,991.44; taxes, &c, \$756.99.) Mort recorded Feb 21, 1898. By Joseph P Day.

10th st, No 68, s s, 78.1 e 6th av, runs s 46.1 x e 0.5 x s 46.1 x e 24.9 x n 92.3 x w 25.2 to beg, 5-sty brk tenement. Same agt same; action No 2; same att'y; same ref. (Amt due, \$34,984.08; taxes, &c, \$740.21.) Mort recorded Feb 21, 1898. By Joseph P Day.

May 13.

58th st, No 31, n s, 311 e 6th av, 22x100.5, 4-sty and basement stone front dwelling. Sydney Bernheim agt Geo W Falk et al; Rose & Putzel, att'ys, 128 Broadway; Emanuel Blumenstiel, ref. (Amt due, \$5,693.86; taxes, &c, \$2,304.46; sub to five prior mortg aggregating \$40,000.) Mort recorded March 30, 1908. By Joseph P Day.

70th st, No 508, s s, 212 e Av A, 37x100.5, 6-sty brk tenement. State Investing Co agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Chas M Beattie, ref. (Amt due, \$7,893.04; taxes, &c, \$1,373.29; sub to a mort of \$24,000.) Mort recorded June 22, 1908. By Joseph P Day.

May 14.

No Legal Sales advertised for this day.

May 16.

Arthur av, No 2155, w s, 25 s Oak Tree pl, 22.5x94, 2-sty frame dwelling. Edward Heid et al agt Hyman Goldberg et al; Smith Williamson, att'y, 364 Alexander av; Joseph J Corn, ref. (Amt due, \$28,380.91; taxes, &c, \$600.) Mort recorded Aug 30, 1906. By James L Wells.

Canon st, No 71, w s, 75 s Rivington st, 35.6x100, 6-sty brk tenement and stores. Joseph L Bittenwieser agt Abraham Fine et al; M S & I S Isaacs, att'ys, 52 William st; Abraham L Gutman, ref. (Amt due, \$12,-756.34; taxes, &c, \$106.10.) Mort recorded Jan 4, 1906. By L J Phillips & Co.

AUCTION SALES OF THE WEEK.

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

*132d st, No 164, s s, 145.3 e 7th av, 19.10x99.11, 3-sty and basement stone front dwelling. (Amt due, \$3,895.07; taxes, &c, \$239.05; sub to a first mort of \$9,000.) Joseph Willar\$11,325 Houston st, No 128 | n e cor Sullivan st, 25x100, 6-sty brk tenement and stores. (Amt due, \$12,198.26; taxes, &c, \$202.11; sub to prior mort of \$57,000.) A S Burns.....72,831 Eagle av, No 824, e s, 247.7 n 158th st, 50x100, 2-sty frame dwelling and vacant. (Amt due, \$8,804.49; taxes, &c, \$13.02.) M. Sheehan, \$8,800 *Av C, No 297, w s, 42 n 17th st, 20x66, 5-sty brk tenement and stores. (Amt due, \$9,641.63; taxes, &c, \$386.62.) Levi Munson.....8,000 *17th st, No 12, s s, 220 w 5th av, 30x92, 2-sty brk dwelling. (Partition.) Elizabeth G Wheelwright56,000 *Audubon av, Nos 11 to 17 on map Nos 11 to 15 | e cor 166th st, 70.3x100x166th st, Nos 518 to 522 | 83.5x95, two 6-sty brk tenements and stores on corner. (Amt due, \$14,781.26; taxes, &c, \$1,-006.82; sub to three mortg aggregating \$71,000.) Jacob Wener et al.....72,809 Cherry st, Nos 82 & 84, n s, 25 e James st, 50x59, two 2-sty brk and frame tenements and stores (exrs sale). Louis Kinstler.....15,900 Crotona av, n w cor 183d st, 100x80, vacant (exrs sale). De Leon Realty Co.....10,050

*Goerck st, No 94, e s, 121.7 n Rivington st, 25x100, 5-sty brk tenement. (Amt due, \$4,497.37; taxes, &c, \$525; sub to a mort of \$20,000.) Wilhelmina Fuhr22,416 151st st, No 304, s s, 420.3 e Morris av, 22x118.5, 3-sty frame dwelling. (Amt due, \$5,861.28; taxes, &c, \$149.55.) Otto Lackman6,275 *Forest av, No 993, w s, 206.9 s 165th st, 20.6x91, 3-sty frame dwelling. (Amt due, \$3,658.71; taxes, &c, \$175.67.) Anna C Wildey.....4,000 Cherry st, No 362, n s, 126.5 e Montgomery st, 26x94.9x26.4x96, 5-sty brk tenement and store and 4-sty brk tenement in rear. (Amt due, \$18,595.38; taxes, &c, \$1,072.29.) Jacob Zlotnik.....19,400 67th st, No 211, n s, 175 w Amsterdam av, 25x100.5, 5-sty brk tenement. (Partition.) Wm P Rooney, for a client.....21,700 Audubon av | s e cor 186th st, 107.5x93, vacant 186th st Audubon av | n e cor 185th st, runs n 107.5 x e 95 x s 53.6 x e 25 x s 185th st | 53.10 x w 120 to beg, vacant. Audubon av | s e cor 170th st, 25x93, vacant. 170th st (Partition.) Heilner & Wolf94,000 Hudson st, Nos 548 1/2 & 550 | s e cor Perry st, 46.10x56.5x irreg, three 3-sty Perry st | brk tenements with stores. (Partition.) Herman Renaldo39,000 Canal st, Nos 505 & 507 | n w cor Renwick st, 53.10x71x irreg, 3 and 4-sty Renwick st | brk buildings (voluntary). Withdrawn.....7th av | n w cor 132d st, 25x100, 5-sty brk tenement with stores 132d st, No 201 | (voluntary). Bid in at \$57,100.....3d av, No 480, w s, 49.10 s 33d st, 24.8x100, 3-sty brk tenement with store (trustee's sale). Max J Kramer.....25,200 West st, Nos 491 & 493, e s, about 22.7 n 12th st, 44.10x80, two 4-sty brk tenements with stores (exrs sale). Gerald Donnelly.....37,500

54th st, No 148, s s, about 159 w 3d av, 19x100.5, 4-sty brk and stone tenement (admr sale). John H. Naughton.....17,100
 130th st, No 241, n s, about 324.6 e 8th av, 18x99.11, 3-sty stone front dwelling (exrs sale). Bid in at \$12,000.....
 Sherman av, No 941, w s, 32.6 n 163d st, 20.10x100, 3-sty brk dwelling (extrx sale). John F Johnson.....9,600
 Grant av, No 999, w s, 81.4 s 165th st, 84x78.4x84x71.8, 2-sty frame dwelling and vacant (extrx sale). H P O'Rourke.....9,000
 Tinton av, No 1180, e s, about 169.2 s 168th st, 16.8x132.4, 2-sty frame dwelling (extrx sale). Mrs K Johnson.....5,100
 West Farms rd n w cor 172d st, 42.7x115.2x33.1x96.9, vacant (extrx 172d st sale). Sigmund Ernst.....2,850
 Bowery, No 100, w s, 125.1 n Hester st, 25x100, 4-sty brk hotel with stores (voluntary). Withdrawn.....

BRYAN L. KENNELLY.

(Sale of Catholic Protectory property.)

Unionport rds w s, 82.7 s e Guerlain pl, 84x108.7 to Gray st, x61.7x66.2, Gray st vacant (voluntary). Michael Fay.....1,750
 Unionport rds w s, 166.7 s e Guerlain pl, 29.2x123.7 to Gray st, 25x25x Gray st 108.7, vacant (voluntary). Timothy Sullivan.....800
 Unionport rds w s, 195.9 s e Guerlain pl, 29.2x138.7 to Gray st, x25x Gray st 123.7, vacant (voluntary). Mary Goss.....875
 Unionport rds w s, 224.11 s e Guerlain pl, 58.4x168.7 to Gray st, x50x Gray st 138.7, vacant (voluntary). Michael J Murphy.....2,075
 Unionport rd, s w s, 283.3 s e Guerlain pl, 58.4x120x50x88.7, vacant (voluntary). John McCarthy.....1,700
 Storrow st, w s, 500 n Archer av, 25x100, vacant (voluntary). Timothy Sullivan.....825
 Storrow st, w s, 25 s Unionport rd, 25x100, vacant (voluntary). Dr M B McMillan.....725
 Walker avs e cor Hoguet av, 25x104, vacant (voluntary). Thomas F Hoguet av Dougherty.....1,325
 Hoguet av n e cor Protectory av, 200x138x231.6x21.4, vacant (voluntary). R H Greene.....5,400
 Storrow st, w s, 50 s Unionport rd, 50x100, vacant (voluntary). Edward Glasser.....1,450
 Hoguet av, e s, 225 n Protectory av, 50x100, vacant (voluntary). Michael Fay.....1,200
 Hoguet av e s, 200 n Protectory av, 25x152.7 to Protectory av, x28.11 Protectory av x138, vacant (voluntary). Chas A Casazza.....1,200
 Odell st s w cor Archer av E, 25x105.6, vacant (voluntary). Mary Archer av E Goss.....725
 Odell st, w s, 25 s Archer av E, 25x105.6, vacant (voluntary). Patrick McDermott.....650
 Odell st, w s, 50 s Archer av E, 25x105.6, vacant (voluntary). Hubert Witger.....625
 Protectory av, n w s, 75 s Archer av E, 28.3x93x25x105.6, vacant (voluntary). Samuel Gottlieb.....525
 Protectory av, n w s, 23.7 s w Odell st, 28.11x78x25x93, vacant (voluntary). Joseph Ferrara.....400

Protectory av, n w s, 52.6 s w Odell st, 28.11x64x25x78, vacant (voluntary). Chas S Schnapp.....325
 Protectory av n w s, 81.5 s w Odell st, runs s w 57.9 x w 140.7 to Oim-Olmstead av | stead av, x n 25 x e 105 x n 25 x e 64 to beg, vacant (voluntary). Albert Acker.....325
 Olmstead av, e s, 100 s Lyvere st, 25x105.6, vacant (voluntary). John McCarthy.....475
 11 80-100 acres of land fronting on Westchester and Seabury Creeks, Unionport (voluntary). Mooyer & Marston, for a client.....60,000
 (Balance of lots withdrawn.)
 *126th st, Nos 322 & 324, s s, 350 e 2d av, 41.8x99.11, 6-sty brk tenement and stores. (Amt due, \$37,166.66; taxes, &c, \$1,053.05.) Farmers Loan & Trust Co.....30,000
 *95th st, Nos 304 to 310, s s, 450 w 1st av, 100x100.8, 1-sty brk and frame shop. (Amt due, \$8,528.19; taxes, &c, \$645.70; sub to two mortis aggregating \$31,000.) Peter Oten.....35,000

PARISH, FISHER & CO.

(On the premises.)

William st, Nos 80 & 82 e s block front bet Maiden Lane and Liberty st, Maiden Lane | 72.8x32.7x61.1x25.7, 12-sty office building. (Special master's sale.) Adj to May 18.....

HUGH D. SMYTH.

*Bassford av n w cor 182d st, runs n 152.3 x w 71.10 x s 55.10 x e 35.1 182d st | x s e 94 x e 9.7 to beg, vacant. (Amt due, \$4,299.03; taxes, &c, \$4,000.) Harlem Savings Bank.....8,100
 2d av, No 2131, w s, 74 s 110th st, 27x73, 4-sty brk tenement and stores (exrs sale). E Marks.....15,000

D. PHOENIX INGRAHAM.

*53d st, Nos 246 & 248, s s, 100 w 2d av, 33.4x100.5, 6-sty brk tenement and stores. (Amt due, \$15,573.80; taxes, &c, \$962.32; sub to prior mort of \$34,000.) Elkan Holzman.....41,600

SAMUEL MARX.

48th st, No 367, n s, 125 e 9th av, 15x100.5, 5-sty brk tenement. (Amt due, \$15,727.40; taxes, &c, \$472.64.) Arthur E Boyer.....19,000

J. H. MAYERS.

*Colonial Parkway, late Edgecombe road's w cor 166th st, 115.6x106.2x100 166th st | x90.4, vacant. (Amt due, \$47,372.55; taxes, &c, \$2,055.55.) John J Mahony.....45,000

DANIEL GREENWALD.

Clinton st, No 93, w s, 175 s Rivington st, 25x100, 5-sty brk tenement and stores. Sheriff's sale of all right, title, &c. Wm Bloom.....325

Total.....\$846,756
 Corresponding week, 1909.....896,684
 Jan. 1st, 1910, to date.....26,739,359
 Corresponding period, 1909.....24,964,554

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 conveyance is recorded under the Torrens system.

CONVEYANCES

BOROUGH OF MANHATTAN.

April 29, 30, May 2, 3, 4 and 5. (No. 12.)

Attorney st, w s, 150 n Grand st, 25x100. Assign rents to extent of \$1,100. Tarsus Realty Co to Royal Bank of N Y. May 3, 1910. 2:346. 1,100
 Broome st, No 378, n s, 75.11 w Mott st, 25.11x100.11x24.8x106.2, 2-sty brk shop. Chas H Pond trustee Robt Barkley et al to Margt W M Pond. Correction deed. Feb 1. Apr 29, 1910. 2:480—40. A \$23,000—\$23,500. 24,000
 Broome st, No 35 | s w cor Goerck st, 25.2x100x25.3x100, 5-Goerck st, Nos 13 to 19 | sty brk tenement and stores. Isaac Male et al to Hannah Straus and Ferdinand, Samuel and Fanny Rosenstock. B & S and correction deed. Apr 23. May 3, 1910. 2:326—47. A \$20,000—\$45,000. nom
 Christopher st, No 27, n s, 40 e Waverly pl, 20x70, 3-sty frame brk front dwelling. Wm H Housner to The Margaret and Sarah Switzer Memorial Institute. Mort \$5,000. Apr 13. May 3, 1910. 2:610—73. A \$8,500—\$9,500. other consid and 100
 Christopher st, Nos 29 and 31 | n e cor Waverly pl, 40x70, 3-sty Waverly pl, Nos 173 and 175 | frame brk front dwg and 3-sty frame tenement and store on cor and 1-sty brk store in pl. Wm C Burniston et al to The Margaret and Sarah Switzer Memorial Institute, a corpn. All liens. May 3, 1910. 2:610—74 and 75. A \$21,500—\$25,000. other consid and 100
 Christopher st, No 86. Power of attorney. Wm J Livingston to Florence A Livingston. May 3, 1909. May 2, 1910. 2:591.
 Christopher st, No 86, s s, 83 e Bleeker st, runs s 43.7 x e 15.7 x s 28.11 x e 5 x n 67.11 to st, x w 21 to beginning, 2-sty brk dwelling. Florence A Livingston et al to Joseph H Gilman. Mort \$5,000. Apr 30. May 2, 1910. 2:591—46. A \$5,500—\$6,500. 7,500
 Catharine st, No 61 | s e cor Monroe st, 17.9x80, 3 and 4-Monroe st, Nos 2 and 2 1/2 | sty brk tenements and stores. Carmela Bua to John F Roberts of Brooklyn. All title. All liens. May 3. May 4, 1910. 1:253—107. A \$26,000—\$33,000. nom
 Cooper sq, No 67 | begins 3d av, e s, 93.6 s St Marks pl or 8th st, 3d av, No 9 | 17x74, 4-sty brk tenement and store. Henry H Holly et al to Bernhard Schneller and Augusta his wife as tenants by entirety. All liens. May 2. Ma y4, 1910. 2:463—5. A \$12,000—\$16,000. other consid and 100

Coenties slip, No 26, e s, abt 50 n South st, 20x50.6, 5-sty brk tenement and store. Herman Joseph (referee appointed by order of court in petition of Anna M Tuttle) to City Real Estate Co. 1-48 part. B & S. May 3. May 4, 1910. 1:34—34. A \$15,100—\$19,500. 927.08
 Crosby st, No 133, e s, 41.7 n Jersey st, 20.10x73.1x21.5x72.1, 5-sty brk loft and store building. The Washington Trust Co to Leo Schlesinger. Apr 29. May 5, 1910. 2:510—38. A \$12,000—\$19,000. 24,400
 Columbia st, No 100, e s, 325 n Rivington st, 25x100, 6-sty brk tenement and store. Marks Kerber to Morris Kerber. Q C. Apr 30. May 5, 1910. 2:334—52. A \$19,000—\$39,000. nom
 Elizabeth st | n w cor Hester st, 59.9x24x46.2x24.1, 4-sty Hester st, No 161 | brk tenement and store. Maria Capperelli to Louis Massucci. 1/2 part. Mort \$15,000. Apr 29, 1910. 1:238—33. A \$20,000—\$22,000. nom
 Fulton st, No 125 (117) | n s, abt 100 e Nassau st, 25x118.11 to Ann st, No 44 | s s Ann st x25.2x118.11, 5 and 6-sty brk loft and store building. Release, Q C. &c. Max Luria to The Thos W Evans Museum & Institute Soc, a Pennsylvania corpn. All title. Apr 28. Apr 29, 1910. 1:7, 1:65 and 1:91—11. A \$79,800—\$95,000; and 4:1237. nom
 Same property. Release, Q C. &c. Jacob Brodie to same. All title. Apr 28. Apr 29, 1910. 1:7, 65, 91; 4:1237. nom
 Fulton st, Nos 33 and 34, e s, abt 82 n Water st, —x—, two 5-sty brk loft and store buildings. Jane K Fraser and ano DEVISEES Wm Kevan to Chas E Osborn, of Bellport, L I. B & S. All title. Apr 27. May 5, 1910. 1:95—11 and 12. A \$25,200—\$31,500. nom
 Forsyth st, Nos 213 and 215, w s, 102.2 s Houston st, 27.2x125.4, 6-sty brk tenement and stores. Max Fine to Baba Kessler. Mort \$54,125 and all liens. May 3. May 4, 1910. 2:422—20. A \$25,000—\$55,000. nom
 Greenwich st, No 396, w s, abt 25 n Beach st, 24x80, 4-sty brk tenement and store, with 1-sty brk extension. Augusta C Bettels to Charles Bettels, of Rockville Centre, L I. Apr 29. May 3, 1910. 1:216—32. A \$15,000—\$20,000. other consid and 100
 Grand st, No 423. Assignment of all right, title and interest to a certain fund arising from sale of above. Sarah A Way of Plainfield, N J, to Francis E Richards of Plainfield, N J. May 25, 1893. May 4, 1910. 1:314. nom
 Same property. Assignment of all right, title and interest as above. Florence L Palmer et al to same. May 11, 1893. May 4, 1910. 1:314. nom

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

- Grand st, No 423 s w cor Attorney st, —x60x20x60, 6-sty brk Attorney st tenement and stores. James O Clark to Florence L Richards of Brooklyn, N Y. All title. C a G. Apr 6, 1891. May 4, 1910. 1:314—22. A \$35,000—\$60,000. nom
- Gansevoort st, Nos 94 to 98, s s, 185 e West st, runs s 84.2. Gansevoort st, Nos 90 and 92, s s.
- Party wall agreement. Henry P and Geo H Kirkham with Hugh J Grant. Apr 28. May 5, 1910.
- parties of 1st and 2d parts each to pay 1/2 of cost of wall, 8,000
- Houston st, Nos 220 to 224 n s, 119.8 e Varick st, runs n 50.11 Downing st, Nos 60 and 62 | and 47.10 to s s Downing st x e 50.2 x s 60.7 x e 16.11 x s 1.5 x e 8.2 x s 70.6 to n s Houston st w 75.1 to beginning, 1 and 3-sty brk factory. Grenville Kane EXR Edith Kane to David I Christie. Apr 26. Apr 29, 1910. 2:528—15, 16. A \$52,000—\$56,000. 55,000
- Henry st, No 164, s s, abt 130 w Jefferson st, 26.1x100, 5-sty brk tenement and stores. Realty Holding Co to Karl Shapiro, 1/2 part, Morris Levinson, 1/4 part, and Solomon Shapiro, 1/4 part. Mort \$32,500. Apr 28. Apr 30, 1910. 1:271—52. A \$22,000—\$39,000. other consid and 100
- Henry st, No 336 | s w cor Jackson st, 100x28x100x35, 6-sty on map Nos 332 to 336 | brk tenement and stores. Yetta Plager to Jackson st, No 1 | Ida Kassel. B & S. Apr 29. May 4, 1910. 1:267—53. A \$40,000—\$82,000. nom
- Henry st, No 165, n s, 130.8 w Jefferson st, 21.9x74.9x22.1x72.7, 2-sty brk dwelling. Solomon Herrmann to Rabbi Jacob Joseph School, a corpn. Mort \$13,000. May 3. May 4, 1910. 1:284—7. A \$15,000—\$16,000. nom
- Hamilton pl, Nos 98 to 102 | s w cor 142d st, runs w 53.4 x s 89.11 142d st | x e 15.2 to pl x n 97.8 to beginning, with all title to old Bloomingdale or Kingsbridge road, 7-sty brk tenement. David L Hough to Hough-Wickersham Realty Co. B & S. All liens. June 17, 1909. May 5, 1910. 7:2073—42. A \$22,000—\$75,000. omitted
- Hillside st, c 1, 337 e Broadway (Kingsbridge road), and being plot 136 map (No 697) Isaac Dykeman at Fort George, 50x226.6, vacant. Christina Kramer to James C Gaffney. Apr 28. Apr 29, 1910. 8:2170. other consid and 100
- Jefferson st, No 80 | n w cor Water st, 27x75, 5-sty brk Water st, Nos 530 to 534 | building and stores. Samuel Mot-tufsky to Hyman and Carl Motufsky. 1/2 part. All liens. Apr 28. Apr 29, 1910. 1:247—34. A \$12,000—\$25,000. nom
- Lafayette st, No 156 (old No 144 Elm st), w s, abt 105 s Grand st, 25x100, 1-sty frame store. A Oldrin Salter, TRUSTEE (of deed by Cornelia A Brown to Herrick T Corey) to Aberdeen Realty Co. 1-3 part. May 3. May 5, 1910. 1:233—19. A \$22,000—\$22,000. 10,666.67
- Same property. Mehetable A Rutter to same. 1-3 part. All title. May 3. May 5, 1910. 1:233. 10,666.67
- Same property. James T Pool to same. 1-3 part. All title. May 3. May 5, 1910. 1:233. 10,666.67
- Madison st, No 94, s s, abt 270 e Catharine st, 25x100.
- Madison st, No 98, s s, abt 325 e Catharine st, 25.2x100x25.1x100. two 6-sty brk tenements and stores.
- Hamilton Holding Co to Abraham Levinstein and Max Tarshes. Morts \$62,000. Apr 28. Apr 29, 1910. 1:276—40 and 42. A \$36,000—\$72,000. other consid and 100
- Madison st, No 351, n s, 168 e Scammel st, 24x96, 5-sty brk tenement and stores. FORECLOS Apr 21, 1910. Phoenix Ingraham referee to Josephine L Wells. Mort \$20,000. Apr 28. Apr 29, 1910. 1:267—27. A \$14,000—\$25,000. 3,000
- Madison st, No 178, s s, about 245 e Pike st, 25.1x100, 4-sty brk tenement and store and 4-sty brk tenement in rear. Sarah Kantrowitz to Max Kozakowsky. All title. All liens. Apr 2. May 2, 1910. 1:272—36. A \$19,000—\$27,000. nom
- Mercer st, Nos 165 and 167, w s, 150 s Houston st, 50x100, 5-sty brk loft and store building. Penrose Realty Co et al to Balleis Realty Co. Q C. May 2, 1910. 2:513—23 and 24. A \$58,000—\$84,000. nom
- Mulberry st, Nos 123 and 125, w s, 57.3 s Hester st, 42.9x50, two 4-sty brk tenements and stores. Irene N Williams to Bartholomew Sbarbaro of Borough of Richmond. Apr 29, 1910. 1:206—17 and 18. A \$22,000—\$29,000. nom
- Monroe st, No 94, s s, 36.2 w Pelham st, runs w 18 x s 45.3 x e 8 x n e 22.6 x n 25 to beginning, 6-sty brk loft and store building, valued at \$17,750. Morts \$13,250. CONTRACT to exchange for
- 3d st, Nos 591 and 595 East, Brooklyn, valued at \$13,000. Mort \$8,700.
- Daniel London with Daniel and Levi Merovitz. Apr 21. Apr 30, 1910. 1:255—48. A \$7,000—\$13,000. exch
- Monroe st, No 207, n s, 48.7 w Gouverneur st, 16.8x49.6x16.8x49.3, 3-sty brk dwelling. Sarah C Peck et al to Georgianna L McClenan and Emeline D Winthrop. Q C. Apr 27. Apr 30, 1910. 1:268—12. A \$5,000—\$7,000. 750
- Pearl st, Nos 373 to 377, n w s, 106.6 n e Hague st, runs n w 97.1 x s w 5.1 x s w 38.7 and 21.9 x s e 96.2 to st x n e 62.9 to beginning, ruins of 7-sty brk building. Louise M Cramp to Louis A Lehmaier and Goldwin Starrett. Apr 29. May 5, 1910. 1:113—26. A \$40,000—\$75,000. other consid and 100
- Same property. Louis A Lehmaier et al to Wingold Realty Co. Mort \$45,000. May 3. May 5, 1910. 1:113. nom
- Prospect pl, No 66, w s, 167.1 n 42d st, 16.8x54, 4-sty stone front dwelling. Mary Healy or Healey to Margaret wife Joseph Fogarty. Morts \$6,250. July 28, 1906. May 5, 1910. 5:1335—33 1/2. A \$4,000—\$6,500. other consid and 100
- Rivington st, No 147 | s e cor Suffolk st, 18.10x52, 5-sty brk tene-Suffolk st, No 122 | ment and store. Samuel Friedman to Saul Lefkowitz, of Brooklyn. Mort \$27,000. Apr 29. May 2, 1910. 2:348—13. A \$19,000—\$28,000. other consid and 100
- South William st, No 9 | begins Mill st, w s, extends from South William to Stone st, 75x22.2 Stone st, No 61 | x76.3x22.6, 4-sty brk tenement and store. Lydia S Cutting and ano, EXTRX, &c, Heyward Cutting to Reform Club, a corpn. Apr 18. May 5, 1910. 1:29—43. A \$43,900—\$51,000. nom
- Stanton st, No 274, n s, 104.8 w Cannon st, 20x75, 3-sty brk tenement. Rudolf Rapp to Rosa Cohn. Mort \$15,000. May 3, 1910. 2:335—84. A \$12,000—\$15,000. other consid and 100
- Stanton st, No 274 (owned by party 2d part).
- Columbia st, No 116, owned by party 1st part.
- Agreement as to right to construct windows. Joseph H Mittleman with Rudolf and Hermine Rapp. Apr 26. May 3, 1910. 2:—335. nom
- Washington st, No 389, e s, 75 s Hubert st, 25.2x70, 2-sty brk tenement and stores. Frances L Bardet to St John's Park Realty Co. May 2, 1910. 1:216—20. A \$12,000—\$12,500. nom
- Water st, No 82, n s, 94.5 e Old slip, runs e 22.10 x n 58.11 x w 23.8 x s 30.1 x e 0.4 x s 31.2 to beginning, 4-sty brk loft and store building. August Klipstein to Geo S Jellerson and Frank H Parsons. Mort \$10,000. Apr 18. Apr 29, 1910. 1:31—38. A \$19,600—\$24,000. other consid and 100
- Water st, No 44, n s, 50.1 e Coenties slip, 28.3x57.3x29x56.9, 4-sty brk loft and store building. Reginald S Jaffray to Daniel Birdsall. Mort \$20,000. Apr 22. May 4, 1910. 1:30—32. A \$14,200—\$19,500. nom
- Washington st, No 294, w s, abt 65 n Chambers st, 19.10x48.9, 3-sty brk loft and store building. Thos R McNell to Raffaele Gargiulo. May 3. May 4, 1910. 1:139—37. A \$13,000—\$16,000. other consid and 100
- 1st st E, No 18, n s, 119.6 w 2d av, 16.3x75, 3-sty stone front tenement and store. Amanda Spremann widow to Geo F Johnson, Sr, and Geo F Johnson, Jr, joint tenants. Life estate. All title. Mar 17. May 2, 1910. 2:457—41. A \$8,000—\$11,000. other consid and 100
- 4th st W, No 215 | n e cor Christopher st, 25x86, 4-sty brk Christopher st, No 61 | tenement. Frank N Hedden and ano to Peter J Engelhard. All title. Mort \$2,000. Apr 27. May 5, 1910. 2:610—1. A \$19,500—\$26,000. other consid and 100
- 6th st E, No 419, n e s, 225.6 s e 1st av, 18.9x90.10, 5-sty brk tenement. Barnet Klar to Morris Miller. 1/2 part. Morts \$22,000. May 3. May 4, 1910. 2:431—48. A \$12,500—\$23,000. other consid and 100
- 6th st E, No 419, n e s, 225.6 s e 1st av, 18.9x90.10, 5-sty brk tenement. George Lambert to Barnet Klar, of Brooklyn. All liens. Apr 30. May 3, 1910. 2:434—48. A \$12,500—\$23,000. nom
- 7th st E, No 262, s s, 274.9 w Av D, 22.8x90.10, 3-sty brk dwelling. Kate M wife Thomas Bowe to William Grossman. Mort \$8,000. Apr 28. May 3, 1910. 2:376—23. A \$13,000—\$15,000. 100
- 7th st E, Nos 117 and 119, n s, 222 w Av A, runs n 97.6 x w 35.8 x n 15 x w 0.10 x s 111.9 to st x e 42 to beginning, 6-sty brk tenement and stores. Martin Seidner to Jacob Reitman, of Brooklyn, N Y. Mort \$66,200. May 3, 1910. 2:435—43. A \$32,000—\$65,000. other consid and 100
- 10th st E, No 28, s s, 148.9 e University pl, 46x92.3, 12-sty brk and stone loft and store building. Garfield Building Co to Mary B Hughes. Mort \$225,000. May 2. May 3, 1910. 2:561—9. A \$85,000—P \$280,000. other consid and 100
- 11th st W, No 48, s s, 398.9 e 6th av, runs s 94.10 x w 21.8 x n 94.10 to st x — 21.8 to beginning, 3-sty and basement brk dwelling. Order of court that above premises be sold under direction of John M Stoddard, ref, to foreclose four bonds and morts amounting to \$10,891.25, with costs, &c, and to cancel satisfaction pieces, &c. William and Alan R Hawley, plffs, agt Jeanie M Levee and Charles Remsen, defts. May 2. May 3, 1910.
- 13th st W, No 6, s s, 175 w 5th av, 20x77.9x—x72, 3-sty and basement brk dwelling. CONTRACT. Amelia Bunout widow with Geo A Plimpton. Apr 21. Apr 30, 1910. 2:576—36. A \$17,000—\$18,500. 25,000
- 15th st E, No 617, n s, 413 w Av C, 25x103.3, 5-sty brk tenement. Yetta Green to Bernat Springer, Ignatz Weisberger and Aaron Segal. 1/4 part. All title. Mort \$15,410. Apr 20. Apr 30, 1910. 3:983—12. A \$8,000—\$15,500. nom
- 15th st W, No 154, s s, 145 e 7th av, 20x103.3, 3-sty and basement brk dwelling. Mary A Daly to Christopher Sparks. Apr 4. Apr 30, 1910. 3:790—66. A \$13,000—\$16,000. 20,000
- Same property. Christopher Sparks to John B Quintin. Mort \$15,000. Apr 29. Apr 30, 1910. 3:790. other consid and 100
- 15th st E, Nos 612 and 614, s s, 188 e Av B, 54x103.3, two 2-sty brk stables. Peter Callan to P Callan Co, a corpn. 1/2 part. All liens. May 3. May 4, 1910. 3:982—51. A \$17,800—\$19,000. other consid and 6,500
- 16th st E, Nos 602 and 604, s s, 88 e Av B, 50x103.3, 6-sty brk tenement and stores. Peter Callan to Eliz A Callan. May 3. May 4, 1910. 3:983—54. A \$17,000—\$57,000. other consid and 100
- 16th st E, No 128, s s, 102.5 e Irving pl, 25x103.3, 4-sty and basement brk dwelling. Wm S Patten to Louis Levussove. May 5, 1910. 3:871—56. A \$22,500—\$26,500. other consid and 100
- 16th st W, Nos 331 and 333, n s, 350 w 8th av, runs n 92 x w 50 x s 42 x e 0.4 x s 50 to st x e 49.8 to beginning, two 5-sty brk tenemtns. New Amsterdam Realty Co and Fay Realty Co to Annette Taterka. Apr 13. Apr 29, 1910. 3:740—17 and 18. A \$21,000—\$52,000. other consid and 100
- 17th st W, Nos 230 to 234, s s, 363 e 8th av, 75x84, three 3-sty frame tenements. Ole H Olsen to Alex W Fraser. Morts \$57,500. Apr 11. Apr 29, 1910. 3:766—61 to 63. A \$33,000—\$35,000. other consid and 100
- 17th st W, No 117, n s, 210 w 6th av, 20x98.9, 3-sty and basement stone front dwelling. Martha A Montgomery to Edward Jansen. Mort \$9,000. Apr 29. Apr 30, 1910. 3:793—26. A \$11,000—\$14,500. other consid and 100
- 17th st W, No 119, n s, 230 w 6th av, runs n 76.10 x w 17.2 x s 30 x w 0.6 x s 46.9 to st x e 17.8 to beginning, 3-sty brk tenement and store. Catharine McVey to Edward Jansen. Mort \$7,000. May 2. May 3, 1910. 3:793—25. A \$9,000—\$13,500. other consid and 100
- 18th st W, No 153, n s, 230 e 7th av, 19x90.9x15.4x90.6, 4-sty brk tenement and store and 2-sty brk shop in rear. Florence Seaman to District Realty Co. Mort \$12,500. Apr 29. Apr 30, 1910. 3:794—12. A \$12,500—\$15,000. nom
- 18th st W, No 155, n s, 210 e 7th av, 20x90.6, 2-sty brk stable. Mary Renter to District Realty Co. Mort \$11,000. Feb 18. Apr 30, 1910. 3:794—11. A \$14,000—\$15,000. nom
- 19th st W, Nos 151 and 153, n s, abt 195 e 7th av, 46.7x90.1x 43.4x90.1, 3-sty brk factory. Alphonse H Kursheedt et al TRUSTEES Frederic A Kursheedt to Douglas Realty Co. Mort \$37,500. May 2. May 3, 1910. 3:795—12. A \$35,000—\$36,000. 50,000
- 20th st W, No 438, s w s, 283.4 s e 10th av, 16.8x91.11, 4-sty brk dwelling. Sarah L Hayes to Mary E Dowling and Annie T Murray joint tenants. May 2. May 3, 1910. 3:717—63. A \$7,500—\$10,000. other consid and 100
- 21st st E, Nos 48 to 52 | s s, 100 w 4th av, runs s 92 x w 25 x s 92 20th st, No 49 | to n s 20th st x w 25 x n 92 x w 25 x n 92 to 21st st x e 75 to beginning, three 4-sty and basement stone front and one 4-sty and basement brk dwellings. I Randolph Jacobs to Roscorn Realty Co. Mort \$220,000. May 4, 1910. 3:849—33 and 45 to 47. A \$200,000—\$231,000. other consid and 100

22d st W, No 161, n s, 121.10 e 7th av, runs n 88.9 x e 3.1 x n 10 x e 18.9 x s 98.9 to st x w 21.10 to beginning, 3-sty brk dwelling. Emily M Roemer to Fredk W Marks. Mort \$25,000. Apr 29. Apr 30, 1910. 3:798-11. A \$17,000-\$20,000. nom

22d st W, No 161, n s, 121.10 e 7th av, runs n 88.9 x e 3.1 x n 10 x e 18.9 x s 98.9 to st x w 21.10 to beginning, 3-sty brk dwelling. Samuel L Hyman to Emily M Roemer. Apr 29. Apr 30, 1910. 3:798-11. A \$17,000-\$20,000. nom

22d st W, Nos 126 to 130, s s, 300 w 6th av, 56.3x98.9, three 3-sty and basement brk dwellings. Mayer S Auerbach to Aurora Investing Co. Mort \$63,500. May 2. May 3, 1910. 3:797-58 to 60. A \$60,000-\$69,000. other consid and 100

23d st W, Nos 227 to 233 begins 23d st, n s, 475 e 8th av, 75x- to 24th st W, Nos 220 to 226 24th st, eight 5-sty brk dwellings. Joaquin S Suarez and ano to Miguel R Martinez. 1-5 part. Apr 21. May 4, 1910. 3:773-27 to 30 and 59 to 62. A \$131,500-\$167,500. 100

Same property. Leonardo S Suarez et al HEIRS, &c, Peter S Suarez to same. All title. 3-5 parts. Nov 22, 1909. May 4, 1910. 3:773. other consid and 100

Same property. Jose S Suarez HEIR, &c, Peter S Suarez to same. 1-5 part. All title. Nov 19, 1909. May 4, 1910. 3:773. other consid and 100

24th st W, Nos 30 and 32, s s, 334 e 6th av, 50x98.9, 5-sty brk building and store and 5-sty stone front dwelling. Ruth Livingston to Marmac Construction Co. Apr 9. May 3, 1910. 3:825-66 and 67. A \$82,000-\$103,000. other consid and 100

24th st W, No 142, s s, 262.6 e 7th av, 18.9x98.9, 4-sty brk tenement and store with 1-sty brk extension. Bruno Steinel to District Realty Co. Mort \$10,000. May 2, 1910. 3:799-64. A \$14,500-\$17,000. 100

25th st W, No 30, s s, 400 e 6th av, 25x98.9, 4-sty stone front dwelling. Bertha K Bartlett and ano to Realty Holding Co. May 2, 1910. 3:826-60. A \$50,000-\$56,000. other consid and 100

25th st W, No 211, n s, 144 w 7th av, 21x98.9, 3-sty brk dwelling. Elizabeth wife James Boylan to Irving I Kempner. Mort \$13,750. Apr 27. Apr 29, 1910. 3:775-31. A \$11,000-\$14,000. nom

Same property. Irving I Kempner to Rexton Realty Co. Mort \$13,750. Apr 28. Apr 29, 1910. 3:775. nom

25th st W, Nos 211 and 213, n s, 144 w 7th av, 42x98.9, two 3-sty brk dwellings. Rexton Realty Co to City Real Estate Co. Mort \$29,750. Apr 28. Apr 29, 1910. 3:775-30 and 31. A \$22,000-\$28,000. other consid and 100

25th st W, Nos 146 to 150, s s, 229 e 7th av, 55.8x98.9, 4-sty brk dwelling and 4-sty brk stable. Orange County Milk Association, N Y, to Sherwood Construction Co, a corpn. Mort \$40,000. May 5, 1910. 3:800-65 and 67. A \$47,500-\$64,500. other consid and 100

25th st W, No 54, s s, 100 e 6th av, 23x98.9, 4-sty brk dwelling with 1-sty brk extension. Martha S Wittnauer to Alcourt Realty Co. Mort \$42,000. May 3. May 4, 1910. 3:826-72. A \$38,000-\$43,000. other consid and 100

26th st W, No 129, n s, 309.4 w 6th av, 21.10x98.9, 3-sty stone front tenement and store.

26th st W, No 131, n s, 331.3 w 6th av, 21.10x98.9, 4-sty stone front tenement and store. Jacob Mannheimer et al, EXRS, &c, Meier Mannheimer to Louise M Stevens, of Borough of Queens, N Y. May 2. May 3, 1910. 3:802-23 and 24. A \$39,000-\$44,000. 87,500

26th st W, No 127, n s, 287.6 w 6th av, 21.10x98.9, 4-sty stone front tenement and stores. Theresa Mannheimer et al, EXRS Adolph Mannheimer to Louise M Stevens, of Borough of Queens, N Y. May 2. May 3, 1910. 3:802-25. A \$19,500-\$22,000. 43,750

26th st W, No 17, n s, 500 e 6th av, 25x98.9, all of 5-sty brk dwelling. Mort \$50,000.

26th st W, No 15, n s, 525 e 6th av, runs n 98.9 x e 7.4 x s e - x s 66.6 to st x w 19 to beginning, 5-sty brk building and store. 1/2 part all title. Edith L Bailey to Realty Holding Co. Apr 8. May 3, 1910. 3:828-22 and 23. A \$92,000-\$124,000. 100

26th st E, No 323 (185), n e s, abt 300 w 1st av, 25x98.9, 5-sty brk tenement and store and 3-sty brk tenement in rear. Frederick and Charles Flaccus, EXRS, &c, Frederick Flaccus to Louis Rosenswaike. Mort \$8,000. May 3, 1910. 3:932-15. A \$10,000-\$18,500. 19,000

Same property. Frederick Flaccus et al, HEIRS, &c, Frederick and Louis Flaccus to same. B & S. Mort \$8,000. May 3, 1910. 3:932. 100

27th st W, No 141, n s, 475 w 6th av, 25x98.9, 3-sty brk tenement and 4-sty brk tenement in rear. The Junction Realty Co to Louise M Stevens of Corona, L I. Mort \$21,000. Apr 26. Apr 29, 1910. 3:803-15. A \$23,000-\$27,000. other consid and 100

27th st W, No 143 (87), n s, 500 w 6th av, 25.2x98.9x26.10x98.9, 5-sty brk tenement and stores. W Irving Clark EXR Mary C Clark to Louise M Stevens, Borough of Queens. Apr 26. Apr 29, 1910. 3:803-14. A \$24,000-\$42,000. 50,000

27th st W, Nos 141 and 143, n s, 475 w 6th av, 50.2x98.9x51.10x98.9, 5-sty brk tenement and store, 3-sty brk tenement and 4-sty brk tenement in rear. Louise M Stevens to The Junction Realty Co. Mort \$85,000. Apr 28. Apr 30, 1910. 3:803-14 and 15. A \$47,000-\$69,000. 100

30th st W, No 307, n e s, 125 w 8th av, 25x98.9, 5-sty brk tenement and store and 3-sty frame tenement in rear. Saml J Ashley et al to (Lithuanian Alliance of America) Susivienyjimas Lietuvin Amerikoje, a corpn of Pa. May 2. May 3, 1910. 3:754-34. A \$14,500-\$20,000. other consid and 100

31st st W, Nos 39 and 41, n s, 500 w 5th av, 50x98.9, two 5-sty stone front buildings and stores.

32d st W, No 40, s s, 189.10 e Broadway, 20.8x98.9, 4-sty brk building.

32d st W, No 38, s s, 210.6 e Broadway, 20.8x98.9, 4-sty stone front building. Harold J Hirst to Arena Construction Co. Apr 27. May 3, 1910. 3:833-18, 19, 65 and 66. A \$270,000-\$325,000. 100

31st st W, Nos 39 and 41, n s, 500 w 5th av, 50x98.9, two 5-sty stone front buildings and stores.

32d st W, No 40, s s, 189.10 e Broadway, 20.8x98.9, 4-sty brk building.

32d st W, No 38, s s, 210.6 e Broadway, 20.8x98.9, 4-sty stone front building. Thomas A Sperry to Harold J Hirst, of Ridgewood, N J. Feb 17. May 3, 1910. 3:833-18, 19, 65 and 66. A \$270,000-\$325,000. 100

32d st E, Nos 14 and 16, s s, 138.4 w Madison av, 43.8x98.9, two 4-sty stone front dwellings. Harry P Ward to Wm F Havemeyer. All liens. May 3. May 4, 1910. 3:861-67 and 68. A \$130,600-\$150,000. other consid and 100

32d st E, Nos 14 to 18, s s, 116.6 w Madison av, 65.6x98.9, two 4 and one 5-sty stone front dwellings. Wm F Havemeyer to Geraty Construction Co. Mort \$157,500. May 3. May 4, 1910. 3:861-66 to 68. A \$195,900-\$231,000. other consid and 100

34th st E, No 131, n s, 22.6 w Lexington av, 22x64, 5-sty stone front office and store building. Annabella Curtis et al to John A Wyeth. Mort \$20,000. Apr 22. Apr 29, 1910. 3:890-19. A \$35,000-\$49,000. other consid and 100

34th st W, No 37, n s, 248 e 6th av, 24x98.9, 5-sty stone front building. City Real Estate Co to Kate I Donald Harnett. Mort \$85,000. Mar 31. May 3, 1910. 3:836-11. A \$192,000-\$200,000. other consid and 100

35th st W, No 348, s s, 345 e 9th av, 20x98.9, 3-sty brk dwelling. Amelia Demarest and Charles Shortemeier EXRS, &c, Rosina Schortemeier to John Wells. Apr 29, 1910. 3:758-66. A \$9,000-\$11,000. 16,750

35th st W, No 354, s s, 285 e 9th av, 15.4x98.9, 4-sty brk dwelling. Edward H Proudman to John Wells. Mort \$6,000 and all liens. Apr 29, 1910. 3:758-69. A \$7,000-\$9,000. other consid and 100

Same property. Release mort. Lawyers Title Ins & Trust Co to same. Apr 29, 1910. 3:758. nom

36th st W, No 233, n s, 434 e 8th av, 18.6x98.9, 4-sty brk dwelling. Eli M Cohen to Morris F Hochstadter. Mort \$20,500. May 2. May 5, 1910. 3:786-26. A \$14,000-\$17,500. nom

36th st W, n s, 411.6 e 6th av, a strip 0.3x98.9. Amelia C Skaden INDIVID and EXR Joseph C Skaden to Ellen McNamara. Apr 29. May 3, 1910. 3:838. 250

36th st W, No 233, n s, 434 e 8th av, 18.6x98.9, 5-sty brk dwelling. Otto Zanker to Eli M Cohen. May 2, 1910. 3:786-26. A \$14,000-\$17,500. other consid and 100

36th st E, No 234, s s, 125 w 2d av, 25x98.9, 5-sty brk tenement. John J Hubschmitt and ano EXRS, &c, Charlotte Hubschmitt to Adam W & Wm P Hubschmitt, Ottilie F wife Charles Abbott, Charlotte M wife Henry L Stegman and John J Hubschmitt. May 2, 1910. 3:916-42. A \$10,500-\$18,000. nom

Same property. Ottilie F wife Charles Abbott et al to Charlotte M wife Henry L Stegman and John J Hubschmitt. 3-5 part. All title. Mort \$8,000. May 2, 1910. 3:916. nom

36th st W, No 253, n e s, 251.11 e 8th av, 16.10x98.9, 4-sty brk dwelling. Dorothea Bartels et al HEIRS, &c, Bohlke Luerssen to John J McBride of Brooklyn. Apr 29. Apr 30, 1910. 3:786-16. A \$13,000-\$16,000. 100

36th st W, No 246, s s, 304.2 e 8th av, 19.2x98.9, 4-sty brk dwelling. Eliza R Pierson et al HEIRS Eliza R Pierson to Hugh Reilly. Mar 22. Apr 30, 1910. 3:785-69. A \$14,500-\$18,000. other consid and 100

Same property. Chas A Ritter et al HEIRS, &c, Casper H Ritter to same. Q C. Apr 9. Apr 30, 1910. 3:785. nom

37th st W, No 251, n s, 200 e 8th av, 16x98.9, 4-sty brk dwelling. Reliant Holding Co to Thos J MacCabe. Mort \$12,500. Apr 29; 1910. 3:787-17. A \$14,000-\$17,500. other consid and 100

37th st W, No 12, s s, 225.5 w 5th av, 19.7x98.9, 5-sty brk dwelling. Kath A W Lapsley to Alclimac Realty Co. Apr 26. Apr 29, 1910. 3:838-58. A \$55,500-\$64,000. other consid and 100

37th st W, No 68, s s, 60 e 6th av, 20x69.11, 4-sty stone front dwelling. Release dower. Mary E Weston widow to Codington Company, a corpn. May 2. May 3, 1910. 3:838-86. A \$43,000-\$49,000. nom

37th st W, No 68, s s, 60 e 6th av, 20x69.11, 4-sty stone front dwelling. Alfred J Weston and ano, EXRS, &c, Edward Weston to Codington Company. Mar 1. May 3, 1910. 3:838-86. A \$43,000-\$49,000. 70,000

38th st W, No 219, n s, 187 w 7th av, 20x98.9, 5-sty stone front dwelling. William Stubenbord to Florence Coleman. Mort \$10,000. May 5, 1910. 3:788-37. A \$18,000-\$22,000. 100

38th st W, Nos 8 to 14, s s, 145 w 5th av, 75x98.9, 12-sty brk and stone loft office and store building. Lot begins 145 w 5th av and 38 s 38th st at w s of an alleyway, runs s 28.3 x e 12 to e s said alley x n 28.3 x w 12 to beginning, vacant. Joseph J Steindler to J J Steindler Co. B & S. Mort \$700,000. Apr 26. May 3, 1910. 3:839-53 and 48. A \$-\$. other consid and 100

39th st W, No 220, s s, 207 w 7th av, 20x98.9, 3-sty brk dwelling. Mary M McGlynn to Mary E Coleman. Mort \$10,000. Apr 29, 1910. 3:788-59. A \$18,000-\$20,500. other consid and 100

39th st W, No 333.

42d st W, No 336. Power of attorney. Flora Eisig to Bella Bry and Ida Kempner. Apr 11. Apr 29, 1910.

42d st W, n s, 225 e 11th av, 100x100.5, vacant. Consolidated Gas Co of N Y to Frank G Burke. May 2. May 3, 1910. 4:1071-10 to 13. A \$56,000-\$56,000. nom

44th st W, No 526, s s, 375 w 10th av, 25x100.5, 5-sty brk tenement. Archibald W J Pohl to August Richter of Jersey City, N J. Mort \$12,000. Apr 11, 1908. Apr 29, 1910. 4:1072-48. A \$9,000-\$18,000. nom

48th st E, No 24, s s, 19.9 w Madison av, 25x100.5, 5-sty stone front dwelling. Hugh D and John W Auchincloss TRUSTEES Edgar S Auchincloss to James A Farley. Apr 25. May 2, 1910. 5:1283-57. A \$70,000-\$82,000. 118,700

48th st W, No 219, n s, 380 e 8th av, 20x100.5, 3-sty brk dwelling. Johanne C M B Giebelhouse to Francis X O'Connor. May 5, 1910. 4:1020-16. A \$26,000-\$27,000. nom

50th st W, No 303, n s, 80 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Edith S Colquitt to Alice M wife Julien T Davies. Mort \$6,500. Dec 6, 1904. May 5, 1910. 4:1041-28 1/2. A \$11,000-\$12,000. nom

Same property. Julien T Davies EXR Alice M Davies to Bancroft Realty Co. Mort \$6,500. May 5, 1910. 4:1041. 25,000

50th st W, No 305, n s, 99.2 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Edith S Colquitt to Julien T Davies. Mort \$6,500. Apr 23, 1906. May 5, 1910. 4:1041-28. A \$11,000-\$12,000. nom

Same property. Julien T Davies to Bancroft Realty Co. Mort \$6,500. C a G. May 5, 1910. 4:1041. nom

50th st W, No 353, n s, 559.2 w 8th av, 19.2x100.5, 4-sty stone front dwelling. Ellen H Griffith to John A Wyeth. Apr 28. Apr 29, 1910. 4:1041-10. A \$11,000-\$12,000. other consid and 100

52d st E, No 63, n s, 180.11 w Park av, 13.10x100.5, 3-sty and basement brk dwelling. Florence Estill and ano to Alice D Jackson, of Mora County, New Mexico. Mort \$10,000. Apr 28. May 3, 1910. 5:1288-28 1/2. A \$24,000-\$26,000. other consid and 100

53d st W, No 446, s s, 150 e 10th av, 25x100.5, 4-sty brk tenement & store and 2-sty frame tenement in rear. Frederick Lovinger to David Mandel. 1/4 right, title and interest. All title. Mort \$11,000. May 2, 1910. 4:1062-58. A \$12,000-\$14,500. nom

53d st E, Nos 208 and 210, on map No 208, s s, 110 e 3d av, 33.4x100.5, 5-sty brk tenement. Thos W Grimley et al to Adolph Gmelin, Jr. Apr 29. Apr 30, 1910. 5:1326-44. A \$16,000-\$40,000. other consid and 100

53d st E, No 50, s s, 164 w Park av, 16x100.5, 4-sty and basement stone front dwelling. James A Farley to Henry H M Lyle. Mort \$25,000. Apr 29, 1910. 5:1288-43. A \$30,000-\$37,000. other consid and 100

55th st W, No 325, n s, 287.6 w 8th av, 18.9x100.5, 3-sty and basement stone front dwelling. Helen G Topping to Marcus Polak. Mort \$15,000. Apr 29, 1910. 4:1046-20½. A \$11,500-\$17,000. other consid and 100

55th st W, No 325, n s, 287.6 w 8th av, 18.9x100.5, 3-sty and basement stone front dwelling. Munroe Crane et al EXRS Sarah E Crane to Helen G Topping. Apr 27. Apr 29, 1910. 4:1046-20½. A \$11,500-\$17,000. other consid and 100

55th st W, No 325, n s, 287.6 w 8th av, 18.9x100.5, 3-sty and basement stone front dwelling. Iola wife Munroe Crane to Helen G Topping. B & S. Apr 29. May 4, 1910. 4:1046-20½. A \$11,500-\$17,000. nom

56th st W, No 421, n s, 300 w 9th av, 25x100.5, 5-sty brk tenement. FORECLOS, Mar 29, 1910. Samuel L Frooks referee to Bertha Wolf. Apr 28. Apr 29, 1910. 4:1066-20. A \$11,000-\$20,000. 15,525

56th st E, No 115, n s, 150 e Park av, 20x100.5, 4-sty and basement stone front dwelling. Herman D Kountze to Jas C Johnston. Apr 28. Apr 29, 1910. 5:1311-7. A \$24,000-\$34,000. nom

56th st E, No 235, n s, 225 w 2d av, 25x100.5, 5-sty brk tenement and store. Louis Sroka, a corpn, to Beckie Schloff. B & S. All liens. Apr 28. May 2, 1910. 5:1330-15. A \$11,000-\$25,000. nom

Same property. Beckie Schloff to Bertha Weiss. B & S. Mort \$25,000. Apr 29. May 2, 1910. 5:1330. nom

57th st W, Nos 49 to 53, n s, 75.5 e 6th av, 69.6x100.5, 7-sty stone front tenement. Fifty-Seventh Street Realty Co to Millard C Humstone, of Brooklyn. Mort \$200,000. May 3. May 5, 1910. 5:1273-5. A \$225,000-\$280,000. nom

63d st W, Nos 108 and 110, s s, 150 w Columbus av, 50x100.5, 3-sty and basement stone front dwelling and 2-sty frame stable. Daniel B Freedman to Wm H Wheeler. Mort \$44,000. May 4. May 5, 1910. 4:1134-39 and 40. A \$27,000-\$34,000. other consid and 100

64th st E, No 18, s s, 145 w Madison av, 25x100.5, 4-sty and basement stone front dwelling. Henrietta wife Charles Minzesheimer to Minzesheimer Realty Co. Apr 28. Apr 29, 1910. 5:1378-62. A \$100,000-\$112,000. nom

65th st E, No 62, s s, 20 w Park av, 20x100.5, 5-sty brk dwelling. Ellsworth Eliot, Jr, to Charles A Munn. Apr 30. May 3, 1910. 5:1379-37½. A \$40,000-\$55,000. other consid and 100

66th st E, Nos 213 to 217, n s, 190 e 3d av, 120x100.5, three 6-sty brk tenements.

66th st E, No 221, n s, 220 w 2d av, 40x100.5, 6-sty brk tenement and stores. Solomon Frankel to Fannie wife Solomon Frankel. All liens. Apr 27. Apr 30, 1910. 5:1421-8 to 11 and 16. A \$80,000-\$205,000. other consid and 100

66th st E, No 16, s s, 250 e 5th av, 25x100.5, 4-sty and basement stone front dwelling. Fanny C Sinclair widow to Sarah V Baker of Borough of Richmond. Apr 29. Apr 30, 1910. 5:1380-62. A \$100,000-\$112,000. other consid and 100

Same property. Sarah V Baker to Geo C Smith. Mort \$75,000. Apr 29. Apr 30, 1910. 5:1380. nom

68th st E, No 41, n s, 175 e Madison av, 25x100.5, 4-sty and basement stone front dwelling. James T Gardiner to Edward W Sparrow. B & S and C a G. Mort \$60,000. Apr 20. May 4, 1910. 5:1383-29. A \$70,000-\$115,000. nom

68th st W, No 17, n s, 200 w Central Park West, 17x100.5, 4 and 5-sty brk dwelling. Sissie S Lehman to Alfred H Caspary. Apr 30. May 5, 1910. 4:1121-24. A \$13,600-\$25,000. nom

69th st W, No 31, n s, 369 w Central Park West, 22x100.5, 4-sty and basement brk and stone dwelling. Fredk Strauss to Ernest A Cardozo. Apr 22. Apr 29, 1910. 4:1122-17½. A \$20,000-\$45,000. 100

70th st E, No 176, s s, 127 w 3d av, 18x100.5, 3-sty and basement stone front dwelling. Park E Bell to Lydia L Blagden. Mort \$10,000. May 2. May 3, 1910. 5:1404-42. A \$14,000-\$18,000. other consid and 100

70th st W, No 125, n s, 235 w Columbus av, 20x100.5, 4-sty and basement stone front dwelling. James A McKenna to Cath S McKenna. Sept 21, 1908. May 2, 1910. 4:1142-23. A \$14,000-\$25,000. nom

70th st E, No 32, s s, 125 e Madison av, 25.6x100.5, 4-sty and basement stone front dwelling. Geo W Kemp et al to Laura K wife Edwin S Bayer. B & S. Mort \$55,000. May 2, 1910. 5:1384-47. A \$60,000-\$72,000. 81,250

70th st E, No 15, n s, 125 w Madison av, 25x100.5, 6-sty brk and stone dwelling. Cornelius W Luyster, Jr, to Ruth A Bruce-Brown. B & S. Mort \$140,000. May 2, 1910. 5:1385-12. A \$100,000-\$— other consid and 100

71st st E, No 163, n s, 285 w 3d av, 15x102.2, 3 and 4-sty and basement stone front dwelling. Margaret G wife of and Austin W Lord to Caroline M Child. Mort \$17,000. Apr 28. Apr 29, 1910. 5:1406-26. A \$12,000-\$21,000. nom

72d st W, No 128, s s, 275 w Columbus av, 25x102.2, 4-sty and basement stone front tenement and store. Douglas B Green to Geo A Raftery. B & S and C a G. May 5, 1910. 4:1143-44. A \$38,000-\$56,000. nom

73d st E, No 239, n s, 75 w 2d av, 25x51.1, 5-sty stone front tenement and store. Clara Thorman to Abraham Wolff, 2-3 parts, and Charlotte M Hammel, 1-3 part. All liens. Apr 28. Apr 29, 1910. 5:1428-20½. A \$7,000-\$13,000. nom

75th st E, No 167, n s, 210 w 3d av, 20x102.2, 4-sty stone front tenement. Fannie Aaron (nee Spero) to Jacob Spero of Brooklyn. 1-5 part. Apr 11. Apr 29, 1910. 5:1410-28. A \$12,000-\$17,000. nom

75th st W, No 240, s s, 220 e West End av, 20x102.2, 3-sty and basement brk dwelling. Isidore Hirsch to Corn Exchange Realty Co. Mort \$25,000. May 2. May 3, 1910. 4:1166-55. A \$15,000-\$21,000. nom

76th st W, No 250, s s, 155 e West End av, 20x104.4, 3-sty and basement brk dwelling. Edwin M Taylor to The Haynes Company. Mort \$15,000. Apr 30. May 5, 1910. 4:1167-58. A \$16,000-\$21,000. other consid and 100

77th st E, No 352, s s, 75 w 1st av, 25x102.2, 4-sty brk tenement. Deborah Greenwald to Abraham Levin. All liens. May 4. May 5, 1910. 5:1451-30½. A \$9,000-\$18,000. other consid and 100

77th st E, No 352, s s, 75 w 1st av, 25x102.2. Release from any and all claims or liabilities under extension agreement of mortgage recorded July 20, 1909. Samuel Grodinsky to Deborah and Max Greenwald. May 4. May 5, 1910. 5:1451. nom

78th st E, No 323, n s, 300 w 1st av, 25x102.2, 4-sty stone front tenement. John Denne to William Osterlund. Mort \$19,000. Apr 29, 1910. 5:1453-14. A \$9,000-\$20,000. other consid and 100

79th st W, Nos 152 to 158. Assigns four contracts recorded Nov 19, 1909. Edgar A Levy to Vadrick Realty Co. May 2. May 3, 1910. 4:1150 and contracts. nom

79th st W, No 150, s s, 300 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. Annie L Fitz-Gibbon to Vadrick Realty Co. Apr 29. May 3, 1910. 4:1150-52. A \$12,000-\$16,000. nom

79th st W, No 152, s s, 283.4 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. Lawrence E Embree and ano, EXRS, &c, Robert C Embree to Vadrick Realty Co. Apr 29. May 3, 1910. 4:1150-53. A \$12,000-\$16,000. 27,000

79th st W, No 158, s s, 233 e Amsterdam av, 17x102.2, 3-sty and basement brk dwelling. Laura V Ross to Vadrick Realty Co. May 2. May 3, 1910. 4:1150-55. A \$12,500-\$17,500. other consid and 100

79th st W, No 152, s s, 283.4 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. Lawrence E Embree et al to Vadrick Realty Co. C a G. Apr 29. May 3, 1910. 4:1150-53. A \$12,000-\$16,000. other consid and 100

79th st W, No 156, s s, 250 e Amsterdam av, 16.8x102.2, 3-sty and basement stone front dwelling. Wm M Morgan to Vadrick Realty Co. Mort \$10,000 and all liens. Apr 29. May 3, 1910. 4:1150-54. A \$12,000-\$16,500. other consid and 100

79th st W, No 154, s s, 266.8 e Amsterdam (10th) av, 16.8x102.2, 3-sty and basement stone front dwelling. Emma D Warner to Vadrick Realty Co. Apr 29. May 3, 1910. 4:1150-53½. A \$12,000-\$16,000. other consid and 100

81st st E, No 220, s s, 325 w 2d av, 25x100, 3-sty frame tenement. Marie wife Eibe Mangels to Hudson Trust Co. Mar 25. May 3, 1910. 5:1526-38. A \$11,000-\$11,500. other consid and 100

81st st E, No 231, n s, 227.1 w 2d av, 27.1x102.2, 4-sty stone front tenement. Millard Veit to John Vogel. Mort \$18,000. Apr 11. Apr 29, 1910. 5:1527-15. A \$12,000-\$20,000. other consid and 100

82d st E, No 57, n s, 151 e Madison av, 16x102.2, 5-sty stone front dwelling. Clara Harriman to Henry C Emmet. Mort \$21,000. Apr 30, 1910. 5:1494-27. A \$19,000-\$32,000. other consid and 100

82d st W, No 33 (43), n s, 345 e Columbus av, 20x102.2, 4-sty and basement brk dwelling. Ora M Russell to Zadah H Reakirt. Mort \$25,000. Apr 29. May 2, 1910. 4:1196-14½. A \$14,000-\$24,000. other consid and 100

82d st W, No 309, n s, 120 w West End av, 20x102.2, 4-sty and basement brk dwelling. Virginia Potter to Isaac G Waterman. B & S. Mort \$25,000. May 5, 1910. 4:1245-15. A \$13,500-\$24,000. other consid and 100

83d st E, No 10, s s, 210 e 5th av, 25x102.2, 5 and 6-sty stone front dwelling. Florence T Rubel to Elizabeth Aymar. May 3, 1910. 5:1494-64. A \$55,000-\$130,000. other consid and 100

85th st W, No 353, n s, 125 e Riverside Drive, 75x102.2, 8-sty brk and stone tenement. Joseph J Steindler to J J Steindler Co. B & S. Mort \$200,000. Apr 26. May 3, 1910. 4:1247-10. A \$—\$— other consid and 100

85th st E, No 218. Assign rents to extent of \$500. Sarah Stravitz to Harris Stravitz. Apr 29. May 5, 1910. 5:1530. 500

85th st W, No 162, s s, 156.3 e Amsterdam av, 18.9x102.2, 3-sty and basement brk dwelling. Winifred T Johnes to W Virginia Hill. Mort \$14,000. Mar 25. May 5, 1910. 4:1215-58. A \$10,000-\$18,000. other consid and 100

91st st E, No 57, n s, 244.1 w Park av, 17x100.8, 3-sty brk dwelling. Gussie Kleinbaum to Wm P Collins, of Hempstead, L I. Mort \$12,000. May 2. May 3, 1910. 5:1503-26. A \$15,000-\$20,000. other consid and 100

92d st E, Nos 336 and 338, s s, 200 w 1st av, 50x100.8, 6-sty brk tenement and stores. Morris Weins to Yorkville Holding Co. All liens. May 3, 1910. 5:1554-35. A \$17,000-\$57,000. other consid and 100

92d st E, No 150, s s, 321 w 3d av, 21x100.8, 3-sty stone front dwelling and 2-sty brk building in rear. George Abendschein to Herman Woog. May 2, 1910. 5:1520-50. A \$11,000-\$15,000. 100

93d st W, No 308, s s, 137.6 w West End av, 37.6x146.2x37.6x147.3, 6-sty brk tenement. Hudson Properties Inc to Marie Oby of Scarsdale, N Y. Mort \$72,500. Apr 23. May 2, 1910. 4:1252-24. A \$40,000-\$100,000. nom

93d st E, No 305, n s, 100 e 2d av, 25x100.8, 4-sty brk tenement. Rodney Realty Co to Yale Parce, of Rochester, N Y. Mort \$13,500. May 2. May 3, 1910. 5:1556-5. A \$8,500-\$14,500. nom

94th st W, No 173, n s, 100.6 e Amsterdam av, 17.6x100.8, 3-sty and basement stone front dwelling. Emma Ervin to Isidore Hirsch. Mort \$17,000. May 2. May 3, 1910. 4:1225-5. A \$8,500-\$14,500. nom

94th st W, No 53, n s, 465 w Central Park West, 20x100.8, 4-sty and basement stone front dwelling. Garfield Building Co to Frances Stevens. All liens. May 2, 1910. 4:1208-14. A \$11,500-\$21,000. other consid and 100

97th st E, No 213, n s, 213.6 e 3d av, 24.6x100.11, 5-sty brk tenement. Henry E Keil et al to Gussie Litwin. Mort \$13,000. Apr 14. May 2, 1910. 6:1647-9. A \$9,000-\$19,000. other consid and 100

100th st E, No 305, n s, 100 e 2d av, 40x100.11, 6-sty brk tenement and stores. Benjamin Rosenfeld to T H Simonson & Son Co, a corpn. All liens. May 4, 1910. 6:1672-5. A \$12,000-\$45,000. other consid and 100

101st st E, Nos 326 and 328, s s, 200 w 1st av, 39.1x100.11, 6-sty brk tenement and stores. Belwood Realty Co to Samuel Storch. Mort \$37,250. Apr 28. Apr 29, 1910. 6:1672-35. A \$12,000-\$43,000. other consid and 100

104th st W, No 306, s s, 120 w West End av, 20x100.11, 3 and 4-sty and basement stone front dwelling. Antoinette B Witte to Clara L wife G Ellis Reed. Mort \$15,000. May 3, 1910. 7:1890-64. A \$13,600-\$26,000. other consid and 100

106th st E, No 111, n s, 130 e Park av, 25x100.11, 4-sty stone front tenement. Jacob Miller to Josephine Muller. All liens. May 3, 1910. 6:1634-7. A \$11,000-\$16,000. other consid and 100

107th st W, No 313, n s, 162 e Riverside Drive, 20x100.11, 5-sty brk and stone dwelling. Rose Brown to Ricka Kaufman. Mort \$35,000. Apr 8. May 3, 1910. 7:1892-41. A \$13,600-\$31,000. nom

107th st E, No 67, n s, 161 w Park av, 17x100.11, 3-sty brk dwelling. Louis Simon to Frances wife Louis Simon. Mort \$7,000. May 2. May 3, 1910. 6:1613-30. A \$7,500-\$9,000. 100

108th st E, No 9, n s, 150 e 5th av, 25x100.5, 5-sty brk tenement. Anna Garner to Bertha Hirschfeld. Mort \$20,000. May 3, 1910. 6:1614-7. A \$13,000-\$24,000. nom

108th st E, No 67, n s, 170 w Park av, 17x100.11, 4-sty stone front tenement. Dora Seibert to Rachel Redelsheimer. Mort \$10,150. Mar 15. Apr 29, 1910. 6:1614-29½. A \$7,500-\$11,000. 100

109th st E, No 66, s s, 187 w Park av, 17x100.11, 4-sty stone front tenement. Joseph M Davis to Elizabeth A Wintemute, of Summit, N J. Oct 7, 1909. May 3, 1910. 6:1614-44. A \$7,500-\$11,000. other consid and 100

111th st W, Nos 610 and 612, s s, 175 w Broadway, 50x100.11, 6-sty stone front tenement. Henry Metzler to Nathan Morgans-tern. Mort \$80,000. Apr 29. Apr 30, 1910. 7:1894-23. A \$32,000-\$85,000. other consid and 100

112th st E, No 250, s s, 79 w 2d av, 21x100.11.

112th st E, Nos 252 and 254, s s, 41.5 w 2d av, runs s 44.8 x e 0.5 x s 38.4 x w 38 x n 83 to st, x e 37.6 to beginning, three 2-sty brk dwellings. Pietronilla Borzi (Sista Maria Pia) to Virginia Marazzi (Sista Maria Matilde) of the Order of the Sisters of Charity Pallottine. Apr 28. May 2, 1910. 6:1661-28½ and 29. A exempt-exempt. nom

113th st W, Nos 541 and 543, n s, 225 e Broadway, 100x100.11, 6-sty brk tenement. 888 Union Avenue Co to Cathedral Court Co. Mort \$175,000. Apr 27. May 2, 1910. 7:1885-11. A \$56,000-P \$125,000. nom

113th st W, No 622, s s, 117.6 e Riverside Drive, 77x100.11, 8-sty brk tenement. Joseph J Steindler to J J Steindler Co. B & S. Mort \$165,000. Apr 26. May 3, 1910. 7:1895-32. A \$50,000-\$215,000. other consid and 100

113th st E, No 70, s s, 205 w Park av, 25x100.11, 5-sty brk tenement. Louis E Stander to Samuel Hirschfeld. Mort \$23,000. Apr 25. May 4, 1910. 6:1618-46. A \$11,000-\$21,000. other consid and 100

113th st E, No 72, s s, 180 w Park av, 25x100.11, 5-sty brk tenement. Louis E Stander to Samuel Hirschfeld. Mort \$23,000. Apr 25. May 4, 1910. 6:1618-45. A \$11,000-\$21,000. other consid and 100

116th st E, Nos 431 to 435, n s, 244 w Pleasant av, 50x100.11, 6-sty brk tenement and stores. FORECLOS, Apr 21, 1910. Meyer Auerbach, ref to Keats Company, a corpn. May 3, 1910. 6:1710-15. A \$17,000-\$58,000. 23,500

116th st W, Nos 38 and 40, s s, 441 w 5th av, 54x100.11, two 5-sty brk tenements and stores. Louis Epstein to Jesse S Epstein. 53-100 parts. Mort \$70,000. Nov 5, 1909. May 2, 1910. 6:1599-54 and 55. A \$37,000-\$62,000. nom

119th st E, No 164, on map Nos 162 and 164, s s, 310 w 3d av, 38.4x100.11, 6-sty brk tenement and stores. Jesse S Epstein to Jacob Jung. Mort \$45,500. Apr 30. May 2, 1910. 6:1767-49. A \$16,000-\$47,000. nom

121st st W, n s, 175 w Amsterdam av, runs n 100.11 x w 25 x s 5 x w 125 x s 95.11 to st x e 150 to beginning, 1-sty frame building and vacant, with all title to strip at n w cor of above, runs e 125 x n 5 x w 125 x s 5 to beginning. Carrie Wormsar et al, EXRS, &c, Isidor Wormsar, Sr, decd, et al to Sethlow Realty Co, a corpn. Apr 15. May 3, 1910. 7:1976-20 to 25. A \$76,000-\$76,000. 105,000

121st st W, n s, 175 w Amsterdam av, runs n 100.11 x w 25 x s 5 x w 75 x s 95.11 to st x e - to beginning, 1-sty frame building and vacant.

121st st W, n s, 300 w Amsterdam av, 25x95.11. Isidor Wormsar, Jr, and ano, TRUSTEES under deed of trust by Maurice S Wormsar and ano to Sethlow Realty Co. 1-8 part. May 2. May 3, 1910. 7:1976-20 to 25. A \$76,000-\$76,000. 10,937.50

122d st E, No 160, s s, 107 e Lexington av, 17.4x67.1x17.6x66.4, 2-sty brk dwelling. Clara Blumenthal et al to Minnie Rose. Mort \$5,000. Apr 30. May 5, 1910. 6:1770-49. A \$5,000-\$6,500. nom

123d st E, n s, 100 n w 1st av, runs n w 97 x n 15.9 x e 144 x s w 106.10 to beginning.

123d st, n s, 220.3 w 1st av, runs n 100.11 x e 116.8 to point 105.7 w 1st av x s w 152.9 to st at place of beginning. 2-sty brk and frame stable and vacant.

Elizabeth Nealis to Mary A Gillis. B & S. July 16, 1909. May 3, 1910. 6:1800-18. A \$40,000-\$48,000. other consid and 100

123d st E, No 125, n s, 260 e Park av, 15x100.11, 3-sty stone front dwelling. Fred Bay to William Lubeck. Apr 29. Apr 30, 1910. 6:1772-12. A \$5,000-\$8,000. other consid and 100

123d st W, No 214, s s, 175 w 7th av, 16.8x100.11, 3-sty and basement brk dwelling.

123d st W, Nos 218 to 224, s s, 208.4 w 7th av, 66.8x100.11, four 3-sty and basement brk dwellings. Charles Minzesheimer and Henrietta his wife to Minzesheimer Realty Co. Apr 28. Apr 29, 1910. 7:1928-41 and 42 to 44. A \$40,000-\$49,500. nom

126th st E, No 204, s s, 80 e 3d av, 27.6x99.11, 5-sty brk tenement and stores. Louis E Lewis to Geo G Ailinger and Mary C his wife tenants by entirety. Mort \$23,200. Apr 30. May 2, 1910. 6:1790-45½. A \$10,000-\$25,000. other consid and 100

130th st W, n s, 100 w Amsterdam av, runs w 179.4 x n e 64.10 x n w 5 x n e 121 x s e 25 x n e 12 x s e - x s - to c l of blk x e 50 x s 99.11 to beginning, 2-sty frame building and vacant. Louis Manheim to Nestor Holding Co. B & S. All liens. Apr 28. Apr 29, 1910. 7:1985-20 to 22, 26 and 28. A \$48,500-\$48,500. other consid and 100

131st st W, No 157, n s, 174 e 7th av, 17x99.11, 3-sty and basement stone front dwelling. Anna Kortlang to Lillie J Lippmann. Mort \$8,000. Apr 26. Apr 30, 1910. 7:1916-9. A \$7,400-\$11,500. other consid and 100

131st st E, No 22, s s, 255.5 e 5th av, 18.2x99.11, 3-sty and basement stone front dwelling. Wm H Young to Minnie K Young. Apr 29. May 4, 1910. 6:1755-62. A \$7,500-\$10,000. nom

132d st E, No 29, n s, 80 w Madison av, 20x99.11, 3-sty and basement stone front dwelling. Fleischmann Bros Co to Annie M Jones. Mort \$7,000. May 3, 1910. 6:1757-13. A \$6,000-\$9,000. other consid and 100

133d st W, No 206, s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. John J Doyle to Alward Realty Co. Mort \$31,000. Apr 28. May 2, 1910. 7:1938-41. A \$16,500-\$36,000. nom

133d st W, No 50, s s, 310 e Lenox av, 25x99.11, 4-sty brk storage building. Geo N Reinhardt et al to Lillian V Harris. Mort \$15,000. Apr 13. May 4, 1910. 6:1730-59. A \$10,000-\$22,000. other consid and 100

133d st W, Nos 222 and 224, s s, 416.8 w 7th av, 33.4x99.11, two 5-sty brk tenements and stores. Hugh Jones to Emma S Blumenkrohn. Mort \$32,000. May 5, 1910. 7:1938-50½ and 51. A \$14,600-\$28,500. nom

133d st E, No 63, n s, 86 w Park av, 27x99.11, 5-sty brk tenement. John P Wulff to Minnie Blumenstetter. Mort \$17,000. May 4. May 5, 1910. 6:1758-32. A \$7,500-\$20,000. other consid and 100

133d st W, Nos 55 and 59' n s, 235 e Lenox av, 50x99.11, two 6-sty brk tenements and stores. Max J Klein et al to Newport Realty Co. Mort \$16,500. Aug 10, 1909. May 5, 1910. 6:1731-11 and 12. A \$-\$. other consid and 100

135th st W, Nos 29 to 33, n s, 326.8 w 5th av, 83.4x99.11, two 6-sty brk tenements and stores. Citizens Holding Co to Max J Klein. Mort \$70,000. May 2. May 4, 1910. 6:1733-21 and 23. A \$41,000-\$110,000. other consid and 100

137th st W, No 622, s s, 100 e Riverside Drive, 85x99.11, 6-sty brk tenement. Louvre Realty Co to Celia Uhlfelder and Emma Weinberg. All liens. Apr 4. Apr 30, 1910. 7:2002-61. A \$38,000-\$140,000. other consid and 100

138th st W, Nos 10 to 20, s s, 120 w 5th av, 125x99.11, three 6-sty brk tenements. FORECLOS, Apr 28, 1910. Jacob A Cantor referee to John F Moroney. Mort \$106,000 and all liens. Apr 29. Apr 30, 1910. 6:1735-41 to 44. A \$44,000-\$140,000. 750

141st st W, No 551, n s, 200.1 e Broadway, 24.11x99.11, 3-sty and basement brk dwelling. FORECLOS, Apr 14, 1910. Moses R Ryttenberg, ref to Wm H Keogh. May 5, 1910. 7:2073-10. A \$8,000-\$15,000. 18,000

143d st W, No 308, s s, 125 w 8th av, 25x99.11, 2-sty frame stable. Murtha J Garry to Giovanni de Maio. All liens. May 2, 1910. 7:2043-48. A \$5,500-\$6,500. other consid and 100

150th st W, No 289, n s, 536.4 w 7th av, runs n 50 x w 110 to e s Macombs pl, No 26 | Macombs pl late Central Bridge or Macombs Dam road x s - to n s 150th st x e 137 to beginning, 3-sty frame dwelling and two 2-sty frame stables and vacant. Sixtus Heindel and ano, EXRS Casper Heindel to Richard R Maslen. May 5, 1910. 7:2036-1. A \$22,000-\$26,000. 18,200

152d st W, No 522, s s, 300 w Amsterdam av, 45x99.11, 6-sty brk tenement. Alfred Raabe to Birch Realty Co. All liens. Apr 29. May 3, 1910. 7:2083-45. A \$18,000-\$56,000. nom

155th st W n s, 125 w Broadway, 25x199.10 to s s 156th st, with 156th st W | easement or right of way over 35-ft strip adj on east and leading to Broadway, vacant.

155th st W, No 619 | n s, 300 w Broadway, 25x199.10 to s s 156th 156th st W | st, part 1-sty brk museum and vacant. Foundation deed. Archer M Huntington to the Board of TRUSTEES of the Hispanic Society of America. Apr 15. Apr 30, 1910. S:2134-6, 50 and part lot 41. A \$-\$. nom

158th st W, n s, 125 e Broadway, 100x99.11, vacant. Frederick Ohmeis to Friedman Construction Co. Mort \$24,000. Apr 30. May 2, 1910. 8:2117-61 to 64. A \$32,000-\$32,000. other consid and 100

161st st W, No 563, n s, 246.9 e Broadway, 18x99.11, 4-sty and basement brk dwelling. FORECLOS, Apr 12, 1910. Manfred W Ehrich, ref, to N Y Life Ins Co. Apr 26. May 5, 1910. S:2120-61. A \$5,700-\$12,500. 15,000

Same property. N Y Life Ins to Victor Stolte. Apr 29. May 5, 1910. S:2120. 15,000

162d st W, No 431, n s, 375.6 e Amsterdam av, 18.6x112.6, 3-sty and basement stone front dwelling. Geo D Bangs to James Taylor. Mort \$11,000. May 5, 1910. 8:2110-44. A \$5,500-\$12,500. other consid and 100

162d st W, s s, 100 w Broadway, 75x97.7, 6-sty brk tenement. John B Berry Co to Florence Hinchcliffe. Mort \$45,000. May 2, 1910. S:2137-29. A \$-\$. nom

162d st W, No 562, s s, 100 e Broadway, 19x99.11, 3-sty and basement stone front dwelling furnished. Kath A wife James Hagerty to James H Smith. Mort \$12,000 and all liens. Mar 13. May 4, 1910. 8:2120-10. A \$6,800-\$13,000. other consid and 100

163d st W, No 465, n s, 125 e Amsterdam av, 25x112.6, 5-sty brk tenement. Basilius Busch to Mary A Dempsey. Mort \$20,000. May 2, 1910. 8:2110-104. A \$8,000-\$24,500. other consid and 100

167th st W, No 460, s w s, 119.3 e Amsterdam av, 19.11x124x16.9 x131.11, 3-sty brk dwelling. Wm and Julius Bachrach to American Ice Co, a corpn of N J. Mort \$5,000 and all liens. Apr 26. Apr 29, 1910. 8:2111-92. A \$6,000-\$7,000. other consid and 100

167th st W, No 458, s s, 139.3 e Amsterdam av, 19.1x109.3x16x 120.4, 3-sty brk dwelling. Rosey Rothlein to American Ice Co, a corpn of N J. Mort \$5,300. Apr 28. Apr 29, 1910. 8:2111-93. A \$5,500-\$6,500. other consid and 100

167th st W, No 456, s s, 158.4 e Amsterdam av, 20.7x97.4x17.3x 109.3, 2-sty brk dwelling. Joseph Gottlieb to American Ice Co, a corpn of N J. Mort \$5,000. Apr 28. Apr 29, 1910. 8:2111-94. A \$5,500-\$6,500. nom

167th st W, Nos 452 and 454, s w s, 178.11 s e Amsterdam av, 59.8x66.9x50x97.4, 3-sty brk dwelling and 1-sty frame building. Annie Ryan to American Ice Co, a corpn of N J. Mort \$5,000. Apr 28. Apr 29, 1910. 8:2111-95. A \$10,500-\$12,000. other consid and 100

181st st W, No 621, n s, 64.11 e Wadsworth av, 20x100, 3-sty frame dwelling. Bertha Beck et al, EXRS, &c, Fredick Beck to Chas C Marshall. Apr 14. May 3, 1910. 8:2165-23. A \$8,500-\$11,500. 17,500

183d st W, Nos 568 and 572, on map No 570, s s, 100 e St Nicholas av, 75x104.11, 6-sty brk tenement. Joseph J Steindler to J J Steindler Co. B & S. Mort \$111,000. Apr 26. May 3, 1910. S:2154-43. A \$22,500-\$95,000. other consid and 100

Av A, No 1317, w s, 120.4 s 71st st, 25x100, 6-sty brk tenement and stores. FORECLOS, Apr 1, 1910. Henry M Stevenson, ref, to Meyer Jarmulowsky. Mort \$22,500. May 2. May 3, 1910. 5:1465-23. A \$8,000-\$30,000. 2,000

Av C, No 195 | s w cor 12th st, 19x67, 5-sty stone front tenement, No 656 | ment and store. John J Hubschmitt and ano EXRS, &c, Charlotte Hubschmitt to Adam W and Wm P Hubschmitt and Otilie F wife Charles Abbott, Charlotte M wife Henry L Stegmann and John J Hubschmitt. May 2, 1910. 2:394-37. A \$13,000-\$22,000. nom

Same property. Otilie F wife Charles Abbott et al to Charlotte M wife Henry L Stegmann and John J Hubschmitt. 3-5 part. All title. Mort \$8,000. May 2, 1910. 2:394. nom

Amsterdam av, No 926, w s, 75.11 n 105th st, 25x100, 5-sty brk tenement and store. Fred Dinkel to Veronica Palitsch. Mort \$31,250 and all liens. May 2, 1910. 7:1877-32. A \$18,000-\$30,000. other consid and 100

Amsterdam av, No 1420 | n w cor 130th st, 24.11x75, 5-sty brk 130th st, No 501 | tenement and stores. Leopold Oppenheimer and Nathan A Eisler to Oppenheimer & Eisler Realty Co. Mort \$22,600. Apr 26. Apr 29, 1910. 7:1985-29. A \$15,000-\$30,000. nom

Amsterdam av, Nos 714 and 716, w s, 40.8 s 95th st, 40x100, 5-sty brk tenement and stores. Simon Strauss to Chas G Herbermann. Mort \$50,000. May 5, 1910. 4:1242-34. A \$33,000-\$58,000. other consid and 100

Amsterdam av, Nos 506 and 508, w s, 84.4 s 85th st, 40x100, 6-sty brk tenement and stores. Jaeger Bros Realty Co to Lionel Jaeger. Mort \$57,000. May 2. May 3, 1910. 4:1232-33. A \$33,000-\$68,000. other consid and 100

Amsterdam av, No 144, w s, 50.5 n 66th st, 25x90, 5-sty stone front tenement and stores. Dora Groll to Barbara Seuffer. Mort \$16,000. May 2. May 3, 1910. 4:1158-31. A \$14,500-\$24,500. other consid and 100

Audubon av, Nos 11 to 17 s e cor 166th st, 70.3x100x53.5x95, two 166th st, Nos 518 to 522 | 6-sty brk tenements and stores. FORECLOS, May 3, 1910. Jacob A Cantor, ref, to John F Moroney. Morts \$71,000, taxes, &c. May 4, 1910. 8:2123-28 and 30. A \$27,500-\$100,000. 500

Audubon av | s e cor 183d st, 104.11x100, 6-sty brk tenement. 183d st | Birch Realty Co to Central Building Improvement & Investment Co. Mort \$135,000. May 2. May 3, 1910. 8:2155-39. A \$35,500-P \$45,000. other consid and 100

Broadway, Nos 3860 to 3866 | n e cor 161st st, 99.11x99.10, 6-sty 161st st, No 581 | brk tenement and stores. Jacob Newstate to Moe A and Reuben M Isaacs of Mt Vernon, N Y. Morts \$195,000 and all liens. Apr 29, 1910. 8:2120-1. A \$63,000-\$190,000. other consid and 100

Broadway, Nos 1271 and 1273 | s w cor 32d st, 42.3x107.11 to e s 32d st, Nos 54 and 56 | 6th av x39.6 to 32d st x 92.9 to beginning, 6-sty stone front office and store building. Union Dime Savings Bank to City Investing Co. Mar 9. Apr 29, 1910. 3:833-78. A \$675,000-\$815,000. other consid and 100

Same property. City Investing Co to English-American Realty Co. Mort \$750,000. C a G. Apr 29, 1910. 3:833. other consid and 100

Broadway, Nos 291 to 295 | n w cor Reade st, runs n 66.7 x w 101.10 Reade st, No 54 | x s 57.4 to Reade st x e 98.10 to beginning, one 5 and one 6-sty stone front office and store buildings. Emigrant Industrial Savings Bank to East River Savings Instn. Apr 27. Apr 30, 1910. 1:150-37 and 38. A \$525,000-\$625,000. other consid and 100

Broadway | begins 75th st, n s, at e s Old Bloomingdale road, runs 75th st | w 10 to e s Broadway x n 83.2 x e — to e s said old road x s — to beginning; it being the intention to convey all title of party of 1st part of the estate represented by party of 1st part to so much of the following premises as lay formerly in east 1/2 of said old road and bounded as follows:
Broadway, Nos 2140 to 2146 | n e cor 75th st, 83.2x100.11x80.7x 75th st, Nos 211 and 213 | 80.4.
Martha E Antrim ADMRX Richard Somerindike to Theo W Myers. Apr 25. Apr 30, 1910. 4:1167. other consid and 100

Broadway, Nos 1628 and 1630 | s e cor 50th st, 50.3x54.8x50.3x57, 50th st, No 204 | 1 and 2-sty frame building and store. Cornelius V V Powers to Sarah V Baker, of Borough of Richmond, B & S. Apr 28. May 5, 1910. 4:1021-37 and 38. A \$135,000-\$136,000. other consid and 100

Same property. Sarah V Baker to Jacob Wertheim. Mort \$160,000. May 2. May 5, 1910. 4:1021. other consid and 100

Broadway, No 3149, w s, 141.8 n 125th st, 41.7x100, 6-sty brk tenement and stores. Abraham Cohn to Ferdinand J Baas. Mort \$55,000. May 3. May 4, 1910. 7:1993-81. A \$35,000-\$65,000. other consid and 100

Broadway, Nos 2140 to 2146 | n e cor 75th st, 83.2x100.11x80.7x 75th st, Nos 211 and 213 | 80.4, five 2-sty brk stores. Theo W Myers to Fredk W Fieder, Jr. Feb 7. Apr 30, 1910. 4:1167-23 and 26 1/2. A \$143,000-\$155,000. other consid and 100

Same property. Fredk W Fieder, Jr, to Max Marx. Mort \$225,000. Apr 7. Apr 30, 1910. 4:1167. other consid and 100

Broadway, No 233, n w s, about 60 s Park pl, 18.6x118.11x18.6x 117.6, s w s, 5-sty stone front office and store building. George Noakes et al to Broadway Park Place Co. Apr 30. May 2, 1910. 1:123-24. A \$150,000-\$165,000. other consid and 100

Broadway, Nos 2632 and 2634 | s e cor 100th st, 46.9x180.3x53.7x 100th st | 180.1, 12-sty brk and stone tenement and stores. Allene Construction Co to Hewitt Realty Co. Mort \$425,000. Apr 15. May 2, 1910. 7:1871-42. A \$—\$. other consid and 100

Broadway, Nos 3512 to 3518 | s e cor 144th st, 99.11x100, 6-sty brk 144th st, No 562 | tenement and stores. Realty Transfer Co to Arthur Bookman, M D. Morts \$220,000. Apr 30. May 2, 1910. 7:2075-61. A \$77,000-\$198,000. other consid and 100

Claremont av, e s, 300 n 122d st, 75x115.3 to e l former Bloomingdale road x75.3x121.2, vacant. Geo E Greenbaum to Tuscan Construction Co. Mort \$70,000. Apr 29. Apr 30, 1910. 7:1993-58. A \$30,000-\$—\$. other consid and 100

Columbus av, Nos 351 to 357 | s e cor 77th st, 102.2x50, 7-sty brk 77th st, No 64 | tenement and stores. Zadah Howard Reakirt to Addison Brown. Mort \$137,500. Apr 29. Apr 30, 1910. 4:1129-64. A \$100,000-\$175,000. other consid and 100

Columbus av, No 430, w s, 127.8 n 80th st, 25.6x130.7x25.6x129.9, 5-sty stone front tenement and stores. Addison Brown to Zadah H Reakirt. Mort \$35,000. Apr 29. May 2, 1910. 4:1211-34. A \$45,000-\$60,000. other consid and 100

Same property. Zadah H Reakirt to Ora M Russell. Mort \$35,000. Apr 29. May 2, 1910. 4:1211. other consid and 100

Central Park West, Nos 106 to 110 | s w cor 71st st, 100.5x125, 10-71st, Nos 2 and 4 | sty brk and stone tenement. Wm Schneider to Charles W West. Mort \$100,000. May 3, 1910. 4:1123-33. A \$200,000-\$700,000. nom

Central Park West, Nos 106 to 110 | s w cor 71st st, 100.5x125, 10-71st, Nos 2 and 4 | sty brk and stone tenement. Chas W West to William Schneider. C a G. Morts \$490,000. May 3, 1910. 4:1123-33. A \$200,000-\$700,000. nom

Convent av, No 36 | s w cor 129th st, 24x90.8x77.1x114, 5-sty brk 129th st | tenement. Release mort. N Y Trust Co to Golde & Cohen, a corpn. May 4. May 5, 1910. 7:1968-27. A \$—\$. other consid and 100

Convent av, Nos 24 to 34, w s, 64 n 128th st, 136.11x90.8x138.3x 71.10, three 5-sty brk tenements. Release mort. New York Trust Co to Golde & Cohen, a corpn. May 4. May 5, 1910. 7:1968-24 to 26. A \$—\$. other consid and 1,000

Edgecombe av, No 191, w s, 425.4 s 145th st, 17x100, 3-sty and basement brk dwelling. Herman Ahrens to Wilgro Realty Co. Apr 29. May 3, 1910. 7:2051-78. A \$4,000-\$9,500. other consid and 100

Edgecombe av, No 141, w s, 202.7 n 141st st, 30.5x104.6x30x109.10, 6-sty brk tenement. Wilgro Realty Co to Hermann Ahrens. Mort \$35,000. Apr 30. May 2, 1910. 7:2051-15. A \$—\$. other consid and 100

Fort Washington av | s e cor 181st st, runs e 140.5 x s 150 x w 32 181st st | x s 10 x w 100 to e s of av x n 173.10 to beginning, vacant. Isaac M Getskay to Fort Washington Construction Co. All liens. Apr 29. May 4, 1910. 8:2176-104. A \$9,800-\$9,800. 100

Greenwich av, Nos 17 and 19, w s, 26.2 s 10th st, 50x90.6x50.6x 81.6, two 5-sty brk tenements and stores. Leopold Oppenheimer and Nathan A Eisler to Oppenheimer & Eisler Realty Co. Morts \$41,000. Apr 26. Apr 29, 1910. 2:610-54 and 55. A \$28,500-\$54,500. nom

Haven av | s e cor 179th st, 92.6x100, and being plot 26 map (No 179th st | 1338) of 55 plots of Fort Washington & Buena Vista Syndicates, vacant. Central Building Impt & Investment Co to Birch Realty Co. Mort \$19,000. May 2. May 3, 1910. 8:2177- part lot 74. A \$—\$. nom

Lenox av, No 229, w s, 75.11 n 121st st, 25x100, 4-sty stone front dwelling. Mary B Hughes to Frances Stevens. Mort \$25,000. May 2, 1910. 7:1906-32. A \$20,000-\$32,000. other consid and 100

Lenox av, No 24, e s, 67.5 n 111th st, 33.6x100, 7-sty brk tenement. Jennie Kaufman to Emil Diamond. Mort \$75,000 and all liens. Jan 5. May 2, 1910. 6:1595-4. A \$28,000-\$70,000. nom

Lexington av, No 589, e s, 50.5 s 52d st, 25x100, 4-sty stone front dwelling. Joseph F McLoughlin EXR Mary J Kelly to Abraham Schwab. May 2, 1910. 5:1306-52. A \$17,500-\$24,000. 31,000

Same property. Abraham Schwab to Mary H Solley. May 2, 1910. 5:1306. 100

Lexington av, No 213, e s, 50.9 s 33d st, 16x75, 4-sty stone front dwelling. Emerence K Ager to Sumner Gerard. Mort \$21,000. Apr 28. May 2, 1910. 3:888-58. A \$15,000-\$20,000. other consid and 100

Lexington av, Nos 1785 to 1789 | s e cor 111th st, 100.11x49.6, 6-sty 111th st, Nos 150 to 154 | brk tenement and stores. Richard C Brand to Frank L Sheldon. Apr 9. Apr 30, 1910. 6:1638-52. A \$37,500-\$85,000. nom

Same property. Frank L Sheldon to Julius Solomon of Brooklyn. Mort \$75,000. Apr 29. Apr 30, 1910. 6:1638. nom

Lexington av, Nos 63 and 65, e s, 20.2 n 25th st, runs e 79.10 x n 39.2 x w 39.10 x n 0.5 x w 40.1 to av x s 39.3 to beginning, 4-sty brk hotel. Eliz A Hays to Bernard Reich. Apr 29. Apr 30, 1910. 3:881-26 and 27. A \$30,000-\$46,000. other consid and 100

Madison av, | s w cor 48th st, 100.5x19.9, 5-sty brk dwell- 48th st, No 26 | ing. Maria S Auchincloss to James A Farley. Apr 26. May 2, 1910. 5:1283-56. A \$88,000-\$97,000. other consid and 100

Madison av, No 699, e s, 80 n 62d st, 20.5x50, 4-sty and basement stone front dwelling. Victor C Bell to Leo W Vogel. Morts \$38,000. May 3. May 4, 1910. 5:1377-22 1/2. A \$31,000-\$37,000. 100

Madison av, No 647. CONTRACT for sale of the business. Mary Thatcher, INDIVID and HEIR, &c, William Thatcher to Hubert W Thatcher. All title. B & S. Apr 26. May 5, 1910. nom

Madison av, No 1018, w s, 102.2 s 79th st, 25.1x100, 5 and 6-sty stone front dwelling. Lawyers Title Ins & Trust Co to Morton H Meinhard, B & S. Apr 29. Apr 30, 1910. 5:1393-17. A \$61,000-\$110,000. other consid and 100

Manhattan av, No 515, w s, 68.11 n 121st st, 16x90, 3-sty and basement stone front dwelling. Mary M Woodruff to Melvin W Heiss. Mort \$8,000. Apr 29, 1910. 7:1948-16. A \$8,000-\$12,500. nom

Park av, Nos 604 and 606, w s, 73.5 n 64th st, 27x75, two 4-sty and basement stone front dwellings. Release mort. Title Guarantee & Trust Co to Allene T Nichols. Q C. May 2. May 3, 1910. 5:1379-36 and 36 1/2. A \$38,000-\$44,000. 60,000

Park av, Nos 600 and 602 | n w cor 64th st, 32.3x73.5, 4-sty and 64th st, Nos 65 and 67 | basement stone front dwelling and 4-sty stone front tenement and store. Allene T Nichols to Sarah T Bulkeley. Mort \$40,000. Apr 13. May 3, 1910. 5:1379-35 and 35 1/2. A \$60,000-\$74,000. other consid and 100

Park av, No 511 | s e cor 60th st, 100.5x60, three 4-sty and 60th st, Nos 100 to 104 | basement stone front dwellings and 1-sty brk store on av. Clifton G Marshall to Park Avenue Holding Co. Morts \$150,500. May 5, 1910. 5:1394-70 to 72. A \$112,000-\$135,000. other consid and 100

St Nicholas av, Nos 140 to 148 | begins 117th st, n w cor 7th av, 7th av, Nos 1940 to 1946 | runs n 100.11 x w 161.8 to e s St 117th st, Nos 201 and 203 | Nicholas av x s 118.5 to n s 117th st x e 99.9 to beginning, two 7-sty brk tenements and stores. Ellen Y Scott to Allenel Construction Co. Morts \$250,000. Apr 30. May 2, 1910. 7:1923-28 and 29. A \$107,000-\$305,000. other consid and 100

St Nicholas av, No 824 | n e cor 151st st, 92.7x85.3 to St Nich- on map Nos 820 to 824 | olas pl x90.7x65.9, 6-sty brk tene- St Nicholas pl, Nos 23 to 29 | ment and stores. FORECLOS, Apr 151st st | 27, 1910. Max J Bernheim referee to Marie Verhaeren of Brooklyn. Mort \$115,000. Apr 28. Apr 29, 1910. 7:2066-29. A \$39,000-\$125,000. 27,000

St Nicholas av, No 921 | n w cor 156th st, 25.10x92.10x24.11x99.9, 156th st | 5-sty brk tenement. Release dower. Regina wife Isidor Bleiman to Julia Leffler. Apr 28. Apr 30, 1910. 8:2107-79. A \$15,000-\$40,000. nom

St Nicholas av, Nos 140 to 148 | begins 117th st, n w cor 7th av, 7th av, Nos 1940 to 1946 | runs n 100.11 x w 161.8 to e s St 117th st, Nos 201 and 203 | Nicholas av, x s 118.5 to n s 117th st, x e 99.9 to beginning, two 7-sty brk tenements and stores. Hewitt Realty Co to Ellen Y Scott, of Jersey City, N. J. Mort \$175,000. Apr 30. May 2, 1910. 7:1923-28 and 29. A \$107,000-\$305,000. other consid and 100

St Nicholas av | n e cor 170th st, 100x100, vacant. Harry F Shoe- 170th st | maker to Clara G Schmitt. May 2, 1910. 8:- 2127-1 to 4. A \$41,000-\$41,000. nom

Sherman av | s e cor Emerson st, 100x100, vacant. Thomas L Emerson st | Reynolds Co to Corn Exchange Realty Co. Mort \$20,000. Apr 29. May 2, 1910. 8:2223-1. A \$20,000-\$20,000. nom

West End av, No 902, e s, 20.11 n 104th st, 20x72.6, 4-sty and basement stone front dwelling. Annie E Taylor to Daniel J O'Conor of Ronkonkoma, N Y. Mort \$25,000. Apr 28. Apr 29, 1910. 7:1876-1 1/2. A \$13,000-\$25,000. nom

West End av, No 342, e s, 22.10 n 76th st, 19.10x90, 4-sty and basement stone front dwelling. John C Dowd to John C, James H, Mary A and Kath A Dowd, as tenants by entirety. Mort \$25,000. May 4. May 5, 1910. 4:1168-2. A \$17,000-\$32,000. 100

1st av, No 2361 | s w cor 121st st, 22x66.8, 4-sty stone front 121st st, No 364 | tenement and store. Leopold Oppenheimer and Nathan A Eisler to Oppenheimer & Eisler Realty Co. Mort \$18,000. Apr 26. Apr 29, 1910. 6:1797-30. A \$9,000-\$17,500. nom

1st av, No 1373, w s, 23 s 74th st, 28.2x60, 4-sty brk tenement and stores. Frank Mosner to Frances Mosner. 1/2 part. All liens. Apr 28. May 5, 1910. 5:1448-29. A \$10,000-\$18,000. nom

1st av, No 848, e s, 50.11 n 47th st, 25x80, 5-sty brk tenement and store. FORECLOS, Apr 25, 1910. Nathan A Smyth, ref, to Angelo Legniti. May 4. May 5, 1910. 5:1359-3. A \$10,500-\$20,000. 16,600

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Hoboken
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Staten Island
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East River
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Kill von Kull
Arthur Kill
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Passaic Rivers

1st av, Nos 1701 and 1703 | n w cor 88th st, 50.8x100, two 5-sty brk
88th st, Nos 355 to 355a | tenements and stores. Thos G Patten et al
to Joseph A and Aaron A Goldfield and Max Lachman, firm Gold-
field & Lachman. Mort \$40,000. May 5, 1910. 5:1551-24. A
\$30,000-\$65,000. 100

2d av, No 178, e s, 51.7 n 11th st, 25.10x100, 4-sty and basement
stone front dwelling. Chas E Heydt to Anna K Beck. Mort
\$20,000 and all liens. Feb 28. May 2, 1910. 2:453-3. A \$22,-
500-\$30,000. nom

Same property. Anna K Beck to Margaret Berko. Mort \$20,000.
Apr 30. May 2, 1910. 2:453. other consid and 100

2d av, No 526, e s, 44 n 29th st, 17.10x75x25.1 to c l old Maria st
x76, 4-sty brk tenement and store. John Dorn to William Botz-
enmayer. Mort \$13,000. May 2. May 3, 1910. 3:935-3. A
\$9,000-\$12,000. other consid and 100

3d av, Nos 690 to 694, w s, abt 75 n 43d st, —, two 5-sty brk
tenements and stores.

3d av, Nos 863 and 865, e s, abt 50 n 52d st, —, two 4-sty brk
tenements and stores.
Justin Herold to Hieronimus J Herold. All title in estate of
Hieronimus Herold, decd. Dec 11, 1909. May 3, 1910. 5:-
1298-36 to 37. A \$53,500-\$70,000. 5:1526-3 and 4. 3 \$36,-
000-\$46,000. nom

3d av, Nos 1101 and 1103, e s, 87.11 n 64th st, 37.6x100.5, 6-sty
brk tenement and stores. J Eugene McMichael to Anna C S Has-
sey. Mort \$46,000. May 2, 1910. 5:1419-48. A \$28,000-\$62,-
000. other consid and 100

3d av, Nos 1680 and 1682, w s, 25.8 n 94th st, 50x100, two 5-sty
brk tenements and stores. Leopold Oppenheimer and Nathan A
Eisler to Oppenheimer & Eisler Realty Co, a corpn. Mort \$34,-
000. Apr 26. Apr 29, 1910. 5:1523-34 and 35. A \$38,000-
\$54,000. nom

3d av, No 1258, w s, 77.2 n 72d st, 25x100, 5-sty stone front tene-
ment and stores. Nellie Geraty et al HEIRS, &c, Eliza Geraty
to Thos E Crimmins. All title. Mort \$10,000. Apr 29. May 4,
1910. 5:1407-36. A \$25,000-\$34,000. other consid and 100

Same property. Annie C Geraty to same. Q C. Apr 29. May 4,
1910. 5:1407. nom

Same property. Nicholas G Geraty by Nellie Geraty, his COM-
MITTEE to same. 1-6 part. All title. Mort \$10,000. Apr 29.
May 4, 1910. 5:1407. 4,708.33

Same property. Mary and Thos J and Anna Geraty by Annie C
Geraty, GUARDIAN to same. 3-18 parts. All title. B & S.
Mort \$10,000. May 3. May 4, 1910. 5:1407. 1,013.88

4th av, Nos 330 and 332, w s, 49.4 n 24th st, 49.4x100, two 2-sty
brk buildings and stores and 2-sty frame stable in rear. Ida A
wife of and Chas A Breck to Abraham Schwab. May 2, 1910.
3:854-20. A \$115,000-\$120,000. other consid and 100

4th av, Nos 330 and 332, w s, 49.4 n 24th st, 49.4x100, two 2-sty
brk buildings and stores and 2-sty brk and frame stable in rear.
Abraham Schwab to Isabelle wife Abraham Schwab. 1/2 part.
Mort \$155,000. May 2. May 3, 1910. 3:854-20. A \$115,000-
\$120,000. other consid and 100

Same property. Abraham Schwab and Isabelle his wife to Leo L
Schwab. 1/4 part. Mort \$155,000. May 2. May 3, 1910. 3:854.
other consid and 100

Same property. Same to Maurice B Blumenthal. 1/4 part. Mort
\$155,000. May 2. May 3, 1910. 3:854. other consid and 100

5th av, e s, 77.2 s 85th st, 25x100, vacant. Robert Ward to Joseph
F Cullman. Mort \$35,000 and all liens. May 2. May 3, 1910.
5:1496-74. A \$95,000-\$95,000. other consid and 100

5th av, No 501 | s e cor 42d st, 23x100, with right to 4-ft alley
42d st | across rear, 7-sty brk bldg and store. American
Safe Deposit Co to Felix Isman, of Philadelphia, Pa. Apr 30.
May 3, 1910. 5:1276-69. A \$470,000-\$570,000.

other consid and 100

5th av, Nos 495 to 499, e s, 124.3 n 41st st, 50.3x100, with rights
to 4-ft alley across rear, three 5-sty brk buildings and stores.
Columbia Bank to Felix Isman, of Philadelphia, Pa. May 2.
May 3, 1910. 5:1276-69 1/2 to 71. A \$580,000-\$605,000.

other consid and 100

5th av, Nos 495 to 501 | s e cor 42d st, 73.3x100, three 5 and one
42d st | 7-sty brk buildings and stores. Felix Is-
man, of Philadelphia, Pa, to Edwin Wolf, of Philadelphia, Pa.
Morts \$1,162,000. May 2. May 3, 1910. 5:1276-69 to 71. A
\$1,050,000-\$1,175,000. other consid and 100

5th av, No 2254, w s, 50 n 137th st, 49.11x62.6, 6-sty brk tene-
ment and stores. Ricka Kaufman to Brown-Weiss Realities, a
corpn. Mort \$38,000. Apr 1. May 2, 1910. 6:1735-36. A
\$—\$. other consid and 100

5th av, No 561 | s e cor 46th st, 25.5x100, 5-sty stone front build-
46th st | ing and store. Thomas Byrnes to Ophelia A
Byrnes. B & S. Mort \$200,000. Apr 11. Apr 30, 1910. 5:1281
-69. A \$385,000-\$410,000. gift

6th av, No 478, e s, 23.9 s 29th st, 19.8x75, 4-sty brk building and
store. Mary L Saarbach to Joseph E, Martha and Sarah Lemon.
Mort \$70,000. Apr 30, 1910. 3:830-79. A \$61,000-\$69,000. nom

6th av, No 478, e s, 23.9 s 29th st, 19.8x75, 4-sty brk building
and store. Joseph E Lemon et al to Mary L Saarbach. Mort
\$70,000. Apr 26. Apr 30, 1910. 3:830-79. A \$61,000-\$69,000. nom

7th av, Nos 106 to 110 | w s, 52.11 s 17th st, runs w 79 x n 52.11
17th st, No 206 | to s s 17th st x w 20 x s 104.11 x e 99
to w s 7th av x n 52 to beginning, 4-sty brk laundry and two
4-sty brk tenements with stores on av. Oscar J Mayer to 106
7th Av Co, a corpn. Mort \$50,000. Apr 29. Apr 30, 1910.
3:766-42 to 44 and 49. A \$40,000-\$48,500. 100

7th av, No 453, e s, 74 s 35th st, runs s 17.4 x e 58.9 x w 56.2 to
beginning, 4-sty stone front tenement and store. Christian
Zabriskie EXR John L Chase to Frederick Hussey of East
Orange, N J. Apr 29. Apr 30, 1910. 3:810-82. A \$15,000-
\$17,000. 26,000

7th av, No 491, e s, 80.4 s 37th st, 20.4x75x19.11x75, 4-sty brk
tenement and store. Robert Alexander to Brookside Realty Co.
Mort \$68,000. Apr 29. Apr 30, 1910. 3:812-6. A \$41,000-
\$44,000. other consid and 100

7th av, Nos 2054 and 2056, w s, 40 s 123d st, 40.7x80, two 5-sty
brk tenements and stores. Leopold Oppenheimer and Nathan A
Eisler to Oppenheimer & Eisler Realty Co. Mort \$42,000. Apr
26. Apr 29, 1910. 7:1928-34. A \$26,000-\$45,000. nom

7th av, Nos 744 to 754 | w s, 25.2 n 49th st, 100.4x143.6 to
Broadway, Nos 1614 to 1624 | Broadway x s 100.5x138.11 to begin-
ning, 5-sty brk garage and vacant. Knickerbocker Trust Co to
Barney Estate Co. B & S and C a G. Mort \$300,000. May 4,
1910. 4:1021-26, 33 1/2 and 40. A \$450,300-\$525,300.

8th av, Nos 833 to 837, w s, 23.5 n 50th st, 66x80, three 4-sty
brk tenements and stores. PARTITION, Apr 5, 1910. Eugene
N Robinson, ref to Bancroft Realty Co. Mort \$14,000. May 5,
1910. 4:1041-30 to 32. A \$84,000-\$93,000. 120,100

8th av, No 831 | n w cor 50th st, 23.5x80, 4-sty brk tenement and
50th st, No 301 | stores. Julien T Davies to Bancroft Realty Co.
C a G. Mort \$33,000. May 5, 1910. 4:1041-29. A \$45,000-
\$48,000. nom

9th av, No 183 | n w cor 21st st, 28.2x60, 2-sty brk tenement and
21st st, No 401 | store.

9th av, No 185, w s, 28.2 n 21st st, 16.2x60, 2-sty frame tene-
ment and store.

George Livingston HEIR Levi L Livingston to Hamilton Holding
Co. 1/2 part. All title. Apr 28. May 4, 1910. 3:719-38 and
39. A \$22,000-\$24,500. other consid and 100

Same property. Lillian L Terry HEIR Levi L Livingston to same.
1/2 part. All title. Apr 28. May 4, 1910. 3:719.

9th av, No 546, e s, 25.1 n 40th st, 24.6x72, 5-sty brk tenement
and store. Aaron Snitow et al to Eliz S Arnold. Morts \$28,-
000. Apr 25. Apr 29, 1910. 4:1031-2. A \$14,500-\$23,000.

Interior strip at e l of blk bet 42d and 43d sts and 218.9 e 8th
av, runs e 18.9 x s 0.5 x w 18.9 x n 0.5 to beginning. Jennie
Orr TRUSTEE Robert Orr, decd, et al to Mitchel and Albert
Lehman. B & S. Feb 20. May 4, 1910. 4:1014.

other consid and 50

MISCELLANEOUS.

All property, real and personal devised or bequeathed under will
of John Laden, decd, will dated June 26, 1882, and probated
Oct 5, 1894. Michael A Corrigan, Archbishop of the City of N
Y to The Roman Catholic Orphan Asylum in City of N Y. B & S.
July 31, 1895. May 5, 1910. 1:82; 2:552, 575 and 608; 3:746,
764, 771, 823 and 879. nom

Appointment of trustee. Herbert Lawrence and ano TRUSTEES
Isaac A Lawrence appoint Morris N Lawrence as TRUSTEE.
Apr 26. Apr 30, 1910.

Appointment to fill vacancy in office of EXR and TRUSTEE under
will of Heyward Cutting, decd. Lydia S Cutting, INDIVID and
TRUSTEE under said will to Sumner Gerard. May 13, 1909.
May 5, 1910.

Appointment of trustee to fill vacancy under will of Eliza M Pel-
gram, decd. Chas R Pelgram to Caroline M wife Henry S Flem-
ing. May 5, 1910.

Assigns all right, title and interest in estate of Philip V Myers,
decd. Florence M Myers to L Austin Johnson. May 2. May 4,
1910. nom

East River, a right of way for tunnel beneath said river 99 ft wide
and 50 ft in height between City of N Y and Hunters Point in
L I City. The People of State of N Y grant unto the N Y &
L I R R Co. Jan 5, 1891. Apr 30, 1910. Misc.

Power of attorney. Martha S Wittnauer to Emil J Wittnauer.
Feb 17, 1908. May 4, 1910.

Power of attorney. Heinrich and Therese Greilsheimer to Julius
Greilsheimer. July 8, 1909. May 4, 1910.

Power of attorney. Clara Sachs to Emanuel L Heller. Jan 11,
1899. May 2, 1910.

Power of attorney. Max Rosenthal to Chas A Rosenthal. Apr 23,
May 5, 1910.

Power of attorney. Henry C Munger to Max Munger. Jan 27,
1909. May 5, 1910.

Power of attorney. Arnold H E Schramm to Arnold O Schramm.
Feb 21. May 5, 1910.

Power of attorney. Harriot Daly Sigray to Marcus Daly, of Ham-
ilton, Mon. Apr 4. May 5, 1910.

Power of attorney. Adelaide H Munroe to Vernon Munroe. Dec
12, 1907. May 5, 1910.

Power of attorney. Irene K wife Benj J Weil to Lewis V Weil.
Mar 29. May 5, 1910.

Power of attorney. Benj J Weil to Lewis V Weil. Mar 21. May
5, 1910.

Revocation of power of attorney. Florence M Myers, individ and
admrtr. Philip V Myers to Walter M Chandler. May 2. May 4,
1910.

Renunciation of Geo H Balleray, of Paterson, N J, as EXP and
TRUSTEE under will of Eliza M Pelgram. May 4. May 5,
1910.

BOROUGH OF THE BRONX.

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

*Bronx terrace, e s, 168 s 224th st, 25x105, Wakefield. Kath A
Hagerty to James H Smith. B & S. All liens. Apr 13. May 4,
1910. other consid and 100

Faille st, Nos 896 and 898 | bonds and morts on same.

Daly av, s w cor Honeywell av |

Also bonds and morts on property in Brooklyn.

Also real property at Glens Falls, N Y.

Also stocks, bonds, R R shares, notes, &c.

Deed of trust. Lucy A W Cronkhite, of Glens Falls, N Y, to
Willis Dodge, of Glens Falls, N Y, and John C Travis, N Y. Apr
29. May 5, 1910. 11:3125. nom

Fox st | s e s, 125 s w Tiffany st, runs s e 100 x s w 75 x s
Intervale av | e 10 x s w 122.5 to n e s Intervale av x n w 126.6 to
Fox st x n e 134.10 to beginning, vacant. James F Meehan Co
to Marcede Construction Co. Morts \$145,000. Apr 15. May 4,
1910. 10:2722. 100

*Fillmore st, w s, 230 n Columbus av, lot 395 map Van Nest
Park, 25x100. Charles Ringelstein to Gustav Buttner and Lena
his wife tenants by entirety. Mort \$4,000. Apr 28. Apr 29,
1910. other consid and 100

Hoffman st, No 2470, e s, 64.11 s 189th st, 25x114.5, 3-sty frame
tenement. Lillie T Cooney to Anna Maduro, of Yonkers, N Y.
Morts \$9,000. Apr 29. May 2, 1910. 11:3066.

other consid and 100



WATER-FRONT PROPERTIES

Factories, Factory Sites FLOYD S. CORBIN, 10 Wall St.

Jennings st, No 822, s s, 27.5 e Bristow st, 21.1x78.9, 3-sty frame tenement. Irving Realty Co to Barbara Lopard. Mort \$7,000. Apr 28. Apr 29, 1910. 11:2972. other consid and 100

Kelly st, No 1037, w s, 180.3 n 165th st, 33.4x100, 4-sty brk tenement. Wm M Greer et al to Samuel Gans. Mort \$17,500. Apr 30, 1910. 10:2705. other consid and 100

Kelly st, No 1046, on map No 1044, e s, 255.3 n 165th st, 25x100, 4-sty brk tenement. Chas A Benkiser to David Heck. Mort \$17,500. Apr 29. May 3, 1910. 10:2716. other consid and 100

Kelly st, No 1046, on map No 1044, e s, 255.3 n 165th st, 25x100, 4-sty brk tenement. Albert Gerhards, Inc, a corpn, to Chas A Benkiser. Q C. Apr 26. May 3, 1910. 10:2716. nom

Macy pl, No 857, old No 1025, n s, 81.5 e Prospect av, 25x140, 2-sty brk dwelling. Louis Amdur to Mary wife Louis Amdur. Mort \$8,000. Apr 28. Apr 30, 1910. 10:2688. other consid and 100

Rogers pl, No 964, w s, 408.10 n Westchester av, 25x71.10x25x72, vacant. Augusta J Fink to Katie Freyer. May 2. May 3, 1910. 10:2698. nom

Simpson st, No 1083, w s, 359.10 s 167th st, 37.6x100, 5-sty brk tenement. Martin S Kelly to James C Gaffney. Morts \$35,000. Apr 28. Apr 29, 1910. 10:2726. nom

Simpson st, No 1079, w s, 360.4 s 167th st, runs w 23.1 x n 0.6 x w 76.11 x s 37.6 x e 100 to st x n 37 to beginning, 5-sty brk tenement. James C Gaffney to Christiane Kramer. Morts \$35,000. Apr 28. Apr 29, 1910. 10:2726. nom

Simpson st, e s, 281.10 n Westchester av, 120x100, vacant. Chas Riley to Simpson Construction Co. May 4, 1910. 10:2727. other consid and 100

*Storrow st | n w cor Benedict av, runs n 25 x w 100 x 75 x w 2.11 Benedict av | x s 104.3 x e 131.10 and being lots 1 and 8 map (No 1130a) of N Y Catholic Protectors. Frederick C Schulze to Kate Osterhaus. Morts \$1,592.50. Apr 28. May 5, 1910. other consid and 100

*Storrow st | s w cor Old road, 20.10x84.10x21.9x90.10 and being Old road | lot 2 same map. Same to same. Apr 28. May 5, 1910. other consid and 100

*Taylor st, e s, 1,220.1 s Morris Park av, 19.10x100x16x100, except part for st. Bridget A Whalen to N Y, N H & H R R Co. Apr 27. May 3, 1910. 3,500

*Van Buren st, w s, 125 s Columbus av, 25x100, Van Nest. Rosina Farago to Guglielmo Abele and Giovanna his wife, tenants by entirety. Morts \$3,350. May 3, 1910. other consid and 100

*William st, e s, 100 n Dudley av, 25x100. Dudley av, n s, 75 e George st, 25x100, and being lots 15 and 45 map No 1131C Harrington estate, Westchester. Matilda H Essing to The Chester Improvement Co. May 2. May 4, 1910. other consid and 100

*7th st, s s, 50 e Av B, 73x108, Unionport. Alevia wife Wm H Lynch to Christina Schuessler. Mort \$2,000. May 4. May 5, 1910. other consid and 100

*11th st, n s, 255 w Av B, 50x108, Unionport. Henry Dannenfelser to Henry Paul. Apr 25. Apr 29, 1910. other consid and 100

*11th st, n s, 138.4 e Av B, 33.4x108, Unionport. Fred Judge to Matilda H Essing. Morts \$2,000. May 2. May 4, 1910. other consid and 100

135th st, No 283 (527), n s, 100 e Lincoln av, 25x100, 5-sty brk tenement. FORECLOS, Apr 29, 1910. Wm Arrowsmith, ref, to Lina Misteli. Mort \$12,000. May 4. May 5, 1910. 9:2311. 5,000

135th st, No 283 (527), n s, 100 e Lincoln av, 25x100, 5-sty brk tenement. Lina Misteli to Domenico Mertini. Mort \$12,000. May 4. May 5, 1910. 9:2311. other consid and 100

139th st, No 576, s s, 127.9 e St Anns av, 25x100, 5-sty brk tenement. John Willenbrok to Paul Suther. Mort \$12,500. May 4. May 5, 1910. 10:2551. other consid and 100

139th st, No 594, s s, 327.9 e St Anns av, 37.6x100, 5-sty brk tenement. Saml Marks to Mary Orbach. Mort \$25,000. Mar 14. May 5, 1910. 10:2551 and 2552. nom

139th st, No 473 (731), n s, 683.4 e Willis av, old line, 16.8x100, 2-sty and basement brk dwelling. Max Taterka and Bertha, his wife to Frederick Bambay. Mort \$4,500. Apr 28. Apr 29, 1910. 9:2284. 100

Same property. Frederick Bambay to Bertha Taterka. Mort \$4,500. Apr 29, 1910. 9:2284. 100

139th st, No 475, n s, 700 e Willis av, old line, 16.8x100, 2-sty and basement brk dwelling. Release mort. Fanny Mandelbaum to Gertrude I Grummon of Ridgefield, N J. Apr 27. Apr 29, 1910. 9:2284. 375

146th st, Nos 337 and 339, n s, 227.10 w Courtlandt av, 99x—x 92.11x153, with all title to strips adj, two 2-sty frame dwellings. Rockland Realty Co to Duminuco Construction Co. All liens. May 5, 1910. 9:2329. nom

147th st, No 532 (812), s s, 224.6 w St Anns av, 25x99.9, 5-sty brk tenement. Anna Keller to Dominick Bernero. Mort \$13,500. May 2. May 4, 1910. 9:2273. other consid and 100

150th st, No 141, s, 46 e Walton av, 16.8x114.7x16.9x113.5, 3-sty frame dwelling. Leila V Kapp to Chas W Chadwick. Apr 28. Apr 29, 1910. 9:2348. other consid and 100

150th st, No 533, n s, 225 e Brook av, 25x100, 5-sty brk tenement. Louisa Carson to Nick Kiesel. Mort \$15,750. Apr 29. May 2, 1910. 9:2276. other consid and 100

152d st, No 747, n s, 235 e Robbins av, 25x143.6x28.9x157.9, 4-sty brk tenement. Abram Bierer to Jacob M Miller. Mort \$12,000. Apr 30. May 3, 1910. 10:2644. nom

155th st, No 274, s s, 68.3 e Morris av, 27.6x86.6, 4-sty brk tenement. Minnie V Minogue to Morris Florea. Morts \$15,200. May 2. May 5, 1910. 9:2414. nom

156th st, No 805 (989), n s, 40 w Union av, 20x100, 4-sty brk tenement. Hedwig Lich to Thomas Schneider. Mort \$8,000. Apr 29. Apr 30, 1910. 10:2676. other consid and 100

156th st, No 366, s s, 149.7 e Courtlandt av, 25.5x100, 4-sty brk tenement. Barbara Frees to Gottlieb Staedeli. May 1. May 4, 1910. 9:2402. other consid and 100

165th st | s s, 80.2 w Rogers pl, runs w 33.3 x s 72.6 x e 52.7 to Rogers pl | w s Rogers pl x n 47.2 x n w 44.6 and n w 28.5 to beginning, vacant. Charlotte F wife Miner Trowbridge to Timothy F Sullivan. May 3, 1910. 10:2698. nom

167th st, s s, 100 w Southern Boulevard, 74.11x100, vacant. FORECLOS. (Mar 17, 1910.) Harry Greenberg (Ref) to Hugh D Smyth of Brooklyn. Apr 28. Apr 29, 1910. 10:2727. 10,900

Same property. Hugh D Smyth to Geo M Sallinger and Jere J McCarthy. Apr 28. Apr 29, 1910. 10:2727. nom

167th st, No 854, s s, 113.3 w Hall pl, 37.6x111, 5-sty brk tenement. Isaac Brown and Sarah his wife to Delia Freist. Mort \$35,000. May 2. May 5, 1910. 10:2691. nom

Same property. Delia Freist to Isaac Brown. Morts \$40,000. May 5, 1910. 10:2691. nom

167th st, No 850, s s, 119.1 e Stebbins av, 37.6x111, 5-sty brk tenement. Isaac Brown and Sarah his wife to Delia Freist. Mort \$35,000. May 2. May 5, 1910. 10:2691. nom

Same property. Delia Freist to Isaac Brown. Morts \$40,000. May 5, 1910. 10:2691. nom

178th st, Nos 911 to 917, n s, 33.6 w Daly av, 76.10x65.1x76.10x 65.2, three 3-sty brk dwellings. Wahlig & Sonsin Co to Pauline Levy. Mort \$31,500. May 5, 1910. 11:3122. nom

180th st, No 784, s s, 70.2 w Mapes av, 25x88, 3-sty frame tenement and store. The Levinson Improvement Co to Morris Frohmann. Morts \$9,000. Apr 28. Apr 29, 1910. 11:3109. other consid and 100

180th st, s s, 100 w Honeywell av, 50x133, except part for st, vacant. Adamant Real Estate Co to Jacob Jensen Co. Q C. Correction and confirmation deed. Apr 28. May 2, 1910. 11:3123. nom

183d st, No 646, s s, 66.8 w Belmont av, 16.8x75, 2-sty frame dwelling. Jacob Deshel to Sarah Ulanoff and Eva Cherkass as joint tenants. Mort \$2,500. Apr 29. Apr 30, 1910. 11:3086. nom

183d st, No 648, s s, 50 w Belmont av, 16.8x75, 2-sty frame dwelling. Max Ulanoff and Sarah his wife to Sarah Ulanoff and Eva Cherkass as joint tenants. Mort \$2,400. Apr 29. Apr 30, 1910. 11:3086. nom

183d st, No 652, s s, 16.8 w Belmont av, 16.8x75, 2-sty frame dwelling. Bernard Cherkass and Eva his wife to Sarah Ulanoff and Eva Cherkass as joint tenants. Mort \$2,500. Apr 29. Apr 30, 1910. 11:3086. nom

188th st, No 512, s s, 72 w Bathgate av, 20x90, 3-sty brk dwelling. Mountain Construction Co to Brainerd P Salmon. Mort \$9,500. May 3. May 4, 1910. 11:3057. nom

190th st, No 114, s s, 45.10 e Parkview pl, 20.4x72.9x20x76.6, 2-sty frame dwelling. Terrace Construction Co to Ernest W Leonhardt and Eda H his wife as tenants by entirety. Mort \$5,000. May 2, 1910. 11:3219. other consid and 100

190th st, No 114, s s, 45.10 e Parwview pl, 20.4x72.9x20x76.6, 2-sty brk dwelling. Same to Anna H, Marie F and Carl A Leonhardt. Mort \$5,000. 11:3219. other consid and 100

191st st, s s, 50 w Hughes av, 75x57.9x76.4x40.10, vacant. John J Donovan to Orwell Realty Co, a corpn. May 2. May 3, 1910. 11: other consid and 100

205th st, n s, 346.2 s w and w on curve from Grenada av, lot 530, Geo F & Hy B Opdycke, 24th Ward, 25.2x131x25x134.5. Samuel Keeler to Annie D'Ambra. C a G. Mort \$7,250. Dec 14, 1909. May 5, 1910. 12:3312. nom

*218th st, s s, 280 w 5th av, 25x114, Wakefield. Eno Coletti to Joseph De Polo. 1/2 part. May 3. May 4, 1910. other consid and 100

*223d st, late 9th av, s s, 380 e 4th av, and being e 1/4 of lot 317 map of Wakefield, 25x114. Katie wife of and Michael Laskiewicz to Albert F Gescheidt, of Mt Vernon, N Y. Mort \$1,500. Apr 28. Apr 29, 1910. nom

*Same property. Albert F Gescheidt to Katie Laskiewicz. B & S. All liens. Apr 29, 1910. nom

*226th st, s s, abt 140 w Laconia av, 25x109, and being lot 153 map part of Schieffelin Estate, 24th Ward. CONTRACT. A Shatzkin & Sons, a corpn with Gaudio Satriale. Aug 21, 1909. May 4, 1910. 700

236th st late Opdyke av, n s 25 w Katonah av, 25x100, vacant. Mary T Donovan and ano to John W Kavanagh. May 4, 1910. 12:3377. other consid and 100

238th st (Kemble st), (2d av), n s, 125 w Keppler av (3d st), 25 x100, vacant. Chas R Northrup to Robt L Irving. B & S. All liens. Aug 26, 1909. May 2, 1910. 12:3373. nom

239th st, late 3d av, s s, 279.8 w Verio av, late 1st st, 25x100, Woodlawn, 2-sty frame dwelling. Walter C Hammond to Marie E Whalen. Apr 16. Apr 29, 1910. 12:3392. nom

239th st (3d av), n s, 209.1 w Verio av (1st st), 75x100, vacant. 235th st, No 443, s s, 360 w Katonah av, 75x100, 2 and 3-sty frame dwelling and 1-sty frame stable and vacant. Michael E Dillon to Bronx Investment Co. Apr 29, 1910. 12:3375-3393. other consid and 100

259th st late Rock st, s s, 275 e Tyndall av late Hill st, 25x108.10 x27.6x120.5, except part for West 259th st, vacant. Ottilia Heil to Max Wohlgenuth and Rosalie his wife as joint tenants. May 4, 1910. 13:3423. other consid and 100

Andrews av, e s, 223.11 s Fordham road, 75x100, three 2-sty frame dwellings. University Heights Realty Co to Modena Realty Co. Apr 29. May 3, 1910. 11:3218. 1,000

Andrews av, e s, 273.11 s Fordham road, 25x100, 2-sty frame dwelling. Release mort. Edna A Patton to Modena Realty Co. Apr 28. May 3, 1910. 11:3218. 200

Same property. Modena Realty Co to Geo H De La Vergne. Mort \$6,500. Apr 30. May 3, 1910. 11:3218. 100

Arthur av, No 2391, w s, 64.7 s 187th st, 25x114.7x25x114.5, 3-sty frame tenement store and 2-sty frame tenement in rear. Vincenzo Laporta to Concezio L Fusilli. Mort \$4,500 and all liens. May 2. May 3, 1910. 11:3065. nom

Aqueduct av, No 2190 | e s, 500 s 183d st, 37.6x102.2 to w s Macombs Dam road | combs Dam road x37.6x102.3, with all title to said road, 2-sty brk dwelling. Frank P Burke to Helen Lacks. Mort \$11,000. Apr 29. May 4, 1910. 11:3211. other consid and 100

Arthur av, No 2391, w s, 64.7 s 187th st, 25x114.7x25x114.5, 3-sty frame tenement and store and 2-sty frame tenement in rear. *3d st, n e cor 6th av, lots 369 to 372 map Laconia Park, each lot, 25x114.4. Release mort. Kittyn M Maas to Vincenzo Laporta. Q C. May 2. May 3, 1910. 11:3065. nom

Alexander av, No 208, e s, 43.8 s 137th st, 14.3x60, 3-sty and basement brk dwelling. Florence A wife James R Dunbar to James J Curtin. Apr 29. May 3, 1910. 9:2299. other consid and 100

Arthur av, Nos 2426 and 2428 | s e cor 188th st, 62x82.7x62x82.4, 188th st, No 864 | two 3-sty frame tenements and stores. Vincenzo Troia to Martin L Henry. Mort \$17,450. Apr 28. May 2, 1910. 11:3077. nom

Brook av, No 550 | s e cor 150th st, 25x100, 5-sty brk tenement | 150th st, No 510 | and store. Sidney A Harris to Geo N Reinhardt. Morts \$30,000. Apr 30. May 4, 1910. 9:2276. nom

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*Bogart av, w s, 128.3 n Neil av, 25x100, and being lot 26 blk 51 map (No 1138) sec 1 of Morris Park. Fidelity Development Co to Jennie M Long of Albany, N Y. Feb 2. Apr 30, 1910. other consid and 100

*Bassett av, w s, abt 300 s McDonald st, and being lot 112 map (No 1130) of 327 lots Hunter Estate, 24.7x100x25.10x100. Hudson P Rose Co to Jerome Schaffer, of West Hoboken, N J. May 2. May 4, 1910. nom

Bathgate av, No 1611 | s w cor 172d st, old line, 110x44.5, with all 172d st, No 498 | title to strip bet old and new lines of st, 5-sty brk tenement. Louis Stam to Joseph Levine. Morts \$41,500. May 2. May 4, 1910. 11:2913. other consid and 100

Brook av, Nos 1064 and 1066, e s, abt 165 n e Park av, 46.2x49.11 x42x—, two 3-sty brk tenements and stores. Jennie G Whitehead to Jennie Wormser and Sophie Mayer. Mort \$16,500. Apr 27. Apr 30, 1910. 9:2392. other consid and 100

Brook av, Nos 1068 to 1072, e s, 110.3 n N Y & Harlem R R and about 210 n e Park av, 106.3x79.8 to n w s said R R x 100x49.11, 1-sty brk power house. City Real Estate Co to Union Railway Co of N Y. B & S and correction deed. Apr 30. May 2, 1910. 9:2392. 100

*Bronx av, e s, 6 s Morris st, 50x90, being lots 46 and 47, blk C, map (No 1081) of Lester Park. CONTRACT. Michael Smart with Chas S McGarry. Apr 27. May 2, 1910. 2,400

Clinton av, No 2077 on map No 2075, w s, 100.1 s 180th st, 41.1 x 71.8 x 41.1 x 71.6, 4-sty brk tenement. L W Divine Co to James H Boyd. Mort \$17,000. Apr 28. Apr 29, 1910. 11:3096. other consid and 100

Cauldwell av, w s, 148.3 n 158th st, 49x130, vacant. Sarah Gluck to Tuchman Bros Construction Co. Morts \$11,000. Apr 28. Apr 29, 1910. 10:2626. other consid and 100

Crotona av, No 2165, w s, 176.9 s 182d st, 22.11x100x23.5x100.11, 2-sty frame dwelling. Wm J Lee, Sr, to Aurelia Renard. Mort \$5,000. Apr 30, 1910. 11:3083. other consid and 100

Cauldwell av, No 861 | s e cor 161st st, 100x28, 4-sty brk tenement 161st st, No 650 | and stores. Charles Kroetz to Philipp Freudenmacher. Morts \$30,500. Apr 29. Apr 30, 1910. 10:2630. 100

*Chatterton av (7th st), n s, 380 w Olmstead av, 25x108, Unionport. Chas E Devermann to Otto Hipp. Mort \$3,000. Apr 30. May 2, 1910. other consid and 100

*Carpenter av (2d st), w s, 27.4 s of n s lot 1136, 27.4x105, and being part of lot 1136 map of Wakefield. Matilda S wife of and Henry W Gilbert to Louisa Randell. Mort \$5,000. Apr 28. May 3, 1910. nom

*Carpenter av, w s, 54.9 s of n s lot 1136, 27.4x105, and being part of lot 1136 same map. Same to Wm G Wood and Ronald K Brown, EXRS, &c, Margaret Wood. Mort \$5,000. Apr 28. May 3, 1910. nom

*Carpenter av (2d st), w s, 82.1 s of n s lot 1136 map of Wakefield, 27.4x105, being part of lot 1136 on said map. Matilda S wife of and Henry W Gilbert to Helen R Viele. Mort \$5,000. Apr 28. May 3, 1910. nom

*Cottage Grove av | s w cor Cornell av, 50x100, Westchester Cornell av | Thomas Cockin to Frank Willetts. Mort \$1,500. Apr 27, 1909. May 5, 1910. other consid and 100

Davidson av | n w cor 176th st, runs n 661.3 to s s 177th st x e — 176th st | to e s said av x s 672.8 to 176th st x w — to beginning, being land in bed of av. Tremont Grand Co to The City of N Y. Jan 7. May 4, 1910. 11:2861 and 2862. nom

Daly av | s w cor 178th st, 50x80, 4-sty brk tenement. Eliz K 178th st | Dooling to Levoli Construction Co. All liens. Jan 17. May 4, 1910. 11:3121. 1,000

Daly av, e s, 225.3 n 176th st, 25.4x150.11x25.4x150.11, except strip or right of way over strip 5 ft wide on south and granting a right of way over strip 5 ft wide adjoining n s of lot adjoining above on south, 3-sty brk dwelling. John R Peterson to John F Dooley. Mort \$7,000. Apr 28. Apr 29, 1910. 11:2992. other consid and 100

Elton av, Nos 705 and 707, w s, 48 s 155th st, 52x100, 6-sty brk tenement. Philipp Freudenmacher to Charles Kroetz. Morts \$44,000. Apr 29. May 2, 1910. 9:2376. other consid and 100

*Edwards av, e s, abt 325 n Marrin st, and being lot 119 map (No 1084) of 368 lots part Seton Homestead at Westchester, 25x100. E Colgate Jones to Mamie Koster. Mort \$4,000. Apr 30. May 4, 1910. other consid and 100

Eagle av, e s, 75.7 s Terrace pl, and 321.8 s Westchester av, runs e 100. Agreement as to boundary line. John Townshend, owns s of said line, with Thomas Mulligan Construction Co, owner n of said line. Mar 30. May 4, 1910. 10:2623. nom

Forest av, Nos 737 and 739, w s, 90 s 156th st, 28.9x87.6, 2-sty frame dwelling and 1-sty frame factory. Asher Cohen to Joseph Reznik. Mort \$6,000. May 5, 1910. 10:2645. other consid and 100

Forest av, e s, 479.10 n 161st st, late New st, as on map of Woodstock, a strip, runs e 270 to w s Tinton av x n 0.8 x w 270 to beginning, gore. Mary Dodge HEIR Joseph L White to Chas F Seelig. Q C. Nov 5, 1909. Apr 29, 1910. 10:2658. 40

Forest av, No 810, e s, 100 n 158th st, late Cedar pl, 25x135, 3-sty frame (brk front) dwelling. Emma M S Mestaniz to Lillian P Hopp. Morts \$10,000. Apr 30, 1910. 10:2656. nom

Grand av, No 2250 | n e cor Buchanan pl, 25x100, 2-sty frame Buchanan pl | dwelling. Also property in Brooklyn. Also plot in Woodlawn Cemetery. Anna H Blanks to Elizabeth Hughes, of Brooklyn. B & S. Feb 14. May 3, 1910. 11:3196. 125

Same property. Mary and Catherine Hughes to same. B & S. Apr 29. May 3, 1910. 11:3196. nom

Same property. James Hughes et al, HEIRS, &c, James Hughes to same. B & S. Dec 8, 1909. May 3, 1910. 11:3196. nom

Grand av, No 2250 | n e cor Buchanan pl, 25x100, 2-sty frame Buchanan pl | dwelling. Elizabeth Hughes and ano to Stella Jackson. Apr 25. May 3, 1910. 11:3196. nom

Grand av, No 2250 | n e cor Buchanan pl, 25x100, 2-sty frame Buchanan pl | dwelling. Also property in Brooklyn. Also plot in Woodlawn Cemetery. Patrick Hughes et al to Elizabeth Hughes, of Brooklyn. B & S. Nov 13, 1909. May 3, 1910. 11:3196. nom

Grant av, No 1050, e s, 107.8 n 165th st, 25x102x25x102.2, 3-sty brk dwelling. Morris Florea to Minnie V Minogue. Morts \$8,100. May 2. May 5, 1910. 9:2448. other consid and 100

Grand Boulevard, e s, a gore bounded n by line drawn east in prolongation of n s lot 107 map (No 903) of Metropolitan R E Assoc at Fordham Ridge and east an unnamed st. Elvie S Wachenheim and ano to August Ganzenmuller. Q C. All liens. Apr 11. May 5, 1910. 12:3304. nom

Grand av | n w cor 176th st, runs n 514 to s s Tremont av x e Tremont av | — to e s Grand av x s 515.1 to 176th st x w — to 176th st | beginning, being land in bed of said av. Tremont Grand Co et al to The City of N Y. Jan 7. May 4, 1910. 11:2861 and 2862. nom

Grand Boulevard and Concourse | s e cor 169th st, runs e 202.11 to Sheridan av | w s Sheridan av x s 354.5 x w 169th st | 204.10 to e s Grand Boulevard and Concourse x n 364.5 to beginning, vacant. Augusta M de Peyster to Concourse Improvement Co. All liens. Apr 28. May 4, 1910. 9:2457. nom

*Green av, n s, 100 w Mapes av, 75x100. Mamie Koster to E Colgate Jones. Mort \$2,000. Apr 30. May 4, 1910. other consid and 100

Hoe av, e s, 75 n 172d st, 50x100, and being lots 265 and 266 map No 1100 of 300 lots controlled by Henry Morgenthau. Mary R Kiely and ano to James Kelly. Mort \$6,000. May 2. May 3, 1910. 10:2665. nom

Hughes av, No 2164, e s, 387.2 n 181st st, 13.3x95, 2-sty frame dwelling. City Real Estate Co to Michael T Ring. B & S. Apr 29. May 2, 1910. 11:3082. other consid and 100

Hughes av, No 2164, e s, 400.5 n 181st st, 25x95, 2-sty frame dwelling. Same to same. B & S. Apr 30. May 2, 1910. 11:3082. 100

Hughes av, e s, 412.3 n 181st st, 13.2x95, vacant. Louis Eickwort to City Real Estate Co. B & S. Apr 29. Apr 30, 1910. 11:3082. nom

Hull av | e s, 101 s Gun Hill road, 50x200 to Decatur av x50x Decatur av | 200, vacant. James M Connolly, son and devisee Alice M Connolly to Chester A Luff. 1-12 part. Apr 29. Apr 30, 1910. 12:3352. nom

Hoe av, e s, 12.10 s 173d st, runs s 62.6 x e 100 x n 75 to 173d st x w 20.11 x n w 80 to beginning, vacant. Wm J Ludwig to Raffaele Marrazzi. May 4. May 5, 1910. 11:2989. other consid and 100

Hoe av, w s, 150 n Jennings st, 50x100, and being lots 407 and 408 map Sec A Vyse Est, vacant.

Stebbins av | s e cor Freeman st, 25.11x110x41.8x111.1, except part Freeman st | for st, vacant. Lewis V La Veille to Margt Knox. Mort \$15,800. Mar 15. May 3, 1910. 11:2981 and 2973. nom

Heath av, w s, 75 s Knox or Victor pl, 25x100, 2-sty frame dwelling. Fordham Realty Co to Elizabeth A M Bosco. Mort \$4,500. May 5, 1910. 11:3239. other consid and 100

Honeywell av, No 2017, w s, 136.7 n 178th st, 23.7x140, 2-sty frame dwelling. John H Fedden to Charles Buehler. Mort \$5,500. Apr 30. May 5, 1910. 11:3123. 100

Katonah av, No 4286, e s, 23 s 236th st, 25x85, 2-sty frame dwelling. Alonzo Howell to Chas H Zumbuehl. Mort \$4,000. Apr 28. May 3, 1910. 12:3381. other consid and 100

Kepler av | n w cor 236th st, 100x100, vacant. Adelbert J Howe 236th st | to Central Bronx Realty Co. Mort \$3,000. Apr 30. May 2, 1910. 12:3371. other consid and 100

*Mulliner av, w s, 125 s Lydig av, 25x100, and being lot 34 blk 55 map (No 1138) sec 1 of Morris Park. Fidelity Development Co to Eleanor F Dickson of Albany, N Y. Feb 2. Apr 30, 1910. 100

Marion av, No 2472, e s, 100 n 189th st, 50x106.4x50.1x103.6, 6-sty brk tenement. Adolph Wexler to Michl E Dillon. Mort \$41,000. Apr 27. Apr 30, 1910. 11:3026. other consid and 100

Morris av, No 2775, late Kirkside av, w s, 300.11 n 196th st, late Wellesley st, 50.2x126.3x50x122.2, 2-sty frame dwelling and 1-sty frame stable in rear. Release mort. Leopold Neuggass to Cath A Robinson. Apr 28. May 4, 1910. 12:3318. nom

Southern Boulevard, w s, 275 n 172d st, 200x100, vacant. Emanuel Arnstein et al, EXRS Leopold Hutter to Tillie Frank. Mort \$28,000. Apr 2. May 4, 1910. 11:2977. other consid and 100

Morris avn w cor 189th st, 177.8x101.8x177.4x110, 2-sty frame 189th st | dwelling and 1 and 2-sty frame stable and vacant. John B Haskin to Mabel Haskin Flinn. Apr 27. Apr 29, 1910. 11:3189. 100

*Madison av, s w s, part lot 137 partition map Wm Adee at Westchester (No 666 in Westchester Co), begins 25 s e from n s lot 137, runs s 100 x s e 25 x n e 86.6 x n 18.1 to av x n w 11.1 to beginning. Rosa Nathan widow et al EXRS Marcus Nathan to Frieda M Buehrle. Mort \$700. Apr 25. Apr 30, 1910. 1,400

*Same property. Frieda M Buehrle to Amelia Smith. Mort \$700 and all liens. Apr 26. Apr 30, 1910. other consid and 100

Marion av, No 2601 | n w cor 193d st, 32.2x88.2x33.8x88, 5-sty brk 193d st, No 311 | tenement. John Boyland Co to Emma E Wickenheiser. Mort \$27,000. Apr 30. May 2, 1910. 12:3286 — 3287. 100

Morris av, No 1985, w s, 140 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Mary J Hennessey. Mort \$8,000. May 2, 1910. 11:2829. other consid and 100

*Maple av, e s, 75 n 213th st, 25x100, and being lot 164 map W F Duncan at Williamsbridge. Salvatore M De Pasquale to Maria Parrotta. Mort \$400. Apr 30. May 2, 1910. other consid and 100

Morris av, No 2326, e s, 125 s Field pl, 25x130, 2-sty frame dwelling. Abraham Warren to Franklin R Bruns. Morts \$11,000. May 2. May 3, 1910. 11:3172. nom

*Olinville av, w s, 625 n 216th st, 25x100.4, Olinville. Gustave Blass to Fridolin C Mehler. Morts \$6,000. Apr 29. Apr 30, 1910. other consid and 100

Park av | s w cor 174th st, 116.6x85.7 to cl Mill Brook x 120.1x 174th st | 121.1, three 5-sty brk tenements. 173d Street Park Co to Elizabeth Schwarzler. Mort \$70,000. May 4. May 5, 1910. 11:2898. other consid and 100

Park av | s e cor 182d st late Fletcher st, 100x101, vacant. Henry 182d st | B Wechsler and ano. TRUSTEES Benj Wechsler, decd, in favor Leon Lipman by Henry B Wechsler, GUARDIAN to Harry W Davis. 1-40 part. All title. B & S. Apr 5. May 5, 1910. 11:3037. 162.50

Same property. Sadie and May Wallerstein to same. 2-10 parts. B & S. Apr 7. May 5, 1910. 11:3037. other consid and 100

*Plot begins 590 e White Plains road at point 1,070 n along same from Morris Park av, runs n 125 x e 100 x s 125 x w 100 to beginning. Geo B Seyfarth to Chas A Weber. 1-3 part. Mort \$3,250. Apr 29. Apr 30, 1910. other consid and 100 Lot 89 map (No 1060) of 112 lots Estate Moses Devoe, at Fordham Heights. Russel W Merkle to Mons Johnson, of Yonkers, N Y. May 4. May 5, 1910. 11:3219. 100

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.

April 29, 30, May 2, 3, 4 and 5.

BOROUGH OF MANHATTAN.

Beach st, No 55, n s, 6-sty brk store. M Anna C Riley et al to Nicholas W Day et al, EXRS, &c, Joseph Naylor; 5 years from May 1, 1910. May 5, 1910. 1:214.....3,600
 Christopher st, Nos 168 to 174 | row of 20 stalls in s w part of 2d floor of stables and runs to Barrow st. Max Levine et al to William Adams; 4 2-12 years from Apr 1, 1910. May 5, 1910. 2:604.....1,080
 Coenties slip, No 23, all. Claus Meyer to Robert Johanson; 5 years, from May 1, 1910. 1:5. Apr 29, 1910.....taxes, interest on mort for \$10,000 and 900
 Canal st, No 91, 1st floor. Max Welinsky to Leon Mandelstam; 3 years from May 1, 1910. May 3, 1910. 1:301.....720
 Canal st, No 91, 1st floor. Leo Mandelstam to Louis J and Robert Harris; 3 years, from May 1, 1910. May 4, 1910. 1:301.....720 and 840
 Franklin st, No 142, n s, abt 280 e Hudson st, 18.9x87.6.....Franklin st, n s, 121.8 w Varick st, strip, 1x87.6.....Assigns 2 leases. Emily H West to David S Walton. 1-8 part. All title. Feb 26. Apr 29, 1910. 1:189.....nom
 Forsyth st, No 217, all. Harris Cohen and ano to Nathan Prush; 3 years from May 1, 1910. May 3, 1910. 2:422.....5,200
 Gouverneur st, No 56, store and basement. Julius Rosenstein to Charles Katz; 3 years, from May 1, 1910. Apr 30, 1910. 1:261.....504
 Grand st, Nos 291 and 293, corner store and 2d floor. Harris Goldman et al to Samuel Horowitz; 4 11-12 years, from June 1, 1910. Apr 30, 1910. 1:307.....5,000
 Greenwich st, No 750, all. Addie S Rudolph to Jeremiah W Cummings; 10 1-12 years from Apr 1, 1910. May 5, 1910. 2:633.....1,800
 Greenwich st, No 750, s w cor 11th st. Assign lease. Jeremiah W Cummings to John D Haase. May 5, 1910. 2:633.....nom
 Houston st, No 78 West, store and part cellar. Uriah J Smith et al to Emilie D Garbade; 5 years from May 1, 1910. May 5, 1910. 2:524.....1,000
 Houston st, No 226 | n s, 93.6 e Varick st, 25x50.3 and 47.8 to s s Downing st, No 64 | Downing st x25x41.4 and 43.4, the land, Chas A Bristed to Helen M Cole and Maurice W Ostrander; 4 years, from May 1, 1910. Apr 30, 1910. 2:528.....taxes, &c, and 600
 Houston st, No 226 West.....Assign lease. De Witt W Ostrander EXR Emma J Judge to Maurice W Ostrander of Brooklyn. All title. June 29, 1906. Apr 30, 1910. 2:528.....100
 Houston st, No 179 West. Assign lease. Henry Doscher to Alexander Mazza. Apr 25. May 2, 1910. 2:520.....nom
 Houston st, No 185 East | s w cor, store, basement and 4 rooms on Orchard st, No 199 | 1st floor. Carl Franck to David Davis; 5 years from May 1, 1910. May 3, 1910. 2:417.....2,400
 James st, No 2 1/2, store and basement. Anna F Beck and ano to Margt T Carbone; 3 years, from May 1, 1910. May 2, 1910. 1:117.....600
 James st, No 43.....Assign lease. Frank Zagarino to Chas Chakales. Mar 14. May 5, 1910. 1:116.....nom
 Mulberry st, No 115, south store. Guisepe Felino to Raffaele D'Angelo; 3 years, from May 1, 1910. Apr 29, 1910. 1:206.....540
 Monroe st, No 207. Surrender lease. Sarah C Peck et al to Georgianna L McClellan and Emeline D Winthrop. Apr 27. Apr 30, 1910. 1:268.....750
 Reade st, No 56, n s, 98.10 w Broadway, runs n 57.7 x w 2.6 x n 0.4 x w 22.3 x s 61.2 to Read st x e 25.2 to beginning. Assign lease. Emigrant Industrial Savings Bank to East River Savings Instn. Apr 27. Apr 30, 1910. 1:150.....other consid and 100
 Stanton st, No 179, 1st floor in rear building. Yetta Lapides to Szczerzecer Kranken Unterstutzungs Verein; 3 years, from May 1, 1913. May 4, 1910. 2:349.....300
 South st, No 203 | n w cor. Assign lease. Henry Nothel to Catherine slip, No 27 | August J Humburg. All title. Apr 26. May 4, 1910. 1:250.....nom
 Same property. Assign lease. August J Humburg to Consumers Brewing Co of N Y. Apr 28. May 4, 1910. 1:250.....nom
 Sullivan st, No 208. Assign lease. Edw Fugazy to James Todino. May 5, 1910. 2:540.....nom
 3d st, No 195 East, west store and basement. Joseph Katz to Meyer Shiffman; 5 years, from May 1, 1910. May 2, 1910. 2:399.....324 and 288
 3d st, No 122 East, store. Morris Rosenswaike to Geo Schwartz; 5 years, from Jan 1, 1910. May 4, 1910. 2:430.....300
 4th st, No 143 East. Assign lease. Christina Neusch to Joseph Horner. Apr 30. May 2, 1910. 2:432.....nom
 4th st, No 193 | n e s, at s s Barrow st, runs n e 45.3 x s e 1.1 Barrow st | x s w 49 x n w along 4th st 27.3 to beginning, all. Fanny Levy to Elias Lutz; 5 years, from June 1, 1910. May 4, 1910. 2:592.....1,080
 6th st, No 516, s s, 249.7 e Av A, 25x97. Assign lease. Peter A Trost to Christina Neusch. May 2. May 5, 1910. 2:401.....other consid and 100
 8th st, Nos 318 and 320 East, building. Max Rosenbaum to Philip Markowitz; 3 years from May 1, 1910. May 5, 1910. 2:391.....5,700 and 5,800
 13th st, Nos 105 and 107 East, all. Moses and Marx Ottinger to Geo H Huber; 21 years, from May 1, 1910 (13 years renewal). Apr 29, 1910. 2:559.....taxes, &c, and 3,600
 14th st, No 17 East, parlor floor store. Fredk T Van Beuren et al to Krakauer Bros; 2 years, from May 1, 1910. May 2, 1910. 3:842.....1,500

19th st, No 445, n e s, 275 s e 10th av, 25x91.11, the lot. Katharine T Moore to Joseph E Howell, Benj C Sears, James B Howell and Marcus C Sears, all of Blooming Grove, N Y; 21 years, from May 1, 1910, privilege 21 years renewal. May 5, 1910. 3:717.....taxes, &c, and 600
 Same property. Assign lease. Benj C Sears and ano to Marcus Sears. 1-3 part. Sept 23, 1891. May 5, 1910. 3:717.....3,000
 Same property. Assign lease. Agnes I wife Fredk A Halbert to Benj C Sears et al. Apr 25, 1889. May 5, 1910. 3:717.....nom
 21st st, Nos 547 and 549 West, n e s, 50x98.9, the land. Margt V C MacNutt to Herbert K Smith, of Hartford, Conn; 21 years from Sept 1, 1907 (option of renewal). May 5, 1910. 3:693.....taxes, &c, and 1,600
 Same property. Consent to assign lease. Same to same. Apr 30, 1910. May 5, 1910. 3:693.....
 Same property. Assign lease. Herbert K Smith to Thomas G Brown & Sons. Apr 30. May 5, 1910. 3:693.....other consid and 100
 23d st, No 316 West, ground floor or basement store. James E Mitchell and ano to Dominick Marino and James McFadden; 5 years, from May 1, 1910. Apr 29, 1910. 3:746.....800 to 1,100
 25th st, No 276 West, 2-sty brk stable. Chas A Clark to John J Stradar; 10 2-12 years from Aug 1, 1910. May 5, 1910. 3:774.....1,800
 31st st, Nos 5, 7 and 9 East, 3 floors. Stockton Realty Co to Jules and Hugo Rosenberg; 10 4-12 years, from Oct 1, 1910. Apr 30, 1910. 3:861.....5,000
 31st st, Nos 39 and 41 West.....
 32d st, No 40 West | All. Mary H Steinman to Wm E Smith and Michael W B Kerrisey; 10 years, from May 1, 1905. Rerecorded from Sept 3, 1904. May 4, 1910. 3:833.....taxes, &c, and 17,000 and 20,000
 Same property. Assign lease. Wm E Smith and ano to The Arena Co. All title. June 22, 1905. May 4, 1910. 3:833.....nom
 Same property. Surrender lease. The Arena Co to Mary H Steinman. Apr 8, 1907. May 4, 1910. 3:833.....nom
 32d st, Nos 507 to 515 West, 1st loft, also space on ground floor, 19x25. F Mohr & Co to J Bernard Co, Inc; 4 3-12 years from Feb 1, 1910. May 3, 1910. 3:704.....3,000
 38th st, No 20, s s, 270 w 5th av, 25x98.9, all. Juliana A Ferguson to Solomon May; 21 years, from May 1, 1910. May 2, 1910. 3:839.....taxes, &c, and 6,000
 42d st, No 136 West, all. Robt M Fuller, M D, to Hugh Dougherty; 9 years from May 1, 1910. May 3, 1910. 4:994.....taxes, &c, and 6,000
 45th st, No 246, s s, 190 e 8th av, 20x100.5. Assign lease. Mary A Davidson INDIVID and EXTRX, &c, John S Davidson, dec'd, and ano to The City Real Estate Co. Apr 30. May 4, 1910. 4:1016.....7,500
 46th st, No 238 W, s s, 293.9 e 8th av, 18.9x100.5. Assign lease. Anna C S Hassey to Delia Murray of Rutland, Vt. Jan 24. Apr 30, 1910. 4:1017.....50
 46th st, Nos 24 and 46 East. Subordination of lease to mort. Mrs Osborn Co and Ella F Johnson with Bowery Savings Bank. Apr 27. May 4, 1910. 5:1281.....nom
 47th st, No 143 West, store floor. Victorine Landes to John and Joseph Serra; 5 years, from May 1, 1910. Apr 29, 1910. 4:1000.....1,500
 49th st, Nos 122 and 124 West | Hotel Bristol. Thos A Howell to 48th st, Nos 129 and 131 West | Wynotal Realty & Hotel Co; 20 5-12 years from May 1, 1910. May 3, 1910. 4:1001.....30,000
 Same property. Cancellation of lease dated Nov 4, 1908. Same with same. Apr 30, 1910. May 3, 1910. 4:1001.....nom
 49th st, Nos 122 and 124 West.....
 48th st, Nos 129 and 131 West.....Assign lease. Ewen Hathaway and J Waterman Taylor to The 122-124 West 49th Street, a corpn. All title. Apr 15, 1909. May 3, 1910. 4:1001.....nom
 Same property. Assign lease. 122-124 West 49th Street, a corpn, to Wynotal Realty & Hotel Co. Apr 30, 1910. May 3, 1910. 4:1001.....5,000
 50th st, No 32, s s, 441 w 5th av, 20x100, the lot. TRUSTEES of Columbia College in City N Y to Howard C Taylor; 21 years from Nov 1, 1910, privilege 21 years renewal. May 3, 1910. 5:1265.....taxes, &c, and 1,978
 50th st, No 32 West. Consent to assign lease. TRUSTEES of Columbia College to Julia A Husted. Feb 25. May 3, 1910. 5:1265.....
 Same property. Assign lease. Julia A wife Theo I Husted to Carrie H wife Eugene de Raimbouville, of Paris, France. Feb 28. May 3, 1910. 5:1265.....nom
 50th st, No 32 West. Consent to assign lease. TRUSTEES of Columbia College to Carrie H de Raimbouville. Mar 9. May 3, 1910. 5:1265.....
 50th st, No 32 West. Consent to assign lease. TRUSTEES of Columbia College to Howard C Taylor. Apr 28. May 3, 1910. 5:1265.....
 50th st, No 32 West. Assign lease. Carrie H wife Eugene de Raimbouville to Howard C Taylor. Mar 15. May 3, 1910. 5:1265.....nom
 59th st, No 434 East, store. Sophie Bermond to Fredk Boehmel or Boehnel; 3 years, from May 1, 1910. Apr 29, 1910. 5:1370.600
 59th st, No 323, n s, 253 w Broadway, 22x100.5. Assign lease. Chas F Bates to Myles Realty Co. Apr 30, 1910. 4:1112.....15,000
 59th st, Nos 406 and 408 East, all. Isabella Baird to Carl Upmann; 5 years from May 1, 1910. May 3, 1910. 5:1370.....4,800
 60th st, No 22 West, 5-sty bldg. Clarence E Anderson to Max Chuwen et al; 5 years, from Apr 1, 1910. Apr 29, 1910. 4:1112.....7,200
 73d st, Nos 340 and 344 East. Assign lease. Alfred Weiss to John Nemecek, Joseph Zdenek and Emanuel Castka. Apr 28. May 2, 1910. 5:1448.....nom
 73d st, No 175 West, all. Edward J Mountain to Emma R Mountain; 1 7-12 years, from May 1, 1910. May 4, 1910. 4:1145.....2,100
 73d st, No 175 West, back parlor on 1st floor and use of front parlor. Emma R Mountain to Edward J Mountain; 1 5-12 years, from May 1, 1910. May 4, 1910. 4:1145.....960
 91st st, Nos 286 and 288 | s s, 125 w 2d av, 50x irreg to n s 90th st 90th st, No 285 | x30x irreg, portion of ground floor with stalls in stable and part of 2d floor and ground floor on 90th st, &c. James Fanning to Jacob Ruppert; 5 years, from May 1, 1910. May 2, 1910. 5:1536.....2,700
 Same property. Same to same. Agreement as to renewal of above lease for 10 years, from May 1, 1915, at \$2,700; also privilege for renewal of premises on 90th st, No 285, n s, 145 w 2d av, 30x100.8, for 3 2-12 years, from Mar 1, 1916, at \$1,800. Apr 29. May 2, 1910. 5:1536.....nom

102d st | s s, 570 e 1st av, runs s 125.11 x e 109.9 to Har-
 Harlem River | lem River x n e — to c l of blk x w — to point
 645 e 1st av x n 100.11 to st x w 75 to beginning, all.....
 102d st, s s, 645 e 1st av, 25x100.11, all.....
 Ratje Bunke to Oswin J Mills; 5 1-12 years, from Apr 1, 1910.
 May 2, 1910. 6:1695..... 2,400
 102d st, No 446 East, all. Oswin J Mills to Louis Saks; 5 years,
 from May 1, 1910. May 2, 1910. 6:1695..... 990
 102d st, Nos 440 to 444 East, all. Oswin J Mills to Joseph Wish-
 nefsky and Morris Cohen; 5 years, from May 1, 1910. May 2,
 1910. 1,200
 126th st, No 401 West, double store and basement.....
 Morningside av, No 162, south 1/2 of basement.....
 John Schelberg to C P McKnight; 3 years from May 1, 1910 (2
 years renewal). May 5, 1910. 7:1967..... 420
 130th st, No 622 West, 2-sty building. Wm Mulligan to Frank
 Hauber and Frank Hauber, Jr; 5 years from May 1, 1910. May
 5, 1910. 7:1996..... 480
 133d st, No 125 West, all. George Zwick to Wilson Kenny; 5
 years from May 1, 1910. May 5, 1910. 7:1918..... 2,400
 Av A, No 247, w s, 51.9 n 15th st, 25.9x94. Assign lease. Anna
 Mueller to Ernst Kern. Apr 28. Apr 29, 1910. 3:947.
other consid and 100
 Amsterdam av, No 1638, store and cellar. Sebastian Dorfmueller
 to Owen McCaffery; 5 years, from May 1, 1910. May 2, 1910.
 7:2072..... 1,500
 Av A, No 1381, south store. Bohemian Real Estate Association,
 Bretislav, Inc, to William Krejcik; 5 years, from May 1, 1910.
 May 2, 1910. 5:1468..... 240
 Av D, Nos 120 and 122, all. Jacob Moersfelder to Joseph Zabin-
 sky; 3 years from Apr 1, 1910. May 3, 1910. 2:365..... 4,000
 Amsterdam av, No 1934 | s w cor. Assign lease. John J Dooley
 156th st, No 502 West | to Arthur Jost. Apr 21. May 3, 1910.
 8:2114..... nom
 Av C, No 48, 2d floor. Alexander Eisen to Max E Weinberger;
 7 5-12 years, from May 1, 1910. May 4, 1910. 2:373..... 480
 Amsterdam avs w cor 109th st, store and basement. Lloyd Con-
 109th st | struction Co to Theodore Holsten; 3 years, from
 May 1, 1910, with renewal at \$1,800. May 4, 1910. 7:1880..... 1,700
 Broadway, No 8, bath in basement of Produce Exchange Bldg.
 The Exchange-Broadway Bath Co to Jean A E Werther; 4 yrs,
 from May 3, 1910. May 4, 1910. 1:11..... 7,500
 Bowery, No 137, store and basement. Wolf Nadler to Jacob and
 Harry Halbren; 5 years, from Aug 15, 1911. May 4, 1910.
 2:423..... 2,500
 Bowery, Nos 27 and 29.....
 Bayard st, Nos 35 and 37.....
 All. Edward D Farrell to Margery H Blythe; 10 years, from
 May 1, 1910. May 4, 1910. 1:289..... 6,200 to 9,000
 Columbus av, No 705, store, &c. Jacob L Lissner to The Wine
 Growers Assoc, a corpn; 6 years, from May 1, 1910. Apr 30,
 1910. 4:1208..... 1,900
 Columbus av, No 901. Consent to assign lease by Chas O Grube
 and agreement to extend lease for 5 years, from May 1, 1912,
 at \$3,500. Janet Burchell with John W Reed. Apr 12. May 4,
 1910. 7:1840.....
 Same property. Assign lease. Chas O Grube to John W Reed.
 Apr 9. May 4, 1910. 7:1840..... nom
 Lexington av, No 59 s e cor 25th st, Assign lease. John P Flan-
 25th st | nery to Van Twiller Hotel Co. Apr 16. May
 2, 1910. 3:880..... nom
 Lenox av, No 323, n w cor 126th st, 3d store n from corner. Simon
 E and Max E Bernheimer to John J Stein; 5 years, from May 1,
 1910. May 2, 1910. 7:1911..... 1,320 and 1,500
 West Broadway, No 44 (College pl), w s, 64.10 n Park pl, runs w
 120.9 x s 16.9 x e 16 x s 8.4 x e 104.8 to pl x n 25 to beginning,
 the land. TRUSTEES of Columbia College to Irving Grinnell of
 New Hamburg, N Y; 21 yrs, from May 1, 1872, with renewals.
 Apr 30, 1910. 1:127..... taxes, &c, and 1,485
 Same property. Same to same; 21 years, from May 1, 1890, with
 renewals. Apr 30, 1910. 1:127..... taxes, &c, and 1,800
 West Broadway, No 44. Consent to assign lease. TRUSTEES of
 Columbia College to Irving Grinnell. Apr 13. Apr 30, 1910.
 1:127.....
 West Broadway, No 44, w s, 64.10 n Park pl, runs w 120.9 x s
 16.9 x e 16 x s 8.4 x e 104.8 to West Broadway x n 25 to begin-
 ning. Assign 2 leases. Irving Grinnell to Thomas Roberts,
 Jr. Apr 20. Apr 30, 1910. 1:127..... nom
 1st av | n e cor 18th st, 18x70. Surrender of lease and building.
 18th st | Joseph H McGuire to N Y Life Insurance & Trust Co as
 TRUSTEE Mary Griffin, decd. Apr 28. Apr 29, 1910. 3:950...
other consid and 275
 1st av, No 1275, south store. Edward F Beinhauer and ano EXRS
 Louis Parisette to Nicholas T Brown; 5 years, from May 1,
 1910. Apr 30, 1910. 5:1443..... 480
 1st av, No 316, e s, 77.6 n 18th st, 14.6x90. Surrender lease.
 and building. Rosie Levy INDIVID and EXTRX, &c, Yetta
 Kahn, dec'd, et al to N Y Life Ins & Trust Co TRUSTEE Mary
 Griffin. All title. Apr 16. May 2, 1910. 3:950.....
other consid and 150
 1st av, Nos 310 and 312, e s, 34 n 18th st, 2 lots, each 14.6x90.
 Bill of sale of building, &c, on leasehold property. Austin M
 Poole as RECEIVER to N Y Life Ins & Trust Co TRUSTEE
 Mary Griffin. All title. Apr 30. May 2, 1910. 3:950..... 200
 1st av, No 1740 | n e cor 90th st, 2 stores and part basement. Chas
 90th st | Seiferd to Michael Knaisch; 10 years, from May
 1, 1910. May 4, 1910. 5:1570..... 1,260
 2d av, No 393. Assign lease. Charles and Emma Hoerber to
 Alfred Skirl and Paul Stange. Mort \$2,600. Apr 30. May 2,
 1910. 3:903..... nom
 2d av, No 393, all. Elizabeth Cameron et al to Charles Hoerber;
 4 years, from May 1, 1916. May 2, 1910. 3:903..... 1,800
 2d av, Nos 132 and 134 | n e cor St Marks pl, store and basement.
 St Marks pl | Emil Adler to Markus Rosenberg; 5 years
 from May 1, 1910. May 3, 1910. 2:450..... 1,620
 2d av, No 2201, store and basement. Egideo and Guiseppa Comodo
 to Samuel Rossi; 5 years from May 1, 1910. May 5, 1910.
 6:1663..... 1,080
 2d av, No 2201. Assign lease. Saml Rosse to Joseph Streppone.
 May 2. May 5, 1910. 6:1663..... nom
 2d av, No 1408, south store, &c. Marie Rader to August Jakel; 3
 years from May 1, 1910, 3 years renewal. May 5, 1910. 5:1448.
 744
 3d av, No 156, rear building. Thomas Hammill to Margaret H
 Woodhouse; 9 years from May 1, 1908. May 5, 1910. 3:871. 840
 3d av, n w s, 51 n e 15th st, 26x100, the lot. Rutherford Stuyve-
 sant to Margt H Woodhouse; 10 9-12 years from Aug 1, 1907.
 May 5, 1910. 3:871..... taxes, &c, and 1,200 and 1,450
 3d av, n w s, 77 n e 15th st, 26x100, the lot. Rutherford Stuyve-
 sant to Margt H Woodhouse; 10 9-12 years from Aug 1, 1907.
 May 5, 1910. 3:871..... taxes, &c, and 1,200 and 1,450
 3d av, No 1247, store, &c. Edward Jacobs to Adolf F Imhof;
 5 years, from May 1, 1910. Apr 29, 1910. 5:1426 2,000
 3d av, No 283. Assign lease. Geo J Louden to Harry Ffrench.
 Mort \$6,000. Apr 26. May 2, 1910. 3:903..... nom
 3d av | n e cor 44th st, all, except the roof. Mary A McLaughlin
 44th st | to Thomas Harrington and Patrick Hays; 10 years, from
 May 1, 1910. May 2, 1910. 5:1318..... taxes, &c, and 3,000
 3d av, No 524 | n e cor 35th st. Assign lease. Michael and James
 35th st | McGovern to Arthur Jost. Apr 28. May 3, 1910.
 3:891..... nom
 3d av | n e cor 97th st. Surrender lease. Isidore Horowitz to
 97th st | Jacob Klein as RECEIVER in matter of Weil & Mayer
 agt Beckelman et al. All title. Apr 28. May 4, 1910. 6:1647.
 nom
 4th av, Nos 330 and 332. Surrender lease. Abraham Schwab to
 Ida A Breck. All title. May 2. May 3, 1910. 3:854..... nom
 4th av, Nos 330 and 332. Assign lease. Maurice B Blumenthal to
 Abraham Schwab. 1/4 part. May 2. May 3, 1910. 3:854..... nom
 5th av, No 1371 | s e cor 114th st, store. Absalom P Bachman to
 114th st | John J Redmond; 3 years from 1, 1897 (3 years
 renewal at \$1,600). Re-recorded from Sept 18, 1897. May 5,
 1910. 6:1619..... 1,500
 Same property. George Schuster to same. May 5, 1902, 3 years
 from expiration of above. May 5, 1910. 6:1619..... 1,600
 Same property. Same to same; 3 years from May 1, 1906. May
 5, 1910. 6:1619..... 1,800
 Same property. Same to same; 3 years from May 1, 1909. May 5,
 1910. 6:1619..... 1,800
 5th av, Nos 303 and 305, 3d floor. 5th Av Investing & Impt Co
 to Jules and Hugo Rosenberg; 10 4-12 years, from Oct 1, 1910.
 Apr 30, 1910. 3:861..... 10,000
 5th av, No 146, north basement store. Surrender lease. Peter
 Neckles and ano to Henry Marks and Casper Levy. Apr 29.
 Apr 30, 1910. 3:821..... nom
 5th av | n w cor 13th st, 51.7x100, all. John M Bowers et al
 13th st | TRUSTEES Louis L Lorillard to Henry Corn; 21 years,
 from Feb 1, 1911. May 2, 1910. 2:577 taxes, &c, and 13,500
 5th av | n w cor 56th st, 32.3x100.
 56th st |
 5th av, w s, 30 n 56th st, 18.2x100, all.
 George Kemp Real Estate Co to Henry J, Jos J, Louis J, Benj
 J and Ernest J Duveen; 20 3-12 years, from July 1, 1910, with
 privilege of renewal. May 2, 1910. 5:1272..... taxes, &c, and gold 40,000
 6th av, No 980, store. Marie J Odell to John Changuris; 4 years,
 from May 1, 1910. Apr 29, 1910. 5:1271..... 1,500
 6th avs w cor 30th st, 23.2x51.4. Assign lease. Harry Green
 30th st | and ano ADMRS, &c, Geo F Green et al to Ernst Roeber.
 Apr 30. May 2, 1910. 3:805..... 18,000
 6th av, No 499.....
 30th st, No 102 West.....
 Assign lease. Harry Green et al, HEIRS, &c, Emma F Green to
 Ernst Roeber. Apr 26. May 2, 1910. 3:805..... nom
 6th av, No 34, basement. Joseph Halpern to Louis Shapiro; 2 1/2
 years from Apr 1, 1910. May 3, 1910. 2:543..... 120
 7th av | n e cor 141st st. Cancellation of lease. Monaton Realty
 141st st | & Investing Corpn to Jeremiah C King and Wm F
 Boyle. Apr 30. May 2, 1910. 7:2010..... 1,000
 7th av, No 226, all. Alanson T Briggs, AGENT for Lizzie E
 Chubbuck Kempton to David and Benjamin Gibbs; 5 years from
 May 1, 1910. May 3, 1910. 3:773..... 2,100 to 2,700
 7th av | n e cor 124th st, 100.11x125. Agreement as to consent
 124th st | of assignment lease by the Heumann Harlem Casino Co,
 also as to alterations to cost \$75,000 and extension of lease for
 21 years, so that lease will expire Sept 15, 1937, etc. Anthony
 Van Bergen with Marcus Loew, Inc, a corpn. Jan 14. Apr 26,
 1910. 7:1909..... nom
 Same property. Assign lease. Heumann Harlem Casino Co to
 Marcus Loew, Inc. Apr 25. Apr 26, 1910. 7:1909. Corrects
 error in last issue when location was 7th av, n e cor 14th.....
other consid and 100
 8th av | s w cor 144th st, cor store, &c. Adolph Riesenber et
 144th st | al to Morris and Emma Berger; from Apr 15, 1910, to
 July 15, 1913. May 2, 1910. 7:2030..... 4,200
 8th av, No 771. Assign lease. John May and ano to Philip King
 and Frank Finn. May 2, 1910. 4:1038..... nom
 8th av, No 766 | s e cor, all. Kath G Farrell, INDIVID and
 47th st | No 266 West | EXTRX Hannah McGowan to Daniel J Grin-
 non; 5 years from Oct 1, 1912. May 3, 1910. 4:1018..... 3,500
 8th av, No 636 | s e cor, all. Mary C Robertson to
 41st st, Nos 264 and 266 West | Daniel J Grinnon; 5 years from
 Aug 1, 1913. May 3, 1910. 4:1012..... 4,500
 8th av, No 680 | n e cor 43d st, all. Chas A Christman to Michael
 43d st | and James McGovern; 5 years from May 1, 1911.
 May 3, 1910. 4:1015..... 5,000
 8th av, No 680 | n e cor 43d st. Assign lease. Michl McGovern
 43d st | and ano to Arthur Jost. Apr 28. May 3, 1910.
 4:1015..... nom
 8th av, Nos 629 and 631. Assign lease. James E Tibby et al to
 Libson Amusement Co. Apr 21. May 5, 1910. 4:1031.....
other consid and 100
 9th av, No 817. Assign lease. Jacob Gensler, AUCTIONEER, to
 James D Freeman. All title of Patrick Gaffney. Apr 20. May
 3, 1910. 4:1064..... nom
 Same property. Assign lease. James D Freeman to Thomas
 Nolan. All title. Apr 20. May 3, 1910. 4:1064..... nom
 Same property. Assign lease. Thomas Nolan to Arthur Jost.
 Apr 20. May 3, 1910. 4:1064..... nom
 11th av | s w cor 58th st, runs w 81 x s 58 x w 119 x s 42.5 x e
 58th st | 200 to 11th av x n 100.5 to beginning, all. Thomas
 Forman Co to J F Murphy Lumber Co; 4 3-12 years from Feb
 1, 1910. privilege of renewal for 5 8-12 years. 4:1105..... 2,500
 11th av, No 484, store and front basement. Susana Orth to Abra-
 ham Cytryn; 10 years, from May 1, 1910. Apr 29, 1910. 3:710.
 960 and 1,020
 11th av, No 659, store and front basement. Harry Held to Marry
 or Mary Mullaney; 10 years, from Oct 1, 1909. Apr 29, 1910.
 4:1095 600 and 720

BOROUGH OF THE BRONX.

153d st, No 330 East, 25x100, all. Solomon Sobol to N Y Tele-
 phone Co; 3 years, from July 1, 1910. Apr 30, 1910. 9:2412... 360
 149th st, s s, 141.7 w 3d av, 50x89, all. Henry L Morris and ano
 to Jacob Baumann; 10 years from Sept 1, 1910. May 3, 1910.
 9:2327 10,000 to 12,500
 Same property. Agreement as to erection of building. Same with
 same. Apr 27. May 3, 1910. 9:2327..... nom
 Lincoln av, No 179, s w cor 136th st. Assign lease. James J
 O'Brien to Davies J Marshall. Morts \$3,579.33. Apr 30. May
 3, 1910. 9:2318 nom
 Lincoln av, No 179, s w cor 136th st. Assign lease. Davies J
 Marshall to James J O'Brien. All title. May 5, 1910. 9:2318..... nom

BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT
**BAYSIDE, FLUSHING, WHITESTONE
GREAT NECK ESTATES**

McLuigh Realty Co.
347-5th Ave. L.S.

Melrose av | s w cor 157th st, store, &c. Leopold Barth and ano
157th st to Julius Fajans; 2 11-12 years from June 1, 1910,
privilege 2 years renewal. May 3, 1910. 9:2403.....540
Melrose av, s w cor 157th st, store next to corner. Leopold Barth
and Gustav Rheinauer to Wm J Kendall; 3 years, from Apr 15,
1910. Apr 29, 1910. 9:2403.....240
Morris av, No 602. Assign lease. Teodore Andreolo to Dominik
De Cristofoso. Apr 15. May 4, 1910. 9:2410..... nom
Same property. Assign lease. Dominik De Cristofoso to Excelsior
Brewing Co. Apr 15. May 4, 1910. 9:2410..... nom
Morris av, No 602 | cor 151st st, store and north apartment on 2d
151st st floor. Louise Kuster et al to Teodore Andre-
ola; 4 7-12 years, from Oct 1, 1909. May 4, 1910. 9:2410....
..... 600 and 720
Prospect av, No 1422. Assign lease. Caroline Schnur ADMRX
Philipp Schnur to Margaret Richardson. June 24, 1909. May 4,
1910. 11:2963..... nom
Same property. Assign lease. Margaret Richardson to Henry
Hirschbein. Apr 23, 1910. May 4, 1910. 11:2963..... nom
*White Plains av, No 4576, cor 240th st, all. August Lerch to
Philip J Schwartz; 5 years, from May 1, 1910. May 4, 1910.
..... 600 and 720
*Walker av, No 1760 | s e cor Commonwealth av, store and cellar.
Commonwealth av | John Reyelt to Mary Boer; 4 years, from
May 1, 1910. May 4, 1910.480 to 600
Willis av, No 477, store and basement. Robt J Mahoney to Hugo
& Dieckman Co; 5 years, from May 1, 1910. May 4, 1910.
9:2307..... 1,200 to 1,380
3d av, No 4218, store. Peter McGlynn and ano to Abraham Sciller
or Schiller; 5 years from May 1, 1910. May 5, 1910. 11:3060.
.....900 to 1,020

Same to A Oldrin Salter as trustee under deed of trust. Same prop-
erty. P M. Equal lien with 2 mort for \$8,000 each. May 3, 2
years, 5%. May 5, 1910. 1:233. 8,000
Boehnel or Boehmel, Fredk to Joseph Doelgers Sons. 59th st,
No 434 East. Saloon lease. Apr 27, demand, 6%. Apr 29, 1910.
5:1370. 2,900
Baker, Sarah V to LAWYERS TITLE INS & TRUST CO. 66th
st, No 16, s s, 250 e 5th av, 25x100.5. P M. Apr 29, 1 year,
4 1/2%. Apr 30, 1910. 5:1380. 75,000
Baker, Stephen to DRY DOCK SAVINGS INSTN. 75th st, No 8,
s s, 195.1 w Madison av, 24.8x102.2; also plot begins 7.2 s 75th
st and 200.3 e 5th av, runs s 60.1 x w 0.3 x n 60.1 x e 0.5, to-
gether known as No 8 East 75th st. Apr 29, 1910, due, &c, as
per bond. 5:1389. 75,000
Black, Maurice with FARMERS LOAN & TRUST CO. 46th st,
No 154 West. Subordination agreement. Apr 29. Apr 30,
1910. 4:998. nom
Blagden, Lydia L to Park E Bell. 70th st, No 176, s s, 127 w 3d
av, 18x100.5. Prior mort \$10,000. May 2, due Nov 30, 1911,
5%. May 3, 1910. 5:1404. 3,000
Block, Rosa A, extr, &c, Israel Block to TITLE GUARANTEE
& TRUST CO. 118th st, No 137, n s, 285 e 7th av, 20x100.11.
May 3, 1910, due, &c, as per bond. 7:1903. 18,000
Birch Realty Co to Central Bldg Impt & Investment Co. 152d st,
No 522, s s, 300 w Amsterdam av, 45x99.11. Prior mort \$43,-
000. May 2, 3 years, 6%. May 3, 1910. 7:2083. 10,000
Same to same. Same property. Certificate as to above mort.
May 2. May 3, 1910. 7:2083.
Birch Realty Co to Central Bldg Impt & Investment Co. 152d st,
No 524, s s, 345 w Amsterdam av, 40x99.11. Prior mort \$38,-
000. May 2, 3 years, 6%. May 3, 1910. 7:2083. 10,000
Same to same. Same property. Certificate as to above mort.
May 2. May 3, 1910. 7:2083.
Besunder, Max of Brooklyn, N Y, and Louis Sager of N Y, to Mor-
ris N Rubin. 13th st, No 520, s s, 271 e Av A, 25x103.3. Prior
mort \$26,000. May 2, 1910, due Jan 2, 1915, 6%. 2:406. 4,000
Bardusch, Louisa to GREENWICH SAVINGS BANK. 11th st, No
142, s s, 480 w 6th av, 22.6x100.8. May 2, 1910, due, &c, as per
bond. 2:606. 15,000
Bayer, Laura K wife of and Edwin S to Wm C B Kemp et al trust-
ees Wm Kemp. 70th st, No 32, s s, 125 e Madison av, 25.6x
100.5. P M. May 2, 1910, 3 years, 4 1/2%. 5:1384. gold 55,000
Burger, Joseph to METROPOLITAN SAVINGS BANK. 78th st,
No 252, s s, 155 w 2d av, 25x102.2. May 2, 1910, 5 years, 5%.
5:1432. 12,000
Burger, Joseph to Milton M Blumenthal. 78th st, No 252, s s, 155
w 2d av, 25x102.2. Prior mort \$12,000. Apr 28, 3 years, 6%.
May 2, 1910. 5:1432. 3,000
Baehr, Sarah with James W Westerfield. 94th st, 78 West. Sub-
ordination agreement. Apr 30. May 2, 1910. 4:1207. nom
Bass, Hannah to James W Westerfield. 94th st, Nos 78 and 80,
s s, 55 e Columbus av, 50x72.8. Apr 30, 5 years, 5%. May 2,
1910. 4:1207. 47,000
Broadway Park Place Co to Geo Noakes. Broadway, No 233, n w
s, about 60 s Park pl, 18.6x 118.11x18.6x117.6, s w s. P M. Apr
30, due Nov 1, 1911, 4 1/2%. May 2, 1910. 1:123. 165,000
Bookman, Arthur to Realty Transfer Co. Broadway, Nos 3512 to
3518, s e cor 144th st, No 562, 99.11x100. P M. Prior mort
\$220,000. Apr 30, due Mar 25, 1914, 6%. May 2, 1910. 7:-
2075. 12,000
Berko, Margaret wife of and Geza D to Anna K Beck. 2d av, No
178, e s, 51.7 n 11th st, 25.10x100. P M. Prior mort \$20,000.
Apr 30, due, &c, as per bond. May 2, 1910. 2:453. 17,000
Budd, Henry A to Hudson Mortgage Co. 5th av, No 572, w s, 70.5
s 47th st, 25x100. Prior mort \$250,000. Apr 19, due May 2,
1911, 6%. May 2, 1910. 5:1262. 30,000
Brown, Minnie T to Annie R Hutton. 70th st, No 267, n s, 119 e
West End av, 18.6x100.5. May 2, 1910, 3 years, 4 1/2%. 4:-
1162. 4,000
Barnes, Alfred V of N Y, and Harriet B Newberry, of Detroit,
Mich., to BROOKLYN SAVINGS BANK. Lafayette st, Nos 402
to 408, n w s, 122.9 n e 4th st, 96.7x137.6x96.6x137.6. Apr 25,
due May 2, 1913, 4 1/2%. May 2, 1910. 2:545. 50,000
Brookside Realty Co to Robt Alexander. 7th av, No 491, e s, 80.4
s 37th st, 20.4x75x19.11x75. P M. Apr 29, 5 years, 5%. Apr
30, 1910. 3:812. 68,000
Blythe, Margery H to James Everards Breweries. Bayard st, Nos
35 and 37, and Bowery, Nos 27 and 29. Leasehold. May 3, de-
mand, 6%. May 4, 1910. 1:289. gold, 1,200
Brown, Isaac with Mary B Cashman. 1st st, No 55, s s, 25.3x
77.11x25x81.3 w s. Extension of \$20,000 mort until June 4,
1913, 5 1/2%. Mar 10. May 3, 1910. 2:442. nom
Becker, Wilhelm to METROPOLITAN SAVINGS BANK. 6th st,
No 321, n s, 280 e 2d av, 20x81.9. May 4, 1910, 5 years, 4 1/2%.
2:448. 12,000
Beck, Eloise with Wilhelmina Budd. 103d st, No 77, n s, 27 w
Park av, 26x75. Extension of \$18,000 mort until May 2, 1913,
at 4 1/2%. May 3, 1910. 6:1609. nom
Bremer, John to TITLE GUARANTEE AND TRUST CO. Co-
lumbus av, No 485, e s, 50.8 n 83d st, 26x100. May 3, due, &c, as
per bond. May 4, 1910. 4:1197. 30,000
Baum, Adolph to FRANKLIN SAVINGS BANK in City N Y. Lex-
ington av, No 1861, n e cor 115th st, 25x100.11. May 4, 1910,
5 years, 5%. 6:1643. 33,000
Brown Brothers, Incorporated, owners and builders, a corpora-
tion, to TITLE GUARANTEE AND TRUST CO. 158th st, n s,
150 w Broadway, runs n 115 x w 75 x s 97.7 to Drive, x 23.3
to st, x e 59.7 to beginning. Building loan. April 29, 1 year,
6%. May 4, 1910. 8:2136. 200,000
Same to same. Same property. Certificate as to above mort. Feb
28. Mar 4, 1910. 8:2136.
Blum, Max and Nathan Nadel to Bertha Nadel. Rivington st, Nos
206 and 208, n s, 100.7 e Pitt st, 40x100.9. Prior mort \$61,000.
April 28, demand, 6%. May 5, 1910. 2:344. 9,000
Brown (Thos G) & Sons, a corporation, to Herbert K Smith. 21st
st, Nos 547 and 549 West. Leasehold. P M. April 30, installs,
6%. May 5, 1910. 3:693. 18,000
Baker, Sarah V, of Borough of Richmond, N Y, to Cornelius V V
Powers. Broadway, Nos 1628 and 1630, s e cor 50th st, No 204,
50.3x54.8x50.3x57. P M. April 28, 5 years, 4 1/2%. May 5, 1910.
4:1021. 160,000
Barney Estate Co to KNICKERBOCKER TRUST CO. 7th av, Nos
744 to 754, w s, 25.2 n 49th st, 100.4x143.6 to e s Broadway,
Nos 1614 to 1624, x100.5x138.11. Prior mort \$300,000. May 3,
1 year, 6%. May 5, 1910. 4:1021. 250,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name
is that of the mortgagor, the next that of the mortgagee. The de-
scription of the property then follows, then the date of the mort-
gage, 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 in-
strument as filed.
Mortgages against Bronx property will be found altogether at the
foot of this list.

April 29, 30, May 2, 3, 4 and 5.

BOROUGH OF MANHATTAN.

Auerbach, Meyer to Francis Asbury Palmer Fund, a corpn. Great
Jones st, No 7, s s, 51.5 e Jones lane, 25.1x99.6x25.1x100. Apr
29, 1910, 5 years, 5%. 2:530. 70,000
American Ice Co to Annie Ryan. 167th st, Nos 452 and 454, s e s,
178.11 s e Amsterdam av, runs s 97.4 x e 50 x n 66.9 to st x
n w 59.8 to beginning. P M. Prior mort \$5,000. Apr 28, 3
years, 6%. Apr 29, 1910. 8:2111. 10,000
Adam, Charles and Fredk Riese to Ury Danenberg et al trustees
Isaac Danenberg and Ury Danenberg individ. 143d st, Nos 243
and 245, n s, 350 w 7th av, 50x99.11. Apr 28, 5 years, 5%.
Apr 30, 1910. 7:2029. 25,000
Aronowitz, Abraham to J Allen Townsend. Norfolk st, No 20, e s,
52 n Hester st, 23x25. May 2, 5 years, 5%. May 3, 1910. 1:312.
11,000
Same and Irving and David Baum, exrs, &c, Meyer Baum with J
Allen Townsend. Same property. Subordination agreement.
May 2. May 3, 1910. 1:312. nom
Aurora Investing Co to Mayer S Auerbach. 22d st, Nos 126 to
130, s s, 300 w 6th av, 56.3x98.8. Building loan. Prior mort
\$123,000. May 2, due July 1, 1911, 5%. May 3, 1910. 3:797.
120,000
Same to same. Same property. Certificate as to above mort.
May 2. May 3, 1910. 3:797. —
Same to same. Same property. P M. Prior mort \$63,500. May
2, due July 1, 1911, 5%. May 3, 1910. 3:797. 59,500
Arena Construction Co to Thomas A Sperry, of Cranford, N J.
31st st, Nos 39 and 41, n s, 500 w 5th av, 50x98.9; 32d st, No
40, s s, 189.10 e Broadway, 20.8x98.9; 32d st, No 38, s s, 210.6
e Broadway, 20.8x98.9. P M. Prior mort \$750,000. May 2,
due Feb 1, 1915, 6%. May 3, 1910. 3:833. 225,000
Arena Construction Co to METROPOLITAN LIFE INS CO. 31st
st, Nos 39 and 41, n s, 500 w 5th av, runs n 98.9 x w 15.8 x n
98.9 to s s 32d st, Nos 38 and 40, x w 41.4 x s 98.9 e 7 x s
98.9 to 31st st x e 50 to beginning. May 2, due Apr 1, 1920,
6% until completion of building, 5 1/2% thereafter until Apr 1,
1913, and 5% thereafter. May 3, 1910. 3:833. 750,000
Same to same. Same property. Certificate as to above mort.
May 2. May 3, 1910. 3:833. —
American Mortgage Co with Jennie Adam et al. 9th av, No 714.
Extension mort until May 2, 1915, at 4 1/2%. May 2. May 4,
1910. 4:1039. nom
Ams, Emil A, of Mt Vernon, N Y, to Abraham Weigs et al. All
right, title and interest devised under will of his father Max
Ams dec'd and all property of which Max Ams died seized
whether real or personal. May 3, 1910, 3 years, 6%. 1:185, 187
and 217. 4,500
Asiel, Leopold N with Lenox Realty Co. 140th st, Nos 161 to 169,
n s, 137.6 e 7th av, 26.6x99.11. Extension of \$18,000 mort until
Oct 1, 1910, at 6%. April 1. May 4, 1910. 7:2009. nom
Aberdeen Realty Co to Mehitable A Rutter. Lafayette st, No 156
(Elm st), w s, abt 105 s Grand st, 25x100. P M. Equal lien with
2 mort for \$8,000 each. May 3, 2 years, 5%. Mar 5, 1910.
1:233. 8,000
Same to James T Pool. Same property. P M. Equal lien with
2 mort for \$8,000 each. May 3, 2 years, 5%. May 5, 1910.
1:233. 8,000

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.

- Caspary, Alfred H to Sissie S Lehman. 68th st, No 17, n s, 200 w Central Park West, 17x100.5. P M. April 30, 5 years, 4½%. May 5, 1910. 4:1121. 22,500
- Christie, David I of Hoboken, N J, to LAWYERS TITLE INSURANCE & TRUST CO. Houston st, Nos 220 to 224, n s, 119.8 e Varick st, runs n 50.11 x n 47.10 to Downing st, Nos 60 and 62 x e 50.2 x s 60.7 x e 16.11 x s 1.4 x e 8.2 x s 70.6 to Houston st x w 75.1 to beginning. P M. Apr 29, 1910, 5 years, 5%. 2:528. 35,000
- Coburn, Alfred P to FRANKLIN SAVINGS BANK. 49th st, No 333, n s, 475 w 8th av, 25x100.5. Apr 29, 1910, 5 years, 5%. 4:1040. 8,000
- City Investing Co to UNION DIME SAVINGS BANK. Broadway, Nos 1271 and 1273, s w cor 32d st, Nos 54 and 56, 42.3x107.11 to 6th av, No 536, x39.6x92.9. P M. Apr 29, due, &c, as per bond. Apr 30, 1910. 3:833. 750,000
- Cruikshank, Jas H of Freeport, L I, to Austin B Fletcher and ano trustees Jackson H Schultz. Leonard st, Nos 156 to 160, s s, 136.6 e Centre st, runs s 78.2 x e 16.2 x e 24 x n 0.1 x e 20.9 x e or n e 9.1 x n or n w 15.3 x n 59.6 to Leonard st x w 60.11 to beginning, except triangular plot in south portion of east yard; also except Leonard st, s s, 197.4 e Centre st, runs s 59.4 x e 2.10 x n w 19.5 x n 40.1 x w 0.7 to beginning. Apr 20, 1 year, 6%. Apr 29, 1910. 1:166. 70,000
- Codrington Co to Alfred J Weston and ano, exrs Edw Weston. 37th st, No 68, s s, 60 e 6th av, 20x69.11. P M. May 2, 3 years, 5%. May 3, 1910. 3:838. 65,000
- Collins, Wm P, of Hempstead, L I, to Gussie Kleinbaum. 91st st, No 57, n s, 244.1 w Park av, 17x100.8. P M. Prior mort \$12,000. May 2, due, &c, as per bond. May 3, 1910. 5:1503. 7,000
- Century Holding Co to UNION DIME SAVINGS BANK. 7th av, No 732, w s, 112.6 n 48th st, runs w 121.1 to Broadway, Nos 1604 to 1610 x n 89.4 to 49th st, Nos 204 to 208, x e 65.1 x s 55.7 x e 69.8 to 7th av x s 22.10 to beginning. May 3, 1910, due, &c, as per bond. 4:1020. 375,000
- Same to same. Same property. Certificate as to above mort. May 3, 1910. 4:1020.
- Cone, Emma W with NEW YORK LIFE INS & TRUST CO, trustee Louis C Hamersley. 101st st, Nos 12 to 18, s s, 187.6 w Central Park West, two lots, each 43.9x100.11. Two agreements as to share ownership in two morts. Apr 21. May 2, 1910. 7:1836. nom
- Cohen, Eli M to Otto Zanker and ano. 36th st, No 233, n s, 434 e 8th av, 18.6x98.9. P M. May 2, 1910, 3 years, 5%. 3:786. 18,000
- Same to Isaac Wolf. Same property. P M. Prior mort \$18,000. May 2, 1910, due, &c, as per bond. 3:786. 2,500
- Connor, John J to Lion Brewery. 2d av, s e cor 58th st. Saloon lease. Apr 30, demand, 6%. May 2, 1910. 5:1350. 500
- City of New York to Stephen Hickson of 559 Broome st. Transfer of tax lien for years 1897 to 1907. Assessed to unknown lot 43 on Broome st, s s, bet Varick and Sullivan sts. June 17, 3 years, without interest. May 2, 1910. 2:477. 144.81
- Connors, Thomas to NORTH RIVER SAVINGS BANK. 45th st, Nos 510 to 514, s s, 150 w 10th av, runs s 80 x w — to pt 225 w 10th av, x n 80 x e — to beginning; plot begins at c 1 blk bet 44th and 45th sts, distant 150 w 10th av, runs n 20.5 x w 75 x s 20.5 x e 75 to beginning, together known as Nos 510 to 514 West 45th st. Prior mort \$18,000. May 2, 1910, due July 1, 1913, 5%. 4:1073. 5,000
- Cogswell, Edna M to Ida Mason and ano trustees Julie F H Nevins. Mott st, No 182, e s, 76.6 s Houston st, runs e 86.10 x s 22.3 x w 5.8 x s 2.6 x w 81.2 to st, x n 25 to beginning; also all title to plot begins 101.6 s Houston st and 81.2 e Mott st, runs e 5.8 x n 2.8 x w 5.8 x s 2.6 to beginning. Mar 3, 5 years, 5%. May 4, 1910. 2:508. 24,000
- Century Holding Co with METROPOLITAN LIFE INS CO. Broadway, Nos 1182 and 1184, e s, 105.9 s 29th st, 52.10x94.7x49.4x113.5. Extension of \$600,000 mort until Nov 1, 1918, at 5%. Oct 8, 1909. May 4, 1910. 3:830. nom
- Cohen, Max, Emanuel Glauber and Morris Goldstein with Gepke Schulte widow and devisee Albert Schulte. Av A, No 1596, e s, 25 n 84th st, 25x98. Extension of \$21,000 mort until June 1, 1913, at % as per bond. April 12. May 5, 1910. 5:1581. nom
- Dietz, Babette to Monash Eisig. 15th st, No 140 s s, 122.6 w 3d av, 23.6x84. May 2, 3 years, 6%. May 5, 1910. 3:870. 1,500
- Deiches, Elkan with Rebecca T Mathews. Prince st, No 136, s s, 75 e West Broadway, 25x101. Extension of mort for \$34,000 to Nov 1, 1915, at 5%. April 25. May 4, 1910. 2:501. nom
- Dowling, Mary E and Annie T Murray to Sarah L Hayes. 20th st, No 438, s w s, 283.4 s e 10th av, 16.8x91.11. P M. Mar 2, 5 years, 5%. May 3, 1910. 3:717. 10,000
- Dunne, Ellenora F or Ellenora F to Thomas Kenneally. 26th st, No 363, n s, 58 e 9th av, 18x22; Faile st, No 1027, w s, 369.6 s Bancroft st, 20x100. May 3, 3 years, 6%. May 4, 1910. 3:750. 3,500
- Dard, Charles A, of Mt Vernon, N Y, to Scholle Brothers, a co-partnership. 72d st, No 114, s s, 100 w Columbus av, 25x102.2. May 3, 5 years, 4%. May 4, 1910. 4:1143. 38,000
- Douglas Realty Co to Alphonse H Kursheedt et al, trustees Frederic A Kursheedt. 19th st, Nos 151 and 153, n s, abt 195 e 7th av, 46.7x90.1x43.4x90.1. P M. May 2, 3 years, 3½% until Jan 1, 1911, and thereafter at 5%. May 3, 1910. 3:795. 37,500
- Dougherty, Hugh to Jacob Ruppert. 43d st, No 421, n s, 250 w 9th av, 25x100.4x24.9x100.4. Prior mort \$23,000. May 2, 1 year, 5%. May 3, 1910. 4:1053. 2,439.45
- Dietz, Wm to BOWERY SAVINGS BANK. Park av, No 1132, w s, 25.2 s 91st st, 25.2x82.2. May 2, 5 years, 4½%. May 3, 1910. 5:1502. 6,500
- de Maio, Giovanni to Murtha J Garry. 143d st, No 308, s s, 125 w 8th av, 25x99.11. P M. May 2, 1910, due, as per bond, 5½%. 7:2043. 10,500
- Downey, Edward to EMIGRANT INDUSTRIAL SAVINGS BANK. East End av, No 120, or Av B, No 1652, n w cor 85th st, No 543, 98x21.2. May 2, 1910, 3 years, 4½%. 5:1582. 3,000
- Dietz, Babette with Monash Eisig. 15th st, No 140, s s, 122.6 w 3d av, 23.6x84. Extension of \$3,500 mort until Apr 10, 1913, at 6%. May 2, 1910. 3:870. nom
- Ehrlich, Paulina to Cooper Union for the Advancement of Science and Art. Stanton st, No 188, n s, 25.6 e Attorney st, 24.6x70. May 3, 1910, 5 years, 5%. 2:345. 15,000
- Emmet, Cornelia Z wife of and Wm T to NEW YORK LIFE INS & TRUST CO. 76th st, No 50, s s, 150 w Park (4th) av, 17x102.2. May 2, 1910, 5 years, 4½%. 5:1390. 25,000
- Electric Service Co to Harold A Richardson. Certificate as to mort dated Mar 31, 1910. Mar 31, May 2, 1910.
- Enos, Jennie L to MUTUAL LIFE INS CO OF N Y. 79th st, No 120, s s, 193 e Park av, 18x102.2. Prior mort \$—. May 2, 1910, due, &c, as per bond. 5:1413. 15,000
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry Simon. 117th st, No 51 West. Extension of \$20,000 mort until May 1, 1915, at 4½%. May 3. May 4, 1910. 6:1601. nom
- EAST RIVER SAVINGS INSTN with Isaac Bernstein and Barnett Lichtenstein. Pleasant av, Nos 307 and 309. Extension of \$32,000 mort until May 1, 1915, at 5%. May 3. May 4, 1910. 6:1710. nom
- Eckstein, Saml to Salvatore Zimmatore. 12th st, No 427 East. Extension of \$700 mort until June 1, 1911, 6%. May 5, 1910. 2:440. nom
- Foerster, Maria and Parepa Realty Co with N Y TRUST CO. 82d st, No 171 East. Extension of \$10,166.66 mort until April 8, 1915, at 5%. May 3. May 5, 1910. 5:1511. nom
- Foerster, Maria and Parepa Realty Co with N Y TRUST CO. 82d st, No 169 East. Extension of \$10,166.67 mort until April 8, 1915, at 5%. May 3. May 5, 1910. 5:1511. nom
- Frank, Dora and Morris Kerber with Chas Lanier and ano exrs Frances A Lawrance. Columbia st, No 100. Subordination agreement. May 2. May 5, 1910. 2:334. nom
- Fraser, Alexander W to Ole H Olsen. 17th st, Nos 230 to 234, s s, 363 e 8th av, 75x84. P M. Prior mort \$43,500. Apr 11, due Sept 30, 1910, 6%. Apr 29, 1910. 3:766. 14,000
- Fieder, Fredk W, Jr, to Theo W Myers. Broadway, Nos 2140 to 2146, n e cor 75th st, Nos 211 and 213, 83.2x100.11x80.7x80.4. P M. Feb 7, due Apr 7, 1920, 4½%. Apr 30, 1910. 4:1167. 225,000
- Frank, Valerie to Mary S White. 118th st, No 83, n s, 85 e Lenox av, 20x100.11. Apr 29, 5 years, 5%. Apr 30, 1910. 6:1717. 13,000
- Flannery, Neil A to MANHATTAN LIFE INS CO. 121st st, No 271, n s, 67.9 e St Nicholas av, 17x100.11. May 3, 1910, due, &c, as per bond. 7:1927. 9,000
- Flannery, Neil A to Sigismond Levy. 121st st, No 271, n s, 100 e 8th av, 17x100.11. Prior mort \$9,000. May 3, 1910, 3 years, 6%. 7:1927. 1,500
- Fuller, Adolph to Lewis S Goebel. 1st av, Nos 139 and 141, w s, 46.11 s 9th st, 46.11x100. Apr 30, 1 year, 6%. May 2, 1910. 2:450. 1,000
- Farley, James A to MUTUAL LIFE INSURANCE CO OF N Y. Madison av, s w cor 48th st, Nos 24 and 26, 100.5x44.9. P M. May 2, 1910, due as per bond. 5:1283. 165,000
- Friedman Construction Co to Fredk Ohmeis. 158th st, n s, 125 e Broadway, 100x99.11. P M. Prior mort \$24,000. Apr 30, 1 year, 6%. May 2, 1910. 8:2117. 2,000
- Greenwich Investing Co to Austin B Fletcher and ano trustees Jackson S Schultz. Canal st, Nos 533 to 541, n e s, 101 s e Washington st, runs n 41 x n w 17.8 x w 3 x n w 15.6 x n w 8.6 x n w 17.6 x w 70 to Washington st, x s 22.7 x s e 101 to beginning. Apr 20, 1 year, 6%. Apr 29, 1910. 2:595. 65,000
- Same to same. Same property. Certificate as to above mort. Apr 29, 1910. 2:595.
- GREENWICH SAVINGS BANK with Abraham, Solomon and Isaac J Silberstein exrs &c David Silberstein. 131st st, No 266 West. Extension of \$14,000 mort until Apr 28, 1915, at 4½%. Apr 28. Apr 29, 1910. 7:1936. nom
- Gmelin, Adolph, Jr, to GERMAN SAVINGS BANK. 53d st, Nos 208 and 210, s s, 110 e 3d av, 33.4x100.5. P M. Apr 29, 5 yrs, 4½%. Apr 30, 1910. 5:1326. 29,000
- Grossman, Wm to LAWYERS TITLE INS & TRUST CO. 7th st, No 262, s s, 274.9 w Av D, 22.8x90.10. May 2, 5 years, 5%. May 3, 1910. 2:376. 13,000
- Grossman, Wm to Bertha Zuckerman. 7th st, No 262, s s, 274.9 w Av D, 22.8x90.10. Prior mort \$13,000. May 2, 3 years, 6%. May 3, 1910. 2:376. 4,000
- Gordon, Louis, Barnett Levy and Moritz Gruenstein with Louis Crone. 102d st, No 302, s s, 100 e 2d av, 25x100.5. Subordination agreement. Apr 24. May 3, 1910. 6:1673. nom
- Grinnon, Daniel J to James Everards Breweries. 8th av, No 636, s e cor 41st st, Nos 264 and 266, —; 8th av, No 766, s e cor 47th st, No 266, —. Leasehold. Apr 30, demand, 6%. May 3, 1910. 4:1012 and 1018. gold, 13,000
- Gray, Augustus B, of Poughkeepsie, N Y, to TITLE INSURANCE CO OF N Y. 90th st, s e cor Park av, Nos 1109 to 1115, 82.2x100.8. May 2, 5 years, 4½%. May 3, 1910. 5:1518. 112,000
- Goldberger, Saml to Leon Tuchmann. Division st, Nos 238 and 240, n e cor Attorney st, Nos 2 and 4, 56x58.4x50x84. Prior mort \$65,000. May 2, 1910, 5 years, 6%. 1:315. 10,000
- GREENWICH SAVINGS BANK with Carrie G Davis. 83d st, No 159 West. Extension of \$20,500 mort until May 16, 1913, at 4½%. Apr 29. May 2, 1910. 4:1214. nom
- Gottlieb, Israel with GERMAN SAVINGS BANK. 131st st, No 122 West. Agreement changing date of payment of interest. May 2, 1910. 7:1915. nom
- Glass (John Jr) Construction Co to Peter Frees and ano. 178th st, No 590, s s, 175 w Audubon av, 75x94.11. Prior mort \$70,000. Apr 30, due Apr 1, 1912, 6%. May 2, 1910. 8:2133. 10,000
- Same to same. Same property. Certificate as to above mort. Apr 30. May 2, 1910. 8:2133.
- Goldstein, Minnie wife of and Max and Abraham Dan with Martin Marks EXR Esther Gershel. Chrystie st, No 136. Agreement modifying terms of mort. Apr 27, 1910. May 4, 1910. 2:419. nom
- Goldstein, Louis A with BOWERY SAVINGS BANK. Forsyth st, No 70. Extension of \$23,000 mort until Jan 1, 1915, at 4½%. April 22. May 4, 1910. 1:306. nom
- Gargiulo, Raffaele to Thomas McNeill. Washington st, No 294, w s, abt 65 n Chambers st, 19.10x48.9. P M. May 3, 3 years, 5%. May 4, 1910. 1:139. 18,500
- Goldstein, Minnie wife of and Max and Lena wife of and Abraham Dan with Herman Israel. 6th st, No 726 East. Extension of mort for \$3,000 to Sept 16, 1913, at 6%. April 27. May 4, 1910. 2:375. nom
- Geraty Construction Co to Wm F Havemeyer. 32d st, Nos 14 to 18, s s, 116.6 w Madison av, 65.6x98.9. P M. Equal lien with mort for \$58,750. Prior mort \$350,000. May 3, 3 years, 6%. May 4, 1910. 3:861. 58,750
- Same to same. Same property. P M. Equal lien with mort for \$58,750. Prior mort \$350,000. May 3, 3 years, 6%. May 4, 1910. 3:861. 58,750

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GREENWICH SAVINGS BANK with Seymour Oppenheimer. 60th st, No 45 East. Extension of \$35,000 mort until June 27, 1913, at 4½%. May 4, 1910. 5:1375. nom

Gerlich, Chas J, Jr, to Emma Utz. 117th st, No 305, n s, 105 e 2d av, runs e 20 x n 100.10 x w 25 x s 50.10 x e 5 x s 50 to beginning. Prior mort \$16,000. April 26, 3 years, 6%. May 4, 1910. 6:1689. 5,500

Grant, Sarah J to Fred W Brooks. 1st av, s e cor 95th st, —x103. April 16, due Oct 16, 1910, 6%. May 4, 1910. 5:1574. 3,000

Gross, Samuel and Davis Eisler to STATE BANK. 14th st, No 640, s s, 115.4 w Av C. 27.5x103.3; 14th st, s s, 88 w Av C. 27.4x103.3. Prior mort \$—. May 2, demand, 6%. May 4, 1910. 2:3396. 5,000

Golde & Cohen, a corporation, to Wm F Morgan, Jr, as exr, &c, Ellen R Morgan. Convent av, No 26, w s, 108 s 129th st, 52.11x 71.10x53.5x79.2. May 4, 5 years, 5%. May 5, 1910. 7:1968. 44,000

Same to same. Same property. Certificate as to above mort. May 4, 1910. 7:1968.

Golde & Cohen, a corporation, to W K Bond Emerson exr, &c, Lucy B Robinson. Convent av, No 34, w s, 24 s 129th st, 42x 84.11x42.4x90.8. May 4, 5 years, 5%. May 5, 1910. 7:1968. 37,500

Same to same. Same property. Certificate as to above mort. May 4, 1910. 7:1968.

Golde & Cohen, a corporation, to Ruth W Price. Convent av, No 30, w s, 66 s 129th st, 42x79.2x42.2x84.11. May 4, 5 years, 5%. May 5, 1910. 7:1968. 37,000

Same to same. Same property. Certificate as to above mort. May 4, 1910. 7:1968.

Golde & Cohen, a corporation, to Chas H Hyde as Chamberlain of City N Y. Convent av, No 36, s w cor 129th st, 24.8x90.8x77.1x 114. May 4, 5 years, 5%. May 5, 1910. 7:1968. 50,000

Same to same. Same property. Certificate as to above mort. May 4, 1910. 7:1968.

Hubbard, Saml T Jr and Walter C with Alpin I Dunn. Front st, No 148. Extension of \$16,000 mort until May 1, 1913, at 5%. Apr 30. May 2, 1910. 1:38. nom

Horner, Joseph to Christina Neusch. 4th st, No 143, n s, 112.11 e 1st av, 25x96.2. Leasehold. P M. Apr 30, due Nov 1, 1911, 6%. May 2, 1910. 2:432. 1,000

Howard, John B of West Orange, N J, to Pauline Myers et al. Columbus av, No 842, w s, 25.11 n 101st st, 25x75. May 2, 1910, due May 1, 1915, 4½%. 7:1856. 20,000

Haering, Geo to BOWERY SAVINGS BANK. 3d av, No 1889, e s, 73.7 n 104th st, 27.3x100. May 2, 1910, 5 years, 4½%. 6:1654. 18,000

Harrington, Thomas and Patrick Hayes to Central Brewing Co. 3d av, No 701. Saloon lease. Apr 29, demand, 6%. May 2, 1910. 5:1318. 6,284.29

Heiss, Melvin W to TITLE GUARANTEE & TRUST CO. Manhattan av, No 515, w s, 68.11 n 121st st, 16x90. P M. Apr 29, 1910, due, &c, as per bond. 7:1948. 8,000

Hergert, Theo E, Inc, a corpn, to Alfred Beinhauer and Charles Grosskurth. 53d st, Nos 422 to 432, s w s, 294 s e 1st av, 125x 148.3x126.10x126.7. Prior mort \$220,000 and mechanics lien \$3,000. Apr 28, due Nov 1, 1910, 6%. Apr 29, 1910. 5:1364. 58,000

Same to same. Same property. Certificate as to above mort. Apr 28, Apr 29, 1910. 5:1364.

Hillier, Emma to Geo F Brown. 85th st, Nos 150 to 154, s s, 250 e Amsterdam av, 50x58.9x50x56.6. Apr 30, 1910, 1 year, % as per bond. 4:1215. 1,000

Horton (J M) Ice Cream Co to James M Horton. 24th st, Nos 205 to 221, n s, 97.7 e 3d av, 204.11x98.9. Apr 28, due July 1, 1911, 5½%. Apr 29, 1910. 3:905. 75,000

Same to same. Same property. Certificate as to above mort. Apr 28, Apr 29, 1910. 3:905.

Hirschfeld, Bertha to Anna Garner. 108th st, No 9, n s, 150 e 5th av, 25x100.9. P M. Prior mort \$20,000. May 3, 1910, due, &c, as per bond. 6:1614. 2,000

Horn, Bernhard and Isaac Sachar and Julius Greenberg to Abraham J Dworsky. 2d av, w s, 75.5 s 44th st, 25x100. Prior mort \$22,000. May 2, 4 years, 6%. May 3, 1910. 5:1317. 6,000

Same and Walter Hutton and Gordon M Howe with same. Same property. Subordination agreement. Apr 28, May 3, 1910. 5:1317. nom

Hertz, Rosa to Maurice Black. 1st st, No 7, s w s, 116 e Bowery, 22.4x73.10x22.4x77.2. May 3, due, &c, as per bond. May 5, 1910. 2:456. 5,000

Hof, Henry to Annie M Harrison. 3d av, No 585, e s, 55.9 n 38th st, 16.7x75x17.4x75; 3d av, No 560, n w cor 37th st, 27x80; 3d av, Nos 613 and 615, e s, 19 s 40th st, 36.8x75; 123d st, Nos 408 to 412, s s, 136.6 e 1st av, 75.6x100.11. May 2, installs, 6%. May 5, 1910. 3:893. 4,000

Hausmann, Henry and Katie to AMERICAN MORTGAGE CO. 99th st, No 140, s s, 350 e Amsterdam av, 25x85.7x25x84.4. May 3, 5 years, 5%. May 5, 1910. 7:1853. 15,000

Same to Cath Smith. Same property. Prior mort \$15,000. May 3, 1 year, 6%. May 5, 1910. 7:1853. 1,000

Humstone, Millard C, of Brooklyn, N Y, to Fifty-Seventh Street Realty Co. 57th st, Nos 49 to 53, n s, 75.5 e 6th av, 69.6x100.5. P M. Prior mort \$200,000. May 3, due Nov 1, 1910, 5%. May 5, 1910. 5:1273. 75,000

Hamilton Holding Co to Geo Livingston and ano. 9th av, No 183, n w cor 21st st, No 401, 28.2x60; 9th av, No 185, w s, 28.2 n 21st st, 16.2x60. P M. April 28, 3 years, 5%. May 4, 1910. 3:719. 25,000

Hoefler, Lena W to Harvey W Smith. Broadway, No 3478, s e cor 142d st, No 558, 20x70. Prior mort \$22,000. May 3, 1 year, 6%. May 4, 1910. 7:2073. 3,000

Hopkins, Emily B with UNION DIME SAVINGS BANK. 20th st, Nos 42 to 48, s s, 87 w 4th av, 88x92. Extension of \$100,000 mort until May 1, 1915, at —%, as per bond. April 8, May 3, 1910. 3:848. nom

Isaacs, Rachel to TITLE GUARANTEE AND TRUST CO. Madison st, No 103, n s, 188 w Market st, 25x100. May 4, due, &c, as per bond. May 5, 1910. 1:277. 25,000

Izen, Rosa to An Assoc for the Relief of Respectable Aged Indigent Females in the City of N Y. 114th st, No 47, n s, 620 w 5th av, 25x100.11. Apr 29, 5 years, 4½%. Apr 30, 1910. 6:1598. 21,000

Isenstein, Bertha to James W Westerfield. 114th st, No 222, s s, 350 w 7th av, 25x100.11. May 2, 3 years, 5%. May 3, 1910. 7:1829. 28,000

Isman, Felix, of Philadelphia, Pa, to MERCANTILE TRUST CO. 5th av, Nos 495 to 501, s e cor 42d st, 73.3x100. P M. May 2, 5 years, 4½%. May 3, 1910. 5:1276. 1,000,000

Same to AMERICAN SAFE DEPOSIT CO and ano. Same property. Prior mort \$1,000,000. May 2, due, &c, as per bond. May 3, 1910. 5:1276. 162,000

Junction Realty Co to Seymour E Heymann and ano. 65th st, No 18, s s, 250 w Central Park West, 25x100.5. Prior mort \$12,000. May 2, 1910, due Aug 1, 1910, 6%. 4:1117. 8,000

Same to same. Same property. Certificate as to above mort. April 29, May 2, 1910. 4:1117.

Jellerson, Geo S and Frank H Parsons to August Klipstein. Water st, No 82, n s, 94.5 e Old slip, runs e 22.10 x n 58.11 x w 23.8 x s 30.1 x e 0.4 x s 31.2 to beginning. P M. Prior mort \$10,000. Apr 18, due, &c, as per bond. Apr 29, 1910. 1:315,000

Johnston, James C to TITLE INSURANCE CO of N Y. 56th st, No 115, n s, 150 e Park av, 20x100.5. P M. Apr 29, 1910, 5 years, 5%. Apr 29, 1910. 5:1311. 38,000

Jones, Annie to EMIGRANT INDUSTRIAL SAVINGS BANK. 36th st, No 341, n s, 133.4 w 1st av, 26.8x98.9. May 3, 1910, 3 years, 4½%. 3:942. 8,000

Jarmulowsky, Sender to Herman Fichter. Hamilton pl, Nos 134 to 154, s w cor 144th st, No 500, runs w 125 x s 99.11 x w 50 x s 99.11 to n s 143d st, Nos 501 and 503, x e — to pl x n e — to beginning; Broadway, Nos 3504 to 3518, s e cor 144th st, No 562, 199.10 to n s 143d st, No 561 x100. Certificate as to amount due on mort. Apr 18, May 2, 1910. 7:2075.

Jackson, Alice D to NEW YORK LIFE INS CO. 52d st, No 63, n s, 180.11 e Park av, 13.10x100.5. P M. May 2, due Jan 1, 1913, 4½%. May 3, 1910. 5:1288. 13,000

Jarchow, Geo W to GERMAN SAVINGS BANK. 2d av, No 490, e s, 74.1 n 27th st, 24.8x100. May 3, 1910, 3 years, 4½%. 3:933. 16,000

Johnson, Ella F wife of and Seth W Johnson to BOWERY SAVINGS BANK. 46th st, Nos 24 and 26, s s, 20 w Madison av, 40x100.5. May 3, 5 years, 4½%. May 4, 1910. 5:1281. 15,000

Jarmulowsky, M & L to Corcoran Realty Co. Av A, Nos 178 and 180, e s, 51.7 n 11th st, 51.7x95.5. Certificate as to reduction of mort. May 3, May 4, 1910. 2:405.

Kerber, Morris to Chas Lanier and ano exrs, &c, Frances A Lawrence. Columbia st, No 100, e s, 325 n Rivington st, 25x100. May 5, 1910, 5 years, 4½%. 2:334. 28,000

Same and Moses Hochster and Morris Kerber with same. Same property. Subordination agreement. May 2, May 5, 1910. 2:334. nom

Klein, Max J to Citizens Holding Co. 135th st, Nos 29 to 33, n s, 326.8 w 5th av, 2 lots, each 41.8x99.11. 2 P M morts, each \$10,000. 2 Prior morts \$35,000 each. May 2, 5 years, 6%. May 4, 1910. 6:1733. 20,000

Kirshenbaum, Saml to Morris Klein. 2d av, No 55, n w s, 24 n 3d st, 24x100. Prior mort \$—. May 4, 1910, 5 years, 6%. 2:459. 8,000

Katz, Herman and Ephraim to N Y SAVINGS BANK. 8th av, No 2617, w s, 86.5 n 139th st, 27x100. May 2, 1910, due, &c, as per bond. 7:2042. 28,000

King, Philip and Frank Finn to Geo Ehret. 8th av, No 771. Saloon lease. May 2, 1910, demand, 6%. 4:1038. 12,000

Kallman, Jacob to Beatrice B Trippe. 3d av, No 1483, w s, 76.2 s 84th st, 26x93.6. Leasehold. Prior mort \$14,000. Apr 29, 1910, 3 years, 6%. 5:1512. 4,000

Kern, Ernst to Anna Mueller. Av A, No 247, w s, 51.9 n 15th st, 25.9x94. Leasehold. Apr 28, 8 years, 6%. Apr 29, 1910. 3:947. 4,000

Kunstler, Felix to Adolf Mandel. Rivington st, No 156, n s, 104 e Suffolk st, 23x100. Prior mort \$22,500. May 2, 3 years, 6%. May 3, 1910. 2:349. 3,000

Loughlin, Wm F to John T Wall. 30th st, No 443, n s, 275 e 10th av, 25x102.9x25.1x100.8. Apr 20, 1 year, 6%. May 2, 1910. 3:728. 1,500

Lustig, Morris to Sigmund Kraus. Av C, Nos 42 and 44, s e s, 72 n e 3d st, two lots, each 24x80. Two leasehold morts, \$5,000 each. Apr 28, 5 years, 5%. May 2, 1910. 10,000

L & M Holding Co to WEST SIDE SAVINGS BANK. 177th st, n s, 100 w St Nicholas av. Two lots, each 50x90. Two morts, each \$48,000. Apr 29, 1910, due, &c, as per bond. 8:2144. 96,000

Same to same. Same property. Two certificates as to above morts. Apr 29, 1910. 8:2144.

Laue, William with FARMERS LOAN & TRUST CO. 39th st, Nos 242 and 244 East. Subordination agreement. Apr 29, Apr 30, 1910. 3:919. nom

Leffler, Julia to Chas H Hyde as City Chamberlain. St Nicholas av, No 921, n w cor 156th st, 25.10x92.10x24.11x99.9. Apr 28, due, &c, as per bond. Apr 30, 1910. 8:2107. 36,000

Lerner, Barnet to Lena Daum. St Marks pl, Nos 99 and 99½ (8th st), n s 162.6 e 1st av, 37.6x110. Prior mort \$52,600. May 2, due Oct 1, 1910, 6%. May 3, 1910. 2:436. 1,000

Leipzig (A) to whom it may concern. 7th st, Nos 117 and 119 East. Certificate as to amount due on mort. May 3, 1910. 2:435.

Lindenberger, Bertha and Sophia Popper to LAWYERS TITLE INS & TRUST CO. 103d st, No 103, n s, 100 w Columbus av, runs n 78.2 x n 22.9 x w 25 x s 22.9 x s 78.2 to st x e 25 to beginning. May 3, 1910, 5 years, 5%. 7:1858. 25,000

LAWYERS TITLE INS AND TRUST CO with Broad Construction Co. Audubon av, n e cor 177th st, 107.11x100. Extension of \$140,000 mort until April 27, 1915, at 5%. April 27, May 3, 1910. 8:2132. nom

Lazarus, Jacob with TITLE GUARANTEE AND TRUST CO. Madison st, No 103, n s, 188 w Market st, 25x100. Subordination agreement. April 18, May 5, 1910. 1:277. nom

Lohrman, Ida and Josephine Clark with Sarah L Horn. 7th av, No 244, n w cor 24th st, Nos 201 and 201½, 22.5x78.2. Extension of \$35,000 mort until May 26, 1915, at % as per bond. May 2, May 4, 1910. 3:774. nom

Levor, Babetta to GERMAN SAVINGS BANK in City N Y. 134th st, No 5, n s, 110 w 5th av, 25x99.11. May 3, 1910, 3 years, 4½%. 6:1732. 16,000

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- Lehmaier, Louis A and Goldwin Starrett to Louise M Cramp. Pearl st, Nos 373 to 377, n w s, 106.6 n e Hague st, runs n w 97.1 x s w 5.1 x s w 38.7 x s w 21.9 x s e 96.2 to Pearl st, x n e 62.9 to beginning. P M. April 29, 5 years, 4½%. May 5, 1910. 1:113. 45,000
- Levussove, Louis to Wm S Patten. 16th st, No 128, s s, 102.5 e Irving pl, 25x103.3. P M. May 5, 1910, 5 years, 5%. 3:871. 33,000
- Laubentracht, Geo to Louis Barnett. Ridge st, Nos 141 and 143, on map Nos 139 to 143, n w cor Stanton st, No 200, 80x25; also ½ interest to 101st st, No 104, s s, 100 w Columbus av, 25x100.11. Prior mort \$101,750. Apr 28, due as per bond. 6%. May 3, 1910. 2:345, 7:1855. 600
- Legniti, Angelo with J G Wm Pilgrim. 1st av, No 848, e s, 50.11 n 47th st, 25x80. Extension of \$14,000 mort until May 4, 1911, at 5½%. May 4. May 5, 1910. 5:1359. nom
- Morris Realty & Construction Co to Julius J Frank et al trustees. 98th st, Nos 160 and 162 West. Certificate as to mort for \$35,000. Apr 27. May 2, 1910. 7:1852. nom
- Morris Realty & Construction Co and Mary Jaeger with Julius J Frank et al trustees for Emma Rosenbaum and ano will Sigmund D Rosenbaum. 98th st, Nos 160 and 162 West. Subordination agreement. Apr 25. May 2, 1910. 7:1852. nom
- Masterson, Anna E with BANK FOR SAVINGS in City N Y. 128th st, No 21 West. Extension of \$7,500 mort until Apr 22, 1915, at 4½%. Apr 22. May 2, 1910. 6:1726. nom
- Male, Eva wife Isaac to N Y Protestant Episcopal Public School. Av B, Nos 97 and 99, e s, 40.5 n 6th st, 37x93. May 2, 1910, 5 years, 5%. 2:389. 48,000
- Same and Carl Heim with same. Same property. Subordination agreement. Apr 29. May 2, 1910. 2:389. nom
- McQueeney, Patrick to Lion Brewery. 3d av, No 337. Saloon lease. Apr 28, demand, 6%. May 2, 1910. 3:905. 1,000
- Massucci, Louis to Maria Capperelli. Elizabeth st, n w cor Hester st, No 161, 59.9x24x46.2x24.1. P M. Prior mort \$15,000, 3 years, 4½%. Apr 29, 1910. 1:238. 5,250
- McBride, John J of Brooklyn, N Y, to Wm R Hill. 36th st, No 253, n s, 251.11 e 8th av, 16.10x98.9. Prior mort \$16,500. Apr 29, due, &c, as per bond. Apr 30, 1910. 3:786. 4,500
- McBride, John J of Brooklyn, N Y, to Minerva E Jones. 36th st, No 253, n s, 251.11 e 8th av, 16.10x98.9. P M. Apr 29, due, &c, as per bond. Apr 30, 1910. 3:786. 16,500
- McDougall, Alice M to FARMERS LOAN & TRUST CO. 46th st, No 154, s s, 203.3 e 7th av, 16.9x100.4. Apr 29, 5 years, % as per bond. Apr 30, 1910. 4:998. 25,000
- Masten, Amelia C with Thos J Falls of Milford, Conn. Clinton pl, or 8th st, No 37, n s, 90.10 e University pl, 25x93.11. Leasehold. Extension of 4 morts for \$3,000, \$3,500, \$2,000 and \$3,500, respectively, to June 1, 1913, at 6%. Apr 28. Apr 29, 1910. 2:560. nom
- Morgenroth, Jacob and Julius to Walter M Weiss. 112th st, No 128, s s, 260 e 7th av, 30x100.11. Apr 28, 5 years, 4½%. Apr 30, 1910. 7:1821. 26,000
- Morris Realty & Construction Co to Julius J Frank et al trustees for Emma Rosenbaum will Sigmund D Rosenbaum. 98th st, Nos 160 and 162, s s, 190 e Amsterdam av, 40x100.11. Apr 29, 5 years, 5%. Apr 30, 1910. 7:1852 35,000
- Murphy, Michael to Emilie Huber. Broadway, Nos 3143 and 3145, w s, 55 n 125th st, 45x100. Prior mort \$—. Apr 28, 1 year, 5%. Apr 29, 1910. 7:1993. 10,000
- Miller, Michael and the STATE BANK with POUGHKEEPSIE SAVINGS BANK. Cherry st, Nos 297 to 303, and Water st, Nos 542 to 548. Subordination agreement. May 2. May 3, 1910. 1:246. nom
- Marmac Construction Co to Mary E Coleman. 24th st, Nos 30 and 32, s s, 334 e 6th av, 50x98.9. Building loan. P M. May 2. 3 years, 6%. May 3, 1910. 3:825. 300,000
- Same to same. Same property. Certificate as to above mort. May 2. May 3, 1910. 3:825. —
- Meyer, Fannie to Louis Crone. 102d st, No 302, s s, 100 e 2d av, 25x100.5. May 3, 1910, due, &c, as per bond. 6:1673. 18,000
- Meyer or Myer, Meyer with Louis Crone. 102d st, No 302, s s, 100 e 2d av, 25x100.5. Subordination agreement. Apr 29. May 3, 1910. 6:1673. nom
- Morris, Abram and Jacob H with Cathedral Court Co. 113th st, Nos 541 and 543 West. Extension of \$20,000 mort until May 3, 1913, at % as per bond. May 3, 1910. 7:1885. nom
- Marshall, Charles C, of Milbrook, N Y, to TITLE GUARANTEE & TRUST CO. 181st st, No 621, n s, 64.11 e Wadsworth av, 20x100. P M. May 2, due, &c, as per bond. May 3, 1910. 8:2165. 10,000
- Miller, Michael, of Brooklyn, N Y, to POUGHKEEPSIE SAVINGS BANK. Water st, No 542 to 548, n s, abt 70 e Jefferson st, 96x— to Cherry st, Nos 297 to 303. May 2, 5 years, 5%. May 3, 1910. 1:246. 95,000
- Meinhard, Morton H to LAWYERS TITLE INS & TRUST CO. Madison av, No 1018, w s, 102.2 s 79th st, 25.1x100. P M. Apr 30, 1910, 5 years, % as per bond. 5:1393. 65,000
- Mann, Moses also known as Moses Man to Henry Breslau trustee for Miriam Breslau. Hester st, No 64, s s, 44.2 e Orchard st, 20.9x42x21.4x42. April 20, due, &c, as per bond. May 4, 1910. 1:298. 12,000
- MANHATTAN LIFE INS CO and Louis Rosenberg with Garfield Realty Co. 10th st, No 28, s s, 148.9 e University pl, 46x92.3. Extension of \$225,000 mort until Feb 14, 1915, at 5%. May 2. May 3, 1910. 2:561. nom
- McKee, Addie L extrx and trustee Henry McKee with Alfred V Wittmeyer and Theophile Kick. 24th st, No 237, n s, 325 e 8th av, 25x98.9. Extension of \$15,000 mort until May 6, 1915, 4½%. April 22. May 3, 1910. 3:774. nom
- Miller, Mary E to Henry Fehn. 133d st, No 50, s s, 310 e Lenox av, 25x99.11. Certificate as to payment of \$3,000 on account of mort. April 29. May 4, 1910. 6:1730. —
- Mitchell, Louise I to TITLE GUARANTEE AND TRUST CO. 127th st, No 64, s s, 233.9 w Park av, 18.9x99.11. May 5, 1910, due, &c, as per bond. 6:1751. 7,000
- Michelson, Abraham with John A Brown, Jr. Houston st, Nos 447 and 449, and Cannon st, Nos 134 and 136. Extension of \$70,000 mort until May 10, 1915, at 4½%. Mar 7. May 5, 1910. 2:330. nom
- Maslen, Richard R to Ida C Raynor. 150th st, No 289, n s, 536.4 w 7th av, 50x113 to Macombs pl, No 26, late road, to Central Bridge, x—x137. P M. May 5, 1910, 5 years, 5%. 7:2036. 14,000
- Munger, Harry C to Jacob Smalls and ano. 136th st, No 6, s s, 110 w 5th av, 25x99.11. Certificate as to payment of \$4,000 on account of mortgage. May 4. May 5, 1910. 6:1733. —
- Newport Realty Co to American Mortgage Co. 133d st, Nos 57 and 59, n s, 235 e Lenox av, 2 lots, each 25x99.11. 2 morts, each \$21,000. May 4, 5 years, 5%. May 5, 1910. 6:1731. 42,000
- Same to same. Same property. 2 certificates as to above morts. May 4. May 5, 1910. 6:1731. —
- New York Skin and Cancer Hospital with Lenox Investing Co. Lenox av, No 519, s w cor 136th st, No 100, 24.11x75. Extension of \$32,000 mort until April 10, 1915, at 5%. May 2. May 3, 1910. 7:1920. nom
- Niewohner, August to CITIZENS SAVINGS BANK. 105th st, No 347, n s, 100 w 1st av, 25x100.11. May 2, 1910, due May 15, 1915, 4½%. 6:1677. 8,000
- NEW YORK LIFE INS & TRUST CO with Geo Kemp Real Estate Co. 5th av, Nos 720 and 722, n w cor 56th st, 50.5x100. Subordination agreement of mortgage to lease. Apr 29. May 2, 1910. 5:1272. nom
- N Y Athletic Co to TITLE GUARANTEE & TRUST CO. Central Park South or 59th st, Nos 52 to 56, s e cor 6th av, Nos 1046 to 1050, runs e 120 x s 200.10 to n s 58th st x w 20 x n 100.5 x w 100 to av x n 100.5 to beginning. Apr 22, due, &c, as per bond. Apr 29, 1910. 5:1274. 200,000
- Nisbet, Wm B to FARMERS LOAN & TRUST CO. 39th st, No 146, s s, 175 w 3d av, 25x88.6x25.3x84.10, n w s. Apr 27, 3 years, % as per bond. May 3, 1910. 3:894. 25,000
- 106 Seventh Av Co to Oscar J Mayer. 7th av, Nos 106-110 and 17th st, No 206 West. Certificate as to mort for \$125,000. Apr 29. Apr 30, 1910. 3:766. —
- Olson (John E) Construction Co to Simon E Osserman. 21st st, No 41, n s, 225 w 4th av, 25x98.9. Prior mort \$80,000. Apr 28, demand, 6%. Apr 29, 1910. 3:850. 5,000
- Same to same. Same property. Certificate as to above mort. Apr 28. Apr 29, 1910. 3:850. —
- 106 Seventh Av Co to Oscar J Mayer. 7th av, Nos 106 to 110, w s, 52.11 s 17th st, runs w 79 x n 52.11 to s s 17th st, No 206, x w 20 x s 104.11 x e 99 to 7th av x n 52 to beginning. Building loan. Prior mort \$100,000. Apr 29, due May 1, 1911, 6%. Apr 30, 1910. 3:766. 125,000
- Same to same. Same property. P M. Prior mort \$50,000. Apr 29, due, &c, as per bond. Apr 30, 1910. 3:766. 50,000
- Oppenheimer, Julius with Scudder J Woolley. 76th st, No 157, n s, 238 e Amsterdam av, 18x102.2. Extension of \$22,500 mort until May 15, 1913, at 4 3-4 %. April 28. May 3, 1910. 4:1148. nom
- Oberlin Realty Co to Frank A Seitz. 11th st, Nos 31 and 33, n s, 330.4 w 5th av, 51.10x103.3. Prior mort \$60,000. May 2, 1 year, 6%. May 5, 1910. 2:575. 90,000
- O'Connor, Francis X to Johanne C M B Giebelhouse. 48th st, No 219, n s, 380 e 8th av, 20x100.5. P M. May 5, 1910, 3 years, 5%. 4:1024. 20,000
- Same to James S Coyte. Same property. P M. Prior mort \$20,000. May 5, 1910, due, &c, as per bond. 4:1020. 5,000
- Prerau, Isidore M and Morris Gottsegen to Otto Wach. 91st st, No 330, s s, 200 w 1st av, 25x100.8. May 4, 2 years, 6%. May 5, 1910. 5:1553. 1,000
- Park Avenue Holding Co to Clifton G Marshall. Park av, No 511, s e cor 60th st, Nos 100 to 104, 100.5x60. P M. Prior mort \$150,500. Equal lien with mort for \$35,000. May 5, 1910, 1 year, 6%. 5:1394. 39,500
- Same to same. Same property. P M. Prior mort \$150,500. Equal lien with mort for \$35,000. May 5, 1910, 1 year, 6%. 5:1394. 35,000
- Pfaff, Anna D to TITLE GUARANTEE & TRUST CO. 8th av, No 570, n e cor 38th st, No 277, 13.8x63.9. Apr 29, due, &c, as per bond. Apr 30, 1910. 3:788. 8,000
- Phelan, Ellen and Margt P Dillon to EMIGRANT INDUSTRIAL SAVINGS BANK. Av A, No 234, e s, 103.3 s 15th st, 25.9x95.6. May 2, 1910, 5 years, 4½%. 3:972. 25,000
- Payne, Sarah L with Wilhelm Lauter. 133d st, No 157, n s, 250 e 7th av, 25x99.11. Extension of \$16,000 mort until May 1, 1913, 5%. Apr 28. May 2, 1910. 7:1918. nom
- Rosenberg, Solomon of Ferndale, N Y, to UNION TRUST CO of N Y. Chrystie st, No 78, e s, 50 n Hester st, 25x100. Apr 26, due Apr 1, 1915, 4½%. May 2, 1910. 1:305. 23,000
- Same to Lena Stacy. Same property. Prior mort \$23,000. Apr 29, 2 years, 6%. May 2, 1910. 1:305. 2,000
- Rhineland, Frederic W, Thos N, Philip M, individ and as trus Frederic W Rhineland for benefit Alice K Rhineland, and Mary F wife Wm C Rives Ethel King widow to SEAMENS BANK FOR SAVINGS in City N Y. Washington st, Nos 374 and 376, w s, 25.1 s Beach st, 49.2x75.3x49.10x75.3. May 2, 1910, 3 years, 4½%. 1:186. 25,000
- Realty Holding Co to Bertha K Bartlett and ano. 25th st, No 30, s s, 400 e 6th av, 25x98.9. P M. May 2, 1910, 2 years, 5%. 3:826. 77,500
- Russell, Ora M to Zadah M Reakirt. Columbus av, No 430, w s, 127.8 n 80th st, 25.6x130.7x25.6x129.9. P M. Prior mort \$35,000. Apr 29, due, &c, as per bond. May 2, 1910. 4:1211. 6,000
- Reich, Bernard to Louis J de Milhau. Lexington av, Nos 63 and 65, e s, 20.2 n 25th st, runs e 79.10 x n 39.2 x w 39.10 x n 0.5 x w 40.1 to av x s 39.3 to beginning. P M. Apr 29, 5 years, 4½%. Apr 30, 1910. 3:881. 47,000
- Same to Eliz A Hays. Same property. P M. Prior mort \$47,000. Apr 29, 3 years, 6%. Apr 30, 1910. 3:881. 15,000
- Roerber, Ernst to Geo Ehret. 6th av, No 499, s w cor 30th st, Nos 100 and 102, 23.2x51.4. Leasehold. Apr 30, 1 year, 5%. May 2 1910. 3:805. 18,000
- Riese, Anna with Ury Danenberg et al trustees Isaac Danenberg and Ury Danenberg individ. 143d st, Nos 243 and 245, n s, 350 w 7th av, 50x90.11. Subordination agreement. Apr 28. Apr 30, 1910. 7:2029. nom
- Roemer, Emily M to Saml L Hyman. 22d st, No 161, n s, 121.10 e 7th av, runs n 88.9 x e 3.1 x n 10 x e 18.9 x s 98.9 to st x w 21.10 to beginning. P M. Apr 29, 3 years, 5%. Apr 30, 1910. 3:798. 25,000

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

NEW YORK

Rosansky, Kavy to Sevilla B Doudge et al trustees James R Doudge. 114th st, No 72, s s, 192 e Lenox av, 17x100.11. Apr 29, 5 years, 5%. Apr 30, 1910. 6:1597. 10,000

Same and Rose Chaitin with same. Same property. Subordination agreement. Apr 29. Apr 30, 1910. 6:1597. nom

Reubenstone, Isaac, Louis and Abraham, indiv and as exrs Hyman Reubenstone to Morris S Thompson and ano, trustees Mary A A Woodcock. 15th st, No 119, n s, 225 w 6th av, 25x100.4. Apr 30, due May 1, 1915, 4½%. May 3, 1910. 3:791. 35,000

Realty Holding Co to Edith L Biley. 26th st, No 17, n s, 500 e 6th av, 25x98.9; also ½ right, title and interest of 26th st, No 15, n s, 525 e 6th av, 19x66.6x7.4x98.9. P M. Apr 8, due May 1, 1913, 5%. May 3, 1910. 3:828. 55,000

Reed, Clara L wife of Geo E to Selmar Hess. 104th st, No 306, s s, 120 w West End av, 20x100.11. P M. May 3, 1910, 3 years, 4½%. 7:1890. 20,000

Same to Antoinette B Witte. Same property. P M. Prior mort \$20,000. May 3, 1910, 3 years, 6%. 7:1890. 2,500

Rockwall Construction Co to Sender Jarmulowsky. 120th st, n s, 100 w Lenox av, 50x100.11. Prior mort \$32,500. Apr 29, 1 year, 6%. May 3, 1910. 7:1905. 42,000

Riddle, Florence M, of Atlantic City, N J, to Hannah Schloss et al, exrs Wm J Schloss. 7th av, No 452, w s, 94.1 n 34th st, 18x75. May 2, due June 1, 1912, 5%. May 3, 1910. 3:784. 44,000

Roscorn Realty Co to Lawyers Realty Co. 21st st, Nos 48 to 52, s s, 100 w 4th av, 75x92; 20th st, No 49, n s, 125 w 4th av, 25x92. Building loan. May 4, 1910, 3 years, 6%, until completion of building; thereafter the interest is to be computed on \$450,000 at 5%, and on remaining \$70,000 at 6%. 3:849. 520,000

Same to same. Same property. Certificate as to above mort. May 4, 1910. 3:849.

Richardson, Euphemia H to BOWERY SAVINGS BANK. 83d st, No 39, n s, 68 e Madison av, 17x102.2. Prior mort \$14,000. May 4, 1910, due, &c, as per bond. 5:1495. 4,000

Rosenstein, Dora with Sidney B Taylor admr Annie O Taylor. 121st st, No 57 East, n s, —x—. Extension of \$8,500 mort until May 1, 1913, at 5%. Apr 14, May 4, 1910. 6:1747. nom

Rosenthal, Harris with Fritz Singer, Max Singer and Peter Horn. 138th st, No 525, n s, 350 w Amsterdam av, 50x99.11. Subordination agreement. May 4. May 5, 1910. 7:2070. nom

Rose, Minnie widow to J Leo Honigman and ano. 122d st, No 160, s s, 107 e Lexington av, 17.4x67.1x17.6x66.4. April 30, 5 years, 5%. May 5, 1910. 6:1770. 5,000

Rubinger, Chas to Joseph L Buttenwieser. Bank st, Nos 42 and 44, s s, 105 e 4th st, runs s 91.3 x e 20.1 x n 19.5 x n 90 to st, x w 40.2 to beginning. Prior mort \$—. April 27, due Dec 1, 1910, 6%. May 5, 1910. 2:614. 5,000

Reform Club, a corporation, to Lydia S Cutting and ano trustees Heyward Cutting. South William st, No 9, s w cor Mill st, 75 to Stone st, No 61, x22.2x75x22.6. P M. May 4, due, &c, as per bond. May 5, 1910. 1:29. 95,000

Rafferty, Geo A to Mary A Nichols widow. 72d st, No 128, s s, 275 w 9th av, 25x102.2. May 5, 1910, due, &c, as per bond. 4:1143. 65,000

Stevane, Albert to DRY DOCK SAVINGS INSTN. Division st, Nos 48 to 52, s e cor Chrystie st, No 4, runs n e 68 x e 17.4 x e 13.11 x n 7.2 x n 14.10 x n e 14 to an alley, x s e 17.3 x s 20.1 x s 52.6 to Division st, x w 81.5 to beginning. May 2, 1910, due, &c, as per bond. 1:289. 50,000

St John's Park Realty Co to Jared W Bell. Washington st, No 389, e s, 75 s Hubert st, 25.2x70. P M. May 2, 1910, 1 year, 6%. 1:216. 15,000

Sbarbaro, Bartholomew of B of R, N Y to Irene N Williams. Mulberry st, Nos 123 and 125, w s, 57.3 s Hester st, 42.9x50. Apr 29, 1910, 3 years, 5%. 1:206. 25,000

Stevens, Louise M of Corona, L I, to LAWYERS TITLE INSURANCE & TRUST CO. 27th st, Nos 141 and 143, n s, 475 w 6th av, 50.2x98.9x51.10x98.9. Apr 26, 3 years, 5%. Apr 29, 1910. 3:803. 75,000

Same to Henry Hellman. Same property. Prior mort \$75,000. Apr 28, due, &c, as per bond. Apr 29, 1910. 3:803. 10,000

Storch, Saml to Belwood Realty Co. 101st st, No 326 and 328, s s, 200 w 1st av, 39.1x100.11. P M. Prior mort \$37,250. Apr 28, 1 year, 6%. Apr 29, 1910. 6:1672. 1,250

Schulhof, Max and Anton Oestreicher to Josephine B Marshall. 108th st, Nos 226 and 228, s s, 400 w Amsterdam av, 50x100.11. Apr 29, 5 years, 4½%. Apr 30, 1910. 7:1879. 55,000

Sparks, Christopher to Mary A Daly. 15th st, No 154, s s, 145 e 7th av, 20x103.3. P M. Apr 4, 5 years, 5%. Apr 30, 1910. 3:790. 15,000

Stewart, Frances L wife Arthur S, of Nyack, N Y, to GERMAN SAVINGS BANK. 26th st, No 251, n s, 125 e 8th av, 25x98.9. May 2, 3 years, 5%. May 3, 1910. 3:776. 3,000

Stevane, Albert to DRY DOCK SAVINGS INSTN. Madison st, No 114, s s, 111.6 w Market st, 25.8x100. May 2, 1910, due, &c, as per bond. 1:276. 20,000

Schaefer, Louisa G of Brooklyn, N Y, to BANK FOR SAVINGS. 21st st, No 49 East. Extension of \$25,000 mort until Apr 27, 1913, at 4½%. Apr 27. May 2, 1910. 3:850. nom

Schaefer, Louisa G with BANK FOR SAVINGS in City N Y. 21st st, No 49 East. Extension of \$5,000 mort until Apr 27, 1913, at 4½%. Apr 27. May 2, 1910. 3:850. nom

Spring, Amasa, Helen M Allen and Harriet A Copeland to whom it may concern. 29th st, Nos 252 to 258 West. Declaration as to interest in mort for \$46,000. Apr 28. May 2, 1910. 3:778.

Stegmann, Charlotte M wife Henry L and John J Hubschmitt to Adam W Hubschmitt. 36th st, No 234, s s, 125 w 2d av, 25x98.9. May 2, 1910, due May 1, 1913, 5%. 2:394. 4,500

Solley, Mary H to LAWYERS TITLE INS & TRUST CO. Lexington av, No 589, e s, 50.5 s 52d st, 25x100. Apr 29, 5 years, 5%. May 2, 1910. 5:1306. 25,000

Simis, Milford to Pauline Altrocchi. Lexington av, No 176, w s, 19.9 s 31st st, 19.9x64. Apr 30, due May 20, 1915, 4½%. May 2, 1910. 3:886. 7,000

Schmitt, Clara G to Henry F Shoemaker. St Nicholas av, n e cor 170th st, 100x100. May 2, 1910, 3 years, 4½%. 8:2127. 60,000

Skirl, Alfred and Paul Stange to Chas and Emma Hoerber. 2d av, No 393. Store lease. Apr 30, demand, 6%. May 2, 1910. 3:903. 1,500

Schwab, Abraham to LAWYERS TITLE INS & TRUST CO. 4th av, Nos 330 and 332, w s, 49.4 n 24th st, 49.4x100. P M. May 2, 1910, 5 years, 5%. 3:854. 135,000

Scott, Ellen Y of Jersey City, N J, to LAWYERS TITLE INS & TRUST CO. St Nicholas av, Nos 140 to 148, n e cor 117th st, No 203, 118.5x101.8x100.11x39.9. Apr 30, 5 years, 5%. May 2, 1910. 7:1923. 125,000

Scott, Ellen Y of Jersey City, N J, to LAWYERS TITLE INS & TRUST CO. 7th av, Nos 1940 to 1946, n w cor 117th st, No 201, 100.11x60. Apr 30, 5 years, 5%. May 2, 1910. 7:1923. 125,000

Sichel, Simon and Carl Rosenberger to UNION DIME SAVINGS BANK. Broadway, Nos 3551 to 3559, s w cor 146th st, No 600, 99.11x100. May 2, 1910, due, &c, as per bond. 7:2092. 10,000

Stegmann, Charlotte M wife Henry L and John P Hubschmitt to Otilie F wife Chas Abbott. Av C, No 195, s w cor 12th st, No 656, 19x67. May 2, 1910, 3 years, 5%. 2:394. 4,500

Stegmann, Charlotte M wife Henry L and John J Hubschmitt to BANK FOR SAVINGS in City N Y. Av C, No 195, s w cor 12th st, No 656, 19x60. May 2, 1910, 5 years, 4½%. 2:394. 4,000

Schuh, Louisa with Charles Heintz. 82d st, No 509, n s, 147.8 e Av A, 29.8x102.2. Extension of \$4,150 mort until July 2, 1914, at 6%. Dec 23, 1909. May 2, 1910. 5:1579. nom

Seufer, Barbara to THE GERMAN SAVINGS BANK. Amsterdam av, No 144, w s, 50.5 n 66th st, 25x90. P M. May 2, 3 years, 4½%. May 3, 1910. 4:1158. 20,000

Same to Dora Groll. Same property. P M. Prior mort \$20,000. May 2, due, &c, as per bond. May 3, 1910. 4:1158. 10,000

Schwab, Abraham to Ida A wife Chas A Breck. 4th av, Nos 330 and 332, w s, 49.4 n 24th st, 49.4x100. Prior mort \$135,000. May 2, 5 years, 5%. May 3, 1910. 3:854. 20,000

Scheer-Ginsberg Realty & Construction Co to Gilbert Realty Co. 147th st, Nos 553 and 555, n s, 125 e Broadway, 100x99.11. Certificate as to amount due on mort. May 2. May 3, 1910. 7:2079.

Sichel, Simon and Carl Rosenberger with UNION DIME SAVINGS BANK. Broadway, Nos 3551 to 3559, s w cor 146th st, No 600, 99.11x100. Extension of \$180,000 mort until May 1, 1915, at 4½%. May 2, 1910. 7:2092. nom

Sethlow Realty Co to Carrie Wormser et al exrs Isidor Wormser, Sr. 121st st, No 509, n s, 175 w Amsterdam av, runs n 100.11 x w 25 x s 5 x w 125 x s 95.11 to 121st st x e 150 to beginning, with all title to strip begins at n w cor of above premises, runs e 125 x n 5 x w 125 x s 5 to beginning. P M. Apr 15, 2 years, 4% for 1st year and 4½% for 2d year. May 3, 1910. 7:1976. 93,000

Samuelson, Isaac to Frank Valente exr Elise Zammati. 7th av, Nos 2504 and 2506, w s, 119.10 s 146th st, 40x100. Certificate as to reduction of mortgage. May 4. May 5, 1910. 7:2031. —

St Lukes Realty Co with Sender Jarmulowsky. 120th st, n s, 100 w Lenox av, 50x100. Subordination agreement. Apr 29. May 3, 1910. 7:1905. nom

Silberman, Saml J and Morris and Jacob to GREENWICH SAVINGS BANK. 17th st, Nos 14 and 16, s s, 250 w 5th av, 50x92. Apr 28, due, &c, as per bond. Apr 29, 1910. 3:818. 20,000

Singer, Fritz and Max and Peter Korn with Harris Rosenthal. 138th st, No 525, n s, 350 w Amsterdam av, 50x99.11. Extension of \$12,000 mort until May 7, 1913, —%, as per bond. May 3. May 4, 1910. 7:2070. nom

Spiro, Joachim, Adolph Hirsch and Bernard Fink to Julius M Cohn et al trustees Moritz Cohn. 102d st, No 159, n s, 47.6 e Lexington av, runs n 95 x e 2 x n 5.11 x e 25 x s 100.11 to st, x w 27 to beginning. April 29, 3 years, 5%. May 5, 1910. 6:1630. 20,000

Smalls, Jacob, Adolf Meyers and Julius Livingston to Gustav Lange. 136th st, No 6, s s, 110 w 5th av, 25x99.11. May 2, 3 years, 5½%. May 5, 1910. 6:1733. 16,000

Schlesinger, Leo to WASHINGTON TRUST CO trustee Louis F Bays. Crosby st, No 133, e s, 62.5 n Jersey st, runs s 20.10 x e 73.1 x n 21.5 x w 72.1. P M. April 29, 3 years, 5%. May 5, 1910. 2:510. 17,000

Seele, Thomas W to Louis F Darmstadt. 185th st, No 557, n s, 209.11 e 11th av, 19.10x107.5. Prior mort \$4,000. May 5, 1910, due Nov 5, 1910, 6%. 8:2157. 3,500

Sherwood Construction Co to AMERICAN MORTGAGE CO. 25th st, Nos 146 to 150, s s, 229 e 7th av, 55.8x98.9. May 5, 1910. 3 years, 5%. 3:800. 75,000

Same to same. Same property. Certificate as to above mort. May 5, 1910. 3:800. 3,800

Streppone, Joseph to Clausen-Flanagan Brewery. 2d av, No 2201. Saloon lease. May 5, 1910, demand, 6%. 6:1663. 1,800

Schneller, Bernhard to Harriet W Holly. Cooper square, No 67, begins 3d av, No 9, e s, 93.6 s St Marks pl or 8th st, 17x74. P M. May 2, 3 years, 5%. May 4, 1910. 2:463. 13,000

Stevens, Louise M, of Borough of Queens, N Y, to Theresa Manheimer et al exrs Adolph Manheimer. 26th st, No 121, n s, 287.6 w 6th av, 21.10x98.9. P M. May 2, 2 years, 5%. May 3, 1910. 3:802. 33,750

Stevens, Louise M, of Borough of Queens, N Y, to Jacob Manheimer et al exrs, &c, Meier Mannheimer. 26th st, No 131, n s, 331.3 w 6th av, 21.10x98.9. P M. May 2, 2 years, 5%. May 3, 1910. 3:802. 33,750

Stevens, Louise M, of Borough of Queens, N Y, to Jacob Manheimer et al exrs, &c, Meier Mannheimer. 26th st, No 129, n s, 309.4 w 6th av, 21.10x98.9. P M. May 2, 2 years, 5%. May 3, 1910. 3:802. 33,750

Shaffer, Geo H to BROADWAY SAVINGS INST of City of N Y. 32d st, No 120, s s, 240 e 4th av 20x98.9. May 3, 1 year, 5%. May 4, 1910. 3:887. 5,000

Schmidt, Theo with May L Calthrop and Leon A Carley. 54th st, No 534 West. Extension of \$5,000 mort until Feb 1, 1911, at 6%. July 14, 1909. May 3, 1910. 4:1083. nom

Schaefer, Jacob to Katharine W A Shradly. 2d av, No 813, w s, 100.5 s 44th st, 25x80. April 30, 3 years, 6%. May 4, 1910. 5:1317. 2,500

Sedgwick, Meta R to Lydia L Smyth. 55th st, No 64, s s, 191 e Madison av, 20x100.5. Prior mort \$42,000. May 4, 1910. 1 year, 6%. 5:1290. 5,000

Topping, Helen G to Munroe Crane et al exrs Sarah E Crane. 55th st, No 325, n s, 287.6 w 8th av, 18.9x100.5. P M. Apr 29, 1910, due, &c, as per bond. 4:1046. 15,000

Terhune Nicholas to TITLE GUARANTEE & TRUST CO. 86th st, No 322, s s, 304 w West End av, 20.11x102.2. Apr 29, 1910, due, &c, as per bond. 4:1247. 25,000

HECLA IRON WORKS

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

Architectural Bronze AND IRON WORK

- Toplitz, Lillie L to John Ingle Jr. Broadway, No 1989, w s, 84.9 n 67th st, 28.1x105.2x25x118; 67th st, No 129, n s, 131.8 w Broadway, 25x75.5. Prior mort \$87,500. Apr 29, 1910, 2 yrs, 6%. 4:1139. 16,200
- Taylor, David to FARMERS LOAN & TRUST CO. 39th st, Nos 242 and 244, s s, 108 w 2d av, 36.1x98.9. Apr 29, 3 years, % as per bond. Apr 30, 1910. 3:919. 15,000
- Tuscan Construction Co to IRVING SAVINGS INSTN. Claremont av, e s, 300 n 122d st, 75x115.3 to c 1 former Bloomingdale road x75.3x121.2. Building loan. Apr 29, 5 years, 6% until completion of building, and 5% thereafter. Apr 30, 1910. 7:1993. 115,000
- Same to same. Same property. Certificate as to above mort. Apr 29. Apr 30, 1910. 7:1993.
- Same and J Clarence Brennan with same. Sme property. Subordination agreement. Apr 27. Apr 30, 1910. 7:1993. nom
- TITLE GUARANTEE & TRUST CO with Antonio Pascale. Commerce st, No 5. Extension of \$4,000 mort until Apr 18, 1915, at 5%. Apr 18. May 3, 1910. 2:587. nom
- Trustees of Columbia College in City N Y with Seth S Terry and Chas C Nadal. Park pl, Nos 29 and 33. Extension of \$225,000 mort until May 2, 1913, at 4½%. May 2. May 3, 1910. 1:129. nom
- Taylor, Howard C to Carrie H wife Eugene de Raimboulville. 50th st, No 32, s s, 441 w 5th av, 20x100.5. Leasehold. P M. Mar 15, due May 1, 1913, 5%. May 3, 1910. 5:1265. 13,000
- Two Hundred Sixty-One West Thirty-Sixth St Co to IRVING SAVINGS INST. 36th st, No 261 West. Certificate as to mort for \$165,000. May 4. May 5, 1910. 3:786.
- TITLE GUARANTEE AND TRUST CO with James F, Mary A, Anastasia or Annie E, Cath M, Patrick J Roon and Ella I Walker. Perry st, No 74. Extension of \$10,000 mort until May 3, 1915, at 4½%. May 2. May 4, 1910. 2:621. nom
- TITLE GUARANTEE AND TRUST CO with Herman D Schmidt. 37th st, No 252 West. Extension of \$8,000 mort until May 3, 1915, at 4½%. May 3. May 4, 1910. 3:786. nom
- Tripler, Lorenzo E to Helen M Kelly guardian Eugenia Kelly. 39th st, No 527, n s, 400 e 11th av, 25x98.9. May 3, 5 years, 4½%. May 4, 1910. 3:711. 10,000
- TITLE INSURANCE CO OF N Y with Moritz L Ernst. 122d st, No 152, s s, 212 e 7th av, 19x100.11. Extension of \$12,000 mort until May 3, 1913, at 4½%. May 3, 1910. 7:1906. nom
- Two Hundred Sixty-One West Thirty-Sixth Street Co to IRVING SAVINGS INST. 36th st, No 265, n s, 150.11 e 8th av, 50.6x98.9. Building loan. May 4, 1910, 1 year, 6%. 3:786. 165,000
- TITLE INSURANCE CO OF N Y with Scheer-Ginsberg Realty & Construction Co. Cherry st, Nos 220 and 222, n s, 122.3 e Pike st, 37.7x irreg x37.9x163.11. Extension of \$45,000 mort until May 5, 1915, at 5%. May 5, 1910. 1:255. nom
- Vadrick Realty Co to METROPOLITAN LIFE INS CO. 79th st, Nos 150 to 158, s s, 233 e Amsterdam av, 83.8x102.2. May 2, due May 1, 1915, 6%, until completion of building, and 5½% thereafter. May 3, 1910. 4:1150. 350,000
- Same to same. Same property. Certificate as to above mort. May 2. May 3, 1910. 4:1150.
- Wyeth, John A to Ellen A Griffith. 50th st, No 353, n s, 559.2 w 8th av, 19.2x100.5. P M. Apr 28, due May 1, 1913, 4½%. Apr 29, 1910. 4:1041. 16,200
- Same to Lucia W Purdy. Same property. P M. Prior mort \$10,000. Apr 29, 1910, 3 years, 5½%. 4:1041. 3,000
- Wolf, Bertha to Lewis M Isaacs. 56th st, No 421, n s, 300 w 9th av, 25x100.5. P M. Apr 28, 5 years, 5%. Apr 29, 1910. 4:1066. 13,000
- Wood, Henry R with Maud B Prentice. 1st st, No 58. Extension of \$46,000 mort until Apr 16, 1915, at 5%. Apr 12. May 3, 1910. 2:443. nom
- Weinhandler, Solomon with Samuel Klar. 6th st, No 419 East. Extension of \$8,000 mort until May 3, 1913, at 6%. May 3, 1910. 2:434. nom
- Warner, John E to Judith W Richardson. 82d st, No 152, s s, 333.4 w 3d av, 16.8x87. May 3, 1910, due July 3, 1911, 6%. 5:1510. 3,250
- Wilgro Realty Co to Harris P Wetsell. Edgecombe av, No 191, w s, 425.4 s 145th st, 17x100. Apr 30, 3 years, 5%. May 3, 1910. 7:2051. 9,500
- Same to same. Same property. Certificate as to above mort. Apr 29. May 3, 1910. 7:2051.
- Warheit Publishing Co to Emily de S Clinton. East Broadway, No 153, s s, abt 130 w Rutgers st, 25x85. April 27, 5 years, 5%. May 5, 1910. 1:283. 30,000
- Same to same. Same property. Certificate as to above mort. April 12. May 5, 1910. 1:283.
- Same and Isaac Gilman with same. Same property. Subordination agreement. April 27. May 5, 1910. 1:283. nom

BOROUGH OF THE BRONX.

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

- Amdur, Mary to LAWYERS TITLE INS & TRUST CO. Macy pl, n s, 250 w Hewitt pl, 25x140. Apr 29, 5 years, 5%. Apr 30, 1910. 10:2688. 8,000
- *Alwell, Sarah and Charlotte I Turner to Sophie M Berman and ano. Harrington av, n s, 75 w Mapes av, and being lot 100 map Harrington estate, 25x100, Westchester. Apr 30, due, &c, as per bond. May 2, 1910. 2:500
- *Abele, Guglielmo to Rosina Farago. Van Buren st, w s, 125 s Columbus av, 25x100, and being lot 76 map Van Nest Park. P M. May 3, 1910, 1 year, 5%. 150
- Amos, Heinrich with Mary E Barron and ano trustees Thomas H Geraty. Elm pl, e s, 189.11 s Kingsbridge road, 25.5x81.1x25x81.11. Extension of \$4,000 mort until May 4, 1913, at % as per bond. May 2. May 4, 1910. 11:3023 and 3026. nom
- *Arcander, Wm L A, Chas L Neff, Wm Mensch and Fridolin Weber to Baychester Realty Co. Lots 44 to 47 and 95 map 113 lots Baychester Realty Co. P M. Prior mort \$1,600. May 2, due Aug 1, 1913, 5%. May 5, 1910. 1,000
- *Same to Crawford Real Estate and Building Co. Same property. P M. May 2, due Aug 1, 1912, 5%. May 5, 1910. 1,600
- Bewley, Mary A wife of and Freeman D to First Presbyterian Church in Village of West Farms. Sedgwick av, s s, plot 8 map land at Kingsbridge of Wm O Giles, 90x100x109x88.1. May 5, 1910, 3 years, 5½%. 12:3255. 11,000
- Bedford Boulevard Construction Co to Edgar S Appleby and ano. Jerome av, e s, 408.10 n 165th st, 113.4x90. May 5, 1910, 3 years, 6%. 9:2503. 10,000
- Same to same. Same property. Certificate as to above mort. May 3. May 5, 1910. 9:2503.
- *Baur, Frederic F to Herman Steinkamp. Union av, s e cor 4th st, 50x100. May 4, 5 years, 5½%. May 5, 1910. 2,500
- Bernero, Dominick to Anna Keller. 147th st, No 532, s s, 224.6 w St Anns av, 25x99.9. P M. Prior mort \$13,500. May 2, due &c, as per bond. May 4, 1910. 9:2273. 2,700
- Brown, Isaac to Century Mortgage Co. 167th st, s s, 119.1 e Stebbins av, 37.6x111. Apr 29, 1910, 3 yrs, 5%. 10:2691. 35,000
- Same to same. 167th st, s s, 113.3 w Hall pl. 37.6x111. Apr 29, 1910, 3 years, 5%. 10:2691. 35,000
- *Bailey, Rachel to William Sprenger. Muliner av, e s, 263 s Neill av, 26.10x94x25x84.5. Apr 29, 2 years, 6%. Apr 30, 1910. 1,000
- Bauer, Samuel with LAWYERS TITLE INS & TRUST CO. 161st st, n s, 120 w Prospect av, 50x96.1. Agreement as to share ownership in bond and mortgage. Apr 27. May 2, 1910. 10:2677.
- *Brill Contracting Co to Central Mortgage Co. 229th st, s s, 390 e Barnes av, 5 lots, each 30x114.6, Wakefield. 5 morts, each \$3,750. Mar 1, 3 years, 5½%. May 2, 1910. 18,750
- Buchalter, Harry to Minerva E Jones. 156th st, s s, 25 e Union av, 50x91. May 2, 5 years, 5%. May 3, 1910. 10:2675. 38,000
- Babcock, Charles H and Henry R Wood exrs Isabella W Babcock with Hyman S Lipschitz. Macy pl, No 867. Extension of \$6,200 mort until Apr 20, 1915, at 5%. Apr 9. May 3, 1910. 10:2688. nom
- *Buhl, Wm to Francis S Phraner and ano, exrs, &c, Delia S Clarke. Starling av, s s, 95.7 e Castle Hill av, and being lot 11 map No 1288, 25x111.4x25x111.2, being a subdivision of lot 40 map property of Colorado Realty Co. Apr 29, 1910, due June 1, 1913, 5%. 5,000
- Same to Auguste Helmstetter. Starling av, s s, 95.7 e Castle Hill av, 50x111.5x50x111.2, and being lots 10 and 11 same map. Prior mort \$10,000. Apr 29, 1910, 1 year, 6%. 1,200
- *Buhl, Wm to Francis S Phraner and ano, exrs, &c, Delia S Clarke. Starling av, s s, 120.7 e Castle Hill av, and being lot 10 map No 1288, being a subdivision of lot 40 map Colorado Realty Co, 25x111.5x25x111.4. Apr 29, 1910, due June 1, 1913, 5%. 5,000
- Chadwick, Chas W to John B Fischer. 150th st, No 141, n s, 46 e Walton av, 16.8x114.7x16.9x113.5. P M. Apr 28, 5 years, 5½%. Apr 29, 1910. 9:2348. 4,800
- Cohen (Jacob) Construction Co to Manhattan Mortgage Co. Beaumont av, e s, 200 n 187th st, 100x100. Prior mort \$—. Apr 29, 1910, due, as per bond. 11:3105. 54,000
- Same to same. Same property. Certificate as to above mort. Apr 29, 1910. 11:3105.
- *Conrad, Dina with John C Heintz admr John A Ott. Lots 43 and 44 map 170 lots Siems estate. Subordination agreement. Apr 2. Apr 30, 1910. nom
- Central Bronx Realty Co to John M Suser. Kepler av, n w cor 236th st, 100x100. Apr 30, 1 year, 6%. May 2, 1910. 12:3371. 3,000
- Connor, Thomas to Isaac Haft et al. Washington av, Nos 1316 and 1318, e s, 199.10 n 169th st, 51.1x109.2x51.1x107.9. P M. Prior mort \$—. Apr 30, 4 years, 6%. May 2, 1910. 11:2910. 6,000
- Curtin, James J to Florence A Dunbar. Alexander av, No 208, e s, 43.8 s 137th st, 14.3x60. P M. Apr 29, 5 years, 5%. May 3, 1910. 9:2299. 6,000
- Concourse Impt Co to Augusta Morris de Peyster. Grand Boulevard and Concourse, s e cor 169th st, runs e 202.11 to w s Sheridan av, x s 354.5 x w 208.10 to Grand Boulevard and Concourse, x n 364.5 to beginning. P M. May 4, 1910, 5 years, 5%. 9:2457. 59,500
- Crotona Realty Co with Tillie Frank. Southern Boulevard, w s, 77.7 s 173d st, and being lots 191 to 199 map (No 1100) of 300 lots controlled by Henry Morgenthau, 247.4x100x226x102.4. Extension of \$28,000 mort until Oct 1, 1910, at 6%. May 2. May 4, 1910. 11:2977. nom
- Cooley, James T with Edw W C Cunningham. Lot 417 map Charles Berrian at Fordham, except part for Grand Boulevard and Concourse. Extension of \$1,200 mort until May 21, 1912, at 6%. May 4, 1910. 1:3160. nom
- Doon, Hugh with EMPIRE CITY SAVINGS BANK. Pelham av, n s, 50.11 w Hughes av, 76.4x100. Subordination agreement. May 5, 1910. 12:3273. nom
- Duminuco Construction Co to Enoch C Bell. 146th st, n s, 227.10 w Courtlandt av, 99x—x92.11x153. Building loan. May 5, 1910, 1 year, 6%. 9:2329. 54,000
- Same to same. Same property. Certificate as to above mort. May 5, 1910. 9:2329.
- Same to Rockland Realty Co. Same property. P M. May 5, 1910, 1 year, 6%. 9:2329. 26,000
- Donovan, James J, Jr, to Robt S Clark. Morris av, n e cor Mt Hope pl, 250 to s s 177th st, x95. May 5, 1910, due, &c, as per bond. 11:2805. 22,000
- De George, Anna C wife of Anthony to Hannah Bricker. Grand Boulevard & Concourse, late Cordova pl, w s, 173.4 n St Georges Crescent, 25x100, except part for Grand Boulevard and Concourse. May 4, 3 years, 6%. May 5, 1910. 12:3311. 600
- D'Ambra, Annie to Saml Keeler. 205th st, n s, lot 530 map N Y City Private Park, 25.2x131x25x134.3. P M. Dec 14, 1909, due Sept 24, 1911, 6%. May 5, 1910. 12:3312. 750
- Davis, Harry W to Henry B Wechsler and ano exrs Benj Wechsler. Park av, s e cor 182d st, late Fletcher st, 100x101. P M. May 4, 2 years, 6%. May 5, 1910. 11:3037. 6,500
- *De Luca, Josephine to Thos Cochrane. Unionport road, w s, 124 n Columbus av, 25x—, being lot 442 map Van Nest Park. Prior mort \$10,000. May 5, 1910, demand, 6%. 500
- *De Luca, Josephine to DOLLAR SAVINGS BANK. Unionport rd, w s, 124 n Columbus av, and being lot 442 map Van Nest Park, 25x—. May 5, 1910, due June 1, 1913, 5½%. 8,000

DYCKERHOFF PORTLAND CEMENT

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**E. THIELE, Sole Agent,
99 John St., New York.**

*Damm, Carrie wife of and Albert to Kate L Nugent. Morris av, No 2398, e s, 425.9 n 184th st, 37x120. May 3, 5 years, 5%. May 4, 1910. 11:3173. 7,500

*Di Mattia, John to John J Zuelch. 214th st, n s, S1 e White Plains road, and being lot 67 map New Village Jerome, 25x125. Prior mort \$6,500. May 4, 1910, due, &c, as per bond. 500

Ditscherlein or Ditcherlein, Cecelia A wife Frank L to Henry Barre. Faile st, e s, 250 s Spofford av, 25x100. Apr 28, due, &c, as per bond. Apr 29, 1910. 10:2764. 5,000

Dooley, John F to John R Peterson. Daly av, e s, 225.3 n 176th st, 25.4x150.11x25.4x150.11. P M. Apr 28, 2 years, 5%. Apr 29, 1910. 11:2992. 2,000

*De Canio, Mary M and Katie Marcon to Johann A Bauer. Lot 49 map (No 277) St Raymonds Park. Apr 27, 3 years, 5 1/2%. Apr 30, 1910. 4,500

*Di Mattia, John to Abraham Levy. Lot 67 map New Village Jerome. Apr 27, 1 year, 6%. Apr 30, 1910. 2,000

*Donaldson, John to Saml D Reich. Tremont road, s s, 100 e Edison av, 50x100, Tremont terrace. P M. Apr 6, 3 years, 6%. Apr 30, 1910. 1,000

Denniston, Alex F with Carmine Cioffi. Briggs av, e s, 335.10 s 194th st, 19.8x77.9 to w s Poe pl x19.7x76.3, with all title to land in Poe pl. Extension of \$8,000 mort until Apr 18, 1913, at 6%. Apr 28, May 2, 1910. 12:3293. nom

De La Vergne, Geo H to Modena Realty Co. Andrews av, e s, 273.11 s Fordham road, 25x100. P M. Prior mort \$6,500. Apr 28, due, &c, as per bond. May 3, 1910. 11:3218. 1,000

EAST RIVER SAVINGS INSTN with Lillian T Cooney. 148th st, No 545 E. Extension of \$14,000 mort until May 1, 1915, at 5%. Apr 30, 1910. 9:2275. nom

EAST RIVER SAVINGS INSTN with Hermann Apmann. College av, Nos 376 and 378. Extension of \$7,000 mort until May 1, 1915. Apr 29, Apr 30, 1910. 9:2323. nom

Ernhout, Mabel E to TITLE GUARANTEE AND TRUST CO. Southern Boulevard, s e cor Freeman st, 50x100. May 4, 1910, due, &c, as per bond. 11:2979. 20,000

EAST RIVER SAVINGS INSTN with Fredericka H Murat. St Anns av, No 610. Extension of mort for \$4,500 to Aug 1 1915, at 5%. May 4, 1910. 10:2616. nom

Friest, Delia to Sarah Brown. 167th st, s s, 113.3 w Hall pl, 37.6x 111. P M. Prior mort \$35,000. May 2, 3 years, 6%. May 5, 1910. 10:2691. 5,000

Same to Sarah Brown. 167th st, s s, 119.1 e Stebbins av, 37.6x 111. P M. Prior mort \$35,000. May 2, 3 years, 6%. May 5, 1910. 10:2691. 5,000

Freyer, Katie to Augusta J Fink. Rogers pl, No 964, w s, 408.10 n Westchester av, 25x71.10x25x72. P M. May 2, 3 years, 5%. May 3, 1910. 10:2698. 1,000

Fusilli, Concezio to Vincenzo Laporta. Arthur av, No 2391, w s, 64.7 s 187th st, 25x114.7x25x114.5. P M. Prior mort \$4,500. May 2, 1 year, 6%. May 3, 1910. 11:3065. 4,500

Flynn, Chas to John P Paul. Tinton av, No 694, e s, 346.11 n 152d st, 24x100.1x22x100. P M. Prior mort \$4,700. Apr 28, 3 years, 5%. Apr 29, 1910. 10:2665. 1,200

Gristede, Katie to Henry J Breden Aqueduct av, e s, 537.6 s 183d st, 37.6x101.8 to w s MacCombs Dam road x 37.6x102.2. P M. Prior mort \$11,000. Apr 25, 3 years, 6%. Apr 29, 1910. 11:3211. 4,000

Gluck, Sarah to Victoria Bitterman. Cauldwell av, w s, 148.3 n 158th st, 49x130. P M. Prior mort \$9,500. Apr 28, 1 year, 6%. Apr 29, 1910. 10:2626. 1,500

Garbulsky, Simon to LAWYERS TITLE INS & TRUST CO. Bathgate av, No 1603, w s, 126.8 s 172d st, 16.8x120, except part for av. Apr 29, 5 years, 5%. Apr 30, 1910. 11:2913. 3,000

Guaranteed Mortgage Co of N Y with Cohen & Eckman Corp. Brook av, w s, 237.11 n 168th st, 42x90. Extension of \$28,000 mort until Apr 28, 1915, at 5%. Apr 28, Apr 29, 1910. 9:2396. nom

*Germansky, Max with Central Mortgage Co. 229th st, s s, 390 e Barnes av, 150x114.6. Subordination agreement. May 2, 1910. nom

Gunnell, Wm H to Wartburg Orphan Farm School of the Evangelical Lutheran Church. Popham av, w s, 369.10 n 176th st, 25x 108.8x25.2x105.3. May 2, 1910, 5 years, 5%. 11:2877. 7,000

*Guglielmo, Raffaele to Bronx Security & Brokerage Co. Pierce av, s s, 225 e Deane pl, and being lot 80 map (No 913 Westchester Co) of partition estate Maria F Pierce et al., 25x—. May 2, 1910, installs, 6%. 300

Graham, Benj R to TITLE GUARANTEE & TRUST CO. Chisholm st, No 1338, e s, 75 s Jennings st, runs s 40 x e 100 x n 20 x w 25 x n 20 x w 75 to beginning. Apr 29, 1910, due, &c, as per bond. 11:2972. 1,000

German Real Estate Co to Chas W Demarest and ano trustees Warner J Landon. Vireo av, e s, 66.1 s 236th st, 25.1x69.9x22.10 x80.4. April 21, due June 1, 1915, 5%. May 4, 1910. 12:3397. 3,250

German Real Estate Co to TITLE GUARANTEE AND TRUST CO. Willis av, No 362, e s, 50 n 142d st, 20x100., except part for av. April 29, due, &c, as per bond. May 4, 1910. 9:2287. 6,000

Same to same. Same property. Certificate as to above mort. April 27. May 4, 1910. 9:2287. —

*Hitchcock, Cyrus with Rosina Farago. Van Buren st, w s, 125 s Columbus av, 25x100. Extension of \$2,500 mort until Aug 27, 1913, at % as per bond. April 12. May 3, 1910. nom

*Hupfels (A) Sons, a corpn with Dora Fayen and J Homer Hildreth trustees. White Plains av, No 3427, 50x100. Subordination agreement. Apr 25. Apr 29, 1910. nom

*Same with Sophia M Woessner. Same property. Subordination agreement. Apr 28. Apr 29, 1910. nom

Hunts Point Estates, a corpn, to Gertrude S Hencken. Faile st, e s, 200 s Spofford av, 2 lots, each 25x100. Apr 29, 5 years, 5%. Apr 30, 1910. 10:2764. 14,000

Same to same. Faile st, e s, 200 s Spofford av, 50x100. Certificate as to 2 mort for \$7,000 each. Mar 25. Apr 30, 1910. 10:2764. —

Hoolahan, William to Plough & Fox Co. Webster av, No 1314, n e cor 169th st, No 401, runs n 73.8 x e 46.6 x s 73.8 to st x w 44.1 to beginning. P M. Prior mort \$19,000. May 2, 1910, due, &c, as per bond. 11:2893. 6,000

Heller, Frank and William indiv and as exrs of Louise F Heller, Paul Heller, Louise H Hanstein and Ruth O Heller by guardian to Chas H Herche. Lorillard pl, No 2454, e s, 220.11 n 188th st, 20.5x97.5. All title. Apr 29, 5 years, 6%. Apr 30, 1910. 11:3058. 4,000

Same to same. Same property. All title. Prior mort \$4,000. Apr 29, 5 years, 5%. Apr 30, 1910. 1,500

*Hertsch, Kate wife Emil to Cornelius Schouten. Matilda st, s e s, lot 132 map Washingtonville, 50x100. Apr 29, 3 years, 5%. May 2, 1910. 1,000

Johnsen, Mons to Robt A B Dayton guardian Arthur McDonald. South 1/2 of lot 89 map 112 lots of estate Moses Devoe. P M. May 4, 3 years, 5%. May 5, 1910. 11:3219. 5,250

Same to same. North 1/2 of lot 89 same map. P M. May 4, 3 years, 5%. May 5, 1910. 11:3219. 5,250

*Johnson, John S of N Y and Frank E Johnson of Yonkers, N Y, to Railroad Co-operative Bldg & Loan Assn. 235th st, n s, 130 w White Plains av, 25x114. May 2, installs, 6%. May 3, 1910. 4,800

Jackson, Stella to Louis Westphal et al exrs Paul Westphal. Grand av, No 2250, n e cor Buchanan pl, 25x100. Apr 30, 5 years, 6%. May 3, 1910. 11:3196. 3,000

Kaskel, Max with Jacob Cohen. 139th st, No 587 East. Extension of \$10,000 mort until July 1, 1915, at 5%. April 27. May 4, 1910. 10:2552. nom

Kuhlmann, Lena to Louise Withey. Decatur av, e s, 74.10 s 199th st, 25.1x100. Prior mort \$—. April 29, due April 1, 1911, 6%. May 4, 1910. 12:3279. 500

Kavanagh, John W to Mary T Donovan and ano. 236th st, late Opdyke av, n s, 25 w Katonah av, 25x100; 236th st, late Opdyke av, n s, 50 w Katonah av, 25x100. P M. May 4, 1910, 2 years, 5%. 12:3377. 2,000

Koebel, Grace, of Roscoe, Sullivan Co, N Y, to Annie E Ketcham. Tinton av, No 690, late Beach av, e s, 321.11 n Kelly or 152d st, 25x100x23x100. May 3, due April 20, 1913, 5%. May 4, 1910. 10:2665. 2,200

*Koster, Mamie to E Colgate Jones. Edwards av, e s, abt 325 n Marrin st, No 1084 (West av), and being lot 119 map 368 lots part Seton Homestead, 25x100. P M. Prior mort \$4,000. April 30, 3 years, 6%. May 4, 1910. 1,000

Kroehle, Fredk W with Philipp Freudenmacher. Elton av, s w cor 155th st, 100x100. Agreement apportioning mort. Apr 29. Apr 30, 1910. 9:2376. nom

Knauer, Magdalena wife Frank to Antoinette Finck. Belmont av, No 2149, w s, 167.11 n 181st st, 17.10x85.11x17.10x85.9. May 2, due, &c, as per bond. May 3, 1910. 11:3082. 4,250

Same to same. Belmont av, No 2151, w s, 185.9 n 181st st, 17.10 x86.2x17.10x85.11. May 2, due, &c, as per bond. May 3, 1910. 11:3082. 4,250

Kelly, James to Mary R Kiely and ano. Hoe av, e s, 74.11 n 172d st, and being lots 265 and 266 map (No 1100) 300 lots controlled by Henry Morgenthau, 50x100. May 2, due, &c, as per bond. May 3, 1910. 10:2665. 6,000

Lawyers Mortgage Co with J W Harshbarger and Frank B Moses. Macy pl, No 861. Extension of \$6,200 mort until Apr 20, 1913, at 5%. Mar 9. Apr 29, 1910. 10:2688. nom

Lawlor, Mary C, Anna, Cath, Margt T, Eliz and Jos F heirs and devisees Francis Lawlor to American Mortgage Co. Road from West Farms to Kingsbridge, n w cor Washington av, 112.6x 88.9, except part for Washington av, 3d av and 187th st. Apr 25, 3 years, 5%. Apr 29, 1910. 11:3041. 9,000

*Latino, Giuseppe R to Eliz K Dooling. 232d st, n s, 230 w Paulding av, 25x114. Prior mort \$—. Apr 30, due Oct 30, 1912, 6%. May 2, 1910. 450

Lund, Marie to Wm Beaman. Valentine av, e s, 380.9 n 198th st, 25x98.2x25x98.3. Apr 30, due June 29, 1911, 6%. May 3, 1910. 12:3302. 600

Lacks, Helen to Frank P Burke. Aqueduct av, No 2190, e s, 500 s 183d st, 37.6x102.2 to Macombs Dam road, x37.6x102.3. P M. Prior mort \$11,000. April 29, due, &c, as per bond. May 4, 1910. 11:3211. 3,000

Levelli Construction Co to EMPIRE CITY SAVINGS BANK. Pelham av, n s, 50.11 w Hughes av, 2 lots, each 38.2x100. 2 mort, each \$27,000. May 5, 1910, 3 years, 5 1/2%. 12:3273. 54,000

Same to same. Same property. 2 Certificates as to above mort. May 5, 1910. 12:3273. —

Minogue, Minnie V to Morris Florea. Grant av, e s, 107.8 n 165th st, 25x102x25x102.2. P M. May 2, 6 months, 6%. May 5, 1910. 9:2414. 500

Marrazzi, Raefaele to Wm J Ludwig. Hoe av, e s, 12.10 s 173d st, runs s 62.2 x e 100 x n 75 to 173d st, x w 20.10 x s w 80 to beginning. P M. Prior mort \$—. May 4, 2 years, 6%. May 5, 1910. 11:2989. 1,750

Merlini, Domenico to Lina Misteli. 135th st, No 283, n s, 100 e Lincoln av, 25x100. P M. Prior mort \$12,000. May 4, 3 years, 6%. May 5, 1910. 9:2311. 5,000

Mardece Construction Co to James F Meehan Co. Fox st, s e s, 125 s w Tiffany st, runs s e 100 x s w 75 x s e 10 x s w 122.5 to Intervale av, x n w 126.6 to st, x n e 134.10 to beginning. P M. Prior mort \$145,000. April 15, due, &c, as per bond. May 4, 1910. 10:2722. 15,000

Maybach, Wm and Chas H to LAWYERS TITLE INS AND TRUST CO. Clinton av, No 1976, e s, 25 s 179th st, 25x100. May 3, 5 years, 5%. May 4, 1910. 11:3093. 6,000

Milne, Kath to Wm V Simpson. Shakespeare av late Marcher av, w s, 79.8 n Orchard st, old line, runs w 103.9 x s 23 x e 103.8 to av, x n 23 to beginning. April 22, 3 years, 5%. May 4, 1910. 9:2519. 5,150

Mulligan, Wm G and Agnes K Murphy Mulligan indiv and as exrs Alethea V Williams to Henry Beste and ano trustees James D Mason. 3d av, Nos 4249 and 4251, s w cor 178th st, No 776, 43x78.11x42.10x79.2. Apr 26, 3 years, 5%. Apr 29, 1910. 11:3043. 25,000

Maduro, Anna of Yonkers, N Y, to Lillie T Cooney. Hoffman st, e s, 64.11 s 189th st, 25x114.5x25x114.3. P M. Prior mort \$6,500. Apr 29, due, &c, as per bond. Apr 30, 1910. 11:3066. 2,500

Marcus, Rebecka to Carl Callmann. Marion av, e s, 125 n Dorothea pl, 50x98.4x41.6x98. Prior mort \$6,600. May 5, 1909, demand, 6%. Apr 30, 1910. 12:3275. 390

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BANK WORK A SPECIALTY

- Merchant, Huntington W to Along the Hudson Co. River Drive, e s, 120.8 s Evergreen Drive, runs n e 108.8 x n e 29.9 x n w 125.4 to Evergreen Drive x s w 116.7 x — on curve to left 7.2 x — on curve to right 120.8 to beginning, contains 16,340 58-100 sq ft. Apr 28, 5 years, 5%. May 2, 1910. 13:3411. 8,800
- Maher, Kate wife John F to George Keiser. Tiebout av, No 2093, w s, 133.4 n 180th st, 16.8x90. Prior mort \$2,500. Apr 16, due Mar 10, 1912, 6%. May 2, 1910. 11:3143 and 3144. 300
- *Murphy, Bridget to Agnes Viggers. Virginia av, w s, 213 s Westchester av, and being lots 10 and 11 map Pugsley Estate, Unionport, 50x101.3. May 2, 3 years, 5%. May 3, 1910. 2,300
- *Same to same. Virginia av, e s, 28 s 9th st, 50x—, and being lots 346 and 347; also Virginia av, e s, 78 n 8th st, 25x—, and being lot 307, same map. May 2, 3 years, 5%. May 3, 1910. 2,100
- Miller, Jacob M to Jacob M Leonhardt. 152d st, No 747, n s, 235 e Robbins av, 25x143.6x28.9x157.9. Prior mort \$12,000. Apr 30, 3 years, 6%. May 3, 1910. 10:2644. 4,000
- *Nack, Mary C to DOLLAR SAVINGS BANK of City N Y. Grant st, n w cor Main st, 90x25x100x26.8, Westchester, except part for Main st. May 2, 1910, due June 1, 1913, 5%. 5,000
- *Nagle, Percival E to Annie M Harrison. Bronx and Pelham Parkway, s s, at w s lands N Y, N H & H R R Co, runs w 475.9 x s 100 x w 150 x n 100 to Parkway, x w — to Westchester or Mill Creek, x s e — to land now or formerly Simon Paul, x e — to land said R R Co, x n e — to beginning, Westchester. May 2, due Sept 1, 1910, 6%. May 3, 1910. 1,500
- Nepel, Leopold and Nathan Lowenstein with Martin J Keogh and ano as trustees David Jones. Melrose av, Nos 696 and 698, and 156th st, 400 East. Extension of \$28,000 mort until May 1, 1915, at 4½%. April 8. May 5, 1910. 9:2376. nom
- Same with same. Melrose av, Nos 692 and 694. Extension of \$22,000 mort until May 1, 1915, at 4½%. April 8. May 5, 1910. 9:2376. nom
- 173d Street Park Co to American Mortgage Co. Park av, s w cor 173d st, 35.6x110.4 to c 1 Mill Brook x 36.7x121.2. Apr 29, 1910, 5 years, 5%. 11:2898. 28,000
- Same to same. Same property. Certificate as to above mort. Apr 29, 1910. 11:2898.
- Same to same. Park av, w s, 35.6 s 174th st, 40.6x97.11 to c 1 Mill Brook x 40.9x110.3. Apr 29, 1910, 5 years, 5%. 11:2898. 21,000
- Same to same. Same property. Certificate as to above mort. Apr 29, 1910. 11:2898.
- Same to same. Park av, w s, 76 s 174th st, 40.6x85.6 to c 1 Mill Brook x 41.9x97.11. Apr 29, 1910, 5 years, 5%. 11:2898. 21,000
- Same to same. Same property. Certificate as to above mort. Apr 29, 1910. 11:2898
- Orwell Realty Co to John J Donovan. 191st st, s s, 50 w Hughes av, 75x57.9x76.4x40.10. P M. May 2, due, &c, as per bond. May 3, 1910. 11:— 11,000
- *Penfield, Wm W to Nathan J Packard and ano firm Packard & Co. White Plains road, w s, 116 s 241st st, 80x121x80x116. Eastchester. Feb 21, due, &c, as per note. Apr 29, 1910. 1,000
- *Parrotta, Maria to Salvatore M D Pasquale. Maple av, e s, 75 n 213th st, 25x100, and being lot 164 map property W F Duncan at Williamsbridge. Apr 30, 3 years, 6%. May 2, 1910. 375
- Regan, Nellie J to Nettie Wolf. Kingsbridge rd, n e s, 100 s e Kingsbridge Terrace, runs n w 99.7 x s e 23 x s w 98.2 to road x n w 25 to beginning. Prior mort \$—. Apr 18, due, &c, as per bond. Apr 29, 1910. 12:3253. 2,000
- Ring, Michael T to TITLE GUARANTEE & TRUST CO. Hughes av, No 2164, e s, 375.5 n 181st st, 25x95. Apr 29, due, &c, as per bond. Apr 30, 1910. 11:3082. 3,500
- Rezzano (A) Construction Co to FISHKILL SAVINGS INSTITUTE. Coster st, w s, 100 s Spofford av, 25x86.3x25.3x90.1. Apr 30, due Oct 1, 1913, 5%. May 2, 1910. 10:2764. 5,000
- Same to same. Coster st, w s, 125 s Spofford av, 25x82.5x25.3x86.3. Apr 30, due Oct 1, 1913, 5%. May 2, 1910. 10:2764. 5,000
- Same to same. Coster st, w s, 100 s Spofford av, 50x82.5x50.7x90.1. Certificate as to 2 morts for \$5,000 each. Apr 30. May 2, 1910. 10:2764.
- *Reynolds, Michael M to Eliz O Dewing. Gleason av, s s, 25 e 174th st, 25x106.8. Apr 30, due June 1, 1913, 5%. May 2, 1910. 4,500
- Robertson, Thomas B to John S Sutphen. Tiebout av, No 2116, s e cor 187th st, No 330, 16.8x83. P M. Apr 30, 3 years, 5%. May 2, 1910. 11:3022. 4,200
- Same to Adeline E Crockett. Tiebout av, No 2412, e s, 33.4 s 187th st, 16.8x83. P M. Apr 30, 3 years, 5%. May 2, 1910. 11:3022. 3,400
- Same to Amanda A Pope. Tiebout av, No 2414, e s, 16.8 s 187th st, 16.8x83. P M. Apr 30, 3 years, 5%. May 2, 1910. 11:3022. 3,400
- Ronner, Herman H A to Anna I Marks and ano. Fulton av, No 1284, e s, 65.2 s w 169th st, 22.3x104.4x22.2x102.8. May 3, 1910, 1 year, 6%. 10:2612. 1,500
- Rosenbaum, Selig to David Rosenbaum. Hull av, n s, 229.7 e 205th st, 50x100. Prior mort \$3,500. Apr 23, installs, 6%. May 3, 1910. 12:3346. notes 1,117.88
- Richardson, Chas to AMERICAN MORTGAGE CO. Bryant av, n e s, at n w s 167th st, 92.8x100x100x100.3. Building loan. May 5, 1910, 1 year, 5½%. 10:2754. 77,000
- *Redbord, Ida with Geo J Palmer. Taylor st, e s, 180 n Columbus av, 25x100, Van Nest. Extension of \$4,000 mort until April 1, 1913, at 6%. April 27. May 4, 1910. nom
- Rosenberg, Meyer & Rose with Jacob Cohen. 139th st, No 589 E. Extension of \$10,000 mort until July 1, 1915, at 5%. Apr 27. May 4, 1910. 10:25521. nom
- Rosenberg, Rose and Sarah Waixel with Israel Rauch. 139th st, No 601 East. Extension of \$10,000 mort until July 1, 1915, at 5%. April 29. May 4, 1910. 10:2552. nom
- Sallinger, Geo M and Jere J McCarthy to Hugh D Smyth of Brooklyn. 167th st, s s, 100 w Southern Boulevard, 74.11x100. P M. Apr 28, due Oct 28, 1910, 5½%. Apr 29, 1910. 10:2727. 10,000
- Schroeder, Laura to May Jauss. Tremont av approach to Grand Boulevard and Concourse, s s, 190 w Anthony av, 24x107.10x24x107.8. Apr 30, 1 year, 6%. May 2, 1910. 11:2804. 2,500
- Sullivan, Timothy F to Charlotte F Trowbridge. 165th st, s s, 80.2 w Rogers pl, runs w 33.3 x s 72.6 x e 52.7 to pl, x n 47.2 x n w 44.6 x n w 28.5 to beginning. P M. May 3, 1910, 3 years, 5%. 10:2698. 3,500
- *Stolle, Albert A and Eliz V to Marie A Walters. Carpenter av, e s, 76.6 n 229th st, 25x105. Apr 29, 3 years, 5%. May 3, 1910. 4,000
- Spofford Estates, a corp, to Michael Bissert. Faile st, Nos 640 and 642, e s, 300 s Spofford av, 2 lots, each 20.10x100. 2 morts, each \$7,500. Apr 30, 3 years, 5%. May 2, 1910. 10:2764. 15,000
- Same to same. Faile st, e s, 300 s Spofford av, 40.10x100. Certificate as to 2 morts for \$7,500 each. Apr 29. May 2, 1910. 10:2764.
- Same and Hunts Point Estates with same. Same property. Subordination agreement. May 2, 1910. 10:2764. nom
- Sepp, Geo to Mary Streelman and ano. Prospect av, e s, 300 n 167th st, 30x68. Apr 28, due Oct 1, 1915, 6%. May 3, 1910. 10:2692. 11,000
- *Schnessler, Christina to Henry Hosbach. 7th st, s s, 50 e Av B, 73x108. P M. Prior mort \$2,000. May 4, 3 years, 6%. May 5, 1910. 2,500
- Suther, Paul to John Willenbrok. 139th st, No 576, s s, 127.9 e St Anns av, 25x100. P M. Prior mort \$12,500. May 4, due, &c, as per bond. May 5, 1910. 10:2551. 4,800
- Stropfel, Fredk W to John C Heintz. Prospect av, No 1024, e s, abt 70 n 165th st, 22.10x100, except part for av. P M. May 2, due, &c, as per bond. May 5, 1910. 10:2691. 5,250
- Simpson Construction Co to Chas Riley. Simpson st, e s, 281.10 n Westchester av, 120x100. P M. May 4, 1910, due Nov 4, 1910, 5%. 10:2727. 34,440
- Same to same. Simpson st, e s, 281.10 n Westchester av, 3 lots, each 40x100. 3 P M morts, each \$22,200. May 4, 1910, due Nov 4, 1910, 6%. 10:2727. 66,600
- Same to same. Same property. 3 consents as to above morts. May 4, 1910. 10:2727.
- Same to same. Same property. 3 certificates as to above morts. May 4, 1910. 10:2727.
- Schwartz, Moritz to LAWYERS TITLE INS AND TRUST CO. 139th st, s s, 100 w St Anns av, 37.6x100. April 28, 5 years, 5%. May 4, 1910. 9:2266. 28,000
- Same and FOURTEENTH STREET BANK with same. Same property. Subordination agreement. April 30. May 4, 1910. 9:2266. nom
- Staedeli, Gottlieb to Barbara Frees. 156th st, No 366, s s, 149.7 e Courtlandt av, 25.5x100. P M. May 1, due July 1, 1911, 5%. May 4, 1910. 9:2402. 12,500
- Sullivan, Michl J with TITLE GUARANTEE AND TRUST CO. Willis av, No 362, e s, 50 n 142d st, 20x100, except part for av. Subordination agreement. April 25. May 4, 1910. 9:2287. nom
- Semelis, Marie and Katharine G Vallender to TITLE GUARANTEE AND TRUST CO. 161st st, late William st, n s, 400.6 e Morris av late pl, runs n e 181 x s e 193.8 x s w 200 to st, x n w 105.6 to beginning, except part for Railroad av and 161st st. May 4, 1910, due, &c, as per bond. 9:2421. 30,000
- Tompkins, Theresa to DOLLAR SAVINGS BANK of City N Y. 145th st, No 328, s s, 200 w 3d av, 25x100. May 4, 1910, due June 1, 1911, 5%. 9:2325. 3,000
- *Thierbach, Augusta with DOLLAR SAVINGS BANK. Unionport road, w s, 124 n Columbus av, and being lot 442 map Van Nest Park, 25x—. Subordination agreement. May 3. May 5, 1910. nom
- *Tessier, Edward M to Ella H Laverty. Rosewood st (Locust av), n s, 131.4 e White Plains road, —x144.11x50x125, except part for st. May 5, 1910, due Aug 1, 1910, 6%. 500
- Tessier Building Co to Mary Lechnyr. Bailey av, e s, 74.6 s 238th st, runs e 129 to w s Cannon pl, x s 90.2 x w 119 to Bailey av, x n 100 to beginning. Prior mort \$18,000. May 5, 1910, due, &c, as per bond. 12:3258. 1,000
- Tuite, Eliz to LAWYERS TITLE INS & TRUST CO. Clinton av, w s, 215 n Tremont av, 16.8x100. May 3, 1910, 5 years, 5%. 11:3092. 2,500
- Ulanoff, Sarah and Eva Cherkass to Jacob Deshel et al. 183d st, No 652, s s, 16.8 w Belmont av, 16.8x75; 183d st, No 648, s s, 50 w Belmont av, 16.8x75; 183d st, No 646, s s, 66.8 w Belmont av, 16.8x75. P M. Prior mort \$7,400. Apr 29, due Oct 29, 1911, 6%. Apr 30, 1910. 11:3086. 4,500
- Vickers, Thomas to DOLLAR SAVINGS BANK of City N Y. 143d st, n s, 400 e Willis av, 25x100. Apr 30, due June 1, 1911, 5%. May 2, 1910. 9:2288. 4,000
- Vieser, Caroline F to Emil J Reich. Tinton av, No 1035, w s, 196 n 165th st, 18.9x100. Prior mort \$4,500. Apr 30, due Feb 1, 1912, 6%. May 3, 1910. 10:2660. 2,000
- *Verity, Townsend A to Walter W Taylor. Plot 313, 525 to 528, and 151 map No 1106, Westchester Co, Arden property. P M. May 3, 3 years, 6%. May 4, 1910. 7,000
- Wohlgemuth, Max to Ottilia Heil widow. 259th st, late Rock st, s s, 275 e Tyndall av late Hill st, 25x108.10x27.6x120.5, except part for 259th st. May 4, 1910, 3 years, 5%. May 4, 1910. 13:3423. 2,000
- Winelander, Emanuel with Kate L Nugent. Morris av, No 2398, e s, 425.9 n 184th st, 37x120. Subordination agreement. May 3. May 4, 1910. 11:3173. nom
- Waters, Mary E to Grace L Koebel. Tinton av, No 690, late Beach av, e s, 321.11 n Kelly or 152d st, 25x100x23x100. P M. May 3, 5 years, 5%. May 4, 1910. 10:2665. 4,300
- Weidenbush, Albert of N Y, and Frank Herud, of Newark, N J, to Bertha Sattler. Weeks av, s e cor 173d st, 95x95. May 3, 5 years, 6%. May 4, 1910. 11:2792. 9,000
- Wilson (M S A) Construction Co to Prospect Investing Co. Seneca av, s s, 125 w Faile st, and being lots 42 and 43 map 369 lots Hunts Point Realty Co, 47.2x165. Mar 18, due Feb 16, 1911, 6%. May 4, 1910. 10:2761. 30,000
- Same to same. Same property. Certificate as to above mort. Mar 18. May 4, 1910. 10:2761.
- Weiber Construction Co (The) to Herman Wiebke. Boston road, s e s, 118.11 n 165th st, 82.11x67.11x70x112.5. Certificate as to mort for \$8,000. Apr 20. Apr 29, 1910. 10:2622.

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Weissman, Joseph to American Mortgage Co. Brook av, e s, 25 s 148th st, 25x98. Apr 27, 5 years, 5%. Apr 29, 1910. 9:2274. 16,500
 Wexler, Adolph to Bronx Investment Co. Marion av, No 2472, e s, 100 n 189th st, 50x106.4x50.1x103.6. Apr 1, 3 years, 5%. Apr 30, 1910. 11:3026. 11,000
 Wedeen, Philip of Brooklyn, N Y, to Jeannette E Wedeen. 138th st, n s, 290 e Willis av, 49.6x100. Prior mort \$46,500. Apr 30, 3 years, 6%. May 2, 1910. 9:2283. 15,000
 Weigle, Charles H to TITLE GUARANTEE AND TRUST CO. 180th st, s e cor Boston road, 67.4x91.11x71.11x90.4, except part for st and road. May 5, 1910, due, &c, as per bond. 11:3140. 10,000

Whalen, Marie E to TITLE INS CO of N Y. 239th st, late 3d av, s s, 279.8 w Verio av, late 1st st, 25x100. Apr 23, 3 years, 5%. Apr 29, 1910. 12:3392. 3,000
 Same to Walter C Hammond. Same property. Prior mort \$3,000. Apr 23, 3 years, 6%. Apr 29, 1910. 12:3392. 1,600
 *Woessner, Sophia M to Dora Fayen. White Plains road, No 3427, w s, 250.7 n 209th st, 50x100.7x50x105. Apr 15, 5 years, 5 1/2%. Apr 29, 1910. 6,000
 *Same to J Homer Hildreth as trustee. Same property. Prior mort \$6,000. Apr 15, 3 years, 6%. Apr 29, 1910. 6,000
 *Zoglin, David to Rosina Farago. Van Buren st, w s, 125 s Columbus av, 25x100, and being lot 76 map Van Nest Park. Certificate as to reduction of mort. Apr 13. May 3, 1910.

JUDGMENTS IN FORECLOSURE SUITS.

April 28.
 126th st, n s, 280 w 2d av, 25x99.11. Sophie Miller agt Catherine Gerlich et al; Hamilton Odell, att'y; Roger A Pryor, ref. (Amt due, \$10,872.97.)
 2d av, w s, 75 s 115th st, 25.11x100.11. Herman Adelson agt Esther Blankenstein et al; Bloomberg & Bloomberg, att'ys; Benjamin Jackson, ref. (Amt due, \$3,088.50.)
 2d av, No 1429. Nicholaus Unger agt Louis Grimm; Samuel Bitterman, att'y; Philip J McCook, ref. (Amt due, \$1,594.)

April 29.
 Lawrence av, junction of Graham Square, 57.5 x92.1. Mary E Harding agt Maximilian Morgenthau, Jr, et al; Louis Malthaner, att'y; Robert D Petty, ref. (Amt due, \$1,534.54.)
 135th st, No 174 West. Gilbert R Hawes agt Susie H Stewart; Cooper & Baer, att'ys; Alexander Wolf, ref. (Amt due, \$2,145.25.)
 3d st, n s, 199.9 w Av C, 49.3x103.1., Bronx Elizabeth Dellmann agt Jacob Kassler et al; Stephen J Stilwell, att'y; George Burnham, Jr, ref. (Amt due, \$1,579.75.)

April 30.
 Martha av, e s, 50 n 2d av, 25x100, Bronx. August Schaffer agt John Tillie et al; Hieronymus & Breunich, att'ys; Julius J Frank, ref. (Amt due, \$3,616.)

120th st, Nos 325 & 327 East. Delia G Levy agt Bartholomew Sulinski et al; Eisman, Levy, Corn & Lewine, att'ys; Macgrane Cox, ref. (Amt due, \$6,537.)

May 2.
 11th st, s s, 398.9 e 6th av, 21.8x94.10. William Hawley agt Jeanie M Hatley; Osborne & Lamb, att'ys; John M Stoddard, ref. (Amt due, \$10,891.25.)

May 3.
 Lots 763 to 770, Amended map Sec C, Vyse Estate, Bronx. Wm R Rose agt Louis J Jacovos; Benjamin G Paskus, att'y; Edgar J Nathan, ref. (Amt due, \$24,310.50.)
 Lots 748, 749, 750, 757 and 758, Amended Map, Sec C, Vyse Estate, Bronx. Same agt same; same att'y; same ref. (Amt due, \$12,315.73.)

May 4.
 63d st, s s, 148.4 e Broadway, 100x100.5. Wm F Clare agt Benjamin B Davenport; James L Clare, att'y; Frank Hendrick, ref. (Amt due, \$267,360.70.)

May 4.
 20th st, s s, 240 w 4th av, 20x92. Warren McConihe agt John T Duffy et al; Warren McConihe, att'y; Edw R Finch, ref. (Amt due, \$10,961.70.)

Summit st or av, w s, 150 n Anthony av or st, 25x100. Geo H Phillips agt Franclyn E Davis et al; James M Tully, att'y; Maxwell Davidson, ref. (Amt due, \$3,803.)

146th st, s s, 198.4 e 8th av, 49.2x99.11. Cooper Realty Co agt Harry Benoit et al; Arnstein, Levy & Pfeiffer, att'ys; Moses J Stroock, ref. (Amt due, \$7,931.88.)

Cypress av, s e cor 141st st, 91.6x120. Cedar Street Realty Co agt Domenico La Sala et al; R G Babbage, att'y; Chas F MacLean, ref. (Amt due, \$17,618.90.)

LIS PENDENS.

April 30.
 Morton st, s s, 204 e City Island av, 219.6x270x irreg. Sadie A Mott agt Sarah J Freestone et al; partition; att'y, L Karasik.
 123d st, Nos 234 & 236 East.
 71st st, No 141 East.
 Robert T Lyons agt Mary Lyons; accounting, &c; att'ys, Phillips, Mahoney & Wagner.
 78th st, No 41 East. John E Avery et al agt John B White et al; action to foreclose mechanics lien; att'y, I E Ziegler.

Lots 37 & 38, map of 113 lots, Baychester Realty Co, Bronx. Neta Padel agt Otto K Padel; action to declare trust; att'y, L McGee.
 3d av, No 499. Johanna McMahon agt William McMahon et al; action to declare mortgage valid, &c; att'ys, Goldfogle, Cohn & Lind.

May 2.
 Broadway, s e cor 180th st, 102.1x127.10. William Strianese agt Barnard Realty Co et al; action to foreclose mechanics lien; att'ys, Menken Bros.
 Lenox av, No 24. Louise Borges agt Abraham Eisenstein et al; action to compel conveyance; att'y, P E De Fere.

May 3.
 100th st, No 226 East. Isaac Portman agt Charles Gerst et al; specific performance; att'ys, Pollock & Shamroth.
 162d st, Nos 602 & 604 West. Maurice Myers agt John B Berry Co et al; specific performance; att'ys, Myers & Schwersenski.
 Mohegan av, n w cor 179th st, 33x179xirreg. Lillie V Carpenter agt Isabelle V Clark et al; partition; att'y, B Franklin.

May 4.
 112th st, n s, 225 e Broadway, 100x100.11. Matilla Leerburger agt Hennessey Realty Co; action to enjoin, &c; att'ys, Keith & Abbot.
 Water st, No 428. Geo W Simers, Jr, agt Erna Hertz; notice of levy; att'y, L Pugh.

May 5.
 Prospect av, s cor 189th st, runs s w 50 x s e 100 x n e 50 x n w 100 to beg. Fernando Behrens et al agt Walter J M Donovan et al; accounting, &c; att'y, W H Darrow.
 48th st, No 315 West. Annie De Mott agt David Israel; specific performance; att'ys, R & E J O'Gorman.
 76th st, No 229 East. Lillian Lipstadt agt Bernath Moskovitz et al; foreclosure of tax lien; att'y, A S Aaronstamm.
 88th st, No 211 East. Same agt John T Stanley et al; foreclosure of tax lien; att'y, A S Aaronstamm.
 88th st, No 209 East. Same agt same; foreclosure of tax lien; att'y, A S Aaronstamm.
 120th st, s s, 191.8 w Av A, 16.8x100.11. Lillian Lipstadt agt Alice M Joyce et al; foreclosure of tax lien; att'y, A S Aaronstamm.
 90th st, No 60 East. Same agt Edmund C Wendt et al; foreclosure of tax lien; att'y, A S Aaronstamm.
 77th st, n s, 60 w 1st av, 40x56. Lillian Lipstadt agt Lizzie Helfrich et al; foreclosure of tax lien; att'y, A S Aaronstamm.
 Lenox av, No 24. Louise Borges agt Abraham Eisenstein et al; action to rescind sale, &c; att'y, P E De Fere.

May 6.
 157th st, s w cor Brook av, 97x142x94.5x168. John agt Jonas Weil et al; action to foreclose mechanics lien; att'y, J P Joyce.

FORECLOSURE SUITS.

April 30.
 Willis av, e s, 50 n 142d st, 20x100. Michael J Sullivan et al agt Emil Hermann et al; att'y, M J Sullivan.
 Amsterdam av, n w cor 186th st, 107.10x100. Title Ins Co of N Y agt Philip Simon et al; att'y, H M Bellinger, Jr.
 100th st, n s, 137.6 w 1st av, 37.6x100.11. Mary H Smith et al agt Israel Feit et al; att'ys, Harrison, Elliott & Byrda.
 May 2.
 St George's Crescent, s s, intersec s s Grenada pl, runs w 24.6 x s 92.6 x e 25 x n 100 x 21.7 to beg. Mary H Weight agt Emilia Badolati et al; att'y, S Williamson.
 Grand av, w s, 530.11 s Burnside av, 50.11x 123.8x irreg. Lena J Eilenberg agt Lochinvar Realty Co et al; att'y, J Davis.

May 3.
 117th st, Nos 527 & 529 East. New York Trust Co agt Louvre Realty Co et al; att'ys, Bowers & Sands.
 148th st, n s, 375 w Morris av, 25x106.6. Frederick T Hoffman agt Oscar C Borkstrom et al; att'y, E Hall.
 17th st, No 311 East. Jacob Levy agt Nicholas C Cunningham et al; att'ys, Arnstein, Levy & Pfeiffer.

30th st, No 526 West. Elizabeth M Gans agt Berthold Weil et al; att'ys, Carter & Haskell.
 1st av, w s, 63.2 n 94th st, 37.6x100. Edmond R Smith et al, trustees, agt Nathan Navasky et al; att'ys, Wilson, Barker & Wager.
 Mercer st, w s, 306 s 3d st, 56x52x41.9x50.
 Mercer st, w s, 305.2 s 3d st, 10 inches x 50.
 Frederick Sellar agt Stanley Crawford et al; att'ys, Phillips & Avery.

May 4.
 141st st, n e cor Rider av, 4.4x75x43.10x84.9. Leopold Guttag agt Kate Montague et al; att'y, H Overington.
 5th av, w s, 73.5 s 57th st, 27x125. John E Berwind agt Seven Hundred and Twenty-Eight Fifth Avenue Co; att'ys, Curtis, Mallett-Prevost & Colt.

New Bowery, No 9.
 New Chambers st, Nos 52 and 54.
 Bernard F Golden agt Moses Shapiro et al; amended; att'y, A Sutherland.

May 5.
 Lot 55, map of property of Edward T Young, Bronx. Lillie N Sternberg agt Truxton Realty Co et al; att'ys, Wesselman & Kraus.
 Lot 127, mortgage map of Arden property, Town of Westchester, Bronx. Wm C Speers agt M Beth Shirmer et al; att'y, J Roeder.
 119th st, n s, 100 w 7th av, 37.6x100.11. Severin Magda et al agt Moses S Shill et al; J T Booth.

Lot 34, map of Clasons Point, Bronx. Walter W Taylor agt Douglas S Clarke et al; att'y, A B Morrison.
 78th st, No 323 East. Hannah B Anger agt Frank G Weiss et al; att'y, E M Wight.

May 6.
 Av A, w s, 26 s 15th st, 25.9x94. Josephine Wandell agt Jacob Weissberger et al; att'ys, Butts & Vining.
 112th st, Nos 232 to 236 East. Samuel M Nast agt Harry Miller et al; att'y, D J Gallert.
 Lots 217 & 218, map of Village of Williamsbridge, Bronx. J Warren Young agt Joseph S Wood et al; att'y, G Squires.
 Bradhurst av, n e cor 151st st, 124.6x165.7x irreg. Mutual Life Ins Co of N Y agt Samuel Strasbourger et al; att'y, J McKeen.
 78th st, Nos 248 & 250 East; two actions. Thomas F McCoy et al agt Mary F Stanley et al; att'y, P S Dean.
 Plots 198, 199, 213, 232, 239, 240, 520 and 521, Mortgage Map of Arden property, Bronx. Esmond Stiles agt Allan G Macdonell et al; att'y, E Stiles.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

April and May.
 30 Aston, Richard—City of N Y.....\$28.22
 30 Ackerman, James H—J I Moore...costs, 69.60
 30 Auerbach, Arnold et al—J Feinson.....71.40

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SEE PAGE 155 IN "SWEETS" FOR FULL PARTICULARS

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- 2 Altschub, Susie J-D W King119.72
3*Anderson, John et al-M C Leary et al.72.33
4 Alden, Edw C-J Berndt.....104.31
3 Armstrong, A G-Mallinckrodt Chemical Works126.87
3 Adams, Otto-City of N Y.....72.85
5 Abramson, Benjamin-S M Fleischman.293.70
5 Abrams, Isaac et al-S Stern..costs, 109.70
5 Apfel, Fred J-Melcer544.03
5 Adams, Isabella V-E Metting et al.237.84
5 Appleton, R Wilmarth & Mary H-W S Powell et al.....146.16
6 Adler, Jacob-N Y Telephone Co.....33.95
6*Anderson, Chas J et al-E D Wistar et al.....187.69
6 Arnoldi, Gibson-Bankers Life Ins Co of the City of N Y.....671.04
30 Ballin, Antonio-City of N Y.....199.37
30 Braker, Herman-the same201.74
30 Bathisch, Edward-the same201.74
30 Brandus, Victor-the same201.74
30 Bramdrup, Clas S-the same201.74
30 Basset, James-the same201.74
30 Braunstein, Alexander-the same.....42.41
30 Bavenstock, Geo F-the same.....201.74
30 Braufstein, Abe-D Rosenzweig72.27
30 Bunn, James R M-J Rapp et al.....64.92
30 Bushe, Mary-Mercantile Finance Co.85.60
30 Brings, Fritz & Sara et al-J Feinson.156.90
2 Berkman, Benjamin et al-N Y Telephone Co.....26.35
2 Boyer, Ivan-the same36.44
2 Byrnes, Geo L-the same39.84
2 Bauch, Bernard-the same40.30
2 Booth, Ralph W, Jr, et al-Consolidated Fruit Jar Co.....2,820.52
2 Buehler, Leon M et al-H B Sherwin.1,801.12
2 Benner, H Theodore V-W F C Scofield.....2,607.46
2 Betty, Jacob et al-Sol Bloom, Inc.....34.23
2 Bochner, Samuel* & Leopold-Neuman & Schwiers Co, Inc.....47.49
3*Beilner, Julius et al-Sanitary Fire Proofing & Contracting Co.....92.51
3 Baumer, Francis & Perle-E I Cuterson.....313.77
3 Bell, Stirling-W J Coleman.....166.95
3 Baxter, Chas H et al-L Stettiner.....4,673.80
3 Bachtio, Albert-City of N Y.....210.57
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3 Bigelow, C W or Thomas Kelly-E F Weed.....86.41
3 Bernstein, Joseph-S Ershowsky & Bro.....161.92
3 Bauman, Edward W-M Josephson.....20.65
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4 Binnie, August W L-City of N Y.....201.74
4 Bock, Charles-the same201.74
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4*Goismer, Joseph R et al-A T Haines.504.66
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5 Gerhards, Albert & Estella-Germanis Bank of City of N Y.....535.99
5 Greenhaus, Abraham S-Toledo Computing Scale Co.....83.41
5 Georgulis, Constantine et al-E Kakawriotis et al62.35
5 Greengras, Wolf-A Strauss et al.....23.18
5 Gernannt, Charles-N Y & Long Island Coal Co.....63.08

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6 Gunning, Alexander P—G F Clark et al. 37.31
 6 Gervais, Chas E or David C—John A Roeb-
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 6 Greenberg, Henry M—Tenement House
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 6 Gorman, Ida—River Butter Co. 27.19
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 30*Herskowitz, Henry et al—J Perles. 53.40
 30*Hoffman, Louis et al—the same. 53.40
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 30 Hart, Frieda—American Fidelity Co. 82.72
 30 Helfstein, Minnie—M Grossman. costs, 23.28
 30 Hente, George—J F Schoenberger. 41.54
 30 Hayden, Margaret extrx—A H Joline et al
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 30 Hussmann, Paul—S Obermeyer. 7,381.80
 2 Herzbrum, Henry et al—Carnegie Trust Co.
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 2 Hoffstadt, Adolph—N Y Telephone Co. 25.35
 2 Heyman, David et al—Consolidated Fruit
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 2 Hilliker, John R—J Elias. 17.80
 2 Hutter, Frau or Marietta Oily—H Rosenberg.
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 3 Hathaway, Franklin P—Nethul Realty Co.
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 3 Hauser, Mary—F A Sieghardt. costs, 71.63
 3 Hackley, Alexander S et al—L Stettiner.
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 3 Hofert, Waldimir—T J Coffin et al. 93.61
 3 Huber, Charles—George Liss & Co. 32.36
 4 Hamilton, Charles et al—Chicago Pneumatic
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 4 Henkel, August—W H Compton Shear Co.
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 4 Hughes, George—Alexander Frazer Co. 60.25
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 4 Hookey, Wm H—C W Russell. 128.20
 4 Hoye, Stephen M—A E O'Donnell. 1,803.01
 4 Hourigan, Nicholas J Pres—R Woellert.
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 4 Hourigan, Nicholas J, Pres—C Schillings
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 5 Hemming, Henry G—A J Marsh. 91.39
 5 Hill, Harry H—L G Duquet. 91.95
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 5*Hanford, Arabella et al—N J Packard et al
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 5 Herbst, Feny—S King. 4,668.76
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 5 Heathman, Harry—W Stemon. 81.41
 5 Howth, James D—L T Allison. 20.00
 5 Huss, Henry—Home Rubber Co. 235.99
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 6 Hollander, Emilie—Acker, Merrill & Con-
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 6 Hedlund, John—E L Radcliffe et al.
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 6 Hurson, Julia or Garry—C Adler. 243.27
 6 Holmes, H P—H M Durning. 26,869.67
 30 Ives, Florence A—P B Sheridan. 583.22
 30 Israel, Alfred D—J Wolf. 170.71
 30 Jones, Abraham et al—I Goldstein. 64.55
 2 Jacoby, J Ralph—A M Dunsford. costs, 90.95
 2 Jacobus, Benjamin V N—Contractors Supply
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 4 Jaccard, Edourd—Block Light Co. 78.84
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 4 Jordan, John—J F Erdmann. 70.91
 4 Joyce, Thomas—I M Marks. 48.45
 4 Johnson, Joseph—Belmont Realty & Con-
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 5*Jacob, Isaac et al—Grossman Paper Box
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 5 Jones, Clarence E—J H Forman. 46.71
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 6 Joline, Adrian H et al, rec'rs—S Kriksaber.
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 30 Kohn, Benjamin—S Csaplár. costs, 71.38
 30 Kral, Frank & Alois et al—F S Meyers. 353.70
 30 Kraemer, Frank—F Sweninger. 100.41
 30 Koenig, Marcus et al—J Perles. 53.40
 30 Kosof, Julius—Fuchs & Co. 150.62
 30 Kelle, Herman A—N Y Telephone Co. 25.13
 2 Kraemer, Charles—H S Horton & Co. 100.48
 2 Kraunz, Abraham—M A Schwartz. 29.97
 2 Kelly, John J—H Bartley et al. 171.93
 2 Kaminsky, Harry—R Rosenberg. 949.98
 2 Krulish, Marie extrx—G Ferrando. 224.41

3 Keil, Nicholas P et al—J J Lenehan et al.
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 3 Kerman, David et al—Greater N Y Film
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 3 Kaslof, Sam—V Bogolowitz. 74.31
 3 Keppler, Chas A—J W Breen et al. 95.96
 3 Kelly, Thomas or C W Bigelow—E F Weed
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 3 Klotz, Emil—L Klotz. 96.93
 3 Knight, Etta L—Z H Reakirt. 226.09
 4 Kraus, David—Courier Co of Buffalo. 921.96
 4 Kazab, Maria—S Kelson. 178.91
 4 Kracht, Clemens A—N Meyer. 5,071.83
 5 Kelley, James A et al—Garvin Machine Co.
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 5 Klansky, Harris & Bere et al—Rutherford
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 5 Koenig, Tillie—Interborough Rapid Transit
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 6 Keithline, Chas M—M I Eisfeldt. 151.67
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 6 Korman, Rose—the same. 55.00
 6 Kalman, Emilie—the same. 55.00
 6 Krakow, Morris—W F Clemmons. 36.17
 6 Kronethal, Joseph—J Perlinder. 187.77
 6 Kane, Francis & Bridget—C A McLeod. 214.31
 6 Karnick, Joseph—Seminole Distilling & Dis-
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 30 Lebecka, Adolph et al—F S Meyers. 353.70
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 2 Laufeld, Max H—N Y Telephone Co. 27.55
 2 Lefkowitz, Henry et al—M S Yochelson. 119.72
 2 Lauter, Charles et al—H B Sherwin. 1,801.12
 2 Lerner, Joseph—M Sladkus. costs, 70.21
 2 Long, John et al—M N Clement. 1,820.97
 2 Lorentzen, Paul—C B Purdy. 85.78
 2 Leiberson, Louis et al—State Bank. 367.64
 3 Lundquist, Albert et al—M C Leary et al.
 72.33
 3 Lavin, Martin, gdn—J C Fargo et al.
 costs, 88.67
 3 Lowenfeld, Pincus et al—M A Indelli et al.
 13,480.33
 3 Lipkowitz, Charles et al—People, & C. 1,000.00
 3 Loewenthal, Emil—B Nieberg. 2,676.91
 3 Lichterman, Samuel J—J C Bailey. 158.69
 3 Lawrence, Walter N—C Dale. costs, 107.50
 4*Lifrieri, Guisepe et al—Chicago Pneumatic
 Tool Co. 353.85
 4 Litharopoulos, Thomas et al—P Panagakos.
 192.72
 4 Lazerwitz, Simon et al—T Gabrilowitz. 61.55
 4*Levine, Barnett et al—the same. 61.55
 4 Lippman, Paul W—White Tar Co. 24.60
 4 Leizerkowitz, Philip—Corn Exchange Bank
 6,944.59
 4 the same—the same. 5,646.02
 4 Litwin, Kerwin I & Joseph—L Holstein.
 359.78
 4 Lauter, Charles et al—West Twenty Eighth
 Street Co. 1,470.62
 4 the same—Potterton Bros. 726.07
 5 Lichti, Wm F—E T Burrows Co. 16.41
 5 Loewenthal, Murray—J Monowitz. 49.00
 5 Levy, Samuel—E S Coffin. 1,781.09
 5 Lowenhaupt, Walter—John B Berry Co. 47.21
 5 Langman, Max et al—A Bernhard. 146.04
 5 Lannon, Joseph—Thompson Starrett Co.
 costs, 116.12
 5 Lamar, Al et al—R F Outcalt et al.
 costs, 471.30
 6 Levey, Bertha—Tenement House Dept. 260.00
 6 Levey, Saul W—the same. 260.00
 6 Lauritano, Celestino—A Sueskind. 145.80
 6 Lee, Charlotte R—L Fassler. 120.66
 6 Levy, Morris et al—C G Bruno. 127.93
 6 Liebgold, David—E P Herrmann. 222.65
 6 Lichter, Jennie—A Kenna. 35.01
 6 Levy, Abraham—Interborough Rapid Tran-
 sit Co. costs, 71.88
 6 Logan, Isidore—E Quat. 44.08
 6 Levine, Hyman—S Fishbein et al. 110.98
 30 Manuel, William—A Volk. 1,692.83
 30 Martin, Leopold* et al—W Wayte. 449.41
 2 Moser, Arthur G F—M E D Maser.
 costs, 86.25
 2 Mayer, Henry D et al—William T Hookev.
 Inc. 1,938.57
 2 the same—the same. 1,445.32
 2 Miller, Frank—H Abrams et al. 105.47
 2 Maul, Augustus—N Y Telephone Co. 28.50
 2 Murphy, Peter gdn—A Z Co. costs, 68.30
 2 Mechling, Harry E—Dann & Pechner. 46.35
 2 Marche, Mrs Mame—Sol Bloom, Inc. 63.95
 2 Mortimer, Mary et al—M N Clement. 1,820.97
 3 Marsh, Grace F—Acker, Merrill & Con-
 dit Co. 267.40
 3 Miller, Joseph et al—People, & C. 1,000.00
 3 Meyer, Quillas A—F N Heinze. 65.97

3 Myers, Leonard S—W Blair et al. 299.97
 3 McKee, Daniel—G R Parkes. 152.40
 3 McCarthy, Elizabeth—C E Reichert. 528.54
 3 McAndrews, Patrick J—Wearforever Stock-
 ing Co. 26.98
 4 Maher, Agnes L—L Listfield et al. 84.72
 4 Metzger, Chas A—T R Brennan. 367.16
 4 Motta, Salvatore—Brooklyn Vault Light Co.
 283.66
 4 Morrow, Louis & Laura—M Kohner & Bro.
 142.12
 4 Miller, Frank R—B Newmark. 32.66
 4 Misel, Nathan—Coney Island & Brooklyn
 R R Co. 163.81
 4 McKeon, Eugene J—J Bezdek et al. 34.50
 4 McCafferty, John C—L L Reynolds. 75.05
 5 Maloney, Michael—T J Clark et al. 72.99
 5 Montgomery, Harriet K—D Blenderman. 177.23
 5 Modra, Boman L—Grand Press. 424.33
 5 Mills, Geo W—C H Rosenthal et al. 45.75
 5 Murck, Harry—Fritz Handrich & Sons. 139.20
 5 Miller, Gustav—B Blumenthal. 25.01
 5 Miller, Fannie—P Boyer et al. 641.53
 5 Maisel, Jacob et al—State Bank. 1,045.90
 5 McMillan, Fred B—W McDonald et al. 216.40
 5 McWhinney, Lidie W—D Weingarten. 148.81
 6 Mills, Lizzie—Tenement House Dept. 55.00
 6 Mittendorf, Wm F—the same. 260.00
 6 Moll, Frank—F W Devoe, C T Reynolds Co.
 117.40
 6 Meyerowitz, Philip—I Colle et al. 17.41
 6 Moretzsky, Frank—L Solinsky, costs, 103.77
 6 McManus, James—Tenement House Dept.
 107.50
 6 McGrath, William—W E Ward. 191.53
 30 Nicola, Andrew—Lyons Mfg Co. 131.67
 2 Newman, Samuel H et al—M S Yochelson.
 119.72
 2 Nicholas, Alline—J Farquharson et al. 152.15
 3 Nolan, Eleanor O—N F N Watriss. 1,453.72
 3 Norton, Patrick—O Lynch. 101.58
 4 Nordstrom, John M—McCure Co. 41.31
 4 Newman, Jacob—H Scherl et al. 72.71
 4 Nagelsmith, Genevieve—Judkins & McCor-
 mick Co. 185.01
 5 Newell, Edw J—C W Jenkins et al. 228.42
 6 Nimis, Daisy—Tenement House Dept. 260.00
 6 Neuman, Lena—the same. 260.00
 30 Orloff, Sam—M Shapiro. 115.64
 2 Ohrenstein, Isaac—A Kaufman. 217.06
 2 Olly, Marietta or Frau Hutter—H Rosen-
 berg. 791.05
 3 Oroloff, Sam—Brooklyn Post Card Co. 27.28
 3 Osborne, Daniel & Rose—Greater New
 York Film Rental Co. 37.66
 3 Ollgaard, Karl H—M Shulman. 425.41
 4 Osborne, Willis J—S Bernstein. 72.25
 4 Olster, Sam or Samuel—Nicke Berg. 346.91
 6 Okun, Esther—M L Hynes. 317.72
 6 O'Hare, John & John J et al—D Healy. 363.80
 6 Osofsky, Samuel—Twenty-first Street Build-
 ing & Construction Co. costs, 67.82
 30 Pillscher, Emil* et al—J Perles. 53.40
 30 Pratt, Walter P—W J Flanagan. 1,398.50
 2 Potter, Howard N—E Sniffin. 3,372.65
 2 Poolt, Frederick gdn—N Marcus. costs, 115.38
 2 Poolt, Frederick—the same. 108.38
 2 Parnass, Max—S Wolff et al. 113.78
 3 Packard, Nathan J & Moses—Long Island
 R R Co. costs, 106.55
 3 Prager, William et al—M A Indelli et al.
 13,480.33
 3 Pine, Katharine—A Sillocks. 564.41
 4 Palome, Philip W & Jennie*—H Blum. 128.87
 5 Pierce, Alvin E—M V Wade. 117.91
 5 Polastreto, Felice—R C Blancke & Co. 267.36
 5 Pasquarello, Nicola—White Contracting
 Co. 99.40
 5 Pewtress, Edgar C—E Weiss. 601.42
 5 Pruzan, Walter—M Guggenheim et al. 684.45
 5 Parrish, Edward—National Drug Co. 78.46
 5 Perle, Byrde H—T R Roosevelt et al. 37.98
 5 Peter, Alma—J J Astor. 216.65
 6 Peterson, Marion F—Charles E Blaney
 Amusement Co. 370.05
 6 Petzler, Wm H et al—D Healy. 363.80
 6 Pulos, John—E J Block et al. 297.07
 6 Pekelman, Isadore—E Mittleman. 98.93
 6 Perelman, Harry W—L Weinstein et al.
 costs, 41.62
 6 Pintani, Levins—J Wagner. 147.04
 6 Quinn, Hugh—M Meyer et al. 90.41
 30 Ringan, Peter et al—W F Kennedy. 59.67
 30 Ramus, Svbla—W Burns. 112.74
 30 Rizzo, Michele—Frank Brewery. 467.37
 2 Rice, Geo R Jr & Chas A—N Y Telephone
 Co. 26.85
 2 Rundback, John C—F Blei. 77.37
 2 Rosenthal, Philip—M A Schwartz. 29.65
 2* Rosenberg, Joseph et al—F K Brandon. 196.00
 2 Ritchey, Daniel—B Kirschner. 64.41
 2 Rezinaz, John—S L Lowenstein. 71.32
 3 Rosenberg, Jacob—Johnson & Johnson. 295.56
 3 Rosenthal, Jennie—M Haas. 295.31
 3 Rosenfield, William—B S Deitsch. 59.72
 3 Rogers, Ethel et al—J Zwickel et al. 1,268.81

KING'S WINDSOR CEMENT

For PLASTERING WALLS AND CEILINGS

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

J. B. KING & CO., 17 State St., N. Y.

3	Roach, Walter L—I A Macy et al.	140.19
4	Roaner, Adolph—A H Joline et al.	49.65
4	Rosenberg, Mary—M Ackerman	122.88
4	Rayvid, Abraham—E Tunis et al.	32.11
4	Reich, Morris et al—M Goldberg	87.45
4	Rosendorff, Louis J—Cramer Meyer Co.	49.56
4	Rahaim, Thomas et al—W Khonri	489.65
4	Reingold, Elsie et al—People, &c.	1,500.00
4	Rams, Rosie—C Laue	24.18
4	Rieser, Max G & Arthur J—Corrugated Bar Co.	1,047.78
4	Rutherford, Robert A—John R Carpenter Co.	150.13
4	Rainer, Mrs Max—S A Garson	59.75
5	Rubenstein, Sarah—Marco Bros, Inc.	139.97
5	Ratnof, Nathan—Bausch & Lomb Optical Co.	93.70
5	Rubin, Jacob L et al—S Stern, costs	109.70
5	Reilly, Peter J—B A Dockweiler	2,432.92
5	Rayhill, James W—F C Valentine	112.60
5	the same—the same	112.60
5	Reynolds, John F—Fort Pitt Hotel Co.	392.60
6	Rodiquez, Alfred N—J Josephson et al.	67.03
6	Rosenfeld, Chas H—L J Kahn	111.91
6	Ries, Jacques—J Marx	35.36
6	Ruth, Israel—M B Larkin	126.13
6	Robinson, Douglas et al, rec'rs—S Krik-saber	1,710.82
6	Rieri, Fred J—F H Brown et al.	31.67
30	Sottman, William et al—W F Kennedy	59.67
30	Samowitz, Max—F Schulz et al.	103.07
30	Strauss, Herman—L Franz	3,960.52
2	Samose, Nathan—E T Tilton	44.65
2	Sheeley, Wm H—G Helmstetter	2,216.01
2	Sigel, Joseph—F Frankel	84.31
2	Silberman, Ike et al—J A Turley	1,269.12
2	Silverman, Aaron—James L Wells Co.	434.41
2	Selby, Norman—Parkway Garage Co.	116.97
2	Segal, Charles et al—N Y Telephone Co.	26.35
2	Stephens, Ward—D S Bellows	29.87
2	Sachs, William—H Lavera	103.61
2	Sonenblick, Joseph—S Greenfeld	118.15
2	Seeger, Charles—John Matthews, Inc.	67.12
2	Sackelos, Marcos & Angelina—J Grammas	248.99
2	Schimmel, Michael—S Sermunsky, costs	78.82
2	the same—L Sadwosky	84.92
2	Schwartz, Herman M et al—State Bank	367.64
2	Schwikes, Charles et al—the same	367.64
2	Smith, William—P Mackin	73.96
2	Smith, Peter—R Block	94.40
2	Solinsky, Moses—C Piller	113.65
3	Sheehan, Edward, gdn—J F R Ernst	120.85
3	Sweeney, Mortimer L et al—J H O'Connell	152.06
3	Shariach, Adolph W—Frederick Stearns & Co	71.71
3	Setzer, Joseph F—S P Jones et al.	117.03
3	Solinsky, Frank—Browning, King & Co.	93.66
3	Seed, Allen H et al—L Stettiner	4,673.80
3	Stallo, Edmund K—A C Farrel	2,079.28
4	Sweet, Elbert W—J R Simon et al.	94.02
4	Schlotzk, Henry—D Kowatsch	334.41
4	Smith, John F—T Wamsor	1,128.86
4	Smith, Dominick—F M Randall	256.34
4	Safran, Leo et al—Grossman Paper Box Co.	114.42
5	Singer, David E—D Robinson et al.	14.81
5	Schaffer, Isaac—E Webber et al.	76.65
5	Selby, Norman—Knickerbocker Garage, Inc.	68.72
5	Sperling, Solomon—A Strauss et al.	13.36
5	Shea, Joseph E—L Spielman	67.65
5	Simpson, Bernard—H Dutcher	22.60
5	Steffins, John—M N Clement	1,820.97
5	Samet, Isidor et al—J Meurer	78.41
5	Schoen, David et al—the same	78.41
5	Schramm, Louis et al—A Meyer, costs	168.44
5	Siegrist, Toto et al—H Mendez et al.	64.79
5	Smith, Louis M—S Greason	273.97
6	Sekler, Rachel L—J McQuade	48.20
6	Schumacker, Herman—R Meyer	119.37
6	Sackin, Louis & Harris—Tenement House Dept.	55.00
6	Seifert, Joseph—the same	55.00
6	Schechner, Samuel—the same	55.00
6	Schmohl, Wm H—the same	55.00
6	Stephens, Cora—E Butler	91.54
6	Schmidt, Rudolph—Carnegie Hall	188.20
6	Sexton, Augustine—B H Foss	52.75
6	Salky, Jacob S et al—J Wisnack	1,398.92
6	Serephene, Joseph—A G Kahn	54.63
6	St John, Cortlandt—Geneva National Bank	372.87
6	Stetler, William et al—E Deubosky et al.	1,305.53
6	Schneider, Mary A B, admtrx et al—E Deubosky et al.	1,305.53
6	Spitz, Eugene—E Potter	473.60
6	Shea, Katie—R Neenan	167.66
6	Steinfeld, Louis—A C Levi et al.	118.25
6	Simmons, Alfred—H Stein	5,147.62
6	Streeter, Charles—M Ringwood	5,269.95
6	Smith, Mary et al—People, &c.	500.00
30	Thaw, Evelyn N—N Mogabgat	176.14
30	Tamblyn, Joseph—I Weisburger	68.44
30	Toomey, Thomas H—M D O'Keefe et al.	45.08
3	Taffe, Adolph—H Sidenberg et al.	113.16
3	Teicher, Abraham & Celia—Neuman Brown Poultry Co	89.76
3	Tomy, Richard G—C Hero	409.97
3	Tennenbaum, Nathan—P Wechsler	175.00
4	Taylor, George—D H Pudlin	118.05
4	Thompson, Frederick M—Security Mortgage Co.	408.91
4	Tolman, Charles—Oxy Acetylene Appliance Co.	327.24
4	Taylor, Thomas P—J A Tedford	5,960.07
5	Taylor, Geo H—Kilpatrick Lumber Co.	193.65
5	Theodore, James—S A Lowenstein	31.21
5	Tranter, Sefton—B Tranter	136.85
5	Teal, Margaret—William S Kinsey & Co.	1,449.48
6	Thompson, Chas H—W Knauth et al.	748.17
6	Towle, Charles—Tenement House Dept.	107.50

6	Thompson, John M—S G Thompson	1,620.72
3	Ullman, Harry—Kranich & Bach, posses-sion of property or \$457.42 costs or	455.42
6	Unger, Viktor—A T Aarostamm et al.	39.56
2	Valente, Peter—A Cella	1,660.53
2	Valente, Frank & Louis A—the same	1,660.53
3	Varga, John—F Holub	17.65
5	*Vasariotis, John et al—E Kakowriotis et al.	62.35
6	*Varaotia, John—E Kakkowriotis et al.	62.35
30	Weintraub, Jacob—B Hoffman	281.75
2	Worms, Ansel—F Cohen	989.76
2	Wilkenfeld, Joseph recvr—S Liebowitz	137.15
2	Wolf, Samuel—M Kadan	137.15
3	Wachtel, Joseph & Louis—S W Denzer	74.41
3	Weiss, Geo C committee—E Cagliaris	675.23
4	Wynn, Michael—N Y Evening Journal Pub Co.	108.18
4	Wardner, Torrey E—A F Beckmann et al.	395.01
4	Wieselthier, Joseph—Otis Elevator Co.	76.37
4	White, Duncan M—J M Johansson	201.36
4	Waldmann, Henry—International Hide & Skin Co.	7,546.83
5	Wood, Harry—D Isenberg et al.	25.45
5	Wood, Brewster—E Floyd Jones et al.	111.91
5	Wahlquist, Joel S et al—Garvin Machine Co.	89.25
5	Wolff, Jubes & Edmund J—H Kahn et al.	309.41
5	Wisner, Arcehl L—H C Mandeville	562.66
5	Weiss, Joe—N Y Telephone Co.	26.67
5	Weil, Wm M—P Poholsky	160.81
5	Waldman, Samuel—A Dinner	67.65
5	Wolfson, Joseph et al—State Bank	1,054.90
5	Weigel, Gabriel et al—R F Outcalt et al.	471.30
6	Wollman, Isaac—A Rothschild et al.	42.75
6	Ward, Chas M—G Bertrand	30.67
6	Washington, Charles—O Adler	164.81
6	Walthall, Edw G—C Mendez et al.	148.65
6	Wolff, Edmund & Jules—H Walters	254.41
6	Whote, John S—W McChristie	47.24
6	Wolinsky, Joseph or Davis—County Land & Mortgage Co	95.36
6	Wilkenfeld, Joseph—I Frank et al.	65.41
6	Wolf, William et al—Racich Asbestos Mfg Co	1,112.06
6	Wagner, Ernest et al—People, &c.	500.00
6	Walsh, William—Interborough Rapid Tran-sit Co	69.88
6	Walthall, Edw G—Bernheimer Bros & Co.	28.71
2	Young, Alexander C—W G Gilday	30.72
3	Yacobellis, Cataldo—Lehn & Fink	218.55
4	Yamin, Alex et al—W Khonri	489.65
2	Zuccaro, Salvatore—J Deutsch	43.15
3	Zimbaridi, Salvatore—N J Packard et al.	78.97
4	Zagat, Paul H—G F Brooks	444.75
4	the same—S G Gant	444.75
4	the same—E W De Leon	444.75
5	Zipp, Wm G—N Y Telephone Co.	25.50

CORPORATIONS.

30	Illinois Surety Co—C Russo	308.43
30	Calumet Construction Co—A Hegblom	394.61
30	Trustees of the Presbytery of N Y—West-minster Presbyterian Church of West Twenty-third Street	47.62
30	Henry Hall Sons Co—M Hardy	142.95
30	Berliner & Greenberg, Inc—German Ex-change Bank	3,022.69
30	E Spencer Hall & Co—Ravenswood Co.	1,079.57
30	Calumet Construction Co—C A Burr Co.	1,557.46
30	California Grape Juice Co—C Dimock	2,755.63
30	Constitution Press—G Luidenmeyr et al.	222.45
2	Realty Fund Co—A Liess	70.07
2	Hudson & Jersey Coal Co—H S Horton Co.	382.05
2	Harlem Steam Laundry Co—U V Abbott.	306.66
2	Gore Meenan Co—Myers, Payne Co.	4,662.34
2	United States Restaurant & Realty Co—Albert Pick & Co.	4,720.14
2	Arnold Realty Co et al—William T Hookey Inc.	1,445.32
2	the same—the same	1,938.57
2	Graves Nertens & Co—N Y Telephone Co.	33.25
2	Blometh Garage Co—F A Sondheimer	34.39
2	United Surety Co—M N Clement	1,820.97
2	Fortuna Machine Co—B Fischer	96.38
2	United Surety Co et al—M N Clement	1,820.97
2	J V Cunningham Realty Construction Co—E M Houghtaling et al.	442.61
2	Howards Hall Amusement Co—J C Trauth.	2,765.72
3	Neptune Av Ice Co et al—M C Leary et al.	72.33
3	Robert Friedman Construction Co et al—H Hermann Lumber Co.	1,846.46
3	North River Wood Working Co—M E Rob-ertson	3,748.64
3	Illinois Surety Co—A Sciolara	677.08
3	the same—N Delisi et al.	1,020.68
3	the same—G Cangialosi	601.18
3	the same—A Barone	1,293.18
3	the same—S Sciafani	889.19
3	the same—C Disclafani	889.18
3	Fonelle-Martin Realty Co—Realty Records Co.	74.65
3	Victor Heating Co—McCrum Howell Co.	178.09
3	W S Smith Co—City of N Y	28.49
3	Interborough Rapid Transit Co—M Butler.	212.96
3	Adams-Randell Telegraph & Telephone Supply Co—W H Oscanyan	1,300.77
3	Chase Trucking Co et al—Wachtel Shuh Horse Co	413.53
3	Flat Iron Realty Co—R T Henshaw et al.	341.00

3	United States Ruby Mining Co—A D Mathey	2,532.81
3	the same—the same	3,196.70
3	De Dietrich Import Co—H Le Roy Moody.	608.95
3	Allis-Chalmers Co—Pelton Water Wheel Co.	2,657.55
3	Mandel Building Co—E Meyer	271.81
3	City of N Y—John Monks & Sons	1,043.08
4	American Salvation Army—Salvation Army in the United States	1,689.66
4	Fordham Construction Co—Borough Cut Stone Co.	376.86
4	N Y & N H & Hartford R R Co—H R Schaffner	144.53
4	Haines Realty Corporation—L Bath et al.	112.71
4	Columbia Fire Extinguisher Co—Eureka Fire Hose Mfg Co.	31.25
4	Commercial Bureau Co—Radcliffe & Co.	524.23
4	Arnold Engineering Co—N A Reimers	431.21
4	the same—R Power	549.46
4	United States Mortgage & Trust Co—L J Newcomb et al.	24,447.05
4	Cincinnati Abattoir Co—R Heiser	8,422.91
4	Lee Improvement Co—W M Ahern et al.	75.31
5	Edwin A Denham Co—N Y Telephone Co.	77.19
5	City of N Y—C Kaucher	3,561.66
5	J C Hartmann Co—F George	73.17
5	Hammond Packing Co—W J Howey	89.42
5	the same—the same	89.42
5	the same—the same	89.42
5	American Radiator Co—Illinois Surety Co.	111.95
5	Gordon & Stein Contracting Co—Eisenberg Hotel Co.	17.41
5	the same—the same	33.01
5	Illinois Surety Co—B Parascandola	492.95
5	the same—C Guarino	928.38
5	the same—Italian Benevolent Society Giovanni Bausai	598.72
6	O'Connor, McIntee Co—J H Colyer Sr et al.	173.23
6	Metropolis Securities Co—Tenement House Dept.	107.50
6	Feist Realty Co—the same	55.00
6	N Y Taxi Cab Co—M Schuhlein	392.86
6	Chace Trucking Co—H S Hotaling	115.72
6	Calumet Construction Co—W C Tobey	4,003.00
6	the same—Standard Concrete Steel Co.	6,357.00
6	City of N Y—B Hausmann	10,932.50
6	Haines Realty Corporation et al—B G Faulhaber & Co	696.07
6	National Ice Cream Mfg Co—E H Rogers	36.67
6	Phillip T Bravin Co—H Edelstein	519.40
6	Howard Ramie Fibre Mfg Co—L S Posner.	271.48
6	Radiana Importing Co—Henry Phipps Es-tate	167.40
6	Sanitary Wool Cleaning Co Inc—L B Vas-tine	89.31
6	Gore Meenan Co—E I Du Pont De Nemours Powder Co	6,106.50
6	the same—the same	5,658.28
6	Music House of Loemmler—G J Green	434.40

SATISFIED JUDGMENTS.

April 30, May 2, 3, 4, 5 and 6.	
Albers, Henry F—W I L Adams	1907.2,101.92
Aronson, Peter—Abendroth Bros	1910.928.35
Adler, Rosa—W Hill	1910.432.24
Arzt, Louis—H J Sprung	1910.49.31
*Alphons, Custodis Chimney Construction Co—P Devine	1908.4,325.60
*Same—same	1909.90.15
Bruce, Joseph A—R W Meacham et al	1910.32.15
Broderick, Francis—F P Hayes	1910.67.08
Barcus, James S—U S Leasing & Holding Co	1910.119.88
Same—same	1910.231.50
Bell, Victor C et al—N O Nelden	1910.106.00
Brockway, Joseph D—A Horsfield	1909.111.08
Behler, Charles et al—F Shields	1910.900.00
Brodecky, Samuel—M Goldman	1909.69.12
Brockway, Joseph D—United States Fidelity & Guaranty Co	1910.156.80
Buch, Simon—F W Baldwin	1908.112.23
Crosby, Robert H—I W Brown	1909.38.15
Chaffee, Wm W—Manhattan Shoe Co.	1897.121.60
Caltabellotta, Antonio—City of N Y	1909.59.72
Carman, Chas M—W S Brown	1905.75.03
Cohen, Philip et al—Jefferson Bank	1908.696.84
Byrne, Anna M—C A Borst	1910.103.85
Bader, Charles—T Donohue	1910.99.91
Brown, Chas A et al—Maryland Casualty Co	1908.1,971.30
Same—same	1909.124.65
Cushman, Arthur H—M Schneider	1910.228.97
*Chuwen, Moritz et al—P Kutyn	1909.228.97
Davis, Isaac et al—Jefferson Bank	1908.696.84
Dodge, Anna—E N Ireland	1910.88.73
Same—same	1909.293.38
Dietz, Babette—A T Swan	1909.281.70
Doyle, James A—J C Starck	1908.593.22
Dalberg, Melvin H—D J Levett	1910.313.05
Dwyer, Helen L—Peck Press	1910.66.51
Deutz, Herbert J—J A Goldfield	1903.307.58
Frieman, Henry—D Seymour	1904.119.52
Freeman, Henry C et al—C H Herbst	1910.90.25
Ford, Michael A—Beer Importing Co of Amer-ica	1910.32.81
Fenkart, Charles, Caroline et al—F Shields	1910.900.00
Fleming, John et al—Maryland Casualty Co	1908.1,971.30
Same—same	1909.124.65
Golde & Cohen—L Pollack	1910.50.00
Gabriel, Abraham—B Phelan	1909.224.41
Green, Harry W—W W Elzea	1910.272.79
Gaus, Oscar—I Stern et al	1903.184.61



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Gifford, James M—Guardian Trust Co of N. Y. 1910 202.05
 Greenfield, William—F Schnauffer, 1909 201.72
 Grumbacher, Frederick M—L G Rosenblatt, 1894 272.85
 Gerstein, Isaac—A H Joline et al. 1910 73.78
 Goldberg, Harry & Nina—L Dickman et al. 1910 106.04
 Grosskopf, Samuel et al—P Kutyn, 1909 228.97
 Goldstein, Sarah—J Jungner et al. 1908 172.15
 Gerarty, Frank—B Nazard, 1906 33.92
 Heller, Paul—Eppens Smith Co. 1906 94.60
 Heller, Moses—M J Mulqueen, 1909 126.45
 Hackstaff, F Frank et al—N O Nelden, 1910 106.00
 Harris, Sidney A—H Fichter, 1910 89.31
 Hanalis, Isaac—S Brenglass, 1908 185.81
 Horowitz, Morris—L Botenzoff, 1909 50.00
 Hilands, Wm J & Bertie D et al—W W Mountjoy, 1910 74.41
 Hayes, Wm A et al—the same, 1910 74.41
 Held, Jacob—P Kappel, 1905 95.00
 Houston, Alexander J et al—J Leiter, 1906 246.95
 Joline, Adrian H & Douglas Robinson recvrs—A Nobile, 1910 2,802.13
 Same—M Rosofsky, 1910 4,000.00
 Same—E Ferri, 1910 100.00
 Same—K Regan, 1910 4,000.00
 Same—J Kattel, 1910 350.00
 Same—T Guiney, 1910 300.00
 Same—D Guiney, 1909 700.00
 Jensen, Anton—M A Rowe, 1910 82.27
 Jordan, Warren—T H Smart et al. 1910 168.54
 Joannes, Emil et al—Richmond Mica Co. 1904 1,515.50
 Jones, A Stanley—J H Davis et al. 1910 244.05
 Jones, Willard H et al—J Leiter, 1906 246.95
 Jacobson, Max—United Electric Light & Power Co. 1902 33.30
 Kingsland, Albert—A Ludwig et al. 1905 2,366.33
 Kowaloff, Benjamin et al—S W Denzer, 1909 55.25
 Kirschenbaum, Louis et al—S W Denzer, 1909 55.25
 Kolastein, Moses, gdn—B Krautheomer, 1910 167.50
 Kleinbaum, Louis—F J Boyne, 1909 414.32
 Kedenburg, Herman—M Fried, 1909 824.71
 Kahn, Theodore—K Weitzel et al. 1909 69.70
 Lyons, Wm H—F D Phillips, 1910 474.11
 Leonard, Jacob Jr et al—L E Parlman, 1907 236.91
 Livingston, George—H J Gelien, 1900 234.96
 Livingston, George—J Fleischauer, 1906 1,366.51
 Levy, Charles et al—People, &c. 1909 1,000.00
 Same—same, 1909 1,000.00
 Lewis, Frank—H C Kayser, 1908 65.79
 Larkin, Michael & James J—H Milbauer, 1909 2,240.76
 Love, Isaac H—H Thomas, 1910 2,600.15
 McCarthy, John—J Davis et al. 1909 134.14
 Same—same, 1908 506.60
 Murphy, Patrick—G Fuss, 1910 381.44
 Meeker, Chas M et al—W Phillipson, 1910 1,564.83
 Same—same, 1910 1,549.76
 Meyer, Christiane—R Sellite, 1910 641.99
 McGrath, John—W Miller, 1910 31.18
 Mehrbach, Isidor—J Schans et al. 1903 173.11
 Same—J B Brewster & Co. 1894 86.73
 Same—A J Connick, 1899 72.46
 McCarthy, John—J Davis et al. 1910 139.20
 Madden, Thurman—W J Kent, 1910 746.42
 MacDonald, John—H Imshweiler et al. 1910 39.51
 Mannarino, Henry—C Brikelmaier et al. 1910 50.09
 Nixon, Lewis—Holland Torpedo Boat Co. 1909 19,742.31
 Olsen, Lewis A et al—B Cahn et al. 1892 723.63
 Ogston, Frank F—H L Sandford, 1895 126.07
 Oppenheim, Myron H—Tichenor-Grand Co. 1909 532.65
 Oakley, John T—Morse Bros. 1910 51.49
 Perlman, Minnie—Rohman Plumbing Co. 1909 217.40
 Perlstien, Louis et al—Jefferson Bank, 1909 102.90
 Poris, Jacob et al—E Barbasch, 1910 500.00
 Perlstien, Louis et al—Jefferson Bank, 1908 696.84
 Phillips, J Wilbert—J H Cullen, 1909 133.35
 Rosenstein, Abraham & Samuel—W Tesser et al. 1910 24.50
 Rosenberg, Solomon et al—People, &c. 1909 1,000.00
 Ronner, Herman H—G A MacDonald, 1909 163.91
 Rosenthal, Jacob et al—Jefferson Bank, 1909 102.90
 Rosenthal, Jacob et al—Jefferson Bank, 1908 696.84
 Rubin, Robert et al—C H Herbst, 1910 90.25
 Rieser, Herman—A Zentler, 1910 39.41
 Reilly, Anna—M A Glynn, 1909 243.16
 Ruppert, Frederick et al—Richmond Mica Co. 1904 1,515.50
 Schneider, Karl—Tenement House Dept. 1910 264.65
 Schmidt, Walter J, Chas C & W J Schmidt Co—Morrissania Realty Co. 1910 3,643.86
 Spriggs, Harry—C M Silverman et al. 1910 318.66
 Stolz, Lena—E W Bedell, 1902 34.73
 Same—L Bossert, 1901 499.57
 Same—C Bohlinger, 1900 5,318.34
 Same—same, 1909 1,000.00
 Smith, Frank E—W R Lord, 1910 1,126.53
 Saxton, Wm O—Erie R R Co. 1910 40.86
 Schub, Chas H—N Y Edison Co. 1909 19.92
 Schmidt, William—S Garbulsky, 1904 40.00
 Schapiro, Louis et al—E Barbasch, 1910 500.00
 Schoellherr, Louis—P Rosenberg, 1907 138.85
 Tunnickill, Nelson H—W J Gorman, 1910 236.16
 Tannenbaum, Samuel—I Butensky, 1909 33.55
 Toher, James P—W Miller, 1909 138.54
 White, Edw E et al—B Cahn et al. 1892 723.63
 Whitridge, Frederick W recvr—P Berger, 1910 274.41
 Woodbury, Wm A et al—N O Nelden, 1910 106.00
 Walton, Lester R—N Y Edison Co. 1910 125.85

Weschler, J Chas—S Mandel, 1908 91.94
 Same—same, 1908 1,190.85
 Woodhouse, Henriette L—D S White, 1909 745.35
 Wurzwelner, Adolph—A Danzig, 1909 190.44
 Weitz, Emil—G Weitzel, 1909 69.77
 Youngs, Frederick T et al—L E Parlman, 1907 236.91

CORPORATIONS.

Grumiaux News & Subscription Co—American Standard Pub Co. 1910 179.49
 Times Realty & Construction Co—E L Wieser, 1910 93.53
 Same—same, 1909 818.42
 Electric Storage Battery Co—Hopedale Electric Co. 1908 170,444.98
 Same—same, 1909 379.00
 Herman H Lumber Co—J Wagner, 1910 2,434.38
 Mississippi Valley Interurban Ry Co et al—W Phillipson, 1910 1,564.83
 Same—same, 1910 1,549.76
 Tower, Levi L & Cutter Tower Co—L S Gove, 1907 372.40
 Same—H L Johnson, 1909 174.40
 Agricultural Ins Co of Watertown, N Y—A Rahder, 1910 1,521.29
 Battery Place Realty Co—Carnegie Trust Co. 1909 534.41
 United States Rattan Co—V Cowperthwait, 1910 3,922.97
 Imperial Candy Co Inc—E J Block et al. 1910 98.91
 Empire State Surety Co & City of N Y—G Obendorfer et al. 1908 343.65
 Empire State Surety Co—same, 1910 105.31
 Same—same, 1909 83.92
 Elwanok Realty Co—J Mallardi et al. 1909 520.01

1 Vacated by order of Court. 2 Satisfied on appeal. 3 Released. 4 Reversed. 5 Satisfied by execution. 6 Annulled and void.

MECHANICS' LIENS

April 30.

169—Broome st, No 557. Samuel Zuckerman agt Rebecca Shkolnikoff & Union Square Contracting Co. 1,802.00
 170—7th st, No 64. Alexander Dickson Co agt Rebecca Spielberg & Alexander Dickson 1,915.20
 171—Freeman st, No 951. Manhattan Marble & Slate Works agt Albert Gerhards 61.91
 172—Satisfied.
 173—12th st, No 20 East. Sutphen & Myer agt Julia Fitzgerald & Joseph DinCorcia 102.00

May 2.

1—Broome st, No 557. Max Weiser agt Rebecca Shkolnikoff & Union Square Contracting Co. 103.00
 2—Broadway, s e cor 180th st, 102.1x107.4. William Strianese agt Barnard Realty Co 3,300.00
 3—Bronx River, w s, 54.7 s 174th st, 150x—Isidor L Cohen agt John Heintz, John Ziegel & Charles Schneider 125.75
 4—180th st, No 660 West. Bockmann & Shepard agt Bernard Realty Co & William Strianese 2,400.00
 5—Longfellow av, n w cor Freeman st, 30x100. Samuel Resnik agt Albert Gerhards 57.60
 6—Freeman st, n w cor Longfellow av, 25x100. Henry G Silleck Jr, agt Albert Gerhards, Inc, & Albert Gerhards 510.04
 7—Same property. Thibaut & Walker Co agt I Friedman 69.54
 8—7th st, No 64. Alexander Dickson Co agt Rebecca Spielberg 1,915.20
 9—5th av, No 509. Hyman Zerman agt Sturgis Estate and C H Lang & Co 171.00
 10—35th st, No 13 East. Jacob M Seidenberg agt William Astor, Franklin H Delano, John Carey, Jr, Wm W Astor, Chas F Southmayd, trustees, and Jane L McCoy 32.50
 11—56th st, No 120 West. William Donat agt Daniel J, Edward & Agnes Coleman and John S Coleman 15.55
 12—Broadway, Nos 1845 and 1847. Edw I Shire et al agt Upright Piano Co, O'Donnell Restaurant Co, James H O'Donnell & Michael Hurley 4,385.00
 13—Tiffany st, s e cor 163d st, 100x100. W M Young agt Lipkes Construction Co and Cohen & Levine 286.75

May 3.

14—45th st, No 16 West. Lee Heating Co agt Leah P Norton and C H Lang & Co 1,432.00
 15—5th av, No 509. Same agt Geo W N Sturges and C H Lang & Co 550.00
 16—Longfellow av, n w cor Freeman st, 25x100. Olin J Stephens, Inc, agt Albert Gerhards, Inc, and Albert Gerhards 156.25
 17—Kelly st, Nos 1044 & 1046. Same agt same 318.75
 18—Riverside Drive, e s, whole front between 156th & 157th sts, x185x199.10x100.10. John Lever agt Rivieri Realty Co and Fogarty Sand Co 181.50
 19—Broadway, n w cor 152d st, 99.11x150. Stanislaus Golankie agt Sun Construction Co 400.00
 20—Matilda av, e s, 200 s 239th st, 100x100. Louis Toriello agt Fox Miller Realty & Construction Co 275.00
 21—Villa av, w s, 427.9 n 200th st, 100x100. Harry Alexander agt Mary E Lyons and Ernest Steiger 48.00

May 4.

22—South Washington Square, No 76. Brogman, Rosenberg & Rotner Co agt Augustus Flattau & Fred Robinson 142.00

23—Longfellow av, n w cor Freeman st, 25x100. Daniel Stein agt Albert Gerhards, Inc & Albert Gerhards 65.35
 24—45th st, No 16 West. Lee Heating Co agt Leah P Norton and C H Lang & Co 1,432.00
 25—Freeman st, No 995. David Bradspis et al agt Albert Gerhard, Inc, & Albert Gerhard 250.00
 26—Freeman st, n w cor Longfellow av, 25x100. Thomas Zilli agt Albert Gerhard 475.00
 27—Satisfied.

May 5.

28—Brook av, s w cor 157th st, 168x94.5x142x97.1. John Schnetzer agt Jonas Weil & Bernard Mayer, and Greenstein & Mayer 544.50
 29—135th st, No 610 West. Klinert & Rosenbluth agt D L Block & Eugene Glucksman 38.60
 30—Bryant av, n e cor 172d st, 100x100. Bryant st, s w cor 172d st, 100x100. Bryant av, s e cor Jennings st, 120x100. —Bryant av, s w cor Jennings st, 100x100. William Boese agt Elvell Realty Co and Lewis V Lavelle 1,863.38
 31—Longfellow av, n w cor Freeman st, 25x100. Alexander Obright agt Albert Gerhards, Inc, and Albert Gerhards 432.50
 32—111th st, No 247 West. Samuel Glaser agt Ernest Ellinger and Vickar Gaillard Realty Co 64.11

May 6.

33—7th st, No 64. Alexander Dickson Co agt Rebecca Spielberg & Rebecca Spielberg 1,815.25
 34—148th st, No 505 West. Abraham Runik agt Elizabeth McKibben 76.00
 35—45th st, No 16 West. Jacob Rawle agt Leah P Norton and C H Lang & Co 8.25
 36—5th av, No 509. Same agt G M M Sturges and Chas H Lang 332.00
 37—34th st, No 50 East. C Haas Co agt Madison Realty Co & Morgan T James 244.38
 38—167th st, s s, 111.8 w Edgcombe av, 119.4x90.3x irreg. Bernard Greenwood Co agt Trial Realty Co (renewal) 435.16
 39—Paulding av, e s, 25 s 217th st, 25x100. Mount Vernon Builders Supply Co agt Frank Yorio, Homeward Building Co and Calendo & Cordio 158.04
 40—79th st, n s, 329.3 w Av A, 212.6x100. William Hauptmann agt City & Suburban Homes Co 7,907.00
 41—181st st, Nos 605 to 609 West. Henry A Von Deitsch agt Frederick Breitsch & Albert Vonden Dreisch 370.50
 42—3d av, No 3779. Quinn & Baugh agt John D Crimmins and Breen & Rinn 365.18

BUILDING LOAN CONTRACTS.

April 30.

7th av, w s, 52.11 s 17th st, runs w 79 x n 52.11 to 17th st, x w 20 x s 104.11 x e 99 x n 52 to beg. Oscar Mayer loans 106. Seventh Avenue Co to erect a — sty building; — payments 125,000
 Claremont av, e s, 300 n 122d st, 75x115.3x irreg. Irving Savings Institution loans Tuscan Construction Co to erect a — sty building; — payments 115,000

May 2.

Coster st, w s, 100 s Spofford av, 50x82.7x irreg. Milton A Fowler, att'y, loans A Rezzang Construction Co to erect two 2-sty dwellings; — payments 10,000
 11th st, Nos 31 & 33 West. Frank A Seitz loans Oberlin Realty Co to erect a 2-sty dwelling; — payments 90,000
 Gleason av, s s, 25 e Taylor st, 25x100. Herbert S Ogden loans Michael M Reynolds to erect a — sty building; 6 payments 4,500
 229th st, s s, 390 e Barnes av, 150x114.6. Central Mortgage Co loans Brill Contracting Co to erect a — sty building; 5 payments 18,750

May 3.

31st st, n s, 500 w 5th av, 50xirreg to 32d st. Metropolitan Life Ins Co loans Arena Construction Co to erect a 16-sty loft and office building; 11 payments 750,000
 79th st, s s, 233 e Amsterdam av, 83.8x102.2. Same loans Vadrick Realty Co to erect a 12-sty apartment; 14 payments 350,000
 120th st, n s, 100 w Lenox av, 50x100.11. Sender Jarmulowsky loans Rockwall Construction Co to erect a 6-sty apartment; 10 payments 42,000
 22d st, Nos 126 to 130 West. Mayer S Auerbach loans Aurora Investing Co to erect a 12-sty apartment; 17 payments 120,000
 24th st, Nos 30 & 32 West. Mary E Coleman loans Marmac Construction Co to erect a — sty building; — payments 105,000

May 4.

Simpson st, e s, 321.10 n Westchester av, 40x100. Charles Riley loans Simpson Construction Co to erect a 5-sty apartment; 12 payments 22,200
 Simpson st, e s, 281.10 n Westchester av, 40x100. Same loans same to erect a 5-sty apartment; 12 payments 22,200
 Simpson st, e s, 361.10 n Westchester av, 40x100. Same loans same to erect a 5-sty apartment; 12 payments 22,200
 36th st, n s, 150.11 e 8th av, 50.6x98.9. Irving Savings Institution loans Two Hundred and Sixty-one West Thirty-sixth Street Co to erect a 12-sty loft; 9 payments 165,000

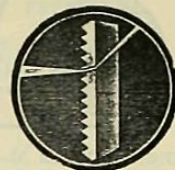
May 5.

21st st, Nos 48 to 52 East 52 East 20th st, No 49 East. Lawyers Realty Co loans Rosecorn Realty Co to erect a 12-sty loft; 12 payments 520,000

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146th st, n s, 227.10 w Courtlandt av, 99x 149.2. Enoch C Bell loans Duminuco Construction Co to erect a — sty building; 13 payments54,000
Southern Boulevard, s e cor Freeman st, 50x 100. Title Guarantee & Trust Co loans Mabel E Ernhot to erect six 1-sty stores; 2 payments20,000
Riverside Drive, n e cor 158th st, 23.3x59.7x irreg. Title Guarantee & Trust Co loans Brown Bros, Inc, to erect a 9-sty apartment; 8 payments200,000

May 6.

235th st, n s, 130 w White Plains av, 25x114. Railroad Cooperative Building & Loan Assn loans John S Johnson to erect a — sty building; — payments4,800
St Nicholas av, n e cor 172d st, 94.6x125. State Realty & Mortgage Co loans Collier Construction Co to erect a — sty building; 14 payments100,000

SATISFIED MECHANICS' LIENS.

April 30.

132d st, s s, 100 w Amsterdam av. Samuel Luckes agt Robert Friedman Construction Co et al. (April 23, 1910).....\$370.00

May 2.

Monroe st, No 1769. John V McEvily agt Mrs M Lehman et al. (March 29, 1910).129.79
Manida st, s w s, 158.1 s e Garrison av. Ficklen Concrete Construction Co agt Meehan Building Co et al. (July 29, 1909).788.00
Same property. Same agt same. (July 29, 1909)3,712.00
Same property. Same agt same. (May 21, 1909)788.00
Same property. Same agt same. (May 25, 1909)3,712.00
Suffolk st, No 21. Isaac Ballin agt Jacob Cohen et al. (Feb 15, 1910).....28.85
178th st, Nos 881 to 887. James T Hogan agt Anna A A Brandt et al. (April 14, 1910)2,231.00
William st, No 118. Hugh Getty, Inc, agt Joseph Plaut et al. (April 8, 1909)....4,738.97
196th st, No 328 West. Miller & Cole agt Marquise Co et al. (March 25, 1910)....42.46
Intervale av, n e cor Beck st. James Smith agt John J Tully et al. (March 1, 1910).30.00
Same property. Cornelius O'Connell agt same. (Feb 26, 1910)12.00

ADVANCE REPORTS.

(Continued from page 985.)

Schools and Colleges.

BLOOMFIELD, N. J.—Architect Charles Granville Jones, 280 Broadway, N. Y. C., has just been selected to prepare plans for the new Essex County High School at Bloomfield.

HOLYOKE, MASS.—Architects Geo. P. B. Alderman & Bro. of Holyoke, have been selected to prepare plans for the school to be erected for the city of Holyoke. It will contain 12 rooms.

LONG BRANCH, N. J.—The School Board will open bids on May 25, from plans of Henry C. Pelton, Arch., 10 East 33d st, N. Y. C., and Chester A. Slocum, Heating and Electrical Engr., of Long Branch, N. J., for a new High School to be erected by the Board of Education in Long Branch.

Stables and Garages.

61ST ST, N. Y. C.—Frank E. Wallis, architect, 346 4th av, has plans for extensive alterations to the 7-sty stable, Nos. 3-7 West 61st st, for a client to cost about \$50,000. The United States Motor Co., of Tarrytown, N. Y., is the lessee. No building contract has yet been awarded.

37TH ST, N. Y. C.—The Standard Concrete Steel Co., 413 East 31st st, has received the contract to erect the 3-sty brick stable, 25x25 ft, at No. 547 West 37th st, for George W. Whiteside, of 462 West 43d st, from plans by Van R. P. Saxe, 413 East 31st st. Estimated cost \$10,000, slag roof, galvanized iron cornices.

May 3.

Ft Washington av, e s, 178th to 180th sts. Braunfels, Browning & Co agt Fort Washington Syndicate et al. (Nov 26, 1909).257.00
Broad st, No 30.....
New st, No 30.....
Caroline A Schaeffler, extrx, &c, agt Herbert Johnston et al. (Oct 8, 1908)....18,117.44
Same property. Same agt J Herbert Johnston et al. (Nov 9, 1908)18,117.44
Same property. Same agt same. (Nov 10, 1908)575.00
Lafontaine av, w s, 160 s 179th st. Edmund Hannan agt Valentine Construction Co et al. (Feb 24, 1910)60.00
Same property. John H Cahill agt same. (Feb 28, 1910)74.50
Same property. Antonio Shaputto agt same. (March 1, 1910)59.89
Same property. Frank Carbone agt same. (March 1, 1910)65.39
Same property. Joseph Marretti agt same. (March 1, 1910)13.50
Same property. Muriello Magregio agt same. (March 1, 1910)10.50
Same property. Oltavio Migniarelli agt same. (March 1, 1910)11.25
Same property. Patrick Rega agt same. (March 1, 1910)13.50
Same property. Joseph Mingione agt same. (March 1, 1910)20.50
Lafontaine av, w s, 160 s 179th st. Luigi Rega agt Valentine Construction Co. (March 1, 1910)13.00
Same property. Frank Grantes agt same. (March 1, 1910)30.00
Same property. Cararaing Callogi agt same. (March 2, 1910)21.50
Same property. Carmino Capozzi agt same. (March 2, 1910)13.50
Same property. D'Russo Orazio agt same. (March 2, 1910)13.50
Same property. Tony Moretti agt same. (March 2, 1910)13.00

May 4.

Broadway, 242d st, Spuyten Duyvil rd and 240th st, whole block. Harry H Tilley agt Inter-Borough Rapid Transit Co et al. (Feb 18, 1910)3,157.50
114th st, No 10 East. Standard Plumbing Supply Co agt David Knopp et al. (April 30, 1910)275.00
114th st, No 2 East. Same agt George Schuster et al. (April 21, 1910)275.00

May 5.

Chrystie st, No 180.....
Rivington st, No 20.....
Hurwitz & Finkelstein Iron Works agt Henrietta Sandler et al. (May 4, 1910)....145.00
Washington av, Nos 1574 to 1580. Morris Goldberg agt Harry M Goldberg et al. (June 21, 1909)700.00
164th st, s s, 53.9 w St Nicholas av. August & Martelli agt Heights Metropole Construction Co. (April 29, 1910).....5,800.00
Hughes av, e s, 40 n 189th st. Salvatore G Arnone agt Michele Pascucci et al. (Jan 25, 1910)200.25
Lenox av, e s, 113th to 114th sts. United States Mail Chute Equipment Co agt Rutgers Construction Co et al. 1910.....400.00

May 6.

Pearl st, No 32. Harry Bader agt Hungarian Relief Society et al. (Dec 9, 1909).....50.00
54th st, Nos 48 & 50 West. McNulty Bros agt City Athletic Club et al. (March 9, 1910)83.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

April 29.

Carman, Chas M; Wm C Zimmer; \$1,215.08; L H Porter.

April 30 and May 2.

No Attachments filed these days.

May 3.

Spencer, Chas H; J C Bogert Co; \$1,173.30; P M Crandell.

May 4.

Goldschmidt, Herman; Citizens Savings Bank; \$503.50; Wise & Lichtenstein.

CHATTEL MORTGAGES.

April 29, 30, May 2, 3, 4, and 5.

AFFECTING REAL ESTATE.

Eisenstadt, Hyman & Jos Medwin. 345 E 83d ..Reedy Elevator Co. Elevator. \$1,480
Lang, C H & Co. 16 W 45th..Otis Elevator Co. Elevator. 200

Bids Opened.

23D ST, N. Y. C.—E. De V. Tompkins, 81 East 125th st, at \$10,489, submitted the lowest bid for furnishing materials and reconstructing the ferry structure at the foot of East 23d st, for the Department of Docks.

JEROME AV, N. Y. C. — Bids were opened on April 28 by the Board of Water Supply for water mains at the Jerome av pumping station. The Bronx; Fox-Hennessy Co., 31 East 125th st, at \$26,359; submitted the lowest bid.

NEW YORK.—Bids were opened by the Board of Education, Monday, May 2, for filing cabinets for various schools in Manhattan. The lowest bids were submitted by the Wabash Cabinet Co. (frame), \$4,331; the Berger Mfg. Co. (steel), \$6,494. Other bidders were: Crown Metal Construction Co., the Safe Cabinet Company, Inc., Richmond School Furniture Co.

QUEENS, N. Y.—The following are the lowest bids opened Monday, May 2, for alterations to public schools in Queens: P. S. 5, 9, 11, Jos. Balaban, \$510; \$1,415; \$1,288; P. S. 6, 33, 39, Jamaica Training School, Parental School, Edward Stapleton, \$980; \$541; \$680; \$695; \$1,495; P. S. 15, 46, A. Doncourt & Son, \$693; \$620; P. S. 52, Jas. I. Newman, \$1,098; P. S. 59, Gustav Harms & Son, \$570; P. S. 83, \$1,085.

BROOKLYN.—The Board of Education opened bids on Monday, May 2, for alterations to public schools in Brooklyn, as follows. The low bidders were: P. S. 1, 6, 45, 47, Joseph Ryan, \$2,520; \$788; \$875; \$887. P. S. 11, Jas. J. Newman, \$1,909. P. S. 12, Kerr & Krenkel, \$717. P. S. 14, 54, 111, Training School, Jos. Balaban, \$2,820; \$2,695; \$1,414; \$4,710. P. S. 15, C. L. Dooley, \$1,970; P. S. 58, Otto Metz, \$1,471.

NEW YORK CITY.—At the office of the School Board, bids were opened on May 2, for alterations to certain public schools in Manhattan. The low bids submitted were as follows: P. S. 11, Green Const. Co., \$1,495; P. S. 26, 84, W. H. Quinn, \$1,247; \$963; P. S. 28, Thomas Dillon & Sons, \$898; P. S. 32, Neptune B. Smyth, Inc., \$1,430; P. S. 33, 51, Silberberg & Berman, \$1,973; P. S. 45, Herman Miller, \$822; P. S. 48, 94, J. M. Knopp, \$1,267; \$1,279; P. S. 56, M. D. Lundin, \$819; P. S. 58, 69, C. Nally, \$1,537; \$1,067; P. S. 67, Wm. Kreisberg, \$889; P. S. 87, Aug Wille, Jr., \$1,149.

Municipal Work.

NEW YORK.—The President of the Borough of Manhattan will receive bids until Wednesday, May 11, for repairing and maintaining sheet asphalt pavements in the Borough of Manhattan.

NEW YORK.—Bids will be received by the Commissioner of Correction, Tuesday, May 10, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

BROOKLYN.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, May 11, for furnishing, delivering and laying high pressure fire service mains and appurtenances in the Gowanus and South Brooklyn districts.

WESTCHESTER COUNTY.—The Board of Water Supply at its offices, seventh floor, No. 165 Broadway, will open bids on Saturday, May 14, for the construction of four field office buildings and five horse sheds in the Croton, White Plains and Hill View Divisions of the Catskill Aqueduct, in the towns of Mount Pleasant and Greenburg and the City of Yonkers, Westchester County.