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T HE new Administration has made an excellent start. Mayor Gaynor's appointments indicate that his only interest in making them is to secure for the city efficient and economical administration. Particularly encouraging is his admirable appointment for Corporation Counsel, because this official will during the next few years have an exceptional opportunity for public service. Few of the reforms that have been discussed recently will save the city more money than the reform in the methods of condemning land for public purposes-a reform, the importance of which Mayor Gaynor has repeatedly emphasized in his public addresses. It is probable that the only way in which all graft and waste can be eliminated from condemnation proceedings will be by the establishment of a court, whose exclusive function it will be to fix the price at which the City shall acquire land for public purposes; but this remedy is remote, because it cannot be secured without a constitutional amendment. In the meantime much can be accomplished by an agreement to hasten condemnation proceedings between the Supreme court and the Corporation Counsel. Of course the ultimate responsibility for the appointment of competent and disinterested commissioners rests with the Supreme court justices, and if they really want to save the City time and money, they can always do so, as Mayor Gaynor did in this conspicuous instance, by appointing Commissioners who are pledged to the economical and quick transaction of the necessary busi-Presumably the Justices will be more willing than ness they have been in the past to secure such pledges from their They have been severely and justly criticized appointees. of late for the extent to which they have allowed the political machine to dictate appointments of this kind, and in all probability they will wish to avoid hereafter a renewal of such disagreeable and well-justified attacks. They now have They can depend an excellent opportunity of doing so. absolutely upon the fact that the new Corporation Counsel will not suggest men for commissionerships who will look upon the office as an opportunity of sitting as long as possible and collecting a maximum number of ten dollar bills, and if they oppose him in the effort he will make to reduce the cost of these proceedings, they will come in for an amount of public reprobation, which they will not care or dare to face. It may be hoped and expected, consequently, that the new administration will be able to effect for the city a substantial saving in this important source of graft and waste.

T is to be hoped that the peculiar interest which Mayor Gaynor has always exhibited in new subways will lead him to mark the close connection existing between a lower West Side subway for Manhattan and the extension of Seventh avenue south from its existing termination at 11th street. Within the next few months the contract for the Broadway-Lexington avenue route will in all probability be let, and after that event has taken place the prior claim of the Lower West Side for some kind of subway accommodation can hardly be disputed. One of the most important functions of such a subway will be to provide a quick express service between the financial district and the centre of uptown business at Broadway and 34th street, and in order that such a service may be made as quick as possible, the lower West Side route should be made as straight as possible. But the one way in which such straightness can be secured will be by extending Seventh avenue to Varick street and by widening Varick street as far as its junction with Broadway. A four track subway which followed the course of such a

street improvement would do more for the business development of Manhattan than would any other proposed subway. Not only would it connect by a direct path the two busiest districts in Manhattan, but it would open up an intermediate section, which is now practically wasted because of imperfect means of communication with the rest of the city. It would provide that room for business expansion in a territory where real estate is still comparatively cheap, and would thus increase the business efficiency of the borough. The arguments which can be urged in favor of this combined rapid transit and street improvement are over-whelming, and the new administration cannot afford to delay the serious consideration of the project. Every year of delay will increase the cost of the land needed for the purpose without rendering the ultimate extension of Seventh avenue any less necessary. Already the more progressive policy adopted by the Corporation of Trinity has resulted in the planning of several new business buildings in Varick street, and unquestionably these new buildings are only the fore-runners of many similar improvements. Admitting the necessity of the proposed extension of Seventh avenue, the city will only lose money by delaying its execution. In order to bring about this combination of a street extension and subway construction, there will be necessary a cordial co-operation between the Public Service Commission and the Board of Estimate, and fortunately there is, apparently, a fair chance that such co-operation can be brought about in the near future.

T HE fact that the northeast corner of Fifty-second street and Fifth avenue is being offered for sale for business purposes is an extremely significant indication of the rapidity with which business is likely to take possession of that part of the avenue. The plot cannot become the site of a business building without the consent of the Vanderbilts, and if they are willing to give their consent, it must mean that they have agreed to abandon their opposition to the transformation of the district. It has been apparent for the last two years that the only way in which the part of Fifth avenue north of Fiftieth street could be reserved for residential occupancy would be by the purchase of practically every lot which was owned by a doubtful person; and apparently, not even the Vanderbilts and the Goelets are willing to undertake the expense of such a task. Business, consequently, is to be allowed to take its course. Its course will be slow, because the number of desirable plots for sale is small, and because the millionaires who own houses in that neighborhood will not move in a hurry and then only when business men can afford to pay even higher prices for their property than those which now prevail on the most expensive parts of Fifth avenue. But the process, although slow, will be inexorable. Practically the whole of Manhattan, south of the Park, must within the next twenty years, be overrun and occupied by huge business buildings, simply because that part of the borough will become more valuable for business than for any other purposes. The Vanderbilt mansions at Fifty-second street will meet with the same fate as the old Astor and Stewart mansions at Thirty-fourth street and Fifth avenue. The brownstone houses' built in 1884 by William H. Vanderbilt, occupying as they do a whole block front will form a peculiarly desirable location for a huge store, and it is not impossible that they will be sold for such occupancy some time within the next ten The increase in the value of Fifth avenue real years. estate for business purposes has been large enough, even to swallow up the million or more which was invested in the old brownstone houses.

N extremely interesting piece of real estate news was recently published in relation to the proposed combination of the Metropolitan and Hammerstein operas. It was officially admitted that negotiations have been underway for some time between Marshall Field & Company of Chicago, and the owners of the Metropolitan Opera House for the sale of the block on Broadway occupied by that building. The admission is of altogether unusual importance, not only because of the removal it foreshadows of the Opera House, but because of the new purpose to which the site of that building will be put. It has been well known for some time that the directors of the Metropolitan have wanted to sell the ugly and inconvenient building in which they are housed at present and move further up-town, but the difficulties of removal were so great that many years were expected to elapse before the project was carried out. Not only was it necessary to secure a purchaser for the old opera house, but it was equally necessary to secure before the sale

No official record is OMITTED from these pages.

It was always was announced the site for a new one. possible that the New Theatre might become a new opera house, but assuming that a totally new building was to be constructed, some site convenient to the fashionable residence district had to be selected, and that site had to be But such sites were near Fifty-ninth street and Broadway. very rare in that vicinity, and would be extremely difficult Whenever a new opera house site is acquired to purchase. it will bring about great changes in the neighborhood immediately surrounding it. Of even greater interest, however, would be the installation of Marshall Field & Company on the site of the present opera house. Any store erected by this firm would necessarily appeal to an unusually high class of trade, and it might have been anticipated that the firm, in case it had intended to open a New York store, would have sought a location on Fifth avenue. Nevertheless the site of the opera house, assuming that it is sufficiently big, is an admirable one in certain respects for a huge retail store. In the first place, it is much more accessible by the existing subway than any site south of Thirty-fourth street. In the second place, it will be convenient both to the new Pennsylvania Terminal and to the New Jersey trolley sys-The extension of the McAdoo tunnel to the Grand tem. Central Station will connect it with that important centre No other single site could be selected which of traffic. would be more easily reached from a larger portion of the For the sake of the business develop-Metropolitan district. ment of this part of Broadway and of Seventh avenue, it is to be hoped that the negotiations will not fall through.

PLANS FOR AN EAST SIDE PLAY HOUSE.

Suggested as an Inexpensive and Practical Way of Solving a Knotty Problem.

THE playground idea is well established and each year sees more clearly the need for its systematic development and extension. At present there are but eleven municipal outdoor playgrounds in Manhattan, and it is inevitable that there will sooner or later be an adequate development of recreation facilities in this city. The Parks and Playgrounds Association of the City of New York, No. 1123 Broadway, of which Howard Bradstreet is secretary, Eugene A. Philbin president, Cass Gilbert vice-president, Lillian D. Wald second vice-president, and James A. Renwick treasurer, has preliminary plans under development for the possible construction of this type of building in various sections of the city below 14th st. Architects thus furnishing adequate protection for the children playing on each story. Above this railing a light wire mesh will be stretched to keep baseballs and other objects from being thrown down into the street. On the second and fifth story levels decorative iron balconies will run completely around the building, giving additional play space.

Two continuous flights of stairs will run from the street level to the roof of the playground. These will be built of open iron and enclosed in wire cages. One of these will be placed at the rear of the building on the street side, the other near the street front about in the centre of the play space, where it will be easily accessible. In the wall of this staircase there will be built two equally balanced hand-power lifts for baby carriages extending up to the second floor level only, so that mothers can raise their baby carriages one story above the street with no more effort than they would expend in pulling up a dumbwaiter.

In the basement there will be a small heating plant of sufficient capacity to heat the swimming pool, the auditorium and the offices in the upper stories. The remainder of the building will be unheated. Necessary toilet accommodations will be placed on each alternate floor for the boys and for the girls. There will also be a private room on each floor for the officer or teacher in control. Four drinking fountains will be placed against the iron columns on each floor, which will give an abundant supply of water. Hose connections will also be provided in the supply pipes, so that each floor can be thoroughly flushed when it is desirable.

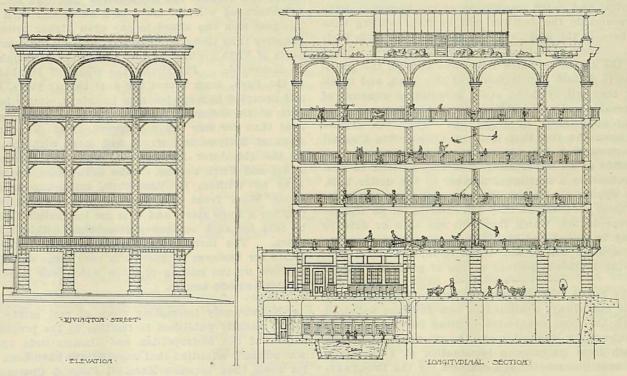
A special feature of the roof, to be used for classes in practical gardening and floriculture, is the pergola which will give a rustic setting to the small gardens. On the ledge between the columns of the pergola there will be flower boxes that will further add to the cheerful aspect of the whole building. A swimming pool will be built in the basement and will be of sufficient size to accommodate classes of fifty pupils at a time. This pool will be surrounded by fifty dressing-rooms and amply large toilet room. The swimming pool will be ventilated by the area court. It has been proposed to locate the building at the southwest corner of Rivington and Cannon sts, although other sites as well are under consideration.

BOLTON HALL ON WOMEN'S SALARIES.

To the Editor of the Record and Guide:

Your interesting discussion of Mr. Edgar J. Levey's objection to "equal pay for equal work" and the enormous expense of increasing the salaries of women teachers, is worth more than a moment's consideration.

We might as well recognize that women get less pay than men for the same work, because there are more persons wanting jobs



PROPOSED PLANS FOR A NEIGHBORHOOD PLAY-HOUSE.

Satterlee & Boyd and T. W. Ludlow, Architects.

Satterlee & Boyd and Thomas W. Ludlew, of 1123 Broadway, have prepared for the Association plans for a playground to be built of fabricated iron columns resting on massive concrete piers on the street level. This form of construction will give to the structure a lightness and openness which are necessary characteristics to a scheme of this nature, where abundant fresh air and sunshine are essential features.

The different floors are to be constructed of reinforced concrete arches, covered on the upper side with asphalt, to give the necessary resilience. Decorative wrought-iron railings about four feet high will run in the openings between the columns, than jobs wanting persons; and those get jobs who can afford to do them cheapest.

Most women have some one, father, husband, friend, on whom they can depend for part of their living, and the competition among them consequently makes them accept less wages than men get, even where they do the same work and do it just as well as men do.

The question, then, for the city officials and the taxpayers to decide is whether they intend to buy their labor at the market price or whether they intend to pay more than a living wage. BOLTON HALL.

The Record and Guide talks weekly to the Owners of SEVEN BILLIONS!

CONSTRUCTION.

THE RECONSTRUCTION OF FOURTH AVENUE.

The Architect's Contribution Thereto—What the Design for the Skyscraper to Stand on the Ashland House Site Exemplifies in Modern Architectural Practice.

DAY by day the building activity in the Fourth Avenue section from Union Square north to the Park Avenue Tunnel takes on a more visible form. Already several large business buildings are almost completed and several others are in various stages of construction. But the structures nearing completion and those in progress form but a small part of the number immediately projected. Those who have not closely followed the building boom of the past year on Fourth avenue have no adequate idea

of the transformation which the avenue is bound to undergo in a year or two. It is a significant fact of these operations that they are all huge enterprises covering large areas and rising many stories. Their construction, profiting by such a fire disaster as that of the Parker Building in 1908, is of the most substantial kind, affording the utmost precautions against the spreading of fire. The Parker Building itself is being reconstructed in this manner and will doubtless be a very different building when its doors shall be again thrown open for business.

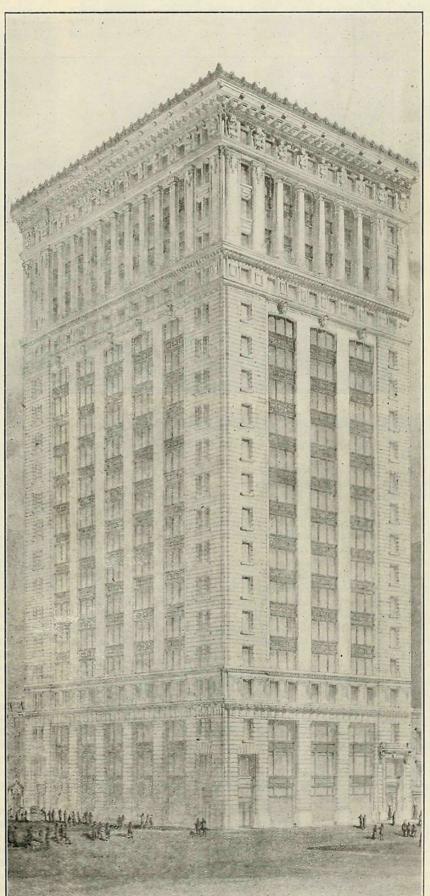
The commercial re-building of the Fourth avenue section is bound to be on an expensive basis that amounts for commercial buildings in New York City to the best of its kind of construction to be found anywhere in the country. Corners, being from the speculator's standpoint the best investment in a new developing territory, are the first plots to be improved, and this section is no exception to the rule. All the buildings thus far erected and those immediately projected have corner sites, range in height from twelve to twenty stories and cost from a quarter of a million to upwards of four times that sum.

THE ARCHITECT'S CONTRIBUTION.

To the casual observer of these new buildings in course of erection on Fourth avenue, it may seem that there is little or nothing to be said of the architect's share of the work. Some are, to all appearances, just "plain buildings"; but to the initiated this means rather more than it says. It means, in the first place, that the architect must obtain with very slender means an external effect which will not throw discredit on the enterprise. In the second place, it means that he must put himself complètely in possession of all pertinent structural and mechanical problems, so that he may be able to solve them in the most economical way and thus retain enough of his appropriation to be able to enhance his facades, at least, by a good quality of a suitable material, though economy compel him to use decoration but sparingly.

Thus, the architect's work in designing commercial buildings of this class is not so simple and perfectly obvious that his services could as well be dispensed with. Add to this compromise between the irreducible expenditure for construction and mechanical equipment and the necessity of presenting a bold front those other considerations of fundamental planning and selection of the most judicious alternatives of design which only the architect is trained to do, and one has an undertaking of no mean proportions. The investor who knows his business need not be told that the architect's contribution toward the reconstruction of Fourth avenue is not a negligible one. The architect plays a very important part, and the investor knows it; likewise does the builder whose close co-operation with the architect has made it possible to completely finish a skyscraper within twelve months.

Another feature of the Fourth avenue development which is observable is the fact that the reconstructors are of DIFFERENT MINDS AS TO THE FUTURE OF THE AVENUE. It cannot surely be the same judgment which decides that it is advisable under practically identical conditions of site to erect in one case a twenty-story office and loft structure and in the other a twelve-story light manufacturing building of greatly inferior rental producing capacity. A walk from Union Square to the Park Avenue Tunnel will illustrate our meaning. Clearly, the reconstructors are not agreed, and there is apt to be presented that spectacle so familiar to New Yorkers of a motley crowd of buildings edging one another along a handsome wide avenue which deserves better. On this point, however, judgment must be reserved, for the incongruous structures in the Fourth avenue development may soon be acknowledged errors of judgment and become exceptional enough not to affect the entirety either financially or aesthetically.



TO BE ERECTED ON ASHLAND HOUSE SITE FOR PHILIP BRAENDER. 4th Avenue, southeast corner of 24th Street. Wm. C. Frohne, Architect.

What have you to offer to this audience?

One of the most typical of the high-class Fourth avenue office and loft buildings for which the Department of Buildings has just issued a permit will be erected for Philip Braender, the builder, at the southeast corner of Twenty-fourth street, from designs by Architect Wm. C. Frohne, and will cost more than a million of dollars. This building, which is announced to open its doors to tenants on Februray 1st, 1911, displaces one of the interesting old landmarks of this section, the Ashland House, now being demolished, and known for a generation as one of the select Fourth Avenue hostelries of older New York.

The plot is a large one and exceptionally well situated with respect to light, air and transit facilities; it has a frontage on the avenue of almost one hundred feet and a depth on Twentyfourth street of one hundred and fifty. On this plot the architect has planned and designed a building which is especially adapted for the requirements of the class of manufacturers who will find it desirable to make this neighborhood their salesheadquarters. He has provided large unobstructed and welllighted lofts which on the upper floors may be readily divided into offices to suit the individual needs of different tenants. Efficient passenger elevator service is provided by four large highspeed cars reached from the avenue, while the handling of freight has received even more ample provision in four huge lifts reached from the service entrance on the street. Only fireproof materials are to be used throughout the Interior and

DEMAND FOR DWELLINGS IN JERSEY CITY

January 8, 1910.

Large Number of New Ones Will Be Erected in and Near that City Next Spring.

Daniel J. Dow, architect and builder, long prominent in residence building in New Jersey and of late in the Bergen section of Jersey City, has improved large tracts in Duncan av, Montgomery and Condict sts., between West Side av and West Side Park, with over 150 single and two family frame and stucco dwellings. These houses were financed by the American Homes Co., of 15 Exchange Pl., and were built for them. Of this number all of the single houses have been disposed of and of all the two family houses only five remain to be sold.

The houses are situated on high ground, in a neighborhood restricted to private residences. They were thoroughly well built, conveniently planned and handsomely finished. Property in the surrounding section, adjacent to the new Hudson County Park, is advancing in value rapidly, as it is less than five minutes' walk from the handsomest residence block in Hudson County, and but twelve minutes by trolley from the McAdoo tube station on Exchange Pl., or the Pennsylvania Ferries.

Each house is of a different design, but with no considerable variation in detail of finish. They may be generally described as follows: The two-family houses have concrete cellars under the entire building and two furnaces, one for each floor. On the



A ROW OF SINGLE HOUSES ALL SOLD TWO MONTHS BEFORE COMPLETION. Condict St., south side, bet. Delaware and Belevere Sts., Jersey City.

the most improved type of automatic sprinklers will be installed.

The design of the exterior, which is here published for the first time, shows a building simple and dignified in general aspect, and of the best architectural type of our New York skyscrapers. The minimum expenditure for exterior embellishment is to be remarked with the maximum artistic effect. Certain appropriate building materials are used in combination to produce by their varying colors and different architectural treatments the effect of vigorous structure and refinement of detail. The base up to the middle of the fifth story is to be of Indiana limestone, the ten intervening stories of buff brick, with panels of cast iron between stories in the central portions, and the upper five stories, including the colossal Doric columns and pilasters, more than thirty feet high, are to be of a terra cotta to match the color of the brick; the highly ornamented cornice will be of metal.

The ultimate aim of an architect's design for a commercial building of this kind, apart from a thoroughly economical and efficient plan in which the tenants will find every practical convenience for conducting their business, is to produce a structure whose external aspect is one of attractive refinement and of friendliness on closer view. A design which possesses these admirable qualities, given the proper location, fulfills its popular mission as a successful American business building and cannot fail if properly placed to be a permanently good investment for its owners. This is the kind of high-class building which will distinguish the Fourth Avenue of the years to come.

-President Murray has awarded to L. J. Moran a contract to build a bridge at the Bronx River, to connect Becker av or 241st st with Wakefield av, in Yonkers. The bridge, which is to be of reinforced concrete, will be 50 ft. wide and cost \$28,280, including approaches, paved roadway, sidewalks and drain pipe. Contrary to expectations, it has not been found necessary to widen Becker av. Taxpayers have opposed the bridge, because they feared a heavy assessment. The awarding of the contract settles a needless controversy and means a desirable improvement.

Daniel J. Dow, Architect and Builder.

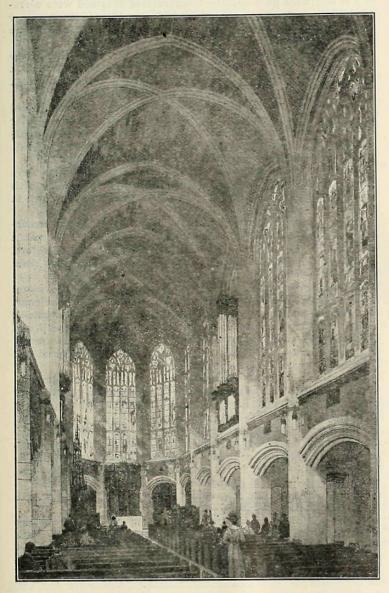
first floor there is a vestibule, two front doors, one leading to the second floor and one opening in the hall of the first floor. first floor contains the hall, parlor with bay windows, diningroom with bay, two bedrooms, kitchen and bathroom, and large closet space. The second floor, contains the hall, parlor, alcove room from parlor, dining-room, two bedrooms, a kitchen and bathroom, and the same amount of closet space as on the first floor. The second floor also has an outside porch. The attics are partitioned to accommodate two or three more rooms to suit. The interior of the houses is handsomely decorated throughout, and contains combined gas and electric fixtures, front and back stairs, dumbwaiters, letter boxes, push buttons, speaking tubes, window shades, fly screens, ranges, porcelain lined sinks, wash trays, gas-ranges, cabinet mantels, with patent gas log burners in all parlors, and other attractive and novel features of completeness.

The selling price is from \$6,500 up. The single houses contain concrete cellars with furnace. First floor has hall, parlor with cabinet mantel, dining-room and kitchen with all improvements, range, gas range, porcelain lined sink, and wash trays. The second floors have from three to four bedrooms with excellent closet space and bathroom. The attic is floored and parti-tioned. Handsomely decorated throughout. The selling price is from \$4,500 up. In most cases these houses were sold on the monthly payment plan, of ten per cent. of the purchase price on first payment. When this is paid, possession of the property is delivered, and thereafter each month a payment equal to what the house will rent for is collected. These monthly payments are so applied as to cover both principal and interest, and continue until the house is paid for. For example, the company recently sold a ten-room house on Jersey City Heights, which always rented for \$33.33 monthly. The house was sold under the monthly payment plan, as follows: First payment, \$400, possession was then delivered, and thereafter monthly payments of \$33.33 (the rent), were collected for twelve years and four months; which paid for the property in full and it was without further expense conveyed to the purchaser by warranty (Continued on page 56.)

THE NEW SOUTH REFORMED CHURCH ON PARK AV.

THE completion of plans now in hand will give Manhattan Island several churches of more than ordinary architectural pretension. This can be said without reference to that prolonged work, the Cathedral on Morningside Heights. St. Thomas's and the Fifth Avenue Baptist congregation have plans for costly and beautiful buildings, and the Fourth Avenue Presbyterian, having recently disposed of its property, is contemplating a new building elsewhere. At Fort Washington a stone building of handsome parts is under construction for the Chelsea Methodists, and a work to which much interest attaches is the new buildings for the South Reformed Church, at the southwest corner of Park av and S5th st.

This, the last named, is a work for which Cram, Goodhue & Ferguson, of New York and Boston, are the architects. They also stand in the same relation to the "New West Point," and are nationally famed as designers of churches. As they are drawing the plans for the new St. Thomas's also, there is much professional interest in the "New South Church," seeing that it is to be their first finished work of the kind in New York since they have settled in this city. The Record and Guide has the



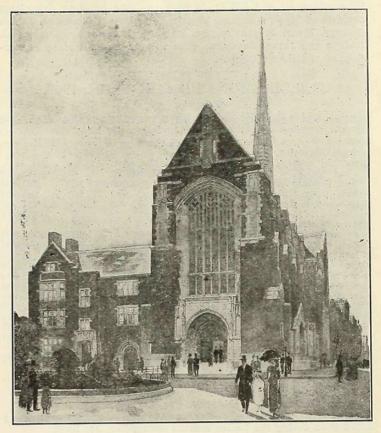
INTERIOR OF THE NEW SOUTH CHURCH.

privilege of reproducing today two perspective drawings and a general plan of the buildings.

In the first place, the parish house and church proper will be fireproof throughout, and the only wood will be in the pews, the chancel furniture and the parapet of the western gallery. The walls will be erected of the native stone quarried from the foundations, and relieved by outlines of Indiana limestone, but the interior will present a surface composed of strong concrete, the color of which will be a soft buff. Above this building will rise not a steeple or tower, but a "fleche," made of metal, similar in general character to that of the Sainte Chapelle in Paris,

The picture of the interior shows a vaulted ceiling with ribs of concrete and webs of Gaustavino tile corresponding in color with the rest. It is proposed to make the various pieces of chancel furniture and the gallery screen, as well as the pews, of oak, so moulded and sawed as to accord with the architectural character of the building.

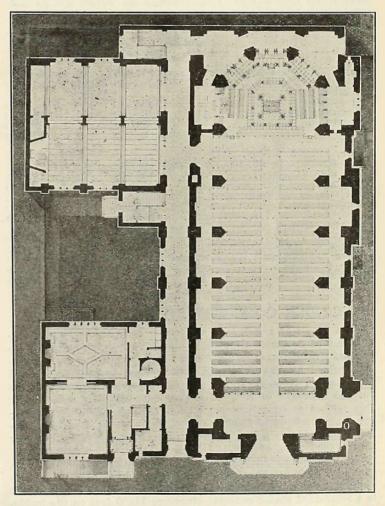
In the parish house provision has been made for a small chapel and a ladies' guild room, and this guild room by an arrangement of folding partitions can be united with the chapel. The floor above will be given over to a school hall, which will have a seating capacity of three hundred, while for the basement the architects have planned a week-day playroom for the children of the parish.



DESIGN FOR THE NEW SOUTH CHURCH. Park avenue and 85th street. Cram, Goodhue & Ferguson, Architects.

The parsonage will be considered unique among city houses, in that it is wider than it is deep. It will have large casement bays of decorated stone, and, as to plan, the whole building is arranged with an eye to convenience in entertaining the parishioners.

The estimated cost of the three buildings is \$215,000, which is not a sum out of which a church either of extraordinary dimensions or very exceptional materials can be constructed, but the Rev. Dr. Thomas Bridges and the consistory think that they will have in the New South one of the very finest churches in the city. New York has comparatively few that are architecturally very notable. The site cost \$225,000 and the furnishings will cost about \$35,000. The congregation of the Prospect Hill



GENERAL PLAN OF THE NEW SOUTH CHURCH, PARISH HOUSE AND PARSONAGE.

Reformed Church, which some years ago sold its downtown property, will unite with the South Church, whose property at the southeast corner of Madison av and 38th st is valued at \$800,000. The site on which the new church is being erected measures 97 ft. on Park av and 133 ft. in 85th st. The building committee consists of Messrs. Samuel Sloane, E. DeForest Simmons, Jabish Holmes, Henri Wertheim, Dr. Edward G. Janeway, Charles D. Haines and James Suydam. This will be the fifth place of worship of the South Church.

BUILDING RECORD FOR YEAR 1909.

MANHATTAN.

Plans and specifications for NEW BUILDINGS filed and acted upon during the twelve months ending Dec. 31, 1909.

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$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	Office buildings	34	12,656,750		-34,980,050
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	Manufactories and works	hops 25			1,022,150
$\begin{array}{c} \text{Churches} & \dots & 10 & 1,110,000 & 9 & 710,000 \\ \text{Public buildings, Municipal.} & 8 & 986,000 & 14 & 1,771,000 \\ \text{Pub bldgs, places of amusem't 27} & 4,306,671 & 19 & 1,933,000 \\ \text{Stables} & \dots & 33 & 1,510,340 & 31 & 1,326,650 \\ \text{Other structures} & \dots & 108 & 230,890 & 119 & 169,026 \\ \end{array}$		7			
Pub bldgs, places of amusem't 27 $4,306,671$ 19 $1,933,000$ Stables33 $1,510,340$ 31 $1,326,650$ Other structures	Churches		1,110,000	9	
Stables	Public buildings, Municip	bal 8			
Stables 33 $1,510,340$ 31 $1,326,650$ Other structures 108 230,890 119 169,026 Grand total year 1909995 $\$131,246,483$ 659 $\$84,976,376$	Pub bldgs, places of amus	em't 27	4,306,671		
Grand total year 1909	Stables	33			
			230,890	119	169,026
	Grand total year 1909	995	\$131 246 483	659	\$84 976 376
				000	401,010,010

MANHATTAN.

Plans and specifications for ALTERATIONS to buildings filed and acted upon during the twelve months ending Dec. 31, 1909:

		1909		1908.
Classification.	No. of		No. of	
	Bldgs.	Est. cost.	Bldgs.	Est. cost.
Dwelling houses	839	\$2,115,062	456	\$1,596,261
Tenement houses		2,182,514	1,384	2,053,983
Hotels	. 69	287,706	63	315,325
Stores	532	2,856,104	397	1,944,035
Office buildings	190	1,506,928	138	2,563,885
Manufactories & workshops	s113	447,377	115	458,542
Schoolhouses	26	356,010	68	395,050
Churches	20	347,850	28	118,625
Public buildings	161	1,877,389	121	709,045
Stables	79	1,118,789	69	421,000
Total year 1909	.3.578	\$13,085,729	2,839	\$10,539,751
Total year 1908	.2,839	10,539,075		
Net gain year 1909	739	\$2,446,654		

THE BRONX.

Comparative statement of plans and specifications for NEW BUILDINGS filed and acted upon during the twelve months ending December 31, 1909:

		1909		1908.
Classification.	No. of		No. of	
Brick dwellings:	Bldgs.	Est. cost.	Bldgs.	Est. cost.
over \$50,000				
bet. \$50,000 and \$20,000.		\$47,000	2	\$60,000
less than \$20,000		3,427,800	527	3,337,400
Brick tenements:				
over \$15,000		9,453,506	759	27,925,000
less than \$15,000		1,136,000	104	1,274,500
Frame tenements	7	53,200	7	53,000
Hotels	2	50,000	8	111,500
Stores:				
over \$30,000			8	695,000
bet. \$30,000 and \$15,000.	5	90,000	14	278,925
less than \$15,000	50	145,700	72	286.175
Office buildings	4	12,100	12	266,000
Manufactories & workshops	5 31	197.125	40	1,092,770
Schoolhouses	4	241,500	11	391.450
Churches	6	166,800	10	132,000
Public buildings:				10-,000
Municipal	15	2,359,500	10	360,500
Places of amusement	19	602,550	14	895,000
Stables and garages	49	125,825	71	314,000
Frame dwellings	630	3.273.850	638	3,220,140
Other structures ,	91	32,710	95	55,250

CINDER CONCRETE STOOD THE TEST.

A^S a result of a fire, load and water test, at the testing station of Columbia University, corner of Norman av and Monitor st, Greenpoint, the reinforcing cinder concrete floor arches constructed by the Trussed Concrete Steel Company of No. 1 Madison av, New York, the superintendent of buildings in the various boroughs of New York City have officially approved of this system of construction. Rib metal and Hy-Rib, manufactured by the Trussed Concrete Steel Co., were used as reinforcement and develop a very high carrying capacity under the very severe conditions of fire and loading required by such tests.

The test was conducted by Prof. Woolson, in co-operation with the city building bureaus, whose report has been printed in pamphlet form. The test was made in test house No. 2, which is a reinforced cinder concrete structure 14x20 feet on the inside. It is supplied with six suitable chimneys at the top and draft openings through the wall at the bottom. The fire grate is located 2 ft. 6 ins. above the ground level.

The floor construction under test formed the temporary roof of the test house, the under side or ceiling being 9 ft. 6 ins. above the grate. Two types of floor arches were tested, one a segmental arch with a span of eight feet and the other a flat arch with a span of six feet.

The concrete used in the construction was a 1-1-6 mixture of Lehigh cement, sand and unsifted cinders. Two coats of plaster were applied to the ceiling. The first a 1-3 mixture of sand and cement gauged with lime, $\frac{3}{4}$ of an inch thick, and the second sand and cement only, $\frac{1}{4}$ of an inch thick.

RESULTS OF THE TEST.

The finishing coat of plaster on the 8 ft. segmental arch began to come off with explosive force about fifteen minutes after starting the fire, and continued to fall freely for ten minutes when it was practically all off. There was evidently an accumulation of moisture behind the plaster which was converted into steam and forced off the plaster by explosion. In a few small spots the rough plaster coat next the metal was torn away, exposing the metal.

However, this was very slight, and no other deterioration of either arch was observable throughout the fire tests. Owing to a stormy atmosphere, the draft conditions during the first hour of the test were poor and the temperatures obtained were correspondingly low. This necessitated the maintenance of rather high temperatures for the balance of the test in order to secure the required average.

There was considerable ice and snow on the upper side of the floor which could not be removed. This melted and formed a layer of water a quarter to a half inch deep over the floor which was not evaporated until the last hour of the firing.

The application of water washed away the surface of the concrete from the six-foot flat arch to a depth of one-quarter inch in a few irregular spots where the water struck with greatest force, but none of the reinforcing metal was exposed, and no cracks were visible. The arch was in excellent condition.

The effect of the water on the eight-foot arch was much more marked. About 70 per cent of the metal upon which the arch was built was exposed, and several pieces were hanging down in shreds.

The thin plaster coating which remained on the metal centering had offered slight resistance to the heat, and as a result considerable of the metal was badly burned and, therefore, brittle. This was the reason it suffered so much damage from the water.

In places the concrete was washed out behind the metal mesh an inch or more in depth. The worst effect was about eight feet back from the doorway where the stream of water struck with greatest force. No cracks were visible, and the arch was apparently in good condition in spite of its ragged appearance, due to the broken metal. It was recognized that this metal had little effect upon the strengh of the arch.

Neiher arch deflected materially during the fire, and the subsequent loading to 600 lbs. per sq. ft. produced a deflection of only one-half of an inch in the six-foot arch and one-quarter of an inch in the eight-foot arch.

As the arches were manifestly in excellent condition and as the company desired to seek approval of the system for loads in excess of 150 lbs. per sq. ft. it was decided to cut out a 6 ft. section in each arch and load this more heavily. This was done and a load of 1,000 lbs. per sq. ft. was placed on the 6 ft. x 6 ft. section of the flat arch, and 1400 lbs. per sq. ft. on the 6 ft. x 8 ft. section of the segmental arch.

Under these severe loads the deflections of the two arches at the middle were only 7-32 and ¼ inches, respectively. Both sections were in good condition and did not show signs of distress when under full load. Details of this supplemental test are given in the "Log of the Test."

DEMAND FOR DWELLINGS IN JERSEY CITY. (Continued from page 54.)

deed, free and clear of all incumbrances to date of sale. Just now there are large groups of dwellings under course of construction and nearing completion in various sections of Jersey City, greater in number that at any season during former years. It was about four years ago when the urgent inquiries for houses came with a rush.

De Martino & Lerose, mason builders of West Hoboken, will invest \$65,000 in four flats in the Hudson City section. The Hudson Realty & Construction Co., of Jersey City, will build three 2½-sty two-family houses on Fairmount Terrace, between Montgomery st and Fairmount av, to cost \$20,000. Other immediate operations include a 2½-sty dwelling at 79 Van Reipen av, for Geo. A. Flagg, architect, \$5,000; Charles A. Schaefer, carpenter, of 265 2d st, 3-sty flat at 66 Bergen av, \$6,000; Thomas B. Kelly, clerk, of 34 Lincoln st, 3-sty flat, at 109 Lincoln st, \$8,000; S. E. Wikander, manufacturer of elevators at 350 Montgomery st, 3-sty flat at 295 Bergen av, \$6,000; Michael Eaton, painter, of 2333 Hudson Boulevard, 2-sty dwelling, at 41 Lexington av, \$6,000, and A. Froude, 2½-sty dwelling, at 107 Highland av, \$6,500. Building will continue to progress in large volume, is the prediction, and there is every probability that all records will again be broken in 1910.

50

RECORD AND GUIDE

SUPERINTENDENT JONES ON BRONX BUILD-ING PROSPECTS.

THE members of the North Side Board of Trade feel par-ticularly pleased over the selection of J. Harris Jones as the Superintendent of the Bronx Bureau of Buildings, because of his long connection with the Board and his recent election as its president. Mr. Jones found time among his many new duties this week to talk for a few moments with a representative of the Record and Guide on Bronx building conditions.

Referring to the question as to whether in this day of large things the individual builder had as good a chance in the Bronx as in former times, the new Superintendent was positive that the individual had as good a chance as the corporation or the syndicate. Mr. Jones himself was long engaged as a builder solely on his own account.

"I have never heard of any impediment being put in the way of any man who desires a good class of buildings. In this borough I am sure the present Superintendent of Buildings will go far to encourage the humblest as well as the greatest who wishes to build in our territory. Any man who wants to do business will find the Borough of the Bronx a good field for his efforts."

"Is it likely that as many buildings will be planned in the Bronx this year as in 1909?"

"We cannot tell," replied the Superintendent. "Everything will depend on the rapid transit situation for our borough. If we can have, as is proposed, the third tracking of the Second and Third Avenue Elevated Railroad, the extension of the Subway's elevated division to Westchester and the city line along the White Plains road, and the very necessary extension of the Sixth and Ninth Avenue Elevated Railroad up Jerome av, the forty million dollars worth of buildings for which plans were filed last year, will, I feel, only be as the drop in the bucket compared to what will happen if the rapid transit situation is cleared up as to our borough."

"What type of construction does the Bronx need most now?" Mr. Jones was asked.

"Judging from the records of the past year I would say that the type of construction for the settled sections of the Borough of the Bronx is about the same as we are now getting in Manhattan.

"If you have seen the record of building operations in our borough, you will find that \$40,000,000 of new work was filed at an average cost of something about \$15,000 for last year, each building. This places the Bronx the third in the list of the great cities of the country as to the proportionate cost of each building; Manhattan being first, San Francisco second and our borough third. Of course, most of these improvements are made in the settled sections. There are, however, large sections of our borough beyond the reach of the rapid transit facilities and so remain unimproved.

"I think something ought to be done to encourage builders to go into these sections and develop them, and as for myself, I think the best way to do it would be to amend the present Tenement House Law so as to provide inducements to build tenement and apartment houses not more than four stories high and containing not more than twelve families in each house. If some such provision were made in the interest of the outlaying boroughs, it would go very far toward relieving congested conditions in some sections of the city."

WILLIAM H. CLASS.

The death of William H. Class, Chief Clerk of the Manhattan Building Department, which occurred suddenly on Tuesday morning removes from the ranks of the municipal service an employee whom his superiors in office and his personal friends considered a model of the faithful and efficient public servant. He had been connected with the Department continuously for forty-five years, ever since his appointment under Mayor Opdyck's administration, in 1864, and in length of service he ranked as one of the oldest of the municipal attaches.

Mr. Class was born in this city sixty-two years ago, and entered the civil service directly after his graduation from the public schools. He attracted the attention of Superintendent Macgregor, the Department head, by his aptness at systematizing work. Later the duty devolved upon him of preparing the various printed forms for the Department, and all of the several hundred now in use were his invention. He had them copyrighted, but made a gift of the copyright to the city. When he took the civil service examination for the position of Chief Clerk, under Superintendent Constable, he passed with a credit of 100 per cent. Mr. Class's expert knowledge of the Department methods and work was often utilized by officials of other cities who came to New York to secure working data for the organization of building departments, as in the case of Chicago, Brooklyn, Baltimore, St. Louis, Washington, D. C., and several departments established in Cuba after the Spanish-American war.

Mr. Class is survived by a widow and one son. The funeral services were held on Thursday night at his home "Graham Court," 7th av and 116th st, and the interment was in Woodlawn.

NEW HEADS FOR CITY DEPARTMENTS.

THE beginning of the new administration at the Bureau of Buildings was unmarked by ceremony, and consequently even the heretofore customary introduction of a new Superintendent to the field and office force was omitted. Mr. Miller arrived in company with Assistant Superintendent Westerfield just as the division chiefs were starting the day's business and went directly to his private office.

During the day a number of friends called to extend congratulations, and some sent floral remembrances. It was with pleasure that the architect of New York City received the announcement of the appointment of Mr. Miller as Commissioner of Buildings, as his fitness for the place is well known to them. His good work as chief engineer of the department of which he now takes charge is still in their memory. His recent work of rewriting the section of "Kidder's Pocketbook for Architects and Builders," relating to fireproof construction, has been accepted as a valuable contribution to that In the course of an efficient administration of useful book. building affairs in New York the new Mayor is to be congratulated on obtaining the services of Mr. Miller.

On the same day the new Superintendent of the Bureau of Buildings in the Bronx, Mr. J. Harris Jones, also began his duties, at the Borough Hall, without any formality. Mr. Calvin Tomkins, the new Commissioner of 'Docks and Ferries, has been a prominent manufacturer and dealer in building materials, and prominently identified with the Municipal Art Society and other civic bodies allied to real estate interests. Henry S. Thompson, the new Commisisoner of the Department of Water, Gas and Electricity, was formerly at the head of the Thompson-Starrett construction company, and later on he was the Superintendent of Buildings, succeeding Perez M. Stewart. Mr. Thompson was also for a brief period the Com-missioner of Public Works. Kingsley Martin, the new Commissioner of Bridges, who succeeds J. W. Stevenson, has been chief engineer of the department for some time. His father, C. C. Martin, was the engineer of the Brooklyn Bridge and was a close friend of Mayor Gaynor. Mr. Lawson Purdy has been reappointed president of the Tax Board,

RIGHT WAY TO PLAN A CITY. Municipal Art Society to Seek Aid of Big Business Interests.

The Municipal Art Society intends to enlist in behalf of the movement for a city plan the leading commercial interests, particularly those most affected by the inefficiency of the existing city arrangement. The Secretary of the Society, Mr. Chas. H. Israels, says that the system heretofore has been to appoint a commission, which after several years issued a report, and the public then found there was nothing in the statute books to permit any of the ideas embodied in the report being put in force. He believes this other system, by presenting certain concrete things, can obtain the necessary legislation to make these concrete things real. They intend to get a city plan by public plan, rather than by commission.

SUGGESTIONS FROM BOSTON.

Mr. Sylvester Baxter, Secretary of the recent metropolitan improvement league of Boston, was recently a guest of the New York M. A. Society, and on that occasion he said that what American cities need is planning of the "home-made" sort. The plan should be true to conditions of site and express local character and convenience:

"The ideal city plan provides for spontaneous growth along lines that permit free development. Prearrangement must be purely general and admit of details to shape themselves as occasion arises-just as the landscape architect, when he designs a park, encourages nature to grow the right way.

"Boston is an instance of such growth out of natural condi-tions and as a whole it is well planned. That is, the greater Boston of to-day. These circumstances greatly lightened the task of our Metropolitan Improvements Commission in their studies for a metropolitan plan. New York, in spite of its plan, involuntarily develops along the contrary ways indicated by its site. So, notwithstanding a lamentably formal basis it assumes a picturesque development. Lower New York and Old Boston are much alike in plan and both have a great individual charm.

"Planning for vistas and axis according to mathematical symmetry is illusionary. The achievement is more on paper than in the actual city thus realized. Effects of regularity and symmetry are obtained from conditions and along lines essentially irregular and non-symmetrical.

"The main thing is to adapt a plan intelligently, reasonably and economically to specific conditions, particularly to requirements for free movement, good circulation, lines of transit, transportation, trade and commerce.

"Great and unforeseen changes of conditions are inevitable and must be taken into account, so that planning for growth must be flexible and capable of modification according to circumstances as they may arise."

We print the ASSESSED VALUATION of all property transferred.

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS

INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further de-tails and particulars see under "Projected Buildings" and "Advanced Reports."

BRICK.

58

The Ross Bush Co, 1328 Broadway, builder. H P Knowles, 1170 Broadway, architect. C M Beyers, 59 Pearl st, owner. Henry Guttman, 127 West 24th st, owner. The Model Fireproof Tenement Co, 35 Wall

Carnegie Construction Co, 608 West 111th

Carnegie Construction Co, 608 west 111th st, owner. The Thompson-Starrett Co, 49 Wall st, builder; light brick. A K Stewart, 336 Hawthorne av, Yonkers, N Y, owner; until Jan 15. Henry Corn, 320 5th av, owner. The R H Howes Const Co, 500 5th av, builder

builder

John B Berry Co, 543 West 145th st, owner. The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st, Alfred

Alfred Joseph architect. G Blass, 3718 Olinville av, owner. Louis Levy, 189 Montague st, Brooklyn,

owner. Tuscan Construction Co, 150 5th av, owner. Guide Realty Co, Broadway, s w cor 112th st, owner. Ferguson Bros & Forshay, West 177th st,

F W Herter, 186 Remsen st, Brooklyn, archi-

F W Herer, 100 Relation, 100 Relati

STONE.

The Ross Bush Co, 1328 Broadway, builder; concrete.

concrete. C M Beyers, 59 Pearl st, owner; limestone. Henry Guttman, 127 West 24th st, owner; limestone. The Model Fireproof Tenement Co, 35 Wall

st, owner; stone coping. Carnegie Construction Co, 608 West 111th

Carnegie Construction Co, 000 west 11111
st, owner.
The Thompson-Starrett Co, 49 Wall st, builder; limestone.
A K Stewart. 336 Hawthorne av, Yonkers, N Y, owner; until Jan 15.
Henry Corn, 320 5th av, owner.
The R H Howes Construction Co, 500 5th av, builder.
John B Berry Co, 543 West 145th st, owner.
The Dacorn Realty Co, 75 Liberty st, owner.
Alfred Joseph Bodker, 25 West 32d st, architect.

Blass, 3718 Olinville av, owner; lime-

G Blass, 3718 Olinville av, owner; lime-stone.
Ludlow & Peabody, 12 West 31st st, archi-tect; concrete, cement, stucco.
Tuscan Construction Co, 150 5th av, owner; tile and marble floors.
Guide Realty Co, Broadway, s w cor 112th st, owner; marble or tile coping, marble and tile base.
Ferguson Bros & Forshay, West 177th st, owners; tile and marble base.
F W Herter, 186 Remsen st, Brooklyn, archi-tect; limestone.
P Guthy, 926 Broadway, Brooklyn, builder.
The Van Dorn Iron Works, Cleveland, Ohio, builder; limestone.
Max G Boehm, care Boehm & Boehm, 71 Nassau st, owner; limestone.

TERRA COTTA.

Julius Miller, 147 West 119th st, owner; terra cotta coping. Carnegie Construction Co, 608 West 111th st, owner; glazed terra cotta coping. The Thompson-Starrett Co, 49 Wall st, builder builder.

builder. Tuscan Construction Co, 150 5th av, owner; hollow terra cotta blocks. Ferguson Bros & Forshay, West 177th st, owners; terra cotta blocks. Max G. Boehm, care Boehm & Boehm, 71 Nassau st, owner.

Nassau st, owner.

ROOFING.

The Ross Bush Co, 1328 Broadway, builder. C M Beyers, 59 Pearl st, owner. G C Nunnermacker, 49 Park st, Hacken-sack, N J, builder.

The Model Fireproof Tenement Co, 35 Wall st, owner; brick paving roof. Julius Miller, 147 West 119th st, owner; slag roof

Carnegie Construction Co, 608 West 111th st, owner; plastic slate roof. The Thompson-Starrett Co, 49 Wall st,

The Thompson Statter Co, 10 Hull C, builder.
A K Stewart, 336 Hawthorne av, Yonkers, N Y, owner; until Jan 15.
Henry Corn, 320 5th av, owner.
The R H Howes Construction Co, 500 5th av, builder.

builder

John B Berry Co, 543 West 145th st, owner. The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st,

architect.
G Blass, 3718 Olinville av, owner.
Ludlow & Peabody, 12 West 31st st, architects; tile roof.
Tuscan Construction Co, 150 5th av, owner;

Tuscan Construction Co, 150 5th av, owner; slag roof.
Guide Realty Co, Broadway, s w cor 112th st, owner; slag roof.
Ferguson Bros & Forshay, West 177th st, owners; slag roof.
F W Herter, 186 Remsen st, Brooklyn, architect.
P Guthy, 926 Broadway, Brooklyn, builder.
The Van Dorn Iron Works, Cleveland, Ohio, builder.
Max G Boehm, care Boehm & Boehm 71

Max G Boehm, care Boehm & Boehm, 71 Nassau st, owner. J H Nicklish, 217 West 125th st, builder.

IRON AND STEEL WORK.

The Model Fireproof Tenement Co, 35 Wall

The Model Fireproof Tenement Co, 35 Wall st, owner; steel frame. Carnegie Construction Co, 608 West 111th st, owner; steel frame. Col Jos F Scott, Supt of Reformatories, New York State Reformatory, Elmira, N Y, Supt; until Jan 15. Guide Realty Co, Broadway, s w cor 112th st, owner; steel frame. Ferguson Bros & Forshay, West 177th st, owners; steel frame. The Van Dorn Iron Works, Cleveland, Ohio, builder.

builder.

FIREPROOFING.

The Ross Bush Co, 1328 Broadway, builder. Henry Guttman, 127 West 24th st, owner. Henry Corn, 320 5th av, owner. The Dacorn Realty Co, 75 Liberty st, owner; Tuscan Construction Co, 150 5th av, owner; cement concrete floors. Guide Realty Co, Broadway, s w cor 112th st, owner; concrete cement floors, fireproof terra cotta blocks.

st, owner; concrete cement floors, fireproof terra cotta blocks. The Van Dorn Iron Works, Cleveland, Ohio, builder.

The

PLUMBING.

C M Beyers, 59 Pearl st, owner. The Ross Bush Co, 1328 Broadway, builder. G C Nunnermacker, 49 Park st, Hacken-sack, N J, builder. The Model Fireproof Tenement Co, 35 Wall

owner

Julius Miller, 147 West 119th st, owner. Carnegie Construction Co, 608 West 111th

st, owner. he Thompson-Starrett Co, 49 Wall st, The

The Thompson-Starrett Co, 49 Wall st, builder. A K Stewart, 336 Hawthorne av, Yonkers, N Y, owner; until Jan 15. Henry Corn, 320 5th av, owner. The R H Howes Construction Co, 500 5th av builder.

John B Berry Co, 543 West 145th st, owner. The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st,

Alfred Joseph Bodker, 25 West 32d st, architect. G Blass, 3718 Olinville av, owner. Tuscan Construction Co, 150 5th av, owner. Guide Realty Co, Broadway, s w cor 112th st, owner.

Ferguson Bros & Forshay, West 177th st, owners F W Herter, 186 Remsen st, Brooklyn, archi-

tect. P Guthy, 926 Broadway, Brooklyn, builder. The Van Dorn Iron Works, Cleveland, Ohio, builder.

Max G Boehm, care Boehm & Boehm, 71 Nassau st, owner. J H Nicklish, 217 West 125th st, builder.

GALVANIZED SHEET IRON, LIGHTS, CORNICES, ETC. SKY-

The Model Fireproof Tenement Co, 35 Wall

Julius Miller, 147 West 119th st, owner; galvanized iron skylights and cornices. Carnegie Construction Co, 608 West 111th st, owner; galvanized iron skylights, cop-per cornices.

per cornices. Tuscan Construction Co, 150 5th av, owner; galvanized iron skylights, cornices. Guide Realty Co, Broadway, s w cor 112th st, owner; galvanized iron skylights and cornices.

HEATING APPARATUS & SUPPLIES.

The Ross Bush Co, 1328 Broadway, builder. The Model Fireproof Tenement Co, 35 Wall st, owner; ranges. Julius Miller, 147 West 119th st, owner;

Julius Miller, 111 1,655 1,658 West 111th steam heat. Carnegie Construction Co, 608 West 111th st, owner; low pressure steam. The Thompson-Starrett Co, 49 Wall st,

The Thompson-Starrett Co, 49 Wall st, builder. Henry Corn, 320 5th av, owner. The R H Howes Construction Co, 500 5th av, builder. John B Berry Co, 543 West 145th st, owner. The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st, architect. G Blass, 3718 Olinville av, owner. Electrical Equipment, Wiring & Fixtures. Tuscan Construction Co, 150 5th av, owner; steam heat.

Guide Realty Co, Broadway, s w cor 112th st, owner; steam heat. Ferguson Bros & Forshay, West 177th st, owners; steam heat.

owners; steam heat. F W Herter, 186 Remsen st, Brooklyn, archi-

Max G Boehm, care Boehm & Boehm, 71 Nas-

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

Louis Levy, 189 Montague st, Brooklyn, owner; electric lighting. Tuscan Construction Co, 150 5th av, owner. Guide Realty Co, Broadway, s w cor 112th st,

owner. Ferguson Bros & Forshay, West 177th st,

ELEVATORS. Henry Guttman, 127 West 24th st, owner. The Model Fireproof Tenement Co, 35 Wall st, owner; dumbwaiters.

st, owner; dumbwaiters. Henry Corn, 320 5th av, owner. John B Berry Co, 543 West 145th st, owner;

The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st,

Blass, 3718 Olinville av, owner; dumb-waiters.

waiters.
Louis Levy, 189 Montague st, Brooklyn, owner; electric elevator.
Tuscan Construction Co, 150 5th av, owner; dumbwaiters, elevator.
Guide Realty Co, Broadway, s w cor 112th st, owner; dumbwaiter, elevator.
Ferguson Bros & Forshay, West 177th st, owner; elevator.
F W Herter, 186 Remsen st, Brooklyn, archi-tect; dumbwaiter.
Max G Boehm, care Boehm & Boehm, 71 Nassau st, owner; dumbwaiter.

PAINTS.

The Ross Bush Co, 1328 Broadway, builder. C M Beyers, 59 Pearl st, owner. G C Nunnermacker, 49 Park st, Hacken-sack, N J, builder. Henry Guttman, 127 West 24th st, owner. The Model Fireproof Tenement Co, 35 Wall

owner; dumbwaiters. egie Construction Co, 608 West 111th

sau st, owner; steam heat.

The builder

owners.

Carnegie

dumbwaiters

architect

st, owner.

G

teet. Guthy, 926 Broadway, Brooklyn, builder. 1e Van Dorn Iron Works, Cleveland, Ohio,

RECORD AND GUIDE

Julius Miller, 147 West 119th st, owner. Carnegie Construction Co, 608 West 111th

st, owner. he Thompson-Starrett Co, 49 Wall st, The builder. Stewart, 336 Hawthorne av, Yonkers,

A K Stewart, 336 Hawthorne a N Y, owner; until Jan 15. Henry Corn, 320 5th av, owner,

RH Howes Construction Co, 500 5th The

The R H Howes Construction Co. 500 5th av, builder. John B Berry Co, 543 West 145th st, owner. The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st,

Alfrea Joseph architect. G Blass, 3718 Olinville av, owner. Louis Levy, 189 Montague st, Brooklyn, 21st st, archiowner. Ludlow & Peabody, 12 West 31st st, archi-

Tuscan Construction Co, 150 5th av, owner. Guide Realty Co, Broadway, s w cor 112th st,

owner Ferguson Bros & Forshay, West 177th st, owners

F W Herter, 186 Remsen st, Brooklyn, archi-

tect. P Guthy, 926 Broadway, Brooklyn, builder. The Van Dorn Iron Works, Cleveland, Ohio,

builder. Max G Boehm, care Boehm & Boehm, 71 Nassau st, owner. Nassau st, owner. J H Nicklish, 217 West 125th st, builder.

HARDWARE.

The Ross Bush Co, 1328 Broadway, builder. C M Beyers, 59 Pearl st, owner. G C Nunnermacker, 49 Park st, Hacken-sack, N J, builder.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

RIVERSIDE DRIVE, s e cor 145th st, 10-sty brick and stone apartment house, 100x100, slag roof, galvanized skylights, and cornices, steam heat, steel frame; cost, \$700,000; owner, Dacorn Realty Co., 95 Liberty st; architects, Geo. and Ed. Blum, 505 5th av. Plan No. 7. 111TH ST, Nos. 528-530 West, 8-sty

brick and stone tenement, - 83.4x83.10, plastic slate roof, galvanized iron skylights, copper cornices, low pressure steam, glazed terra cotta coping, Bells plaster block, steel frame; cost, \$225,000; owner, Carnegie Const. Co., 608 West 111th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 3.

Chas, Newmark, president; Aaron Davis, treasurer. The owner builds. 11TH AV, Nos. 645-651, 6-sty brick and

stone tenement, 90.4x32.2, reinforced concrete with brick paving roof, terra cotta cornices, stone coping, ranges, steel frame; cost, \$30,000; owner, The Model Fireproof Tenement Co., 35 Wall st; architect, Ernest Flagg, 35 Wall st. Plan No. 871.

S. K. de Forest, president; A. T. Sutcliffe, secretary. No contract has yet been awarded.

CLAREMONT AV, e s, 300 n 122d st, 6-sty brick and stone apartment house, 75x102.8, slag roof, galvanized iron skylights, cornices, cement concrete floors, dumbwaiters and elevator, hollow terra cotta blocks, tile and marble floors, steam heat; cost, \$150,000; owner, Tuscan Con-struction Co., 150 5th av; architects, Neville & Bagge, 217 West 125th st. Plan No. 4.

Geo. E. Greenbaum, 150 5th av, treas. The owner builds.

WEST END AV, n w cor 99th st, 12sty brick and stone apartment house, 100.11x115, slag roof, galvanized iron skylights and cornices, marble or tile coping, steam heat, steel frame, tile and marble base, concrete cement floors, fireproof terra cotta blocks; cost, \$800,000; owner, Guide Realty Co., Broadway, southwest corner 112th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 5.

The owner builds.

RIVERSIDE DRIVE, n e cor 93d st, 12-sty brick and stone apartment house, slag roof, steel frame, tile and marble base, steam heat, terra cotta blocks, elevator; cost, \$600,000; owner, Ferguson Bros. & Forshay, West 177th st; archiThe Model Fireproof Tenement Co. 35 Wall st, owner. Julius Miller, 147 West 119th st, owner. Carnegie Construction Co, 608 West 111th st, owner. The Thompson-Starrett Co, 49 Wall st,

The Thompson-Starrett Co, builder. A K Stewart, 336 Hawthorne av, Yonkers, N Y, owner: until Jan 15. Henry Corn, 320 5th av, owner. The R H Howes Construction Co, 500 5th av, builder. John B Berry Co, 543 West 145th st, owner. The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st, architect.

architect. G Blass, 3718 Olinville av, owner. Ludlow & Peabody, 12 West 31st st, architects

Tuscan Construction Co, 150 5th av, owner. Guide Realty Co, Broadway, s w cor 112th

owner Ferguson Bros & Forshay, West 177th st,

owners. F W Herter, 186 Remsen st. Brooklyn, archi-

P Guthy, 926 Broadway, Brooklyn, builder. The Van Dorn Iron Works, Cleveland, Ohio, builder

Max G Boehm, care Boehm & Boehm, 71 Nassau st, owner. J H Nicklish, 217 West 125th st, builder.

PLATE GLASS.

The Ross Bush Co, 1328 Broadway, builder. H P Knowles, 1170 Broadway, architect. C M Beyers, 59 Pearl st, owner.

tects, Schwartz & Gross, 347 5th av. Plan No. 870.

Office and Loft Buildings.

PRINCE ST, No. 101, 7-sty brick and stone store and loft, 25x95, gravel roof, metal skylights, galvanized iron cornices, glazed tile coping, steam heat, steel columns and girders; cost, \$25,000; owner, Chas. Lane, 38 Fulton st; architect, Thomas W. Lamb, 224 5th av. Plan No.

Schools and Colleges.

2D ST, Nos. 285-287, 3-sty and basement private school, 40x66.1, slag roof, galvanized iron skylights and cornices, terra cotta coping, steam heat; cost, \$25,-000; owner, Julius Miller, 147 West 119th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1.

No contract let.

Stables and Garages.

54TH ST, Nos. 421-423 East, 3-sty brick and frame stable, 50x95, tin roof, gal-/anized iron and ribbed glass; cost, \$14,-000; owner, L. Schnurmacher, 1st av and 62d st; architect, E. F. Cojean, 44 Kneer av, Rockaway Beach, L. I. Plan No. 2.

Miscellaneous.

WEST ST, No. 423, 1-sty brick out-house, 10x12.7; cost, \$2,000; owner, Wm. P. Fogarty, 362 West 17th st; architect, O. Reissmann, 30 1st st. Plan No. 6.

MANHATTAN ALTERATIONS.

BLEECKER ST, No. 91, electric elevator shaft, to 5-sty brick store and loft; cost, \$1,200; owner, Frances T. Wood-bury, 10 Wall st; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 11.

CANAL ST, n e cor Lafayette st, 6-sty brick side extension, 1.5x101.9, new elevator, staircase, columns, girders, to 6-sty brick store and loft; cost, \$10,000; owner, Alfred Seton, 156 Broadway; ar-chitect, Delano & Aldrich, 4 East 39th st, Plan No. 12. No contract let.

ELIZABETH ST, Nos. 269-277, toilets, partitions, windows, to eight 4-sty brick tenements; cost, \$6,500; owner, Angelsea Weeks, 283 Elizabeth st; architect, O. Reissmann, 30 1st st. Plan No. 15.

FRONT ST, No. 358, toilets, partitions, to 3-sty brick tenement; cost, \$350; own-er, Wm. T. Walsh, 358 Front st; archi-toot, Henry, J. Briagn, 150, Nagary, ct. J. Feiser, 150 Nassau st. tect. Henry Plan No. 3010.

FULTON ST, s e cor Nassau st, partitions, windows, to 8-sty brick and stone G C Nunnermacker, 49 Park st, Hacken-

sack, N-J, builder. Henry Guttman, 127 West 24th st, owner. The Model Fireproof Tenement Co, 35 Wall owner

St, owner. Julius Miller, 147 West 119th st, owner. Carnegie Construction Co, 608 West 111th

st, owner. Thompson-Starrett Co, 49 Wall st, The

The Thompson-Starrett Co, 49 Wall st, builder.
A K Stewart, 336 Hawthorne av, Yonkers, N Y, owner; until Jan 15.
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The R H Howes Construction Co, 500 5th

av, builder. John B Berry Co, 543 West 145th st, owner. The Dacorn Realty Co, 75 Liberty st, owner. Alfred Joseph Bodker, 25 West 32d st, Alfred Joseph Boaker, 20 West 024 St, architect. G Blass, 3718 Olinville av, owner. Louis Levy, 189 Montague st, Brooklyn,

owner. Ludlow & Peabody, 12 West 31st st, architects.

Tuscan Construction Co, 150 5th av, owner. Guide Realty Co, Broadway, s w cor 112th

owner Ferguson Bros & Forshay, West 177th st,

owners. F W Herter, 186 Remsen st, Brooklyn, architect.

P Guthy, 926 Broadway, Brooklyn, builder. The Van Dorn Iron Works, Cleveland, Ohio,

builder. Max G Boehm, care Boehm & Boehm, 71

Nassau st, owner. J H Nicklish, 217 West 125th st, builder.

office; cost, \$5,000; owner, G. Armeri, 90 Nassau st; architect, C. R. Van Buskirk, 187 Montague st, Brooklyn. Plan No. 3013.

GREENWICH ST, No. 306, erect iron awning, alter roof to 5-sty brick ware-house; cost, \$400; owner, Rhinelander Estate, 31 Nassau st; architect, Adam Happel, 408 East 93d st. Plan No. 14. HANCOCK ST, e s, 100 n West Houston st, windows, doors, partitions, to 6sty brick tenement; cost, \$3,500; owner, N. Low Estate, 208 Bleecker st; archi-tects, Snelling & Potter, 37 East 30th st. Plan No. 9.

LAFAYETTE ST, No. 6, alter toilets, partitions, show windows, to 1-sty brick store; cost, \$1,000; owner, Samuel Green, 45 West 34th st; architect, Louis Falk, 2756 3d av. Plan No. 3006.

SULLIVAN ST, No. 108, windows, to 3sty brick tenement; cost, \$200; owner, Estate Joseph Kopke, 170 Broadway; architect, Chas. F. Straub, 147 4th av. Plan No. 10.

WILLIAM ST, No. 262, toilets, partitions, to 5-sty store and tenement; cost. \$600; owner, Louisa Rauscher, 267 Wierfield st, Brooklyn; architect, C. H. Schumann, 280 Broadway. Plan No. 3007. 20TH ST, n s, 225 e 10th av, parti-

tions, heating plant, electric lighting, water supply, dumb waiter to 4-sty brick and stone dormitory; cost, \$10,000; owner, the General Theological Seminary, 1 Chelsea sq; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 18. 30TH ST, s s, 77.7 w 6th av, rear ex-

tension, alter piers, girders, to 2-sty brick stable; cost, \$3,500; owner, Julia L. But-terfield, N. Y.; architect, Edward Lee Young, 12 East 30th st. Plan No. 20.

Hart & Widder Co., 511 West 21st st, have contract. The Utility Car Co., 49 Wall st, is the lessee.

34TH ST, Nos. 2-6 East, erect tank to 34TH ST, Nos. 2-6 East, erect tank to 5-sty brick store; cost, \$1,950; owner, Improved Property Holding Co., 347 5th av; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 3011. 37TH ST, No. 437 West, 1-sty brick rear extension, 25x17.9, windows, parti-

tions, stairways, to two 2 and 3-sty brick dwellings and stables; cost, \$1,000; owner, Geo. Kern, 496 9th av; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 4. 39TH ST, No. 307 E, alter doors, stairs, to 5-sty brick tenement; cost, \$300; owner, J. Lustig, 70 St. Marks pl; architect, Reissmann, 30 1st st. Plan No. 24. О.

46TH ST, Nos. 617-619 West, piers, girders, partitions, to two 5-sty brick

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tenement; cost, \$500; owner, Samuel D. Folsom, 210 West 22d st; architect, E. Rossbach, 2010 Broadway. Plan No. 19.

60TH ST, No. 305 E, partitions, toilets, windows, show windows, to 4-sty brick tenement; cost, \$4,000; owner, Geo. W. Welch, 224 East 59th st; architect, John Ph. Voelker, 979 3d av. Plan No. 3012. Chas. Spangenberg has contract.

76TH ST, No. 436 E, sinks, tubs, to 5-sty brick tenement; cost, \$750; owner, M. Schwarz, 216 East 83d st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3008.

111TH ST, Nos. 231-233 East, chimneys, cut walls to two 4-sty brick tenements; cost, \$1,500; owner, Frascella & Sons, 231 East 111th st; architect, Matthew W. Del Gaudio, Tremont & Webster avs. Plan No. 6. 115TH ST, No. 71 East, alter toilets,

115TH ST, No. 71 East, alter toilets, sinks, tubs, to 5-sty brick tenement; cost, \$2,000; owners, L. Gans & Louis Gardner, 71 East 115th st; architect, M. Zipkes, 103 Park av. Plan No. 8. 124TH ST, Nos. 123-127 E, toilets, par-

124TH ST, Nos. 123-127 E, toilets, partitions to 5-sty brick telephone exchange; cost, \$1,000; owner, New York Telephone Co., 18 Cortlandt st; architect, W. Dana Bigelow, 134 West 83d st. Plan No. 1. 134TH ST, No. 17 E, window, alter

134TH ST, No. 17 E, window, alter shaft to 4-sty brick store and tenement; cost, \$1,500; owner, M. H. Bronner, 220 West Washington st, Syracuse, N. Y.; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 26. 145TH ST, No. 275 W, Sth av, Nos.

145TH ST,, No. 275 W, Sth av, Nos. 2730, 2732, cut doors, to 6-sty brick tenement; cost, \$50; owner, Annie Marden, 222 West 122d st; architect, O. Reissmann, 30 1st st. Plan No. 25.

AV A, n e corner 70th st, elevator, wall, pier to 5-sty brick manufacturing bldg.; cost, \$6,000; owner, United Cigar Mfg. Co., premises; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 22.

Steckler, 19 Union sq. Plan No. 22. AMSTERDAM AV, e s, bet 59th-60th sts, partitions, brick walls, to 1-sty brick laboratory; cost, \$300; owner, Board of Managers, Vanderbilt Clinic, 15 Amsterdam av; architects, Crow, Lewis & Wickenhoefer, 160 5th av. Plan No. 21. Rossell & Pfeffer, 1 Madison av, have

Rossell & Pfeffer, 1 Madison av, have contract.

BOWERY, No. 110, elevator shaft, to 5-sty brick store and loft; cost, \$1,000; owner, J. L. Block, 110 Bowery; architect, Geo. M. McCabe, 96 5th av. Plan No. 17.

LENOX AV, n e cor 112th st, partitions, windows, to 5-sty store and tenement; cost, \$1,000; owner, Albert E. Lowe, 100 West 115th st; architect, C. B. Meyer, 1 Union sq. Plan No. 3009.

MADISON AV, n e cor 47th st, alter walls, install steel columns, galvanized iron work to 2-sty brick and stone office and storage; cost, \$5,000; owner, not given; architect, R. W. Wingate, 123 East 23d st. Plan No. 23.

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

WEST END AV, No. 34, toilets, partitions, windows, to 5-sty brick store and tenement; cost, \$2,000; owner, Rae & Brill, 2 West 89th st; architect, E. Rossbach, 2010 Broadway. Plan No. 3015. 1ST AV, No. 2124, stalls, to 1-sty brick

IST AV, No. 2124, stalls, to 1-sty brick factory and stable; cost, \$350; owner, Stenca Bros., 2123 1st av; architect, Matthew W. Del Gaudio, Tremont & Webster avs. Plan No. 7.

1ST AV, No. 38, partitions, toilets, windows, to two 3-sty brick tenements; cost, \$2,500; owner, Mrs. Wilhelmina Miller, 252 East 71st st; architect, Henry Regelmann, 133 7th st. Plan No. 5. 2D AV, Nos. 449-451, alter vent shaft,

2D AV, Nos. 449-451, alter vent shaft, walls to 4-sty brick tenement; cost, \$180; owner, Geo. W. and Pauline S. Jarchow, 449 2d av; architects, B. W. Berger & Son, Bible House. Plan No. 13. 2D AV, No. 37, cut windows, toilets,

to 4-sty brick store and tenement; cost,

\$500; owner, Fredk. A. Booth, 860 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 16.

6TH AV, n e corner 20th st, 1-sty brick front extension, 13.1x12.1 to 1-sty brick and stone church; cost, \$5,000; owner, Church of the Holy Communion, 47 West 20th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 2.

STH AV, No. 409, partitions, front wall, to 2-sty brick store and residence; cost, \$3,000; owner, Heyman Harris, 275 Central Park West; architect, Harry G. Wiseman, 17 West 42d st. Plan No. 3016. Michael Rowan, 693 9th av, lessee.

10TH ST, No. 268 East, 1-sty brick rear extension, 25x40, partitions, piers, windows, to 4-sty brick tenement; cost, \$6,000; owner, Elias Bard, 622 East 5th st; architect, Lee Samenfeld, 2228 Pitkin av. Plan No. 3.

Barnett Schnall has contract.

11TH AV, Nos. 687-689, add 1-sty stairs, toilets, to 3-sty brick factory and loft; cost, \$3,000; owner, Albert Smith, 687 11th av; architect, James W. Cole, 403 West 51st st. Plan No. 3014.

PROJECTED BUILDINGS. Bronx.

Apartments, Flats and Tenements.

HUNTS POINT ROAD, e s, 128.5 s Seneca av, 5-sty brick tenement, tin roof, 41.11x103.10; cost, \$35,000; owner, Mose Mulhall, 724 Coster st; architect, M. J. Garvin, 3307 3d av. Plan No. 6.

FRANKLIN AV, w s, 229.9 s 170th st, two 5-sty brick tenements, tin roof, 40.3x 124.6; total cost, \$100,000; owners, Cohen & Eckman Corporation, Max Cohen, 1058 Grant av, Pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 7.

HEWITT PL, w s, 135 n Macy pl, 5-sty brick tenement plastic slate roof, 50.5x 122.8; cost, \$75,000; owners, Goldberg & Smith, 1608 Madison av; architect, Samuel Sass, 23 Park Row. Plan No. 3.

DAVIDSON AV, w s, 150 n 184th st, 5sty brick tenement, tin roof, 50x88; cost, \$50,000; owner, G. Blass, 3718 Olinville av; architect, B. Ebeling, 1136 Walker av. Plan No. 12.

MORRIS AV, n w cor 165th st, 5-sty brick tenement, tin roof, 50.85x103.39; cost, \$40,000; owners, Civic Realty Con. Co., Israel M. Cohen, 150 Nassau st, Pres; architects, Sommerfield & Steckler, 19 Union sq. Plan No. 13.

Union sq. Plan No. 13. 3D AV, w s, 104.7 n, 175th st, 5-sty brick tenement, tin roof, 50x91; cost, \$55,-000; owners, John W. Cornish Con. Co., 466 East 138th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 8.

TRINITY AV, s w cor 160th st, 5-sty brick tenement, tar and gravel roof, 46.5x 91.10; cost, \$45,000; owners, Ave. St. John Realty Co., Max Schalleck, 74 Broadway, Pres; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 9.

TRINITY AV, w s, 46.0 s 160th st, four 5-sty brick tenements, tar and gravel roof, 40x101.9x149; total cost, \$160,000; owners, Ave St. John Realty Co., Max Schalleck, 74 Broadway, Pres; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 10.

163D ST, s s. 225.7 e Melrose av, 5-sty brick tenement, tin roof, 50x87.9; cost, \$40,000; owner, Benj. Benenson, 407 East 153d st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1361.

Miscellaneous.

VAN NEST AV, e s, 28 n Adams st, 1-sty frame shed, 15x20; cost, \$500; owner, Carlo Totero, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 4.

CASTLE HILL AV, w s, 730 n Starling av, 1-sty frame barn, tin roof, 16x25; cost, \$200; owner, Antonio Cannavaccinolo on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1. MAPLE AV, w s, 125 s 212th st, 1-sty frame stable, tin roof, 23x30; cost, \$800; owner, Nicolo Romano, 3630 White Plains av; architect, John J. Zuelch, Williamsbridge Square. Plan No. 5,

January 8, 1910.

CLASSON POINT ROAD, s s, 824 w of East River, 2-sty frame pavilion, slag roof, 60x72; cost, \$5,000; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 11.

Dwellings.

POPHAM AV, w s, 369.10 n 176th st, 2½-sty frame dwelling, shingle roof, 20.1x 56.6; cost, \$6,000; owner, Wm. H. Grunnell, 1141 Aqueduct av; architect, J. A. Campbell, 976 Woodycrest av. Plan No. 2.

Campbell, 976 Woodycrest av. Plan No. 2. LORING PL, e s, 195 n 183d st, 2½sty frame dwelling, shingle roof, 26.64x 47.6; cost, \$12,000; owners, G. H. Masten Realty Co., G. H .Masten, 34 East 9th st, Pres; architect, Douglas Brown, 2299 Loring pl. Plan No. 1362.

BRONX ALTERATIONS.

GREEN LANE, w s, 654 s Castle Hill av, 1-sty frame extension, 7x12 to 1sty frame barn; cost, \$25; owner, Salvator Tozzini, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1.

PURDY ST, e s, 180 n Starling av, move 3-sty frame dwelling; cost, \$500; owner, J. D. Lyons, 1221 Tinton av; architects, Serviss & Glew, 2514 Webster av. Plan No. 4.

PURDY ST, e s, 155 n Starling av, move 2-sty frame dwelling; cost, \$600; owner, J. D. Lyons, 1221 Tinton av; architects, Serviss & Glew, 2514 Webster av. Plan No. 3.

149TH ST, s s, 200 e Morris av, new columns, etc., to 3-sty brick stable; cost, \$250; owners, Marcus Nathan, Estate 110 East 78th st; architects, Moore & Landseedel, 148th st and 3d av. Plan No. 6. CASTLE HILL AV, w s, 75 s Hermany

CASTLE HILL AV, w s, 75 s Hermany av, 2-sty frame extension, 6.9x28, to 2-sty frame dwelling; cost, \$1,500; owner, Courad Munster on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 5.

CASTLE HILL AV, s e cor Gleason av, move 2½-sty frame store and dwelling; cost, \$600; owner, Wm. Beck, 979 3d av; architect, B. Ebeling, 1136 Walker av. Plan No. 7.

CASTLE HILL AV, w s, 83 n Story av, move 2-sty frame dwelling; cost, \$700; owner, Christian Vorndran, 2118 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 597.

CASTLE HILL AV, w s, 58 n Story av, move 2½-sty frame dwelling; cost, \$700; owner, Christian Vorndran, 2118 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 598.

CASTLE HILL AV, w s, 58.06 n Gleason av, move 1½-sty frame dwelling, cost, \$500; owner, A. Buttner, 1321 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 599.

CASTLE HILL AV, s w cor Chatterton av, move 3-sty frame store and dwelling; cost, \$1,000; owner, Christian Vorndran, 2118 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 596. CEDAR AV, e s, 225 n Sedgwick av,

CEDAR AV, e s, 225 n Sedgwick av, 2-sty frame extension, 25x45, to 2-sty frame store and dwelling; cost, \$2,000; owner, H. Bamman, 1824 Cedar av; architect, C. G. Barnet, 3081 Hull av. Plan No. 600.

EAGLE AV, No. 641, new windows, new plumbing, to 3-sty frame dwelling; cost, \$200; owner, Ernest Stutz, 788 East 156th st; architect, J. A. O'Brien, 658 Dawson st. Plan No. 601.

PROSPECT AV; e s, 66 n Dawson st, new store front to 2-sty brick store and dwelling; cost, \$50; owner, Estate of Marcus Nathan, 135 Broadway; architect, Wm. T. La Velle, 1767 So Boulevard. Plan No. 595.

The pages of the Record and Guide are not merely skimmed and then thrown away.

WHITE PLAINS AV, w s 75 s Hugenot st, 2-sty frame extension, 5x13.4 to 2½-sty frame dwelling; cost, \$200; owner, Dr. Herman Seiason on premises; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 2.

ADVANCE REPORTS.

Notice to Contractors.

ELMIRA, N. Y.—Sealed proposals for furnishing structural steel and ironwork, exclusive of erection of the hospital building, for the New York State Reformatory, Elmira, N. Y., and for the structural steel and ironwork, exclusive of erection for the mess hall and kitchen, at the Eastern New York Reformatory, Napanoch, N. Y., will be received by Colonel Joseph F. Scott, Superintendent of Reformatories, at the New York State Reformatory, Elmira, N. Y., up to 12 o'clock, M., on the 15th day of January. Plans and specifications will be furnished to prospective bidders upon reasonable notice to the State Architect, Franklin B. Ware, Albany, N. Y.

Work on Rector's to Begin.

BROADWAY, N. Y. C .- The Thompson-Starrett Co., 49 Wall st, is soon to begin operations on the new hotel building which Charles E. Rector purposes to establish at the northwest corner of Broadway and 44th st, Times square. The new structure will replace the original restaurant and cafe, and will have a total of 13 stys, a height of 200 ft., and will cost \$1,400,000. The frontage on Broadway is 102.3 ft. and 131.3 ft. in the street. The design, prepared by Daniel H. Burnham & Co., architects, of Chicago, Ill., calls for a French Renaissance treatment. The facades will be of light brick and limestone, with terra cotta trimmings, decorated by balconies.

Another Fifth Ave. Building Promised.

5TH AV, N. Y. C.—Henry Corn, 320 5th av, will soon begin the erection of another fine store and loft building at Nos. 74 and 76th 5th av, a plot measuring 51.7x125 ft. x irregular, and also No. 1 West 13th st, a plot 25x75 ft. The entire site has an area of about 7,750 square feet and forms an "L" around the northwest corner of 5th av and 13th st. The new building will contain at least 12 stys and will be strictly fireproof. Messrs. Maynicke & Franke, 298 5th av, are Mr. Corn's architects. No contract has yet been awarded.

Broadway and 42d Street Contract.

BROADWAY, N. Y.—The C. L. Gray Const Co., 42 Broadway, has received the general contract to erect the 20-sty office and store building at the northeast corner of Broadway and 42d st, from plans by Messrs. Clinton & Russell, 32 Nassau st. The Wm. Astor Estate, 23 West 26th st, is the owner of land. Greenwood & Co., 42 Broadway, is the lessee of land and owner of the building. The United Cigar Stores Co., will have main offices in the building. It will be some weeks yet before plans are complete. The project is estimated to cost about \$1,000,000.

Amusement Building for Long Branch.

LONG BRANCH, N. J.—A company composed of James C. Ewing and W. S. Mason, of Pittsburgh, Pa., and Francis C. Baird, of Spring Lake, N. J., have tentative plans before the City Council at Long Branch, to lease the City Park as a playground and expend \$1,000,000 in -a double-deck pier, extending 850 ft. to sea; a convention hall, seating 10,000 persons; a theatre and swimming pool, besides a 400-room hotel. All but the hotel are to be built on the city property. The hotel will be erected on the United States Hotel land, which has been purchased.

Contract for Suffolk County Jail.

RIVERHEAD, L. I.—The Van Dorn Iron Works, of Cleveland, Ohio, has received the general contract to erect the new Suffolk County jail at Riverhead, Long Island, to cost in the neighborhood of \$225,000. The building will be fireproof, 4 stys, brick and limestone, including a lighting and disposal plant. W. J. Beardsley, architect, 49 Market st, Poughkeepsie, N. Y., prepared the plans. J. F. Flugrath, clerk, Patchogue, L. I., is in charge for the Board of Supervisors of Suffolk County.

Six Flats for Southern Boulevard.

SOUTHERN BOULEVARD.—Architect Adolph Mertin, 33 Union sq, has plans underway and expects to receive bids on separate contracts about Jan. 29, for a row of six apartment houses, 5-stys, brick, limestone and terra cotta, to be situated on the Southern Boulevard between Union and Prospect avs, the Bronx. The Jefferson National Realty Co., is the owner.

New North River Pier.

WEST ST.-J. O. Osgood, 143 Liberty st, N. Y. C., chief engineer of the structural department for the Central Railroad Company of New Jersey, has plans in hand for the erection of a new pier shed at Pier No. 81, North River, to cost at least \$100,000. It will measure 300 ft. in length and will be constructed of structural steel and corrugated iron. It is indefinite how soon the project will go ahead.

House for Fifty Families.

CATHEDRAL PARKWAY.—Bernstein & Bernstein, architects, 24 East 23d st, are preparing plans for a 6-sty apartment house, 125x87 ft., for fifty families, to be erected on Cathedral Parkway, 350 ft. west of 7th av, at a cost of about \$150,-000. Samuel I. Davis, 24 East 23d st, is the owner. Plans are to be ready for bids about Jan. 20th.

Apartments, Flats and Tenements.

89TH ST.—Chas. B. Meyers, architect, 1 Union sq, has made plans for interior alterations to his 5-sty flat No. 220 East 89th st, to cost about \$5,000.

132D ST.—Gronenberg & Lenchtag, 7 West 22d st, have plans for alterations to No. 171 West 132d st, for John J. McGrath, to cost about \$5,000.

30TH ST, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for a 6-sty flat, 40x85.9 ft., for Mrs. L. A. Phillips, 133 East 30th st, to be erected in the north side of 30th st, 160 ft. east of Lexington av, to cost \$50,000.

HUNTS POINT RD, BRONX.—M. J. Garvin, architect, 3307 3d av, has prepared plans for a 5-sty brick tenement, to be erected by M. P. Mulhall, 724 Coster st, on the east side of Hunt's Point Road, 128 ft south of Seneca av, to cost \$20,000.

BROOKLYN, N. Y.-C. M. Beyers, 59 Pearl st, N. Y. C., owner will erect this spring a 4-sty brick and bluestone flat house, 40x80 ft, in the west side of 14th st, 100 ft south of Av H, Brooklyn, to cost about \$25,000. Mr. Beyers is his own architect.

WADSWORTH AV, N. Y. C.-Neville & Bagge, 217 West 125th st, have completed plans for the 6-sty high-class flat, 89.10x irregular, for the John B. Berry Co., 543 West 145th st, to be erected at the northeast corner of Wadsworth ay and 177th st, to cost \$175,000. BROOKLYN, N. Y.-F. W. Herter,

architect, 186 Remsen st, Brooklyn, has

prepared plans for a 24-family flat, brick and limestone, 6-stys, 54x103 ft., to be erected on the east side of Washington av, 207 ft. south of Greene av, to cost \$80,000. Figures are now being received.

YONKERS, N. Y.—Plans will be completed about Jan. 15, by architect James A. Watson, Philipsburgh Bldg., for the store and apartment building for A. K. Stewart, 336 Hawthorne av, to be erected at No. 83-85 Warburton av. The owner builds and the estimated cost is \$50,000.

at No. 83-85 Warburton av. The owner builds and the estimated cost is \$50,000. WALTON AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, has completed plans for a 5-sty flat, 52x89 ft., for the Malcolm Const. Co., Rider av and 167th st, to be erected on the west side of Walton av, 180 ft. south of 161st st, to cost \$50,000. The owner awards all contracts.

tracts. BROOKLYN, N. Y.-P. Guthy, 926 Broadway, Brooklyn, general contractor for two apartment houses to be erected on Rugby road for the Rugby Investment Co., H. L. Plant, president, 146 Pearl st, Brooklyn, is receiving figures on materials and sub contracts. Brick and limestone, 4-stys, 33x85 ft.

62D ST, N. Y. C.—Architect Albert Joseph Bodker, 25 West 32d st, has finished plans for the improvement of Nos. 40 and 46 East 62d st, with an 8-sty elevator apartment house 66.4x84.6 ft, to cost about \$200,000. The owner is known as the 40 and 46 East 62d st Co., of No. 311 Madison av.

311 Madison av. DAVIDSON AV, N. Y. C.-G. Blass, builder, 3718 Olinville av, N. Y. C., will erect a 5-sty brick and limestone tenement, 50x88 ft, on the west side of Davidson av, 150 ft north of 184th st, Bronx, to cost \$50,000. B. Ebeling, 1136 Walker av, has prepared plans. The owner builds and takes all figures.

RIVERSIDE DRIVE, N. Y. C.—Plans have been completed by Geo. and Edward Blum, 505 5th av, for the 10-sty fireproof elevator apartment house, 100.1x irregular, to be erected at the southeast corner of Riverside Drive and 145th st, at a cost of about \$700,000. The Dacorn Realty Co., 75 Liberty st, is the owner. AUDUBON AV, N. Y. C.—The Helene Realty and Construction Co., 170 Broadway, Sol. Simon, President, has purchased the plot 95x100, at the northeast corner of Audubon av and 175th st. The company will erect on the site two 5-sty apartment houses. C. B. Meyers, 1 Union sq, has prepared plans in previous operations.

WADSWORTH AV, N. Y. C.—Geo. Fred Pelham, 507 5th av, has completed plans for a 6-sty flat and store building, to be erected at the southeast corner of Wadsworth av and 187th st, 6-stys, 50x100 ft., for Max G. Boehm, of Boehm & Boehm, 71 Nassau st, to cost \$60,000. Brick, limestone, terra cotta, dumbwaiter, steam heat. The owner builds, awards all subcontracts.

Contracts Awarded.

ROME, N. Y.—The R. H. Howes Construction Co., 500 5th av, N. Y. C., has received the general contract and desires estimates on all materials and sub-contracts for a new factory to be erected for the Rome Soap Manufacturing Co., at Rome.

185TH ST, N. Y. C.-J. H. Nicklish, 217 West 125th st, has received the general contract to erect a 4-sty brick 12-family store and flat, 51x43 ft., in the north side of 185th st, 40 ft. east of Bossford av, to cost \$22,000. Fred E. Hill, 346 Broadway, is architect.

PLAINFIELD, N. J.—The Ross Bush Co., 1328 Broadway, N. Y. C., was awarded the general contract to erect the 2-sty brick and concrete school for the Board of Education on Dunellen, near Clinton avs. James Gamble Rogers, 11 East

Copies of the Record and Guide forty years old are still in use.

24th st, N. Y. C., prepared the plans. Estimated cost, \$45,000.

2D AV .- Fox & Rosenzweig, 290 West 11th st, have received the general contract to erect the 4-sty brick and limestone emigrant building at 180 2d av, for the Polish National Alliance Association of A. F. Leicht, 9 West 42d st, is America. the architect. Estimated cost, \$25,000.

GANSEVOORT ST, N. Y. C.-J. C Glover, architect, 166 State st, Brooklyn, is preparing plans for an addition to the refrigerating plant Nos. 94-98 Gansevoort st, for the Manhattan Refrigerating Co., 525 West st, to cost about \$75,000. H. B. Kirkham & Sons, Produce Exchange Building, has received the general contract.

Churches.

RIDGEFIELD PARK, N. J .- The Congregation of St. Francis Church, Rev. Father Flanagan, pastor, contemplates the erection of a church and parochial school to cost between \$40,000 and \$50,-000. No plans have yet been prepared or architect selected.

SCHENECTADY, N. Y.-Fuller & Robinson, Architects, 115 State st, Albany, N. Y., have prepared plans and awarded to Walter Wellman, 928 State st, Schenectady the general contract to erect a new edifice for the Christ Episcopal church. Brick and stone 11/2-stys, 70x cost \$25,000. 120 ft.

WATERFORD, N. Y .- E. F. Durang & Son, 1011 Chestnut st, Philadelphia, Pa., are completng plans for a granite and terra cotta edifice, 70x165 ft., to be erected at Broad and 6th sts for St. Mary's Church. Estimated cost, \$130,000. R. C. The architects will take bids about Jan. Father Alfred H. Valiquette, 6th and Washington sts, Waterford, is pastor.

Dwellings.

ENGLISHTOWN, N. J.-Shampan & Shampan, architects, 772 Broadway, Brooklyn, have completed plans for frame residence, 2-stys, with shingle roof, to be erected at Englishtown, N. J.

MT. VERNON, N. Y .- Francis M. Stratton, President of the Westchester Lighting Co., has purchased the farm of Dr. E. F. Brush, of Mt. Vernon. Mr. Stratton will probably erect a summer home on the place.

HACKENSACK, N. J.-G. C. Munnermacker, 49 Park st, Hackensack, has received the general contract to erect the \$50,000 residence for Mrs. Sophia C. Henderson on Prospect av. Plans were prepared by Wm. W. Light, 63 William st, N. Y. C. Frame and stucco, 21/2-stys, 40x110 ft.

DELAFIELDS LANE, BRONX .-- The Horace Mann School and Teachers' College has purchased nine acres on the north side of Delafield's Lane, a short distance west of the Albany Post Road. About three acres of the level ground will be laid out as a playground and athletic field, and the balance will be improved along park lines and cottages erected for the professors and others connected with the institutions.

Factories and Warehouses.

HOBOKEN, N. J .- The manufacturing firm of Albert Pflug & Co., 14th st and Willow av, (white lead), is contemplating the erection of a new factory. No contract has yet been placed, or plans de-Estimated cost, \$30,000. cided upon.

BROOKLYN, N. Y.-J. G. Glover, architect, 166 State st, Brooklyn, has completed plans for extensive alterations to the warehouse on the east side of Flatbush av, 301 ft north of Lafayette av, for Louis L. Firuski, of Riverside Drive and 86th st, N. Y. C., to cost about \$46,000.

ALBANY, N. Y .- The International Harvester Co., 234 Michigan av, Chicago, Ill., will soon begin the erection of a 4-sty reinforced concrete fireproof warehouse. 90x100 ft, at Broadway and Tivoli st. Figures will be taken about April 1. M. E. McCullough, 40 Beaver st. Albany, is in charge. - Estimated cost, about \$50 .-000.

JAMESTOWN, N. Y.-Ashworth & Odell and Chadekoin Knitting Co., in care of Asa Ashworth and H. L. Odell in charge for owners, 316 Cherry Building, Jamestown, have awarded to Chas. Swanson, 8 River st, the mason work, and Chas. Lindbeck, 8 River st, carpentry, for the 4-sty fireproof brick and steel worsted mill, 80x 200 ft., in Crescent st. George S. Rider Co., Century Building, Cleveland, Ohio, are the architects and engineers. Estimated cost, \$200,000.

BUFFALO, N. Y.-Incorporation papers of the Rogers-Brown Iron Co., with a recorded capitalization of \$5,000,000, have been forwarded to Albany. The company's plan is to erect a new big pig iron plant for the foundry trade and to take over the plant of the Buffalo & Susquehanna Iron Co., better known as the Goodyear plant. William A. Brown, the president, states that plans are now being prepared. Rogers Brown & Co., have an office at 32 Cortlandt st, New York City.

NEWARK, N. J .- Plans are out for the new plant of the Lovell-McConnell Manufacturing Co., at 194 to 212 Wright st, consisting of a 2-sty brick manufacturing mill construction to cover an building, area of 50x200 ft, a 1-sty brick foundry 40x75 ft, and a brick structure 25x67 ft. which will be occupied as a power-house and excelsior storage-room. There will be installed a large electric power plant and a heavy freight elevator. Frederick Phelps is the architect. Henry Dickson, 22 Clinton st, Newark, has received the contract. Estimated cost, \$45,000.

Miscellaneous.

CATSKILL, N. Y.-E. A. Dennison, architect, 475 5th av, New York City, has prepared plans and is taking bids for \$40,000 worth of alterations to the Catskill National Bank. Changes consist of a new limestone exterior, lowering building to street level, new vestibule, extension, etc.

167TH ST, N. Y. C.-Henry Guttman, furniture, 127 West 24th st, owner, will take figures on the mason and carpenter work for a fireproof, brick and limestone garage, 5-stys, 50x85 ft, in the southside of 167th st, 175 ft west of Amsterdam av, to cost \$65,000. Harold L. Young, 1328 Broadway, has completed the plans.

LAKE GEORGE, N. Y .- Ludlow & Peabody, architects, 12 West 31st st, N. Y. C., busy preparing plans for a railare road station for the Delaware & Hudson Co., to be located at Lake George, N. Y. The building is to be 33x66 ft. in plan, with a tower 58 ft. in height. Materials, concrete, cement, stucco and Roof, tile. frame.

SYRACUSE, N. Y .- A number of Syra cusans are organizing a canoe and yacht club and expect to erect next spring an attractive new clubhouse on the Onondaga lake outlet. C. R. Roscoe is chairman of the building committee and is personally looking after the preparation of the plans. He has retained James D. Meehan, of Syracuse, as architect.

Office and Loft Buildings. WESTCHESTER AV, N. Y. C.-Buch-man & Fox, architects, 11 East 59th st, have taken bids for the \$50,000 worth of alterations to the 3-sty building on the south side of Westchester av, east of 3d av, owned by J. Clarence Davies.

WESTFIELD, N. Y.-The Welch Grape Juice Co., Dr. C. E. Welch, president, has awarded to The Durolithic Co., 460 Ellicott sq, Buffalo, N. Y., the general contract to erect a 3-sty brick and reinforced concrete office and hall building, 80x100 ft, to cost about \$30,000.

SCHENECTADY, N. Y.-L. Rodman Nichols, 208 South Centre st, Schenectady, has been commissioned to prepare plans for a large addition to the department store, 415 State st, for the Wallace Estimated cost is \$40,000. Company. Brick and steel, 2-stys, 48x200 ft.

46TH ST, N. Y. C .- H. P Knowles, architect, 1170 Broadway, is ready for figures on the general contract for the erection of a new front and interior to the store and loft building Nos. 6-8 East 46th st, for W. H. Miller, 92 William st. The changes are estimated at about \$50,-000.

NEWARK, N. J .- Frank Grad, Newark, has prepared plans for a large 3sty brick mercantile building which Henry Harris is to erect at the southeast corner of South Orange av and Beacon st, costing about \$18,000. The structure will contain three stories on the ground floor and two offices above, while the third floor is laid out for one large dance hall.

BROOKLYN, N. Y .- Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for remodeling the 2-sty dance hall and store building, 152.9x115.9 ft., on the block bounded by Eastern Parkway, Dean st and Stone av, Brooklyn, into a 5-sty brick mercantile build-A new electric elevator will be ining. stalled. The building will be equipped with gas and electric lighting and other modern improvements. Mr. Louis Levy, of 189 Montague st, is the owner.

Schools and Colleges.

HOBOKEN, N. J.-At a special meeting of the Hoboken School Board, Dec. 30, the plans of Architect John T. Rowland, 15 Exchange place, Jersey City, for the new Hoboken High School were accepted. The Common Council was called upon to appropriate \$250,000 for the new building. HAMILTON, N. Y .- The expenditure of \$150,000 has been authorized by the trustees of Colgate University to erect a commons and new dormitory in place of





Names and addresses of ALL who want building materials are given with description of the buildings and other information.

RECORD AND GUIDE

the old east college building and to renovate the old west college building at Hamilton. President Bryan is in charge of the work.

Theatres.

SCHENECTADY, N. Y.-A. W. Johnson, architect, of Toledo, Ohio, has completed plans for a fireproof, brick, theatre, capacity 1,700; cost, \$100,000, for the Reis Circuit Co., of 214 West 42d st, N. Y. C., to be erected in Liberty st. The architect will take all bids.

145TH ST.—The Polher Realty Company, of which Paul M. Herzog, is president, has purchased a plot 75x100 ft. in the south side of 145th st, 200 ft. east of 8th av, for improvement with a modern theatre of about 1,000 seating capacity. The Polher Company represents a syndicate which controls a chain of playhouses. Further particulars will be announced in later issues.

Bids Opened.

The Board of Education opened bids on Monday, Jan. 3, No. 1, for glass to be furnished to various schools in the Borough of Manhattan. George Cowen, \$3,-103.25, low bid. Other bidders were: Holbrook Bros., Pittsburgh Plate Glass Co., Theodore W. Morris, Peter J. Constant. No. 2, for fireproof stairways, etc., at P. S. 3, 45, 90, 111, Brooklyn. Joseph Ohlhausen was low bidder.

Municipal Work.

MORTON ST, N. Y. C.—Bids will be received by the Commissioner of Docks and Ferries for removing and reconstructing the pier at the foot of Morton st, known as Pier No. 42, North River.

BROOKLYN.—Bids will be received by the Park Board, Thursday, January 20, for the erection of steps and walls for the Fifth av entrance to Sunset Park, Brooklyn. Also, for the erection of a shelter house in McKinley Park, Brooklyn. CLIFFSIDE, N. J.—The Borough of Cliffside, New Jersey, will vote during this month on the construction of a \$50,-000 sewer. Warren E. Sammis, 1 Liberty st, N. Y. C., is chairman of the Citizens' Committee.

NORTH BROTHERS ISLAND, N. Y. C.—Estimates will be received by the Board of Health, Wednesday, January 12, for materials necessary or required to erect and complete the foundations of two pavilion buildings and other work incidental thereto, on the grounds of the Riverside Hospital at North Brother Island, the Bronx.

CASTLETON, N. Y.-Estimates will be received by the Department of Public Charities, until Tuesday, January 11, for the construction of a dormitory for female inmates at the New York City Farm Colony, on the property of the Department of Public Charities, on the north side of the Manor Road, Township of Castleton, Richmond.

AQUEDUCT.—Bids will be received by the Board of Water Supply, No. 299 Broadway, until Tuesday, January 18, for the construction of seven steel pipe siphons, consisting of riveted steel shells 9 ft 9 in and 11 ft σ in nominal inside diameter, enveloped with concrete and lined with Portland cement mortar, aggregating 2.6 miles; also several stretches of aqueduct in open cut and on embankment or cut-and-cover aqueduct, aggregating about 250 ft. Also for the construction of portions of the White Plains division of the Catskill Aqueduct.

Government Work.

CHICAGO, ILL.—Department of the Interior, U. S. Reclamation Service, Washington, D. C. Sealed proposals will be received at the office of the U. S. Reclamation Service, Chicago, Ill., until Jan. 10, for furnishing 50,000 barrels of Portland cement, f. o. b. cars at the works of the bidder. For particulars address the U. S Reclamation Service, Washington, D. C., or Chicago, Ill. R. A. Ballinger, secretary.

Brief and Personal.

He who hopes is hopeless, but he who hopes and strives, gets there.

Many a builder has gone to pieces on the rocks because he was lacking in sand. Push is all right, but building material is heavy, and you ought to have a good foothold. Record and Guide ads put theright kind of spikes in your shoes.

If you have something to sell, don't go and whisper it into a rain barrel. Better stand on the Metropolitan tower and talk through a megaphone. Better still, talk through a Record and Guide ad.

Edward Clarence Dean, formerly with John Russell Pope, 527 5th av, N. Y. C., announces that he has opened an office for the practice of architecture at the

Union Trust Building, Washington, D. C. Paul J. Piatti, 47 West 34th st, has been appointed steam engineer on the new 20-sty office building which Philip Braender, 143 West 125th st, is about to erect at the southeast corner of 4th av and 24th st.

Robt. W. Boyd, Assoc. M. Am. Soc. C. E., has succeeded to the private practice of Rudolph P. Miller, the new Superintendent of Buildings in Manhattan. Mr. Boyd was assistant to Mr. Miller for several years, with office at 527 5th av.

David Christie, one of the oldest mason builders and real estate operators in this city, died of pneumonia Sunday morning at his residence, 177 West 95th st. He was in his 82d year. His place of business was on Amsterdam av, near 96th st.

John H. Lidgerwood, vice-president and treasurer of the Lidgerwood Manufacturing Company of 96 Liberty st, this city, with plants at Newark, N. J., died this week at his home on Speedwell av, Morristown, N. J., aged 79. Mr. Lidgerwood was born in New York.

William C. Post, vice-president and treasurer of the Post & McCord Co., manufacturers and erectors of structural ironwork, 44 East 23d st, died on Wednesday at Atlantic City at the age of 43 years. He was graduated from the Stevens Institute in 1886. Mr. Post was a member of the Stevens Alumni, the Chilsea Plantation Club, the Carteret Club of Jersey City, the Jersey City Golf Club and several others.

The Eureka Fire Hose Company recently sold 2,000 feet Red Cross Fire Hose to the City of Newburgh, N. Y., at the price of 90 cents a foot, coupled. An item in a local paper stating that the city had bought "Paragon" Hose at 90 cents has been copied in a number of papers throughout the country. The Eureka Fire Hose Mfg. Company wishes to say that "Paragon" Hose is never sold at less than the standard price of \$1 per foot.

The MacArthur Construction Co., N. Y. C., sub-contractor, for building the foundations for the new county Court House at Hackensack, N. J., has put up a huge pile driving machine on the premises. The opinion is that actual work of building the edifice will not start for several months yet, until the weather is better. According to the terms of the contract with the John T. Brady Co., of 103 Park av, N. Y. C., general contractor, the new \$1,000,000 building must be completed within eighteen months of the start of the work. Some excavating was done in November, so that the contractors must finish up by May 31, 1911. James Riely Gordon, 402 5th av, N. Y. C., is the architect.

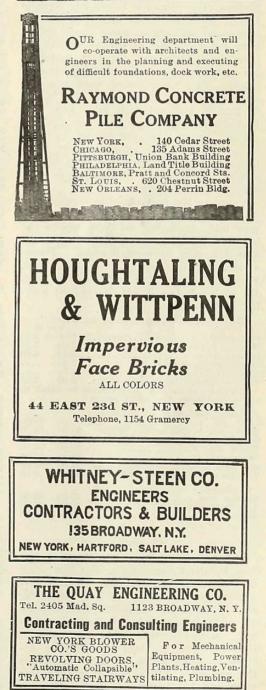


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BUILDING MATERIAL AND EQUIPMENT And News Regarding Source of Supply

Storm Hits Materials Hard.

The dullness that characterized the building material market in all its branches this week is attributable di-rectly to the storm. It was too cold to lay brick, and practically no material could be hauled. There is any quantity of operations pending, and new business has come into the architects with orders Brick was effectually tied to hurry up. up. The Hudson st Haverstraw was frozen from shore to shore. No orders for Jersey brick are being taken. Cement interests will wear a scowl. Lumber was in fair demand for this time of the year, but no loads moved. Stone was also blocked. The early winter indications for an open one seemed doomed to be shattered and business took on a pessimistic hue. Foundry grades of iron moved better than any other kind of building material, but the activity was not great on any one day. Steel barely held its town.

BRICK-Firm at \$6.00 to \$6.50. Market nil.

CEMENT-Price change deferred.

IRON-Slightly active.

LUMBER-Inquiry fair. Prices tending upward.

STEEL-Dull. Prices firm.

STONE-Dull. Building stone bound upward.

Brick. There was no demand this week for Hudson river common brick. The river is frozen from shore to shore at Haverstraw and no cargoes came down. Prices here ruled strong at \$6 to \$6.50, but there was little call for this material. No quotations are being made on covered Few transactions were recorded brick. on the Builders' Exchange. The Sayre & Fisher Co. did not take any new business and made no quotation.

Front brick were hit almost as hard as common in the effort to ride them to jobs, owing to the condition of the streets. Prices are unchanged in that department, however.

Owing to the fact that the temperature was low, nearly all the week no brick was laid, excepting on jobs where the building has progressed so far as to enable the men to work indoors. Transactions for last week were: Left over, Friday, Dec. 24, 29; arrived, 30; sold, 18; on hand, Jan. 3, 41; covered, 6; leaving a balance of 35.

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

	Per	м.
Hudson River Common	\$6.00@	6.50
Hudson River, Light Hard	5.00	5.50
Raritan River	5.75	6.00
Croton Point-Brown, f o. b]	12.50	
Croton Point-Dark and red 1		
Hollow brick, Haverstraw size		9.00
*Cartage and dealers' profits must	be adde	d to
above quotations for retail prices.		
Fronts: (Delivered at buildings.)		
Puffe No 1	00.00	00.00

Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.).	24.00	28.00
Greys, various shades & speckled	27.00	31.00
White No. 1	30.00	35 00
White No. 2	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00
Enameled:		
English size	75.00	80.00

American Seconds,												
	 •					-		-		-	00100	10100

Cement.

Although members of the North American Portland Cement Co. met last week at the offices at 30 Broad st, no action was taken regarding the long-looked-for change in prices current. While some of the members thought that a change could well be made with the dawn of the new year, it was nevertheless decided to defer action on this matter for the present. Little cement moved this week and but little was used. The in-

quiry is good, however, and it was said that one or two of the companies had closed sizeable contracts, for immediate delivery. There was not much optimism in cement circles this week.

CEMENT.

Manufacturers' Quotations:	
The following special quotations, for cargo	o lots
in cloth, are furnished by agents of the br	ands,
and they, not we, are responsible for the	aecu-
racy of the figure given:	
Alsen's (American) Portland \$1.43@	\$1.58
Atlantic Pertland 1.43	
Atlas Portland 1.43	1.53
Bath Portland 1.43	
Dragon Portland 1.43	1.58
Edison Portland 1.43	
Lehigh Portland 1.43	1.58
Trowel Portland 1.43	1.58
Vulcanite Portland 1.43	1.58
Alsen's (German) Portland	2.40
Dyckerhoff (German) Portland	2.43

Iron and Steel.

This is The outlook for iron is good. the only encouragement forthcoming from the pig iron interests this week. They all report business dull, although not so much so as the other building material houses. Contrary to general expectations, it is thought that the consumption of iron for structural purposes in this territory will not measure up to that of December this month, because of the fact that fabricators are now filling all the structural orders they can handle for second quarter delivery and, it is said, well into the third. The structural steel makers say they have never had so much business in hand for this section. The fact is there are not enough mills to handle the business ready to go ahead. Prices stand unchanged.

PIG IRON.-The following are nominal deliv-ered prices at tidewater for shipment into the

first quarter:		
Northern:		
No. 1 x Jersey City No. 2 x Foundry No. 2 Plain	\$1	9.20@\$19.79
No. 2 X Foundry		8 20 18 70
The following prices	no f o h	oora Bir.
The following prices a mingham, freight to N. ing lighterage within li-	V \$4.25	and includ-
ing lighterage within li	shterage lin	nits, N. Y.
harbor, \$4.85:		
Southern:	and donne last	
No. 1 Foundry No. 2 Foundry Spot No. 3 Foundry	\$1	14.75@\$15.25
No. 2 Foundry Spot		4.25 14.75
No. 3 Foundry	••••••••••	13.10 14.20
Basic:	OFFE STOR	0 55 10.00
Eastern Pennsylvania . Alabama		4 50 15.00
Alabama Valley		7.25 15.00
STRUCTURAL STEEL		
STRUCTURAL STEEL, Nominal prices f. o. b	. dock, N.	Y.
Nominal prices f. o. b Beams and Channels, f under Angles Tees	15-in. and	-1 70 -00 05
under	••••••	1 76 9 25
Angles		1.81 2.30
Tees Zees		1.76
BAR IRON FROM STOF		I Classifica-
ROUND AND SQUARE	IRON.	
ROUND AND SQUARE 1 to 1%, base price % and % in		2.00
% and % in		1-10c. extra
FLAT IRON		
$1\frac{1}{2}$ to 4 in. x $\frac{5}{2}$ to 1 in $1\frac{1}{2}$ to 4 x $\frac{1}{4}$ x 5-16 2 to 4 in. x $1\frac{5}{2}$ to 2 in $4\frac{1}{4}$ to 6 in. x $1\frac{1}{4}$ to $1\frac{1}{4}$ Norway Bars Norway Shapes	hase pric	2 00
$1\frac{1}{2}$ to 4 m. x $\frac{1}{8}$ to 1 m.	., base pric	2-10c extra
2 to 4 in. x 1% to 2 in		5-10c extra
41/4 to 6 in. x 11/4 to 11/2		4-10c extra
Norway Bars		3.35
Norway Shapes		3.30
Burden H B & S		\$2.95 base
Burden Best Iron Burden H. B. & S Machinery Steel, Iron Soft Steel Bars, base o. Tool Steel, regular quali Tool Steel, extra quality	Finish, bas	e 2.00
Soft Steel Bars, base on	r ordy. size	s 2.00
Tool Steel, regular quali	ty	7.00
Tool Steel, extra quality	• • • • • • • • • • •	13.00
SOFT STEEL SHEETS		
1/4 and heavier		2.30
3-16		2.40
No. 8		2.50
Blue Annealed.		0 50
No. 8		2.50
No. 10 No. 12	•••••	2.50 2.55
		2.60
No. 16		9 70
	0	Mill. Store. Cleaned
	One Pass,	Cleaned
No. 16		
No. 18}	\$2.90 2.85	3.00
No. 21 }		
No. 22)	2.85	3.10
NO. 241	9.05	
No. 25 No. 26 }	3.05	3.20
No. 27	3.10	3.50
		0.00

GENUINE IRON SALETSGalvanized
Nos. 22 and 24per lb. \$5.75
··· 26 ······ ··· ··· ··· ··· ··· 6.25
" 28 " " 7.25
TERNE PLATES.
N. BThe following prices are for 1C 20x28,
the rate for 14x20 being half as much. IX is
usually held at \$2 per box advance for 8 to 10
lbs. coating and \$2.50 to \$3 advance for 15 lb.
and upward. The following are approximating
basis quotations, and proper allowance must be
made for special brands, small lots, etc.:
About 40-lb. coating@\$17.30
About 30-1b. coating 15.20
About 20-1b. coating 13.50
About 15-lb. coating\$10.90 11.45
About 8-lb. coating 8.30
RUSSIA, PLANISHED, ETC.
Genuine Russia, according to assort-
ment, per 1b 111/4@ 14
Patent planished per lb. A., 10c.; B.,
9c., net.
Metal laths, per sq. yd 22 24
GALVANIZED STEEL.
Nos. 14 and 16Per 100 lbs. \$3.10
" 18 and 20" " " 3.25 " 22 and 24" " " 3.45
$\begin{array}{cccccccccccccccccccccccccccccccccccc$
30
No. 20 and lighter, 36 ins. wide, 25c. higher.
COPPER.
Sheet Copper, hot rolled, 16 ozper lb. 18@19
Sheet Copper, hot rolled, 14 ozper lb. 19@20
Sheet Copper cold rolled 1c per lb above hot

GENHINE IRON SHEETS -Galvanized

Sheet Copper, cold rolled, 12 over 20 ins. wide and under, 1c. above cold rolled. Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled. Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

 PIG LEAD.

 Ton lots
 4%@5

 Loss
 5
 514

· Lumber.

The buying movement in lumber set in exactly as predicted, actively, Specifications were for good volumes in high grades, although prices are firm and stiffening. The lull in this branch of the building material market that preceded the holidays was lighter than usual, but the storm and the resultant overlay of snow between Christmas and New Years hurled it back to its normal lassitude. One company, when visited by a Record and Guide man, displayed a pile of letters containing orders from local and suburban retailers, which was declared to be without precedent for the first business day after the first of the year.

Hardwood prices are nearing the highest prices ever known. Buving in this department was more active than usual, stocks of high grade dry lumber being This buying movement promises to low. not only to continue but to increase, and mills are already displaying anxiety as to where the supply is to come from. Some large buyers (not so many in this market, however), are trying to cover their requirements for the next six months at present prices, but practically no one is selling that far in advance.

A jump of one dollar is announced in FAS. basswood. FAS. red birch has gone up two dollars while chestnut has moved up one dollar in FAS. and common. Sound wormy is up fifty cents. Cypress is experiencing the activity promised a month ago and is in strong demand. Red Gum is up about a dollar. Quartered white oak remains stationary and is dull. Poplar is strong and a jump of from one to two dollars will come this month.

ASH.-White:

ASII W	nice.			
		No. 1	No. 2	Log
	1st & 2d,	Com.,	Com.,	Run
	6 in.&up.	4 in.&up.	3 in.&up.	M.G.O.
4-4	. 51.00	35.00	23.00	34.00
5-4		41.00	25.00	
6-4		41.00	25.00	
8-4	. 58.00	42.00	27.00	
10-4	. 67.50	46.00	32.00	
12-4	. 72.00	46.00	32.00	
16-4	. 76.00	52.00	33.00	
ASHBr	own:	No. 1 -	No. 2	Log
	1st & 2d,	Com.,	Com.,	Run
	6 in.&up.	4 in.&up.	3 in.&up.	M.G.O.
4-4	. 52.00	36.50	23.00	34.00
5-4		42.50	25.00	
6-4		42.50	25.00	
8-4	. 63.00	43.50	27.00	
10-4	. 69.50	47.50	32.00	
12-4	. 74.00	47.50	32.00	
16-4	. 79.00	53.50	33.00	

January 8, 1910.

RECORD AND GUIDE

BASSWOOD: 1st & 2d, 6 in.&up. 4-442.00 5-444.00 8-444.00 8-444.00		No. 2 Com., 3 in.&up. 22.50 24.50 24.50 24.50	Log Run M.G.O. 30.00 32.00 32.00 32.00 32.00
BEECH: 1st & 2d, 6 in.&up. 4-4	No. 1 Com., 4 in.&up. 21.00	No. 2 Com., 3 in.&up. 16.00	Log Run M.G.O. 20.00
BIRCH: 1st & 2d Red-6 in. & up-Sap. 4-4 49.00 37.00 5-4 51.00 39.00 6-4 51.00 39.00 8-4 53.00 41.00	28.00 28.00	No. 2 Com., 3 in.&up. 19.00 20.00 20.00 20.00 20.00	Log Run M.G.O. 26.00 28.00 28.00 30.00
CHERRY: 1st & 2d 6 in.&up. 5-485.00 6-4100.00 6-4100.00 8-4105.00 10-4115.00 12-4115.00	$\begin{array}{c} \text{No. 1}\\ \text{Com.,}\\ 4 \text{ in.&up.}\\ 51.00\\ 55.00\\ 55.00\\ 59.00\\ 64.00\\ 64.00\\ 64.00\end{array}$	No. 2 Com., 3 in.&up. 26.00 28.00 28.00 28.00 28.00 28.00 28.00	Log Run M.G.O.
CHESTNUT: 1st & 2d, 6 in.&up 4-452.00 5-452.00 8-453.00 COTTONWOOD:		Snd. Wormy, 3 in.&up. 20.00 21.00 21.00 21.00	Log Run M.G.O.
Panel & Wide, No. 1. 4-4x18 to 23 55.00 4-4x24 to 27 63.00	1st & 2d, 6 in.&up. 4 	No. 1 Com., in.&up. 3	No. 2 Com., in.&up.
4-4x28 & up 70.00 4-4 5-4 6-4 box 8-4 4-4x8 to 12 40.00 4-4x13 to 17 50.00	35.00 38.00 38.00 s 39.00	28.00 30.00 30.00 30.00 	24.00 24.00 24.00 24.00 24.00
CYPRESS: 4-4 Random Width 5-4 Random Width 6-4 Random Width 8-4 Random Width 10-4 Random Width 12-4 Random Width		lect Sh 5 41.25 28 5 42.25 36 5 42.25 36 5 44 75 38	
. 12-4 Random Width ELM.	15.00.00 54.0	0 48.20 42	.00
4-4 5-4 6-4			Soft Log Run 25.00 25.00 25.00
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	No. st & 2d Cor Sap. Red 17.00 17.0 20.50 20.5 20.50 26.50 26.50 26.5 29.50 29.5 11.50 31.5 31.50 31.5 32.00 32.0 No. 1	$\begin{array}{cccc} n & Com \\ l. & Sap. \\ 00 & 11.25 \\ 00 & 15.25 \\ 00 & 17.75 \\ 00 & 21.25 \\ 00 & 21.25 \\ 00 & 21.25 \\ 00 & 25.75 \\$	No. 2 Com.
$\begin{array}{c} 1 \text{st } \& \ 2 d \\ 4 \text{-} 4 \dots 27.00 \\ 5 \text{-} 4 \dots 29.00 \\ 6 \text{-} 4 \dots 29.00 \\ 8 \text{-} 4 \dots 29.50 \end{array}$		Com. 15.00 15.00 15.00 15.00	M.G.O 17.50
7 in.	& 2d No. & up. 4 in 0.00 24 1.00 21 1.00 21	4.00 5.00 5.00	o. 2 Com in & up. 19.00 19.00 19.00 19.00
$\begin{array}{c} 4 \text{ in. \& up. :} \\ 4-4, \dots, 55.00 \\ 5-4, \dots, 66.00 \\ 6-4, \dots, 68.00 \\ 8-4, \dots, 71.00 \\ 10-4, \dots, 77.00 \\ 12-4, \dots, 80.00 \\ 16-4, \dots, 85.00 \end{array}$	No. 1 Com M 3 in. & up. 3 35.00 40.00 41.00 45.00 55.00 55.00 60.00		Log Run M.G.O. 35.00
4-4 Soft 31.00	No. 1 Com 1 3 in. & up. 3 24.00 24.00 artered:	Vo. 2 Com 3 in. & up. 18.00 18.00	Log Run M.G.O. 21.50 21.50
OAK.—White, Qua 3-8 1-2 5-8 3-4 4-4x6 to 12. 4-4x10 & up 4-4x2½ to 5½ Strip. 5-4, 6-4 & 8-4	1st & 2d. . 40.00 . 52.00 . 61.00 . 72.00 . 86.00 . 105.00	No. 1 Com. 29.50 35.00 41.00 48.00 55.00 	No. 2 Com. 31.00 31.00
OAK.—Red Quart 4-4x6 & up 4-4x2½ to 5½ Strip 5-4, 6-4 & 8-4	1 at 8. 94	No. 1 Com. 45.00 48.00	No. 2 Com. 27.00 29.00

HECORD III		
OAK Red and White	No. 1 No. 2	
1st & 2d 6 in.	Com Com 4 in. 3 in.	3 in.
& up. 3-8 32.00 1-2 38.00	& up. & up 23.00 15.50 24.00 17.50)
5-8 $42.003-4$ 46.00	$ \begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$))
4-4 52.00 4-4 x 2½ to 5½	38.00 23.50 20.00) 16.00
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	16.00 16.00
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$41.00 24.50 \\ 46.00 28.50$) 16.00
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	48.00 29.50 51.00 30.50	
POPLAR:		
	nel & Wide 1st & 2 No. 1, 7 to 17	d Sap . 4 in.&up.
5-8 Random Widths 5-8x18 to 23	47.00 30.00	38.00
5-8x28 & up 8	3.00 38.00 52.00	40.00
3-4 Random Widths 4-4 Random Widths		46.00
4-4x24 to 27 8	89.00 97.00	
5-4Random Widths 6-4 Random Widths	62.00 62.00 63.00	$ 48.00 \\ 48.00 \\ 51.00 $
8-4 Random Widths 10-4 Random Widths 12-4 Random Widths	63.00 box 70.00	51.00
16-4 Random Widths 6 4-4x8 to 12	oards 73.00 52.00	
4-4x13 to 17 (37.00 No. 1	No. 2
	elect Com .&up. 5 in.&u	Com
5-8 Random Widths 3 3-4 Random Widths 4	$ \begin{array}{cccc} 8.00 & 29.00 \\ 0.00 & 32.00 \end{array} $	$ 19.00 \\ 21.00 $
4-4 Random Widths. 4 5-4 Random Widths. 4	8.00 40.00	27.00
6-4 Random Widths 4 8-4 Random Widths 4 10-4 Random Widths 5	9.00 41.00	. 28.00
12-4 Random Widths5 16-4 Random Widths5	4.00 47.00	▶35.00
WALNUT:	N. 1.G.	No. 9 Gerry
$\begin{array}{c} 1 \text{st } \& \ 2 \text{d} \\ 6 \text{ in. } \& \text{ up.} \\ 4 \text{-} 4 \text{-} \dots \dots 105.00 \end{array}$	No. 1 Com 3 in. & up. 55.00	No. 2 Com 3 in. & up. 35.00
5-4 113.00 6-4 118.00	$58.00 \\ 61.00$	$36.00 \\ 37.00$
8-4 123.00 10-4 128.00	$63.00 \\ 65.00 \\ 00$	38.00 39.00
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		$40.00 \\ 42.00$
PI BOARDS.—Kiln dried,	NE.	B vessel:
BOARDS Rin dried,		Heart
4-4 Edge, under 12 in.	No.1. No.2. 28.50 26.50	and Mill No.3. Culls. 20.00 13.00
12 in	42.50 35.50	
4-4x4 and 5	$30.50 \ 27.50 \ 32.50 \ 28.50$	$ \begin{array}{cccccccccccccccccccccccccccccccccccc$
$ \begin{array}{c} 4-4x8 \\ 4-4x10 \\ 4-4x12 \\ \end{array} $	35.50 30.50	$\begin{array}{cccc} 21.50 & 14.50 \\ 22.00 & 15.50 \\ 23.50 & 16.50 \end{array}$
5-4 Edge, under 12 in.		21.00
5-4 Wide Edge, over 12 in	43.50 36.50	23.50
5-4x10 5-4x12	37.50 32.50 42.50 36.50	23.50 25.50
6-4 Edge 6-4x10	38.50 33.50	23.00 24.00 26.00
6-4x12 8-4 Edge		24.00
8-4x10 8-4x12	39.50 34.50	25.00 27.00
Bark Strips	21.50	
Air dried, N. C., F.	O.B. vessel:	Red
	No.1 No.9	Heart and Mill No.3. Culls.
4-4 Edge 4-4x6	25.00 23.00	18.50 12.50
4-4x8 4-4x10	30.00 26.00	
4-4x12 5-4 Edge	33.00 28.00	
5-4 x10 5-4x12	32.00 27.00	
6-4x6 & up (Mine Plank)		
Bark Strips		
*These widths includ Grades.	ed with Edg	e in these
FRAMINGSquare an		
		22 ft. 24 ft. 18.00 19.00
2x6 2x8	$\begin{array}{cccc} 16.00 & 17.50 \\ 16.00 & 17.50 \end{array}$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
2x10	17.00 18.50 18.00 19.50	$\begin{array}{cccc} 19.00 & 20.00 \\ 20.00 & 21.00 \end{array}$
TIMBER.—Short-leaf,		round:
16 u	ft. & 17 to 1 nder. 20 ft.	22 to 24-ft. 26 ft. 19.50 20.50
3x4 to $8x83x10$ to $10x10$	18.50 19.50	$20.00 \ 21.00$
2x14 to 6x14 7x14 to 14x14	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
3x16 to 6x16	27.00 28.00	29.00 30.00

3x16 to 6x16...... 27.00 28.00 29.00 30.00 7x16 to 16x16...... 27.00 28.00 29.00 30.00

Stone.

There was no activity in this market to speak of this week. The languidness that preceeded the holidays held over due, no doubt, to weather conditions. Wholesalers reported little new business, the week was without feature in the matter of new contracts, but there was a ray of optimism in the statement made by one company's representative, that there is a great volume of business hanging fire that will go to the building stone men as soon as conditions are ripe.

STONE .- Wholesale rates, delivered at New York.

Bennington building mable\$1.25@	
Brownstone, Portland, Con60	\$1.25
Caen 1.25	1.75
Georgia building marble 1.40	2.00
Granite, black 1.00	2.00
Granite, grey	1.00
Granite, Maine	.75
Granite, Milford, pink	1.00
Granite, Picton Island, pink	1.00
Granite, Picton Island, red	1.00
Granite, Westerly, blue 1.18	3.50
Granite, Westerly, red 1.00	3.00
Hudson River bluestone, promiscuous	
sizes, per cu. ft	
Kentucky limestone	.90
Lake Superior redstone 1.05	
Limestone, buff and blue	1.00
Longmeadow freestone	.90
Ohio freestone	1.00
Portage or Warsaw stone	1.00
Scotch redstone 1.05 South Dover building marble 1.25	1.50
	$\frac{1.50}{2.50}$
Tennessee marble 2.35 Vermont white building marble 1.00	1.50
Vermont white building marble 1.00	.90
Wyoming bluestone	
SLATE.—Prices are per square, delivere New York in car lots.	a m
Bangor, Genuine, No. 1 \$5.00	\$6.75
	8.00
Chapman, No. 1 5.25	6.00
Peach Bottom 6.90	7.50
Red, No. 1 10.00	12.00
Unfading Green 5.00	6.23

New Member in Electrical Concern.

Announcements were issued this week by Oberg, Blumberg & Bleyer, contracting electrical engineers, of 112-114 West 42d st, stating that it has succeeded the well known firm of Oberg & Blumberg. The new member of the firm is Arthur Bleyer, who was admitted on January first.

This firm has done a large general electrical contractors business and at the present time is installing complete electrical equipment with light and power plants in the Great Northern Hotel, 109 and 121 West 56th st, and in the Hebrew Infant Asylum, 192d st and Acqueduct avenue. It has just closed contracts for the 12-sty building at 77th st and Broadway for the Charter Construction Co. and the two 12-sty buildings at 112th st and Broadway for the Carlyle Realty Co. Installations done by this company are the Hendrick Hudson Apartment House, 110th st and Riverside Drive; the Yorkshire Apartments, at 113th st, and Broadway; the Chatsworth apartment house, at 72d st and Riverside Drive; the Russell & Erwin building, at 96 LaFayette st; the United Cigar Manufacturer's building at 54th st and Second av; the Building and Engineering Company's buildings, at 928 and 930 Broadway and 45-51 West 25th st, and the Ansonia Clock Company's building at 12th st, between 7th and 8th avs, Brooklyn.

This company has the resources and equipment to handle almost any sized contract or to undertake installations offering unusual problems.

New Method of Galvanizing Iron and Steel.

Three Pennsylvania young men have devised a new way to galvanize iron and steel. They first coat the iron or steel with a paste, sixty-eight parts of which are zinc file dust, two parts of lamp black, ten parts of clay, with water as needed. They then heat the whole in a furnace to 600 to 1,000 degrees Fahrenheit for half an hour to four hours. The cooling is effected away from oxidizing influences. The paste is easily removed from the coooled objects, but the surface retains a fine coating of zinc. The process is claimed to use less zinc dust than "sherardizing" or exposing to zinc vapor, while the results are no doubt superior.

05

De

52

\$3,529,300

.....

.....

.....

1908

15 58

68

1909. Jan. 2 to 8, inc.

\$8,212,000 626,450

\$3,838,450 \$240,150 14,600

\$254,750

14 45

59 \$1,212,000

54

199

424.700

\$1,636,700

\$195,700

\$6,700,125

\$2,728,455 1908, 2,542

\$97,150,606

\$11,787,923

66

167

40

\$2,105,832

\$6,549,325

\$509,450 1909 2,412

7, inc.

\$4,741,000 624,500

\$5,365,500

\$92,630 8,825

\$101,455

9 17

26

64

148

168,329,122

\$13,310,630

17 19

86

\$94,157,502

PROJECTED BUILDINGS.

1909-193 Dec. 31-Jan. 7,

REAL ESTATE AND BUILDING STATISTICS.

MANHATTAN AND THE BRONX. CONVEYANCES

	CONVE	YA	NCES.		
	1909—1910. Dec. 31Jan. 6, in	c.		Dec 8	908—1909. I-Jan. 7, inc.
	Fotal No. for Manhattan 25	52		r Manhattan	289
	Amount involved \$755,51	12	Amount inv	nsideration	\$794,800
	Number nominal 23	32	Number no	minal	265
	Total No. Manhattan, Jan. 1 to date			1910. 185	1909. 219
	No. with consideration, Manhattan, Jan				
	1 to date Total Amt. Manhattan, Jan. 1 to date		\$5	$\begin{smallmatrix}&16\\38,412\end{smallmatrix}$	\$783,300
	1909—1910.				908-1909.
	Dec. 31-Jan. 6, in	c.		Dec. 31	L-Jan. 7, inc.
	Total No. for the Bronx 10 No. with consideration 10	8	No. with con	r the Bronx nsideration	6
	Amount involved	50 04	Amount inv	olved minal	\$23,050 180
		-			
	Total No., The Bronx, Jan. 1 to date			1910. 84 \$9,950	1909. 106
	Total Amt., The Bronx, Jan. 1 to date			\$9,950	\$4,550
	Total No. Manhattan and The Bronx, Jan. 1 to date			269	325
	TotalAmi. Manhattan and The Bronx, Jan. 1 to date		54	8,362	\$787.850
			1	1909	1908
	Total No. for Manhattan, fo Dec			906	1,058
	Fotal Amt. for Manhattan fo	r	\$3.84	8,561 \$	7,337,058
•	Dec Total No. Nominal		,-	810	1,019
	Total No. for The Bronx, fo Dec. Total Amt. for The Bronx, fo			569	627
	Total Amt. for The Bronx, fo Dec	r	\$4	96,450 \$	1,063,246
	Total No. Nominal			518 1909.	584 1908.
	Total No. Conveyances for Manhattan and Bronx for	r			
	year of Total Amt. of Conveyances for	ŕ		17,983	17,358
	Manhattan and Bronx for year of	r	\$51.1	99,363 \$4	6,952,130
	Assessed Valu		Manhatta	an.	
	D	ec.	1909-191 81-Jan. 6.	0. 190 inc. Dec. 31	08-1909. I-Jan. 7, inc.
			277	inc. Dec. 3 20 55,512	\$794,800
	Amount involved			04.500	\$767,500
	Total No. nominal Assessed value	•	\$10.5	232 88,500	265 \$15,367,400
	Total No. with consid., from Jan. 1 to date	0		16	23 \$783,300
	Amount involved		\$4	8,412 35,000	\$758,000
	Amount involved		\$7.08	$169 \\ 34,000$	196 \$8,885,000
	MORT	GA	GES.		
	1909– —Dec. 31-Ja			1908-1 -Dec. 31-Ja	909. in. 7, inc
	Manhattan	ι.		Manhattan. 263	Bronx.
	Total number 198 Amount involved \$5 658,894	4	\$1,280,225		\$1,961,615
	No. at 12% \$5,183	3			
	No. at 6%	8	63 \$229,100	78 \$615 500	\$1,072,690
	No. at 5%%	6	10	1	31
	Amount involved \$169,000 No. at 5%		\$140,000 54	\$110,500 91	\$183,350 20
	Amount involved	2		\$3,239,800	\$239,475 1
	Amount involved)	\$16,000	\$608,500	\$3,500
	Amount involved \$112,300	•		1	\$1,000
	No. at 3%	•			\$1,500
	No. with interest not given 45		24	49 \$2,581,410	51
	Amount involved \$7,063,786 No. above to Bank, Trust				\$460,100
	and Insurance Companies 5: Amount involved	1	\$278,200	\$3,094,750	18 \$1,068,000
				1910.	1909.
	Total No., Manhattan, Jan. 1 to date Total Amt., Manhattan, Jan. 1 to date	•	\$4,88	158 39,569	\$6,337,100
	Total Amt., Manhattan, Jan. 1 to date Total No., The Bronx, Jan. 1 to date Total Amt. The Bronx, Jan 1 to date	•	\$1.09	158 39,569 131 3 <mark>3,025</mark>	148 \$1,720 515
	Total Amt., The Bronx, Jan 1 to date Total No., Manhattan and The	e			
	Bronx, Jan. 1 to date Total Amt. Manhattan and The	e	1 Maine	289	353
	Bronx, Jan. 1 to date	•	\$5,99	22,594 \$ 1909	8,057,615 1908
	Total No. for Manhattan for Dec.	r		799	893
	Total Amt. for Manhattan for	r .	0.04 0.0		
	Dec. Total No. for The Bronx, for Dec.	ŕ	\$27,93	8,994 \$2	
	Dec. Total Amt. for The Bronx, for	ř		615	665
	Dec		\$5,5	92,474 \$	5,704,262 1908.
	Total No. of Mortgages for Man hattan and Bronx for year	r			
	of Total Amt. of Mortgages for	ŕ	L	6,955	15,752
	Manhattan and Bronx for year of	r	374.194	,386 \$31	4.681.066
	EKTENDED		And the second second second		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
			1910.	1908- Dec. 81-Ja	-1909.
	Manhattar	n.	Bronx.	Manhattan.	Bronx.
	Total number,	0	\$81,332	\$3,817,250	\$217.800
	No.at 6 %5 Amount involved			\$26,500	2
	NQ. 80 0%/0 1			1	6
	Amount involved \$350,000 No. at 5% 26 Amount involved \$834,500	3	4	\$33,000 17	\$72,300 3
	Amount involved \$834,500 No. at 4%%)	\$63,800	\$546,250 1	\$28,000
	Amount involved			\$52,500	
	Amount involved \$1,165,000	5	\$6,000 1	3,076,000	
	No. at 4½% Amount Involved	•			
	No. with interest not given		\$7.000	\$25,000 3 \$58,000	4 \$14,500
	Amount involved No. above to Bank, Trust and Insurance Companies 38			\$38,000 24	\$14,500 1
	and theuradoe controlaties 85	0	ñ	24	

862,000 \$3,143,500 1910 58 \$2,024,500 \$100,000 1909 Total No., Manhattan, Jan. 1 to date.... Total Amt., Manhattan, Jan. 1 to date.... Total No., The Bronx, Jan. 1 to date.... Total Amt., The Brohx, Jan. 1 to date.... 40 \$3,321,000 12 \$208,800 \$81,832

Mnhtn-Bronx, Jan. 1 to date Total Amt. New Buildings: Manhattan, Jan. 1 to date...... The Bronx, Jan. 1 to date..... \$2,541,000 572,500 Mnhtn-Bronx, Jan. 1 to date Total Amt. Alterations: Mnhtn-Bronx, Jan. 1 to date Total No. New Bldgs., Man-hattan, for Dec. Total Amt. New Bldgs., Man-hattan, for Dec. Total Amt. New Bldgs., The Bronx, for Dec. Total Amt. New Bldgs., The Bronx. for Dec. Total Amt. New Bldgs., for Manhattan and Bronx, for year of Total Amount of Alterations, Manhattan and Bronx for Mnhtn-Bronx, Jan. 1 to date \$3,113,500 \$73,665 \$8.901.350 \$3,399,750 1909. 3,340

Total No., Manhattan and The Bronx, Jan. 1 to date..... Total Ami, Manhattan and The Bronx, Jan. 1 to date..... Fotal No. for Manhattan, for Dec

Total Amt. for Manhattan, for Dec.....

Total No. for The Bronx, for Dec. Total Amt. for The Bronx, for Dec.

Total No. for Manhattan and Bronx, for year of. Total Amt. for Manhattan and Bronx, for year of.

Total No. New Buildings: I Manhattan. The Bronx.....

Total Amt. New Buildings : Manhattan. The Bronx....

Grand total.... Total Amt. Alterations : Manhattan... The Bronx....

Total No. of New Buildings : Manhattan, Jan. 1 to date..... The Bronx, Jan. 1 to date.....

Grand total.....

Grand total.....

BROOKLYN.

CONVEYANCES.

	1909-1910.	1908-1909.
Dec.	30-Jan. 5, inc.	Dec. 30-Jan 6, inc.
Total Number	544	
No. with consideration	21	86
Amount involved	\$118,467	\$318,195
Number nominal	523	684
Total number of Conveyances.		004
Jan. 1 to date	340	459
Total amount of Conveyances,	010	
Jan. 1 to date	\$54,850	\$247,250
Total No. of Conveyances for	001,000	0421,200
	0.000	
Dec	2,383	2,305
Total Amt. of Conveyances for		
Dec.	\$1,263,049	\$1,099,763
Total No. of Nominal Convey-	14	
ances for Dec	2,263	2,182
Total No. of Conveyances for	1909	2,182 1908
year of	27,897	\$27,043
Total Amount of Conveyances		****
for year of	\$13,884,334	\$17,191,412

MORTGAGES

MONTORO	E9	
Total number	486	545
Amount involved	\$2,201,378	\$1,970,584
No. at 6%	253	265
Amount involved	\$620,610	\$728.340
No. at 51/2%	57	165
Amount involved	\$313,300	\$689,700
No.at 5%	139	95
Amount involved.	\$1,059,618	\$497,895
No. at 41/2%		1
Amount involved		\$12,500
No. at 4% Amount involved	24 000	8
No. at 3%	\$4,900	\$11,250
Amountinvolved		\$300
No. with interest not given	35	15
Amount involved	\$202,950	\$81,099
Total number of Mortgages	,	001,000
Jan. 1 to date	330	373
Total amount of Mortgages.		
Jan. 1 to date Total No. of Mortgages for	\$1,437,557	\$1,356,680
Total No. of Mortgages for		
Dec.	2,119	2,192
Total Amt. of Mortgages for		
Dec	\$8,917,844	\$9,390,767
	1909	1908
Total No. Mortgages for year of	29,949	25,444
Total amount of Mortgages for	*****	
year of	\$106,881,086	\$90,886,879
PROJECTED BUI	LDINGS.	
No. of New Buildings	89	199
Estimated cost	\$834.800	\$969,070
Total Amount of Alterations	\$419,745	\$187,442
Total No. of New Buildings,	0-12-7,1-20	
Jan. 1 to date	22	94
Total Amt. of New Buildings,		
Jan. 1 to date	\$135,300	\$525,470
Total Amount of Alterations,		
Jan. 1 to date	\$401,445	\$128,630
Total No. of New Bldgs. for	1005	
Dec Total Amt. of New Bldgs. for	627	714
Dec. Dec.		69 650 196
Dec Total No. of New Bldgs. for	\$5,776,373 1909	\$3,670,135 1908
year of	10,314	6,584
Total Amt. of New Bldgs, for	10,034	0,001

\$58,766,459

\$39,481,157

Dec. Total No. of New Bldgs. for year of. Total Amt. of New Bldgs. for year of.

PROJECTED I	BUILDINGS.	
		1908-1909
		. 31-Jan. 6, inc.
lo. of New Buildings	52	60
Istimated cost	\$234,850	\$278,318
otal Amount of Alterations	\$10.923	\$7,860
fotal No. of New Buildings,		
Jan. 1 to date	14	
fotal Amt. of New Buildings,		
Jan. 1 to date	\$46,400	
fotal Amount of Alterations,		
an. 1 to date	\$3,173	
fotal No. of New Buildings		
for Dec	300	504
fotal Amount of New Build-		
ings for Dec	\$1,633,540	\$1,964,005
fotal No. of New Bldgs. for	1909	1908
year of	4,527	*
fotal Amt. of New Bldg. for		
year of	\$17,414,261	

THE WEEK.

W HILE the business reported for the first week of the year is only slightly larger than that of the last week of 1909, it is well distributed and, what is more to the point, the sales reported, with the exception of a few in the midtown section, are all of small size, almost a sure indication that the return of the small investor to the real estate market has begun. The section south of 59th st shows about the same degree of activity as it has for weeks past, with the sale of No. 477 5th av to the Farmers' Loan and Trust Co. as the most important one of the week. The rest of the borough was represented by forty-four sales, nineteen of which were private dwellings, the buyers in most instances being intending occupants.

The following is a comparative table of recorded conveyances from 1903 to date:

Manhattan			1905. 21.744				1909. 10.679	
Bronx							7,304	
Total	18 649	24 383	34 017	32.040	20.697	17.288	17 983	

It will be seen that the figures for the year just passed are about 10 per cent. larger than those of 1908. While this is a small increase, it must be borne in mind that 1908 was 25 per cent. smaller than 1907, and while the year just passed shows only a small percentage of increase, there is every indication that the year to come will be better.

THE AUCTION MARKET

"HE week in the auction market was devoid of interest. The THE week in the auction market was dered tary offering at all, and those offered in foreclosure were either bought by parties in interest or the sale of them was adjourned.

For the coming week the list is slightly larger, with a number of voluntary offerings included. Among the latter are eight parcels to be sold on Tuesday by Joseph P. Day, and four on Wednesday by Bryan L. Kennelly. Mr. Kennelly's offering, being in the region of the present greatest activity, should result in plenty of competition.

NEW DIRECTORS.

A. W. McLaughlin, & Company have added the following to their Board of Directors from among the men who have ac-quired experience in the office: Charles H. Jewell, James C. Nugent and Frank B. McGay.

The directors now comprise the following: A. W. McLaughlin, President, who organized the business in 1887; Arthur D. Payne, treasurer, graduate of Brown University, R. I., admitted to the New York Bar in 1886, with the company since organization; R. H. Lawder, secretary, with the company for 11 years, having received his former training in the Ontario Bank, Canada, and Produce Exchange Bank of New York; Charles H. Jewell, connected with the business since 1905, was for 12 years previously official appraiser for the Birkbeck Investment, Savings & Loan Co. and the Provident Savings Loan & Investment Co.; Edwin C. Benedict, for 11 years New England representative of the National Lead Company, came with this company in 1906; James C. Nugent, formerly associated with the Equitable Life, and afterwards with the Kentucky Midland Railroad Co. identified himself with A. W. McLaughlin & Co. in 1906; Frank B. McGay, who since his retirement from the coal business of McGay Bros. in 1902, had been occupied in estate management, became associated with the company in 1908.

The distinguishing feature of the company is that it is the only one of its class in New York City extensively engaged in the negotiation, purchase and sale of mortgages, confining its business exclusively to this specialty, each officer and director devoting his entire time to the special branch under his charge for the general advancement of the business. It has established

business relations with all classes of borrowers on mortgage, and substantially all institutions and other representative lenders on realty in New York City, and has been influential in bring-ing to the New York market in recent years, when the local supply was insufficient, many large loans of the better class from out-of-town lenders.

The year just closed has been the most successful of the company's 23 years in business.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

PEARL ST.—The Charles F. Noyes Co. has sold for W. Irving Clarke, executor, the 6-sty and basement building, with elevator, at 215 Pearl st, covering lot about 30x130. The property is located between Platt st and Maiden lane, and is one of the largest build-ings in the immediate neighborhood. This is the first conveyance of the property since 1822. The purchaser is James W. McCulloch, to whom the same brokers sold 212 Pearl st a short time ago. This is the fourth Pearl st sale reported by the Noyes Co. during the past few weeks.

ST. MARK'S PL.—Charles Rubinger has bought 113 St. Mark's pl, a 5-sty tenement on lot 25x93.10.

WASHINGTON ST.—James H. Cruikshank has resold to the Greenwich Investing Co. 479 Washington st, 20x80, which will be improved with a 7-sty mercantile building. 6TH ST.—Charles Rubinger sold the 6-sty new-law tenement at 340 East 6th st, occupying a plot 25x97.6 to Joseph Langman.

22D ST.-I. Randolph Jacobs has bought, through Heil & Stern, the property 150, 152 and 154 West 22d st, three 4-sty dwellings, on plot 62x100. The sellers are the Hardenberg estate, the estate of Mary McLoughlin and Francis E. Emmons. These properties have not changed hands for over half a century.

22D ST.—Samuel K. Jacobs, of Walter Emmerich & Co., ribbon manufacturers, purchased 20 West 22d st from Jane K. and Sarah G. Fraser, and 22, adjoining, from Thomas C. Clarkson. The former house stands on a lot 26x98.9, and the latter on a lot 25.6x98.9. Mr. Jacobs acquired 24 and 26 recently, and the combined plot has a frontage of 103.10 ft.

a frontage of 103.10 ft. 22D ST.—Another transaction in the block on 22d st, between 6th and 7th avs, has just been closed. The estate of Hamilton M. Neilley and the Glasford estate have sold 118, 120, 122 and 124 West 22d st, four 4-sty dwellings, on plot 75x100. The property adjoins the O'Neil-Adams store and is to be improved with a loft building by the purchasers, a downtown mercantile concern. 22D ST.—Jane K. and Sarah G. Fraser and Thomas C. Clarkson have sold 20 and 22 West 22d st, two 4-sty buildings, on plot 51.6 x98.9, to Samuel K. Jacobs, who owns 24 and 26, adjoining. 26TH ST.—Henry M. Weill Company sold for the Manheimer es-tate 140 West 26th st, a 4-sty dwelling, on a plot 25x100, to Henry Harburger.

Harburger

27TH ST.—Henry Hellman has bought from the estate of Mary Caroline Clark 143 West 27th st, a 5-sty tenement, 25.2x98.9. Mr. Hellman recently purchased the adjoining property, 141, and now controls a frontage of 50.2 feet. The Clark parcel has not changed hands since 1866. 30TH ST.—The newly formed Reliance Holding Company, of which J. J. Schwartz is president, has bought the new 7-sty mercantile building 110 and 112 West 30th st, on plot 36.9x106.

34TH ST.—William M. Benjamin has sold for the Wilson estate 142 West 34th st, a 4-sty private dwelling on lot 25x98.9. The property was held at \$225,000. It is interesting to know that this property has been held in the family since 1855, having been orig-inally purchased for \$3,500, and was the first house built in this block.

34TH ST.—Ames & Co. have sold for Edwin Walton the 4 basement and dwelling 455 West 34th st, on lot 20.10x98.9.

37TH ST.—The Royal Holding Co. and J. Scott Boyd have sold 136 to 142 West 37th st, two 4-sty dwellings and a stable, on plot 72.8x 95.5, between Broadway and 7th av.

95.5, between Broadway and 7th av. 39TH ST.—The Gross & Gross Company has sold the Second Re-formed Presbyterian Church at 225 to 229 West 39th st, on plot 75x98.9, to Robert H. Montgomery, representing investors who will erect thereon a 12-sty loft and office building. The same brokers have leased the entire building from the plans for a term of 21 years to the American Press Association, who will occupy a large part of the building themselves and sublease the balance in floors. This deal involves in all about \$700,000. The new build-ing will stand next to the McGraw building, which is occupied ex-clusively by publishers, and opposite a building now in the course of construction which is to be occupied by the Pictorial Review Company. The American Press Association has for the past twenty years been located at 25 Park pl. The sellers bought this property from the Temple Beth-El in 1874 for \$70,000. The plot, 90x98.9 at 231 to 237 West 39th st, sold in 1906 for \$130,000. 40TH ST.—Herman Arns Company sold for George Carroll the

40TH ST.—Herman Arns Company sold for George Carroll the 3-sty brick stable at No. 460 West 40th st, on a plot 17.6x49.5, located 60 feet east of 10th av.

45TH ST.—Lewis B. Preston sold to The Herald Square Holding Co., Samuel Levy, president, for the estate of William G. Park, represented by Mooyer & Marston, 32 and 34 West 45th st, two 4 and 5-sty buildings, on a plot 40x100.5, between the Harvard Club and the Webster apartment hotel. The property abuts the stable adjoining the home of the New Yoork Yacht Club, in 44th st. 45TH ST.—Edward C. Williams has sold to The Herald Sugare

45TH ST.—Edward C. Williams has sold to The Herald Square Holding Co. (Samuel Levy, Pres.) 36 West 45th st, a 3-sty building, 20x100.5. The Herald Square Holding Co. is the purchaser of the adjoining property, No. 32 and No. 34, and now control a plot 60x 100.5

58TH ST.—Andrew Saks, head of Saks & Co., has sold his resi-dence at 20 West 58th st, opposite the Plaza Hotel, to Dr. John P. Munn, president of the United States Life Insurance Co., who owns and occupies the adjoining house, 18 West 58th st. The two dwellings together cover a frontage of 50 feet, the Saks residence measuring 26 feet. Both houses are of the 4-sty brownstone front type. Dr. Munn has lived at No. 18 since 1879.

The Record and Guide has been the standard for more than FORTY YEARS.

3D AV.-S. B. Goodale & Son have sold for the Rich estate to Henry Hof 613 and 615 3d av, two 4-sty tenements, on plot 36.8x75, adjoining the southeast corner of 40th st.

adjoining the southeast corner of 40th st. 5TH AV.—Mooyer & Marston sold for the E. G. Potter Co. 477 5th av, southeast corner of 41st st, a 6-sty brownstone remodelled business building on a lot 19.6x98.4. The property is said to have sold for \$450,000. The Farmers' Loan & Trust Co. maintains its uptown branch in the adjoining building, 475 5th av, on which it has a 21 years' lease, with privileges of several renewals. The two buildings may be converted into one as the result of the purchase of the corner property, or a new structure erected on the entire plot, but the company's representative said that nothing definite had yet been decided as to the future of the properties. 5TH AV.—Henry Corn has hought from the Hurtt estate 74 and

yet been decided as to the future of the properties. 5TH AV.—Henry Corn has bought from the Hurtt estate 74 and 76 5th av, two 4-sty buildings, on plot 51.7x125x irregular, to-gether with 1 West 13th st, a 4-sty dwelling, on lot 25x77.5. On the entire plot, which has an area of about 7,750 square feet, forming an "L" around the northwest corner of 5th av and 13th st. Mr. Corn will erect immediately a 12-sty store and loft build-ing. The new structure will adjoin the 10-sty building at 78 5th av, owned by the Bloomingdale estate, while at the southwest cor-ner of 5th av and 14th st is the 16-sty building erected by in-terests identified with the Hudson Realty Co. on land owned by the Van Schaick estate. 7TH AV.—Mayer S. Auerbach has bought from Josephine Delano the property 312 and 314 7th av, near 28th st ,on plot 50x100.

NORTH OF 59TH STREET.

61ST ST.—Harry De B. Parsons has purchased 36 East 61st st, a 5-sty American basement residence on a lot 25×100.5 , from Attorney General George W. Wickersham. This residence was built by day's work from plans and under the supervision of C. P. H. Gil-

62D ST.-Douglas Robinson, Charles S. Brown Co. sold for the Postley estate 43 East 62d st, a 3-sty brick and stone stable, on a lot $25 \mathrm{x} 100.5.$

65TH ST.-H. C. Senior & Co. sold for Rachel Rosenblum the flat house 29 West 65th st, on a lot 31.3x100, to a Mr. McGuinness for investment.

investment. 71ST ST.—Henry R. Wilson has sold to Dwight S. Richards 19 East 71st st, a 4-sty dwelling, on lot 25x102.2, adjoining the northwest corner of Madison av and facing the Lenox Library block. The corner house is owned by Helen F. Mahony. 74TH ST.—Geo. R. Read & Co. sold for Kaufmann & Young 112 and 114 East 74th st, two 3-sty dwellings, on a plot 36x102.2. The buyer will erect a modern dwelling. 77TH ST.—S. Osgood Pell & Co. have sold for Mrs. James A. Burden, Sr., the 2-sty private stable, 75 East 77th st, on lot 25 by 102.2, to J. J. Wysong, for his own use. 77TH ST.—Slawson & Hobbs have sold for the executors of the

102.2, to J. J. Wysong, for his own use.
77TH ST.—Slawson & Hobbs have sold for the executors of the estate of Prudence W. Boynton to a client the 4-sty high-stoop dwelling, 314 West 77th st, on lots 20x60x102.2.
79TH ST.—Sarah L. Homans is reported to have sold 179 and 181 West 79th st, two 5-sty dwellings, on plot 33x102.2. The adjoining house, 183, was recently purchased by Oscar Kress.

Nouse, 155, was recently purchased by Oscar Kress.
82D ST.—The Frank L. Fisher Company, in connection with Victor Freund & Sons, has sold for the McDonald estate 70 West 82d st, a 4-sty and basement private house, on lots 18 by 102.2.
86TH ST.—John J. Kavanagh sold for Katherine Hall to a client No. 325 West 86th st, a 5-sty American basement dwelling, on a lot 19.6x100.8½.
85TH ST.—McKee, Hawward & Ca. sold for Marr F. Applebra Mathematical Statement Statem

88TH ST.-McKee, Hayward & Co. sold for Mary E. Appleby No. 130 West 88th st, a 3-sty dwelling, on a lot 17.6x100.8, to a client for occupancy.

98TH ST.-Edward C. H. Vogler resold for Lipshutz & Weber to William M. Godard No. 202 West 98th st, 5-sty apartment house, on lots 26x100.11, adjoining the southwest cor of 98th st and Am-sterdam av.

sterdam av. 98TH ST.—Schinasi Bros. have sold six 4-sty dwellings on the south side of 98th st, between Columbus and Amsterdam avs. The property is in two parcels, comprising Nos. 116, 118, 120 and 122, 65x100.11, and Nos. 136 and 138, 33x100.11. The sellers acquired it four years ago. Duross Co. were the brokers. 99TH ST.—Bert G. Faulhaber & Co. have resold for S. G. Painter Realty & Securites Co. 159 and 161 West 99th st, a 6-sty apartment house with stores on plot 45x100.11. The purchaser is Mary E. Sanford, who gives in part payment 340 Water st, a 3-sty brokers. broker

105TH ST.—The McVickar, Gaillard Realty Co. has sold for Myra Moffat 321 West 105th st, a 5-sty American basement dwelling, on lot 23x100.11, adjoining the northeast cor of Riverside Drive. 117TH ST.—Pauline Nechols sold No. 361 West 117th st, a 3-sty and basement dwelling, on a lot 16.Sx100.11, between Manhattan and Morningside avs.

117TH ST.--Wm. C & A. Edward Lester and H. C. Senior & Co. have sold for Eugenia Wolf 429 West 117th st, a 5-sty stone front dwelling, on a lot 18.4x100.11, 95 ft. east of Amsterdam av. 123D ST.-Senior & Stout have sold for Chas. H. Edgar, No. 144 West 123d st, a 3-sty and basement brownstone dwelling, on plot 17.6x100

17.6x100.

12STH ST.—Schmeidler & Bachrach have bought 211 West 128th st, a 3-sty and basement dwelling, on lot 16.8x99.11. 131ST ST.—Schmeidler & Bachrach bought Nos. 244 and 246 West 131st st, two 3-sty and basement dwellings, on a plot 33.4x99.11. Shaw & Co. were the brokers.

136TH ST.—Duff & Brown Company have sold for Caroline Ross 486 West 136th st, a 6-sty flat, size 36.3x100.

137TH ST.—Samuel Seiniger bought through Felix Fittichauer 218 West 137th st. a 3-sty and basement dwelling, on a lot 16x99.11, and has resold it to a Mr. Johnson for occupancy.

Site for New Theatre.

145TH ST.—The Henry Morgenthau Co. has sold to the Palher Realty Co., of which Paul M. Herzog is president, a plot 75x99.11, on the south side of 145th st, 20 Oft. east of Sth av. The sellers have agreed to erect on the site a theatre with a seating capacity of about 1,000 and deliver possession and title by the fall of this year. The theatre will be one of a chain which this corporation owns throughout Greater New York and Yonkers.

147TH ST.-N. S. Simpkins and Mrs. Gorham Bacon have sold a plot 75 x 99.11 on the south side of 147th st, 100 ft. east of Amsterdam av.

159TH ST.—Douglas Robinson, Charles S. Brown Company sold for Ann McGuire the 4-sty brick stable 474 and 476 West 159th st, on a plot 50×100 .

178TH ST.—William A. Darling has sold for the Alcazar Realty Co., Anthony Schwoerer, president, the new 5-sty apartment house 605 and 607 West 178th st, on plot 50x100, between Audubon and Wadsworth avs. The purchaser will hold the property for investment.

1807H ST.—Knap & Wasson sold for S. Elkin to an investor the Stanleigh, Nos. 716 and 718 West 180th st, a 5-sty apartment house, on a plot 58.4×100 . The property had been held at \$85,000. AMSTERDAM AV.-Louis Bauer has sold 785 Amsterdam av, a 5-sty flat, on lot 24.9x80. Louis F. Sommer is the buyer.

AUDUBON AV.—Duff & Brown Company sold for Joseph E. Marx the southwest cor of Audubon av and 170th st, a lot 25x100. AUDUBON AV.—Bert G. Faulhaber & Co. have sold for Jacob Wenner the southwest cor of Audubon av and 170th st, old build-ings, on lot 25x100.

AUDUBON AV.—The Helene Realty & Construction Co., Sol Simon, president, has bought from Schaff & Silberman the plot 95x100, at the northeast cor of Audubon av and 175th st. Goldberg & Scheer were the brokers. The Helene Company will erect on the site two 5-sty apartment houses.

5-sty apartment houses. AUDUBON AV.—Bert G. Faulhaber & Co. have sold for Fleisch-man Realty & Construction Co. the southeast cor of Audubon av and 177th st, a vacant plot, 100x100, to a builder, who will imme-diately commence the erection of a 6-sty elevator apartment. The Berman Realty Company was associated as brokers. BROADWAY.—Max E. and Simon E. Bernheimer have sold to Edith L. Fayward the Broadway, a 7-sty elevator apartment house, at 2655 Broadway, south/west cor of 101st st, on plot 60x100. The corner store is occupied by Hegeman & Co. The Messrs. Bern-heimer acquired the property a number of years ago. Calder & Nas-soit were the brokers. CENTRAL, PARK WEST—Slawson & Hobbs have sold for the

CENTRAL PARK WEST.—Slawson & Hobbs have sold for the estate of S. Heyman, to an investor, the 5-sty apartment at the northwest cor of Central Park West and 106th st, size 25.11 by 100.

Investor of Central Park West and 106th st, size 25.11 by 100.
CONVENT AV.—Daniel H. Renton & Son sold for Dwyer & Haigh to a client of H. W. Schutte & Co. the plot, 100x100, at the northwest cor of Convent av and 147th st.
LENOX AV.—Bert G. Faulhaber & Co. have sold for Frank I. Liveright the northwest cor of Lenox av and 143d st, 6-sty and basement apartment, with stores, on plot 39.11x100.
MADISON AV.—The New York Public Library, Astor, Lenox and Tilden foundation, sold the northwest cor of 70th st and Madison av, a part of the Lenox Library block. The purchaser will erect a high-grade private residence on the lot, 21x100.5.
MADISON AV.—The New York Public Library, Astor, Lenox and Tilden foundation, sold the southwest cor of 71st st and Madison av, to a buyer who will improve the lot, 21x100.5, with a private residence for his own occupancy. This completes the sale of the entire Lenox Library block, with the exception of 99 ft. in the southerly side of 71st st, adjoining the corner just sold.
ST. NICHOLAS AV.—William C & A. Edward Lester sold 753 St. Nicholas av, a 3-sty high-stoop dwelling, on lot 17.11x88, for the estate of Robert Sickels to Mrs. B. F. Kennev for her own occupancy.

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pancy. ST. NICHOLAS AV.-Bert G. Faulhaber & Co. have sold for the St. Nicholas Construction Co. (Charles P. Feibusch, president) "His-toric Hall," 924 to 932 St. Nicholas av, opposite 156th st, running through to Edgecomb av, a 6-sty elevator apartment house, con-taining 54 apartments, on a plot size 124.9 ft. on St. Nicholas av, 120.6 ft. on Edgecombe av, 124.10 ft. on the northerly side and 91 ft. on the southerly side. This property adjoins the Washington Heights Public Library, and has been held at \$350,000. The pur-chaser is Hyman Goldfarb, a client of A. I. Spiro. In part pay-ment Mr. Goldfarb gives 57 West 140th st, a 6-sty apartment house, on a plot 41.8x99.11; also 1382 Boston road, near McKinley Sq. a 5-sty apartment house with store, on a plot 40x134; also 582 Throop av, southwest cor of Hancock st, Brooklyn, a 4-sty apart-ment house, on a plot 30x100x irregular. The total consideration involved amounts to over \$600,000. A Robinson was associated as broker. broker.

2D AV.—Sandford & Green purchased from Conde B. Pallen the northwest cor of 99th st and 2d av, a 5-sty triple apartment house, on a lot 26x79, and resold the same to William Hagedorn. 2D AV.—F. Dornberger Realty Company sold for Mrs. Johanna Fauth to a client the 5-sty tenement 1867 2d av, on a lot 25x100. 3D AV.—Duross Company has sold for Samuel Lacs 1765 3d av, southeast cor of 98th st, 5-sty tenement, 25.11x83.9, to William Grant Brown.

5TH AV.-Robert Silverman resold 2000 to 2006 5th av, a 6-sty elevator apartment house, on a plot 99.11x110, at the northwest cor of 129th st.

of 129th st. 5TH AV.—Mr. Henry Payne Whitney has purchased the mansion at the northeast cor of 5th av and 68th st, owned by the late Mr. James Henry Smith, through Henry D. Winans & May. The resi-dence, which stands on a plot 55 ft. in width and 200 ft.' in depth, was erected from the designs prepared by Stanford White, of the firm of McKim, Mead & White, for the late Mr. William C. Whit-ney, from whom it was purchased by Mr. Smith, from whom it was inherited by Mr. George Grant Mason, the nephew and heir of Mr. Smith and the seller in the present instance. Although the price at which the property has been sold has not been disclosed, it is generally understood that \$2,900,000 is the figure at which it has been held for sale, but which included its exceedingly rare and costly furnishings.

BRONX.

BRONX. GLOVER ST.—The estate of Marcus Nathan has sold the north-east cor of Glover st and Westchester av, a vacant plot, 130x67, for immediate improvement. F. M. Wise & Co. were the brokers. 170TH ST.—Porter & Co., in conjunction with F. E. Barnes, have sold for C. Wiedhopf the two new 4-sty double flats, 825 and 827 East 170th st, each on plot 36x100. BRYANT AV.—J. J. Haggerty sold for the Elziel Realty Co. the southwest corner of Bryant av and 172d st, a 3-sty brick 2-family house, on a lot 20x100, to Jacob A Stern. MOTT AV.—Eugene J. Busher has sold for the Hudson Realty Company the northwest cor of Mott av and 149th st, opposite the subway station, size 31,6x80.9. The buyer intends to improve same with a business building in the near future.

The Record and Guide talks weekly to the Owners of SEVEN BILLIONS!

ANNUAL REPORT OF THE Lawyers Mortgage Company JANUARY 1st, 1910

RICHARD M. HURD, President

To the Board of Directors:

Gentlemen: The year 1909 has been in every way the most successful in the history of the mpany, the total sales of Guaranteed Mortgages, \$35,333,294, the net increase in Outstand-Guaranteed Mortgages, \$17,424,546, the gross earnings, \$654,175, and the net profits, \$,177, all exceeding the corresponding figures of any previous year, while the total Outstand-Guaranteed Mortgages now amount to \$94,702,480. Company, the t ing Guaranteed \$508.177

The comparative	figures f	for recent	years	are	as	follow
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M	fortgages Sold.	Net Gain in Outstanding Guar-	Outstanding Guar- anteed Mtges
1903	\$9.014.014	anteed Mtges. \$5,663,500	Dec. 31st. \$17,677,748
1904		10,442,649	28.110.397
1905	19,922,009	12,766,384	40,876,781
1906	22,959,085	13,577,369	54,454,150
1907	20,316,677	9,225,575	63,679,725
1908	27,152,558	13,598,209	77,277,934
1909	35,333,294	17,424,546	94,702,480

s:

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

EARNIN	GS.			
$1909. \\ \$410,888 \\ 235,925 \\ 7,362$	$\begin{array}{r} 1908. \\ \$340,300 \\ 219,619 \\ 10,012 \end{array}$	1907. \$296,310 199,372 8,130	$1906. \\ \$234,909 \\ 183,025 \\ 4,055$	1905. \$166,325 202,382 6,195
\$654,175	\$569,931	\$503,812	\$421,989	\$374,902
EXPEN	SES.			
$1909. \\ \$19,000 \\ 14,404 \\ 86,625 \\ 25,969 \\ \end{cases}$	1908. \$12,984 13,782 71,910 21,057	$1907. \\ \$8,563 \\ 11,539 \\ 64,889 \\ 17,631$	$1906. \\ \$6,054 \\ 11,663 \\ 53,788 \\ 17,095$	1905. \$6,343 8,701 46,670 31,523
\$145,998	\$119,733	\$102,622	\$88,600	\$93,237
\$508,177	\$450,198	\$401,190	\$333,389	\$281,665
	1909. \$410,888 235,925 7,362 \$654,175 EXPE N3 1909. \$19,000 14,404 86,625 25,969 \$145,998	$\begin{array}{c ccccc} \$410,888 & \$340,300\\ 235,925 & 219,619\\ \hline 7,362 & 10,012\\ \hline $654,175 & \$569,931\\ \hline EXPENSES.\\ 1909. & 1908.\\ \$19,000 & \$12,984\\ 14,404 & 13,782\\ \$6,625 & 71,910\\ 25,969 & \$119,733\\ \hline $145,998 & \$119,733\\ \hline \end{array}$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

The percentage of Expenses to Gross Earnings for the past few years have been as follows: 33% in 1903; 31% in 1904; 25% in 1905; 22%in 1906; 20% in 1907; 21% in 1908; and 22% in 1909.

The rate of Earnings and Dividends on the apital Stock for recent years have been as Capital follows:

	Capital.	I	Carnings.	Γ)ividends.
1902	\$1,000,000	6	per cent.	5	per cent.
1903	2,500,000	7	per cent.	5	per cent.
1904	2,500,000	8	per cent.	6	per cent.
1905	2.500,000	11	per cent.	7	per cent.
1906	2,500,000	13	per cent.	8	per cent.
1907	2,500,000	16	per cent.	10	per cent.
1908	2,500,000	18	per cent.	10	per cent.
	{2,500,000		The second		

1909..... {4,000,000 *15½per cent. 12 per cent.

*On average Capital for the year of \$3,250,000. Capital increased July 1, 1909, from \$2,500,000 to \$4,000,000.

The large increase in Outstanding Guaranteed Mortgages during the past year is but little re-flected in the earnings for that period but will show in future earnings.

UNEARNED PREMIUMS.

UNEARNED PREMIUMS. In addition to the cash earnings are the Un-earned Premiums, which consist of the Com-pany's contract profit of one-half per cent, per annum on outstanding mortgages from the date of this statement to the maturity of the mort-gages. These future profits—which are not carried as assets—amount to \$1,026,961. The Assets and Liabilities of the Company on December 31st, 1909, were as follows:

Company'	\$5,544,348.12 ig, cost 175,000.00
Cash	 1,224,328.07
	\$6,943,676.19

	LIAI	BILITIES.		
Surplus Undivide	d Profits s Sold, not			\$4,000,000.00 2,000,000.00 247,745.22 695,930.97
			1000	00 040 070 10

\$6,943,676.19

There are 7,121 mortgages outstanding, the average loan being \$30,000 in Manhattan; \$5,600 in Brooklyn, and \$13,000 in the Bronx. An analysis of the Guaranteed Mortgages sold

during the year 1909 shows the following facts: DISTRIBUTION BY CHISTOMEDS

DISTRIBUTION DI CUSIOME	ns.
Savings Banks	\$4,438,450
Trustees	10,437,175
Individuals	10,597,719
Charitable Institutions	4,276,350
Insurance Companies	4,559,000
Trust Companies	1,024,600

\$35,333,294

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

NUMBER OF CUSTOMERS

	110	alphie of ocoronities.	
January	1st,	1903	. 519
January	1st,	1904	. 692
January	1st,	1905	. 1.012
January	1st,	1906	. 1,365
January	1st.	1907	. 1.925
January	1st,	1908	. 2,285
January	1st.	1909	. 2.775
January	1st,	1910	. 3,201
	DIST	PRIBUTION BY PATES	

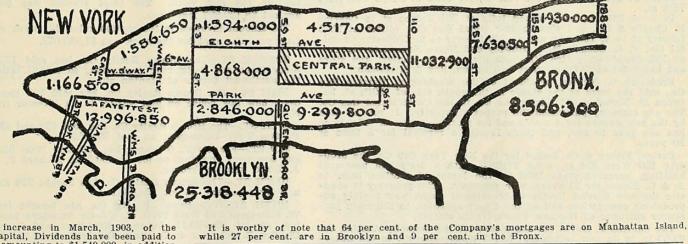
Mortgages sold to Net 4 per cent.. Mortgages sold to net $4\frac{1}{2}$ per cent.. Mortgages sold to net 5 per cent.. \$3,087,000 30,720,794 1,525,500

\$35,333,294

The above distribution of rates indicates the drop in interest rates during the year 1909. For the coming year the interest rates to investors will probably be 4% net for Guaranteed Mortgages on high-class mercantile buildings or private residences in Manhattan and $4\frac{1}{2}$ % on all other Guaranteed Mortgages.

The following Map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on January 1st, 1910, in Manhattan, the Bronx, and Brooklyn.

<text><text><text><text><text><text><text><text><text><text><text> Annual Report of the Company Mailed on Re-quest.



\$68,766,215

Since the increase in March, 1903, of the Company's capital, Dividends have been paid to Stockholders amounting to \$1,540,000, in addition to which \$814,091 has been carried to Surplus of Undivided Profits, making total net earnings of \$2,354,091. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to December 31st, 1909, amounts to \$933,406. The Assets and Liabilities of the Company's have been verified and the Company's accounts certified as of December 31st, 1909, by THE AUDIT COMPANY OF NEW YORK.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE. Value of Buildings. \$42,905,850 30,957,990 Fire Value of Land. \$50,003,530 12,907,635 4,744,350 1,110,700 Manhattan Brooklyn Bronx Mtg. Ctfs.....

9,518,900 1,235,900

\$84,618,640

Total. \$92,909,380 43,865,625 14,263,250 2,346,600 \$153,384,855





RECORD AND GUIDE



ST. ANNS AV.-Moorehead Realty & Construction Company sold for cash the 5-sty flat, with stores, in course of construction, situ-ated at the southwest cor of St. Anns av and 149th st.

for cash the 5-sty flat, with stores, in course of basit definition, situated at the southwest cor of St. Anns av and 149th st.
SOUTHERN BOULEVARD.—George F. Johnson has purchased from Henry H. Cording and Ferdinand N. Barger the plot 125x100 on the east side of the Southern Boulevard, 250 ft. south of Tifany st. Mr. Johnson owns the corner plot of Southern Boulevard and Tiffany st, giving him two large plots for improvement in a section of the Bronx that is undergoing extensive development.
VYSE AV.—J. Leitz has sold the plot 75x100 on the west side of Vyse av, 275 ft. north of 172d st, to the Steinmetz Construction Co.
WESTCHESTER AV.—Steven B. Ayres and Walter F. Baylis have sold for the Lawyers Title Insurance & Trust Co. to Ernest Barott and resold for Ernest Barott to a building corporation a plot at the corner of Westchester av and Home st, 102x147. This will be very promptly improved by a business building.
WHITLOCK AV.—The George F. Johnson's Sons Co. has sold to John J. Daly 918 Whitlock av, a 3-sty two-family brick dwelling, on lot 25x130, on the east side of Whitlock av, between Barretto and Tiffany sts.

Tiffany sts.

LEASES.

Morris E. Sterne leased for a client the store and basement at 20 East 14th st for a term of 17 years and 4 months at an aggregate rental of \$195,000. Duross Co. have leased the store and basement 364 7th av to D. Benoit and Frank Anfossi for a term of years. Also leased 6th loft at 10 West 18th st to Bachrach & Freedman for a term of years. Ernestus Gulick Co. have leased the third floor of the Cambridge Building to Messrs. S. H. P. Pell & Co., members of the New York Stock Exchange. The office will be under the management of Mr. James Perry.

Stock Exchange. The office will be under the management of MF. James Perry. Slawson & Hobbs have leased the following dwellings: For Heilner & Wolf and N. L. & L. Ottinger 172 West 86th st, for Mrs. Robt. B. Mantelle 146 West 95th st, for William E. D. Stokes 564 West End av, for Mrs. William H. McLeod 134 West 88th st, for Dr. Clayton P. Bennett 206 West 71st st, for John C. Lloyd 249 West 75th st 75th st.

75th st. Pease & Elliman have leased lofts at 201 Fulton st to Charles E. Chapin & Co., and also to Star Metal Box Co.; offices at 33-5 Liberty st to A. Talierco, and at 123 Liberty st to Chidester Chemi-cal Co., E. L. Cuendt, M. L. Hawley and Home Manufacturing Co.; at 152 Broadway, entire 5th floor for John R. Huyler; and store and basement at 141 Fulton st to Paulson, Roy & Silverman. Frederick C. Schuler, president of the Washington Heights Van Co., sold the lease of the stable in the south side of 159th st, be-tween St. Nicholas and Edgecombe av, to the Consolidated Gas Co. The gas company purchased the property recently. It will be used by the new owners for a stable and for storage purposes. The lease has one year to run, and there is also a renewal for a term of 10 years. Parish, Fisher & Co. leased for the New York Cab Co. the prop-

Parish, Fisher & Co. leased for the New York Cab Co. the prop-erty 130 West 32d st, a lot 21x98.9, with a 3-sty and basement building, occupied since 1886 by the lessors for office uses, to A. & L. Pincus for 21 years, with renewals. The property is oppo-site the new Gimbel Brothers' department store, now rapidly ap-proaching completion, and on the direct approach to the main pas-senger entrance at the new Pennsylvania station.

The Charles F. Noyes Co. has leased for the Connolly Auction Co. 6,000 ft. in its new building at 391-5 Washington St. to the Enter-prise Lamp Manufacturing Co.; the store at 13 Dutch st for C. F. Naething to Robert H. Ingersoll & Bro.; and has sub-leased for the Exchange Buffet Corporation 4,000 ft. of storage space at 354

Broadway to the Peck & Mack Company; for Stanley A. Cohen to Washington Lunch Corporation the ground floor of 134 William st.

washington Lunch Corporation the ground floor of 134 William st.
The Charles F. Noyes Co. has leased for John V. and H. V. D.
Black to the Barnhard Type Foundry Co. the ground floor of the
Black Building, occupying the block front on the easterly side of
William st, from Frankfort st to the Brooklyn Bridge, for a long
term, at an aggregate rental of about \$80,000. This lease is interesting inasmuch as the lessee is now located at the corner of
Lafayette and Worth sts, and is moving out of that district into the
William st neighborhood.
M. & L. Hess have leased for Vincent Acception to Science Classical Science Clas

William st neighborhood. M. & L. Hess have leased for Vincent Asciutto to Samuel Glass-man the second loft 124 West 18th st; for Jos. F. Sozepkin-and Geo. Goodman, part of the 6th loft, 33-35 West 17th st, to Morris Nagel & Co.; for Robert S. Finney, 5th loft, 149-151 W. 36th st, to Wright Formette Co.; for Alden S. Swan, 7th loft, 56 East 13th st, to Sam-uel Backhaut & Co.; for Jos. J. O'Donohue, Jr., and Alvina V. Mc-Aleenan, entire building, 620 6th av, to J. Winterbottom & Son; for Realty Holding Co., 8th loft, 20-2 West 15th st, to Bronfman & Sheinberg; for Bertfield Realty Co., 3d loft, 25 West 15th st, to Smigel, Zipper & Wolkoff; for Henry Trowbridge, 5th loft, 18 Wav-erly pl, to Nathan Shapanka, all the above leases being for a term of years.

UNCLASSIFIED SALES

The total number of sales reported above is 84, of which 28 were below 59th st, 47 above, and 9 in the Bronx. The sales reported for the corresponding week last year were 85, of which 18 were below 59th st, 39 above and 28 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 199, as against 174 last week, and in the Bronx 152, as against 118 last week. The total amount was \$6,939,119, as against \$8,130,897 last week.

The amount involved in the auction sales this week was \$327,890. Last year the total for the week was \$1,930,072.

GOERCK ST.—The Brown Realty Co. has sold 125 Goerck st, 3-sty front and 6-sty rear tenements, on lot 21.3x100, adjoining the northwest corner of Stanton st. 18TH ST.—The Brown Realty Co. has sold 528 East 18th st, a 6-sty new law house on plot 44x92, to an investor from Trenton, N. J.

N. J.

N. J.
39TH ST.—The Brown Realty Co. has sold 433 and 435 West 39th st, two 5-sty tenements, on plot 50x98.9.
52D ST.—Francis X. O'Connor has sold 249 West 52d st, a 3-sty and basement dwelling, on lot 14x100.5, to Richard P. Lydon. Jas. A. Dowd was the broker.
100TH ST.—The Brown Realty Co. has bought 226 East 100th st, a 5-sty tenement on lot 25x100.11.
107TH ST.—The Brown Realty Co. has bought from Benedict W. Cheesman 313 West 107th st, a 5-sty American basement dwelling, on lot 20x100.11, between Broadway and Riverside Drive. Charles E. Schuyler & Co. were the brokers in the transaction. AUDUBON AV.—The Newman estate has sold the southeast corner of Audubon av and 171st st, a 3-sty frame building, on lot 20x95.

What have YOU to offer to this audience?

WE OFFER \$400,000

FIRST MORTGAGE 67 TEN YEAR SINKING FUND REGISTERED GOLD BONDS

with the Local and Other Real F

Paul J. Rainey Pier Company

of the

LONG BEACH, L. I.

Incorporated under the laws of the State of New York

CAPITALIZATION

-

Capital Stock, Bond Issue,

BONDS DATED NOVEMBER 1, 1909 DUE NOVEMBER 1, 1919

\$700,000

- \$700,000

Interest payable May I and November I

DENOMINATION \$500

A Sinking Fund is created by all earnings over and above interest charges. Bonds subject to call on any interest date at par, for redemption.

TITLE GUARANTEE AND TRUST COMPANY OF NEW YORK Trustee

THESE BONDS ARE NON-TAXABLE IN THE STATE OF NEW YORK

DEAN & SHIBLEY

Providence, R. I. 75 Westminster Street New York 12 Broadway The Gathering of Public Opinion as to the Real Need of a BIG Organization to Look After General Interests.

Not to Compete with the Local and Other Real Estate Organizations-This Larger Association Already Exists as a Matter of Fact-Merely Needs Recognition by All Real Estate Men, and a Habitation and a Name.

T HE effort to consolidate (rather than organize) the real estate property owners of this city cannot in a certain sense fail.

Wherever two men's interests are similar, a consolidation already exists. Organization does very little more than register an established fact, and afterwards foster and stimulate its growth.

Now, any single realty owner in this city cannot, even if he would, widely separate his own personal interests from the interests of his fellow real estate owners. The substance of consolidation lies just there.

"A" may not openly recognize that his interests are the same as those of "B's" and 'C's." He may not be consciously thinking of it, but that does not diminish the fact. The real forces that move the world are not to be found advertised on street signboards. Therefore, it is irrefutable that all the property owners of this city are, in some measure, already consolidated, hence the propriety of the name ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

Those who have proposed this consolidation (or loose organization) are only asking that the real estate world shall recognize something that DOES exist, not something that IS TO exist. The foundations are there. Suppose, for instance, that some extreme legislative measure were proposed, equivalent, let us say, to a confiscation of fifty per cent. of every owner's rights in his own property. Is there any real estate man who is not already assured of the fact that the community of interest that binds real estate owners together would assert itself in a very effective manner? Would there not spring up, fully armed, a real, living Public Opinion? Would not a rally to arms be sounded? Yet there is no definite organization existing as a sort of protective society. There are no officers, no constitution, no by-laws, no fees, no dues. Is not all this paraphernalia of organization more a habit of mind than a real necessity?

Of course, in a limited sense, these details of organization are necessary, but their scope of applicability is limited, as with incorporated concerns and the like; but because they have a reason for existing in smaller affairs, are they really necessary in matters that concern vast, generalized interests? The interests of stock-holders in a company, are so extremely narrow and so immediately personal, that a circumscribed organization is the natural product of the governing conditions.

One real estate owner's interests are not when considered in a merely personal aspect precisely the same as the personal interests of another owner, who lives, possibly, in another borough or district. But over and above these small particularities there is a GENERAL INTEREST. This general interest is the big thing. It is this that should be consolidated (rather than organized) and thus made effective against any common enemy.

There are to-day a great many very excellent real estate organizations in this city, but whether they mean to or not, they soon become the instrument, not of this "general interest," but of local or semi-personal interests, and these local, personal interests can have only a very narrow range of action and utility, serviceable as it may be. THE ASSO-CIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY is not suggested as a means of caring for these limited interests, but of those wider matters that concern property owners as a whole. Those who are disappointed with existing real estate property owners' organizations from the point of view of "general interests" and are therefore

pessimistic about the state of mind of real estate men in general lack a certain amount of discrimination in their judgment. It is not reasonable to expect that a local organization of, say the property owners of 123rd street, can be deeply aroused on a question as to whether 23rd street down town shall be paved with Belgian block or asphalt, but on the other hand all alike will surely be deeply interested on some more general problem, for instance, one of assessment or taxation.

The effective force, after all, is personal interest, and a general organization should not at any time meddle with anything but general interests. In principle this is the keystone of the proposed ASSOCIATED REAL ESTATE PROP-ERTY OWNERS OF NEW YORK CITY. And how vast are these common, general interests! One by one we are all waking up to the fact that these general interests are the main interests. No one is taking the slightest care about them to-day. New York realty is staring in the face the absolute necessity of vast appropriations on the part of the municipality. There are a hundred matters apropos of this expenditure that need amendment and reformation.

Reform that springs from sociological or economical theories will never accomplish much. It will remain a species of well-meaning academic amusement. It will give a certain number of individuals a laudable sense of activity. In result it may disturb a certain number of persons engaged in the pursuit of an unjustifiable living, but reform anything fundamentally?—in the language of the vernacular not much!

The effective working force for reform must be stern necessity—the general determination on the part of people at large not to be robbed or made uncomfortable or unhealthy or restricted in their own legitimate pursuits. We have a mighty voluminous history of reform measures to study. Analyze them and see whence progress sprung. The humanitarian undoubtedly has had his say in many of these benefits secured, but the real reformer, the real humanitarian has been hard, intolerable conditions.

The effective machinery has been Public Opinion.

Yet, has this Public Opinion a defined organization, a definite constitution, selected officers, tolls or dues?

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY propose to work through Public Opinion.

THE property owners of New York City evidently want to organize to protect their interests better than it has ever been possible to guard them before. This statement is made advisedly and is based upon the opinions of leaders of thought and action in real estate centres expressed to representatives of this paper this week. The fact that of all the persons seen, only a few had not already read the suggestion printed in these pages last week, that property owners form a central body which shall represent 60,000 real estate owners and \$7,-000,000,000 in investment, and to be known as "the Associated Real Estate Property Owners of New York City"; was in itself an evidence that the idea has taken. But further proof of the favorable reception of the plan was forthcoming in enthusiastic views of many prominent realty men.

As an evidence of the manner in which the idea was grasped the words of one man are typical:

"Ah," said he, "the scheme is similar to the United States Senate in the make-up of our Government. It is a unit representative of many representatives."

That hits the idea exactly, only that it will be a little more democratic and will seek to aid, succor and benefit the individual, as well as the whole body of real estate owners.

Read this paper during your "Week's End." (Send your home address to Office of Publication.) "E. Pluribus Unum, eh?" asked one real estate man, as he sat back in his big leather chair in his Broadway office, while a graphaphone was injecting dictation into a stenographer's ear relative to a big sale that was hanging fire in the central part of the city. "Its just what has been wanted, and my opinion is that the Record and Guide, with its large resources and organization, will be able to do the trick, but mind you, don't use my name."

But there were others who consented to speak for publication, whose views are of interest in that they show that the general impression is that such an organization is absolutely essential to the welfare of the individual property owner. True, there were some who had not read the article who felt doubtful that it could be successfully carried out.

that it could be successfully carried out. HENRY MORGENTHAU, President of the Henry Morgenthau Company, of 165 Broadway, returned from Georgia on Wednesday and had not finished reading the article in the Record and Guide of the preceding Saturday when seen. He therefore deferred expressing his opinion.

CLARENCE H. KELSEY, President of the Title Guarantee & Trust Co., 176 Broadway—"While I have not more than skimmed over the article, the plan on general principles looks all right."

IN SIMPLICITY LIES SUCCESS.

LOUIS V. BRIGHT, Vice-President of the Lawyers Title Insurance and Trust Co., 160 Broadway—"I have read the article and am interested in it. There is no doubt of there being room for such an organization, and there is a big field for good work, but can it be done? Get out your plans. The idea is good. It's what is needed, but let it be simple, for in the utmost simplicity lies the success or defeat of the plan."

EDGAR J. LEVEY, President of the Title Insurance Co., 135 Broadway, was doubtful, but said: "It would be a good thing if you could get all these interests together, but can you?"

A VOICE FOR SIXTY THOUSAND OWNERS.

W. J. VAN PELT, of the firm of Geo. R. Read & Co., real estate brokers, 60 Liberty St.: "Anything that will help the individual property owner is a good movement. As an aid to the Allied Real Estate Interests of the State of New York it would have great force, and, perhaps, its influence would be even more far reaching. Of course in an asociation such as you describe (for, owing to the holidays and the rush of business with the first of the year, I have not had time to more than skim over the proposition in last week's Record), you would have an active part to perform, and whether the association is a success or not depends entirely upon how well you do your task. There is no doubt that an organization gets more consideration before a public body than an individual, and so I believe that with your paper as a mouthpiece for 60,000 property owners, as you say, every association will have a power higher up to which to appeal, and will, therefore, insure for itself better representation in matters relating to its realty interests.

B. MORDECAI, President of the A. L. Mordecai & Sons Company, real estate brokers, and operators, at 135 Broadway:

"Frankly, I fear that the plan will not succeed. I have had a great amount of experience with property owners' associations, and I have never known one to succeed. There is TOO MUCH ORGANIZATION, TOO MUCH CONSTITUTION, TOO MUCH PERSONAL JEALOUSY, TOO MUCH TALK and NOT ENOUGH WORK.

The reporter drew attention to the fact that these defects were the very reason for the looser and more general organization of the proposed Associated Real Estate Property Owners. "But, I say, I do not believe in associations. They're too costly for THE WORK THEY DO," he added.

"Exactly, and that is what the new association proposes to overcome," said the reporter. "There are NO DUES to be met; no cost. All we ask is support of the New York City Real Estate Owners."

CONCENTRATION OF INFLUENCE.

JOSEPH P. DAY, real estate auctioneer and broker, President of the Real Estate Board of Brokers of New York City, 31 Nassau st.—"I am in favor of any plan which will bring owners of property in New York City into closer co-operation. I believe that a large body of property owners working together harmoniously can do a great deal for real estate in the City of New York. The effect of organization can be seen in the work of the Board of Brokers, where, because a group of men work with unity of purpose, their protests against inimical legislation and their support of movements favorable to general realty, are far more effective than if undertaken individually. The same argument applies to the Allled Real Estate interests of the State of New York. The success of an association of general property owners depends largely upon the method of organization.

"Such an organization, to be successful, MUST NOT HAVE TOO MUCH RED TAPE and yet must have at its command the means of rousing property owners to action almost Instantly. Such an organization, moreover, must recognize the different neighborhood or district associations, and allow them freedom to look out for their direct interests. The actions of the general body, therefore, must be strictly limited to a field applying so generally to real estate that no inter-district jealousies can arise. As I understand the plan of the Record and Guide, the general property owners' association as projected, will busy itself exclusively with matters affecting real estate in general, rather than with any localized movements which may very well be left to the effective realty organizations actively interested in special districts."

A POWERFUL ALLY.

IRA J. ETTINGER, Counsel of the Real Estate Owners' Protective Association of the 12th and 22d Wards, counsel of the Harlem Property Owners' Association, member of the Board of Counsel of the United Real Estate Owners' Associations of the City of New York, Counsel of the Congress of Taxpayers, and member of the Executive Committee of the Greater New York Taxpayers' Conference, and who has also represented other taxpayers' associations in various litigation affecting the interests of taxpayers, at an interview at his office, No. 257 Broadway, expressed hearty indorsement of the proposed plan to make the Real Estate Record and Guide a medium for the publication of all the varied information needed by property owners to protect their interests: "I have long felt the need of a vigorous organization of taxpayers," said Mr. Ettinger, "and the Real Estate Record and Guide, because of its high standing in real estate and building circles can certainly be a most powerful ally in accomplishing many reforms in municipal administration, and in producing a more efficient and economic conduct of public affairs. The proposed movement certainly meets with my unqualified approval."

J. K. EMMET, of Edward L. King & Co., real estate, 10 Wall st, Manhattan, expressed his opinion in this manner: "I am a firm believer in a good organization of property owners, but as now constituted the various associations of taxpayers are not accomplishing enough, chiefly for the reason that they are not pulling together. The taxpayers of this city seem to lack ambition when concerted action is called for. In fact it is difficult to get them together at all.

"Do you not think that the Record and Guide could fill the functions allotted to it by such an association as outlined?" was asked.

"I do most assuredly. Your publication can assist the property owner through its columns in many ways."

IRVING RULAND, of 5 Beekman st, when told the substance of the Record and Guide's plan, signed one of the membership cards promptly. He thought the scheme a very good one and said he would take particular interest in reading the article in last week's Record and Guide.

E. A. TREDWELL, of 41 Park row, remarked that the place to start in the Record and Guide's plan was to look after New York Harbor. Real estate here in this great commercial city was only the expression of the great business of importing and exporting.

GERALD BROWNE, of the Equitable Life Assurance Society, 120 Broadway, was enthusiastic over the idea and quickly signed a membership card.

IRVING BACHRACH, 203 Broadway, made very little comment, but signed one of the membership cards.

ON THE EFFECTIVENESS OF PUBLIC MEETINGS.

CYRILLE CARREAU, who was a charter member of the first real estate exchange, and has since then been prominently identified with a number of civic movements of importance in behalf of property interests, was found to be of the opinion that the forum is the most effective public voice that can be raised in behalf of burdened taxpayers. When visited at his office (719 6th av) Mr. Carreau said, not without reluctance, after he had heard our query, that. "It would be feasible, this plan which the Record and Guide proposes, provided the correct way were taken and MAINTAINED. And its beginning would have to be of a nature to encourage an increase in membership."

This verdict—it seemed to come with the force of a conclusive statement—from one who has had a large and intimate experience with the really sincere efforts in behalf of the property holders of New York, was taken to be the result of past experiences rather than as a judgment on the Record and Guide's plan, and this Mr. Carreau virtually admitted. He recalled incidents connected with the rise and fall of the old Exchange, and he pointed out defects that associations of the past had developed which were calculated to, and did, as we all know, lessen general interest in associated work.

"What would be a correct beginning for the new association, Mr. Carreau?"

"On the impulse of the moment I would not want to express an opinion. That would require some reflection."

HALF THE OWNERS IN DARKNESS.

JAMES H. CRUIKSHANK, of 50 Pine st, building operator, who is prominent in the reconstruction that is going on in the old Greenwich section, said: "It is one of the best things for property owners that could be organized. I find that half the people owning property in this city know little if anything about the municipal affairs and doings affecting real estate. They have no definite information concerning proposed improvements and changes in their section which might affect the value of or bring an assessment against their property. I don't see why property owners should not be very glad to cooperate in such a movement as was proposed in the Record and Guide last week

Note who the successful are. They are our subscribers.

for the sake of the benefits to result from pursuing the plan there proposed."

DAVID LIPPMANN: "Property owners cannot expect to accomplish much without a representative organization," said David Lippmann, of David and Harry Lippmann, operators, 198 Broadway, Manhattan. 'I am in sympathy with the suggestions made by the Record and Guide, and believe that much good will follow the publication of such information as may assist owners to properly look after their property interests."

"ON THE RIGHT TRACK."

ELISHA SNIFFIN, Secretary of the Real Estate Board of Brokers, 135 Broadway: "Personally, I think it is a good thing, and I believe that the Record and Guide is on the right track, but I would not care to make a further statement on the subject until the Board has had an opportunity of taking it up. This body meets next Tuesday, and as most of the members no doubt will have read the article and will be conversant with the proposed movement, something may be done at that time."

FISHER LEWINE, of Mandelbaum & Lewine, real estate operators, 135 Broadway: "'In union there is strength.' Much more can be accomplished by an organization than by an individual. If the organization, which in the case you outline and which I have noted in your paper, is to be an association of all local bodies, a means will be placed in its hands for carrying out the forces for good that would be impossible if attempted by a single individual or association representing only one district or one class of property owner. Any plan that conduces to bettering the individual through the association of many property holding units is deserving of success and of the encouragement of all property owners."

HARRIS B. FISHER, of the firm of Parish, Fisher & Co., Singer Building: "The idea is good and if worked out on practical lines should be a decided benefit to property holders throughout the city, as there is, to my mind, a need for public opinion and personal interest in this direction."

PROPERTY OWNERS NOT POWERFUL ENOUGH.

JOSEPH L. O'BRIEN: "I have read with considerable interest the article in the Record and Guide on how owners of real property in this city should organize," observed Joseph L. O'Brien, of 217 West 125th St., Manhattan. "The suggestions are excellent, and to the point, and so far as I am able to judge, they are now being followed out by your publication weekly.

"Items concerning assessments and proposed improvements are especially valuable to owners of real estate, and no space should be spared in giving the details in such instances. While the regular taxpayers' associations are no doubt doing much good in their attempts to spread news of this character, they are NOT POWERFUL ENOUGH, as yet, to effectively cope with many of the situations.

"The question of adequately serving the interests of property owners is a hobby of mine. As an owner as well as a delegate to one of the protective associations, I have done what I could to further their interests, but my experience, like that of others is that THE AVERAGE OWNER WILL NOT AT-TEND MEETINGS. Strange as it may seem, those who have large investments in realty and small interests in business often give undue attention to the latter at the expense of the former. Such has been my personal misfortune. In my opinion, one of the best ways to assist property owners in looking after their own is to give publicity to such matters as directly affect their real estate holdings, in this manner an exchange of views is obtained and the path is paved for inteligent action."

PHILIP G. DUX, of 772 9th av., Manhattan, believes that there is room for improvement in the method of reaching property owners. He said:

"To-day, there are numerous organizations of taxpayers throughout the city whose purpose it is to study the interests of owners of real estate. We property owners do not always find it convenient to attend the meetings of these associations, and while collectively they have done and are doing much good something more is needed—another organization, perhaps. At any rate the suggestions contained in last Saturday's Record and Guide are worthy of consideration."

- A PROMINENT PHYSICIAN on the East Side, who requested that his name be not published, had this to say: "My property interests in Manhattan are considerable, and I am naturally interested in any project that will aid me in protecting them. Yes, we need an organization to light the way for us. Any sort of body will answer if IT CAN BE CONDUCTED WITHOUT THE BANEFUL INTERFERENCE OF PETTY politicians. A publication like the Record and Guide could aid in organizing such an association. If not, its influence at least would be felt by spreading such information as may be given it for this purpose."

JACOB APPELL: "Real estate owners do not as a rule take the interest they should in taxpayers' associations," said Jacob Appell, of 271 West 23d st, Manhattan. "I have not had the opportunity to read the suggestions you allude to, but no mistake will be made in discussing the important questions and keeping them alive. Assistance to the property owner in this direction is what is needed in these days."

JOEL S. DeSELDING, former president of Real Estate Board of Brokers, at present a member of the board of governors and a property owner: "That is something that has been needed; something to concentrate public opinion. The Record and Guide could do, and has been doing, effective work in this direction, and I hope the plan will succeed."

A great many of those interviewed seemed to be very interested in asking about the nature of the organization that was intended. It had to be pointed out to them by the reporter that organization in the ordinary sense of the word was not contemplated. Mr. Mordecai had observed, in speaking of existing real estate associations, that there is TOO MUCH OR-GANIZATION, too much talk. The newly proposed organization is to be LARGELY INFORMAL AND WORKED through the force of public opinion. As soon as this idea was grasped, a number of those interviewed evinced a particularly keen sense of the fact that a new method of dealing with the real estate problem had been placed before them. They asked questions and expressed in a general way great satisfaction, but preferred to wait for another week before expressing any definite opinions for publication.

A leading real estate owner said, "I am glad, as I understand it, that the proposed ASSOCIATED REAL ESTATE PROP-ERTY OWNERS OF NEW YORK CITY are not in any degree or in any manner opposed to or competitive with any other real estate organization that to-day exists in the City of New York. The new circle that is to be placed around real estate interests for their protection is drawn far beyond the boundaries of the activities of any of the present real estate associations. It does not even intermingle with their activities. It leaves them the fullest field of action and welcomes every independent step that they can take, because it adds to the general body of real estate Public Opinion, with which and through which the new association intends to prosecute its operations."

This speaker hit the nail exactly on the head.

WHY PROPERTY OWNERS SHOULD BAND TOGETHER.

Mr. Joseph S. Schwab, prominent in the United Real Estate Owners' Associations, gives in the following interesting statement reasons why every owner of property should become a member of some one of the many lo-



cal taxpayers' associations of this city. The aims and objects of these organizations are: (a) To establish a union of real estate owners and taxpayers' associations of New York City for the protection and promotion of their mutual interests and for the public welfare; (b) to obtain an honest, efficient and economical administration of the affairs of this city; (c) to secure an equitable and uniform system of taxation; (d) to oppose and take measures to prevent the enactment or enforcement of unjust and obnoxious legislation; (e) to urge and promote the introduction of laws beneficial and equitable to owners of real estate and the public in general; (f) to expose corruption and bring improper acts of public officials to the attention of

JOSEPH S. SCHWAB.

the proper authorities, and to insist on redress and punishment; (g) to expose and demand the abolition of sinecures in public office; (h) to be heard and to advise in the expenditures of municipal funds and the fixing of proper salaries of public officials; (i) to secure an adequate supply of water to the residents of this city; (j) to secure sufficient school accommodations; (k) to strive for the improvement of the parks, streets, wharves and other public works.

When one considers the many onerous burdens heaped upon the taxpayers of this city, who pay quite ninety per cent. of the taxes needed to run the State government, he should upon a moment's reflection, appreciate the fact that he should at once become informed as to how the taxpayers' moneys of this city are spent, the knowledge of which he can acquire in no better way than by attending taxpayers' meetings, which in recent years have delved down deep, and which have given close attention to most of the expenditures that have been and that are being made by our city government, to say nothing of the wastefulness, carelessness, extravagance, and in some instances, the ignorance and gruffness, practised by many of the city officials toward taxpayers who from time to time have occasion to visit departments of the city government.

Every locality of Manhattan and the Bronx has a local association which taxpayers can join, and a few of these I will enumerate:

The Taxpayers' Association of the 10th, 11th and 17th Wards, meets at Leppig's Hall, 101 Av A, first Friday of every month; West Side Taxpayers' Association, meets at 267 West 34th st, first and third Friday of every month; Real Estate Owners'

Our Real Estate and Building statistics are the STANDARD.

Protective Association of the 12th and 22d Wards, meets at Colonial Hall, 101st st and Columbus av, first Monday of every month; House and Rea Estate Owners' Association of the 12th and 19th Wards, meets at N. Y. Turn Hall, corner Lexington av and 85th st, second Friday of every month; Harlem Property Owners' Association, meets at 12th Ward Bank Building, corner Lexington av and 125th st, second and fourth Thursday of every month; 18th Ward Taxpayers' Association, meets at 192 and 194 3d av, third Wednesday of every month; Taxpayers' Alliance of the Bronx which represents 33 · local associations of the Bronx, and many other associations, the names and places of meetings which can be easily ascertained.

Some of these associations have been in existence under State charters as long as 30 years. They have taken a very active interest in all affairs appertaining to the welfare of the taxpayer of our city, and have participated in every important movement for municipal betterment. They have with great success opposed vicious legislation pending in the legislature, and have also opposed ordinances pending before the Board of Aldermen which were a serious detriment to property owners of our city, and have by conducting litigation in the courts, successfully resisted the unlawful exercise of authority on the part of municipal officers. They have, furthermore, assisted in the passing of laws in the legislature which have been of great benefit to the taxpayers of our city.

These associations are affiliated with the United Real Estate Owners' Associations of the City of New York, which consists of delegates elected by numerous organizations of taxpayers scattered throughout the Boroughs of Manhattan and the Bronx, and which associations are strong in numbers and powerful in influence, and have achieved remarkable results and immense savings for property owners through their public-spirited interest in all matters of taxation and legislation and municipal expenditure.

NOTABLE VICTORIES.

Our most notable achievement in recent times has been the victory won in the Supreme Court of the State of New York, in an action brought against the Commissioner of Water Supply, Gas and Electricity, and where we obtained a permanent injunction restraining the Commissioner from issuing hundreds and thousands of orders which required the indiscriminate installation of water meters in tenement houses, in cases where the isuing of such orders was altogether unauthorized and which received the condemnation of the court. This victory alone meant a saving of hundreds of thousands of dollars to property owners of our city. Another recent victory was secured in the Appellate Division of the Supreme Court, where our associations at great expense obtained a judgment which denied the right of the Fire Marshal to issue certain orders under section 780 of the Greater New York Charter, which has also been the means of saving a great deal of money to property owners of our city who are af-fected by said decision. During the last session of the legislature a bill was introduced requiring a licensed engineer in practically every tenement house in the City of New York having a steam-heating plant; this bill had powerful influence in its advocacy; it would have meant practically confiscation of property in many instances; and in any event a large expense to every property owner having a steam-heated flat. In principle it was indefensible, and it required herculean effort to impede its passage through the legislature. After sending many delegations to Albany protesting against the passage of the bill, interviewing the leading members of the Assembly and the Senite, mailing hundreds of protests to all of the members of the legislature, and interviewing the Governor, the bill, notwithstanding it passed in the Senate, was finally and almost on the last day of the session, defeated in the lower house.

Our Associations continually oppose orders issued by the Tenement House Department of the City of New York which we deem to be unauthorized, illegal, and in many instances tantalizing and annoying to propery owners, where absolutely no good cause exists for the issuance of such violations; and we have finally succeeded in having the Tenement House Law amended and which became law on May 15, 1909. These amendments give the Tenement House Commissioner some discretion in matters pertaining to fire escapes, cellars, dark rooms, skylights, etc., which before the passage of the amendments he was powerless to use. These amendments are worth thousands of dollars to the pockets of the property owners in saving on repairs and alteration work of all description, to say nothing of doing away with the many visits of Tenement House Inspectors, annoying and petty, putting on property unnecessary and trivial violations of all description.

OTHER ACHIEVEMENTS.

In addition to the foregoing the united body has successfully handled the following matters that have resulted in a considerable saving to taxpayers:

Delancey St. Bridge approach to 4th av and 9th st.

Estimated saving about......\$30,000,000 Opposing Chinatown Park. Estimated saving about. 7,000,000 Opposing park on Riverside Drive and 122d st. Es-

- Resisting appropriation of \$50,000 asked for by Commissioner O'Brien of the Department of Water Supply, Gas and Electricity from the Board of Estimate and Apportionment, for experimental work in connection with the installation of water meters in all houses in the City of New York, including private houses.

Our committees have secured in the past, and are still working to secure concessions to every locality, increased school accommodations, better police protection, suppression of unnecessary noises, removal of unnecessary car tracks in the public highways, equitable distribution of assessments and other similar important matters. There are Grievance Committees which pay particular attention to all orders issued by the Tenement House Department against property owned by our members, and other Standing Committees which deal with matters of transit, health, drainage, police, fire protection and education. We need a still larger membership in order to obtain still better results than we have obtained in the past, to the end that we may have the most efficient municipal administration at the lowest possible cost to the taxpayer. In unity there is strength. Singly and alone you suffer gievances which cannot be removed, do what you may; but with the support of a large membership, your grievances will receive effective attention, because of the united action of such a large representative body of taxpayers. The annual membership dues, \$5, a mere pittance, should inspire every owner, large or small, to join some association, which will give instruction on all phases of the working of our governments -City and State.

Taxpayers contemplating joining our ranks are cordially invited to attend any meeting, where he will become in possession of knowledge of how New York City runs its great government, which he could not acquire so profitably in any other way. The annual dues are fixed, as before stated, at the small sum of five (\$5) dollars, no initiation fee is charged. By joining a taxpayers' association, a property owner serves himself, and he serves himself well.

ADVISORY COUNCIL FOR FIFTH AV. ASSOCIATION.

The Fifth Avenue Association now has under consideration the formation of an "Advisory Council" of prominent women who will co-operate with the executive committee in its plans for making 5th av the finest thoroughfare of its kind on the continent. Among the members eligible for appointment to this council are Mrs. John H. Hall, Jr., Mrs. Mary E. Crocker, Mrs. Robert Stafford, Mrs. Alice Maynard, Mrs. Isidor Wormser and Mrs. Wm. B. Osgood Field.

If the proposition to establish a general bureau of information is carried out, the officers of the association believe that it will be necessary to move into more commodious quarters. The committee assigned by the members to investigate the lighting of 5th av will shortly make a tour of the city in order to compare the lighting of the various streets and avenues. As planned, it is expected that a representative of an electric company will accompany the delegation to explain the present cost of illuminating different sections. In connection with the lighting scheme, Architects McKim, Meade & White are preparing a series of sketches for the isles of safety lately spoken of. The report of the committee will be rendered at the annual meeting of the association at the Holland House.

TITLE REGISTRATION.

Of all the good resolutions of the New Year none better has been formed than the recently announced new title searching corporation, to aid the public in making use of the recently passed Land Title Registration Law.

Coming as it does into being almost coincidentally with the news of the first actual registration of a land title by an individual, the announcement forces public attention once more to the many advantages offered by the provisions of this law.

For a year the new law has seemed to sleep and none willing to be first in taking the initial step. Now, as sheep will at last take a wall, which has long divided them from pastures now only after one of their number has taken the fateful jump, many may be counted on to take out the public registration and certificate of validity which the State through its courts offers under this law. And as titles pass, fees fall into the public coffer, to later become a guaranty fund to make good any defects or claims, by mischance passed over or neglected. Nor are these fees large or calculated to drive away would-be insurers. In fact, they are noticeably lower than those charged in first instance by the existing title companies, and are by law regulated as to successive passings of the same title, to a renewal fee almost ludicrously low. In this respect the promises of the existing title companies made in earlier years of their struggle for existence have not been entirely fulfilled, the charge for reissue of a title certificate to the parts of the land as originally insured, being one-half of the original fee.

That an active patronage of the new system will injure the business of the existing title companies is a bug-a-boo of the same order as has always frightened capital as every succeeding improvement of machinery or system has been introduced. It has indeed been a surprise to us, as it no doubt will be to others, to see the field of examiners first entered by a new corporation, instead of by individual legal examiners provided for under the law. The law itself had provided that no title examining corporation not already in existence should be recognized as an examiner, and the recent sharp decisions against a corporation dealing in legal service, even through its own attorneys, and in their personal capacity, had seemed to erect a wall of prevention against any corporate activity in this or other legal fields.

The organizers of the new company have doubtless seen a way to overcome these obstacles, and at last offer a broad road to the public for safe, convenient and cheap utilization of land title registration.

A WEST SIDE SECTION RAPIDLY COMING TO THE FRONT.

The attention now being paid by operators and builders to the centrally located (but until recently neglected) section from 7th to 9th av, between 23d and 30th sts, is only the beginning of a movement of the live builders to put up buildings for farsighted merchants in a section which they are contemplating moving to. These mercantile houses want to get as near the Pennsylvania station entrances on 7th and 8th avs and near the hotel where the buyers from all parts of the country make their headquarters so as to save time and money by not coming down to the old mercantile centres. In the lower sections of the city the renting brokers hear from the proprietors of business houses and merchants "We do not want to continue down in this lower section of the city, but must get uptown to be in touch with the trade, as the leaders in the different lines of business are contemplating moving in this section, as they claim the merchant uptown can get the buyers to their salesrooms uptown more readily than they can downtown." This tendency extends to so many lines of business that if the entire district mentioned were built up with modern mercantile buildings they would hardly supply the demand of those con-templating moving uptown. The chance for the far-sighted builder is here, and he should take advantage of it, as the outlook for general mercantile business is particularly bright for As soon as the Interborough start building their 7th 1910. and 8th av subway, with stations along the way, and 34th st is widened to a width of fifty-five feet, and the moving platform is installed on 34th st, and the Pennsylvania Railroad cars are running (which is not far off), then 7th and 8th avs will be as accessible for those occupying lofts and buildings between 7th and 8th avs as between 6th and 7th avs. The advantage to the builder going in this section at the present time is that he can buy 25-foot front lots from \$12,000 to \$14,000 less than between 6th and 7th avs, and can give the merchants the benefit in lower rental with the same conveniences.

To show how the pioneer operators view this section and those who have bought here (and are taking title) I name the following: Lippmann Brothers, Irving Kempner, Daniel B. Freeman, Aaron Coleman, J. L. Maine, and numerous others. The following properties have been sold in the last few weeks which substantiates these statements:

Irving H. Kempner, Nos. 211-213 West 25th st, 42x98.9; French Waiters' Association, No. 238 West 26th st, 21.3x98.9; W. J. Atwood and Mr. Miller, No. 235 West 26th st, 24.8x98.9; Madison Square Mortgage Co., Nos. 241 to 245 West 26th st, 63x98.9; Wm. Kelly, No. 221 West 27th st, 21x98.9; W. J. Atwood and Mr. Miller, Nos. 236-238 West 27th st, 49.8x98.9; Daniel B. Freedman, Nos. 245 to 249 West 25th st, 75x98.9; David and Harry Lippmann, Nos. 253 to 257 West 27th st, 50x98.9; Mandelbaum & Levine, Nos. 229 to 239 West 29th st, 124x98.9.

WANT MORE LIGHT ON WATER TUNNEL SCHEME.

It is expected that a large representation from the property owners' associations will attend the hearing on Jan. 12 before the State Board of Water Supply, 299 Broadway, Manhattan, with reference to the scheme to carry a supply of water from the Hill View Reservoir, near Jerome Park Reservoir, to this city by a subterranean tunnel some 200 ft. below the surface of Manhattan. The hearing was arranged at the suggestion of taxpayers who remain in ignorance of the details of the project. "In urging less haste in proceeding with such an important undertaking we property owners want to know more about the practical side of the proposition," said Louis Schrag, who represents large realty interests on the West Side. "Before the action of the Board of Estimate and Apportionment in approving this \$25,000,000 scheme is finally ratified, we should know something more about the feasibility of engineering so great a work. It has been said that an insufficient number of borings have been made to warrant any approximately correct estimates of the actual cost of the operation. Besides, there is really no im-mediate necessity of hurrying in this instance. We are using on the average but about 325,000,000 gallons of water daily and

there is little fear of a shortage for the next six or eight years at least. No contracts should be let for this work on any uncertainty, for it may result in the necessity of making enormous additional appropriations to complete the undertaking. In this event the taxpayers would be called upon to bear the burden which would be most unjust. Let us have more light on the matter, then proceed slowly."

LAW DEPARTMENT

A TRICKSTER CAUGHT.

It is not alone the grocer who sands his sugar, or the mine promoter who salts his mine—builders who fill their newly erected blocks of houses with their own employees at high rents until a mortgage loan or sale can be had—these, too, have brethren—even the land-owner!

His effort to "do" the city back for its supposed sins of undue taxation on the land has recently been the subject of an interesting law struggle that even reached the Court of Appeals.

During the pendency of proceedings brought by the city to acquire land for street purposes, an individual who had been already paid for his building in another condemnation proceeding, conceived the bright idea, since he had it on his hands, of buying one of these plots of land about to be condemned for public uses and "planting" thereon this otherwise landless piece of architectural property.

Now, it is a constitutional right of a property holder during the proceedings brought to condemn his land for public purposes to have a reasonable use of it during the sometimes long period of their consummation. So the hero of our remarks was not without law and precedent for his plan, and so far as the lower courts went, was more or less successful in maintaining an award of \$3,500 for the house so planted, as a profit to his ingenuity.

But genius is said, sometimes not without reason, to be its own (by) reward, and this was one of the occasions!

Though backed up and justified to some extent in his enterprise by both the Supreme Court and the Appellate Division, the Court of Appeals upset the whole "constructive use" of the cleverly acquired and thus utilized purchase of the wise one, in the following opinion:

"The Legislature has repeatedly attempted to make it impossible to use one building as a means of improving successive pieces of property, thus enhancing the damages. The business referred to has become popularly known as 'house-planting.' The conceded facts in this case justify the statement" * ** of * ** "gross bad faith in connection with placing the building on the land sought to be condemned."

It is with editorial regret that we are obliged to conclude with the fact that the highest court let the award stand as a probably fair equivalent for the expense of again removing the white elephant to a perhaps even more successful field of opportunity!

ARREARS OF TAXES.

To the Editor of the Record and Guide:

Gentlemen:—Kindly favor me with a reply to this case. A lawyer, who had charge of the search of real estate passed title on same. After an elapse of three years, we find that there was an arrears of taxes. Who is responsible for the search?

IMPORTER.

Answer.—An attorney is liable in damages to his client if he has not used due skill and care in the subject of the employment. Tax searches however are not usually made personally by an attorney employed to examine title to real estate, he relying upon official searches as to them, made on his order, by tax collectors, or by Title Companies, and these thus become sort of sub-contractors, and liable in turn for their negligence. —Ed.

To the Editor of the Record and Guide:

Gentlemen:—Will you kindly inform me through your Law Dept. of the Record and Guide if a Lien is valid when filed two weeks after the advertised sale of the property, and if said lien affects the new owner?

A SUBSCRIBER.

Answer.—The question is too vague for a very definite reply, other than of the "advertised sale of the property" referred to, is one in foreclosure. Under a judgment of foreclosure, the lien can have no effect upon the title which the purchaser at the foreclosure sale acquires.—Ed.

To the Editor of the Record and Guide:

Where a man has a 10-year lease on a property, will you kindly inform me through the columns of your paper, what is the commission in the event of a broker selling a lease of this kind? By this I do not mean the ordinary sales of leaseholds. J. M. C.

Answer.—Two per cent. is the customary commission, if there is no agreement to the contrary.—Editor.

All municipal improvements are reported in the Record and Guide ahead of time.



MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Jan. 10. Two public parks, east of Boulevard Lafayette; at 3 p. m. Glover st, street opening, from Castle Hill av to Westchester av; t 3 p. m. at

Matthews av, street opening, from Burke av to Boston rd.. at 12

noon. 12 noon. Bush st, street opening, from Creston av to Concourse; at 2 p. m. Gun Hill rd, street opening, from Jerome av to Mosholu Park North; at 12 noon. Sedgwick av, opening, from Jerome av to 169th st; at 2 p. m. Main st, City Island, extending; at 2.30 p. m. Lane av, opening, from Westchester av to West Farms rd; at 4 p. m.

4 p. m.

Grand Boulevard and Concourse, extension of approaches, from 58th to 164th st; at 11 a.m. Faile st, street opening, from Garrison av to Whitlock av; at 158th 10 a. m

Cornell av, opening, from White Plains rd to bulkhead line Bronx River; at 2 p. m. Laland av, opening, from Westchester av to Ludlow av; at 3 p. m. Guerlain st, street opening, between Beach av and Unionport rd;

at 2 p. m.

at 2 p. m. Tuesday, Jan. 11. St Lawrence st, &c. opening, from Westchester av to Clasons Point rd; at 1 p. m. Bronxwood av, opening, from Burke av to Gun Hill rd; at 4 p. m. East 227th and 228th sts, street opening, from Laconia av to Bronxwood av; at 12 noon. Jerome av, widening, from Cameron pl to East 184th st; at 4 p. m.

p. m. West 17Sth and 179th sts, street opening, from Haven av to Buena Vista av; at 2.15 p. m. Cruger av, opening, from Williamsbridge rd to South Oak Drive;

Rosedale av, opening, from Westchester av to West Farms rd; 12 noon.

at Boston rd, opening, from White Plains rd to northern boundary city; at 1 p. m. Zerega av, opening, from Castle Hill av to Castle Hill av; at

1 p. m. Canal st, street opening, from East 138th st to East 144th st; at 2 p. m. t 2 p. m. Bronx Boulevard, opening, from Boston rd to 242d st; at 3 p. m. A new st, street opening, from Bowery to Elm st; at 4 p. m. Sedgwick av, widening, from Fordham rd to Bailey av; at 4 p. m.

Wednesday, Jan. 12. Morris av, closing, from N Y & H R R to Concourse; at 12 noon. Tremont av, opening, from Aqueduct av to Sedgwick av; at 1

p. m. Eastern Boulevard, opening, from New Haven R R to Hunts Point rd; at 1 p. m. East 180th st, street opening, from Bronx River to West Farms rd; at 2 p. m. West 231st st, street opening, from Bailey av to Riverdale av; at 10.30 a. m. Guerlain st, street opening, from Beach av to Unionport rd; at 12 noon

noon.

Thursday, Jan. 13.

Taylor st, street opening, from East River to Westchester av; t 4 p. m. Magenta st t 10 a. m. m. at st, street opening, from White Plains rd to Golden av; at

AT 258 BROADWAY.

Monday, Jan. 10.

Westchester av, rapid transit; at 10.30 a.m. Loop No 4, rapid transit; at 1 p.m.

Tuesday, Jan. 11.

Fort George, rapid transit; at 10 a.m. Loop No 1, rapid transit; at 2 p.m. Brooklyn Bridge, arches; at 2 p.m.

Wednesday, Jan. 12. Westchester av, rapid transit; at 10.30 a.m.

Thursday, Jan. 13.

Fort George, rapid transit; at 10 a. m. Friday, Jan. 14.

Westchester av, rapid transit; at 10.30 a. m. Fordham rd, dock; at 2 p. m.

NEW PETITIONS.

Property owners are notified that the Local Boards of Improve-ment will act upon the following petitions on Jan. 18, at about 11 in the forenoon. The meeting will be held in the Borough Office, City Hall, Manhattan:

FORT WASHINGTON AV.-Receiving basins at the northwest cor of Fort Washington av and 171st st.

174TH ST .- To pave 174th st, between Amsterdam av and Audubon av

HAVEN AV.-To construct a brick sewer in Haven av, between West 177th st and West 178th st.

BUENA VISTA AV.-Request for the construction of a sewer in uena Vista av, from a point about 25 ft. south of 172d st to Buena 177th st

9TH AV .- To pave 9th av, from 201st st to Broadway.

H AV.—Request for regulating, grading and paving 12th av, 134th st to 135th st. 12THfrom

PUBLIC PARK.—To lay out for use as a public park land situated between Edgecombe av and St. Nicholas av, 136th and 140th sts.

153D ST.-Request for paving with asphalt blocks 153d st, from Riverside Drive to Broadway. 3DAV.--To build a sewer in 3d av, east side, between 21st and

22d sts. 2D AV .- Request to repair sidewalk at 989 and 991 2d av

47TH ST .- To repair sidewalk at 306 and 310 East 47th st.

124TH ST.—To repair sidewalk on south side of 124th st. be-ginning 300 ft. west of Amsterdam av, and running 100 ft. 120TH ST.—Request to repair sidewalk at northeast cor of 120th and Amsterdam av.

130TH ST.-To repair sidewalk at the northeast cor of 130th st and Old Broadway.

STH ST .- Request to repair sidewalk at 37 and 39 West Sth st. STH ST .- Request for fencing vacant lots at 37 and 39 West 8th st. 30TH ST .- To repair sidewalk at 147 West 30th st.

6TH AV .- To repair sidewalk at 832 and 834 6th av

LEXINGTON AV.-Request to repair sidewalk at 695 Lexington v, southeast cor of 57th st.

- 72D ST .- To repair sidewalk at 111 East 72d st.
- 27TH ST .- Request to repair sidewalk at 61 West 27th st.
- 30TH ST .- Request to repair sidewalk at 119 West 30th st.
- DIVISION ST .- To repair sidewalk at 264 Division st.
- 10TH AV.—Request to repair sidewalk in 10th av, southwest cor of 15th st. 9TH AV .- Request to repair sidewalk at 838 9th av.

56TH ST.-To alter and improve sewer in 56th st, between 1st and 2d avs.

DELANCEY ST.—Request to regulate, grade, curb and flag De-lancey st, west of the Bowery.

CONDEMNATION PROCEEDINGS.

157TH ST.—Opening and extending, between Broadway and Audu-bon pl. Commissioners Chas. P. Dillon, Richard F. Murphy and Michael J. Quigg give notice that they will be in attendance at their office, 90-92 West Broadway, Manhattan, Jan. 18, at noon, to hear parties in relation to this proceeding.

HAVEN AV.—Opening and extending, from its present terminus at West 170th st to Fort Washington av, at or about West 168th st, and West 169th st, from Fort Washington av to Haven av. Com-missioners Dennis A. McAuliffe, Jay Cogan, Jr., and Bernard F. Martin will hear parties in relation to this proceeding at their of-fice, 90-92 West Broadway, Manhattan, on Jan. 18, at 11 in the foremoon. forenoon.

ASSESSMENTS.

PAYABLE AT 280 BROADWAY, MANHATTAN.

111TH ST.—Receiving basins, at the northeast cor of 111th st and Riverside Drive. Area of assessment: North side of 111th st, be-tween Riverside Drive and Broadway. Assessment entered Dec. 28. Payable on or before Feb. 26.

MANHATTAN ST.—Receiving basin at the north side of Manhattan st, 87 ft. west of 12th av, Area of assessment: North side of Man-hattan st, extending westerly from 12th av about 96 ft.; west side of 12th av, extending northerly from Manhattan st about 102 ft. Assessment entered Dec. 28. Payable on or before Feb. 26.

167TH ST.—Sewer, between Amsterdam av and Audubon av. Area of assessment: Both sides of 167th st, extending westerly from Amsterdam av about 275 ft. Assessment entered Dec. 28. Payable on or before Feb. 26.

172D ST.—Sewer, between Fort Washington av and Broadway. Area of assessment: Both sides of 172d st, from Fort Washington av to Broadway; also block bounded by 172d, 173d sts, Broadway and Fort Washington av. Assessment entered Dec. 28. Payable on or before Feb. 26.

The following assessments are payable to the Collector of Assessments and Arrears of Taxes, Municipal Building, 3d av and 177th st, Bronx.

MOTT AV. —Sewer in Mott av, between Park av and East 138th st; in East 138th st, between Mott and Walton avs; in Walton av, between East 138th st and the summit north of Cheever pl. Area of assessment: Both sides of Mott av, from Park av to 138th st; both sides of Walton av, from 138th st to 144th st; north side of 138th st, from Walton av to Exterior st. Assessment entered Dec. 30. Payable on or before Feb. 28.

140TH ST.—Paving the roadway and setting curb, from St. Anns av to Cypress av. Area of assessment: Both sides of 140th st, from St. Anns av to Cypress av, and to the extent of half the block at the intersecting avs. Assessment entered Dec. 30. Payable on or before Feb. 28.

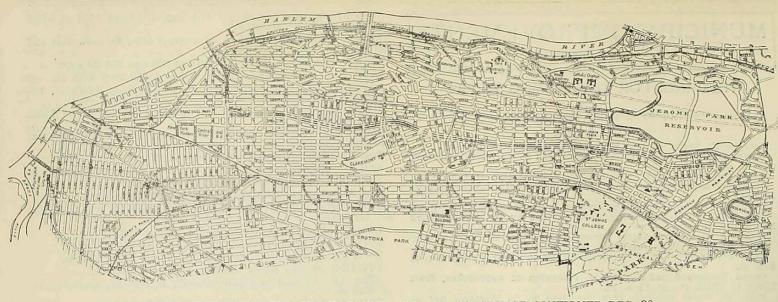
Feb. 28. ROGERS PL.—Paving the roadway and setting curb, from Dongan st to East 165th st. Area of assessment: Both sides of Rogers pl, from Dongan st to 165th st, and to the extent of half the block at the intersecting sts. Assessment entered Dec. 30. Payable on or before Feb. 28. TELLER AV.—Regulating, grading, curbing, flagging, etc., from East 164th st to 170th st. Area of assessment: Both sides of Teller av, from 164th st to 170th st, and to the extent of half the block at the intersecting sts. Assessment entered Dec. 31. Payable on or before Mar. 1.

or before Mar. 1

TAYLOR ST.—Regulating, grading, setting curbstones, etc., from Morris Park av to West Farms road. Area of assessment: Both sides of Taylor st, from Morris Park av to West Farms road, and to the extent of half the block at the intersecting sts. Assessment entered Dec. 31. Payable on or before Mar. 1.

Under date of Dec. 31, the Board of Assessors gives notice that the following proposed assessments have been completed and are ready for examination at 320 Broadway, Manhattan. All those whose in-terests are affected and who are desirous of filing objections, may do so in writing, to the Secretary, at the above address, on or be-fore Feb. 8, at 11 in the forenoon: POPHAM AV.—Regulating, grading, curbing, etc., in Popham av, from West 176th st to Montgomery av. Proposed assessment: Both sides of Popham av, from West 176th st to Montgomery av, and to the extent of one half the block at the intersecting sts. List 600. RAILROAD AV.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Railroad av

Our records of LEASES give tips for future business.



AREA OF ASSESSMENT FOR GRAND BOULEVARD AND CONCOURSE CONFIRMED DEC. 30.

GRAND BOULEVARD AND CONCOURSE .- Opening, with transverse roads, extending from East 161st st to Mosholu Parkway. Assessment entered Dec. 30. Payable on or before Feb. 28. Area of assessment as follows: Commencing on the southwest at the interassessment as follows: Commencing on the southwest at the inter-section of 3d av and the southeasterly bulkhead line of the Harlem River; thence continuing northwesterly, northerly and northeasterly along said bulkhead line of the Harlem River to the northerly side of the bridge across Spuyten Duyvil Creek; thence northeasterly along Broadway, including 100 ft. westerly thereof to the southerly line of West 240th st; thence easterly along the southerly line of West 240th st and of Van Cortlandt Park South, and continuing easterly along the southerly line of Gun Hill road to the westerly side of the Bronx River; thence southerly along the westerly side of the Bronx River to Pelham av; thence westerly along Pelham av to the Southern Boulevard; thence southerly along the western line of

(Starling av), from Unionport road to Glebe av. Proposed assess-ment: Both sides of Railroad av, from Unionport road to Glebe av, and to the extent of one half the block at the intersecting sts. List 608.

COLLEGE AV.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in College av, from East 167th st to East 172d st. Proposed assessment: Both sides of College av, from 167th st to 172d st, and to the extent of one half the block at the intersecting sts. List 708.

170TH ST.—Sewer and appurtenances in East 170th st, between Morris av and Findlay av. Proposed assessment: Both sides of 170th st, from Morris av to Findlay av. List 870.

TO DEMAND BETTER TRAIN SERVICE.

PROPERTY OWNERS in the Tremont section have determined to bring influence to bear on the proposition to secure a 5-cent fare and more trains on the Harlem Railroad and Jerome av rapid transit. These matters more than others are said to be retarding negotiations for real estate in that zone. Individual property owners will not be alone in this movement, as it is known that the Tremont Taxpayers' Association intends to take up the subject in earnest before the arrival of spring.

In his address to the taxpayers that attended a recent meeting of the association in the Bronx Masonic Temple, President Wm. T. Matthies called attention to the apparent need of improvement in the transit situation above the Harlem and invited all Tremont and Mt. Hope property owners to join in an effort to bring about the desired result. An election of officers for 1910 followed the exhortation of the presiding officer. The successful candidates are: President, Wm. T. Matthies; vicepresident, August Jacobs; recording secretary, Herman A. Rappolt; financial secretary, Fredk. W. Raebel; corresponding secretary, Rufus B. Randall, and treasurer, Theodore Roehrs.

At this meeting the association also elected the following delegates and alternates to the Taxpayers' Alliance: Wm. T. Matthies, Martin Walter, Enerst Wegmann, Rufus R. Randall, August Jacobs, Theodore Roehrs, T. H. Fried, Walter Danzig, George D. Welde, Chas. Obersheiner and Geo. Stenger.

TORRENS COMPANY ORGANIZED.

Following the recent court decisions upholding the constitutionality of the land title registration law, there has been organized the Torrens Title Registration Company, which will take up the work of assisting property owners in preparing the necessary applications for having their titles registered by the state.

Those interested in the new company are C. Imbrie Smith, W. F. Montross, David Curtin, Victor F. Whitney and Gilbert Ray Hawes, attorney. The company will have a capital of \$150,000.

Mr. Hawkes said recently that the company will be ready for business as soon as the formalities can be complied with incidental to its incorporation and to having it appointed as official examiner of title under the Torrens law.

ARD AND CONCOURSE CONFIRMED DEC. 30. the Southern Boulevard to East 189th st; thence westerly along the mortherly line of East 189th st to Prospect av; thence southerly along Prospect av, including 100 ft. easterly thereof, to Crotona Park; thence southerly on a straight line in continuation of said Prospect av, including 100 ft. easterly thereof, through Crotona Park, and connecting with the easterly line of Prospect av, includ-ing 100 ft. easterly thereof on the southerly side of said Crotona Park; thence southerly along the easterly side of Prospect av, in-cluding 100 ft. easterly thereof to the Southern Boulevard at its in-tersection with the southwesterly corner of 149th st; thence south-erly along the Southern Boulevard, including 100 ft. easterly thereof to St. Anns av; thence southerly along St. Anns av, includ-ing 100 ft. easterly thereof to the northerly bulkhead line of the Bronx Kills; thence westerly along said northerly bulkhead line of the Harlem River to 3d av, the point and place of beginning.

WANT CROTONA PARKWAY EXTENDED.

The members of the East Tremont Taxpayers' Association consider themselves particularly fortunate in securing John A. Steinmetz as the new head of that organization. Until within a few days of the annual gathering Mr. Steinmetz did not think it would be possible for him to accept the proffered honor, but owing to the persistency of the members he arranged to make the necessary sacrifice and is now installed as president of the association.

It will be recalled that for the past three years the society has grown considerably and during this period it has been notably successful in obtaining many improvements in East Tremont, such as securing the elevated station at 3d av and 180th st and the escalator at the 177th st subway station in West Farms, which is now under construction. The association will begin the new year by agitating several large improvements in that section of the Bronx. It will also take up such matters as the opening and regulating of such streets in that zone as may appear necessary. Perhaps the most important street question now under consideration by the taxpayers in East Tremont is the proposed extension of Crotona Parkway from East 176th st to the Boston road.

"Although the project was brought to the attention of the authorities about six years ago," said Mr. Steinmetz, "no especial interest has been shown by local property owners in the way of furthering the matter until recently, when a new petition was drawn containing the signatures of more than 200 persons. We have employed an artist to draw a profile map of the proposed extension and when the petition is again brought up for consideration it will most likely be approved.'

The officers elected at the annual meeting held recently in Prospect Hall, Prospect and Tremont avs, Bronx, were: President, John A. Steinmetz; vice-president, Henry Geiger; second vice-president, J. Peterson; treasurer, Henry Mahnken; secretary, F. J. Muhlfeld; sergeant-at-arms, J. Howe. The delegates elected were: John A. Steinmetz, F. J. Muhlfeld, John Peterson, Chas. Forbach, James E. Dougherty, Chas. A. Schrag and C. McRae. The installation of the new officers will take place during January.

SUBURBAN.

SEYMOUR PARK, N. J.-E. Sharum sold to the Armor Realty Co. 160 lots in Seymour Park, N. J. A stock of hardware in St. Louis, Mo., was given in part payment. STATEN ISLAND.-Cornelius G. Kolff sold for Mary McGill to Thomas Rourke, lot 25x100 on the easterly side of Elm st, near Castleton av, West New Brighton, Staten Island.

Castleton av, West New Brighton, Staten Island. Dr. Edward F. Brush, formerly Mayor of Mount Vernon, sold his "upper" farm, which is located at Cross River, in the northern part of Westchester county, to Francis M. Stratton, president of the Westchester Lighting Company. The price paid is said to be in the neighborhood of \$125,000. Dr. Brush's upper farm consisted of one thousand acres and was purchased by him twenty years ago for \$8,000. He used it as a stock farm. Mr. Stratton will probably erect a costly summer home on the place.

Read our weekly auction announcements-And advertised legal sales.

TO IMPROVE BRONX WATERWAYS.

R EAL ESTATE INTERESTS in the Bronx have taken up in earnest the question of widening and deepening the Bronx Kills, portions of the Harlem and Bronx Rivers, the Westchester Creek and Hutchinson River. These improvements are deemed a vital necessity in order to meet the pressing commercial needs of the borough.

Following the movement in this direction, the North Side Board of Trade recently arranged a water-front tour for the express purpose of demonstrating to Congress and the United States Engineers Corps the urgency for immediate action in the matter. The Revenue Cutter "Manhattan" conveyed the party, in which were Congressmen Joseph A. Goulden, 18th N. Y. Dist.; William S. Bennet, 17th N. Y. Dist., and Charles V. Fornes, of the 11th N. Y. Dist. The Engineering Department was represented by Colonel Rostoff, and the North Side Board of Trade by President John F. Steeves, ex-President Jas. L. Wells, Albert E. Davis and Olin J. Stephens. The incoming president, of the Board, Joseph Harris Jones, was among the party, as were also Charles E. Reid, John J. Amory, Francis N. Howland, John F. Shipway, Charles W. Bogart and Wesley H. Trimmer.

In referring to the trip, Albert E. Davis said:

"The 'Manhattan' left the dock at 138th st and Harlem River and steamed up the Harlem River as far as the Hudson, returning down the Harlem and through to the East River. A stop was made to examine the Bronx Kills, and no better object lesson could have been given to the Congressmen and army officers aboard than took place when the revenue cutter grounded on a rock and had to be hauled off by the New Haven Railroad Co.'s transfer tug No. 2. As the cutter started under her own steam again she scraped her keel on another rock. The trip was continued by way of Hell Gate up the East River as far as Old Ferry Point, returning to 138th st, where the party disembarked.

"The borough government was represented by John C. Hume and other members of the engineering department," said Mr. Davis. "Col. Rostoff explained by government charts the pier and bulkhead lines and depths of water, and said that before some of the government improvements were carried out it would be necessary for the city to take the initiative by applying to the U. S. Government, as for instance the straightening out of the Bronx Kills, which would require a section of Randall's Island."

The members of the North Side Board of Trade confidently expect, as a result of the inspection tour, that the widening and dredging of the Bronx waterways will be undertaken by the United States authorities before the passing of another year.

ASSESSMENT METHODS.

The methods of real estate assessment used in this city have been attracting much favorable attention in other states, especially in Ohio. What was probably the largest gathering of tax officials ever assembled met at Columbus, Ohio, last week at the call of the state auditor, and was attended by more than twelve hundred assessors from all parts of the state. One of the sessions was divided and some four hundred assessors from cities and villages were addressed by George J. Craigen, assistant chief of the Real Estate Bureau of the Department of Taxes and Assessments of this city, who explained the methods used by the department and answered numerous ques-The eight hundred township assessors present held antions. other meeting at the same time, at which Mr. A. C. Pleydell, secretary of the New York Tax Reform Association, answered questions regarding problems of the rural districts.

Ohio is one of the few states that has been assessing real estate at ten-year intervals. The last assessment was in 1900 and so many inequalities have grown up meanwhile, that the last legislature provided for assessments every four years. The assessors who will begin work January first were elected in November. The length of time between assessments in the past has prevented the establishment of systems. Several weeks ago Mr. Pleydell made a trip to Ohio and addressed several meetings on the subject of assessment methods in New York and New Jersey, and the interest aroused by the description of the system employed by the department in this city resulted in these invitations to address the meetings last week.

BUYERS ORDERED TO PAY COMMISSION.

Upon a trial before Justice Delehanty and a jury in part VIII. of the City Court in a suit by Leon Mutchnick, a real estate broker, against Levin Bros. for commission, the broker testified that he had been engaged by Levin Bros. to secure the purchase by them of No. 121 Bowery, and that they had promised to pay him the commission thereon; that in conjunction with two other brokers, Meltzer and Reinlieb, he had considerable negotiations for the purchase of this property by the defendants, until they told him to suspend these negotiations for a while.

A few months later Mr. Mutchnick discovered that they had bought the property, and brought suit. The defendants denied all of Mr. Mutchnick's allegations, and contended that one Capello was the procuring cause of their purchase, and that he had been paid \$425 commissions by Mr. Perkins, one of the sellers of the property.

But Mr. Perkins on cross-examination by Jacob Friedman of 302 Broadway, attorney for the broker, admitted that he had had negotiations with Reinlieb and Meltzer concerning the sale of the property and that something had been said to the effect, that his price should be net and that the buyers should pay the commission. After having once left the stand Mr. Perkins was recalled by Mr. Friedman and then Mr. Perkins further admitted that he had stated to Mr. Reinlieb that Mr. Reinlieb's testimony as to his negotiations with Mr. Perkins was the truth.

Justice Delehanty charged the jury that Mr. Mutchnick's absence at the time the contract was made could not deprive him of the commission. The jury rendered a verdict for Mr. Mutchnick for \$487.50 including interest.

BENEFITS FROM SOLE AGENCY CONTRACT.

D URING the last decade real estate brokers doing business in the metropolitan district have shown an increased preference toward handling sales of property under exclusive agency agreements. Those who have adopted this method of selling real estate have been singularly successful, chiefly for the reason that a more intimate relation between broker and client is thus established. Moreover, where such agreements are operative the broker is afforded ample opportunity to investigate every detail of his client's holding, thereby placing himself in a position to carry on negotiations on an intelligent basis. An "exclusive agency" precludes the possibility of the other fellow cutting in—it means that the broker is the sole representative of the owner, that no outside agency has the privilege or right to interfere, either morally or legally, so long as the compact remains in force.

In this regard a discussion was recently led by Chas. C. Nicholls at the recent convention of the National Association of Real Estate Exchanges. Mr. Nicholls advanced the belief that every true broker wants to take care of his clients to the best possible advantage; that the rule cannot be lived up to unless a sole or exclusive agency contract is in operation. He said:

"If you have the sole and exclusive agency, you can know every little item that is going on regarding the property. You can tell whether somebody who comes in and says, 'I was offered that property for less than you offered it' is lying or not, and you know that' very often we hear just that kind of a remark. People come in and tell you that such and such a piece of property was offered for so much, but if you have the exclusive agency in your office you know that is not so. You know what the property is listed at, you know what it can be sold for, and you know every little in and out regarding it.

"Now, on the other hand, suppose you do not have the exclusive agency. It becomes the pickings of anybody who is around the streets, and what becomes your position? I say it, and I believe that any honest real estate man will say the same thing, that if you do not have the sole agency yourself, your sole idea is to sell that property and get the commission, irrespective of the price, because that may be the last and only chance you will have at that property. Isn't that true?"

REAL ESTATE NOTES

John J. Storms, Jr., formerly with M. V. Lenane, has opened an office at No. 95 Liberty st for the transaction of a general real estate business.

The Zengendal Realty Company has borrowed from The Title Insurance Company of New York, \$220,000, at 4½ per cent. on the 6-story elevator apartment house at the northeast corner of Broadway and 135th st.

The new Board of Estimate at its first meeting last week announced a plan to reorganize on a business basis the city's departments. A special commission was appointed to confer with the Public Service Commission and report upon a definite plan of transit relief by March 1.

The New York Presbytery will be asked at its meeting next Monday to sanction an important rearrangement of Presbyterian churches below 14th st in this city. The decision has been reached by the people of the Fourteenth Street Church, at 2d av, to sell the property, provided the Presbytery and the court approve, and consolidate church and property with the Thirteenth Street Church, west of 6th av, the Rev. Dr. James H. Hoadley, pastor. It is understood that the Presbytery will offer no serious objection, although there are Presbyterians in the city, it is said, who greatly regret the loss of another Presbyterian Church in the downtown East Side district. The property of the Fourteenth Street Church, a corner one, is held to be worth about \$175,000, or perhaps a little more. The church dates from 1851, but there were consolidated with it in 1899 and in 1904 respectively the Allen Street Church and Romeyn Chapel.

Your advertisement in this paper would be talking for you ALL THE TIME.

RECORD AND GUIDE

January 8, 1910.

HE 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.

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Jan. 11. 145th st, Nos 368 & 370 East (old Nos 624 & 628), 50x100, 2-sty brk dwelling and 2-sty frame dwelling. 107th st, No 69 West, 37.6x100, 5-sty brk ten-ement. 91st st, No 76 East, 19.4x100.8 2 stressed

ement. 91st st, No 76 East, 19.4x100.8, 3-sty brk ten-91st st, No 76 East, 19.4x100.8, 3-sty brk dwelling. 74th st, No 106 West, 18x102, 4-sty brk dwell-ing. Pearl st, No 164, 21.11x96.9, 5-sty brk building. 116th st, n e cor Amsterdam av, 175x100.11, vacant. Cherry st. No 220

Vacant. Cherry st, No 230, n e cor Pelham st, 25.6x 109.7x25x108.7, 5-sty brk building. 56th st, No 405 West, 25.3x99.9x25.2xirreg, 5-sty brk building.

BRYAN L. KENNELLY.

Jan. 12.

Jan. 12. 2d av, No 581 |s w cor, 24.8x100, two 4-32d st, No 250 East| sty brk tenements with stores. 6th av, No 348, 24.8x59, 3-sty brk building. 3d av, e s, 25.8 n 89th st, 25x110, vacant. 23d st, Nos 148 to 156 West, 101x98.9, two 6-sty and one 4-sty brk loft and store buildings.

ADVERTISED LEGAL SALES.

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

Jan. 8 and 10.

No Legal Sales advertised for these days. Jan. 11.

- Jan. 11. Belmont av, No 2148, on map No 2150, e s, 235 n 181st st, 24.2x172.11x24x170, 2-sty brk dwelling. John Twiname agt Rowland W Thomas et al; Berry & Davis, att'ys, 2649 Webster av, Bronx; Adolph J Kohn, ref. (Amt due, \$6,974.53; taxes, &c, \$180.) Mort recorded July 3, 1906. By Samuel Marx. 182d st, No 494, on map No 496, s s, 120.3 e Washington av, 18x61.7x18.2x65.4, 3-sty brk dwelling. Josephine F Geiger et al agt Hill-side Realty & Construction Co et al; Oakes, Van Amringe & Schurz, att'ys, 49 Wall st; Wm S Grey, ref. (Amt due, \$7.419.85; taxes, &c, \$142.66.) Mort recorded Oct 10, 1906. By Herbert A Sherman. Arthur av, No 1926, e s, 100 s Tremont av, 50.4x144.6x50x144.7, 3-sty frame dwelling and vacant. Chas R Fink agt Luke Healy et al; Francis W Judge, att'y, 90 West Broadway; Francis P Pace, ref. (Amt due, \$6.641.60; taxes, &c, \$929.23.) Mort recorded June 22, 1809. By Joseph P Day. 97th st, Nos 204 to 208, s s, 100 e 3d av, 81x John A Weekes et al agt Harry Sugarman et al; Weekes Bros, att'ys, 45 William st; James Kearney, ref. (Amt due, \$4,737.94; taxes, &c, \$93; sub to prior morts aggregating \$33,000; Mort recorded May 7, 1908. By Chas A Berrian.
- Berrian.

Jan. 12.

Mercer st, No 237, w s, 100 s 3d st, 25x100, 6-sty brk loft and store building. David J King et al, exrs, &c, agt John B Doerr et al; Wm C Orr, atty, 51 Chambers st; Martin S Cohen, ref. (Amt due, \$32,486.32; taxes, &c, \$1,-090.84.) Mort recorded Aug 9, 1902. By Jo-seph P Day. Madison avis e cor 72d st. runs s 102.2 x e

- M Schmitt-Baier agt Gertrude R Waldo; Forster, Hotaling & Klenke, att'ys, 59 Wall st; J Hampden Dougherty, ref. (Amt due, \$10,000; taxes, &c, \$9,221.05; sub to a mort of \$160,000.) By Joseph P Day. Av D, Nos 112 & 114 In e c cor Sth st, Sth st, No 405, on map No 395] 47.6x77, 6-sty brk tenement and stores. Wm J Amend agt Kal-man Goldman et al; Amend & Amend, att'ys, 119 Nassau st; George Haas, ref. (Amt due, \$11,331.11; taxes, &c, \$1,501.52; sub to three morts aggregating \$74,000.) Mort recorded Oct 2, 1907. By Joseph P Day. Tiebout av Is w cor 184th st, 23.3x 184th st, Nos 316 & 318' 90.6x38.6x91.9, 2-sty brk dwelling and stores. Adelia A Carpenter, trustee, agt Lochinvar Realty Co et al; Wil-son M Powell, att'y, 29 Wall st; Wm S Grey, ref. (Amt due, \$13,241.13; taxes, &c, \$765.) Mort recorded May 11, 1907. By Joseph P Day. 127th st, No 307, n s, 134.9 w 8th ay, 25.3x99.11.
- More recorded any representation of the second of

Jan. 13.

- 10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, \$14,605.98; taxes, &c, \$69,-169.20.) Mort recorded May 13, 1903. By Josenh P Day.
- b).4 to beg, two 5-sty brk tenements. Sarah M Sturges, agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, \$14,605.98; taxes, &c, \$69,-169.20.) Mort recorded May 13, 1903. By Joseph P Day.
 137th st, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk dwelling. Benjamin Steinman et al agt Robert W Hemens et al; Alexander Ro-senthal, att'y, 320 Broadway; Frederick L C Keating, ref. (Amt due, \$4,28.68; taxes, &c, 276.87; sub to a mort of \$15,000.) Mort re-corded Aug 22, 1908. By Joseph P Day.
 120th st, No 341, on map Nos 341 & 343, n s, 187.6 w 1st av, 37.6x100.11, 6-sty brk tene-ment and store. Wilson R Powell et al agt Joseph Zuckert et al; Alexander R Wilson, att'y, 29 Wall st; Joseph R Truesdale, ref. (Amt due, \$40,438.45; taxes, &c, \$1,672.06.) Mort recorded May 11, 1907. By Joseph P Day.
- Mort recorded May 11, 1907. By Joseph P Day. 164th st, No 868, s s, 39 w Stebbins av, 23x73.6, 3-sty brk dwelling. Vivien Walsh et al agt WmP Case et al; Wm H Hamilton, att'y, 100 Broad-way; Melvin G Palliser, ref. (Amt due, \$7,-594.81; taxes, &c, \$301.57.) Mort recorded Dec 16, 1902. By Joseph P Day. Willet st, No 65, w s, 125 s Rivington st, 25x 100, 5-sty brk tenement and store. Wilhel-mina Kratsch agt Ida Hoffman et al; Adolph Waxenbaum, att'y, 124 Stanton st; Francis P Pace, ref. (Amt due, \$27,316.59; taxes, &c, \$1,103.93.) Mort recorded Sept 30, 1904. By Joseph P Day.

Jan. 14.

Jan. 14. Sth av, No 2794, e s, 49.11 n 148th st, 50x80, 5-sty brk tenement and stores. David Wer-denschlag agt Meyer Levy et al; Arnstein, Levy & Pfeiffer, att'ys, 128 Broadway; Mor-ris H Beall, ref. (Amt due, \$9,344.40; taxes, &c, \$753.87.) Mort recorded Oct 11, 1905. By Herbert A Sherman. Rivington st, No 319, s s, 24.6 w Goerck st, 22.9x64, 3-sty brk tenement and store. Hugo Cohn agt Abraham I Pasternack et al; Au-gust W Glatzmayer, att'y, 278 Grand st; Americus C Stabile, ref. (Amt due, \$4,962.13; taxes, &c, \$225.) Mort recorded Dec 1, 1892. By Joseph P Day.

THOMAS DIMOND All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET Works: {West 33d Street Works: {West 32d Street West 32d Street Tel., 1085 Murray Hill

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

- 136th st, No 25, n s, 410 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. Meyer Jar-mulowsky et al agt Modoc Epstein et al; Ber-nard Alexander, atty, 165 East Broadway; Ralph Holland, ref. (Amt due, \$14,338.12; taxes, &c, \$------; sub to a prior mort of \$32,-000.) Mort recorded May 10, 1906. By Samuel Marx
- 000.) Mort recorded May 10, 1906. By Samuel Marx.
 146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e Broadway, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.
 110th st, No 126, s s, 125 w Lexington av, 25x 100.11, 5-sty stone front tenement. Agnes A Cording agt Wolf Mellis et al; Rosendale & Dodd, att'ys, 52 Broadway; S L H Ward, ref. (Amt due, \$7,186.40; taxes, &c, \$444.28; sub to a prior mort of \$16,000.) Mort recorded July 26, 1906. By Joseph P Day.

Jan. 15.

No Legal Sales advertised for this day.

Jan. 17.

- Jan. 17.
 103d st, No 132, s s, 403 w Columbus av, 16.6x 100.11x19.5x100.11, 3-sty and basement stone front dwelling. Gilbert A Robertson Home agt Clementine W Arnoux et al; Elliott & Sidney Smith, att'ys, 59 Wall st; John V Sheridan, ref. (Amt due, \$16.394.21; taxes, &c, \$403.68, Mort recorded May 19, 1898. By Joseph P Day.
 109th st, Nos 433 & 435, n s, 250.6 w Av A, 37.6x100.11, 6-sty brk tenement and stores, et al; Elliott & Sidney Smith, att'y, 165 East Broad, way; Frank T Fitzgerald, ref. (Amt due, \$14,796.40; taxes, &c, \$687.90; sub to a prior mort of \$35.000. Mort recorded Oct 4, 1900. By Joseph P Day.
 109th st, Nos 437 & 439, n s, 213 w Av A, 37.6x100.11, 6-sty brk tenement and stores, Meyer Jarmulowsky et al agt Morris Fine et al; Bernard Alexander, att'y, 165 East Broad, way; Frank T Fitzgerald, ref. (Amt due, \$14,796.40; taxes, &c, \$857.91; sub to a prior mort of \$35.000. Mort recorded Oct 4, 1900. By Joseph P Day.
 115th st, Nos 437 & 439, n s, 213 w Av A, 37.6x100.11, 6-sty brk tenement and stores, Meyer Jarmulowsky et al agt Morris Fine et al; Bernard Alexander, att'y, 165 East Broad, stores, Meyer Jarmulowsky et al agt Morris Fine et al; Bernard Alexander, att'y, 165 East Broad, way; Frank T Fitzgerald, ref. (Amt due, \$14.514.18; taxes, &c, \$857.01; sub to a prior mort of \$35.000. Mort recorded Oct 4, 1900. By Joseph P Day.
 115th st, Nos 333 & 335, s, s, 90.6 e Goerch at \$15 Broad \$15 B
- mort of \$35,000.) Mort recorded Oct 4, 1906. By Joseph P Day.
 Stanton st, Nos 333 & 335, s s, 99.6 e Goerck st, 39.8x55.5, two 5-sty brk tenements and stores. Arthur Fishman et al, exrs, agt Sarah Goldstein et al; Jacob A Wolf, att'y, 170 Broadway; Sylvester Malone, ref. (Amt due, \$3,783.51; taxes, &c, \$1,038.18; sub to two morts aggregating \$16,000.) Mort recorded April 1, 1905. By Joseph P Day.
 Stanton st, Nos 329 & 331, s s, 59.10 e Goerck st, 39.8x81.3x38.9x81.3; two 5-sty brk tene-ments and stores. Arthur Fishman agt Sarah Goldstein et al; Jacob A Wolf, att'y, 170 Broadway; Sylvester Malone, ref. (Amt due, \$5,482.21; taxes, &c, \$1,452.30; sub to two morts aggregating \$34,000.) Mort recorded April 1, 1905. By Joseph P Day.
 8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bern-stein et al; Wells & Snedeker, att'ys, 34 Nas-sau 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.

INDEX TO THE RECORD AND GUIDE VOL. LXXXIV., JULY-DECEMBER, 1909 PRICE, \$1.00 WILL BE READY JANUARY 12th

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES **AUCTION SALES** PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUCHS

Record and Guide Co., II East 24th St., New York

80

seph P Day. Madison avis e cor 72d st, runs s 102.2 x e 72d st, No 26' 58.3 x n 22.2 x w 18.3 x n 80 x w 40 to beg, 3-sty stone front dwelling. Anna

NEUUND AND GUIDE

01

DENNIS C. BRUSSEL ELECTRIC X PARAFUS FOR LICHT HEAT POWER The Brussel Method of Electrical Construction represents the highest development of Modern Engineering f Engines and Generators Installed Also Telephones, Pumps, Motors hone, 15 West 29th St., New York Telephone, 3060 Mad. Sq.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Jan. 7, 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 Advertised Legal Sales. *Indicates that the property described was bid in for the plaintiffs account. to next week *Indicates

JOSEPH P. DAY.

 46th st, No 247, n s, 100 e 8th av, 25x100.5, 6-sty brk loft and store building (Sheriff's sale of all right, title, &c.) Withdrawn.

 *1st av, No 1855|s w cor 96th st, 25.8x80, 5-sty brk tenement and store.

 96th st, No 340 | (Amt due, \$19,010.20; taxes, &c, \$385.94.) Eliza N Hall

- 5.200 .21.500

225 REAL ESTATE RECORDS ST

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 lises are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

CONVEYANCES

Dec. 31, Jan. 3, 4, 5 and part of Jan. 6. (No. 106.) BOROUGH OF MANHATIAN.

- Dec 31, 1909. 1:1-8 to 13. A \$138,200-\$216,300. other consid and 100 Broome st, No 426, n s, abt 50 e Crosby st, 25x109x25x107.6, e s, 5-sty stone front loft and store building. David J King et al, EXRS, &c, Edward J King to Wm H White, of Cold Spring Har-bor, L I. Jan 4. Jan 5, 1910. 2:482-42. A \$36,000-\$45,000. 47.500
- Canal st, No 73 n w cor Allen st, 22.6x75, 7-sty brk loft and store Allen st, No 17 building. Charles Enderle to General Holding Co. All liens. Dec 30. Jan 4, 1910. 1:300-29. A \$34,000-\$60,-000. other consid and 100
- Chrystie st, No 221, n w s, 174.8 n e Stanton st, 20x100, 4-sty brk tenement. Josie B Kyle, of Brooklyn, to F Champion Sauter, of Brooklyn. Mort \$1,000 and all liens. Jan 5, 1910. 2:427-36. A \$16,000-\$20,000. no nom
- Delancey st, No 152, n s, 44 e Suffolk st, 25x75, 4-sty brk rear tenement. Morris Schreiber to Isaac Lefkowitz. Mort \$18,-125. Dec 7. Dec 31, 1909. 2:348-35. A \$22,000-\$26,000. nom Eldridge st, No 171, w s, 175 n Delancey st, 25x100, 5-sty brk tenement and store.

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, de the property mentioned is in section 2, block 472, lot 10. denote that

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

Sth.—A \$20,000—\$30,000 indicates the assessed value of the prop-erty, 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 the deed or conveyance has been recorded under the Torrens System.

- nom
- Av B, No 42, w s, abt 50 n 3d st, 24x80, 5-sty brk tenement and stores. Samuel Werner to Fannie wife Samuel Werner. All liens. Dec 31, 1909. 2:420-66. A \$21,000-\$40,000; 399-36. A \$20,000-\$29,000. no F st, w s, 287 n Dyckman st, late Inwood st, runs n 296 x w 34.9 to c 1 Bolton road x s w 420.2 x s 14.8 x e 350.10 to beginning, being lots 12 to 25 map (No 954) at Inwood. 8:2247-158 to 168 and 172 to 174. A ---. Bolton road, lots 33 to 36 same map, begins 78.5 s e from w line land conveyed by Dyckman to Cummings, recorded Jan 22, 1857, and 130.11 s w of said land so conveyed, runs s e 104.3 x s w 124.4 to c 1 Bolton road x w 99.11 x n e 162.2 to beginning, vacant; except vacant; except Prescott av, w s, 287 n Dyckman st, 80x90x-x100, vacant.

- Hester st, No 167, n s, abt 70 w Elizabeth st, 23.6x100, 3-sty brk tenement and store and 4-sty brk tenement in rear. Adelina Anselmi to Carmine Luongo. Morts \$24,000 and all liens. Jan 4. Jan 6, 1910. 1:238-36. A \$16,000-\$23,000.
- Houston st, No 303, s s, 54 e Clinton st, 18x70, 6-sty brk loft and store building. Louis Meyers to Fannie Goodman. Mort \$25,500. Dec 28. Jan 4, 1910. 2:350-55. A \$12,000-\$14,000. other consid and 100 Irving pl, Nos 67 and 69, w s, 23 n 18th st, 46x85.6, two 4-sty and basement brk dwell'gs. Chas Hirschhorn to Robert Burns Realty Co, a corpn. Mort \$20,000. Dec 30. Jan 5, 1910. 3:874-17 and 18. A \$43,000-\$52,000. other consid and 100

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January 8, 1910.

Ramsdell's Metallic Wash Tub Covers

Jumel pl, w s, 63.8 s from s w s Colonial Parkway late Edge-combe road, 25x100, being lot 424 map (No 898) of Jumel es-

- tate, vacant. olonial Parkway, late Edgecombe road, s w s, abt 63 n w Col-onial Parkway and being lots 425 and 426 same map, begins 100 w Jumel pl at s w cor lot 425, runs e 50 x n 105.6 to s w s Colonial Parkway, late Edgecombe road, x n w 65.2 x s 147.3 to beginning, except parts taken for sts, 3-sty frame dwelling and 1sty frame stable in rear. Fredericka Radle Estate, a corpn, to Frances Breuel. B & S. Jan 3. Jan 5, 1910. 8:2112-28 and 32. A \$25,000-\$28,000.
- nom nom
- no Lawrence st, No 84, s s, 36.10 w Amsterdam av, 25x100, 5-sty brk tenement and store. Joseph Zwick to George Ehret. Mort \$38,000. Jan 5, 1910. 7:1982-31. A \$10,000-\$25,000. no Lewis st, No 110, e s, 175 n Stanton st, 25x100, 5-sty brk tene-ment and store. Israel Jacobowitz to Nathan Jacobowitz, ½ part. Mort \$28,500. Nov 24, 1902. Jan 4, 1910. 2:330-44. A \$16,000-\$34,000
- part. Mort \$28,500. Nov 24, 1902. Jan 4, 1910. 2.550-14. A \$16,000-\$34,000. Madison st, No 112, s s, 137.2 w Market st, 25.2x100.4x25x100.2, 3-sty brk tenement and store and 4-sty brk tenement in rear. Esther Schulman to Minnie Schmidt. Mort \$29,000 and all liens. Jan 4. Jan 5, 1910. 1:276-33. A \$18,000-\$22,0004 25.2x100.4x25x100.2, rk_tenemont
- 25x100, 5-
- Mangin st, No 25, w s, 175 s Delancey st, old line, 25x100, 5-sty brk tenement. FORECLOS, Dec 28, 1909. Leighton Lob-dell, ref, to Chas B Squier. Dec —, 1909 (date omitted). Jan 4, 1910. 2:322—21. A \$12,000—\$18,000. 16,000 Mercer st, No 231, w s, 175 s 3d st, 25x100, 6-sty brk loft and store building. Moritz Weil to Celia Stern. All liens. Jan 3. Jan 5, 1910. 2:533—23. A \$29,000—\$50,000. 0ther consid and 100

Jan 5, 1910. 2:553-23. A \$29,000-\$00,000. other consid and 1 Monroe st, No 18, s s, abt 250 e Catharine st, 25x50.10x25x47, e s, 5-sty brk tenement. Hamilton st, No 21, n s, 244.2 e Catherine st, runs e 19.9 x n 62.10 x w 12.2 x n 4 x w 6.9 x s 66 to beginning, 2-sty brk tenement 100

- tenement
- tenement. Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty frame brk front tenement and store and 5-sty brk tenement in rear. Release judgment. Chas L Greenhall as TRUSTEE in bank-ruptcy of Levy Goldstein to Louisa H Vosbrinck, Rosa Rappa-port and Peter Otten. Jan 5. Jan 6, 1910. 1:253-74 and 99. A \$15,000-\$26,000. 2:416-19. A \$18,000-\$23,000. noi Monroe st, No 129, n s, 235.10 w Jefferson st, 25x100, 6-sty brk tenement and store. Isaac Kosoff to Samuel Rabinowitz. ⁴/₂ part. Morts \$43,500. Dec 31, 1909. 1:271-3. A \$24,000-\$45,000. nom

- Monroe st, No 129, n s, 235.10 w Jefferson st, 25x100, 6-sty brk tenement and store. Isaac Kosoff to Samuel Rabinowitz. $\frac{4}{3}$ part. Morts \$43,500. Dec 31, 1909. 1:271-3. A \$24,000-\$45,000. 100 Monroe st, No 195, n s, 102.6 e Montgomery st, 20.5x90.10x20.5x 92.4, 3-sty brk dwelling. John H Bodine to Leonard Weill. Dec 28. Dec 31, 1909. 1:268-6. A \$10,000-\$12,000. nom Monroe st, No 191, n s, 62.1 e Montgomery st, 20.5x92.4x20.5x 93.10, 3-sty brk dwelling. John H Bodine to Leonard Weill. Dec 27. Dec 31, 1909. 1:268-4. A \$7,000-\$9,000. nom Monroe st, No 193, n s, 82.1 e Montgomery st, 20.5x92.4x20.5x 93.10, 3-sty brk dwelling. John H Bodine to Leonard Weill. Dec 28. Dec 31, 1909. 1:268-5. A \$10,000-\$12,000. nom Monroe st, No 193, n s, 82.1 e Montgomery st, 20.5x92.4x20.5x 93.10, 3-sty brk dwelling. John H Bodine to Leonard Weill. Dec 28. Dec 31, 1909. 1:268-5. A \$10,000-\$12,000. nom Montgomery st, Nos 35 and 37, e s, 49.9 s Madison st, 40x75x 42.9x75.1, two 3-sty brk tenements, store in No 37. John H Bodine to David Baum. Dec 27. Dec 31, 1909. 1:268-35 and 36. A \$20,000-\$20,000. nom Mott st, Nos 123 and 125, w s, 49.10 n Hester st, 50x62.8x49.9x 62.8, 6-sty brk tenement and stores. Joseph Weissman et al to Herman B Goodstein. B & S. All liens. Dec 27. Jan 5, 1910. 1:237-28. A \$28,000-\$65,000. other consid and 100 Pearl st, No 227, n s, 135.10 e Beekman st, runs n 102.4 x e 12.10 x s 59.3 x e 3.1 x s 4.2 9 to st x w 17.10 to beginning, 4-sty brk loft and store building. Isadore Goldberg to Seig Gold-stein. Mort \$15,000. Dec 31. Jan 4, 1910. 1:98-44. A \$10,600-\$17,000. other consid and 100 Pearl st, No 228, a strip contiguous thereto, begins 97.3 s e Pearl st, No 228, s es, 60.7 s w Burling slip, runs s e 97.4 x s w 23.6 x n w 65.7 x n e 2.4 x n w 36.3 to st, x n e 23.7 to be-ginning, 6-sty brk lott and store building. John J Burton to White Realty Co, a corpn. Mort \$30,000. Jan 3. Jan 4, 1910. 1:70-27. A \$28,000-\$40,000. other consid and 100 Pine st, No 81, s s, 67.4 w Water st, 30.6x40x30.9x40, 7-sty brk lo

- Pine st, No SI, s s, 67.4 w Water st, 30.6x40x30.9x40, 7-sty brk loft and store building. Water st, No 128, n w s, 40.7 s w Pine st, 23.2x68.8x23x69.8, 7-sty brk and stone loft and store building. Violet M Turner to Geo W Worth of Brooklyn. Jan 3. Jan 4, 1910. 1:39-37. A \$40,000-\$85,000. nom Rutgers pl, No 14 |s s, 154.9 e Jefferson st, 25.7x126.6x25.7x127, Monroe st | 6-sty brk tenement and store. Sarah Rap-paport to Henry A Jaffin. Morts \$47,500 and all liens. Dec 10. Jan 3, 1910. 1:257-24. A \$23,000-\$48,000. 100 St Marks pl, No 113 | n s, 188 w Av A, 25x93.11, 5-sty brk tene-Sth st | ment and store. Josef (signs Joseph) Lang-man to Charles Rubinger. Morts \$25,000. Jan 3. Jan 4, 1910. 2:436-40. A \$18,000-\$27,000. nom St Marks pl, No 77 |n s, 75 w 1st av, 25x85.11, with all title to strip 25x8 in front of above, 4-sty brk dwelling. Annie Goldenberg to Lena Weinstock and Lizzie Brown. Dec 16. Jan 3, 1910. 2:450-36. A \$20,000-\$22,000. nom
- uffolk st, Nos 157 and 159, w s, 98.6 n Stanton st, 50x100, 6-sty brk tenement. Mary Cantor et al to George Mandel. Morts \$71,000. Dec 30, 1909. Jan 3, 1910. 2:355-67. A \$48,000-\$86,000 other consid and 100 Suffolk st,

Insure perfect sanitation and cleanliness. No warping or splitting. No vermin can germinate. Made to fit any tub. The recognized cover in the building trade.

Ramsdell Manufacturing Co. 83-85 Manhattan St., New York

- Thompson st, No 58, e s, abt 105 n Broome st, 18.9x94, 3-sty brk tenement and store and 4-sty brk tenement in rear. Nicola Galgano to Luigi Afeltra. ½ part. Mort \$15,800. Aug 5. Jan 3, 1910. 2:488-3. A \$11,000-\$16,500. other consi dand 100 West Washington pl, No 135, e s, 121.2 e, s e, from s e cor said pl and Grove st, runs n w by n 2.4 x n e by e 23 x s e by s 36.7 x w by n w 41.4 to beginning, 3-sty frame dwelling. Minard M Mildeberger et al to Margaret J Mildeberger of Brooklyn. B & S. Nov 24. Dec 31, 1909. 2:592-86. A \$4,000-\$4,500. nom Same property. Margt J Mildeberger to Annie Hamilton. Dec 29. Dec 31, 1909. 2:592-86. A \$4,000-\$4,500. nom Water st, No 397, s s, 53.9 e Catharine slip, 20x72.9, 2-sty brk and frame stable. Smith Ely to Geo B Vanderpoel of Summit, N J. Dec 30. Dec 31, 1909. 1:250-34. A \$5,000-\$6,000. other consid and 100 Washington st|s e cor Warren st, 78.10x83.9x79.5x81.10. Release Warren st | from payment of quit rents reserved by grant dated Nov 18, 1773, made by the Mayor, &c. The Rector, &c, of Trinity Church to Joseph Fahys. Q C. Dec 27. Dec 31, 1909. 1:131. 100 Wall st. No 20 |n w cor Nassau st, 25.2x73.5, 17 and 19-sty

- Diere romsit and 109
 Washington sits e or Warren st. N10653: M108. Release of the start of the start of up the relative start of the start of up the start start of the start start of the start of the

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82

January 8, 1910.

Conveyances

RECORD AND GUIDE

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

- 27th st W, No 118, s s, 243.9 w 6th av, 18.9x98.9, 3-sty brk tenement. Hyman Stern et al EXRS Solomon Stern to Realty Holding Co, a corpn. Dec 31, 1909. Jan 3, 1910. 3:802-54. A \$17,-500-\$19,500. 36,000
 27th st W, No 122, s s, 281.3 w 6th av, 18.9x98.9, 4-sty brk tenement and store. Alva Realty Co to Rockton Construction Co. Mort \$25,000. Jan 1. Jan 4, 1910. 3:802-56. A \$17,500-\$19,500. 0ther consid and 100
 27th st W, Nos 126 to 130, on map Nos 124 to 130, s s, 300 w 6th av, 80x98.9, three 6-sty brk tenements and stores. David Lippmann et al to Rockton Construction Co. Mort \$100,000. Jan 1. Jan 4, 1910. 3:802-59 and 60. A \$82,000-\$126,000. 0ther consid and 100
 30th st E, Nos 245 and 247, n s, 100 w 2d av, 50x98.9, 6-sty brk tenement and store. Ethel A Dow to Hugh Cavanagh. Morts \$50,000. Dec 29. Dec 31, 1909. 3:911-26. A \$22,000-\$75,000. 100 75,000 100
- \$75,000. 30th st W, Nos 110 and 112, s s, 139.6 w 6th av, 36.9x106x37.6x 98.4, 7-sty brk loft and store building. Reliance Construction Co to Reliance Holding Co. Mort \$81,000. Jan 3. Jan 4, 1910. 3:805-67. A \$56,000-\$100,000. other consid and 100 34th st E, Nos 317 to 323, n s, 185.8 e 2d av, \$9.3x98.9, four 4-sty brk tenements and stores. Julius Sternfeld to Sternfeld Building Co. Jan 4. Jan 6, 1910. 3:940-12 to 15. A \$48,000-\$58,000. other consid and 100 36th st W, No 451, n s, 100 e 10th av, 25x98.9, 5-sty stone front tenement. Mary E Morton to Philip G Becker and Jennie T B his wife tenants by entirety. Morts \$18,000. Jan 3. Jan 4, 1910. 3:734-6. A \$9,000-\$24,000. other consid and 100 37th st W, No 251, n s, 200 e 8th av, 16x98.9, 4-sty brk dwelling. Everett Jacobs to Reliant Holding Co. Mort \$12,500. Dec 30. Jan 3, 1910. 3:787-17. A \$14,000-\$17,500. other consid and 100

- 42d st E Terminals, depressing tracks, constructing viaducts, Park av bridges, etc. Modified agreement extending time for completion of terminals, etc, from Dec 31, 1909, to June 30, 1911. The City of N Y with the N Y & Harlem R R Co. and the N Y C & H R R R Co. Dec 13, 1909. Jan 5, 1910. 5:1277 to 1291 and 1297 to 1310.
 43d st W, No 427, n s, 313.4 w 9th av, 18.4x100.5, 4-sty stone front dwelling. Matilda J Quinn to Michael J Quinn. All liens. Mar 3, 1908. Jan 4, 1910. 4:1053-20. A \$9,500-\$13,000. nom 45th st W, Nos 522 and 524, s s, 325 w 10th av, 50x100.5, two 5-sty brk tenements and stores. Bessie Bobrick to Selina Rosner. All liens. Jan 3. Jan 5, 1910. 4:1073-46 and 47. A \$18,000-\$36,000. nom
 45th st W, Nos 132 and 134, s s, 365 w 6th av, 35x100.4, 8-sty brk tenement. Eleanor H Rodewald et al by J Van Vechten Ol-

- $\begin{array}{c} \text{nom} \\ \$18,000-\$36,000. \\ \texttt{s}18,000-\$36,000. \\ \texttt{high} \\ \texttt{s}18,000-\$36,000. \\ \texttt{s}100,000. \\ \texttt{s}100,000. \\ \texttt{b}100,000. \\ \texttt{b}100,000. \\ \texttt{b}100,000. \\ \texttt{s}100,000. \\ \texttt{b}100,000. \\ \texttt{s}527,71 \\ \texttt{s}140,000. \\ \texttt{s}527,71 \\ \texttt{s}140,000. \\ \texttt{s}527,71 \\ \texttt{s}140,000. \\ \texttt{s}100,000. \\ \texttt{b}100,000. \\ \texttt{b}1100,000. \\ \texttt{b}1100,000. \\ \texttt{b}100,000. \\ \texttt{b}1100,000. \\ \texttt{b}1100,000.$

- abilities tw., No. 324, s. s. 550 w 1001 av, 25X100.5, 5-sty brk tenement and store. Selina Rosner to Edward Kates. All liens. Jan 3. Jan 5, 1910. 4:1073-47. A \$9,000-\$18,000.
 other consid and 100
 abilities tw., Nos 74 to 78|s e cor 6th av, 75x25.5, 4-sty brk tene-6th av, No 812 | ment and store. Frank T Charles EXR Daniel D T Charles to Harriet D Potter. Dec 27. Dec 31, 1909. 5:1261-70½ to 71. A \$54,000-\$67,000. other consid and 100
 abilities tw., Nos 312, s. 200 w 8th av, 25x100.5, 5-sty stone front tenement and store. Nellie J Hymes to York Investing Co. Mort \$20,000. Dec 30. Dec 31, 1909. 4:1037-41. A \$14,000 -\$28,000.
 abilities tw., Nos 128 and 130, s. s. 437.6 e 7th av, 37.6x100.5, two 4-sty stone front dwelling. Estate of Charles E Coddington to the Olympia Realty & Construction Co. Morts \$40,000. Jan 4. Jan 5, 1910. 4:999-46 and 47. A \$62,000-\$62,000. nom
 47th st W, No 334, s. s. 293 e 9th av, 28x100.5, 5-sty stone front tenement and store. Charles Essig to Louise Foeller and Margaret Essig. All liens. Mar 2, 1906. Jan 4, 1910. 4:1037-52. A \$15,500-\$27,000.
 48th st E, No 248, s. s. 107.4 w 2d av, 18.8x100.5, 4-sty stone front dwelling. FORECLOS, Dec 21, 1909. Albert P Massey referee to Philip D Atwater. Mort \$9,500 and all liens. Dec 30. Dec 31, 1909. 5:1321-30. A \$7,500-\$10,000.
 48th st W, No 507, n. s. 125 w 10th av, 25x100.5, 5-sty stone front tenement. Charlotte Ruppel et al to Melvin G Lathrop, of Mt Vernon, N Y. Morts \$21,500. Dec 21. Jan 5, 1910. 4:1077-27. A \$9,000-\$20,000.
 49th st E, No 330, s. 3,175 w 1st av, 25x100.5, 5-sty stone front tenement and store. Ray Harburger and Bella Glaser to Leopold W Harburger. Mort \$20,000.
 49th st E, No 340, s. 3,175 w 1st av, 25x100.5, 5-sty stone front tenement. Miriam G Thorn to Bella Glaser. Mort \$18,000. Dec 30. Jan 3, 1910. 5:1341-34. A \$9,000-\$20,000.
 40th st E, No 340, s. 175 w 1st av, 25x100.5, 5-sty stone front tenement. Miriam G Thorn to Bella Glaser.

- 30. Jan 3, 1910. 5:1341-34. A \$9,000-\$20,000. other consid and 100 Same property. Ray Harburger and Bella Glaser to Miriam G Thorn. Mort \$18,000 and all liens. Dec 30. Jan 3, 1910. 5:1341. other consid and 100 50th st W, Nos 557 and 559, n s, 48.8 e 11th av, 51.4x48:11, two 5-sty brk tenements and stores. Geo A Schellhorn to Fred-erick Lesser. Morts \$25,000. Jan 3. Jan 4, 1910. 4:1079-2 and 2¼. A \$12,000-\$24,000. other consid and 100 53d st E, No 146, s s, 129 e Lexington av, 25x100.5, 3-sty stone front tenement and 2-sty brk building in rear. Fredk W Fieder Jr to Beverley R Robinson. Mort \$14,500. Jan 4, 1910. 5:1307 -48. A \$12,000-\$17,000. other consid and 100
- front tenement and 2-sty brk building in rota, 1910. 5:1307 Jr to Beverley R Robinson. Mort \$14,500. Jan 4, 1910. 5:1307 -48. A \$12,000-\$17,000. other consid and 100 53d st E, No 146, s s, 129 e Lexington av, 25x100.8, 3-sty stone front tenement and 2-sty brk building in rear. Frank H Sturgis to Frederick W Fieder Jr. Jan 4, 1910. 5:1307-48. A \$12,-100 to Frederick 000-\$17,000.

54th st W, No 442, s s, 275 e 10th av, 25x100.5, 5-sty brk tene-ment. Samuel Cohen to Joseph Silverstein. ½ right, title and interest. Mort \$18,950. Dec 16. Dec 31, 1909. 4:1063-53. A \$11,000-\$23,000. other consid and 10

Manhattan

- interest. Mort \$18,950. Dec 16. Dec 31, 1909. 4:1063-53. A \$11,000-\$23,000. other consid and 100 54th st W, No 444, s s, 250 e 10th av, 25x100.5, 5-sty brk tene-ment. Joseph Silverstein to Samuel Cohen. $\frac{1}{2}$ right, title and interest. Morts \$18,950. Dec 16. Dec 31, 1909. 4:1063-54. A \$11,000-\$23,000. other consid and 100 56th st W, No 410, s s, 175 w 9th av, 25x91.2x25.2x94.4, 5-sty brk tenement and store. Abraham M Slater to Lena Slater. Mort \$16,000 and all liens. Dec 31, 1909. 4:1065-40. A \$10,500-\$17,500. other consid and 100 56th st W, No 127, n s. 370.10 w 6th av, 20.10x100.5, 5-sty stone front tenement and store. Lillian B Hartje to Fitty-Sixth St Realty Co. Mort \$17,500. Jan 3. Jan 4, 1910. 4:1009-17. A \$22,000-\$26,000. other consid and 100 57th st W, No 561, n s, 66.8 e 11th av, 16.8x100.5, ruins of 3-sty brk building. Geo W Worth to Elisha M Fulton, of Weymouth. N J. Mort \$7,000. Jan 3. Jan 4, 1910. 4:1009-18. A \$7,000 -\$7,500. other consid and 100 58th st W, No 164, s s, 203 e 7th av 42x100.5 = 4

- brk building. Geo W Worth to Elisha M Fulton, of Weymouth, N J. Mort \$7,000. Jan 3. Jan 4, 1910. 4:1086—IB. A \$7,000 -\$7,500. other consid and 100 58th st W, No 164, s s, 203 e 7th av, 42x100.5, 4-sty and base-ment stone front dwelling and vacant. Earl G Pier to Mary F Duff. Morts \$70,000. Jan 4, 1910. 4:1010—55 and 56. A \$63,000—\$82,000. other consid and 100 58th st W, No 164, s s, 203 e 7th av, 42x100.5, 4-sty and base-ment stone front dwelling and vacant. Chas C Deming TRUS-TEE Willard P Ward to Earl G Pier. C a G. Mort \$45,000. Jan 4, 1910. 4:1010—55 and 56. A \$63,000—\$82,000. nom 58th st W, No 164, s s, 203 e 7th av, 42x100.5, 4-sty and base-ment stone front dwelling and vacant. Deed of trust. Willard P Ward to Chas C Deming, as TRUSTEE. Mort \$45,000. June 9, 1908. Jan 4, 1910. 4:1010—55 and 56. A \$63,000—\$82,000. Image: State Stat
- 9, 1908. Jan 4, 1910. 4:1010-55 and 56. A \$63,000-\$82,000. nom 61st st E, No 303, n s, 75 e 2d av, 25x75, 5-sty brk tenement. Nellie J Hymes to York Investing Co. Mort \$15,000. Dec 30. Dec 31, 1909. 5:1436-4½. A \$7,500-\$18,000. nom 66th st E, No 436, s s, 128.9 w Av A, 26.10x100.5, 5-sty brk tene-ment. Bertha Scheer to Henry Faeth. Mort \$16,500. Jan 4, 1910. 5:1460-32. A \$9,000-\$17,500. other consid and 100 68th st W, No 29, old No 43, n s, 306 w Central Park West, 19x 100.5, 4-sty stone front dwelling. Thos E Crimmins to Louise Veltin. Q C and confirmation deed. Jan 4. Jan 6, 1910. 4:1121-20. A \$15,200-\$26,000. nom 69th st W, No 137, n s, 350 w Columbus av, 18x100.5, 4-sty and basement stone front dwelling. Aspinwall Judd to Marion Judd. Morts \$25,000. Dec 23. Dec 31, 1909. 4:1141-18½. A \$12,-500-\$22,000. other consid and 100 71st st E, Nos 416 and 418, s s, 238 e 1st av, 50x100.5, 6-sty brk tenement. Adolph S Miller to Ricardo Realty Co. Mort \$47,000. Jan 5. Jan 6, 1910. 5:1465-38. A \$15,000-\$55,000.

- Jan 5. Jan 6, 1910. 5:1465–38. A \$15,000–\$55,000. other consid and 100 72d st E, No 8, s s, 175 e 5th av, 22x102.2, 4-sty and basement stone front dwelling. Margaret D Achenbach et al, HEIRS, &c, Albert H Bultman to Henry A C Taylor, of South Portsmouth, R I. Mort \$67,500. Dec 31. Jan 5, 1910. 5:1386–65. A \$85,000–\$120,000. 74th st E, No 317, n s, 225 e 2d av, 25x102.2, 5-sty brk tenement and store. Samuel Cohen to Raphael Dorfman. Mort \$25,350. Dec 30. Jan 3, 1910. 5:1449–10. A \$9,000–\$21,000. other consid and 100 77th st W, No 314, s s, 166 w West End av, 20x102.2, 3 and 4-sty and basement stone front dwelling. Edwin E Dickinson and ano EXRS, &c, Prudence W Boynton to John J Kennedy.' Dec 11. Dec 31, 1909. 4:1185–82. A \$15,000–\$27,000. other consid and 100

- Dec 31, 1909. 4:1185-82. A \$15,000-\$27,000. other consid and 100 78th st W, No 151, n s, 250.2 e Amsterdam av, 19.9x102.2x19.10x 102.2, 3-sty and basement stone front dwelling. James A Campbell to Joseph J Mackey. Correction deed. Mort \$16,000. Sept 28, 1909. Jan 5, 1910. 4:1150-11. A \$13,000-\$21,000. 27,000

- 27,000
 78th st E, No 304, s s, 80 e 2d av, 19.6x102.2, 4-sty stone front tenement. Samuel Greenfeld to Hungarian Brotherly Love Benevolent Soc, a corpn. Mort \$12,000. Jan 4, 1910. 5:1452-49½. A \$6,500-\$15,000. other consid and 100
 81st st W, No 315, n s, 180 w West End av, 20x102.2, 3-sty and basement stone front dwelling. Mary F Dodge to Leo J Matty. Dec 30. Dec 31, 1909. 4:1244-65. A \$13,500-\$24,000. other consid and 100
 81st st E, No 334, s s, 310 e 2d av, 15.6x102.2, 3-sty stone front dwelling. Morris Kite to Christine Kuenzel, of Astoria, L I. Morts \$6,000. Jan 6, 1910. 5:1543-40. A \$4,500-\$6,000. other consid and 100 other consid and 100

- other consid and 100 82d st E, No 302, s s, 64 e 2d av, 18x51.2, 3-sty stone front dwelling. Stonington Realty Co to Sarah Greenbaum. Morts \$9,200. Jan 5, 1910. 5:1544-494. A \$4,000-\$6,000. nom 83d st E, No 328, s s, 225 w 1st av, 25x102.2, 5-sty stone front tenement. Sarah Himmelweit to Geo A Steinmuller. All liens. Jan 4. Jan 5, 1910. 5:1545-36. A \$9,000-\$18,000. other consid and 100 Same property. Geo A Steinmuller and Eliz, his wife to Meyer Himmelweit and Sara his wife. All liens. Jan 4. Jan 5, 1910. 5:1545. other consid and 100
- 83d st W, No 38, s s, 403 w Central Park West, 19x102.2, 4-sty and basement stone front dwelling. Bernardine M Kracht to Florine A Lyons. Jan 3, 1910. 4:1196-49. A \$13,000-\$23,000. other consid and 100
- other consid and 100 83d st E, Nos 51 to 63, n s, 175 e Madison av, 125x102.2, seven 4-sty stone front dwellings. Frances A Clarke and ano to Jos H Fargis. B & S and C a G. Dec 30. Jan 3, 1910. 5:1495-28 to 32. A \$148,000-\$200,000. other consid and 100 84th st E, No 449, n s, 94 w Av A, late Eastern Boulevard, 25x 102.2, 5-sty brk tenement. John Mehl et al HEIRS &c Johanna Mehl to Robt H and George Mehl, Barbara Moller, Margaret Schumacher and Johanna Tietjen. 2-8 parts. All title. Mort \$9,500. Jan 4. Jan 6, 1910. 5:1564-21. A \$8,500-\$16,500. other consid and 100
- 85th st E, No 216, s s, 205 e 3d av, 25x102.2, 5-sty brk tenement. Frank Ruff EXR &c Jacob Klein to Matthew J and Margaret S Murphy as joint tenants. Mort \$14,000. Dec 31, 1909. 5:1530 -40. A \$11,000-\$25,000. 25,100
- 85th st E, No 345, n s, 150 w 1st av, 25x102.2, 6-sty brk tenement and stores. Morris Schlossman to Stanislaus N Tuckman. All liens. Dec 29. Jan 5, 1910. 5:1548-20. A \$9,000-\$29,000. liens. nom

- nom
- 87th st W, No 132, s s, 310 w Columbus av, 20x100.8, 3-sty and basement stone front dwelling. Alixe H Schenck to Henriette R Coleman. ½ part. All title. B & S. Dec 29. Jan 4, 1910. 4:1217-45. A \$12,000-\$22,000. no
 87th st W, No 132, s s, 310 w Columbus av, 20x100.8, 3-sty and basement stone front dwelling. Alixe H Schenck et al EXRS & Elvina Mataran to Alixe H Schenck and Henriette R Coleman. May 17, 1909. Jan 4, 1910. 4:1217-45. A \$12,000-\$22,000.

- May 17, 1909. Jan 4, 1910. 4:1217-45. A \$12,000-\$22,000. nom
 S8th st W, No 183, n s, 100 e Amsterdam av, 16.8x100.8, 3-sty and basement stone front dwelling. Neerg Realty Co to Conde B Pallen of New Rochelle, N Y. Mort \$14,000. Dec 31, 1909. 4:1219-5. A \$8,000-\$14,500. nom
 S9th st E, No 211, n s, 210 e 3d av, 25x100.8, 5-sty brk tene-ment. Nathan Gliboff to Caecilie Sternglanz. Morts \$20,700 and all liens. Dc 31, 1909. 5:1535-9, A \$10,000-\$21,000. nom
 94th st W, No 173, n s, 100.6 e Amsterdam av, 17.6x100.8, 3-sty and basement stone front dwelling. Corn Exchange Realty Co to Lawrence Mulligan. Mort \$12,000. Mar 29, 1909. Jan 4, 1910. 4:1225-5. A \$8,500-\$14,500. 055th st E, No 176, s s, 263.9 e Lexington av, 18.9x100.8, 3-sty stone front dwelling. Belwood Realty Co to Minnie Rose. Mort \$7,250. Jan 6, 1910. 5:1523-42. A \$8,500-\$11,000. nom
 100th st W, No 42, s s, 369.10 w Central Park West, 19.4x100.11, 4-sty brk tenement. James Philpot and ano EXRS E Cooley Ross to Estate of Elizabeth Cooley Ross, a corpn. Dec 30. Jan 4, 1910. 7:1835-47½. A \$9,200-\$14,000. 0001
 103d st W (rear of No 214 West) being interior state.
- Jan 4, 1910. 7:1835-47½. A \$9,200-\$14,000. other consid and 11,200 103d st W (rear of No 214 West), being interior strip at e s of said lot and at c 1 old Clendenning lane, 198 w Amsterdam av, runs s to c 1 old Bloomingdale rd x s w to w s No 214 W 103d st at point 217.6 w said av, x n to c 1 said lane x s e -to beginning, vacant. Mutual Life Insurance Co of N Y to John Koenig. Q C. All title. Nov 24. Jan 4, 1910. 7:1874-part lot 36. A \$--\$-. 103d st W, No 15, n s, 100 e Manhattan av, 27.6x100.11, 5-sty stone front tenement. Richard H Hunt et al to Wm T Cornu. B & S. Dec 9. Jan 4, 1910. 7:1839-22. A \$13,100-\$30,000. nom

- 103d st W, No 15, n s, 100 e Manhattan av, 27.6x100.11, 5-sty stone front tenement. Richard H Hunt et al TRUSTEES for Cath H Hunt to Richard H, Cath H and Joseph H Hunt. June 7, 1909. Jan 4, 1910. 7:1839-22. A \$13,100-\$30,000. nom 106th st E, Nos 219 and 221, n s, 249.9 e 3d av, 40.3x100.11, 6-sty brk tenement and stores. Margaret Graham to Oscar L Richard. Q C and correction deed. Dec 28. Jan 3, 1910. 6:1656-11. A \$17,000-\$50,000. nom
 107th st E, Nos 8 and 10, s s, 182.5 w Madison av, 41.2x100.11, 6-sty part. Mort \$50,500. Dec 30. Dec 31, 1909. 6:1612-63. A \$21,500-\$56,000. 1009th st E, No 324, s s, 307 e 2d av, 25x100, 5-sty brk tenement. Emilio Morante to Alice Rochelle. Morts \$20,500. Dec 29. Dec 31, 1909. 6:1680-41. A \$7,000-\$25,000. 0ther consid and 500
- 110th st E, No 135, n s, 305 e Park av, 25x100.11, 5-sty stone front tenement and stores. Wolf Weisbrod et al to Emanuel E Reis. Morts \$22,000. Jan 3. Jan 5, 1910. 6:1638-14. A \$11,000-\$22,000. other consid and 100 111th st W, No 307, n s, 158.4 w Sth av, 33.4x100.11, 5-sty brk tenement. Miriam G Hirsch to William Kalish. Mort \$30,000. Dec 31, 1909. 7:1846-39. A \$16,000-\$39,000. 112th st E. No 11 are 2000. other consid and 100
- 112th st E, No 11, n s, 200 e 5th av, 25x100.11, 5-sty brk tene-ment. Hermalgus Realty Co to Amelia Bruno. Mort \$23,000. Jan 3. Jan 4, 1910, 6:1618-9. A \$12,000-\$25,000.
- Jan 3. Jan 4, 1910, 6:1618—9. A \$12,000—\$29,000. other consid and 100 113th st E, No 19, n s, 300 e 5th av, 25x100.10, 5-sty brk tene-ment. Samuel Herzog to Sadie Herzog. ½ part. Mort \$25,000. May 14, 1909. Jan 6, 1910. 6:1619—13. A \$12,000—\$24,000. other consid and 100
- May 14, 1909. Jan 0, 1907. other consid and 100 113th st W, Nos 605 and 607, n s, 100 w Broadway, 75x100.11, two 3-sty and basement brk dwellings. Susan Devin to the Scheer-Ginsberg Realty & Construction Co. Jan 3. Jan 6, 1910. 7:1895-52 to 54. A \$48,000-\$56,000. other consid and 100 114th st W, No 304, s s, 121 w 8th av, 26x100.11, 5-sty brk tene-ment. Charles Geier, EXR Michael Egner to Florence Ritt-wagen. Mort \$18,000. Jan 5, 1910. 7:1847-62. A \$12,400-\$23,000 nsid and 1 75x100.11,
- magen. Mort \$18,000. Jan 5, 1910. 7:1847-62. A \$12,400-28,000

 115th st E, No 246, s s. 80 w 2d av, 20x75, 4-sty stone front

 tenement. Michael Nachbar to Frank Porco and Lorenzo Cioffi.

 Mort \$8,000. Dec 30. Dec 31, 1909. 6:1664-28½. A \$6,000

 \$13,000.

 00117th st E, No 218, s s, 200 e 3d av, 25x100.11, 5-sty brk tene

 ment. Wilhelm Schumacher to David Alexander. Morts \$18,-500. Jan 3. Jan 4, 1910. 6:1666-39. A \$9,000-\$20,000.

 0119th st W, No 313, n s, 120 e Manhattan av, 25x100.11, 5-sty brk tenement. The Revenue Realty Co to Wm H Maxwell. Mort \$22,700. Dec 30. Dec 31, 1909. 7:1946-23. A \$11,000-\$25,000.

- brk tenement. The Revenue Realty Co to Wm H Maxwell. Mort \$22,700. Dec 30. Dec 31, 1909. 7:1946–23. A \$11,000- \$25,000. The result of the consider of the consider and 100 119th st W, No 7, n s, 95.5 w 5th av, 14x57.9x14.6x53.11, 3-sty brk dwelling. PARTITION, Nov 10, 1909. George (spelled Geroge) H Furman of Patchogue, N Y, to Emma W Wingate of Brooklyn. Mort \$6,000. Dec 10. Jan 3, 1910. 6:1718–32. A \$5,500-\$7,500. 7,200 121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Theodor Collsen to Hodus Berman. Mort \$16,000and all liens. Jan 4. Jan 5, 1910. 7:1926–44. A \$8,600- \$16,000. The consider and 100 121st st E, Nos 247 and 249, on map No 249, n s, 53.11 w 2d av, \$1x65.11, 3-sty brk and frame tenement and store. Alex Tarr to Jacob and Rosa Haltzer. Mort \$7,500. Oct 6. Jan 3, 1910. 6:1786–21½. A \$9,500-\$11,000. nom 121st st W, No 344, s s, 96 w Manhattan av, 15x100.11, 3-sty and basement stone front dwelling. Wm C Ackermann to Arthur J Collins, Borough of Queens. Mort \$0,000. Jan 3, 1910. 7:1947 -54½. A \$6,600-\$12,000. 100 123d st W, Nos 151 and 153, n s, 125 e 7th av, 50x100.11, 6-sty brk tenement. Julius Schattman to Samuel Grosner. Morts \$75,750. Dec 29. Dec 31, 1909. 7:1908–7. A \$24,000-\$70,-000. 0ther consid and 100 123d st W, Nos 547 and 549, n s, 100 e Broadway, 75x100.11, 6-sty brk tenement. Chelsea Realty Co to Freybell Realty Co. Mort \$95,000. Dec 30. Dec 31, 1909. 7:1978.

- 123d st W, Nos 547 and 549, n s, 100 e Broadway, 75x100.11,
 6-sty brk tenement. Chelsea Realty Co to Freybell Realty Co.
 Mort \$95,000. Dec 30. Dec 31, 1909. 7:1978.
- 100
- Same property. Freybell Realty Co to Annie Patjens. Mort \$95,-000. Dec 30. Dec 31, 1909. 7:1978-6. A \$33,000-\$120,000. 100
- 126th st W, No 225, n s, 225 w 7th av, 12.6x99.11, 3-sty brk dwelling. Harlow H Stafford to De Witt C Judson. Mort \$5,-000. Dec 30. Jan 3, 1910. 7:1932-22½. A \$5,500-\$6,500. no: nom

- AND GUIDE maintain January 8, 1910.
 130th st E, No 28, s s, 91.10 w Madison av, 18.1x99.10, 3-sty stone front dwelling. Charles Wynne to Thos J Keane. Mort \$11,500. Dec 21.' Jan 3, 1910. 6:1754. other consid and 100
 Same property. Same to same. Q C. Mort \$11,500. Dec 21. Jan 3, 1910. 6:1754-60. A \$7,500-\$14,500. other consid and 100
 132d st E, No 59, n s, 95 w Park av, 20x99.11, 3-sty and basement stone front dwelling. Jacob Norwalk et al to Meyer Safferstone. Mort \$6,000. Dec 31, 1909. 6:1757-32. A \$6,000-\$88,500. other consid and 100
 132d st W, No 123, n s, 243 w Lenox av, 17x99.11, 3-sty and basement stone front dwelling. Anna M C Peters to Max Selonick. Mort \$9,500. Jan 3. Jan 4, 1910. 7:1917-214. A \$7,400-\$11,500. other consid and 100
 132d st W, No 166, s s, 184.11 e 7th av, 19,10x99.10, 3-sty and basement stone front dwelling. Hannah Samson, wife Wallach to Rosie Yaeger. Mort \$8,000. Dec 30. Jan 5, 1910. 7:1916-554. A \$8,800-\$14,000. other consid and 100
 132d st W, No 166, s s, 125 e 7th av, 20,3x99.11, 3-sty and basement stone front dwelling. Amelia Bruno to Hermalgus Realty Co, a corpn. Morts \$12,500. Jan 3. Jan 4, 1910. 7:1916-554. A \$8,800-\$14,000. other consid and 100
 133d st W, Nos 541 and 543, n s, 450 w Amsterdam av, 50x99.11, 6-sty brk tenement. Chas C Dow to Edward Schmidt, of Hobeken, N J. Morts \$61,000. Jan 3. Jan 4, 1910. 7:1987-13. A \$17,000-\$60,000. nom
 135th st W, No 621, n s, 325 w Broadway, 52,7x99.11, 5-sty brk tenement. Israel Tombacher to Chas A Haffner. Morts \$64,-500. Dec 29. Jan 4, 1910. 7:202-17. A \$25,200-\$60,000. other consid and 100
 136th st W, No 165, n s, 602 w Lenox av, 27x99.11, 5-sty stone front tenement and store. Charles Meyer to Clara wife Charles Meyer. Mort \$21,000. Apr 1, 1907. Jan 3, 1910. 7:1921-7. A \$11,800-\$28,000. Other consid and 100
 140th st W, s 219, n s, 324 w 7th av, 28x99.11, 5-sty stone front tenement and store. Charles Meyen 11, for the tenement and 100 tho

- 1303.
 0.1131-34 to 31.
 A \$31,000-\$31,000.

 other consid and 100

 140th st W, No 219, n s, 324 w 7th av, 28x99.11, 5-sty brk tene

 ment. Thomas Brennan to Albert Marschat, of Sheffield, Mass.

 Mort \$22,000.
 Jan 3.
 Jan 5, 1910.
 7:2026-18.
 A \$11,000-\$28,000.

 \$28,000.

 other consid and 100

 141st st W, No 267, n s, 175 e 8th av, 25,4x99.11, 4-sty brk tene

 ment and store. Evelyn H Doty widow to Joe Elias. Morts

 \$22,000 and all liens.
 Jan 3, 1910.
 7:2027-8.
 A \$9,000-\$14,-000.

 150
- \$22,000 and all liens. Jan 3, 1910. 7:2027-8. A \$9,000-\$14,-000. 150 145th st W, No 406, s s, 212.6 e Convent av, 15.6x99.11, 4-sty and basement stone front dwelling. Monie Klein to Asher Simon Realty Co, a corpn. All liens. Jan 4, 1910. 7:2050-50½. A \$4,600-\$13,000. other consid and 100 145th st W, Nos 543 to 551. n s, 125 e Broadway, 100x99.11, 2-sty brk stores. Keystone Investing Co to Fred L Martin. Morts \$115,000. Jan 5, 1910. 7:2077-6. A \$48,000-\$76,000.other consid and 100 146th st W, n s, 350 w Amsterdam av, 50x99.11, vacant. Sadie E Ryerson to John E Scharsmith. Morts \$20,000. Dec 31, 1909. 7:2078-17 and 18. A \$20,000-\$20,000. other consid and 100 159th st W, Nos 474 and 476, s s, 113.8 e St Nicholas av, 50x 100, 4-sty brk stable. Ann McGuire to Consolidated Gas Co of N Y. Mort \$25,000. Dec 30. Dec 31, 1909. 8:2108. Other consid and 100 Same property. Thomas J McGuire and Ann his wife to same. Q C. Mort \$25,000. Dec 30. Dec 31, 1909. 8:2108-23. A \$14,000-\$34,000. 571. n s, 137.6 e Broadway, 37.6x99.11, 5-sty brk tenement.

- tenement

- la9th st W, No 573, n s, 100 e Broadway, 37.6x99.11, 5-sty brk tenement. 159th st W, No 571, n s, 137.6 e Broadway, 37.6x99.11, 5-sty brk tenement. Louis L Samisch to Joseph Newmark. Morts \$4,000. Dec 31. Jan 5, 1910. 8:2118-72. A \$15,000-\$40,000. 100 178th st W, s s, 175 w Audubon av, 75x94.11, vacant. John Glass Jr to John Glass Jr Construction Co, a corpn. Morts on this and other property \$44,000. Dec 29. Dec 31, 1909. 8:2133-part lot 70. A -\$ other consid and 100 178th st W, s s, 100 e St Nicholas av, 75x94.11, vacant. Release mort. Mutual Life Ins Co of N Y to John Glass Jr. Dec 29. Dec 31, 1909. 8:2133-part lot 70. A \$ 15,000 179th st W, No 509, n s, 141.8 w Amsterdam av, 41.8x100, 5-sty brk tenement. Rembrandt Reaity Co to Robert Chapman. Mort \$32,000. Jan 4. Jan 5, 1910. 8:2152-56. A \$10,000-\$38,000. other consid and 100 180th st W, No 512, s s, 95 e Audubon av, 50x100, 5-sty brk tene-ment. Pinehurst Realty Co to Rosamond A Welch. Mort \$45,000. Dec 31. Jan 4, 1910. 8:2152-39. A \$ \$. other consid and 100 181t st W is s 25 e Audubon av Furs e 75 x s 110.6 to

- Amsterdam av, No 1632, w s, 74.11 s 141st st, 25x100, 5-sty brk tenement and store. Wm B Kaufman to Leah Beekman. Mort \$20,000. Jan 4. Jan 5, 1910. 7:2072-33. A \$12,000-\$24,000. nom

- nom Amsterdam av, Nos 1088 and 1090, w s, 50.11 s 114th st, 50x100, 6-sty brk tenement and stores. St Lukes Realty Co to Frank Rogers. Morts \$88,000. Jan 1. Jan 4, 1910. 7:1885-33. A \$38,000-P \$60,000. Jan 1. Jan 4, 1910. 7:1885. A \$38,000-P \$60,000. Jan 1. Jan 4, 1910. 7:1885. Amsterdam av, Nos 1084 and 1086, w s, 100.11 s 114th st, 50x 100, 6-sty brk tenement and stores. St Lukes Realty Co to Frank Rogers. Morts \$88,000. Jan 1, 1910. Jan 4, 1910. 7:-1885-31. A \$38,000-P \$60,000. Same property. Frank Rogers to Alfred V Amy. Morts \$88,000. Jan 1. Jan 4, 1910. 7:1885. and 100 Same property. Frank Rogers to Alfred V Amy. Morts \$88,000. Jan 1. Jan 4, 1910. 7:1885. other consid and 100 Same property. Frank Rogers to Alfred V Amy. Morts \$88,000. Jan 1. Jan 4, 1910. 7:1885. other consid and 100 Amsterdam av, No 851. e s, 50.11 s 102d st. 25x100 2-sty brk
- Amsterdam av, No 851, e s, 50.11 s 102d st, 25x100, 2-sty brk tenement and store. Jane E Luckings to Samuel J Luckings. Nov 21, 1903. Dec 31, 1909. 7:1856-63. A \$18,000-\$20,000. nom

85

Amsterdam av, No 1802, w s, 25 n 149th st, 25x100, 5-sty brk tenement and stores. Louis Levy to Chas M Ware and Leslie A Ware. Mort \$36,000. Dec 28. Jan 3, 1910. 7:2081-30. A Amsterdam av, No 1802, w s, 25 n 149th st, 25x100, 5-sty brk tenement and stores. Louis Levy to Chas M Ware and Leslie A Ware. Mort \$36,000. Dec 28. Jan 3, 1910. 7:2081-30. A \$16,000-\$32,000. other consid and 100 Audubon av, No 94|s w cor 170th st, 25x100, 2-sty frame dwell-170th st, No 550 | ing and store. Jacob Wenner to Rem-brandt Realty Co. Dec 31, 1909. Jan 3, 1910. 8:2126-14. A \$12,000-\$13,500. other consid and 100 Same property. Rembrandt Realty Co to James F McGarry. Mort \$12,000. Dec 31, 1909. Jan 3, 1910. 8:2126. 100 Audubon av, Nos 321 to 327 | n e cor 181st st, 100x100, 1-sty brk 181st st, Nos 517 to 523 | store. Emanuel Heilner et al to Lina Weil. Mort \$40,000. Jan 4. Jan 5, 1910. 8:2155-1. A \$58,500-\$66,500. other consid and 100 Bradhurst av, No 230, e s, 76.6 n 153d st, 25.5x107.4x24.11x 102.2, 5-sty brk tenement. John H Vogel, of Richmond Hill, B of Q, to Adolph Vogel, N Y. ½ part. All title. Mort \$18,-000. Jan 3. Jan 4, 1910. 7:2047-4. A \$5.000-\$20,000. nom Broadway, Nos 1691 and 1693 | n w cor 53d st, 50.8x42.4x50.5x47.9, 53d st, No 211 [5-sty brk tenement and stores. Broadway, No 1695, w s, 50.8 n 53d st, 25.1x39.8x25x42.4, 5-sty brk tenement and store. Geo H Warren to Georgia W Warren. 1-6 part. B & S. All liens. Jan 3. Jan 4, 1910. 4:1025-19 and 23. A \$132,000-\$145,000. nom

Broadway, Nos 2481 and 2483 n w cor 92d st, 52.8x100, two 5-sty 2d st | brk tenements and stores. Mort 92d \$60,000

Broadway, Nos 2481 and 24831 w cor 02d st, 52,000,00,000, w cor 02d st, 27,4x100, 5-sty brk tenement. Morts on both of above \$140,000. 92d st W, No 253, n s, 100 w Broadway, 25x100,8, 1-sty frame building and vacant. Morts \$15,000. Broadway, No 2487, w s, 80 n 92d st, 27,4x100, 5-sty brk tenement. Morts \$49,000. Realty Company of America to Isaac and Henry Mayer. Jan 3. Jan 4, 1910. 4:1240-9 to 13. A \$162,000-\$206,000. ment. Morts \$49,000. Realty Company of America to Isaac and Henry Mayer. Jan 3. Jan 4, 1910. 4:1240-9 to 13. A \$162,000-\$206,000. other consid and 100 Broadway second bridge road. Martha E Bogardus widow et al to Clarence G Friend. Q C. Dec 11. Jan 3, 1910. 8:2164-part 10t 23. A \$-\$--. Broadway, Nos 2674 to 2678 se cor 102d st, 75x99.11, 7-sty brk 102d st, No 216 tenement and stores. Sarah F Kent et al to Louis J Ehret. Mort \$160,000. Dec 24. Dec 31, 1909. 7:1873-42. A \$95,000-\$195,000. other consid and 10,000 Broadway, No 2794 is e cor 108th st, 26x105.4x25.5x111.3, 108th st, Nos 252 to 256 5-sty brk tenement and stores. Lucius H Beers and ano TRUSTEES under deed of trust to Loring R Gale of Galeton, Pa. C a G. Mort \$25,000. S7,500 Broadway, No 2487, w s, 80 n 92d st, 27.4x100, 5-sty brk tenement. Catherine O'Hara to The Realty Co of America. Mort \$25,000. Jan 3. Jan 4, 1910. 4:1240-13. A \$33,000-\$42,000. Broadway, No 2485, w s, 52.8 n 92d st, 27.4x100, 5-sty brk tenement. Mary A Cohnfeld widow to The Realty Co of America. Mort \$25,000. Jan 3. Jan 4, 1910. 4:1240-12. A \$33,000-\$42,000. Broadway, No 2487, w s, 80 n 92d st, 27.4x100, 5-sty brk tenement. Mary A Cohnfeld widow to The Realty Co of America. Mort \$25,000. Jan 3. Jan 4, 1910. 4:1240-12. A \$33,000-\$43, -000. Broadway, No 2487, w s, 80 n 92d st, 27.4x100, 5-sty brk tenement. Mary A Cohnfeld widow to The Realty Co of America. Mort \$25,000. Jan 3. Jan 4, 1910. 4:1240-12. A \$33,000-\$43, -000. Broadway, No 2487, w s, 80 n 92d st, 27.4x100, 5-sty brk tenement. Mary A Cohnfeld widow to The Realty Co of America. Q C. Dec 2, 1909.

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 Broadway, No 2487, w s, 80 n 92d st, 27.4x100, 5-sty brk tenement.
 Mary A Cohnfeld widow to the Realty Co of America.
 Q C. Dec 23. Jan 4, 1910. 4:1240-13. A \$33,000-\$42,000. nom

Broadway, Nos 2481 and 2483|n w cor 92d st, 52.8x100, two 5-sty 92d st, No 251 | brk tenements and stores. Broadway, No 2485, w s, 52.8 n 92d st, 27.4x100, 5-sty brk tene-

ment.

ment. Loring R Gale to the Realty Co of America. B & S. Jan 3. Jan 4, 1910. 4:1240-10 to 12. A \$116,000-\$151,000. other consid and 10 Bowery, Nos 37 and 39|e s, 75 n Bayard st, runs e 178.1 x n 3.10 Chrystie st, No 19 | x e 4.10 x n 21.2 x e 95 to w s Chrystie st x n 25 x w 271.7 to Bowery x s 50.1 to beginning, 5-sty brk lodging house and loft building and 5-sty brk tenement and store. Emily F Squire of Stamford, Conn, to the City of N Y. 1-3 part. Q C. May 30, 1908. Dec 31, 1909. 1:290-part lot 1. A S-S--8nom

Same property. Amelia S Bartlet of Stamford, Conn, to same 1-3 part. Q C. May 30, 1908. Dec 31, 1909. 1:290. no Bowery, No 37, e s, 75 n e Bayard st, 25x177.8x25x174.8. Bowery, No 39 |e s, 25x160x25x100, 5-sty brk lodging house Chrystie st, No 19| and loft building and 5-sty brk tenement and store nom

and store.

and store. Chrystie st, portion of No 19, w s, 99.11 n Bayard st, runs n 0.1 x w 99.3 x s 22 x e 5 x n 21.11 x e 94.3 to beginning. Emily F Squire of Stamford, Conn. to the City of N Y. May 30, 1908. Dec 31, 1909. 1:290-part lot 1. A \$--\$75.0 75,000

May 30, 1908. Dec 31, 1909. 1:290-part lot 1. A \$ - \$ - 75,000Same property. Amelia S Bartlet of Stamford, Conn, to same. 1-3 part. May 30, 1908. Dec 31, 1909. 75,000 Columbus av, No 227, e s, 75.5 n 70th st, 25x100, 5-sty brk tenement and store. Cabot Real Estate Co to Catherine O'Hara. Mort \$32,000. Jan 1. Jan 4, 1910. 4:1123-4. A \$26,000-\$45,000. 0ther consid and 100 Same property. Catherine O'Hara to Mary C O'Hara. Mort \$32,-000. Jan 3. Jan 4, 1910. 4:1123. 0ther consid and 100 Convent av, No 451 (181), e s, 65.11 s 150th st, 16x50, 4-sty brk dwelling. Caroline J Wells to Alfred K Barker. Dec 31. Jan 4, 1910. 7:2064-49. A \$2,900-\$9,500. 0ther consid and 100 Lexington av, No 1711 |n *e cor 107th st, 17.7x65, 5-sty stone 107th st, No 151 | front tenement and store. Christopher R Branagan to Wm B Skinner. B & S. All liens. Dec 31, 1909. 6:1635-24. A \$11,000-\$17,000. 0ther consid and 100 Lexington av, No 1833, e s, 80.8 s 114th st, 20.3x78, 4-sty stone front tenement and store. FORECLOS, Dec 29, 1909. Louis Jersawitz referee to Mary S Guerrier. Dec 30. Dec 31, 1909. 6:1641-52. A \$8,500-\$14,500. 16,000 Lenox av, No 546 to 552|s e cor 138th st, 99.11x100, 7-sty brk 138th st, No 68 | tenement and stores. SamI K Johnson to Annie Strauss, of Brooklyn, N Y. Mort \$225,000. Nov 29, Dec 31, 1909. 6:1735-69. A \$85,000-\$260,000. 0ther consid and 10,000

Lenox av, No 24, e s, 67.5 n 111th st, 33.6x100, 7-sty brk tene-ment. Edward M Gannon to Jennie Kaufman of Brooklyn. Mort \$75,000. Dec 31. Jan 4, 1910. 6:1595-4. A \$28,000-\$70,-000. other consid and 100 Lenox av, Nos 665 and 667 |n w cor 143d st, 40x100, 6-sty brk 143d st, No 101 | tenement and stores. Frank I Liv-eright to Jacob Wenner. Morts \$70,000 and all liens. Dec 31, 1909. Jan 3, 1910. 7:2012-29. A \$33,000-\$76,000. other consid and 100

Lenox av, No 472, e s, 74.11 s 134th st, 25x85, 5-sty brk tene-ment and store. John Rasche to Jacob Schiff. Mort \$10,000. Jan 4. Jan 5, 1910. 6:1731-72. A \$16,000-929,000. other consid and 100 Lenox av, Nos 429 and 431, w s, 49.11 n 131st st, 49.11x75, 6-sty brk tenement and stores. Edward J Schevcik to Anton Opper-mann. ½ part. Mort \$64,000. Jan 5. Jan 6, 1910. 7:1916-31. A \$33,000-\$65,000. Lenox av, Nos 657 and 659] s w cor 143d st, 40x100, 6-sty brk tene-143d st, No 100 ment and stores. Anton Oppermann to Edward J Schevcik. ½ part. Mort \$78,500. Jan 5. Jan 6, 1910. 7:2011-36. A \$33,000-\$78,000. Madisofn av, No 1475, e s, 50.7 n 101st st, 25.2x90.1 to c 1 old road (closed) x25.9x84.7, 5-sty brk tenement and store. Samuel King to Fritz Gugenbuhl. Dec 31. Jan 4, 1910. 6:1607-21. A \$16,000-\$24,000. Park Row, Nos 76 and 78. Centre st, Nos 8 and 10. Assigns an interest in award for taking said premises by the City of N Y. Jeanne A Casper and Adelaide E Jones, INDIVID, EXRS, &c, Frances J Storms to Robert McGill, of Hoboken, N J. Sub all liens. Jan 4. Jan 6, 1910. 1:121. 4,000 Riverside Drive or e s, abt 466.6 n 177th st, and being plot 46 map Riverside Drive or e s, abt 466.6 n 177th st, and being plot 46 map Riverside Drive or e Side 466.6 n 177th st, and being plot 46 map Riverside Drive or e Side 466.6 n 177th st, and being plot 46 map Riverside Drive or e Side 466.6 n 177th st, and being plot 46 map Riverside Drive or e Side 466.6 n 177th st, 27.5x-. Nom Riverside Drive, No 127 is e cor 127th st, 27.5x-.

verside Drive, No 127 |s e cor 127th st, 27.5x-27th

Riverside Drive, No 127 |s e cor 127th st, 27.5x-. 127th st Riverside Drive, Nos 125 and 126, e s, adj above on south. Agreement as to projection of cornice, &c. Albertina Miller with Edwin G Vail. Dec 20. Jan 3, 1910. 4:1246. nom St Nicholas av, No 943, w s, abt 46 n 157th st, deed reads lot be-gins 45 n 157th st and 150 e Amsterdam av, runs e 90.10 to w s St Nicholas av x n 31.1 x w 82.7 x s 30 to beginning, 5-sty brk tenement. Nellie J Hymes to York Investing Co. Mort \$26,750. Dec 30. Dec 31, 1909. 8:2108-67. A \$11,000-\$29,000. nom St Nicholas av, e s, 127.1 s 159th st, 25.5x113.9x25x118.5, 2-sty frame dwelling. Chas A Briggs to Sophie Meyer. Dec 28. Dec 31, 1909. 8:2108-16. A \$11,200-\$11,500. other consid and 100 St Nicholas av, late 11th av, w s, 50 s 179th st, 25x100, vacant. Lewis R Conklin to Gustarus L Lawrence. Dec 18. Jan 3, 1910. 8:2162-15. A \$11,000-\$11,000. nom Vermilyea av, s s, 100 e Dyckman st, 200x150, vacant. T Bache Bleecker to St Johns Park Realty-Co, a corpn. Mort \$18,000. Dec 24. Jan 4, 1910. 8:2224-5. A \$28,000-\$28,000. Wadsworth av, n w s, 459 n e 190th st, runs n e along av 339.6

Dec 24. Jan 4, 1910. 8:2224-5. A \$28,000-\$28,000. other consid and 100 Wadsworth av, n w s, 459 n e 190th st, runs n e along av 339.6 x n w on curve of av 98 x s w - x s e 98 to beginning, vacant. Max Marx to John Robertson and William Gammie. Morts \$70,-800. Dec 30. Dec 31, 1909. 8:2170-252. A \$92,000-\$92,000. other consid and 100 West End av, No 691, w s, 84.8 n 93d st, 16x85, 4 and 5-sty brk dwelling. Henry P A Clausen to Theo C Camp. May 28. Jan 4, 1910. 4:1252-55. A \$9,000-\$19,000. other consid and 100 West End av, Nos 182 and 184, e s, 25.5 n 68th st, 50x100, two 5-sty brk tenements and stores. Morris D Levine to Lewis Danzig and Paul Eisenberg. All title. Morts \$45,520. Jan 3. Jan 5, 1910. 4:1160-2 and 3. A \$24,000-\$50,000. omitted 2d av, Nos 1094 and 1096, e s, 60.3 s 58th st, 40.2x100, 6-sty brk tenement and stores. Frank Casper to E Martin Pietzsch. Mort \$50,000. Jan 1. Jan 4, 1910. 5:1350-52. A \$25,000-\$63,000. other consid and 100 2d av, No 1740, e s, 75.7 s 91st st, 25.8x80, 5-sty stone front tenement and store. Nicolaus Braun to Morris Weiss. Mort \$14,000. Jan 4, 1910. 5:1553-52. A \$12,500-\$21,500. other consid and 100 2d av, No 2487 w s 25.8 n 127th st 24.4x100 5-sty brk tene-

\$14,000. Jan 4, 1910. 5:1553-52. A \$12,500-\$21,500. other consid and 100
2d av, No 2487, w s, 25.8 n 127th st, 24.4x100, 5-sty brk tenement and store. Ellen Gallagher widow to May Bentley. Mort \$18,000. Jan 4, 1910. 6:1792-22. A \$8,500-\$24,000. nom
2d av, No 1006, e s, 20.5 n 53d st, 20x70, 5-sty brk tenement and store. Louis Flato to Sol and Moses Krotosky. 1-3 part. Morts \$14,300. Dec 30. Dec 31, 1909. 5:1346-2. A \$9,500-\$16,000. other consid and 100
2d av, No 655, n w s, 49.4 s w 36th st, 24.8x100, 3-sty brk tene-ment and store. John Hopp or Hope et al to Mayer Zalka and Sadie Kramer. All liens. Dec 30. Jan 3, 1910. 3:916-35. A \$17,500-\$19,500. other consid and 100
2d av, No 776, e s, 74.3 s 42d st, 24.7x70, 5*sty stone front tene-ment and store. Felix Lorch to Josephine Kaiser. Jan 3, 1910. 5:1334-52. A \$13,000-\$20,000. other consid and 100
3d av, Nos 1313 and 1315, e s, 27.2 n 75th st, 56.3x105, two 5-sty brk tenements and stores. Louise Fox to Joseph L Buttenwieser. Jan 3, 1910. 5:1430-2 and 3. A \$40,000-\$80,000. other consid and 100
3d av, Nos 1213 and 1315, e s, 27.2 n 75th st, 56.9x105.

3d av, Nos 1313 and 1315, e s, 27.2 n 75th st, 56.3x105, two 5-sty brk tenements and stores. Wm H Russell and Chas E Rushmore as RECEIVERS of the Mutual Reserve Life Ins Co to Louise Fox. Jan 3, 1910. 5:1430-2 and 3. A \$40,000-\$80,000. 71,200 3d av, No 1877, e s, 50.9 s 104th st, 24.10x110, 5-sty stone front tenement and store. Milton M Dryfoos to Chas F Camerer. All liens. Noy 23. Jan 3, 1910. 6:1653-47. A \$15,500-\$29,000.

nom 3d av, No 1219, e s, 75.5 n 70th st, 25x80, 4-sty brk tenement and store. Edward D Pierson to George Ehret. Mort \$16,000. Jan 4. Jan 5, 1910. 5:1425-4. A \$14,000-21,000.

d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. Elise Boyd to Lena, wife Morris Kannensohn. Dec 30. Jan 5, 1910. 6:1651-2. A \$13,500-\$25,500.

d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. FORECLOS, Dec 23, 1909. Lynn W Thompson, ref, to Elise Boyd. Dec 30. Jan 5, 1910. 6:1651-2. A \$13,500-\$25,500. 3d av,

4th av, No 427, e s, 45.8 n 29th st, 20.5x80, 4-sty brk tenement and store. Byrne & Murphy, a corpn, to Moses Dinkelspiel. 1-3 part. Morts \$45,000. Dec 30. Dec 31, 1909. 3:885-3. A \$33,000-\$41,000. 100

\$33,000-\$1,000.
5th av, No 477 |s e cor 41st st, 19.6x98.4, 6-sty brk and stone
41st st, No 2 | front building and store. CONTRACT. E G
Potter & Co, a corpn, with Chas A Capron. Mort \$350,000. Dec
22. Jan 3, 1910. 5:1275-69. A \$325,000-\$360,000. 480,000
5th av, No 477|s e cor 41st st, 19x98.4, 6-sty brk and stone build41st st, No 2 | ing. Chas A Capron to The Farmers Loan &
Trust Co a corpn. B & S. Mort \$350,000. Jan 4. Jan 5, 1910.
5:1275-69. A \$325,000-\$360,000. no 480.000 nom

Conveyances

- Dec 31, 1909. 5:1268-71 to 74. A \$146,000-\$184,000. other consid and 100 other consid and 100 ing and store. Declaration of trust by Thos D Adams, of New Rochelle, N Y, who acknowledges all right, title and interest of Mary A W Barlow. April 9, 1901. Jan 5, 1910. 4:1021-29. A \$85,000-\$87,000. Tth av, No 742 | n w cor 49th st, 25x96, 3-sty brk build-49th st, Nos 201 and 203 | ing and store. Daniel S McElroy et al to Henry T Williams, of New Rochelle, N Y. Q C. Oct 6. Jan 5, 1910. 4:1021-29. A \$85,000-\$87,000. Tth av, No 312. Tth av, No 314. Assigns two contracts. Arthur G Blaisdell to Julia D Bernard of Brooklyn. All title. May 2, 1906. Jan 5, 1910. 3:777-41 and 42. A \$68,000-s70,500. Same property, Assigns two contracts.

86

- Same property, Assigns two contracts. Julia D Bernard to Webster Realty Co. All title. Mar 20, 1907. Jan 5, 1910. 3:777. no nom
- ume property. Assigns two contracts. Webster Realty Co to Mayer S Auerbach. All title. Jan 4, 1910. Jan 5, 1910. 3:777 nom
- ht av, No 314, w s, 58.8 s 28th st, 24.11x93.6x25.2x93.6, 2-sty brk building and store and part 2-sty frame shed in rear. Josephine Delano TRUSTEE Christopher Delano to Mayer S Auerbach. B & S. Jan 4. Jan 5, 1910. 3:777-42. A \$34,-000. \$25,500 S
- Josephine Delano TRUSTEE Christopher Delano to Mayer S Auerbach. B & S. Jan 4. Jan 5, 1910. 3:777-42. A \$34,-000-\$35,500. 46,750 7th av, No 2367, e s, 75 n 138th st, 24.11x100, 5-sty brk tene-ment and store. Jakobina Ramsperger to Isidor Blumenkrohn. Mort \$21,000. Jan 4. Jan 5, 1910. 7:2007-4. A \$16,000-\$31,000. \$31,000. other consid and 100 7th av, No 2369, e s, 75 s 139th st, 24.11x100, 5-sty brk tene-ment and store. Jakobina Ramsperger to Isidor Blumenkrohn. Mort \$21,000. Jan 4. Jan 5, 1910. 7:2007-64. A \$16,000-\$31,000. other consid and 100 7th av, No 2369, e s, 75 s 139th st, 24.11x100, 5-sty brk tene-ment and store. Jakobina Ramsperger to Isidor Blumenkrohn. Mort \$21,000. Jan 4. Jan 5, 1910. 7:2007-64. A \$16,000-\$31,000. other consid and 100 Same property. Isidor Blumenkrohn to Philipp Brauneis. Morts

- ment and store. Jakobina Ramsperger to Isuor Brunchardin. Mort \$21,000. Jan 4. Jan 5, 1910. 7:2007.—64. A \$16,000— \$31,000. There consid and 100 Same property. Isidor Blumenkrohn to Philipp Brauneis. Morts \$28,500. Jan 4. Jan 5, 1910. 7:2007. Other consid and 100 7th av, No 312, w s, 88.11 n 27th st, 24.11x93.6x25.2x93.6, 1-sty brk store and part 2-sty frame shed in rear. Josephine De-lano to Mayer S Auerbach. All liens. Jan 4. Jan 5, 1910. 3:777.—41. A \$34,000—\$35,000. Other consid and 100 8th av, Nos 68 and 70 | s e s, 31 9 n e from e s Greenwich lane Greenwich av, No 136 | or av, runs s w along av, 31.9 to Green-wich lane or av x s 22.6 x e 55.11 x n w 51.3 to beginning, 3-sty brk tenement and stores. Edward C Underhill et al EXRS Abraham Underhill to John H Fisher. Dec 15, 1909. Jan 4, 1910. 2:618—1. A \$20,000—\$23,500. S,000 and a P M mort for 20,000 Same property. John H Fisher to Benjamin Fox. Mort \$20,000. Jan 3. Jan 4, 1910. other consid and 100 Sth av, Nos 224 to 230, e s, 70 n 21st st, runs n 80.5 to s s Fitz-roy road, x e 13 to c 1 said road (now closed), x s 2.5 x e 86.2 x s 78.1 x w 100 to beginning, two 6-sty brk tenements and stores. The Raymore Realty Co to Samuel King. Morts \$140,-000. Dec 31. Jan 4, 1910. 3:771—part 101 1. A \$—\$— other consid and 100 Same property. Release mort. Annie Gotthelf to The Raymore Realty Co. Q C. Dec 31. Jan 4, 1910. 3:771. Souther consid and 100 Same property. Release mort. Charles Laue to same. Dec 31. Jan 4, 1910. 3:771. Sume property. Release mort. Charles Laue to same. Dec 31. Jan 4, 1910. 3:771. Sume property. Release mort. Charles Laue to same. Dec 31. Jan 4, 1910. 3:771. Sume property. Release mort. Charles Laue to same. Dec 31. Jan 4, 1910. 3:771. Sume property. Release mort. Charles Laue to same. Dec 31. Jan 4, 1910. 3:771. Sume property. Edwin B Meeks EXR & Joseph W Meeks to claude M Meeks. ½ part. Dec 14. Jan 3, 1910. 1:88. Same property. Edwin B Meeks EXR & Joseph W Meeks to same. K part. All liens. Dec 9. Ja
- Same property 1/2 part. Al erty. Edwin B Meeks EXR &c Joseph W Meeks to same. All liens. Dec 9. Jan 3, 1910. 1:88. 185

MISCELLANEOUS.

- Certificate of appointment of TRUSTEE. John D Lange et al TRUSTEES Hermann Uhl Memorial Fund appoint August Zins-ser Jr as CO-TRUSTEE in place of Reinhold Van der Emde dec'd. Nov 18. Jan 4, 1910. Deed of trust and general conveyance of all property real and personal whereof party of 1st part except monies on deposit in banks. Mary A wife John Burkhardt of Elmhurst, Borough of Queens to U S Trust Co of N Y in trust. Mar 16, 1905. Dec 31, 1909.
- 1909. nor
 General release, except right to real estate. Mary Krafft et al to Barbara Hofmann ADMRXJohn Hofmann. Dec 29. Dec 31, 1909. nor
 Power of attorney. Geo F Moore and Adela S his wife to J Ledlie Hees of Fonda, N Y. Feb 6, 1899. (Re-recorded from Mar 15, 1899.) Jan 5, 1910.
 Power of attorney. Anais C Bliss to J Langdon Ward. Sept 19, 1905. Jan 5, 1910.
 Power of attorney. Patrick J McMahon to Eben W Roby and W Irving Taylor. Mar 22, 1906. Jan 3, 1910.
 Power of attorney. John T Vanneck to Marion P Brookman. June 12. Dec 31, 1909.
 Power of attorney. Wm F Smith of Quincy. Ill to Ephraim Smith

- Dec 31, 1909.
 Power of attorney. Wm F Smith of Quincy, Ill, to Ephraim Smith of West New Brighton, Borough of Richmond. Jan 27, 1906. Dec 31, 1909.
 Power of attorney. Elizabeth Thayer et al to Ephraim Smith. Mar 17, 1906. Dec 31, 1909.
 Power of attorney. Sophie Bleyer to Louis Bleyer. Jan 31, 1905. Jan 4, 1910.
- Power of attorney. John B McDonald to Henry B Reed. Jan 3. Jan 6, 1910.
- Power of attorney. John B McDonald to Henry B Reed. Jan 5. Jan 6, 1910.
 Power of attorney. Anna M Clarke to Maurice Fitzgerald. Jan 5. Jan 6, 1910.
 Revocation of power of attorney. Emil W Klappert to Ferdinand Alexander. Dec 31, 1909.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895). *Bayard st|s e cor 236th st, 50x100, and being Lots 52 and 53 map 236th st | (No 1108) of 123 lots, Willis estate. Edward C L Doerffel to Tillie C and Martin E Naumann. Jan 4. Jan 5, 1910. 100

Beck st, e s, 510 n Longwood av, 39.5x60, 4-sty brk tenement. Release mort. N Y Trust Co to Winnie Realty & Construction Co. Jan 4. Jan 6, 1910. 10:2709. other consid and 1,000 Beck st, No 724, e s, 125 s 156th st, 25x100, 2-sty frame dwelling. Katz-Polacek Realty & Construction Co to Joseph B Smith. Mort \$8,500. Jan 3. Jan 6, 1910. 10:2707. other consid and 100

- Katz-Polacek Realty & Construction Co to Joseph B Smith. Mort \$\$,500. Jan 3. Jan 6, 1910. 10:2707. other consid and 100 Casanova st, e s, 132 s Eastern Boulevard, 50x100, vacant. East Bay Land & Impt Co to Vito A Moreno. Jan 5, 1910. 10:2767, 2768, 2774, 2775. other consid and 100 Casanova st, e s, 132 s Eastern Boulevard, 50x100, vacant. Re-lease mort. The Trust Co of America to East Bay Land & Impt Co. Jan 3. Jan 5, 1910. 10:2767, 2768, 2774, 2775. nom Clark pl, s s, 214.9 e Jerome av, 25x100, vacant. Emma wife John Steinmetz to John Steinmetz. Dec 27. Dec 31, 1909. 11:2839. other consid and 100 Coster st, No 718, e s, 175 n Spofford av, 18.9x100, 2-sty brk dwelling. Mulhall Realty Co to Louise Wilkin. Mort \$4,200. Jan 3. Jan 4, 1910. 10:2764. other consid and 100 Fox st |e s, 360 s 167th st, 75x200 to Simpson st, and being Simpson st| lots 20, 21, 22, 53, 54 and 55 blk 466 map No 900 of subdivision of property Henry D Tiffany, vacant. Assignment of right to damages. Lawyers Title Ins & Trust Co to Rockland Realty Co. All title. Dec 31. Jan 3, 1910. 10:2726. nom Hoffman st |s e cor 188th st, 21.10x116.7x25x116.5, vacant. The 188th st | Mott Haven Co-operative Building Assoc to Michl A Cilento. All liens. Jan 4. Jan 5, 1910. 11:3066. other consid and 100 Hoffman st. n e cor 188th st, also described as Hoffman st. e s.

- A Cilento. All liens. Jan 4. Jan 5, 1910. 11:3066. other consid and 100 Hoffman st, n e cor 188th st, also described as Hoffman st, e s, 350 n 187th st, and being lot 0 map of 70 lots Cedar Hill plot on Powell farm at Fordham, 25x120.8x25x121, except part for East 188th st, vacant. Jos J Sweeney to Michael A Cliento. Jan 4. Jan 5, 1910. 11:3066. *Madison st, w s, 100 s Columbus av, 25x100. May R Fitzgerald et al to Sarah E Fitzgerald mother of parties 1st part. Q C. July 10, 1909. Dec 31, 1909. Manida st, No 728, w s, 300 s Spofford av, 25x100, 2-sty brk dwelling. A Rezzano Construction Co to Patrick J Gaffney and Mary his wife tenants by entirety. Mort \$4,500. Jan 3. Jan 4, 1910. 10:2768. Manida st, w s, 250 s Spofford av, 25x100, 2-sty brk dwelling. John B Dosso to Luise Ratzke. Mort \$4,500. Jan 3. Jan 4, 1910. 10:2768. Simpson st, No 1075, on map No 1079, w s, 397.4 s 167th st, 37.6 x100, 5-sty brk tenement. J C Gaffney Construction Co to Geo E Woodburn and Wm J Weir. Mort \$26,000. Dec 30. Dec 31, 1909. 10:2726. mom

- E Woodburn and Wm J Weir. Mort \$26,000. Dec 30. Dec 31, 1909. 10:2726. nom *Tyron row |s w cor Maclay av, and being lot 23 map Jacob V Maclay av | Hutschler at Westchester, 58x77. Mary A O'Cal-laghan HEIR &c Daniel O'Callaghan dec'd et al to Mary I Sullivan. C a G. July 8, 1909. Jan 3, 1910. 100 *Washington st, w s, 505 n Starling av, and being s ½ of lot 443 map of Unionport, 50x108. Louis Weydanz and ano to Henry J Finck of Brooklyn. Dec 27. Jan 3, 1910. other consid and 100 *West Carroll st, n s, 950.2 w City Island av, 100x100, City Island. Henry S Brooke to Hannah M Hegeman. All title. Q C. Dec 30. Dec 31, 1909. 1,000 Wilkins pl or av, e s, 328.1 n Southern Boulevard, 25x142.1x27x 133.4, vacant. Andrew Brice to The Jacob Streifler Co, a corpn. Jan 5, 1910. 11:2976. nom Whittier st, e s, 250 n Seneca av, and being lots 334 and 335 map (No 1273) of 369 lots owned by Hunts Point Realty Co, 50x 97.5x50x100, vacant. Anthony McOwen to Nicholas F Peter-son. Mort \$575. Sept 30, 1909. Jan 6, 1910. 10:2762. other consid and 100 *Sth st, s s, 305 w av D, 25x108, Unionport. Chas E Devermann to Joseph Zacharzowsky. Mort \$3,000. Dec 31. Jan 4, 1910. 0137th st, s s, 100 e St Anns av, also 1,050 w Home av, 50x100, vacant. Antonio Digenno to Hogan & Digenno Construction Co. Mort \$6,000. Dec 29. Dec 31, 1909. 10:2549. 0ther consid and 100 142d st, n s, 230 w College av, 20.7x74.6, 3-sty frame dwelling.

- 142d st, n s, 230 w College av, 20.7x74.6, 3-sty frame dwelling, John J Greene to August Ellinghaus. Mort \$4,500 and all liens. Jan 4. Jan 5, 1910. 9:2334. Washington H Beaudine to Francis Rogers, of New Rochelle, N Y. Mort \$8,000. Jan 4. Jan 5, 1910. 9:2324. Other consid and 100

- 143d st, No 309, n s, 200.6 w 3d av, 20x100.2, 3-sty brk dwelling. Washington H Beaudine to Francis Rogers, of New Rochelle, N Y. Mort \$\$,000. Jan 4. Jan 5, 1910. 9:2324. other consid and 100
 144th st, No 438 (696), s s, 375 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Anna A Moritz HEIR &c Anna B Benker to Anna M Brandt and Chas C, John E and Wm E Oertle. Q C. June 9, 1909. Jan 4, 1910. 9:2288. nom
 144th st, No 438 (696), s s, 375 e Willis av, 16.8x100, 2-sty and basement brk dwelling. Ella Benker LEGATEE Anna B Benker to Anna M Brandt and Chas C, John E and Wm E Oertle. Q C. June 9, 1909. Jan 4, 1910. 9:2288. nom
 Same property. Anna M Brandt et al to Sophia Stark. Dec 24, 1909. Jan 4, 1910. 9:2288. other consid and 100
 150th st, No 220, s s, 450 w Morris av, 25.3x100, 3-sty frame dwelling. Domenico A Bottini to Carmela Bottini. Mort \$4,-200. Dec 29. Jan 3, 1910. 9:2338. other consid and 100
 150th st, No 220, s s, 450 w Morris av, 25.3x100, 3-sty frame dwelling. Carmela Bottinin to Carmela Bottini. Mort \$4,-200. Dec 29. Jan 3, 1910. 9:2338. other consid and 100
 156th st, No 423, n s, 175.8 w Elton av, 24.5x98.10x24.5x98, 2-sty frame dwelling and store and 3-sty frame tenement in rear. Harry Sherman to Charles Liberman. ½ part. B & S. Mort \$5,500 and all liens. Dec 27. Dec 31, 1909. 9:2378. other consid and 100
 Same property. Clara Schwartz to same. Q C. Dec 28. Dec 31, 1909. 9:2378. nom
 156th st, No 423, n s, 175.8 w Elton av, 24.5x98.10x24.5x98, 2-sty frame tenement and store and 3-sty frame tenement in rear. Harry Sherman to Charles Liberman. ½ right, title and interest. Morts \$5,500 and all liens. Dec 23. Dec 31, 1909. 9:2378. Dec 31, 1909. 9:2378. nom
 166th st, No 423, n s, 175.8 w Elton av, 24.5x98.10x24.5x98, 2-sty frame tenement and store and 3-sty frame tenement in rear. Louis Heuer to Charles Liberman. ½ right, title and interest. Morts \$5,500 and all liens. Dec 23. Dec 31, 1909. 9:2378. Dec 31, 1909

166th st, n s, 128.1 w Union av, 37.6x149.4x37.6x149.2, 5-sty brk tenement. Werner-Knaus Realty Co to Frederic H Allen. Mort \$30,000. Jan 3. Jan 5, 1910. 10:2671. other consid and 100 166th st, Nos 817 to 821, on map Nos 821 and 825 (1005-1007). n s, 100 e Union av, 80x100, two 5-sty brk tenements. Josephine Eisenhauer, EXTRX William Eisenhauer to Philip A Schindler and Jacob F Liebler. All liens. Jan 4. Jan 5, 1910. 10:2680. 6000

170th st, cor Teller av, 29.7x104.10, being lot 39 on a map an-nexed to a deed to Ephraim B Levy. College av, e s, 25 n 171st st, 25x100. College av, e s, 100 s 171st st, 25x125. 6 000

vacant. Lucia Albano to Gregorio Di Lorenzo. B & S and C a G. Morts \$1,415. June 21, 1904. Jan 5, 1910. 11:2789, 2782 and 2787 nom

180th st, No 786, s s, 46.2 w Mapes av, 23.11x88, 2-sty frame dwelling. Mary E Lynch to Sarah A Hartin of Bloomfield, N J. Mort \$5,600. Jan 4. Jan 5, 1910. 11:3109. noi 180th st, n s, 80 w Webster av, 19.11x63x20x63, vacant. Release mort. North American Mortgage Co to Charles Bjorkegren, Inc, a corpn. Dec 29. Dec 31, 1909. 11:3143. noi 202d st, No 411, n s, 110 e Webster av, 25x100, 3-sty frame tene-ment. Mary E Lynch to Sarah A Hartin of Bloomfield, N J. Undivided interest. Morts \$9,000. Jan 4. Jan 5, 1910. 12:3330. noi nom

nom

nom

- ment. Mary E Lynch to Sarah A Hartin of Bloomheid, N J. Undivided interest. Morts \$9,000. Jan 4. Jan 5, 1910. 12:3330. nom *211th st, n s, abt 238 w 4th av, 52x-x-x-. 4th av, n w cor 211th st, 100x98x-x134, and being lots 140, 141 and 153 to 156 map W F Duncan at Williamsbridge. Lots 1 to 5, 12, 13, 24 and 25 blk A, Lester Park. Lots 1 to 5, 12, 13, 24 and 25 blk A, Lester Park. Lots 17 and 18 blk C, Lester Park. Lots 17 and 18 blk C, Lester Park. Lots 1223, 895, s ½ of 1166, 1167, 1227 and 1228 map (No 1045 -in Westchester Co) of Wakefield. Lots 1201, 1202 and 1217 map Peter Lorillard in Westchester Co. Frank McGarry to Annie Gilluly. All title. All liens. Dec 30. Jan 3, 1910. *227th st, No 643 East (13th av), n s, 171 e 2d av, and being east 33.4 ft of lot 1034, map Wakefield, 33.4x114. Mary E Toppin widow to Geo W Vanderbilt. Sept 9, 1909. Jan 4, 1910. 0ther consid and 100 *235th st (21st av), s s, 305 e 2d av and being w ¼ of lot 928 map Wakefield, 25x114. Michael Varian to Mary J Kelly. Jan 4. Jan 5, 1910. *Av A's w cor 7th st, 108x105, except part for Zerega av, Union-7th st| port. Alexander F Walsh to Rose E Nance. Mort \$3.-000. Oct 16. Dec 31, 1909. May a 3-sty frame dwelling and vacant. Mary D wife John H Eden to Freybell Realty Co. Mort \$40,000. Dec 26. Dec 31, 1909. 11:3220. nom Av St John In e cor Southern Boulevard, runs n 230 to Boulevard Boulevard Leggett av I ree taw av x380.3 to n s 190th st x283 to begin-190th st John In e cor Southern Boulevard, runs n 230 to Boulevard Boulevard W to beginning, vacant. Isidor M Stet-tenheimer to Henry Morgenthau Co. B & S. Apr 30. Jan 3, 1910. 10:2683. other consid and 100 *Ash av, e s, 100 s Corsa av, 100x100, and being lots 96 to 99 map Laconia Park. Sarah H Townsend to Mary H Strayer of Ridge-field, N J. Mort \$1,200. Jan 18, 1901. Jan 3, 1910. R S \$2. wech

field, N J. Mort \$1,200. Jan 18, 1901. Jan 3, 1910. R S \$2. exch
*Same property. Mary H wife of and John W Strayer to The Armor Realty Co. Q C. July 7, 1909. Jan 3, 1910. nom
*Ash av, e s, 100 s Corsa av, 100x100, and being lots 96 to 99 map of Laconia Park. Chas E Watson to Mary R Brodil. Q C. Dec 29, 1909. Jan 3, 1910. 250
Same property. Armor Realty Co to same. Mort \$2,300. Dec 29, 1909. Jan 3, 1910. nom
*Barker av, e s, 100 n Julianna st, 33x125, Olinville. Mary E Lynch to Sarah A Hartin of Bloomfield, N J. Mort \$3,000. Jan 4. Jan 5, 1910. nom
*Barkley av] e s, at w s Edison av, runs along Edison av 100 x w Edison av 1 100 x n 100 to s s Barkley av x e 100 to beginning. The Estates Development Co to Geo W Whitney. All liens. Jan 4. Jan 6, 1910. nom
Bassford av |n e cor 184th st, 55x93.4x55x91.8, vacant. Martin 184th st | Tully to Martin Tully Construction Co. Mort \$7,-500. Dec 31, 1909. 11:3053. other consid and 100
Belmont av, No 2421, e s, 200 n 187th st, 50x100, 2-sty frame dwelling and vacant. Carmelo Carlino to Giovanni Saccomano. ½ part. Morts \$13,000. Jan 4. Jan 5, 1910. 11:3075. other consid and 100

*Bogart av, e s, 100 n Brady av, 25x100 and being lot 5 blk 57 other consid and 100 there consid and 100 there consid and 100 and the consid and 100 there consider the consis and the consist and the consider the conside

Co to Henry L Maus. Jan 4. Jan 5, 1910. other consid and 100 Boston road, No 1384, s s, 320 n e Union av, runs n e 31.4 x n e 21.8 x s e 139.7 x s w 23.10 x n w 134.2 to beginning, 5-sty brk tenement and stores. Ernestine Malino and ano to Edw J Brad-ley. Mort \$42,000. Dec 31, 1909. 11:2962. other consid and 100 *Bronxdale av, w s, 75 s Morris Park av, and being 104 98 map 211 lots part Downing estate, 25x110x25x—. Joseph Diamond to John Schloeder and Helena his wife tenants by entirety. Mort \$5,000. Jan 3. Jan 4, 1910. other consid and 100 Brook av, No 998, e s, 229 s 165th st, 25.9x120.4x24.2x129.3, 5-sty brk tenement. Martha A Muller to Edward H Burns, of Rock-ville Centre, L I. ½ part. Mort \$22,200. July 23, 1909. Jan 4, 1910. 9:2386. other consid and 100 Brook av |s w cor St Pauls pl, 36.9x80x32.1x80.1, 5-sty brk St Pauls pl | tenement and stores. Emoh Realty Co to Robert H Mathews Co. B & S. Morts \$36,000. Dec 29. Dec 31, 1909. 11:2896. other consid and 100 College av, No 1267, w s, 400 s 169th st, 20x85, 2-sty frame dwelling. Phelan Bros Construction Co to Sarah J Phelan. Morts \$6,000. Nov —, 1909. Jan 6, 1910. 9:2439. other consid and 100 College av, No 1267, w s, 260 s 169th st, 20x85, 2-sty frame

College av, No 1271 w s. 360 s 169th st. 20x85, 2-sty frame dwelling. Same to Sophia C Phelan. Mort \$6,000. Dec 1, 1909. Jan 6, 1910. 9:2439. Courtlandt av, Nos 668 to 674 n e cor 153d st. 100x100, 2-sty brk 153d st. No 357 tenement and store, 3-sty brk tene-ment and two 1-sty brk and frame dwellings. Charles Purdy to Moise Geismann. Dec 27. Jan 5, 1910. 9:2400.

Moise Geismann. Dec 27. Jan 5, 1910. 9:2400. other consid and 100 Crotona av, No 2100 |n e cor 180th st, runs e 102.1 x n 10 x w 180th st. No 701 | 0.1 x n 25 x w 102 to av x s 35 to begin-ning, 5-sty brk tenement and stores. Amalia Pirk to Pirk Realty Co, a corpn. Morts \$14,000 and all liens. Dec 31. Jan 5, 1910. 11:3096. other consid and 100

Crotona av, No 1813 n w cor 175th st, 33.1x100, 5-sty brk tene 175th st, No 669 | ment.and stores. Thos J Waters et al t Thos J Waters. Mort \$30,000. Jan 3, 1910. 11:2945.

Bronx

158th st 31, 1909. 9:2379.

 31, 1909.
 9:2379.
 0 ther consid and 100

 *Gainsborg av, e s
 lots 804, 805 and 776 to 779 map (No

 Eastern Boulevard, w s
 1087) of Tremont Terrace.
 Colorado

 Realty Co to Frank Platzer and Annie his wife as tenants by entirety. Dec 31, 1909.
 6,500

 *Gleason av, s s, 50 w 175th st, 50x106, and being lots 444 and 445 map of Gleason property dated June 24, 1897. Mort \$1,000.

 Lots 88 and 89 amended map Gleason property dated May 18, 1904. Mort \$840.

 Chas F Pfaffmann to Martin Platzer

Chas F Pfaffmann to Martin Pfaffmann. Dec 24. Jan 4, 1910 nom

*Gunther av, w s, 381.7 s Barnes av, lots 33 and 34, block 31, map (No 1140) of Sec 1, Bathgate estate, 50x97.6. Joseph Zachar-zowsky to Chas E Devermann. Mort \$800. Dec 31. Jan 4, 1910. other consid and 10 Hoe av, No 1161, w s, 272.3 s Home st, 25x100, 5-sty brk tenement and store. Bernard Nevelson to Nevelson Goldberg Realty Co, a corpn. All liens. Jan 4. Jan 5, 1910. 10:2745. nor Hull av, No 3294|s e cor 209th st, 25x100, 3-sty frame tenement 209th st, No 300 | and store with 1-sty brk extension. Adolf Sundmacker to Fredk W Esper. Mort \$8,000. Dec 31, 1909 12:3351. other consid and 10 Intervale av, Nos 1361 to 1375 |s w cor Jennings st, 185.4x110x 100

12:3351. Other consid and it. Intervale av, Nos 1361 to 1375 |s w cor Jennings st, 185.4x110x Jennings st, No 862 144x117.6, four 5-sty brk tene-ments, stores on cor. John Robertson and William Gammie to Max Marx. Morts \$139,000. Dec 30. Dec 31, 1909. 11:2965. 100

Longfellow av, e s, 175 s 173d st, 25x100, vacant. Goggin to Margt L Goggin his wife. Dec 30. Dec 11:3009. ant. Jeremiah Dec 31, 1909.

11:3009. nom Nelson av, e s, 69.9 s 169th st, late Orchard st, 75.2x70.8x75.9x5 3.9, vacant. Release mort. Michael Jenkins to Harry P North-rop of Charleston, S C. Dec 13. Jan 4, 1910. 9:2517. nom *Parker av, e s, lot 29, map (No 277) of St Raymond Park, 29x100. Maria Gribbon to Mary A Goggin. Mort \$700. May 29, 1906. Jan 4, 1910. nom *Parker av, e s, lot 30, map (No 277) of St Raymond Park, 30x100. Maria Gribbon to Mary A Goggin. Mort \$700. May 29, 1906. Jan 4, 1910. nom Perker av, e 320 a Weetle

Jan 4, 1910. Perry av, w s, 350 s Woodlawn rd, runs w 100 x s 50 x e 89.6 to Jerome Park R R x e 10.11 to av x n 47.11 to beginning, vacant. Thomas Conlon to Annie D'Ambra. Jan 4, 1910. 12:3334. other consid and 100 Prospect av, No 882, e s, 162 n Westchester av, 26.11x65.4x28.5x 56.3, 3-sty frame tenement and store. Julie Duffrin to Theresa Schiffman and Esther H Solomon. Mort \$8,000. Jan 4. Jan 5, 1910. 10:2690. Prospect av, no con 170th et 50.400. 400. 400.

56.3, 3-sty frame tenement and store. Julie Duffrin to Theresa Schiffman and Esther H Solomon. Mort \$0.00. Jan 4. Jan 5. 1910. 10:2690. other consid and 100 Prospect av| n w cor 179th st, 50x100x49.11x100, vacant. Er-179th st | nestine Malino to The Levinson Improvement Co. Mort \$6,000 and all liens. Dec 15. Jan 6, 1910. 11:3094. Prospect av, No 2350, e s, 525 n 183d st, 18.9x94.1x18.9x94.6. Prospect av, No 2352, e s, 543.9 n 183d st, 18.9x93.9x18.9x94.1, two 2-sty brk dwellings. Allen Construction Co to Jennie Kind. Morts \$12,500. Dec 29. Jan 5, 1910. 11:3114. other consid and 100 Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93.4x18.9x93.9. Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93.4x18.9x93.9. Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93.4x18.9x93.9. Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93.4x18.9x93.9. Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93.4x18.9x93.9. Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93.4x18.9x93.9. Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93.4x18.9x93.4. two 2-sty brk dwellings. Allen Construction Co to Jennie Kind. Mort \$12,500. Dec 29. Jan 5, 1910. 11:3114. other consid and 100 Private road, c 1 40 ft wide on map Joseph Delafield at Fieldston, 24th Ward adjoining land conveyed by Delafield at Fieldston, 24th Ward adjoining land conveyed by Delafield at Fieldston, 24th Ward adjoining land conveyed by Delafield and Van Cort-landt x w and s w 98.11 and 537.6 x s e 275.2 x — on curves 45.4 and 312 and 243 and 218.11 to beginning. Delafield Estate to Teachers College a corpn. B & S and C a G. Jan 4, 1910. 13:3415. - 100 *Road from West Farms to Westchester, runs s along road 112 to land John Veltman Sr x s w 101 to 101

*Road from West Farms to Westchester, runs s along road 112 to land John Veltman Sr x s w 104 to lot 10 on map John Mapes x — to lot 11 x n w along land Charles Barnard 108.6 to Afri-can Church x n e 171.6 to beginning, Centreville. Zarlene W Karrick and ano to Anna Neuman. Mort \$4,000. Jan 3, 1910. 3.6 to Zarlene W 3. 1910 other consid and 100

*St Lawrence av, w s, 50 s Merrill st, 25x100, except part for av. Naomi wife of and Rudolph Federman to John J Riley. Mort \$3,000. Jan 3. Jan 5, 1910. other consid and 10 50 s Merrill st, 25x100,

\$3,000. Jan 3. Jan 5, 1510. Other consid and 100
Southern Boulevard, No 551, n s, 550 w Av St John, 37.6x105, 4-sty brk tenement. Ellen Cowman to Emily M Roemer. Mort \$28,086.25. Jan 3. Jan 4, 1910. 10:2683. nom
Southern Boulevard, w s, 115 n 167th st, 50x100, vacant. Geo E Woodburn to James C Gaffney. Dec 30. Dec 31, 1909. 10:2728. other consid and 100

other consid and Spencer av, w s. 160.6 s 261st st, 50x90, vacant. Fredk P Forste EXR Geo H Forster to John D Cameron. Dec 28. Jan 3, 1910 13:3423. Jan 3, 1910 nom

Spencer av, w s, 110.6 s 261st st, runs w 89.9 x s 44.1 x w 0.3 x s 5.10 x e 90 to av x n 50 to beginning, vacant. Fredk P Forster EXR Geo H Forster to Eugene Fox. Dec 28. Jan 3, 1910. 13:3423.

Stebbins av |n w s, at s s Freeman st, 63x31.5x Freeman st, Nos 858 and 860 | 28x65, 3-sty frame tenement and stores. Nellie A La Velle to John R Fraser. Dec 31, 1909. 11:2972. no nom

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- Teller av, No 1059, w s, 179.5 n 165th st, 20x100.1, 3-sty brk dwelling. Teller av, Nos 1067 to 1073, w s, 259.5 n 165th st, 80x100.1, four 3-sty brk dwellings.
- King to Pincus Lowenfeld and William Prager. Morts Jan 5. Jan 6, 1910. 9:2433, 2428.
- \$37,000.
- Valentine, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99. Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.2. two 2-sty frame dwellings. Abraham Kaufmen terms

- Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.2.
 two 2-sty frame dwellings.
 Abraham Kaufman to John J Farbridge. Morts \$16,000. Jan 5, 1910. 12:3302.
 other consid and 100
 Valentine av, No 2867, s e s, 205.9 n e 198th st, 25x98.11x25x99.
 Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x98.11x25x99.
 two 2-sty frame dwellings.
 Moses Salm and ano to Abraham Kaufman. Correction deed.
 Jan 4. Jan 5, 1910. 12:3302.
 100
 Vyse av, No 1547, w s, 250 n 172d st, 25x100, 2-sty brk dwelling.
 Steinmetz Construction Co to Ladislav Matusek. Morts \$7,250.
 Jan 3. Jan 4, 1910. 11:2989.
 other consid and 100
 Walton av, late Berrian av, w s, s 183d st, and being lots 99
 and 100 map farm Chas Berrian at Fordham, 50x100. except part for Walton av. Geo H Lowerre of Yonkers, N Y, to Fannie
 M Lowerre of Yonkers, N Y. Jan 3. Jan 4, 1910. 11:3186. 100
 Washington av, No 2159, w s, 412.3 s 182d st, 18x110, 2-sty frame dwelling. Emil W Boettcher to William Buchwald. Mort \$4,000. Jan 5. Jan 6, 1910. 11:3037.
 other consid and 100
 Washington av, No 1484, e s, 75.2 s 171st st, 25x98.5x25x100.2, except part for av, 2-sty frame dwelling. Lacob Mayers to Joseph Levenstein. ½ share of right, title and interest. Q C. Mort \$6,800. Jan 4. Jan 5, 1910. 11:2911.
 nom
 Same property. Agreement to permit party 2d part to occupy premises for 5 years from Jan 4, for "A Hebrew Talmud Torah." Joseph Levenstein with Jacob Mayers. Jan 4. Jan 5, 1910. 11:2911.
 nom
 Webster av, w s, 163 n 180th st, 6.100x100. Release mort. Thos P Howley to Charles Biorkeeren Inc. a corput Dec 20.
- 11:2911. nom Webster av, w s, 163 n 180th st, 6.100x100. Release mort. Thos P Howley to Charles Bjorkegren, Inc, a corpn. Dec 29. Dec 31, 1909. 11:3143. nom Webster av, No 2093, w s, 129.3 n 180th st, 33.10x80, 4-sty brk tenement. Release mort. North American Mortgage Co to Charles Bjorkegren, Inc, a corpn. Dec 29. Dec 31, 1909. 11:3143. 13,181.65 Webster av, w s, 375.4 n 179th st, 25x180, 2-sty frame dwelling. Lizzie F. Henderson to Armor Realty Co. Mort \$4,000. Dec 30. Dec 31, 1909. 11:3142. other consid and 100 Webster av, No 2093, w s, 129.3 n 180th st, 33.10x80, 4-sty brk tenement. 00 11 m Webster av more p 100 m m 0.1 m 62 m of

- tenement. 180th st, n s, 99.11 w Webster av, runs n 100 x w 0.1 x n 63 x e 20 x s 163 to st x w 19.11 to beginning, vacant. Release mort. Charles Bjorkegren and Louis Gates to Charles Bjorkegren, Inc, a corpn. Dec 30. Dec 31, 1909. 11:3143

- 20 X S 105 10 St X W 15.11 00 beginning, vacant.
 Release mort. Charles Bjorkegren and Louis Gates to Charles Bjorkegren, Inc, a corpn. Dec 30. Dec 31, 1909. 11:3143. 1000
 Wendover av, No 488 (750), s s, 75.9 e Washington av, 25.3x80.5x 25x84, 4-sty brk tenement and store. Jacob Tannenbaum et al to Elias Hershfield. Moris \$27,825. Dec 31, 1909. 11:2912. other consid and 100
 Willis av, No 147, w s, 75 s 135th st, 25x81.6, 5-sty brk tenement and store. Minna Schoenhaus to Herman Wiebke and Geo H Scheele. Mori \$23,000. Jan 4, 1910. 9:2297. other consid and 100
 30 dav, Nos 3706 to 3710, e s, 78.7 n 170th st, 78x100, three 5-sty brk tenements and stores. S Herbert Wolfe to Isaac N Heidelberg. Morts \$52,000. Dec 29. Jan 6, 1910. 11:2926. non 3d av, Nos 3192 [n e cor 161st st, 25x93.8x25.6x92.5, 5-sty brk 161st st, No 575] tenement and stores.
 31 av, Nos 3194 to 3200, e 3, 25 n Cilton st (161st st), 75.1x101.2 x75x97.8, four 4-sty brk tenements and stores.
 32 av, Nos 3194 to 3200, e 3, 25 n Cilton st (161st st), 75.1x101.2 x75x97.8, four 4-sty brk tenements and stores.
 34 av, n w cor 229th st, 114x105, and being lot 445 map of Wakefeld. Robt H Cowden HEIR & c Robert Cowden to Frank J McGarry. Q C. Feb 16, Jan 3, 1910. nom
 *Land formerly of Anderson at Eastchester, runs to land of Gilbert Underhill and to Reeds mill pond and dam and to land of Richard Shute, contains 2 88-100 acres. Spencer-Blake Realty Co to Jos Noonan. Dec 18. Jan 4, 1910. other consid and 100
 *Part lot 32, map Olinville. 10. Start Partick Doherty to Cath F Ginevan. Mort \$810. Dec 17. Jan 4, 1910. Other consid and 100
 *Part lot 32, map Olinville. 10. Start Avant 12, 1908, and that two days subsequent to judgment rendered on Mar 10, 1908, against said Julius Bross in favor of Stanley Nowsky he executed said conveyances. Aug 17, 1909. Jan 5, 1910. The 2003 acres. Science start avant 100
 *Plot begins 107.11 w Crotona av and 201.10 s 182d st, runs

- Plot begins 110 e Union av and 352.2 s 165th st, runs e 63.11 x s 120 x w 63.6 x n 120 to beginning, vacant. Katie Blab to Wist-aria Realty Co, a corpn. Q C. Nov 20, 1909. Jan 5, 1910. 10:2678.

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Dec. 31, Jan. 3, 4, 5 and part of Jan. 6.

BOROUGH OF MANHATTAN.

- Attorney st, Nos 155 and 157, 4 buildings, all. Cornelia V Wechs-ler to Caterina Cerillo; 3 years, from Nov 1, 1909. Jan 5, 1910.

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- Barconi to William Zoll. Mort \$2,227.25. Jan 5, 1910. 2:521.
 Barconi to William Zoll. Mort \$2,227.25. Jan 5, 1910. 2:521.
 Barconi to Nicola Sarconi; 5 years, from Oct 1, 1909. Jan 5, 1910. 2:521.
 Budson st, No 498, store and dwelling, all. Henry L Meyer and ano to George Herdt, Jr; 5 years, from May 1, 1910. Jan 5, 1910. 2:555.
 Budson St, No 140. 4 rooms on first floor. Frank Coccaro to Leon Gal as prest Hally Club; 2 years, from Jan 1, 1910. Jan 4, 1910. 2:541
 Brivington st, Nos 100 and 102 |n e cor Ludlow st, store and base-Ludlow st, Nos 132 and 134 || ment. Hirsh Rabinowich to Louis R Fiebert; 5 years, from May 1, 1909. Jan 5, 1910. 2:411.
 Brivington st, Nos 98 and 100, all. John Palmieri to Emanuele Lissandrello; 3 years from Feb 1, 1910. Jan 6, 1910. 2:502.

89

104th st, No 245 East. All. Fischel Weintraub to Isaac and Re-becca Weintraub; 5 years, from May 1, 1910. Jan 4, 1910. 1 500

becca Weinfraub, 5 years, from the entropy of the second s 123d st

BOROUGH OF THE BRONX.

156th st, No 423 East. Surrender lease. Louis Hoyer to Clara Schwartz. Dec 29. Dec 31, 1909. 9:2378.... nom 167th st, No 1176 East. Assign lease. Thos J Rooney to Chas McGehan. Dec 28. Dec 31, 1909. 10:2727..... nom Brook av, Nos 168 to 178. 135th st, No 511 East. 136th st, No 510 East. 136th st, No 510 East. 12 houses. Samuel Grossman to Harry Silverman and ano: 3

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. Subscibers 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.

strument as filed.

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Mortgages against Bronx property will be found altogether at the foot of this list. Dec. 31, Jan. 3, 4, 5 and part of Jan. 6.

BOROUGH OF MANHATTAN.

nom

Atkins, Geo W E with General Synod of the Reformed Church in America, a corpn. 7th av, No 2193. Subordination agree-ment. Dec 31, 1909. 7:1914. nor Allison, Mary E to METROPOLITAN LIFE INS CO. 103d st, Ne 148 West. Estoppel certificate. Dec 11. Jan 4, 1910. 7:1857.

Becker Realty Co to Oscar Taussig. Greenwich st, Nos 802 and 804, n w cor 12th st, No 335, 40.10x65.1x41.6x64.10. Prior mort \$25,900. Jan 4, due May 4, 1910, 6%. Jan 5, 1910. 2:641.

\$25,900. Jan 4, due May 4, 1910, 6%. Jan 5, 1910. 2:641. notes 3,000
Berliant Realty Co to Leah Cohn. 3d st, No 73, n s, 350 e 2d av, 25x96.2. Prior mort \$28,000. Jan 3, 4 years, 6%. Jan 5, 1910. 2:445.
Burke, Thomas with MERCANTILE TRUST CO trustees Oliver S Carter for Lucy E Pelton. 49th st, No 150 East. Subordina-tion agreement. Dec 29. Jan 5, 1910. 5:1303.
Basch, Amanda and Seymour with Ludwig Ulmann. 96th st, No 161 East Subordination agreement. Dec 24. Jan 5, 1910.

6:1624.

10,00 Brennan, Thomas to GERMAN SAVINGS BANK. 140th st, No 219, n s, 324 w 7th av, 28x99.11. Jan 3, 1910, 1 year, 5%. 7:2026.

4,000

Berkovitz, Hyman and Louis Hennessy to Lion Brewery. 21st st., No 34 West. Saloon lease. Dec 22, demand, 6%. Jan 3, 1910. 3:822.

Buttenwieser, Jos L and Fannie wife Solomon Frankel with U S TRUST CO. 35th st, No 240, s s, 375 e 8th av, -x-. Subor-dination agreement. Dec 9. Jan 3, 1910. 3:784. nom Blau, Joseph to Isaac Pry. 119th st, No 132, s s, 345 e 7th av, 20x100.11. Prior mort \$-... Jan 3, 1910, 3 years, 4%. 7:1903. 4,000 2 to

45.000

 4,0

 Brevoort Construction Co to James A Farley. 45th st ,Nos 2 to

 6, s s, 100 w 5th av, 75x100.5. P M. Prior mort \$310,000. Dec

 31, 1909, due July 1, 1911, 5½%. 5:1260.

 Bohlen, Kate to Womans Hospital in State of N Y. 52d st, No

 104, s s, 57.6 e Park av, 19.2x79.5. Dec 31, 1909, 3 years, 4½%.

 5:1306.

 Boum Log M with Ide Manuel and the to the state of N Y. 52d st.

 No 14 000

Baum nom

 $\begin{array}{c} 14,00\\ \text{aum, Jos M with Ida Mason and ano trustees Julia F H Nevins.}\\ \text{S5th st, No 104, s s, 65 w Columbus av, <math>35 \times 102.2$. Subordination agreement. Dec 22. Dec 31, 1909. 4:1215. non each Albert to Joseph Hesdorfer. 6th av, Nos 646 and 648, e s, 59.3 s 38th st, 39.6x75. Dec 30, 5 years, $4\frac{1}{2}\%$. Dec 31, 1909. 3:839. 75,00 75.000

3:839.
Bannon, Georgie L to Angie M Booth. Riverside Drive, No 2, e s, 140.5 s 73d st, runs s 37.7 x e 85.5 x n 16.9 x n 9.1 x w 96.8 to beginning. Prior mort \$34,500. Dec 29. due Dec 1, 1912, 5%. Dec 31, 1909. 4:1184.
Bonomolo, Domenico to Filippo Princiotta and ano. 11th st, No 328, s s, 225 w 1st av, 25x94.10. Oct 28, 4 years, 6%. Jan 6, 1910. 2:452. 10,500

328, s s, 225 1910. 2:452 1.100

nom

nom

4:1078nom

Corey, Geo H and Cornelia A Cardashian, trustees with Saml Levy and Joseph Kreinik. Sth st, Nos 397 to 401 East. Extension of \$45,000 mort until Jan 9, 1913, at 5%. Dec 21. Jan 6, 1910. nom

\$45,000 mort until Jan 9, 1913, at 5%. Dec 21. Jan 6, 1910. 2:378. nom City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to unknown. Lot 35 on Sherman av, n s, bet Hawthorne and Emerson sts. Dec 2, 3 years, 12%. Jan 6, 1910. 8:2226. 1,595.72 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907, assessed to I W Pinchard. Lot 45 on Academy st, e s, bet Vermilyea av and Broadway. Dec 2, 3 years, 12%. Jan 6, 1910. 8:2234. 1,172.36 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1903 to 1907, assessed to F Bedford. Lot 605 on Fort Washington av, e s, bet 190th and 191st sts. Dec 2, 3 years, 12%. Jan 6, 1910. 8:2180. 2,416.12 Callanan, Lawrence J to Hermann H Cammann et al exrs, &c, Edmund S Bailey. Vesey st, No 41, s w s, abt 120 w Church st, 32.6x80.6x32.6x80.10; Vesey st, No 43, s s, abt 150 w Church st, 25x82. Jan 5, 3 years, 4½%. Jan 6, 1910. 1:85. 90,000 Crawford, Janet C wife James D to Benj F Jones. 44th st, No 442, s s, 290 e 10th av, 20x100.5. Jan 5, 1910, 1 year, 6%. 4:1053. 100 Cavanagh, Hugh to Ethel A Dow, of Cambridge, Mass. 30th st, Nos 245 and 247 ns 100

Cavanagh, Hugh to Ethel A Dow, of Cambridge, Mass. 30th st. Nos 245 and 247, n s, 100 w 2d av, 50x98.9 P M. Prior mort \$45,000. Dec 30, due &c as per bond. Dec 31, 1909. 3:911.

5,000 Cohen, Samuel to Jacob Minkofsky. 54th st, No 444, s s, 250 10th av, 25x100.5. Dec 31, 1909, 3 years, 6%. 4:1063. 3 3,000

AND GUIDE RECORD

Tel., 1094 Rector WATER-FRONT PROPERTIES FACTORIES, FACTORY SITES

Coleman, K Frances to EQUITABLE LIFE ASSUR SOC of the U.S. 6th av, Nos 928 to 936, s e cor 53d st, No 66, 100.4x74.4. P.M. Dec 31, 1909, 5 years, 4½%. Dec 31, 1909. 5:1268. 160.000

Mortgages

- U.S. 6th av, Nos 928 to 936, s e cor 53d st. No 66, 100.4x74.4. P.M. Dec 31, 1909, 5 years, $4\frac{1}{2}$ %. Dec 31, 1909, 5:1268. 160,000 Cornu, Wm T to UNITED STATES TRUST CO of N Y. 103d st, No 15, n s, 127.6 e Manhattan av, 27.6x100.11. P.M. Jan 4, 1910, 5 years, $4\frac{1}{2}$ %. 7:1839. Coleman Stable Co to MUTUAL BANK. Certificate as to mort for \$4,750 dated Dec 31, 1909. Dec 31. Jan 4, 1910. Con, Henrietta with Mary Scheu. 49th st, No 238, s s, 192 w 2d av, 19x100.5. Extension of \$6,500 mort until Jan 1, 1915, at $4\frac{1}{2}$ %. Dec 3. Jan 4, 1910. 5:1322. mor Cunningham, Thomas and Geo E Findlates to Geo Ehret. Lenox av, No 341, w s, 20 n 127th st, 20x100. Saloon lease. Jan 5, 1910, demand, 6%. 7:1912. Columbia Building & Theatre Co to Ada L Westcott et al trustees Robt E Westcott. 7th av, Nos 701 to 709, n e cor 47th st, Nos 167 to 179, 100.11x140. Leaschold. Jan 4, 1910, due Jan 1, 1927, 6%. 4:1000. Same to same. Same property. Certificate as to above mort. Dec 31. Jan 4, 1910. 4:1000. Charter Construction Co to City Real Estate Co. Broadway, s e cor 77th st, 105.5x134.3x102.2x160.4. Building loan. Jan 4, 1 year, 6%, until completion of building, and 5% thereafter. Jan 5, 1910. 4:1168. S00,000 Same to same. Same property. Certificate as to above mort. Jan 4. Jan 5, 1910. 4:1168. Cohn, Jacob with Robt W Thompson. 97th st, No 166 West. Ex-tension of \$9,000 mort until Nov 12, 1912, at 5%. Dec 24. Jan 3, 1910. 7:1851. De Leon Realty Co, a corpn, to Gertife Friedman. St Nicholas av, e s, 25.5 n 159th st, runs e 104.8 x n 75 x w 25 x n 50 x w 103 to av x s 127.1 to beginning. Prior mort \$160,000. Dec 30, 2 years, 6%. Jan 5, 1910. 8:2109. 2 2000 Same to same. Same property. Certificate as to above mort. Dec 30. Jan 3, 1910. 8:2109. 2 2000 Same to same. Same property. Certificate as to above mort. Dec 30. Jan 3, 1910. 8:2109. 2 2000 Same to same. Same property. Certificate as to above mort. Dec 30. Jan 3, 1910. 8:2109. 2 2000 Same to same. Same property. Certificate as to a

- 8.000
- 2:613. 6,00
 Doyle, Cassie J and Daniel McCarthy and Nellie I, Standard S and Nora McCarthy, widow, to TITLE INSURANCE CO OF N Y. Thames st, Nos 15 and 15½, n s, 14.10 w Trinity pl, runs n 32.1 x w 33.2 x s 32.4 to st x e 33.2 to beginning. Jan 4, 3 years, 4½%. Jan 5, 1910. 1:52. 8,00
 Defendorf, Allen D M with Winifred I Turner. 32d st, No 142
 West. Agreement that party 1st part is indebted to party 2d part in the sum of \$900 without interest and agrees to pay same upon sale of above premises. Apr 8. Jan 5, 1910. 3:807. no.

- Ehret, George with William Faas. 94th st, No 328, s s. 400 e 2d av, -x-. Extension of mort for \$12,000 to Jan 10, 1915, at 4½%. Dec 7, 1909. Jan 5, 1910. 5:1556. nom
 Eisman, Max with Anna Orth and ano exrs William Orth. 102d st, No 128, s s. 403.7 w Columbus av, 25.3x101x30.7x100.11. Subordination agreement. Dec 29. Dec 31, 1909. 7:1856. nom
 Elmohar Co to KINGS COUNTY TRUST CO. Declaration as to mort for \$55,000 covering land in Nassau Co, N Y. Dec 22. Jan 3, 1910.
 Epps, Virgie L to Laura A Fellows. 134th st, No 51, n s, 451.8 w 5th av, 16.8x99.11. Jan 3, installs, 6%. Jan 4, 1910. 6:1732.
 EQUITABLE LIFE ASSUBANCE. COUNTY
- nom
- nom with QUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Abraham Remnek. 14th st, No 638 East. Extension of \$15,-000 mort until Jan 1, 1913, 5%. Oct 29, 1909. Jan 5, 1910. EQUITABLE nom
- nom
- 2:396. EMIGRANT INDUSTRIAL SAVINGS BANK with Carrie M Butler. 16th st, Nos 5 and 7 East. Extension of \$135,000 mort until Nov 20, 1914, at 4½%. Jan 4. Jan 5, 1910. 3:844. noi EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Jeanie Henderson. 65th st, No 27 East. Extension of mort for \$45,000 to Dec 1, 1912, at 4½%. Dec 9. Jan 5, 1910. 5:1380.
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Minnie Brothers. 61st st, No 112 East. Extension of \$15,000 mort until Jan 1, 1913, at 4½%. Nov 30. Jan 5, 1910. 5:1395.
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Louis J Behringer. 58th st, Nos 318 and 320 East. Extension of \$25,000 mort until Dec 1, 1914, at 4½%. Dec 1. Jan 5, 1910. 5:1350.
- 5:1350. nom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sidney T wife Elisha Dyer, Jr. 56th st, No 37 West. Extension of mort for \$90,000 to Sept 11, 1912, at 4½%. Aug -, 1909. Jan 5, 1910. 5:1272. nom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Morris Vogel. 85th st, No 203 West. Extension of \$45,000 mort until Jan 1, 1915, at 5%. Dec 9. Jan 5, 1910. 4:1233. nom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Andrew A Smith. 91st st, No 69 East. Extension of \$12,000 mort until Jan 1, 1913, at 4½%. Dec 8. Jan 5, 1910. 5:1503. nom

- nom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Andrew A Smith. 91st st, No 69 East. Extension of \$4,000 mort until Jan 1, 1913, at 4½%. Dec 30. Jan 5, 1910. 5:1503. nom
- no QUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Michael and Attilio Pisapia. 135th st, No 237 West. Exten-sion of \$18,500 mort until Jan 1, 1912, at 4½%. Nov 20. Jan 5, 1910. 7:1941. EQUITABLE LIFE nom
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Michael Pisapia. 135th st, No 229 West. Extension of \$18,500 mort_until Jan 1, 1913, at 4½%. Nov 20. Jan 5, 1910. 7:1941.

nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry Albers. 139th st, No 265 West. Extension of \$11,000 mort until Feb 1, 1913, at 4½%. Nov 24. Jan 5, 1910. 7:2025. nom

- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ellison Realty Co. 139th st, No 231 West. Extension of \$11,-000 mort until Feb 1, 1913, at 4½%. Nov 19. Jan 5, 1910. 7-2025 2025 nom
- 7:2025. nor EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sophia A Chalmers. 139th st, No 241 West. Extension of \$11,-000 mort until Feb 1, 1913, at 4½%. Oct 30. Jan 5, 1910. 7:2025. nor EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Cora A Poillon. Riverside Drive, No 353. Extension of \$60,000 mort until Dec 1, 1914, at 4½%. Oct 26. Jan 5, 1910. 7:1892.
- nom with

- mort until Dec 1, 1914, at 4½%. Oct 26. Jan 5, 1910. 7:1892. Dom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Robt Reis. West End av, No 613. Extension of \$16,000 mort until Jan 1, 1912, at 4½%. Dec 9. Jan 5, 1910. 4:1250. nom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Helen M Warner and Mabel H Smith. West End av, No 490. Extension of mort for \$10,000 to May 14, 1912, at 5%. Apr 29. Jan 5, 1910. 4:1231. nom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Oscar D Thees. 7th av, No 2288. Extension of \$5,000 mort until Dec 1, 1912, at 4½%. Jan 5, 1910. 7:1940. nom EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Henry Albers. 8th av, Nos 2610-2616, and 139th st, No 267 West. Extension of \$50,000 mort until Feb 1, 1913, at 4½%. Nov 24. Jan 5, 1910 7:2025. nom EQUITABLE LIFE ASSUR SOC of the U S with Isaac Zendman. 143d st, Nos 155 and 157, n s, 175 e 7th av, 37.6x99.11. Ex-tension of \$32,000 mort until Nov 3, 1914, at 5%. Oct 7. Jan 3, 1910. 7:2012. nom

- EQUITABLE LIFE ASSUR SOC of the 0 5 with issue 2001. Extension of \$32,000 mort until Nov 3, 1914, at 5%. Oct 7. Jan a, 1910. 7:2012. nom EQUITABLE LIFE ASSUR SOC of the U S with Gustave J Haase. 143d st, Nos 151 and 153, n s, 212.6 e 7th av, 37.6x 99.11. Extension of \$32,000 mort until Nov 3, 1914, at 5%. Jan 4, 1910. 7:2012. nom EQUITABLE LIFE ASSUR SOC of the U S with Harvard Club." Exten-sion of \$350,000 mort until Jan 1, 1915, at 5%. 200.10 to s s 45th st, Nos 26 to 30, "Harvard Club." Exten-sion of \$350,000 mort until Jan 1, 1915, at 5%. Nov 23. Jan 5, 1910. 5:1260. nom Fink, Richard to George Ehret. Broadway, No 4200. Saloon lease. Oct 21, demand, 6%. Dec 31, 1909. 8:2163. 6,000 Faust Co to F & M Schaefer Brewing Co. Broadway, No 1823. Leasehold. Dec 30, demand, 6%. Dec 31, 1909. 4:1112. 2,625 Same to same. Same property. Certificate as to above mort. Dec 30. Dec 31, 1909. 4:1112. Same to same. Same property. Certificate as to above mort. Dec 30. Dec 31, 1909. 4:1112. Fundy Co with Kath M and Eliz M Blake. Orchard st, No 82, e s, 65.9 s Broome st, 21x60. Subordination agreement. Dec 31, Jan 3, 1910. 2:408. nom Same to whom it may concern. Same property. Declaration that party 1st part holds only 1 mort on said premises. Dec 27. Jan 3, 1910. 2:408. nom Same to whom it may concern. Same property. Declaration that party 1st part holds only 1 mort on said premises. Dec 27. Jan 3, 1910. 2:408. nom Frankel, Fannie wife of and Solomon to U S TRUST CO of N Y. 35th st, No 240, s s, 375 e 8th av, 25x98.9. Dec 31, due Jan 1, 1915, 4%. Jan 3, 1910. 3:784. 30,000 Freudenthal, Sarah with Ida C Freudenthal. Lexington av, No 1888. Extension of mort for \$6,000 to Jan 6, 1915, at 5%. Dec 14. Jan 3, 1910. 3:784. 30,000 Freudenthal, Sarah with Ida C Freudenthal. Lexington av, No 1888. Extension of mort for \$6,000 to Jan 6, 1915, at 5%. Dec 14. Jan 3, 1910. 6:1645. nom Fargis, Jos H to Frances A Clarke and ano. \$3d st, Nos 51 to 63, n s, 175 e Madison av, 125x102. P M. Jan 3, 1910, 5 years, 6%. 5:1495. 90,000 to ton Ida er

- w 51.5 to beginning. The event of the second secon

- Same to same. Same property. Certificate as to above mort. Jan 3. Jan 4, 1910. 1:78. Ferretti, John C to Andrew Ferretti guardian Amelia and Loretta Ferretti. Mott st, No 24, e s. 152.8 s Pell st, 24x98.6x24.4x97.3, Jan 4, 1910, 1 year, 5%. 1:162. Fieder, Fredk W Jr to Frank K Sturgis. 53d st, No 146, s s. 129 e Lexington av, 25x100.5. P M. Jan 4, 1910, due &c as per bond. 5:1307. Freund, Delia with Benj S Moss. 112th st, No 133 West. Exten-sion of \$28,500 mort until Jan 3, 1913, at 5%. Jan 3, 1910. 7:1822. Freinstein, Carrie, wife of and John, of Cleveland, Ohio, to FRANKLIN SAVINGS BANK, N Y. 98th st, No 202, s s, 92.5 w Amsterdam av, 26x100.11. Jan 3, 5 years, 5%. Jan 6, 1910. 7:1869. Fortunato, Frank to UNION TRUST CO. 112th st, No 256, s s,
- Portunato, Frank to UNION TRUST CO. 112th st, No 256, s s. 22.6 w 2d av, 18.6x83. Jan 5, 5 years, 4½%. Jan 6, 1910. 22.6 w 6:1661.
- 6:1661. 5,000 Flynn, Keran to TITLE GUARANTEE & TRUST CO. 28th st, No 134, s s, 80 e Lexington av, 20x74. Jan 5, due, &c, as per bond. Jan 6, 1910. 3:883. 10,000 Gouraud, Geo F, of London, Eng, to Wilson Stuckey, of Brighton, Eng. 3d av, n w cor 14th st. -x-, leasehold, all title. 1-3 part; also freehold property at Brighton, Eng. Sub to prior morts for \$978.40. Oct 22, 1908, demand, 5 lbs % per annum. Jan 5, 1910. 3:870. note, 145.80 Same to same. Same property. 1-3 part. All title. Prior morts \$735.10. Nov 12, 1909, demand, same interest. Jan 5, 1910. 3:870. note, 253.24

Notice is hereby given that infringement will lead to prosecution.

January 8, 1910.

RECORD AND GUIDE

Manhattan

East River Newtown Cr. Harlem River Hudson River

L. I. City New York Hoboken

Brooklyn

DEEP WATER FRONT BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS CHARLES W. TREMBLEY, 171 Broadway, N.Y. Tel. 5307 CORT.

me. Same property. 1-3 part. All title. Prio July 12, 1908, demand, same interest. Jan 5, Same to same. \$739.94. Ju 3:870. Prior mort 1910 248.40

Mortgages

- 5:870. Greenwald, Pauline to Albert Kaskel. 7th av, Nos 2505 and 2507, e s, 40 n 145th st, 39.10x100. Jan 5, 1910, 5 years, 5%. 7:2014. 45,000 N Y.
- Griffith, Nicholas J with Frederic de P Foster, of Tuxedo, N Y. Amsterdam av, Nos 2081 and 2083, n e cor 163d st, -x-. Ex-tension of mort for \$40,000 to Mar 23, 1915, at 4½%. Jan 5, 1910. 8:2110. no nom

- tension of mort for \$40,000 to Mar 23, 1915, at 4½%. Jan 5, 1910. 8:2110. nom GREENWICH SAVINGS BANK with Edw C Jones. 57th st, No 161 West. Extension of \$25,000 mort until Jan 6, 1911, at 4½%. Jan 6, 1910. 4:1010. nom Greene, Alister to Robert D Winthrop et al, exrs Robt Winthrop. Worth st, Nos 75 and 77, n s, 125 e Church st, 50x100.5. Jan 1, 5 years, 4%. Jan 5, 1910. 1:173. gold, 75,000 Gross, Michael C to Madaline M Gress. 106th st, No 157, n s, 125 e Amsterdam av, 25x100.11. Prior mort \$—. Dec 31, due Jan 1, 1915, 6%. Jan 6, 1910. 7:1861. 3,250 Gross, Michael C to Madeline M Gress. 106th st, No 159, n s, 100 e Amsterdam av, 25x100.11. Prior mort \$—. Dec 31, 5 years, 6%. Jan 6, 1910. 7:1861. 3,250 Guggenbuhl, Fritz to Lottie Schussel and ano exrs Alex Schussel. Madison av, No 1475, e s, 50.7 n 101st st, 25.2x90.1x25.9x84.7. P M. Dec 31, 5 years, 5%. Jan 4, 1910. 6:1607. 19,000 Gotthelf, Annie with Chas Laue. 8th av, Nos 216 to 222, n e cor 21st st, Nos 261 to 265, 70x100. Subordination agreement. Jan 3. Jan 5, 1910. 3:771. nom Goldberg, Saml to NEW YORK LIFE INSURANCE & TRUST CO. 108th st, No 14 to 20, s s, 230 e 5th av. Two lots, each 40x 100.11. Two morts, each \$42,000. Jan 3, 5 years, 4½%. Jan 4, 1910. 6:1613. 84,000 Green, Ida M of Bedford, N Y, to Geo W Sturges. 35th st, No 311, n s 150 w 8th av 196798. 411 title Dec 17 due & as per
- 4, 1910. 6:1613. 844,000
 Green, Ida M of Bedford, N Y, to Geo W Sturges. 35th st, No 311, n s, 150 w Sth av, 19.6x98.9. All title. Dec 17, due &c as per bond. Jan 3, 1910. 3:759. 800
 Gouraud, Geo F of 109 Marine Parade, Brighton, Sussex Co, Eng, to Wilson Stuckey, of Brighton, Eng. 3d av, n w cor 14th st, -x-, sub to lease; also all real or personal property of which Florence W Gouraud died seized or possessed. 1-3 part. May 19, 1908, demand, 5%, secures legacy. Jan 3, 1910. gold note, 730
 GREENWICH SAVINGS BANK with Lena Mankowski. 48th st, No 106, s s, 84 w 6th av, 21x½ blk. Extension of \$20,000 mort until June 7, 1915, at 4½%. Dec 31, 1909. 4:1000. nom Gluck, Joseph with City Real Estate Co. 117th st, No 242, s s, 160 w 2d av, 25x100.11. Subordination agreement. Dec 31, 1909. 6:1666. nom

- 160 w 2d av, 25x100.11. Subordination agreement. Dec 31, 1909. 6:1666.
 nom Glass (John) Jr Construction Co to Thomas Alexander. 178th st, s s, 175 w Audubon av, 75x94.11. Building loan. Prior mort \$9,000. Dec 29, 1 year, 6%. Dec 31, 1909. 8:2133. 45,000
 Same to same. Same property. Certificate as to above mort. Dec 29. Dec 31, 1909. 8:2133.
 Gattle, Carrie A with Hattie Landman. West End av, No 838. Extension of \$12,500 mort until Jan 1, 1913, at 6%. Dec 30. Dec 31, 1909. 7:1872. nom
 Gross, Paul with Morris and Fannie Schlossman and Schlossman Realty Co. 1st av, No 1706. Agreement modifying terms of mort. Dec 30. Jan 4, 1910. 5:1568. nom
 Goebel, Anna M with Isaac A Harris and ano. 111th st, Nos 229 and 231, n s, 425 e 8th av, 50x100.11. Extension of \$63,500 mort until Mar 1, 1915, at 5%. Jan 3, 1910. 7:1827. nom
 Hopkins Security Co to Kath M Blake and ano. Orchard st, No 82, e s, 65.9 s Broome st, 21.9x60. Dec 31, 1909, 5 years, 5½%. 15,000
 Hopkins Security Co to Kath M and Eliz M Blake. Orchard st,
- 22, e.s. 65.9 s Broome st, 21.5500. Dec 31, 1505, 5 Years, 5^{1}_{2} %. 15,000 Hopkins Security Co to Kath M and Eliz M Blake. Orchard st, No 82, e.s. 65.9 s Broome st, 21.9x60. Certificate as to mort for \$15,000 due in 5 years at 5½%. Dec 31, 1909. 2:408. Hamilton, Annie wife George to Margt J Milberger. West Wash-ington pl, No 135, e.s. 121.2 s e Grove st, runs n w 2.4 x n e 23 x s e 36.7 to pl x w 41.4 to beginning. P M. Dec 29, 3 years, 5%. Dec 31, 1909. 2:592. 3,500 Hessen, Maggie E to BOWERY SAVINGS BANK. Amsterdam av, No 1804, w s, 50 n 149th st, 25x100. Jan 3, 1910, 5 years, 4½%. 7:2081. 16,000 House of Rest for Consumptives with Lambert S and Abraham C Quackenbush. 92d st, No 53 East. Extension of \$16,000 mort until Dec 20, 1912, at 5%. Jan 3, 1910. 5:1504. nom Hano, Jacob L to American Mortgage Co.134th st, No 205, n s, 82.1 w 7th av, 17.4x71.9. Jan 3, 5 years, 5%. Jan 4, 1910. 7:1940. 5,500 Hermann Realty Co to Edward Hilson. Amsterdam av, No 1487,

- 7:1940. Herrmann Realty Co to Edward Hilson. Amsterdam av, No 1487, e s, 75 n 133d st, 25x100. Jan 4, 1910, 5 years, 5%. 7:1971. 22,000
- Same to same. Same property. Certificate as to above mort. Jan 4, 1910. 7:1971. Same and Harry Herrmann with Jacob Frankenthaler. Same prop-erty. Agreement modifying terms of mort. Jan 4, 1910. 7:1971.
- 7:1971. Harris, Henry W, of Falmouth, Mass, to Maria W W Proctor. 56th st, No 325, n s, 335 w 8th av, 40x100.5. Prior mort \$65,000. Dec 15, due June 15, 1913, 5%. Jan 5, 1910. 4:1047. 3,000 Hungarian Brotherly Love Benevolent Society to Samuel Greenfeld. 78th st, No 304, s s, 80 e 2d av, 19.6x102.2. P M. Prior mort \$12,000. Jan 4, 1910, installs, 6%. 5:1452. 2,75 Hennion, John A to FRANKLIN SAVINGS BANK. 45th st, No 1111, n s, 152 w 9th av, 24x100.4. Jan 4, 1910, 5 years, $4\frac{12}{5}$. 3 000
- 2,750 No
- 4:1055. Hoeckh, Annie to Jos A Snyder and ano. 40th st, No 430, s s, 400 e 10th av, 25x98.9. Jan 3, 3 years, 6%. Jan 4, 1910. 3:737. 3,500 4:1055.

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- Johnson, Mary E with Hannah Newburger. 67th st, No 214 West. Subordination agreement. Dec 21. Jan 5, 1910. 4:1158. nom Jones, Caroline B, wife of and Sidney to WASHINGTON TRUST CO of City N Y. 58th st, No 344 and 346, s s, 100 w 1st av, 40x100.4. Jan 5, 1910, 5 years, 4½%. 5:1350. 25,000 Jones, Edward C to GREENWICH SAVINGS BANK. 57th st, No 161, n s, 144 e 7th av, 18x100.5. Jan 6, 1910, due, &c, as per bond. 4:1010. 20,000 Krakau, Corolina to Done Aufres. 91st st No. 164 c s, 175 yr

- bond. 4:1010. Krakaur, Carolina to Dena Aufses. 91st st, No 164, s s, 175 w 3d av, 16.8x100.8. Jan 5, 1910, 5 years, 5%. 5:1519. Kannensohn, Lena to Elise Boyd. 3d av, No 1831, e s, 25.11 n 101st st, 25x90. P M. Prior mort \$—. Dec 30, 5 years, 5%. Jan 5, 1910. 6:1651. Korn, Henry H, of Mt Vernon, N Y, with Albert T Scharps. 47th st, No 256 West, fee; East Broadway, No 169, life interest. Agreement by party 1st part not to convey or encumber above until mort for \$3,000 on Mt Vernon property shall be paid. Dec 28. Jan 5, 1910. 4:1018; 1:284. Knauss, Frank to Andrew S Hamersley. 2d st, No 18, n s, 180 w 2d av, 20x66.10x20x67.4. Jan 5, 5 years, 5%. Jan 6, 1910. 2:458. Kennedy, John J to N Y LIFE INS CO. 77th st. No 214
- 2:458. 7,000 Kennedy, John J to N Y LIFE INS CO. 77th st, No 314, s s, 166 w West End av, 20x102.2. P M. Dec 28, due Jan 1, 1913, 4½%. Dec 31, 1909. 4:1185. 25,000 Kaiser, Josephine to Felix Lorch. 2d av, No 776, e s, 74.3 s 42d st, 24.7x70. P M. Jan 3, 1910, 5 years, 5%. 5:1334. 20,000 Kottek, Jacob to Harris D Colt. 10th st, Nos 204 and 206, s s, 96.10 e Bleecker st, 39.11x95x39.8x94.10. P M. Dec 31, 1 year, 5%. Jan 3, 1910. 2:619 Klein, Jacob with Sarah King. 85th st, No 216 East. Extension of mort for \$14,000 to Jan 10, 1914, at 5%. Jan 3, 1910. 5:1530. nom

- nom
- Klapper, Elias to NEW YORK LIFE INSURANCE & TRUST CO. 108th st, No 10 and 12, s s, 190 e 5th av, 40x100.11. Jan 4, 1910, 5 years, 4½%. 6:1613. 42,000 Same and Abraham Zadek et al, admr &c Herman Zadek with same. Same property. Subordination agreement. Jan 3. Jan 4, 1910. 6:1613. nom Kommel, Henrietta wife Louis M to Edna S Fuerst. 90th st, No 248, s s, 75 w 2d av, 25x100.8. Jan 4, 1910, 5 years, 5%. 5:-1535. 18,500 Same to Max Cohen. Same property. Prior mort \$18,500. Jan
- 1,500
- 1535. 18,500 Same to Max Cohen. Same property. Prior mort \$18,500. Jan 4, 1910, 1 year, 6%. 5:1535. 1,500 Kry-Lyn Realty Co to Jos S Gudhorn. 3d av, No 587, e s, 105 s 39th st, 20x100. Prior mort \$18,000. Jan 3, 2 years, 5%. Jan 5, 1910. 3:919. Service as to above mort. Jan 3. Jan 5, 1910. 3:919. Service as to above mort. Jan 3. Jan 5, 1910. 3:919. Service as to above mort. Jan 3. Jan 5, 1910. 3:919. Service as to above mort. Jan 3. Jan 5, 1910. 3:919. Service as to above mort. Jan 3. Jan 5, 1910. 3:919. Service as to above mort. Jan 3. Jan 5, 1910. 3:919. Service as to above mort. Jan 3. Jan 5, 1910. 3:919. Service as to above mort. Jan 3, 1910. 1:266. nor Jan 4, 1910. 3:1534. 16,000 8,500
- nom
- 16.000
- 175 w 2d av, 25x100.8. Jan 3, 4 years, 5%. Jan 4, 1910. 5:1534. 16,000 Same to same. Same property. Prior mort \$16,000. Jan 3, 3 years, 6%. Jan 4, 1910. 5:1534. 2,000 Langman, Joseph to Charles Rubinger. 4th st, No 124, s s, 125 w 1st av, 25x96.2. Prior mort \$32,000. Jan 3, 5 years, 6%. Jan 4, 1910. 2:445. Langman, Joseph to Charles Rubinger. 6th st, No 340, s s, 525 s e 2d av, 25x97. P M. Prior mort \$30,000. Jan 3, due July 1, 1910, 6%. Jan 4, 1910. 2:447. S,000 Levy, Jacob and Joshua Herzog to UNION TRUST CO of N Y. Chrystie st, No 131, w s, 94 n Broome st, 23.2x-x22.11x110.6. Dec 31, 5 years, $4\frac{1}{2}$ %. Jan 3, 1910. 2:424. Extension of mort for \$18,000 to Feb 1, 1915, at $4\frac{1}{2}$ %. Dec 29. Jan 4, 1910. 4:1204. LAWYERS TITLE INS & TRUST CO with Amelia Zipser. 8th st, Nos 339 and 341 East. Extension of \$40,000 mort until Dec 2, 1914, at 5%. Dec 15. Jan 3, 1910. 2:391. LAWYERS TITLE INS & TRUST CO with Louis Lowenfels. 49th st, No 512 West. Extension of \$16,000 mort until Jan 26, 1915, at 5%. Dec 14. Jan 3, 1910. 4:1077. Lyons, Florine A to Bernardine M Kracht. 83d st, No 38, s s, 403 w Central Park West, 19x102.2. P M. Jan 3, 1910, 5 yrs, $4\frac{1}{2}$ %. 4:1196. Lyons, Florine A to Bernardine M Kracht. 83d st, No 38, s s, 403 w Central Park West, 19x102.2. P M. Jan 3, 1910, 5 yrs, $4\frac{1}{2}$ %. 4:1196. Lyons, Florine A to Bernardine M Kracht. 83d st, No 38, s s, 403 w Central Park West, 19x102.2. P M. Jan 3, 1910, 5 yrs, $4\frac{1}{2}$ %. 4:1196. Lyons, Florine A to Bernardine M Kracht. 83d st, No 38, s s, 403 w Central Park West, 19x102.2. P M. Jan 3, 1910, 5 yrs, $4\frac{1}{2}$ %. 4:1196. Lyons, Florine A to Bernardine M Kracht. 83d st, No 38, s s, 403 w Central Park West, 19x102.2. P M. Jan 3, 1910, 5 yrs, $4\frac{1}{2}$ %. 4:1196. Lyons, Florine A to Bernardine M Kracht. 83d st, No 38, s s, 403 w Central Park West, 19x102.2. P M. Jan 3, 1910, 5 yrs, $4\frac{1}{2}$ %. 4:1196. Lyons Priore A to UNION TRUST CO of N Y. 41st st, Nos 234 to 256 s s, 175 e 8th av, 225x98 9. Jan 3, 1910 5

- $4^{5}_{2\%}$, 4:1196. 20,000 Ludin Realty Co to UNION TRUST CO of N Y. 41st st, Nos 234 to 256, s s, 175 e 8th av, 225x98.9. Jan 3, 1910, 5 years, $4^{4}_{2\%}$, 4:1012. 235,000

- to 250, s \$, 175 e still av, 225085.5. Jan 5, 1510, 5 years, 172, 6.
 4:1012. 235,000
 Same to same. Same property. Certificate as to above mort.. Dec 30. Jan 3, 1910. 4:1012.
 Lawrence, Gustavus L to LAWYERS TITLE INS & TRUST CO.
 St Nicholas av, w s, 50 s 179th st, 25x100. P M. Jan 3, 1910, 1 year, 5%. 8:2162. 10,000
 Lorence, Otto and Jacob Lazarowitz to Emeline Roach. Elizabeth st, Nos 49 and 51, w s, 175.1 n Canal st, 50x94.3. Given to secure performance of terms of lease covering Nos 401 to 421 East Sth st. Dec 27, due &c as per bond. Jan 3, 1910. 1:204. 5,000
 Lefkowitz, William and Samuel Weiss, and Herman and Benj Moore and Charles Friedenberg with LAWYERS TITLE INS & TRUST CO. 9th st, Nos 729 and 731 East. Subordination agreement. Dec 30. Jan 3, 1910. 2:379. nom
 Levy, Jacob and Joshua Herzog to Clara wife Benno M Wronker. Chrystie st, No 131, w s, 94 n Broome st, 23.2x-x22.11x110.6. Prior mort \$22,000. Dec 31, 2 years, 6%. Jan 3, 1910. 2:424. 1,500
- 1,500

- No 223 6:1647. nom

Notice is hereby given that infringement will lead to prosecution.

NORWOOD LONG ISLAND CITY TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders. 45 WEST 34th STREET

- Meyer, Sophie to Gate 11, 9x25x118.5. P.M. Dec 28, 5 years, 5%. Dec 159th st, 25.5x113.9x25x118.5. P.M. Dec 28, 5 years, 5%. Dec 31, 1909. 8:2108. 15,000 Manheimer, Abraham to Sevilla B Doudge et al trustees James R Doudge. 60th st, No 216, s s, 391 w 2d av, 19.2x100. Dec 31, 1909, 5 years, 4½%. 5:1414. 15,000 McCormick, Anna T to Alfonso De Meo. Mulberry st, No 88, e s, abt 105 s Canal st, 25x100. Prior mort \$16,500. Dec 31, 1909, 3 years, 6%. 1:200. 1,000 Maze Realty Co to MERCANTILE TRUST CO trustee Oliver s Carter for Lucy E Pelton. 49th st, No 150, s s, 150 w 3d av, 25x100.5. Dec 31, 1909, due Jan 1, 1913, 4½%. 5:1303. 20,000 Same to same. Same property. Certificate as to above mort. Dec 31, 1909. 5:1303. McGrath, Eliz with Chas E Hall. 134th st, No 220, s s, 250 w 7th av, 25x99.11. Extension of \$16,000 mort until Feb 10, 1913, 5%. Jan 4, 1910. 7:1939. nom Markowitz, Moritz and Emma C Orr with Mary G Richardson. 5th st, Nos 743 and 745, n s, 151 w Av D, 34.6x97. Subordina-tion agreement. Jan 3. Jan 5, 1910. 2:375. nom McLaughlin, Mary A to FARMERS LOAN & TRUST CO. 59th st, Nos 111 and 113, n s, 105 e 4th av, 40x100.5. Jan 3, 1910, 5 years, % as per bond. 5:1394. 40,000 Markowitz, Moritz to Mary G Richardson. 5th st, Nos 743 and 745, n s, 151 w Av D, 34.6x97. Jan 3, 1910, 5 years, 4½%. 2:375. 37,000 MUTUAL LIFE INS CO of N Y to Adolph Hollander Realty Co.

- nom
- nom
- 243, ft S, 151 w Av B, 54,0031. Jan S, 1516, 5 years, 127,00 MUTUAL LIFE INS CO of N Y to Adolph Hollander Realty Co. Water st, Nos 23 and 25, s w cor Broad st, Nos 105¼ and 107, 47x59.10x irreg x80.9. Certificate as to reduction of mort. Dec 30. Dec 31, 1909. 1:7. MERCANTILE TRUST CO with Julia A Meyer. 62d st, No 237 East. Extension of \$7,500 mort until Jan 1, 1913, at 5%. Dec 10. Jan 3, 1910. 5:1417. MERCANTILE TRUST CO with Katharina Schmuck. 9th av, No 486. Extension of \$25,000 mort until Jan 1, 1913, at 4½%. Dec 23. Jan 3, 1910. 3:761. Mead, Kath C and Chas W and Mary L Abney of London, Eng, to Fredk A Clark. Fulton st, Nos 4 and 6, s w s, 70.7 n South st, runs s w 27.7 x s e x s w 36.3 x n w 43.2 x n e 67.5 to st x s 41.5 to beginning. Nov 30, due, &c, as per bond. Jan 3, 1910. 1:74 Mecks, Joseph of Yonkers, N Y, to Michl Coleman. 21st st, Nos
- Meeks,

- Meenan, Daniel to George Ehret. West End av, No 161, h w cor 67th st, No 301, 25.5x80. Prior mort \$18,000. Jan 3, 1910, 1 year, 5%. 4:1179. 10,000 Markowitz, Moritz and Lena Daum with Mary G Richardson. 5th st, Nos 743 and 745 East. Subordination agreement. Dec 31. Jan 3, 1910. 2:375. nom McLean, Frank B to Brooklyn Free Kindergarten Soc, a corpn. 54th st, No 263, n s, 43.9 e Sth av, 18.9x62. Jan 3, 3 years, 5%. Jan 4, 1910. 4:1026. 20,000 Mullen, John, to Lewis S Goebel trustee for Mary M Bergener. 58th st, No 423, n s, 340.1 w Av A, 18x100.4. Dec 31, 3 years, 6%. Jan 5, 1910. 5:1370. 1,200 Mercantile Trust Co as trustee Rebecca B Cornell with Edith E Francke. 37th st, No 141 East. Extension of mort for \$15,-000 to Jan 1, 1913, at 4½%. Dec 28. Jan 5, 1910. 3:893. nom Mack, Alfred W to LAWYERS TITLE INS & TRUST CO. 86th st, No 280, s s, 80 e West End av, 20x83.2. Jan 3, 5 years, 4½%. Jan 5, 1910. 4:123. 4.100 Margel, Henry to John Bentz. Sth av, No 2639. Saloon lease. Jan 4. demand, 6%. Jan 5, 1910. 7:2045. 4.600 Mayer, Isaac and Henry to Reafty Co of America. Broadway, Nos 2481 to 2487, n w cor 92d st, Nos 251 and 253, runs n 107.4 x w 100 x s 6.7 x w 25 x s 100.8 to st x e 125 to be-ginning. Prior mort \$264,000. Jan 3, 5 years, 5½%. Jan 4, 1910. 4:1240. 51,000 ginning. Priot 1910. 4:1240. 51,000

- Nadler, Fredk H and Joseph Dietz with Wm Jay and ano trustees for Anna B Hunt. 82d st, Nos 532 and 534 East. Subordination agreement. Jan 3. Jan 5, 1910. 5:1578. nom N Y LIFE INS & TRUST CO as trustee John A Elv with Eliz Irving. 34th st, No 345 West. Extension of \$20,000 mort until Dec 19, 1914, at 4½%. Jan 3, 1910. 3:758. nom Nolan, John P to U S TRUST CO of N Y. 91st st, No 70, s s, 142 e Columbus av, 21x100.8. Jan 6, 1910, 5 years, 4½%. 4:1204. 16,000
- 16.000
- 16,000 N Y LIFE INS & TRUST CO, trustee Louis C Hamersley with Celia Stern. Mercer st, No 231. Extension of mort for \$38,500 to Jan 5, 1913, at 4½%. Jan 4. Jan 5, 1910. 2:533. nom Neuhof, Selian to Ludwig Ulmann. 96th st, No 161, n s, 120 e Lexington av, 25x100.11. Jan 4, 5 years, 5%. Jan 5, 1910. 6:1624. 22,400
- 6:1624. 22,400 Olympia Realty & Construction Co to Estate Chas E Codington, a corpn. 47th st, Nos 128 and 130, s s, 437.6 e 7th av. 37.6x 100.5. P M. Prior mort \$20,000. Jan 4, 1 year, 5½%. Jan 5, 1910. 4:999. 14,000
- 1910. 4:999. 14,00 Oestreicher Realty Co to Annie S Arnold. 30th st, No 113, n s. 163 w 6th av, 25.6x90.2x25x95.6; 30th st, No 111, n s, 163 w 6th av, runs n 95.6 x e 25 x s 99.6 to n s Stewart st x s w 6 to st x w 18.8 to beginning; also all title of which Thos Kiernan died seized. Jan 4, due Feb 1, 1915, $4\frac{1}{2}$ %. Jan 5, 1910. 3:806. 60.00 60,000

- seized. Jan 4, due Feb 1, 1915, $4\frac{1}{2}$ %. Jan 5, 1910. 3:806. 60,000 Same to same. Same property. Certificate as to above mort. Jan 3. Jan 5, 1910. 3:806. Ochs, Conrad with BANK FOR SAVINGS, N Y. Av A, No 1600. Extension of mort for \$12,000 to Jan 1, 1915, at $4\frac{1}{2}$ %. Dec 31. Jan 5, 1910. 5:1581. Ochs, Charles to Geo F Brown. Amsterdam av, No 568, w s, 82 s 88th st, 27x100. Prior mort \$25,000. Jan 3, 2 years, % as per bond. Jan 4, 1910. 4:1235. O'Hara, Cath to Cabot Real Estate Co. Columbus av, No 227, e s, 75.5 n 70th st, 25x100. P M. Prior mort \$32,000. Jan 1, due &c as per bond. Jan 4, 1910. 4:1123. Oussani, Joseph to General Synod of the Reformed Church in America. 7th av, No 2193, e s, 43.8 s 130th st, 18.9x75. Dec 30, 5 years, $4\frac{1}{2}$ %. Dec 31, 1909. 7:1914. Parisi, Joseph to Sigmund Rubin. Catharine st, No 61, s e cor Monroe st, No $2\frac{1}{2}$, 7.9x80. Prior mort \$37,000. Dec 31, 1909, 1 year, 6%. 1:253. 2,000 Porco, Frank and Lorenzo Cioffi to Michael Nachbar. 115th st, No
- Monroe 81, No 272, 11.5X0. Friter mort \$51,000. Dec 31, 1503, 1 year, 6%. 1:253. 2,000 Porco, Frank and Lorenzo Cioffi to Michael Nachbar. 115th st, No 246, s s, 80 w 2d av, 20x75. P M. Dec 30, due Sept 1, 1911, 6%. Dec 31, 1909. 6:1664. 2,500 Parisi, Joseph to Sigmund Rubin. Catherine st, No 66, w s, abt 25 n Oak st, 25x50. Prior mort \$22,400. Dec 31, 1909, 1 year, 6%. 1:278. 2,000

- 25 n Oak st, 25x50. Prior mort \$22,400. Dec 31, 1909, 1 year, 2,000
 Polstein, Isaac and Abel King with LAWYERS TITLE INS & TRUST CO. 111th st, Nos 108 and 110 East. Subordination agreement. Dec 29. Jan 3, 1910. 6:1638. nom
 Prretzschner, Ida J widow and Oscar W and Edw C Palmenberg children Jos P Palmenberg to BOWERY SAVINGS BANK. 125th st, Nos 24 to 30, s s, 260 w 5th av, S7.6x100.11. Jan 3, 1910, 3 years, 4½%. 6:1722. 25,000
 Phyfe, James W, exr, &c, James Phyfe to Cruikshank Co. Front st, No 51, s s, 112.7 e Coenties slip, runs s 82.5 x e 3 x s 0.6 x e 25.8 x n 84.6 to st x w 27.8 to beginning. Jan 5, 1910, 5 years, 4½%. 1:34. 11,000
 Phipps, Clarence M & Geo V Brower with GREENWICH SAVINGS BANK. 20th st, Nos 211 West. Subordination agreement. Jan 5, 1910. 3:770. nom
 Phipps, Clarence M, of Brooklyn, N Y, to GREENWICH SAVINGS BANK. 20th st, Nos 211 and 213, n s, 166.7 w 7th av, 25x80.8 x25x81.3. Jan 5, 1910, due, &c, as per bond. 3:770. 28,000
 Phoenix, Philips et al, trustees Stephen Whitney Phoenix, with Mary F Mullane. 22d st, No 232 East. Extension of \$10,000 mort until Dec 26, 1912, at 5%. Dec 17. Jan 5, 1910. 3:902. nom nom

- mort until Dec 26, 1912, at 5%. Dec 17. Jan 5, 1910. 3:902. nom Poggi, John M to Wm Jay and ano, trustees for Anna B Hunt. 82d st, Nos 532 and 534, s s, 231.4 w East End av, 33.4x102.2. Jan 5, 1910, 5 years, $4\frac{1}{2}$ %. 5:1578. 28,000 Pier, Earl G to Willard P Ward. 58th st, s s, 225 e 7th av, 20x 100.5. P M. Prior mort \$45,000 on these and adjoining prem-ises. Jan 4, 1910, due, &c, as per bond. 4:1010. 10,000 Pier, Earl G to Willard P Ward. 58th st, No 164, s s, 203 e 7th av, 22x100.5. P M. Prior mort \$45,000 on these and adj prem-ises. Jan 4, 1910, due, &c, as per bond. 4:1010. 15,000 Pietzsch, E Martin to Frank Caspar. 2d av, Nos 1094 and 1096, e s, 60.3 s 58th st, 40.2x100. P M. Prior mort \$50,000. Jan 1, 3 years, 6%. Jan 4, 1910. 5:1350. 6,000 Parisi, Joseph and Mary to Henry S Brightman. Catharine st, No 66. Assign all title to rents as collateral security for pay-ment of mort. Dec 31. Jan 4, 1910. 1:278. nom Prime, Frederick, Jr, and LAWYERS TITLE INS & TRUST CO trustees Frederick Prime dec'd with Louis Manheim. Park row, No 158. Extension of mort for \$28,00 0to Dec 1, 1912, at $4\frac{1}{2}$ %. Nov 30, 1909. Jan 3, 1910. 1:160. nom Quinn, Michael J to Robert E Burkhardt. 9th av, No 509, w s, 22.5 n 38th st, 27x75. Jan 3, 1910, 5 years, 6%. 3:736. 5,000 Realty Holding Co to Amy W Dana et al. 27th st, No 120, s s, 262.6 w 6th av, 18.9x98.9. P M. Prior mort \$15,000. Dec 31, 1909, 1 year, 6%. 3:802. 10,000

- Rosenfeld, Nettie or Nette to City Real Estate Co. 117th st, No 242, s s, 160 w 2d av, 25x100.11. Dec 31, 1909, due &c as per bond. 6:1666. 14,500
- Realty Holding Co to Hyman Stern et al exrs Solomon Stern. 27th st, No 118, s s, 243.9 w 6th av, 18.9x98.9. P M. Jan 3, 1910, 2 years, 5%. 3:802. 28,500

- 3:805. 26.000
- ockton Construction Co to David Lippmann and ano. 27th st, Nos 126 to 130, on map Nos 124 to 130, s s, 300 w 6th av, 80x 98.9. P M. Prior mort \$100,000. Jan 1, 3 years, 6%. Jan 4, 1910. 3:802. 45,00 27th st. Rockton 45,000

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JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint 948 Greenpoint

- Rockton Construction Co to David Lippmann and ano. 27th st, No 122, s s, 281.3 w 6th av, 18.9x98.9. Prior mort \$25,000. Jan 1, 3 years, 6%. Jan 4, 1910. 3:802. 5,000
 Rogers, Frank to St Lukes Realty Co. Amsterdam av, Nos 1088 and 1090, w s, 50.11 s 114th st, 50x100. Prior mort \$72,000. Jan 1, 5 years, 6%. Jan 4, 1910. 7:1885. 16,000
 Rogers, Frank to St Lukes Realty Co. Amsterdam av, Nos 1084 to 1086, w s, 100.11 s 114th st, 50x100. P M. Prior mort \$72,000. Jan 1, 5 years, 6%. Jan 4, 1910. 7:1885. 16,000
 Rogers, Frank to St Lukes Realty Co. Amsterdam av, Nos 1084 to 1086, w s, 100.11 s 114th st, 50x100. P M. Prior mort \$72,000. Jan 1, 5 years, 6%. Jan 4, 1910. 7:1885. 16,000
 Reis, Caroline to Oestreicher Realty Co. 28th st, No 228, s s, 320.8 w 7th av, 24.10x98.9. Prior mort \$18,000. Jan 3, demand, 6%. Jan 5, 1910. 3:777. 3,000
 Rosenstein, Caroline, Wm, Emma and Rosie with Leonard Adair. Sth av, No 2715. Extension of \$15,000 mort until Jan 1, 1913, at 4½%. Dec 27. Jan 6, 1910. 7:2044. nom
 Rose, Minnie to Mary A Murphy. 95th st, No 177. n s, 263.9 e Lexington av, 18.9x100.8. P M. Jan 6, 1910, 3 years, 5%. 5:1523. 11,000
 Rabiner, Meyer, Saml Bernstein and Abraham J Rabiner to TITLE

- Rabiner, Meyer, Saml Bernstein and Abraham J Rabiner to TITLE GUARANTEE & TRUST CO. Grand st, Nos 381 and 381½, s s, abt 75 e Norfolk st, 25x100. Jan 4, due, &c, as per bond. Jan 6, 1910. 1:312. 36,000
- 6, 1910. 1:312. 36,00 Rabbe, Fredk to Wilhelm Recke. Christopher st, No 33, n w s, at s w s Waverly pl, No 172, 21.4x74. Jan 4, 1910; 1 year, 5%. 7 00 at s w 2:610. 5%. 7.000
- Rabbe, Fredk to Wilhelm Recke. Christopher st, No 35, n w s, at s w s Waverly pl, No 172, 21.4x74. Jan 4, 1910, 1 year, 5%. 2:610. 7,000 Realty Co of America, a corpn, to Cath O'Hara. Broadway, No 2487, w s, 80 n 92d st, 27.4x100. P M. Prior mort \$25,000. Jan 3, 2 years, 6%. Jan 4, 1910. 4:1240. 24,000 Realty Co of America, a corpn to Loring R Gale. Broadway, Nos 2481 and 2483, n w cor 92d st, 52.8x100; Broadway, No 2485, w s, 52.8 n 92d st, 27.4x100. P M. Jan 3, due, &c, as per bond. Jan 4, 1910. 4:1240. 140,000 Raymore Realty Co with Chas Laue. Sth av, Nos 216 to 222, n e cor 21st st, Nos 261 to 265, 70x100. Agreement modifying terms of mort. Jan 3. Jan 5, 1910. 3:771. nom Schiff, Hyman and Sarah Wiener with TRUST CO OF AMERICA. Sheriff st, No 120, e s, 125 s Houston st, 25x100. Subordination agreement. Dec 1. Jan 5, 1910. 2:335. nom Seymour Realty Co with Pauline Greenwald. 7th av, Nos 2505 and 2507. Extension of \$8,000 mort until Jan 1, 1915, at 6%. Jan 5, 1910. 7:2014. nom Schiff, Hyman to TRUST CO of AMERICA. Sheriff st, No 120, e s, 125 s Houston st, 25x100. Jan 3; 3 years, 4½%. Jan 4, 1910. 2:335. 30,000 Steinhauser, Charles with John T Willets as guardian Josiah M Willets. 7th st, No 259 East. Extension of \$24,500 mort until 0ct 17, 1914, at 5%. Nov 15. Jan 3, 1910. 2:377. nom Schoenrock, Eugene with Geo A Schellhorn. 50th st, No 557, n s, 74.4 e 11th av, 25.8x48.11. Extension of \$3,500 mort until Jan 3, 1915, at 6%. Jan 4, 1910. 4:1079. nom Schumacher, Henry J and Saml to Margaretha Schuster. 2d av, No 535, w s, 53.5 s 30th st, 17.6x65. Jan 4, 3 years, 5%. Jan 5, 1910. 3:910. 10,000 Schiff, Jakob to John Rasche. Lenox av, No 472, e s, 74.11 s 134th st, 25x85. Jan 4, due, &c, as per bond. Jan 5, 1910. 6:1731. 1000 Schumacher, Henry J and Saml to Margaretha Schuster. 2d av, No 535, w s, 53.5 s 30th st, 17.6x65. Jan 4, 3 years, 5%. Jan 5, 1910. 4:1158. 1000 Schumacher, Henry J and Saml to Margaretha Schuster. 2d av, No 535, w s, 53.5 s 30th st, 17.6x65. Jan 4, 3 years, 5%. Jan 5, 1910. 4:1158. 10000

- stein, Rose to Hannah Newburger. 67th st, No 214, s w Amsterdam av, 25x100.5. Jan 4, 5 years, 5%. Jan . 4:1158.

- Silberstein, Rose to Hannah Newburger. 67th st, No.214, s s. 250 w Amsterdam av, 25x100.5. Jan 4, 5 years, 5%. Jan 5, 1910. 4:1158. 15,000 Stone, Aaron to TITLE GUARANTEE & TRUST CO. 18th st, Nos 410 and 412, s s, 169 e 1st av, 50x92. Jan 5, 1910, due, & a per bond. 3:949. 14,000 Seymour Realty Co with Albert Kaskel. 7th av, Nos 2505 and 2507. Subordination agreement. Jan 5, 1910. 7:2014. nom Sternfeld Building Co to TITLE GUARANTEE & TRUST CO. 34th st, Nos 317 to 323, n s, 185.8 e 2d av, 89.3x98.9. Building Ioan. Jan 5, 5 years, 6% until completion of building and 5% there-after. Jan 6, 1910. 3:940. 225.000 Same to şame. Same property. Certificate as to above mort. Jan 4. Jan 6, 1910. 3:940. 225.000 Same to same. Same property. Certificate as to above mort. Jan 4. Jan 6, 1910. 3:940. 225.000 Same to Johann H Schwiebert. Same property. Prior mort \$22,-000. Jan 5, due, &c, as per bond. Jan 6, 1910. 7:1920. 6,000 Shaw, Fred V V to Thos L Watt. 33d st, Nos 205 and 207, n s, 69.10 w 7th av, 30x98.9. Prior mort \$... Dec 31, 1909, 1 year, 6%. 3:783. 25,000 Schutz, A Henry to Anna Orth and ano exrs William Orth. 102d st, No 128, s s, 403.7 w Columbus av, 25.3x101x30.7x100.11. Dec 29, 3 years, 4½%. Dec 31, 1909. 7:1856. 20,000 Sharsmith, John E to Sadie E Ryerson. 146th st, n s, 350 w Amsterdam av, 50x99.11. P M. Prior mort \$20,000. Dec 31, 1909, due &c as per, bond. 7:2078. 10,000 Strauss, Annie to Saml K Johnson. Lenox av, Nos 546 to 552, s e cor 138th st, No 68, 99.11x100. Assign rents to secure per-formance of agreement and as additional security for payment of mort. Dec 31, 1909. 6:1735. 10,000 Strauss, Clara to STATE BANK. 7th av, No 2183, e s, 25 n 129th st, 24.11x96. Prior mort \$25,000. Dec 30, demand, 6%. Dec 31, 1909. 7:1914. 3,000 Sohn, Celia to George Mandel. 11th st, No 231, n s, 252.6 w 2d av, 25.6x100. Dec 31, due &c as per bond. Jan 3, 1910. 2:467. 25,000

- av, 25.6x100. Dec 31, due &c as per bond. Start 6, 121 25,000 Steuer, Max D with John Focarile. 100th st, No 319 East. Agree-ment as to extension of reduced mort for \$5,000 to Jan 1, 1915, at 6%. Dec 29, 1909. Jan 3, 1910. 6:1672. nom Steuer, Max D with John Focarile. 100th st, No 325 East. Agreement as to extension of reduced mort for \$5,000 to Jan 1, 1915, at 6%. Dec 29, 1909. Jan 3, 1910. 6:1672. nom Solomon, Samuel of Brooklyn, N Y, to TITLE GUARANTEE & TRUST CO. Division st, No 44, n w cor Chrystie st, No 1, 26.4x 48.4x24.8x36.5. Dec 31, due &c as per bond. Jan 3, 1910. 1:280. 20,000
- Schellhorn, Geo A to Eugene Schoenrock.50th st, No 559, n s, 48.8 e 11th av, 25.8x48.11. Prior mort \$9,000. Jan 3, due, &c, as per bond. Jan 4, 1910. 4:1079. 3,500
- bond. Jan 4, 1910. 4:1079. Stork, Marie R as devisee Josephine A Lovell to Arthur A Fowler. 80th st, No 136, s s, 350 e Amsterdam av, 19x102.2. Nov 9, 5 years, 5%. Jan 4, 1910. 4:1210. 22,000 Same individ to Harry C Calahan. Same property. Prior mort \$22,000. Nov 9, due &c as per bond. Jan 4, 1910. 4:1210. 3,000
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Bronx

- **MINUS I UN DUILUUN** 948 Greenpoint
 Stewart, William to EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, No 90, w s, 50.5 s 64th st, 25x100. Jan 4, 1910, 5 years, 4½%. 4:1155. 19,000
 Turner, Violet M to Elisha M Fulton. Pine st, No 81, s s, 67.4 w Water st, runs s 40 x w 30.9 x n 40 to st x e 30.6 to begin-ning; Water st, No 128, n w s, 40.7 s w Pine st, 23:2x68.8x23x 69.8. P M. Jan 23, 1 year, 6%. Jan 4, 1910. 1:39. 7,500
 Tovey, Thos W to TITLE GUARANTEE & TRUST CO. 15th st, No 141, n s, 330 e 7th av, 20x103.3. P M. Dec 31, due &c as per bond. Jan 3, 1910. 3:791. 10,000
 Teven, Carrie wife of and Louis to U S TRUST CO of N Y. 3d av, Nos 1305 to 1309, s e cor 75th st, No 200, 62:2x75. Jan 3, 1910, 5 years, 4½%. 5:1429. 60,000
 Thompson, Kate S to Fredk T Fearey. 19th st, No 311, n s, 133.4 w 8th av, 16.8x91.11. Leasehold. Dec 28, 3 years, 5%. Dec 31, 1909. 3:743. 5,000
 TITLE GUARANTEE & TRUST CO with Louis Wendel. Amster-dam av, s w cor 182d st, 70.7x125; 181st st, n s, 100 w Am-sterdam av, 25x99.11. Agreement apportioning mort. Jan 4. Jan 5, 1910. 8:2155. nom
 Tannenbaum & Lowenstein, a corpn, to CENTRAL TRUST CO of N Y. 2d av, No 2274, w s, 25.5 s 117th st, 25x84.10. Jan 3, 5 years, 5%. Jan 5, 1910. 6:1688. 14,000
 Same to same. Same property. Certificate as to above mort. Jan 3. Jan 5, 1910. 6:1688. 40,000
 Same to same. Same property. Certificate as to above mort. Jan 3. Jan 5, 1910. 6:1688. 40,000
 Same to Same. Same property. Certificate as to above mort. Jan 4,000
 Same to Same to EMIGRANT INDUSTRIAL SAVINGS BANK. 114th st, No 118, s s, 279 w Lenox av, 26x100.11. Jan 6, 1910, 5 yrs, 4½%. 7:1823. 4000
 Utility Realty Co to American Mortgage Co. St Nicholas av, ne cor 191st st, 100x100. Certificate as to mort for \$40,000. Dec

- Ware, Chas M and Leslie A to Louis Levy, of Mt Vernon, N Y. Amsterdam av, No 1802, w s, 25 n 149th st, 25x100. P M. Prior mort \$_____. Dec 21, due July 1, 1911, 6%. Jan 3, 1910. 7:2081.
- Westown Realty Co to LAWYERS TITLE INSURANCE & TRUST CO. 22d st, Nos 152 and 154, s s, 195.10 s e 7th av, 41.8x98.9. P M. Jan 4, 1910, 2 years, 6%. 3:797. 42,00 Same to same. Same property. Certificate as to above mort. Jan 4 1010 3:707
- P. M. Jan 4, 1910, 2 years, 6%. 5:191. Same to same. Same property. Certificate as to above mort. Jan 4, 1910. 3:797. Weiss, Morris to Nicolaus Braun. 2d av, No 1740, e s, 75.7 s 91st st, 25.8x80. P M. Prior mort \$14,000. Jan 4, 1910, due Jan 4, 1913, 4½%. 5:1553. Weif, Lina to Simson Wolf and ano exrs Herrman Schiffer. 10th av, No 513, w s, 74.3 s 39th st, 24.6x75. Dec 30, 5 years, 5%. Dec 31, 1909. 3:710. Weinberg, Heiman to Kate B Sweeney. 117th st, No 211, n s, 150 e 3d av, 25x100.10. Dec 31, 1909, 5 years, 5%. 6:1667. 10,000

- 10,000 Washburn, Ellen B and Rose Allen of Medfield, Mass, to Mary E McKesson. 23d st, No 134, s s, 343.9 w 6th av, 18.9x98.9. Dec 29, 5 years, 4½%. Dec 31, 1909. 3:798. 18,000 Walther, Louis to GERMAN SAVINGS BANK in City N Y. 135th st, No 243, n s, 150 e 8th av, 25x99.11. P M. Jan 4, 1910, 3 years, 4½%. 7:1941. 18,000 Wenk, Saml to Henry Frank and ano. 88th st, No 528, s s, 221 w East End av, 25x100.8. Prior mort \$10,000. Jan 5, 1910, 3 years, 6%. 5:1584. 9,500

- Welk, Sami to Henry Frank and and to Color St. No. 5, 1910, 3

 East End av, 25x10.8. Prior mort \$10,000. Jan 5, 1910, 3

 years, 6%. 5:1584.
 9,500

 Williams, Henry T to Robt Graves et al, exrs Margt J P Graves.

 7th av, No 742, n w cor 49th st, Nos 201 and 203, 25x96. P M.

 Jan 5, 1910, 5 years, 5%. 4:1021.
 100,000

 Welch, Rosamond A to Pinehurst Realty Co. 180th st, No 512,

 s s, 95 e Audubon av, 50x100. P M. Prior mort \$45,000. Dec

 31, due & c as per bond. Jan 4, 1910. 8:2152.
 10,000

 Yaeger, Rosie to Robert L Hoguet and ano, committee Mary Mc

 Laughlin.
 132d st, No 160, s s, 184.11 e 7th av, 19.10x99.11.

 Jan 4, 1910, 5 years, 5%.
 7:1916.
 12,500

 Zengendal Realty Co to TITLE INSURANCE CO OF N Y. Broadway, No 3340, n e cor 135th st, 99.11x120. Dec 31, 3 years, 44%. Jan 4, 1910. 7:1988.
 220,0000

 Same to same. Same property. Certificate as to above mort.
 Dec 31. Jan 4, 1910. 7:1988.
 220,000

 Zalka, Mayer and Sadie Kramer to LAWYERS TITLE INS & TRUST CO. 2d av, No 655, w s, 49.4 s 36th st, 24.8x100. P M.
 Dec 30, 5 years, 5%. Jan 3, 1910. 3:916.
 14,000

 BOROUGH OF THE BRONX.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

- Allendorf Realty Co to METROPOLITAN LIFE INSURANCE CO. 161st st, s s, 250 w Forest av, -x-. Estoppel certificate. Dec 16. Jan 4, 1910. 10:2637.
 Allen, Fredk and Fredk H to TITLE GUARANTEE & TRUST CO. Webster av, No 2987, w s, 350 n Southern Boulevard, 25x120.11. Dec 30, due &c as per bond. Dec 31, 1909. 12:3280. 4,000
 Allen, Frederic H to Werner-Knaus Realty Co. 166th st, n s, 128.1 w Union av, 37.6x149.4x37.6x149.2. Prior mort \$30,000. Jan 3, due, &c, as per bond. Jan 5, 1910. 10:2671. 5,300
 *Andrieth, Emerich to Wilhelmina E Hoffmann. Bogart av, e s, 100 n Brady av, 25x100. P M. Jan 4, 3 years, 5½%. Jan 5, 1910.
 Bronx Holding Co to Josephine E Carpenter, trustee, &c. 156th
- Bronx Holding Co to Josephine E Carpenter, trustee, &c. 156th st, s s, 165 w Southern Boulevard, 45x100. Certificate as to mort for \$37,000. Jan 5. Jan 6, 1910. 10:2720.

HECLA IRON WORKS Architectural Bronze North 10th, 11th and 12th Streets **IRON WORK** 1 **NEW YORK** BROOKLYN,

Bronx Holding Co to Josephine E Carpenter, trustee Franklin E James. 156th st, s s, 165 w Southern Boulevard, 45x100. Jan 5, 3 years. Jan 6, 1910. 10:2720. 37,000 Britsch, William to Bernhard Schmidt. Creston av, No 2729, w s, 169.9 n 196th st, 25x100.4. Dec 31, 1909, due Jan 1, 1915, 5%. 12:3318. 5,000

- 169.9 n 196th st, 25x100.4. Dec 31, 1909, due Jan I, 1915, 5%.
 12:3318. 5,000
 Boulevard Construction Co to Gertrude Whiting. Southern Boulevard, w s, 412.6 n Jennings st, 37.6x100. Correction mort. Dec 30, 5 years, 5%. Dec 31, 1909. 11:2977. 32,000
 Same to same. Same property. Certificate as to above mort. Dec 30. Dec 31, 1909. 11:2977.
 Bjorkegren (Charles), Inc. a corpn, to Kath M Willets et al exrs Wm C F Berghold. Webster av, w s, 129.3 n 180th st, 33.10x 100. Dec 30, 3 years, 5%. Dec 31, 1909. 11:3143. 17,000
 Same to same. Same property. Certificate as to above mort. Dec 30. Dec 31, 1909. 11:3143.
 Bartley, Rachel L and Leah with Ignatz Prager. Whitlock av, No 949. Extension of \$7,000 mort until Dec 1, 1912, 5%. Dec 9. Jan 3, 1910. 10:2735. nom
 *Brodil, Mary R, wife Rudolph R Brodil to Barbara Brodil. Ash av, e s, 100 s Corsa av and being lots 96 to 99 map Laconia Park, each lot 25x100. Dec 31, due, &c. as per bond. Jan 4, 1910. 2,000
 Boden, Annie A of Jersey City, N J, to Thos W Martin. 230th
- Boden, Annie A of Jersey City, N J, to Thos W Martin. 230th st, n w cor Kingsbridge Terrace, $120 \times 110 \times 119.8 \times 110$, and being plot 4 map 1362 map subdivision of blk 3256. Dec 31, 1 year, $5\frac{1}{2}$ %. Jan 4, 1910. 12:3256. 2,000
- b³/₂%. Jan 4, 1910. 12:3256. 2,00
 Crotona Construction Co to TITLE GUARANTEE & TRUST CO. Webster av, e s, 125.11 n 184th st, 3 lots, each 33.4x90. 3 building loan morts, each \$15,000. Dec 23, 4 years, 6% until completion of building, and 5% thereafter. Dec 31, 1909. 11:3031. 45.00 45.000

- 11:3031. 45,000
 *Colletti, Francesca or Francesca C Merendino to Eliz K Dooling.
 214th st, s s, lot 38 map No 589 (Westchester Co), 23.10x100
 x27x100. Dec 6, 3 years, 5½%. Dec 31, 1909. 5,500
 Central Bronx Realty Co to James G Wentz. Arthur av, s e cor
 182d st, late road from West Farms to Fordham, 92x100x76x
 100.7, except part for Arthur av and 182d st. Building Ioan.
 Dec 29, due Apr 1, 1910, 6%. Dec 31, 1909. 11:3070. 32,000
 Same to same. Same property. Certificate as to above mort.
 Dec 29. Dec 31, 1909. 11:3070. 500
 Corby Contracting Co to Augusta È Reese. Hughes av, s e s, 150
 n e 183d st, 25x100. Dec 31, due Jan 1, 1913, 5%. Jan 3, 1910.
 11:3087. 13,500
- n e 1850 11:3087.

- n e 183d st, 25x100. Dec 31, due Jan 1, 1913, 5%. Jan 3, 1910. 11:3087. Clark, Russa A to Marion W Voss. 235th st, s s. 375 e Willard av, 25x100. Jan 3, 3 years, 6%. Jan 4, 1910. 12:3375 Carlaftes, James G to Andrew J Sloper and ano, trustees Jane H North. Jackson av, No 893, w s. 201.6 n 161st st, 25x75. Dec 31, 3 years, 5%. Jan 4, 1910. 10:2638. Same and Lillian Markel with same. Same property. Subordina-tion agreement. Jan 4, 1910. 10:2638. Conlon, Thos with Manhattan Mortgage Co. Perry av, w s, 350 s Woodlawn rd, late Scott av, -x-. Subordination agreement. Jan 4, 1910. 12:3334. nom Corby Contracting Co to Augusta E Reese. Hughes av, s e s, 150 n e 183d st, 25x100. Certificate as to mort for \$13,500. Dec 31. Jan 5, 1910. 11:3087. Coy, Chas F with Martin Rothschild. 149th st, Nos 761 and 763 East. Extension of \$7,00 0mort until May 15, 1911, at % as per bond. Jan 3, 1910. 9:2276. *Doyle, James T to STATE SAVINGS BANK of City N Y. Digney av, e s, 215.11 s Kingsbridge road, 100x100. Prior mort \$800. Jan 5, 1 year, 6%. Jan 6, 1910. Dahm, Frank Jr to Wm A Hannessen. Hoe av, No 1319, w s, 100 s Jennings st, 25x100. Jan 3, 3 years, 5%. Jan 4, 1910. 11: 2980. D'Ambra, Annie D to Manhattan Mortgage Co. Perry av, w s, 3500

- s Jennings st, 25x100. Jan 3, 3 years, 5%. Jan 4, 1910. 11: 2980. 4,300 D'Ambra, Annie D to Manhattan Mortgage Co. Perry av, w.s., 350 s Woodlawn rd, late Scott av, runs w 100 x s 50 x e 89.6 x n e 10.6 to av x n 47.11 to beginning. Prior mort \$—. Jan 4, 1910, due, & as per bond. 12:3334. 13,000 Same to Thomas Conlon. Same property. P M. Prior mort \$13,-000. Jan 4, 1910, due July 4, 1910, 6%. 12:3334. 3,000 Doll, Charles to Otto Bittner. 163d st, s s, 175 e Morris av, 16.8x 114.10. P M. Jan 4, 1910, 3 years, 5%. 9:2422. 3,000 Dinkel, Chas to Noble & Gauss Construction Co. Eagle av, Nos 691 and 693, w s, 337.6 s 156th st, 37.6x99.1. P M. Jan 3, due, & c, as per bond. Jan 4, 1910. 10:2617. 3,800 Dudensing, Richard Jr to Carl Fischer. Fox st, w s, 82.5 n 169th st, runs w 54.4 x s w 34.11 to n e s 169th st x n w 50.3 x e 69.8 to Fox st x s 30 to beginning. June 8, due July 1, 1914, 5%. Jan 3, 1910. 10:2719. 22,000 *Daily, Daniel J to George Rueckel. Washington av, w s, 48.6 s 2d st, 25x100, Westchester. Prior mort \$—. Dec 21, 3 years, 5½%. Jan 3, 1910. 500 Ernst, Carl to whom it may concern. Wendover av, No 488. Cer-tificate as to amount due on mort. Nov 30. Dec 31, 1909. 11:2912. EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with We Work West WUM

- 11:2912. EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Wm Kusche. Willis av, No 293. Extension of \$6,000 mort until Dec 1, 1912 at 4½%. Dec 8. Jan 5, 1910.9:2302. nom Ellinghaus, August to Peter Goettsche. 4th av, w s, s ½ lot 167 map Mt Eden, 25x100. Jan 4, 3 years, 5%. Jan 5, 1910. 11:-2821. LASS DUMED CAUNCE INSTRUMENT Duite Duite A Schindler and Loch

- 2821. 1,50 EAST RIVER SAVINGS INSTN with Philip A Schindler and Jacob F Liebler. 166th st, No 1005 East. Extension of \$28,000 mort until Jan 1, 1915, at 5%. Jan 5. Jan 6, 1910. 10:2680. non EAST RIVER SAVINGS INSTN with Philip A Schindler and Jacob F Liebler. 166th st, No 1007 East. Extension of \$28,000 mort until Jan 1, 1915, at 5%. Jan 5. Jan 6, 1910. 10:2680. non Elviel Realty Co to LAWYERS TITLE INS & TRUST CO. Bryant av, n e cor 172d st, 20x100. Jan 5, 5 years, 5%. Jan 6, 1910. 11:3001. 10:00 10.000
- 11:3001. 10,000 Same to same. Bryant av, e s, 20 n 172d st. Four lots, each 20x100. Four morts, each \$8,000. Jan 5, 5 years, 5%. Jan 6, 1910. 11:3001. 32,000 Same to same. Bryant av, s w cor 172d st, 20x100. Jan 5, 5 years, 5%. Jan 6, 1910. 11:2995. 10,000 Same to same. Bryant av, w s, 20 s 172d st. Four lots, each 20x100. Four morts, each \$8,000. Jan 5, 5 years, 5%. Jan 6, 1910. 11:2995. 32,000

Bronx

- Same to same. Bryant av, n e cor 172d st, 100x100; Bryant av, s w cor 172d st, 100x100. Certificate as to ten morts aggregating \$84,000. Jan 5. Jan 6, 1910. 11:2995, 3001.
 Forster Property Builders to Fredk P Forster. Tyndall av, w s, 175 s 261st st, 37.6x95; Tyndall av, e s, 111.11 s 261st st, 37.6x90; Tyndall av, e s, 211.11 s 261st st, 37.6x90. Sept 27, due Mar 27, 1910, 6%. Jan 5, 1910. 13:3423.
 Flanagan, Margt to Louis Withey. Stebbins av, w s, 203.4 s 164th st, 20.10x120. Prior mort \$---. Dec 30, installs, 6%. Jan 4, 1910. 10:2690.
 Freudenmacher, Philip to Herman L Krieger. Kelly st, No 717, n w cor Leggett av, 110x40; Leggett av, w s, 80 n Kelly st, 38.8x110.10x52.5x110. Prior mort \$61,000. Jan 3; 2 years, 6%. Jan 4, 1910. 10:2686.
 Froma Realty Co to Morris H Hayman. Robbins av, s e s, 41.10 s w 152d st, 50x104. Prior mort \$--.. Nov 26, 3 years, 6%. Jan 3, 1910. 10:2643.
 Furcht, Charles to TITLE GUARANTEE & TRUST CO. Alexander av, s w cor 134th st, 25x100. Dec 31, 1903, due, &c, as per bond. 9:2309.
 Freudenmacher, Philip to EMPIRE CITY SAVINGS BANK. Elton av, s w cor 155th st, 48x100. Dec 30, 1 year, 5%. Dec 31, 1909. 9:2376.
 Friedman, Regina to TITLE GUARANTEE & TRUST CO. Briggs av, No 2874, e s, 303.8 n 198th st, 25x125. Jan 5, 1910, due, &c.

- 1909. 9:2376. Friedman, Regina to TITLE GUARANTEE & TRUST CO. Briggs av, No 2874, e s, 303.8 n 198th st, 25x125. Jan 5, 1910, due, &c. as per bond. 12:3296. Fetzer, John F to Eliz Lauter. Lafontaine av, w s, 151.1 s Quarry road, 22x110.3x26.1x96.3. Jan 5, 1910, 3 years, 5%. 11:-3063. 5,000

- Grace Evangelical Lutheran Church, a corpn to Anna M Altstadt. Valentine av, s e s, 175.10 s w Bedford Park Boulevard, 37.6x 100. Jan 4, 3 years, 5%. Jan 5, 1910, 12:3297. 6,750 *Germansky Construction Co to Central Mortgage Co. 235th st, n s, 380 w White Plains road, 4 lots, each 25x114.6. 4 morts, each \$3,750. Nov 1, 3 years, 5½%. Dec 31, 1909. 15,000 *Goodstein, Belle with Wilhelmine Grevel. Morris Park av, No 608. Subordination agreement. Dec 31. Jan 3, 1910. nom Giugliano Realty & Construction Co to MORTON TRUST CO as trustee Homer Bostwick. Crotona av, ws, 231.10 s 182d st, runs s 30 x w x w 219.4 x n 38.11 x e 225.3 to beginning. Jan 3, 1910, 5 years, 5%. 11:3083. 21,000 Same to same. Same property. Certificate as to above mort. Jan 3, 1910. 11:3083.

- Jan 3, 1910. 11:3083. Giugliano Realty & Construction Co to Anna M Grossman et al trustees Martin Grossman. Crotona av, w s, 201.10 s 182d st, runs s 30 x w 225.3 x n 39.11 x e x e 231.9 to beginning. Jan 4, 1910, 5 years, 5%. 11:3083. Geismann, Moise to Chas Purdy. 153d st, No 357, n e cor Cort-landt av, Nos 668 to 674, 100x100. P M. Dec 27, 3 years, 5%. Jan 5, 1910. 9:2400. *Horne, Fredk Wm to EASTCHESTER SAVINGS BANK. 242d st, n e s, 200 n w Catharine st, 33.4x100. Dec 31, 1909, 3 years, 6%. Hollerith (Joseph), Inc. a corpn. to Charles Kling. Union av, e s,

- 6%. 4,200 Hollerith (Joseph), Inc, a corpn, to Charles Kling. Union av, e s, 323 s Boston av, 25x100. Prior mort \$..., Jan 3, 1910, de-mand, 6%. 11:2969. 1,500 Same to same. Same property. Certificate as to above mort. Jan 3, 1910. 11:2969. ... Hiller, John J to Lena M Welsing, gdn John R Moran and ano. Stebbins av, No 1158, e s, 263 n 167th st, runs e 100 x s 24.5 x e 47.11 x n 48.6 x w 147.11 x s 25 to beginning. Jan 1, 3 years, 5%. Jan 4, 1910. 10:2692. 2,000 Huebsch, Peter C to Eliz Ward. Stebbins av, w s, 104.1 s w Chis-holm st, 25x90.11. Prior mort \$3,000. Jan 3, 3 years, 5%. Jan 4, 1910. 11:2970. 1,000 Hughes, Mary B and Annie J wife John F Bonillon to Hugh Mar-

- 4, 1910. 11:2970. 1,000 Hughes, Mary B and Annie J wife John F Bonillon to Hugh Mar-tin. Daly av, s e cor 182d st, 261.4 to 181st st x 386.4 to Vyse av x 214.5 to 182d st x n w 412.4 to beginning. Jan 4, 1910, 5 years, 5½%. 11:3129. 100,000 Hayes, Kath G wife of and Geo B to WESTCHESTER COUNTY SAVINGS BANK. Palisade av, n e cor South st, 172x312.8x183x 304.4, contains 1 251-1,000 acres. Dec 28, 1 year, 6%. Jan 4, 1910. 13:3424. 25,000
- 1910. 13:3424.
 *Hoffman, Lena to Joseph Schmeiser. Av B, s e cor 10th st, 83x
 261.8. Jan 2, 3 years, 5%. Jan 5, 1910.
 Houlihan, Daniel with TITLE GUARANTEE & TRUST CO. Briggs av, No 2874. Subordination agreement. Jan 5, 1910. 12:3296.
- Hlawatsch, Joseph to Patrick J Owens. 165th st. s s, 25 e Tin-ton av, 20.9x100. Dec 22, 1 year, 5%. Jan 6, 1910. 10:2669. 500 *Jaeckel, Geo J H to Eugene L Larkin. Amsterdam av, w s, abt 177 n Liberty st, 25x100, and being lot 422 map (No 870 West-chester Co) of 473 lots Haight estate. Jan 3, 1910, 3 years, 6%. 200
- Chester Co) of 415 lots Haight could. 200
 *Johnson, John W to N Y & Suburban Co-operative Bldg & Loan Assoc. Amundson av, w s, 400 s Jefferson av, 25x100. Dec 31, 1909, installs, 6%. 500
 Kroehle, Fredk W to EMPIRE CITY SAVINGS BANK. Elton av, s w cor 155th st, 48x100. Subordination agreement. Dec 30. Dec 31, 1909. 9:2376. nom
 *Knewitz, Annie to Geo H Lawrence et al exrs Eliz H Sias. Park (3d) av, w s, 300 s 1st st, 50x100. Dec 31, 1909, 5 years, 5%. 6,000

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1)5



Kind, Jennie to Allen Construction Co. Prospect av, No 2356, e s, 581.3 n 183d st, 18.9x93x18.9x93.4. P M. Prior mort \$6,250. Dec 29, 2 years, 6%. Jan 5, 1910. 11:3114. 2,250 Same to same. Prospect av, No 2354, e s, 562.6 n 183d st, 18.9x 93.4x18.9x93.9. P M. Prior mort \$6,250. Dec 29, 2 years, 6%. Jan 5, 1910. 11:3114. 2,250 Same to same. Prospect av, No 2352, e s, 543.9 n 183d st, 18.9x 93.9x18.9x94.1. P M. Prior mort \$6,250. Dec 29, 2 years, 6%. Jan 5, 1910. 2,250

- Jan 5, 1910. ame to same.
- Jan 5, 1910. 2,250 Same to same. Prospect av, No 2350, e s, 525 n 183d st, 18.9x 94.1x18.9x94.6. P M. Prior mort \$6,250. Dec 29, 2 years, 6%. Jan 5, 1910. 11:3114. 2,250 Knox, Arthur with Josephine E Carpenter, trustee Franklin E James. 156th st, s s, extends from Fox st to Southern Boule-vard, 210x100. Subordination agreement. Jan 5. Jan 6, 1910. nom
- vard, 210x100. Subordination agreement. Jan 5. Jan 6, 1910. 10:2720. Koenig, Wilhelmina K, Geo and Philip to Louis J Lahm. 3d av, w s, n 167th st and 25 s from n e cor lot 43, runs s 25 x w 140 x n 25 x e 140 to beginning, being part of lot 43 map Mor-risania. Prior mort \$3,000. Jan 1, 3 years, 5%. Jan 5, 1910. 9:2372. 2.000
- 9:2372. *Lahrmann, Geo to Jason P Golden. Bronxdale av, s w cor Mor-ris Park av, 25.2x100.10x25x97.7. Jan 5, 1910, due, &c, as per 8,000

- *Lanrmann, Geo to Jason P Golden. Bronkadie av, sw cor Morris Park av, 25.2x100.10x25x97.7. Jan 5, 1910, due, &c. as per bond. 8,000
 *Lanzer, Wilhelmina to Ernest W Keller. Green lane or av, e s, 25 5 5th st, 19x100. Jan 5, 1910, 4 years, 5%. 2,000
 *Larkin, Mary to Martin Borger. Oakley st, e s, 216 n Mianna st, and being lot 186 map partition sale Lott G Hunt Est, 25x100. Jan 4, due, &c. as per bond. Jan 5, 1910. 1,500
 Levinson Impt Co to Ernestine Malino. Prospect av, n w cor 179th st, 50x100x49.11x100. P M. Prior mort \$---... Jan 4, due Dec 15, 1910, 6%. Jan 6, 1910. 11:3094. 2,800
 Laurino, Angelo to Wm G Wood and ano, trustees Maria Wood. Park av late Railroad av, e s, -- n Wendover av and at w s lot 26, runs s w 25 x s e 150 x n e 25 x n w 150 to beginning, being part of lot 27 map Central Morrisania. Jan 5, 5 years, 5%. Jan 6, 1910. 11:2904. 4,400
 *Lattka, Joseph to Daniel Stiess exr Katharina Barthel. City Island av (Main st), e s, 34 s Fordham av, 25x100, except part for City Island av. Dec 30, due Jan 3, 1913, 6%. Jan 3, 1910, 3,000
 Levin, Rosie wife of Jacob Levin and David Cohen to Harry G Hecht. Intervale av e s, 144.3 n 165th st, 50x100. Jan 3, 1910, installs. 6%. 10:2705. 500
 Lewin, Morris and Minnie Schwartz to Wilhelmine Grevel. Morris Park av, s, 75 e Garfield st, 25x100, and being lot 411 map Van Nest Park, except part for Morris Park av, 25x5 5%. Jan 5%. Jan 5%. Jan 5%. Jan 5%. Jan 5%. Jan 6%. Jan 7, 1910, 5 years, 5%. 10:2705. 7, 500
 Limsman, Henry to TITLE GUARANTEE & TRUST CO. St Anns av, No 157, w s, 25 n 135th st, 25x98. Jan 4, due, &c. as per bond. Jan 5, 1910. 9:2263. 16,000
 Meisel, Anna C to Oscar R Meyer as committee Linda Meyer. Jerome av, e s, 132.7 n Gun Hill rd, 50x100 and being lots 6 and 7 map 1105 of Bruner estate. Jan 4, 1910, 2 years, 6%. 12:3328. 3,000
- 6 and 7 map 1105 of Bruner estate. Jan 4, 1910, 2 year, 6%. 12:3328. 3,000 Mills, Ellsworth L to Railroad Co-operative Building & Loan Assn. Fort Independence st, e s, 840.4 s Oloff st, and being lot 73, map No 408, property Wm O Giles at Kingsbridge Heights, 25x75.4x25x74.4; also land in Putnam Co, N Y. Prior mort \$4,000. Dec 31, installs, 6%. Jan 3, 1910. 12:3258. 1,500 Matusek, Ladislav to Steinmetz Construction Co. Vyse av, w s, 250 n 172d st, 25x100. P M. Prior mort, \$7,250. Jan 3, 19ear, 6%. Jan 4, 1910. 11:2989. 1,200 McLaughlin, Jas H to Mary E Sipp. Hoe av, e s, 200 s 173d st, 75 x100, and being lots 254 to 256 map 300 lots controlled by Henry Morgenthau. Prior mort \$4,000. Jan 1, due July 1, 1911, 6%. Dec 31, 1909. 11:2989. 500 McMahon, Christopher F to Katharina Bruckner. Belmont av, e s 246 n Tremont av, 18.10x100. Jan 3, 3 years, 5%. Jan 4, 1910. 11:3079. 4,000 *Maurer, Ludwig to Leopold E Georgi. Washington st, w s, 100 s

- 4, 1910. 11:3079. 4, Maurer, Ludwig to Leopold E Georgi. Washington st, w s, 100 Morris Park av and being lot 53 map portion Hunt estate, 25x9: except part for White Plains rd. Jan 3, due July 3, 1911, 67 Jan 4, 1910. 1, Mayor Emma M widow to Lena wife of and John A Bruckne w s, 100

- Morris Park av and being lot 53 map portion Hunt estate, 20x90, except part for White Plains rd. Jan 3, due July 3, 1911, 6,60, Jan 4, 1910.
 *Mayer, Emma M widow to Lena wife of and John A Bruckner. Matilda st, s e s, lots 128 to 131 map Washingtonville, 200x100. Jan 3, 3 years, 5%. Jan 4, 1910.
 Moreno, Vito A to East Bay Land & Impt Co. Casanova st, e s, 132 s Eastern Boulevard, 50x100. P. M. Jan 5, 1910, 5 years, 5%, 0. 10:2767, 2768, 2774 and 2775.
 *Maus, Henry L to Crawford Real Estate & Bidg Co. Boston road, s s, 45 e Ely av, 50x121.3x50x118.7. P. M. Jan 4, due Aug 1, 1912, 5%. Jan 5, 1910.
 *Maus, Henry L to Irving Realty Co. Boston road, s s, 45 e Ely av, 50x121.3x50x118.7. P. M. Jan 4, due Aug 1, 1912, 5%. Jan 5, 1910.
 *Noonan, Joseph to Inving Realty Co. Boston road, s s, 45 e Ely av, 50x121.3x50x118.7. P. M. Prior mort \$900. Jan 4, 1910.
 *Noonan, Joseph to Mabel G Decker. Harper av, n s, 200 e Burke av, 25x150.5x25.4x146.1. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Same to same. Harper av, n s, 225 e Burke av, 25x154.10x25.4x 150.5. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Sononan, Joseph to Mabel G Decker. Harper av, n s, 250 e Burke av, runs n 154.10 x s e 150.5 x s e 60.2 x e 102.10 to beginning. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Noonan, Joseph to Mabel G Decker. Burke av, e s, 75 n Harper av, 36.2x101.6x53.7x100. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Same to same. Harper av, n s, 150 e Burke av, 25x141.9x25.4x 137.4. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Same to same. Harper av, n s, 150 e Burke av, 25x141.9x25.4x 14.9. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Same to same. Harper av, n s, 175 e Burke av, 25x141.9x25.4x 14.9. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Same to same. Harper av, n s, 175 e Burke av, 25x146.1x25.4x 14.9. Dec 18, 5 years, 6%. Jan 4, 1910.
 *Noonan, Ana of Brooklyn, N Y to Zarlene W Karrick and ano. Road leading from West Farms to Westchester, s, adjoining land of trus

*Noonan, Joseph to Mabel G Decker. Harper av, n s, 150 w Burke av, 30.8x65.11x49.1x71.1, Eastchester. Dec 18, 5 years, 6%. 500

- 500

- *Same to same. Harper av, n e cor Burke av, 100x25. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, e s, 25 s Harper av, runs e 100 x s 14.10 x s w 108.11 to Burke av x n 58.1 to beginning. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Harper av, n s, 125 e Burke av, 25x137.4x25.4x132.11. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, e s, 50 n Harper av, 25x100. Dec 18, 5 years, 6%. Jan 4, 1910. *Noonan, Joseph to Mabel G Decker. Burke av, w s, 25 s Harper av, 2 lots each 25x100, Eastchester. Two morts, each \$550. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, w s, 25 n Harper av, 25x100. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, w s, 25 n Harper av, 25x100. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Harper av, s s, 125 w Burke av, runs s 174.8 x s w 1.11 x n w 38.1 x n 142.3 to av x e 25 to beginning, East-chester. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Harper av, s s, 100 w Burke av, 25x171.9x27.2x160.11. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Harper av, s s, 150 w Burke av, runs s 142.3 x n w 30.6 x n 88.5 x n e 31.4 to av x e 33.4 to beginning. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, w s, 160 s Harper av, 17.8x108.11x 60.11x100. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, w s, 100 w Burke av, runs s 142.3 x n w 30.6 x n 88.5 x n e 31.4 to av x e 33.4 to beginning. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, w s, 100 s Harper av, 17.8x108.11x 6.011x100. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Burke av, w s, 100 s Harper av, 100 w Burke av, 50x71.1x50.10x79.10, Eastchester. Dec 18, 5 years, 6%. Jan 4, 1910.
- 4, 1910.
 *Same to same. Harper av, s s, 290 e Burke av, runs e 162.2 x s w
 61.3 x w 53.5 x n w 85.4 to beginning. Dec 18, 5 years, 6%. Jan
 4, 1910.

- 4, 1910. *Same to same. Harper av, s w cor Burke av, 100x25. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Harper av, n e cor Burke av, 100x25. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Harper av, n s, 100 e Burke av, 25x132.11x25.4x128.7. Dec 18, 5 years, 6%. Jan 4, 1910. *Same to same. Harper av, s e cor Burke av, runs e 114.4 x s 34.2 x s w 14.2 x n 14.10 x w 100 to Burke av x n 25 to beginning.Dec 18, 5 years, 6%. Jan 4, 1910. *Oetjen ,Elsie A wife Herman to Pauline Spindler. Fordham av, s w cor Billar pl, 50x100. Nov 30, 5 years, 5%. Dec 31, 1909. 3,000

- s w cor Billar pl, 50x100. Nov 30, 5 years, 5%. Dec 31, 1909. 3,000.
 Pirk Realty Co to Manhattan Mortgage Co. Crotona av, n e cor-180th st, 35x102. Prior mort \$—. Jan 4, due &c as per bond. Jan 5, 1910. 11:3096. 31,000
 Same to same. Same property. Certificate as to above mort. Jan 4. Jan 5, 1910. 11:3096. 400
 *Porter Realty & Development Co to Daniel S Doran. Lot 124 map made by E H Holden dated Aug 20, 1903. Jan 4, 5 yrs, 5%. Jan 6, 1910. 600
 Polack, Sarah to TITLE GUARANTEE & TRUST CO. Clinton av, No 1794, e s, 111 s 175th st, runs e 165.2 x s 28 x s 1.1 x w 163.5 to av x n 1.5 x w to av x n 27.7 to beginning. Jan 4, 1910, due, &c, as per bond. 11:2948. 6,000
 Peterson, Nicholas F to Anthony McOwen. Whittier st, e s, 250 n Seneca av, 50x97.5x50x100. P M. Prior mort \$575. Sept 30, due &c as per bond. Jan 6, 1910. 10:2762. 1,125
 Russell, Katie S to Daniel D Dailey trustee Ella Shepard for bene-ft Florence and Helen Shepard. Union av, e s, 173.6 s 156th st, 18.9x93.4x18.9x93.6. Dec 27, 3 years, 5½% Jan 3, 1910 10:2675
 Reedt, Emma S to Mathilda A Stier. 133d st. No 445 n s, 450 e

- 10:2675
 Reedt, Emma S to Mathilda A Stier. 133d st, No 445, n s, 450 e
 Willis av, 25x100. Dec 31, 1909, 3 years, 4½%. 9:2280. 16,000
 Rosenthal, Marcus to Harold Nathan. Weeks av, w s, 264 s 175th
 st, 75x95. Prior mort \$5,000. Dec 27, due Mar 27, 1911, 6%.
 Dec 31, 1909. 11:2796. 2,500
 *Reiher, J Henry to Wm M Gundlach. 228th st, late 14th av, n
 s, 100 e 6th st or av, 55x114, Wakefield. Jan 3, due, &c, as
 per bond. Jan 4, 1910. 1,200
 Rozzke, Luise to John B Dosso. Manida st, w s, 250 s Spotford av, 25x100. P M. Prior mort \$4,500. Jan 3, 3 years, 5%. Jan 5, 1910. 10:2768. 1,000
 Rogers, Francis to Washington H Beaudine. 143d st, n s, 200.6
 w 3d av, 20x100.2. P M. Jan 4, due, &c, as per bond. Jan 5, 1910. 9:2324. 8,000 n 5, 8,000
- Rogers, Francis to Washington H Beaudine. 145d st, n S, 2000 w 3d av, 20x100.2. P M. Jan 4, due, &c, as per bond. Jan 5, 1910. 9:2324. 8,00 Rechnitzer, Max to Annie M Meekes. Lots 24 and 25 parcel 10 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907; also Ogden av, w s, 55 s 164th st, 25x100, except part for av. Prior mort \$10,700. Jan 4, installs, 6%. Jan 5, 1910. 9:2532, 2534 and 2524. 1,25 Streifler (Jacob) Co to Andrew Brice. Wilkins pl or av, e s, 328.1 n Southern Boulevard, 25x142.1x27x133.9. P M. Jan 5, 1910, 1 year, 6%. 11:2976. 5,25 Schiffmann, Theresa and Esther H Solomon to Julie Duffrin. Pros-pect av, e s, 162 n Westchester av, 26.11x65.4x28.5x56.3. P M. Prior mort \$8,000. Jan 4, due &c as per bond. Jan 5, 1910. 10:2690. 5,00
 - 1,250
 - 5,250
- Prior mort \$5,000. Jan 4, due &c as per bond. Jan 5, 1910. 5,000
 Southern, Wilfred G to TITLE GUARANTEE & TRUST CO. Bryant av, No 1529, w s, 150 n 172d st, 25x100. Jan 5, 1910, due &c as per bond. 11:2996.
 *Smyth, Owen W, Mary F, Marcella and Anna heirs Chas H Smyth and Ellen Smyth widow to T Emory Clocke. 213th st, s s, 155.2 e White Plains road, 75x100. Dec 30, 3 years, 6%. Jan 5, 1910. 1,500
 Schindler, Philip A and Jacob T Liebler to Josephine Eisenhauer. 166th st, No 1007, n s, 140 e Union av, 40x100. Prior mort \$28,000. Jan 4, 3 years, 6%. Jan 5, 1910. 10:2680. 6,000
 *Smyth, Owen W, Mary F, Marcella and Anna heirs Chas H Smyth and Ellen Smyth widow to Mary Eagan. 213th st, s s, 105.2 e White Plains road, 50x100. Dec 30, 3 years, 6%. Jan 5, 1910.

Steiner, Adolph to Geo S Runk. Willis av, n e cor 146th st, 25x 100. Jan 1, 3 years, 5%. Jan 6, 1910. 9:2291. 32,000 Solomon, Joseph to Boerne Young. Simpson st, w s, 77.1 n Home st, late Lyon st, 50x100. Jan 3, 3 years, 5%. Jan 4, 1910. 11:2974. 8,000 1,000

8,000

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January 8, 1910.

This Brand

of Portland Cement-is

too favorably known in EVERY COUNTRY where cement is used to need furthe; descrip-

tion.



- Schwarzler (O J) Co to American Mortgage Co. Brook av. e s, 94.4 n 1677th st, 44.1x107.8x44.1x107.9. Jan 3, 5 years, 5%, Jan 4, 1910, 9:2393. 28,500
 Same to same. Same property. Certificate as to above mort. Jan 3, Jan 4, 1910, 9:2393. 27,500
 Same to same. Brook av, e s, 138.5 n 167th st, 43.9x106.4x37.9x 107.8. Jan 3, 5 years, 5%. Jan 4, 1910, 9:2393. 27,500
 Same to same. Same property. Certificate as to above mort. Jan 3, Jan 4, 1910, 9:2393. 27,500
 Same to same. Same property. Certificate as to above mort. Jan 3, Jan 4, 1910, 9:2393. 27,500
 Same to same. Same property. Certificate as to above mort. Jan 4, 1910, 9:2393. 27,500
 Same to same. Same property. Certificate as to above mort. Jan 3, Jan 4, 1910, 9:2393. 3. Jan 4, 1910, 11:3121. nom
 Samnis, Warren B with Frederick Schurman. Lot 26 parcel 15 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Extension of \$1,032 mort until June 20, 1912, at 6%. May 17. Dec 31, 1909. 11:2873. nom
 Schroder, Michael to DOLLAR SAVINGS BANK. Southern Boulevard, ns, 1000 ws th Anns av, 25x100. Jan 3, 1910, due June 1, 1913, 5%. 9:2261. 2,000
 Schroder, Michael to August Doering. Same property. Prior mort \$12,000. Jan 3, 1910, 3 years, 6%. 9:2261. 3,000
 Schumacher, Wm H with Joseph Zacharzowsky. Lots 33 and 34 blk 31 map (No 1140) sec 1 Bathgate estate. Extension of mort for \$800 to Nov 12, 1911, at 5%. Jan 4, 1910. nom
 Tuchman, Herman to George Hauser. Grace av, e s, 225 s Lyon av, 25x130, Westchester. Prior mort \$4,500. Dec 31, due Jan 1, 1912, 6%. Jan 3, 1910. due Jan 1, 1912, 6%. Jan 3, 1910. 3,500
 Same to same. Same property. Certificate as to above mort. Dec 31, 1909. 11:3053. 3500
 Same to same. Same property. Certificate as to above mort. Dec 31, 1909. 11:3053. 3500
 Same to same. Same property. Certificate as to above mort. Dec 31, 1909. 11:3053. 3500
 Schoder K. Mak Gorder May 248.51.500. Dec 31, due Jan 4, 1910.

- 44,000
- 34,000
- nom
- Same to same. Southern boulevard, n e cor Tiffany st, 37.6x100. Jan 4, 1910, 5 years, 5%. 10:2733. 34,000 Winnie Realty & Construction Co and James F Meehan Co with Geo B Goldschmidt et al trustees Samuel B H Judah. Southern boulevard, s e s, at n e s Tiffany st, 112.6x100. Subordination agreement. Jan 4, 1910. 10:2733. non Same with Louisa Kimberly. Southern boulevard, s e s, 112.6 n e Tiffany st, 37.6x100. Subordination agreement. Jan 4, 1910. 10:2733. non Weedel Androw to William D nom
- *Weedel, Andrew to William Ennis. 7th st, n s, 155 e Castle Hill av, 25x108, Unionport. Jan 4, due &c as per bond. Jan 5, 1910. 2,500
- Winnie Realty & Construction Co to Emma D Barr. Beck st, see s, 97 s w Intervale av, 40x60. Certificate as to mort for \$15, 000. Jan 5. Jan 6, 1910. 10:2709. no
 *Zito, Michele to George Hauser. Crosby av, w s, 51.6 n Waters e
- nom bury av, 25.9x115.11x25x109.10. Dec 31, 2 years, 6%. Jan 6, 1910.
- *Zacharzowsky, Jos to Geo A Devermann. 8th st, s s, 305 w Av D, ,25x108, Unionport. P M. Prior mort \$3,000. Dec 31, due, &c, as per bond. Jan 4, 1910. 900

- Jan. 5. 145th st, Nos 307 to 311 West. Alexander J Bruen agt David Shuldiner et al; Stewart & Shearer, att'ys; Geo H Engel, ref. (Amt due, \$62,983.34.) 3d av, No 807. Robert Main agt Hermance Von Wien et al; Alexander & Ash, att'ys; Geo F Langbein, ref. (Amt due, \$1,129.25.)

- Dec. 31. 61st st, No 247 East, John H Pride agt Traverse A Spraggins; notice of attachment; att'y, J W Smith. 34th st, No 314 East. Edward Shanker agt Marcus Rosenthal et al; action to foreclose me-chanics lien; att'ys, L & J Weinberger. Heath av, w s, 240 n Boston av, 25x92. George Benardi agt Michael Mahoney et al; action to foreclose mechanics lien; att'y, H J Nichols. 175th st, c l, intersection c l Wadsworth av, runs w 52 x n w 125 x e 88.4 x s 114.4 to beg. Hannah McDonald agt Antoinette W Martin et al; amended; action to debar claim, &c; att'y, H Swain. att'y, H Swain.

Jan. 3.

- att'y, H Swain. Jan. 3. 14th st, No 46 West. Sam W Steel agt Robert Smith et al; partition; att'y, L E Warren. 117th st, n s, 385 w 3d av, 25x100.11. Samuel Hugel agt Nathan K Habel et al; action to cancel deed; att'ys, Shapiro & Levy. 234th st, n s, 435 w Katonah av, 50x100. Ford-ham Parquet Floor Co agt Bernard Schultz et al; action to foreclose mechanics lien; att'y, B J Kelly. 42d st, Nos 245 & 249 West. 43d st, Nos 256 to 262 West. Lexington av, No 1717. Mitchel Lehman et al trustees agt Mitchel Lehman et al; partition; att'y, Guggenheimer, Untermyer & Marshall. 1st av, e s, 47.4 n 10th st, 23.Sx94.. 1S5th st, n s, w ½ lot 59, map of Bassford Estate, Bronx. Olga M Herrmann agt Magdalena Herrmann et al; amended dower; att'y, M L Brandner. Jan. 4. Bethune st, n s, between Washington and Greenwich sts, 22.5x80. 27th st, s s, 98 e 9th av, 22x98.9. Frederick A Culbert agt Sarah L Culbert et al; partino; att'y, J B Southard. Park av, No 3042. Frank D Lambie agt Thomas N Doutney; notice of attachment; att'y, H W Booth. Jan. 5.

Jan. 5.

59th st, No 43 East. Lena H Ogilby et al agt Chandlee H Hickok; action to compel convey-ance; att'ys, Townsend & Wynn. Jan. 6

Westchester av, s e cor 156th st, 44.5x65.8x irreg. Joseph Kaplan et al agt Barney Gold-man; action to cancel conveyance; att'ys, Fischer & Levy.

- Broadway, s e cor 183d st, 105x2. Clarence G Friend et al agt Washington E Bogardus; par-tition; att'y, M R Ryttenberg.
 Matison av, s e cor 64th st, 100.5x132.6. Har-riet A R Mills agt Francis L Leland et al; action to declare lien; att'y, S B Robinson.
 Belmont av, s e cor 182d st, 74.1x27.7x irreg. Henry F Lilliendahl agt August Rehbock; action to foreclose mechanics lien; att'ys, Fos-ter & Cunningham.
 Prospect av, e s, 50 n 183d st, 50x114. Chas R Nagel agt Anna Welshman; action to fore-close mechanics lien; att'y, F W Block.
 90th st, Nos 205 to 209 East. Abraham Gold-schlag agt Frank Hillman et al; specific per-formance; att'y, A B Jaworower.

Jan. 7.

78th st, No 46 East. 59th st, Nos *7 and 69 East. Walker st, Nos 5 and 7. Geo J Gould agt Edwin Gould et al; partition; att'y, D H Taylor. Brook av, n w cor 170th st, 50x90. Max Juster agt Geo H Hill Realty Co et al; action to fore-close mechanics lien; att'y, M L Arnstein.

FORECLOSURE SUITS.

Dec. 31.

17th st, No 437 West. Rosa Rothschild agt Rachel Lederer et al; att'y, J A Wolf.
Hughes av, w s, 131.7 s 180th st, 75x160x74x 160. Louis Frankenstein agt Calabro Build-ing Co et al; att'y, J S Lehmaier.
Madison av, s e cor 96th st, 75.8x80x irreg. Samuel Strasbourger agt Benjamin Nieberg et al; att'ys, Strasbourger, Eschwege & Schal-lek.

- lek. Brook av, Nos 1266 to 1270. Carl Ernst agt Abram Zuker et al; att'ys, Parker & Ernst. 73d st, No 231 East. Benjamin Ehrman agt Joseph Meiselman et al; att'y, H Greenberg.

- West Farms rd, s adj lands of Michael Shea, runs s 137 x n w 95 x n e 101 to beg.
 Parcel of land adj above, running s w 94 x n w 151.10 to road leading from Westchester to West Farms, x n e 54.5 x s 97 to beg.
 Frances M O'Connor agt Rosaria Amelio at al; att'y, J R Halsey.
 Hoe av, No 1163. Nevelson Goldberg Realty Co agt Philip Cohen et al; amended; att'y, E A Brown.
 64th st, Nos 420 to 424 East. Mutual Life Ins Co of N Y agt Mary E Norton et al; att'y, J McKeen.
 125th st, No 543 West. Sere Fried agt Catalina

- 125th st, No 543 West. Sere Fried agt Catalina de V Potter et al; att'y, E Jacobus. Sheriff st, w s, 75 n Delancey st, 25x75. Louis Simon agt Isidor L Daniels et al; att'y, A F Silverstone.
- 85th st, No 345 East. Stanislaus N Tuckman agt Morris Schlossman et al; att'y, A Spies.

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Dec. 30. Henry st, No 214. Meyer Jarmulowsky agt Emanuel S Gates; Bernard Alexander, att'y;
Henry F Raabbe, ref. (Amt due, \$1,490.51.)
129th st, No 111 East. Francis H Ross agt
Philip Epstein et al; Fixman & Lewis, att'ys;
T Louis A Britt, ref. (Amt due, \$4,440.64.)

Dec. 31.

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 28. 11th av, w s, 75.5 s 55th st, 27.1x75x irreg. Eliza Dean agt Esther Reshower et al; Salter & Steinkamp, att'ys; Harry N Steinert, ref. (Amt due \$8,880.00.) Forest av, w s, 206.9 s 165th st, 20.6x91. Anna C Wildey agt Constantin Pflamm et al; Pierre W Wildey, att'y; Wm C Arnold, ref. (Amt due, \$3,368.)

Dec. 29.

Brook av, No 1458. Solomon Moses agt Jacob Eill et al; Edward Menocal, att'y; William Lustgarten, ref. (Amt due, \$25,433.33.) Lamport av, s s, 400 w Fort Schuyler rd, 25x 100. Sidney B Hickox agt Moses I Falk et al; Stephen J Stilwell, att'y; Eugene N Robinson, ref. (Amt due, \$3,928.75.) Cherry st, No 222. Jacob Scheer agt Max Wol-per et al; Louis A Jaffer, att'y; Wm W Collins, Jr, ref. (Amt due, \$24,081.83.)

- 126th st, s s, 391.8 e 2d av, 41.8x99.11. Metropolitan Trust Co agt Rosalia Meli; John B Pine, att'y; Wm O Badger, ref. (Amt due, \$35,976.83.)
 1st av, No 1849. Benjamin Wertheimer agt Ignatz Margareten et al; Action No 1; Samuel Levy, att'y; Daniel Patterson, ref. (Amt due, \$2,891.84.)
 1st av, No 1853. Same agt same; Action No 2; Same att'y; same ref. (Amt due, \$2,891.84.)
 1st av, No 1853. Same agt same; Action No 3; Same att'y; same ref. (Amt due, \$2,891.84.)

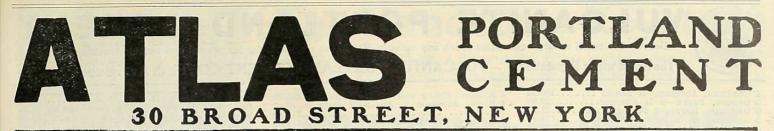
Jan. 3.

- S3d st, Nos 127 & 129 East. John H D Meyer agt John H Yockel; Action No 1; John M Ruck, att'y; Henry M Stevenson, ref. (Amt due, \$21,026:66.)
 Same property. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$3,257.85.)
- Jan. 4.
- 78th st, Nos 334 & 336 East. Solomon Feiner agt Main Realty Co et al; Benjamin F Feiner, att'y; Leighton Lobdell, ref. (Amt due, \$13,-232.65.)
- 232.65.) Madison av, Nos 1931 & 1933. Laura F Hearn agt Bernard J Ludwig et al; Philip S Dean, att'y; Morris Hillquit, ref. (Amt due, \$62,200.) 118th st, n s, 212.6 w 1st av, 37.6x100.10. Ar-thur Baur agt Michael Marrone; Otterbourg, Steindler & Houston, att'ys; John A Foley, ref. (Amt due, \$11,949.)

96

LIS PENDENS.

Dec. 31.



Jan. 4.

- Jan. 4. 3d st, n w cor Wooster st, 42x74.10. Vahan Z M Boyajian agt Margaret Brown et al; att'y, B M Roeder. 156th st, No 491 East. Bella Schulein agt Mor-ris Kitte et al; att'y, M Mayer. Montgomery st, e s, 89.9 s Madison st, 40x78.2x irreg. John J McBride agt Hannah Cohen et al; att'y, W F Kimber. 122d st, No 263 East. Metropolitan Savings Bank agt Michael Freedman et al; att'ys, A s & W Hutchins. 11th st, n s, 235 w Av C, 75x103.3; two actions. Joseph L Buttenwieser agt Abraham Gold-schlag et al; att'ys, M S & I S Isaacs. Hoe av, No 1163. Nevelson Goldherg Realty Co agt Philip Cohen et al; amended; att'y, E A Brown. 12d Moran et al; agt Alice C McLaughlin et al; att ys, Bowers & Sands. St st, No 225 East. Bernhard Striem agt Samuel H Drellich et al; att'ys, Wesselman & Kraus.

- Jan. 5. 10th st, Nos 406 & 408 East. Rachel Feinberg agt Abram Brothers et al; att'ys, Reiss & Reiss.

- Reiss. Madison av, e s, 51.4 n 120th st, 16x83. John Ingle Jr agt Mary Sherry; att'ys, Earle & Russell. 16th st, Nos 518 & 520 East. Abraham Zadek et al agt Serafino Defranco et al; att'ys, Kantrowitz & Esberg. East Houston st, n w cor Goerck st, 50x68.6. East Houston st, n s, 50.3 w Goerck st, 50x 68.6. Bella Hillman et al states at the states of th

- Kantrowitz & Esberg.
 East Houston st, n w cor Goerck st, 50x68.6.
 East Houston st, n s, 50.3 w Goerck st, 50x68.6.
 Bella Hillman et al agt Louis Sorkin et al; att'ys, Kantrowitz & Esberg.
 133d st, n s, 450 w Amsterdam av, 50x99.11. Franny Korn agt Chas C Dow et al; att'ys, Lese & Connolly.
 74 av, s e cor 146th st, 40x100. Julius retrister and the st of the st

JUDGMENTS

In these lists of Judgments the names alpha-betically arranged and which are first on each line are those of the judgment debtor. The let-ter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Dec. & Jan.

07

- 815 42
- 334 55

- 00 00

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January 8, 1910.

98 **RECORD AND GUIDE** VULCANITE PORTLAND CEMENT Delivered in small or large quantities at job any point in Manhattan or Bronx, by our prompt and reliable trucking service. "The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Fifth Ave. Building, N.Y. 3 Klinger, Henry and Sarah-F Block ...215.90 .4 Klein, Abraham & Annie-H Erde et al. Loketz, Louis et al-D M Watkins & Co. 106.47 Lewis, Arthur R-N Clark et al.....195.25 Lohman, Geogianna et al-F Lewis....276.81 Limanowski, Joseph et al-J Cytron et al.

31 Knowles, Francis-Yawman Erbe Mfg Co

john et al1,356 31 Robinson, Douglas et al recvrs—T O'Herlih

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January 8, 1910.

RECORD AND GUIDE

99



The Handsome Keystone

here illustrated binds one of the principal arches in the Chelsea Docks, which extend from Little Twelfth Street to Twenty-third Street, New York. It was made with

EDISON PORTLAND CEMENT

the same material being used for the entire front of this great improvement. For beauty, durability and uniformity of color none excel Edison Portland Cement, because it is Uniformly 10% Finest Ground in the World.

Edison Portland Cement Co.

935 St. James Building

New York City

5 Woodward, Arthur-German Exchange Bank 5 Williamson, Louis E exr-E M Davids.127.87

 5
 Wernert, Joseph-Great Bear Spring Co.

 5
 Wernert, Joseph-Great Bear Spring Co.

 5
 Wolter, Anton-W Friedlander.
 111.91

 5
 Weiss, Robert-S Katzenstein.
 403.53

 5
 Wallace, Geo E-White Co.
 1.684.44

 5
 Ward, John J-Henry Meyer Co.
 82.27

 6
 Walsh, David L--the same
 206.89

 6
 Weiss, John-the same
 206.89

 6
 Weiss, John-the same
 206.89

 6
 Weiss, John E--the same
 206.89

 6
 Weiting, Louis H--the same
 206.89

 6
 Whiting, Louis H--the same
 206.89

 6
 Whiting, Louis H--the same
 206.89

 6
 Whitmore, Albert H CORPORATIONS.

31 N Z Graves Co—A E Bamberger... 31 Brooklyn Heights R R Co—J Devlin Goubert et alcosts, 77.35 A J Peyton & Co-N Y Telephone Co..237.12 4 Ben Abrams Binding Co-the same ... 49.36

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January 8, 1910.

KING'S WINDSOR CEMENT Elastic in its nature, can be applied with 25 per cent. less labor and has 121/2 per cent. more covering capacity than any other similar material. J. B. KING & CO., 17 State Street, New York For PLASTERING WALLS AND CEILINGS

6 Times Square Automobile Co-Fisk Rubb

SATISFIED JUDGMENTS.

Dec. 31, Jan. 3, 4, 5, 6 and 7.

Landgraff, Harry M et al-B F Amend. 1905 add, Wm W recvr—M Brennan, 1909.....399.36 Jullin, Patrick—Hamilton Bank of N Y City. 1909 Mulhale, Margaret-J W Aiken et al. 1909 594.16 Marx, Julius et al-United Surety Co. 1909

Peskoff, Isidore et al—A J MacManus et al. 1909. al. 29.41 Y. 231.21 Wodiska, Isidor et al-United Sufety Co. 12.41 Wilbur, A L et al-M Mitcheltree. 1909.... 5,150.47 Watson, Alexander J-Butler & Johnston. 1908. 242.37

CORPORATIONS.

City of N Y-Dowd Lumber Co et al. 1909

 *City of N Y-J J Buckley. 1909.......68.17

 *City of N Y-J J Buckley. 1909.......68.17

 Jackson Bros Realty Co-G C Stowell et al. 1910

 Astor Trust Co-H F Rabbe. 1909......1,163.05

 Alfred H Post & Co-First National Bank of Pittsburgh. 1909

 68.17

100

CEORGE DOAN FRIBUNE BUILDING, 154 NA SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer. RUSSELL

N Y Transportation Co-T H Blair et al. 1909.

¹Vacated by order of Court. ²Satisfied on ap-eal. ³Released. ⁴Reversed. ⁵Satisfied by exe-ution. ⁶Annulled and void. peal. cution.

MECHANICS' LIENS

Dec. 31.

- Dec. 31.
 77-St Nicholas av, es, 248.4 n 155th st, 125x (2005)
 78-Simpson st, w s, 510 n Westchester av, 78-Simpson st, w s, 510 n Westchester av, 78-Simpson st, w s, 510 n Westchester av, 79-Sth St, No 67 West, Mabbol Son, 81 Estate of Sarah McKee, Maude E Kim, 1000, 2005
 80-St Nicholas av, es, 248.5 n 155th st, 125x125, Golden Klein Iron Works agt 54 (2006)
 80-St Nicholas av, es, 248.5 n 155th st, 125x125, Golden Klein Iron Works agt 54 (2007)
 81-3d av, No 2091, Henry Thompson agt 1900, 2005
 81-3d av, No 2091, Henry Thompson 2200 (2005)
 81-3d av, No 2091, Henry Thompson 2200 (2006)
 82-4-5d av, No 2091, Henry Thompson 2200 (2006)
 82-5d henry and Kenry Kroener and Harold E (2006)
 83-6-6-24 st, No 39, John Samertaus 6 (2006)
 84-6-24 st, No 54 West, Samuel Rosenberg (2006)
 85-6-24 st, No 54 West, Samuel Rosenberg (2006)
 85-6-24 st, No 54 West, Samuel Rosenberg (2006)
 85-75, Thomas av, es, 248,5 n 155th st, 125 (2006)
 85-75, Thomas av, es, 248,5 n 155th st, 125 (2006)
 85-75, Thomas av, es, 248,5 n 155th st, 125 (2006)
 85-80,500
 85-80,500

289-27th st, Nos 115 & 117 West. Standard Metal Furring & Lathing Co agt Eurora Investing Co and E H Watson & Co....382.62
290-St Nicholas av, e s. 248.5 n 155th st, 125x125. Manhattan Window Shade Co agt St Nicholas Construction Co............400.00

Jan. 3.

Jan. 4.

Jan. 5.

More Orders obtained More Contracts closed

by the use of

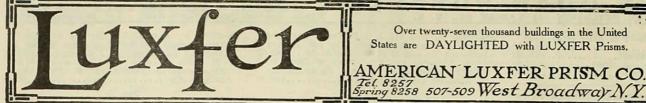
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THE F. W. DODGE COMPANY

11 East Twenty-fourth Street, New York



 agt Eloise & Frisble & John J Clancy, agent.
 S3.00

 44—Same property.
 Morris Brief agt same.

 45—Same property.
 George Diesonhaus agt same

 45—Construction
 30.00

 46—Union av, e s.
 325 s Boston rd, 25x100.

 Standard Damp Proofing & Roofing Co agt J Hollerith
 18.00

 47—13th st, No 306 West.
 Louis Newman agt Samuel Cohen, H H Kennedy & Duane Realty Co.

BUILDING LOAN CONTRACTS.

Dec. 31.

Jan. 4.

Jan. 4. Clinton av, w s. 131.11 n 169th st, 28.10x 138.2x28.10x138.3. Prospect Investing Co. loans Levinson Improvement Co to erect a -sty building; - payments......29,000 Perry av, w s, 350 s Woodlawn rd, late Scott av, 47.11x100x irreg. Manhattan Mortgage Co loans Annie D'Ambra to erect a - sty building; - payments.......13,000 Lan. 5 Jan. 5.

Jan. 6.

Jan. 3.

Jan. 4.

Clinton st, Nos 171 to 185. Marx & Jacobson agt Mrs L Salomon et al. (Nov 24, 1909)

17Sth

 Same
 Contracting Con

Jan. 7.

Doppenheimer & Feldmah et al. (Jan 4, 1910)
23d st, No 210 East. David Schumer agt Samuel Riegler et al. (May 19, 1909).....130.14
Broadway, e s, 54.3 n 57th st. Eureka Fire Hose Mfg Co agt B F Goodrich Co et al. (Nov 13, 1909).....1,083.00

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ORDERS.

Jan. 6.

 5th av, n e cor 16th st.

 16th st, Nos 5 & 7 East.

 J D Butler to Chas E Davis by S P Pearson & Co.

ATTACHMENTS.

Dec. 29.

Dean, Jesse; J Ponyat Co; \$4,530.10; Oakes, Van Arminge & Schwartz.
 Reichardt, Asiatic Trading Co; Eugene J F Col-lins; \$991.50; Harrington, Perkins & Engler.

Dec. 30.

Shannon, Wm P; Matthew J Wheelehan; \$2,-532.11; M J Wheelehan.

Dec. 31.

No Attachments filed this day.

Jan. 3.

Simonelli, Erziano M; Armour & Co; \$999.81; Breed, Abbott & Morgan. Puntigam, Franz; Marie Puntigam; \$5,000; A Spencer.

Jan. 4.

No Attachments filed this day.

Jan. 5. Buckley, Christopher A & Jeremiah H Kugler; Henry S Lesher; \$3,800; Higgins & Simons.
Swan-Day Lumber Co; Morris S Daniels; \$208.23; McLaughlin, Russell, Coe & Sprague.
Peltz, Emil; National Gun & Mica Co; \$8,-942.87; E A Alexander.

CHATTEL MORTGAGES.

Dec. 31, Jan. 3, 4, 5 and 6.

AFFECTING REAL ESTATE.

Fox-Muller Realty Const Co. East side of Matilda st and 239d st. Abendroth Bros. Range. \$143 Giugliano Realty & Const Co. Crotona av and 181st st. American M & Mfg Co. Mantels. 600

January 8, 1910.

Tel. 8257 Spring 8258 507-509 West Broadway N.Y. SATISFIED MECHANICS' LIENS.