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THE real estate market of 1909-1910 has undoubtedly proved to be a disappointment in respect to the volume of business it has developed; and this disappointment has been particularly prevalent during the past month. Not only has there not been so many transactions consummated as there were last year, but, until recently, the demand for gilt-edged property has been smaller. Throughout 1909, for instance, perhaps the most salient phase of the current real estate news was the continued acquisition of important corners by large business interests, which wanted to secure in perpetuity the benefit for their business of some particularly advantageous location. During the early months of 1910, on the other hand, this tendency was checked, and a number of important transactions, for which negotiations were well underway, were never consummated. The cause of this check probably was that the retail trade was proving to be a disappointment. Business men who had assumed heavy fixed charges for particularly desirable locations were not finding their new stores as profitable as they expected, and conditions, consequently, were not so favorable for the financing and consummation of large deals. During the last week or two, however, for whatever reason, the market has been improving in this, if in no other respect. While the total volume of business has been small it has included some very large transactions. The largest of them was the acquisition of a plot on the west side of Broadway between 35th and 36th streets and extending almost to Seventh avenue by a syndicate headed by the Shuberts. The property so acquired constitutes a peculiarly good location for a department store, and in all probability it will eventually be used for that purpose. Either Marshall Field & Company, or the United Dry Goods Stores Company are likely to control it. Plots of this kind are difficult to acquire, and are more needed by department stores than by any other line of business. Two other smaller plots in the same district have also been sold or leased recently as sites for hotels, and this fact is peculiarly interesting. It points to a revival of hotel building in the neighborhood of Greeley square, and if these new hotels are built and are successful there will follow inevitably a revival of interest in the building of restaurants and theatres in this vicinity. These proposed new hotels constitute the first evidence of the investment of large amounts of capital in this district exclusively as the result of the changes produced by the Pennsylvania Terminal. The same cause will probably be responsible for many similar transactions during the next few years.

IN the last number of the Record and Guide Mr. Wright Barclay suggested two minor changes in the street system of Manhattan, which would tend to relieve the existing congestion of traffic. One is the extension of Madison avenue to Union square and the other the extension of Lexington avenue to Fourth avenue. Both of these alterations in street lines have, of course, been suggested before, and both belong to the class of street improvements, which would be relatively inexpensive and useful. The extension of Madison avenue might be particularly helpful in relieving the congestion at the south end of Madison square and in diverting traffic from Fifth avenue. If it could be united with the widening of the roadway of Madison avenue, it would undoubtedly help to attract traffic to that less congested thoroughfare. Eventually the roadway of Madison

avenue will have to be widened from 23d to 59th streets; but, this consummation will not be reached for a great many years. When it comes to be seriously proposed it will be fought bitterly by the owners of private residences between 34th and 42d streets; and it certainly would be a hardship in case these people were forced to abandon their stoops in order to make the avenue more available for business and traffic,—a consummation which the property owners on this part of Madison avenue wish at any cost to avoid. In the long run, however, they will be obliged to yield. Sixth avenue cannot be used for the relief of Fifth avenue, because of the encumbrance of the elevated road. Madison avenue is the only thoroughfare parallel to Fifth avenue which is available for through traffic, and the city should deliberately encourage its use. It should, as Mr. Barclay suggests, extend Madison avenue to Union square and it should widen the roadway wherever this could be done without any excessive damage to private property. Such a widening is particularly necessary from 42d street north, because along that stretch it is too narrow properly to accommodate both cars and vehicles.

THE Board of Estimate has done well to order the widening of the roadway of 42d street from Park to Eighth avenue, by diminishing the width of each of the two sidewalks by seven and one half feet. In the case of these congested cross-town streets the widening is even more necessary than it was in the case of Fifth avenue; but, at present the space between the curb and the cartracks is very narrow and particularly in snowy weather throws much of the traffic into the center of the street. It is entirely just, moreover, that the expense of removing the stoops, wherever they still exist, should be placed on the shoulders of the property owners. They have been occupying municipal property for years without paying any compensation, and now that an essential public interest requires the revocation of the privilege they have enjoyed they have every reason to accept the resulting expense without complaint. They have benefited largely from the conditions that have made the widening of the roadway necessary; and they will to a certain extent benefit from the freer movement of traffic, which will follow from the improvement. The same considerations apply to 34th and 23d streets, and as little delay as possible should attend the application of the same remedy. In the case of 23d street, it is proposed, however, to extend the widening from Eighth avenue to the River. No sufficient reason can be alleged for this increase of the scope of the improvement. The vehicular traffic that goes to and from the West 23d street ferries is not very heavy and will be very much diminished when the Pennsylvania station is opened. This part of the traffic can usually take the line either of 24th street or 22d street quite as conveniently as it can the line of 23d street, and as a matter of fact it frequently does so. The two blocks on 23d street between Eighth and Tenth avenues are improved with old private dwellings which have been converted to business uses in only a few cases, and it will be another ten years before business will assume possession of these blocks. Under such conditions the revocation of the stoop privileges between Eighth and Tenth avenues would be a real hardship and an unnecessary one. The property affected by it is not particularly valuable. It has not increased in value to any considerable extent of late years. The expense necessitated by the removal of the stoops, wherever they exist, would be a total loss to the great majority of the property owners; and it would be a loss for which they would not be reimbursed for a long time. The widening of 23d street should not go any farther than Lexington avenue on the east and Eighth avenue on the west.

PROPERTY owners in Manhattan and the lower regions of the Bronx can regard with a good deal of complacency the recent increases in the commutation rates charged by the New York, New Jersey and Long Island suburban railroads. For years commuters have enjoyed an excessively cheap service owing to the deliberate policy adopted by the railroad companies of encouraging the building up of the territory tributary to their lines; and by these means a great many thousand families have been induced to migrate to the suburb, many of whom would otherwise have occupied apartments in Manhattan or the lower Bronx. That the railroads should have adopted this policy was undoubtedly a good thing, both for themselves, for the territory they served

and for the whole city; and in the interest of the whole city it is a misfortune that some means cannot be found to lower rather than to increase commutation rates. On the other hand the railroads undoubtedly have good reason for insisting on an increase. Owing to the augmentation of traffic they have been obliged to make terminal improvements at an enormous expense—increasing in at least two cases their fixed charges by some millions of dollars a year; and it is only fair that the commuters should pay a small share of these increased expenses. Higher commutation rates are merely another instance of the necessarily higher cost which the increased value of urban real estate imposes on all business enterprises conducted in large cities; and the commuters cannot expect to avoid their share of the penalty. They cannot expect to do business in the city without paying some of the costs necessitated by doing business in a Metropolis. Higher commutation rates were consequently bound to come; and in so far as they have any effect at all, they will benefit centrally situated residential property at the expense of the remoter suburbs. They will probably, for instance, help to fill up Washington Heights somewhat quicker than would otherwise have been the case, and consequently will do something to check the migration from Manhattan, which has been proceeding so steadily during the past few years. Of course they will affect only a small proportion of actual or possible suburban residents, because in most cases the increases in rates will be balanced by improvements in service; but, for the next few years they should benefit the cheaper grades of Manhattan residential property.

FOR A MORE EQUITABLE LIEN LAW.

To the Editor of the Record and Guide:

What would our strenuous ex-President do if he were in the building material business?

I hear some say—get out of it. No doubt some of us would be delighted to do so, but supposing he had been in the business all his life, as some of us have, he would not get out without a fight, and he would turn around and find out what is wrong and why the business should be in such a state that honest and hard-working men with business experience and ability should find it getting more and more difficult to make the business pay.

The dealer who is doing business with the speculative builder has always had his troubles, but of late years his difficulties have increased, and if the present conditions continue his troubles will be still worse. Associations and agreements amongst the dealers do not seem to fill the bill. We must go farther than that for our protection.

The manufacturers of building material are as much interested in this question as the dealer, and possibly jointly they could arrive at some satisfactory solution of the problem. In many instances the dealer is simply a distributor for the manufacturer, and his profit does not amount to more than would be considered a mere commission in any other line of business. The dealer takes all the risk, at least as far as his capital goes, and if he cannot make good the manufacturer suffers. In the building material business we have many conditions and evils to contend with; but what is principally worrying us at the present time is the class of builders getting into the business, and more of this class will come if the present system of loaning money for building operations is going to continue.

The loan people ask, "Why do you sell these men that are not responsible? It is simply up to you!" It may seem so, and apparently this is rational reasoning. But, looking at it from another point of view, what can the dealer do? Under present conditions he has not much choice if he wishes to do business. Some business he must do in order to exist, as his expenses are considerable and continuous. Therefore, when he refuses four to five operations to one he accepts, and selects the one he considers safest, he seems to act conservatively. Even the operation he accepts he may have some doubt about, but he takes all precautions he possibly can to protect himself, and still in the end he frequently has to take hold of the operation himself and invest his cash, which is badly needed in other directions, in order to protect what he has already in the operation, in material furnished.

Finally, he is compelled to foreclose and wipe out a number of smaller sub-contractors and laborers whose families, in consequence, are suffering for their daily bread. All this on account of some of the loan companies not taking into consideration to whom they loan money. There is certainly something radically wrong in their manner of doing business when men without any idea of the building business and without any means or standing whatever can get any amount of money for the purpose of building houses. Let this continue and this class of men will be the only one that will build houses for

the people in this city. They are willing to agree to any proposition the loan people make them, as long as they can obtain money. They are so liberal that certain loan people prefer dealing with them. What can a dealer do when this class of trade is the only kind offered him? He will take a chance, and if the builder cannot finish the job he will finish it himself and foreclose, because if he does not protect his own interest in this way, he will lose what he has in the operation, as the loan people will otherwise foreclose and take the houses. In either case, the small contractor and sub-contractor and laborer are wiped out and their families face starvation.

The Buccaneers of old were charitable compared to the present mode of doing business in the building line. They allowed sometimes their victims to go with some of their belongings, but in foreclosure proceedings of building operations the poor victim often loses all he has, as well as his good name. It is a wrong proceeding and anyone who can work out a practical plan to protect the small as well as the big man in the building business will deserve everlasting gratitude by all honest men.

There should be some restrictions imposed upon the people loaning money for building purposes which would compel them to make loans only to people of some responsibility. As it is now the man with the proverbial shoestring, if he knows how to go about it, can get the money he wants as long as he is willing to pay the price for it. A law should be enacted that money for speculative building purposes should not be loaned to any man or corporation unless the party is himself a builder of good repute and with a certain number of years' experience, or the building erected under the supervision of a licensed architect or builder as stated. No building loans should be issued for any speculative building operation unless the land is owned and paid for by the borrower, and he should have enough cash money on hand to pay for all labor to enclose the building. An affidavit should be exacted that the money borrowed should go into the operation for which it is intended.

It is of vital importance at the present day that some means should be taken to protect the eventual owner of buildings built for the purpose of sale. It is of importance to all interested in the building and real-estate business to see that this is done, because under present conditions there is not enough such protection, as can be seen by anyone closely inspecting some of the operations built and being built by some of the speculative operators calling themselves builders.

Manufacturers, dealers and real estate men should combine in trying to eradicate some of the evils, as they are all interested.

The Dana bill that was introduced in the last Legislature at Albany was a step in the right direction, and if enacted would be a means of abolishing many of the present abuses. This bill, however, was explained in such a manner by certain people to the members of the Legislative Committee that they thought it for the best not to report it, and it still remains in their hands, and unless the people whom it will benefit take upon themselves to show our representatives at Albany and the Legislative Committee that such a law is just what we want, it is likely to be heard from again.

The loan people claim that if such a bill should be enacted there would be no money obtainable for building purposes. This is not so. All money needed will be forthcoming, but the truth of the matter is that the profits of certain loan companies and their go-betweens will be cut considerably, as they will not dare to loan money to other than honest men of some respectability if a bill like the Dana bill is ever enacted. This would have the effect also of giving the city a better class of structures, as men of honesty and character would be sought for by the loan companies.

I do not think that any dealer honestly believes that if the Dana bill had been enacted there would now be no money for building purposes. That there would be a restriction in the loaning of money for this purpose, we all believe and hope. Would it not be better to do one-half of the business and be safe than to do the very hazardous business the majority of us are compelled to do to-day?

I hardly think there is any dealer who would rather see the present conditions and be compelled to make up for his losses by foreclosing on some unfortunate man and recover his own losses by wiping-out the claims of some of our less fortunate brothers who are not in position to protect themselves. If there is such a man among us we cannot expect his support, and I appeal to all honest dealers and manufacturers to try to get together and discuss this proposed law, and I believe you will find it to be to the advantage of all who wish to do an honest and conservative business. Finding it so, write to your respective representatives at Albany and ask them to see that this bill is introduced in the Legislature again next year and is enacted into law.

This bill is no experiment; it is working to satisfaction in other States. It is of great importance to all of us. Let us work together to get it through.

A DEALER.

WHAT HAS HAPPENED TO THE BROADWAY-LEXINGTON AVENUE SUBWAY?

DID THE COMET GET AWAY WITH THE PLANS?

To the Editor of the Record and Guide:

Digging subways with one's mouth, digging them by means of reporters' interviews, may be a very interesting occupation for a man fortunate enough to be gifted by nature with a rapid-fire vocal attachment that can command a salary of \$15,000 per annum; but it is a method too tedious by far to suit the fancy of the average subway traveler. It is said that the Public Service Commissioners complain that they are being unfairly criticised for not having produced results before this. They hold that they have a thankless task to perform at best and must have time to work out the problem in their own way.

Now as to the thanklessness of public undertakings, that is conceded without comment, but if the Commissioners are carrying on their work in all sincerity, then the public would like to view some little glimmer of intelligence from their quarter, now and then. So far, however, nothing of the sort seems to have radiated from the Tribune Tower where the Commissioners have their offices, all of which goes to confirm what appears to be the commonly accepted opinion that lawyers and sound business sense do not travel hand in hand.

In the matter of subway development by the city, what the taxpayer wishes to be fully assured of first of all, is that some definite means of operating the same is in sight, and further, that such operation is going to produce sufficient revenue to meet the interest charges on the necessary outlay. We have already had enough object lessons in this sort of thing to set the most intrepid financier thinking. There was the first bridge to Brooklyn: Colonel Payne with his grips is within the memory of man, and all the haggling over transportation that consumed so many years, and is not yet just what it might be if some obstructionist was where he belonged. The history of that bridge has been the history of others, only less so, for knights of delay have improved their methods as experience seasoned them, until with the last one, the Manhattan Bridge, we have a structure that will require a decade of conversation, at least, to have it operated at a small part of its capacity. Then there is a subway under Centre st we have been told that our grandchildren may have a chance to use one of these days: meanwhile the interest on those bonds that were issued to construct them goes merrily on just the same.

Next comes the Broadway-Lexington avenue folly. All last winter we were assured that the rock-drills would be busy on that project by summer time, but something seems to have gone amiss with the schedules. It is suspected the Commissioners are discovering all at once that coal and macaroni have as much to do with tunnel construction as printing presses and bond issues and an undercurrent of high finance and interest rates is baffling them for the time being. Nevertheless they go on talking day after day about building subways up this street and down that, east, west, north, and south; but never a word is said about earning capacity or operation. All of which is not going to help these five elocutionists to get their various projects beyond the talk stage it would seem; for while such outpourings appeal to the contractors, the bankers take a deeper interest in earning power and operation, and in matters of this kind the bankers generally have their way. Truly municipal ownership is a beautiful theory, but in view of what so far has been accomplished along this line, the less the taxpayers have to do with theory the better it will be for them.

"REAL ESTATE."

THE 59th STREET WIDENING AGAIN FAVORED.

To the Editor of the Record and Guide:

I noticed an article in your last week's issue in which you speak of cutting through a new avenue between 5th and 6th avs, and I am very much pleased with the way you are explaining the proposition and the disadvantages there would be for all of us in having such work done.

When I first read an article in which Mayor Gaynor proposed cutting through this avenue, I at once wrote him a letter giving my views of the situation, of which I enclose a copy to you, as I wish to show you my view of the improvements that ought to be made.

CARL SOTSCHECK.

732 Lexington avenue.

COPY OF LETTER TO MAYOR GAYNOR.

May 24th, 1910.

Hon. Wm. J. Gaynor, Mayor.—Dear Sir:—As I have learned through the newspapers that there is a proposition before you to cut through a new avenue from Fifty-ninth street down to Eighth street, in the middle of the block between Fifth and Sixth avenues, I wish to say that this seems nice for certain people, but that there is more important work to be done before anything like this is thought of.

Firstly, I wish to point out to you the injury you will do by passing such improvement to property owners on all avenues from the East River over to the North River. Business which is now transacted on Sixth and Madison avenues and other avenues would be drawn over to this new avenue and property owners would find their stores vacant or depreciated in value. What should be done now and ought to have been done by your predecessors in office, and has been neglected by them, is this:

Millions of dollars have been spent to build a bridge between Fifty-ninth and Sixtieth streets across the East River to connect with Queens-Borough. On the Queens side we have excellent plazas and approaches, but the New York side of this bridge ends without any approach whatever. It has been proposed, and spoken about many times by our City Beautifying Committee, to tear down the block between Second and Third avenues for a plaza to the bridge and widen Fifty-ninth street between Third and Fifth avenues, and also between Eighth avenue and the North River, taking 100 feet from the north side of Fifty-ninth street right across. This would give us a beautiful boulevard, and a business street and a promenade as well, with access to the bridge.

By doing this you would open arteries of traffic from this main boulevard to the heart of Manhattan Island into all the different avenues from east to west, and every one of these avenues would be greatly benefited through this improvement, both north and south. But spending forty million dollars, as proposed, to open a new avenue between Fifth and Sixth avenues, would be dead wrong, an injury to every property owner on Manhattan Island, and only good for a few people. All the other avenues on Manhattan Island are just as much entitled to benefit in the line of business traffic.

The opening of Fifty-ninth street, which is now congested, would be a great benefit and would bring a big revenue to the city. Therefore, I beg your Honor, as I know you have good ideas and want things right, to give this matter your consideration and try to have the improvement made; that is, the widening of Fifty-ninth street, and never mind Fifth avenue for the present; later on this may be well to do.

ANOTHER DIAGONAL STREET SUGGESTED.

To the Editor of the Record and Guide:

Your editorial comments on diagonal streets prompts the writer to suggest another direct vehicular route, namely a new thoroughfare, commencing at the exit of the new Manhattan Bridge, at Canal st, and the Bowery, and terminating at Greenwich av, which latter is the artery through which both Eighth and Seventh avenues empty their traffic.

This route would merge with and almost meet Delancey st at Lafayette st, thus serving the purpose of facilitating trucking from the Williamsburgh Bridge as well. The length of this street would be but one mile and one quarter and would touch valuable property only at Broadway, between Prince and Houston sts, at which point could not the city acquire such buildings, if tall structures, and simply mutilate the store part to a height sufficient to allow of traffic passing through—and collect revenue from the upper part?

Another point is that the new Manhattan Bridge is not restricted as to size or weight of vehicles and it could be made to serve as a route for merchandise from the loft zone—in the Seventh av section.

LEWIS PHILLIPS.

FREIGHT RATES.

The opinion is expressed in conservative circles that the railroads erred in concertedly advancing freight rates, apparently by agreement when details are considered, for it smacks of a "conspiracy in restraint of trade," which, of course, is a violation clear of the trust law. In the fundamental lines of business engaged in producing or manipulating materials, equipment and machinery required by the building trades, there was a contrariety of emotions on the prospect of higher rates. Historically, the altitude of freight rates constitutes a question as old as the Erie Canal, and economically it is a blood relation of the tariff question. The harder it is for Western shippers to reach the New York market, the better the market for Eastern producers. The Erie Canal made New York City a great port, but its opening sounded the knell of every other town on the Hudson. Freight rates are more or less of a Chinese wall; the higher the rate the better for some trades and the worse for others.

Satisfied with the manner in which the President of the United States has treated the railroads in the present controversy over rates, the New York Central management has ordered the resumption of all work which it ordered suspended on Friday last. This has to do with improving stations, laying additional tracks, making yard and roadbed improvements and the construction of new equipment. Mr. George W. Perkins of J. P. Morgan & Co., who was in Washington during the negotiations between the President and the railroad presidents, says the plan of procedure decided on is equally fair to the public, to investors and to shippers, as well as to the managers of and investors in railroads. These respective interests will no longer be at variance, after the plan becomes effective, and in his opinion the far-reaching, beneficial and permanent effect of this can scarcely be overestimated. Then let us put the best interpretation on the agreement and hope that the causes of the long warfare between the big interests and the Government are all at last exhausted, and that there will be no more choking of business activity, whether intentional or not.

—The Commissioner of Water Supply, Gas and Electricity has asked the higher authorities for an auto truck similar to those used by the gas companies in their emergency work. It will be particularly assigned to respond in cases of breaks or other emergencies in the mains, hydrants or valves in the high pressure fire system, where quick action is imperative. The Sinking Fund Commission has allotted to the W. S. G. & F. Department the ground floor of a building at North Moore st and West Broadway, which will be the quarters for an emergency gang, and where there is sufficient space for storing the auto truck,

CONSTRUCTION

THAT WATER SUPPLY PRESSURE TUNNEL.

Why It is Called a "Pressure" Tunnel and Why It Is Favored by Engineering Experts Over Pipe Lines.

THE proposed Manhattan Tunnel for distributing the Catskill water is of the class known as "pressure tunnels," which had their beginning in the United States and right here in New York. The Harlem River crossing for the new Croton Aqueduct, 1885-1891, was the first pressure tunnel ever built. A "pressure tunnel," which is so designated on account of its being designed to convey water under pressure, must be placed, as usually constructed, at such a depth below the surface of the ground that the weight per sq. ft. of the overlying materials is at least equal to the pressure per sq. ft. upwards of the contained water.

In the present instance, this method of construction places the tunnel about 200 ft. below the street level, but for the purposes of crossing in good rock under the Harlem River, Manhattanville Valley, and the East River, this depth is increased to about 350 ft. and to not less than about 600 ft., respectively, and kept elsewhere at not less than 150 ft. beneath the "rock floor." The route is from Hillview Reservoir, which is situated at the down-stream end of the Catskill water-supply conduit now under construction and about half completed, thence under the westerly part and the middle of Manhattan Island, and across to Brooklyn. In carrying capacity it is gradually to diminish, from Hillview to Brooklyn.

The reader has noticed boring machines at work at various places in the city, all along the line of the tunnel. They are making bore holes, to show the nature of the rock to be tunneled. The art of making borings and extracting core specimens of rock has advanced no less than other arts. By this means the engineers obtain complete knowledge beforehand. One hundred and twenty-five such holes have been bored since December, 1908, and about thirty more are yet to be drilled. The rock cores brought up in making the bore holes are examined by the engineers, and are to be preserved, at the 92d st Gate House, for use in the letting of construction contracts.

The experts whom the committee of the Board of Estimate and Apportionment employed to report (1) on the practicability of the pressure tunnel, (2) on the estimated and probable cost of this tunnel compared with a pipe line, and (3) on the best route for a pressure tunnel, whether from Hillview through Queens to Brooklyn, or through Manhattan to Brooklyn, have carefully studied the geological data thus and otherwise made available, and have come to the conclusion that a pressure tunnel is entirely practicable. Also, that it would cost (\$26,000,000) 44.4 per cent. less than a pipe line. The experts consulted were Messrs. Clemens Herschel, hydraulic engineer; Francis L. Pruyn, consulting engineer, and J. Edmund Woodman, mining geologist. Their report is addressed to Comptroller William A. Prendergast, John Purroy Mitchel, president of the Board of Aldermen, and George McAneney, president of the Borough of Manhattan. A brief history of the project, necessary to an understanding of its present status, is taken from an appendix to the report.

In the report of the New York Board of Water Supply dated Oct. 9, 1905, to the Board of Estimate and Apportionment, a summary is given of the proposed system to obtain a supply of water from the Catskills of 500,000,000 gals. daily. In this report provisions were made for supplying Brooklyn with 100 m. g. d. and Richmond with 20 m. g. d. The distribution of the remaining 380 m. g. d. was left for future consideration.

The plan proposed a steel pipe line from the Hillview Reservoir to the East River, a 10-ft. tunnel under the East River at Port Morris to Long Island and a steel pipe line connecting the tunnel to Forest Park, in Brooklyn.

A cast-iron pipe line was to extend also from the tunnel to the Narrows, passing under them to Richmond. The cost of this work was estimated at \$10,224,000.

A reservoir was proposed at Fort Park, Brooklyn, but no provision was made for it in the estimate. No provision was made for a reservoir in Richmond, made necessary for this plan, nor were pipe lines provided for a distribution of the 100 m. g. d. from Forest Park Reservoir to Brooklyn.

To provide for these reservoirs and distributing pipe lines would cost approximately \$5,000,000, which added to the original estimate of \$10,224,000, makes \$15,000,000 the cost of delivering 120 m. g. d.; or about one-quarter of the Catskill supply. The time of completion would be about five years, owing to the length of the Port Morris Tunnel crossing under the East River and the preliminary investigation necessary before the letting of contracts.

To complete this preliminary work, and in place of it to provide in a studied and best manner for the permanent distribution needs of the city, the Board of Water Supply by its letter of Nov. 15, 1909, proposed the work which is the subject of the estimates herewith presented. This letter is based on the report of the Chief Engineer of the Board of Water Supply of Nov. 1, 1909.

Under date of Dec. 8, 1909, the majority of a committee consist-

ing of the Chief Engineer of the Department of Finance, the Chief Engineer of the Board of Estimate and Apportionment, the Chief Engineer of the Board of Water Supply, and Assemblyman Lindon Bates, Jr., reported to the Board of Estimate and Apportionment; while the report of the minority, consisting of Assemblyman Lindon Bates, Jr., was presented Dec. 10, 1909.

Under date of Feb. 2, 1910, the Chief Engineer of the Department of Water Supply, Gas and Electricity reported on this same project to the Commissioner of the Department of Water Supply, Gas and Electricity.

As stated in the beginning of this report, of which this is Appendix D, the present commission of two engineers and a geologist was appointed by letters from a committee of the Board of Estimate and Apportionment, appointed March 4, 1910.

COMPARATIVE COSTS.

The second question put to the experts was, "How does the estimated and probable cost of this pressure tunnel compare with (a) the estimated and probable first cost of a pipe line from Hillview Reservoir through Queens to the Borough of Manhattan, and (b) a pressure tunnel from Hillview through Queens to Brooklyn?" Presumably the question was intended to call for comparisons of costs on the routes and the kinds of water conduits described when built of equal water and pressure carrying capacity, and serving an equal area of distribution; as otherwise a comparison could not be made. The engineers answered:

The proposed Manhattan pressure tunnel, like the Catskill aqueduct now building, is to carry, at its up-stream end, a supply of 500 m. g. d.; and passing, in gradually diminishing sizes, to Brooklyn through the Boroughs of Bronx and Manhattan, will supply the distribution systems of these boroughs, at a pressure, where desired, of about 100 ft. (43 lbs. per sq. in.) greater than at present; and by pipe line extensions it will also thus supply the Boroughs of Queens and Richmond; that is, at pressure, where desired, of about 275 ft. in the Bronx; 280 ft. in Manhattan; 245 ft. in Queens, and 225 ft. in Richmond; while any conduit built on the line direct from Hillview through Queens to Brooklyn will necessarily demand other and additional conduits also to supply Manhattan Island.

INCREASED PRESSURE WHEN DESIRED.

We cannot assume that no portion of the Catskill water supply will at no time be needed in the Borough of Manhattan. We believe, on the contrary, that its delivery under the increased pressure, nearly 100 ft. (43 lbs. per sq. in.) of increased pressure, which the proposed Manhattan pressure tunnel would furnish would be of very great value to the Borough of Manhattan to-day, and for all time, in giving eventually, the chief city of the United States a pressure in its supply for fire and domestic purposes such as is customary in other cities and villages of the United States, and in relieving the city from a very great daily expense of pumping water those same 100 ft. at high-service city pumping stations, and also at thousands of privately-owned pumping engine plants of all kinds, located in dwellings and other buildings.

The Manhattan pressure tunnel is designed to deliver water at many uptake shafts, placed at intervals of about 4,000 ft., throughout its length of nearly 18 miles, at any locally desired pressure (up to its limit of action) by means of pressure regulators; so that no fear of an undue overloading of the strength of the street mains, or of plumbing, need be entertained. Water pressure in cities has money value, and is sought for and quickly utilized whenever available. In the course of years, all fixtures are, when necessary, rebuilt to suit the increased pressure, and meantime any district or single buildings within any district, may be kept supplied at the former pressure, if so desired, by the use of the simple and inexpensive appliance known as a pressure regulator. It is thus made practically expedient to introduce the more desirable and valuable street-main pressure gradually, and as it may be called for by the water consumers. As reducing insurance rates alone, such increased pressure is palpably of great value.

PUMPING TO BE DISPENSED WITH.

The present high service pumping above mentioned amounts to about 75,000,000 gals. daily in Manhattan, 25,000,000 in Brooklyn, and 30,000,000 gals. by the pumps of citizens, 130,000,000 gals. daily in all; costing at the city pumping stations about \$400,000 annually; at the private pumping plants a sum difficult to estimate, but by careful inquiry and conservative estimate this has been found to amount to not less than the great sum of \$1,400,000 annually; a total of \$1,800,000 annually, when the estimates were made, which in a few years will certainly amount to at least \$2,000,000 annually, representing a capital of some \$50,000,000.

CONSUMPTION OF CATSKILL WATER IN MANHATTAN.

Returning to the consideration of the idea not to allow any of the Catskill water supply ever to be distributed in Manhattan Island, we find that within about 30 years no less than 180,000,000 gals. daily of this supply will be needed in the Borough of Manhattan, even if the whole of the Croton water supply be reserved in addition and for Manhattan, exclusively; which shows that a conduit of some sort from Hillview to Manhattan must be constructed.

The engineers' comparisons had to be made between the first cost of the proposed Manhattan pressure tunnel, and: the first cost, (a) of a pipe line from Hillview Reservoir through Queens to the Borough of Brooklyn, supplemented by a pipe line from Hillview to Manhattan, together with a cross connection be-

tween Brooklyn and Manhattan, all of this of equal carrying capacity and distributing capacity to the Manhattan pressure tunnel first named. Also (b) between the first cost of the proposed Manhattan pressure tunnel and the first cost of a pressure tunnel substituted for the pipe lines just described under letter a; this last being a comparison of first cost between two pressure tunnels built on two different routes. The engineers then say:

THE ULTIMATE COST FIGURES.

This Queens and Brooklyn pressure tunnel must, for purposes of enabling a comparison to be made, be supplemented (as would the pipe line) by a good and sufficient pipe line from Hillview to Manhattan, and by a proper direct cross connection, Brooklyn to Manhattan. Comparing now our estimated probable first cost and time necessary for completion of the Manhattan pressure tunnel, with the estimated probable first cost and time necessary for completion of an equivalent pipe line (your question 2, under letter a) we find that the Manhattan pressure tunnel will cost about \$26,000,000, and will require about 4½ years to construct, while an equivalent pipe line system, will cost about \$47,000,000, and will require about 4½ years to construct; a saving of first cost of a pressure tunnel as compared with pipe lines of \$21,000,000.

No borings exist on the Ward's Island route. Consequently, over a year's time would be lost on that line in exploring the sub-surface. The topography of this portion of the country shows a large and broad area over which the rock floor is depressed below sea level; and it is known that the zone of disturbed rock occupying in general the valley of East River is broader here than further south. A tunnel on this route would be obliged to cross more rock contacts and traverse greater stretches of poor ground than by the route now proposed.

These conditions argue strongly against the practicability of this route; but on account of a lack of detailed information as to the conditions to be encountered, a comparative estimate of the tunnel: Hillview via Queens to Brooklyn, scheduled under Question 2, b, can hardly be made. We only know that with equally good ground to be met with, the Manhattan tunnel would cost less; being on a direct and central line that is capable of supplying all the five boroughs; and not needing the supplements of a separate and special line of supply Manhattan, and of a separate and special cross connection between Brooklyn and Manhattan.

ROUTE COMPARISONS.

The third and last question which the experts were called upon to answer was: "Which, in your opinion, is the better route for a pressure tunnel if constructed, (a) from Hillview Reservoir, through Queens, Brooklyn, or (b) from Hillview Reservoir, through Manhattan Island, to Brooklyn?" The engineers' conclusion was as follows:

"If we were tersely to sum up the considerations which are not included in a mere comparison of first cost, as presented by the three questions, and to emphasize the value of the advantages which the proposed Manhattan pressure tunnel will confer upon the city, such as increased pressure gained (a very valuable item in the way of saving fire insurance, and in saving pumping expenses, as already shown) no encumbrance of streets during construction, nor of their subsoil thereafter, and the like considerations, we would say that the City of New York must have the Manhattan pressure tunnel to distribute the Catskill water-supply, or its equivalent; and from the results of our studies, we find that the Manhattan pressure tunnel may be constructed at much less cost, with less annoyance and immediate danger during construction, that it will be more valuable in use immediately and in the future, and will cost much less to operate and maintain."

It should be added, in all fairness, that the estimate of \$26,000,000 will not entirely cover the cost. Drilling in shafts in residential sections would in all probability not be permitted after 9 or 10 p. m. These conditions, taken in connection with the eight-hour labor law, would cut down progress and enhance costs.

FOR AND AGAINST THE TUNNEL.

A HEARING was given on Tuesday evening at the City Hall by the special committee of the Board of Estimate and Apportionment charged with the duty of considering the subject of the distribution of the Catskill water, particularly that method proposed by the Board of Water Supply and endorsed by the City Department of Water, Gas and Electricity, namely, the pressure tunnel from Hillview Reservoir through Manhattan and across the East River to Queens, Brooklyn and thence to Richmond.

The committee consists of Messrs. William A. Prendergast, Comptroller; George McAneny, President of the Borough of Manhattan; and John Purroy Mitchel, President of the Board of Aldermen. This committee had just issued, on last Saturday, a report from three engineers whom it had engaged on its own account to confirm or refute the opinion of the Board of Water Supply as to the best method of distributing the Catskill water. The chairman emphasized the status of the case, and the duty and authority of the committee, by saying that the City of New York was ABSOLUTELY COMMITTED to the Catskill water system, and the only question was how should the water from the Catskills be distributed. Of course the Croton mains cannot take it; they are full now, as Commissioner Thompson says. The Catskill aqueduct is half finished to Hillview Reservoir, and whatever may be thought of the Catskill scheme as a whole in any quarter, the fact remains that the water must be distributed.

At the hearing the committee first heard those interests having objections to the plan of a pressure tunnel through the

Borough of Manhattan to Queens and Brooklyn. Then it heard from those who approved of this scheme of distribution. Summarizing all, it may be briefly said that the plan was approved by the representatives of labor unions, by Secretary C. G. Smith of the Board of Fire Underwriters, by the Merchants' Association, the Manufacturers' Association, the Brooklyn League and the West End Association. Objections were entered by the representatives of the United Real Estate Associations, and other taxpayers' associations, and by President Alfred R. Conkling of the Realty League. The names of representatives of taxpayers' associations who were noted as appearing against the Rock Pressure Tunnel under Manhattan are as follows: Messrs. Louis Schrag, Thomas Krekeler, M. J. Horan, Henry G. Wynne, Frank Demuth, Samuel Rubenstein, Dr. Abram Korn, Charles Schnelle, Leo Strauss, Dr. K. F. Junor and Lucien Knapp.

The objections were all substantially covered by the remarks of Mr. Schrag, the first speaker, who said:

"The water question is getting to be a serious and expensive matter for taxpayers. The members of our Committee on Water Supply have given it considerable attention and held a number of meetings and listened to experts, and from what we learned, there are many uncertain conditions and not sufficient knowledge as to the rock formation under Manhattan at this time to warrant the letting of a contract which might double the estimated cost.

"There is no danger of a scarcity of our water supply and no necessity for any great haste in constructing the rock tunnel under Manhattan. Our present Croton watershed can easily supply Manhattan; it is now supplying both Manhattan and Bronx; with the Catskill addition there will be an abundant supply of water to be had. Long Island water resources are considered one of the best in the world. The United States Government report says about 500,000,000 gallons daily can be secured.

"On May 7, at the dedication of a fountain presented by the Women's Health Protective Association, they were told by a city official that the Water Department reports a lack of our water supply, while at the same time, 243 million gallons a day was going to waste over the Croton Dam, into the Hudson River. In several parts the Report now before your committee speaks of many uncertain conditions as to the rock formation in Manhattan. In the section from the Bowery and Spring st, to the East River, the report says, the engineers have found unsound rock at a distance of 600 feet, also at 106th st, it may be advisable to depress the tunnel below 600 feet. These conditions make the cost uncertain.

"What assurances have we taxpayers that the cost of construction will not double if you are going to give out a contract on the uncertain conditions of the rock formation under Manhattan? On page 10, the report further says, that Manhattan, in 1930, will need 180 million gallons more than the entire Croton can supply. That is not so; during the past five years, Manhattan and Bronx together did not increase six million gallons per year. That Manhattan below Harlem will decrease in population is beyond dispute. Statistics of the Building Department show a falling off in apartment building in Manhattan for the first five months in 1910, as compared to last year, of 50 per cent. On page 20 of the report it is said: 'Soft spots on Manhattan; there is no way to tell their presence.' Pages 26-27 of report says: 'The increased cost and the uncertainty of permanence must be weighed against such increase in cost and in time of completion, as will result from a depression of the tunnel grade.' Report further says: 'Pressure tunnel, utmost value for fire protection.' Why, we only spent about \$5,000,000 a few years ago for a high-pressure water system.

"The average amount of water used for fire purposes for nine years in Manhattan during an entire year was as follows: Average daily amount of water used in Manhattan and Bronx, 328,000,000 gallons; average amount of Croton water used for fire in Manhattan during an entire year, about 60,000,000 gallons. The amount used for fires, you will see, is insignificant, as it is less than one-half a day's supply."

Those who favored the plan made a point of the statement in the Report that the necessity of pumping water would be eliminated. The committee allowed two weeks in which to submit briefs, at the request of objectors, who asked for more time to study the Report.

—The Commissioner of Water Supply, Gas & Electricity of New York City has been authorized to contract with the Allis-Chambers Co., without competitive bids, for constructing and installing one electrically driven pump, with all appliances complete, for high pressure service, in the pumping station now erected at the north-east corner of Gansevoort and West sts, and for another identical electrically driven pump, for high pressure service, in the pumping station now erected at the corner of Oliver and South sts; both stations being in the Borough of Manhattan. These pumps and appurtenances to be built and installed both as regards workmanship and material in accordance with the plans and specifications prepared for that work by the Chief Engineer of the Department of Water Supply, Gas & Electricity under which a contract was entered into between the Department of Water Supply, Gas & Electricity and the Allis-Chalmers Co. for the five electrically driven pumps now erected and in service at each of the two pumping stations above referred to.

THE RECONSTRUCTION OF WEST POINT

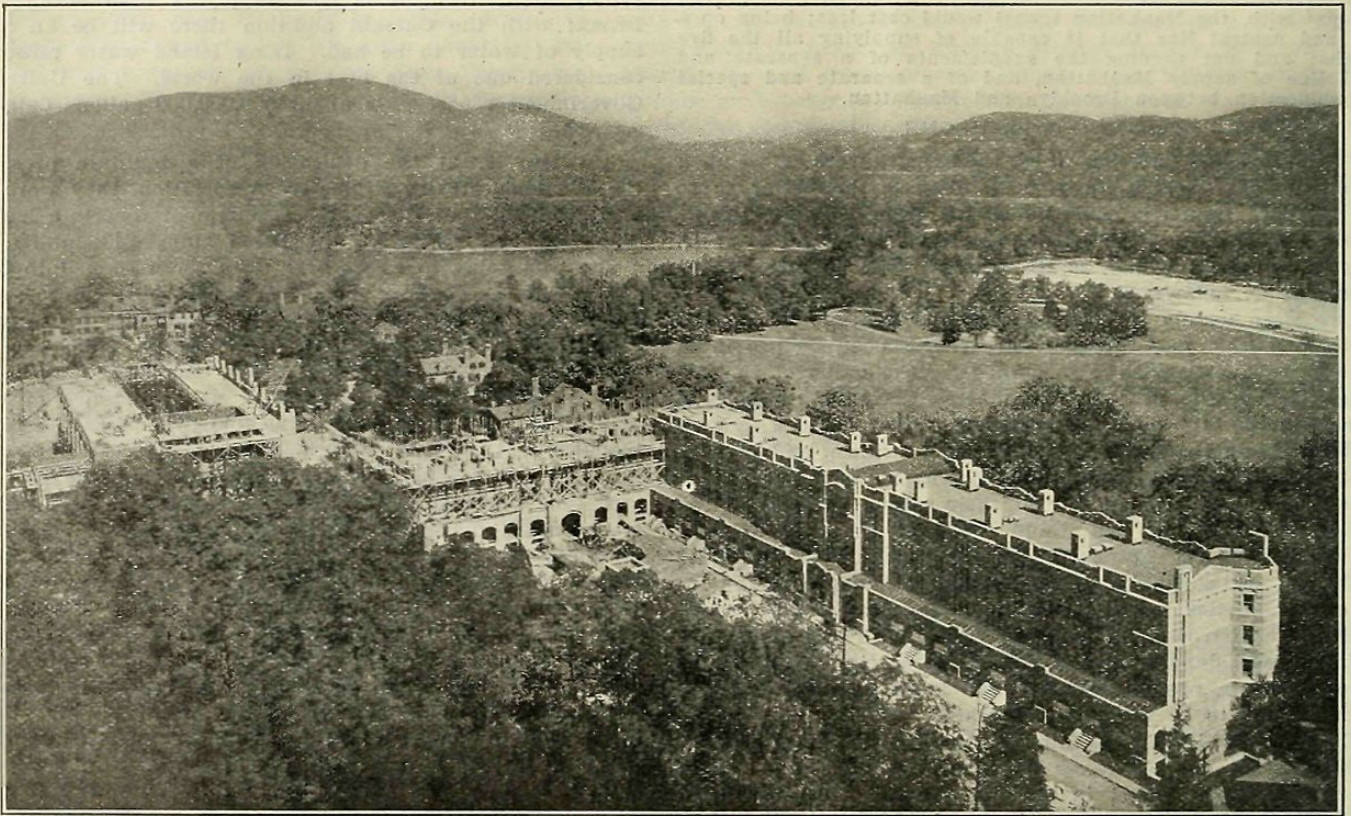
The General Contract for the New Chapel Finished—The Military Academy Considered in Connection With the New Interstate Park—Future Bridges Over the Hudson.

ONE of the most interesting building projects now in the course of execution in these United States is the rebuilding of the national military academy at West Point. And when this great work, which has been going on now for some six years, is taken in connection with the setting aside of the highlands along that shore of the river on which West Point stands for a public park, it becomes at once apparent that this is a very eventful period in the history of the lower Hudson.

The Governor of New York State this week signed the legislative bill which ensures the perpetuation of the beautiful landscape extending virtually from the city to and beyond the military post as an interstate park for public enjoyment. No doubt in time the States of New York and New Jersey and the National Government, acting together, will have a series of scenic drives built through these park lands and joined to the east shore by bridges, one of which will unquestionably be at West Point to connect with Constitution Island, the splendid contribution of Mrs. Russell Sage to what we are

hue's pencil imagined it. So far as the Chapel is concerned there is no doubt of this. The photograph reproduced in these pages was taken from the building itself. The native rock which furnished the material of the walls is of a warm grey, with streaks of striation and a glitter of silica. The edifice has a coign of vantage on the hillside, from which it dominates the pile of academic buildings. In Colonel Larned's disposition of the buildings, as in the tentative plans embodied in his report to Congress, which formed the basis for the architectural competition, Trophy Point was the site selected for the Chapel. Where the Chapel stands now it is almost isolated from the rest of the buildings, the nearest neighbor being the Observatory, but it will look well in the general picture, and no doubt in time will have more company than the forest trees.

For the greater part of the construction the general contractor is Charles T. Wills (Inc.) of New York. The Chapel, the Administration Building, the Gymnasium, and four sets of double officers' quarters, are among the buildings that have



Courtesy of Charles T. Wills (Inc.)

VIEW FROM THE CHAPEL AT WEST POINT TOWARD THE NEW GYMNASIUM AND CADET BARRACKS.

certain will eventually be the grandest park in all the world, the full glory of which is now only dimly conceived.

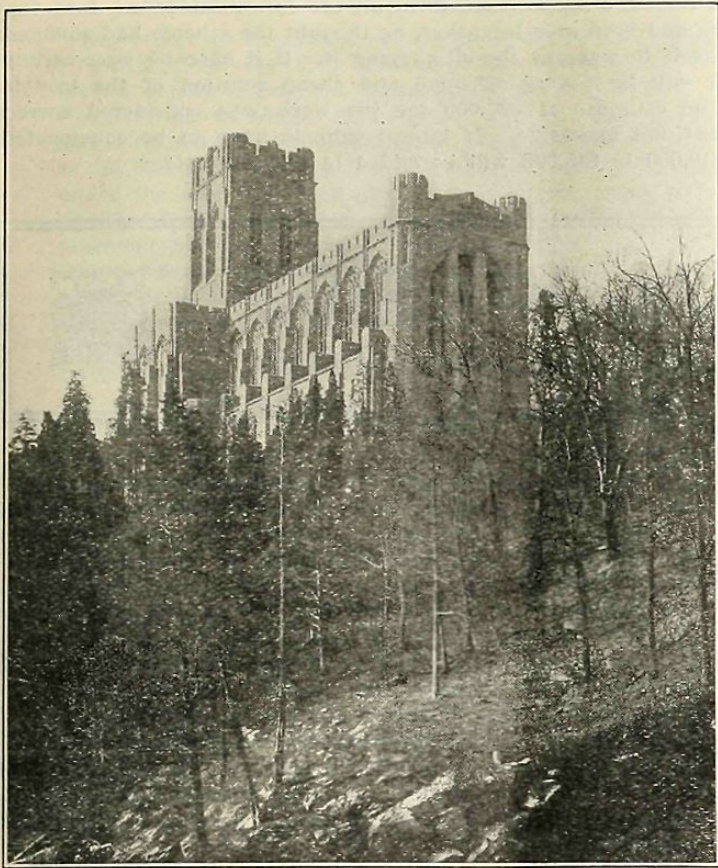
The reconstruction of West Point is also likely to be of very high importance in its results upon general architecture. Montgomery Schuyler says there is no place "better suited to exhibit and emphasize the quality of the national architecture, nor an institution worthier of the best that architecture can do." There never was anything mean about the architecture with which the Government surrounded its military cadets, but some of the buildings had become inadequate, and collectively the various parts were susceptible of a better disposition. Then, too, there was the series of terraces descending to the water's edge, offering great architectural possibilities, but unavailed of. One of the most striking drawings in the tentative plans prepared for the architectural competition in 1903 was a frontage so set upon the cliff as to seem an integral part of it, and rising like battlements from the water in terraces to the heights where stood old Fort "Put." It was an idealized likeness of the West Point of old, before the time of the military academy, when it was the strongest fortification of its time, and when fort rose above fort and battery above battery, from the placid water to the crown of the highest verdure-clothed hill. So striking was this picture, and so remindful and suggestive of the olden time, the conception imposed itself upon all the architects whose designs came into final consideration.

It will take a few more years to complete that picture in "living stone," but a part of it is finished. Some critics have wondered if the real thing will be as impressive as Mr. Good-

been included in his contracts so far. The riding-hall on the cliff over the railroad tunnel, which is being worked out by another building firm, is yet only partly formed. As for Mr. Wills, he has had as many as six hundred men at work, and altogether there are nearly a thousand mechanics and helpers on the post, gathered from New York, Newburgh and the surrounding towns. Adding together all the work that Mr. Wills is engaged with, at West Point and in the city, the aggregate must rank him as one of the three largest builders in the land.

One cannot leave West Point without saying something of the great park with which it has now been surrounded. The full scheme contemplates the purchase of land to connect that given by Mrs. Harriman with the Palisades Park along the west bank of the lower Hudson, together with the extension of the Palisades Park to or near Newburgh. The latter park, which is already some 14 miles long, has been acquired during the past ten years by the Palisades Park Commission, a joint body representing New York and New Jersey. Besides the \$2,655,000 of private gifts already mentioned, the New York Legislature has voted in favor of a State constitutional amendment, permitting an appropriation of \$2,500,000 for joint park purposes, and the New Jersey Legislature has voted \$500,000 for the same purpose. Of the total sum in sight we understand that a portion will be used to make the park extension accessible.

Perhaps it is everybody's mind to ask if the setting apart of so much territory will hinder the real estate development of the west shore of the Hudson? No more than Riverside Park has



THE NEW CHAPEL AT WEST POINT.
Cram, Goodhue & Ferguson, Architects.
Charles T. Wills (Inc.), Builder.

hindered the West Side of New York City. What is taken for the Palisade park would never have been needed for desirable development, being mountainous and commercially inaccessible. The natural development of the towns on that side of the river will not be stayed, but the wood-choppers and blasters will be cleared out.

DECREASED BUILDING ACTIVITY.

Reports to Bradstreet's from ninety-four cities of the United States show a total estimated expenditure for building in the month of May \$74,080,925, as against \$86,828,192 reported at the same cities for April and \$87,589,632 in May a year ago. There is here indicated a decrease of 14.6 per cent. from April and of 15.4 per cent. from May, 1909. This decrease from May a year ago, which month saw the largest total ever recorded, compares with a gain of 7.8 per cent. in April and of 4.8 per



INTERIOR OF THE CHAPEL AT WEST POINT.
Cram, Goodhue & Ferguson, Architects.
Charles T. Wills (Inc.), Builder.

cent. in March over the corresponding periods of last year. It might be observed that the aggregate decrease from the May total last year is about \$13,500,000, the larger portion of which is explained by the decreases of about \$7,000,000 at New York and of \$5,000,000 at Chicago. The New York City total for May is 20 per cent. smaller than that of April and 24.4 per cent. smaller than that of May last year, but while the heaviest portion of the net loss from a year ago is accounted for by the two cities above mentioned, it is worth noting that more than half of the ninety-four cities—forty-nine, to be specific—show decreases from May, 1909, while forty-five show gains.

THE STATE OF EMPLOYMENT IN NEW YORK.

Brick building in New York City has for a long period of months provided employment for only about 55 per cent. of the bricklaying craftsmen. The statement is made on authority of the secretary in charge at the union headquarters. But in New Jersey, and, indeed, at all other centres throughout the country, bricklayers are well employed. A bulletin from the International Union states that there is work for every idle brick mason in New York, if he is willing to travel.

In most other mechanical trades the state of employment is generally fair, as reported by Mr. Tompkins, secretary of the N. Y. C. Building Trades Department of the A. F. L.

BUILDING IN MANHATTAN.

Plans for new buildings in May represented a smaller appropriation than for the same purpose last year, by more than two million dollars. The figures as compiled in the Building Department by the statistician, James W. Spencer, being \$11,482,925 appropriated for 109 new buildings, as against \$14,168,671 for 103 new buildings during the same month last year. A decrease is also shown in comparison with the statistics for April of this year, the figures being \$14,731,400 for 113 new buildings, a decrease of four in number of buildings and \$3,247,475 in capital invested.

The tenement house construction shows a decided falling off, plans being filed for twenty-two as against thirty-two the same month last year and twenty-six the month of April, a falling off of \$2,205,000 in the cost of construction from last year and a decrease of \$2,587,000 from that of April.

A decrease is shown in the number of loft and store buildings, of which thirty were planned last month as against thirty-six for the same month last year and thirty-seven in April. Despite that fact an increase in the cost of construction is shown, the lesser number of buildings costing \$624,500 more than in the same month in 1909 and \$595,800 more than those recorded in April. The office building construction shows an increase in the number of buildings by two over last April, but a decrease of \$2,214,000 in capital invested.

TO TUNNEL THE CITY COLLEGE GROUNDS.

A drainage problem has been giving the trustees of the City College considerable trouble. A spring of water has developed, and it can be taken care of only by pumping, until a new system of drainage can be constructed. John F. O'Rourke, of the O'Rourke Construction Company, an expert in underground work whom the trustees consulted, has hit upon what he considers a simple solution of the difficulty. The trustees have adopted his plan for the correction of the water troubles, and the Board of Estimate has given them authority to carry it out.

The plan is to bore a tunnel through the face of the cliffs of the park on Morningside av, westward to Amsterdam av, at a sufficient level below the surface to drain the water from the seams, which now runs into the cellars of the buildings. This will obviate all necessity for disturbing the surface of the grounds or the cellars, and Mr. O'Rourke thinks it is sure to leave the College property absolutely free from subterranean waters above the tunnel level. The present system of drains is ample for the purpose of taking care of the surface and house drainage. The rock underlying the buildings lies in strata, inclining from the vertical at a small angle toward the east, and as the water flows only along the seams it is cut off by the stratification from escape along the face of the bluffs, which is the reason of the present trouble.

"My experience with the different rock tunnels with which I have been connected, particularly those in the City of New York," says Mr. O'Rourke, "has enabled me to observe that in all cases a tunnel in rock drains the rock above and adjoining it, down to its own level, for a considerable distance on each side where the seams run crosswise, so that my recommendation to drive this tunnel is not in any sense an experiment.

"I had the pleasure of going over the subject with Mr. George B. Post, himself an engineer as well as an architect, and he agrees with the simplicity, economy and sufficiency of this method of protecting the College buildings from further trouble with subterranean water. There are two other arguments for adopting this plan in addition to its undoubted efficiency; one is that it creates no disturbance in either the buildings or the grounds, and the other is the fact that it is quicker and more economical than anything yet proposed. Moreover, the tunnel will require no maintenance charges, and there is no question about its permanence, which is as great as that of the rock

through which it would be driven. The tunnel will be about 1,000 feet long and 6 feet square, and may cost something like \$20,000, including a connection to the park drains or to the Morningside av sewer."

The Chief Engineer of the Department of Finance, Mr. Nelson P. Lewis, who was called upon to pass upon the plan, reported that while he could not give a positive approval to Mr.

O'Rourke's proposition, from all the information and data that he had been able to gather, he thought the scheme had sufficient merit to warrant the city trying it. If it operates successfully, it will be a very effective and cheap solution of the trouble. The estimate of \$20,000 for the work was considered correct and not excessive. If lateral tunnels have to be constructed, \$10,000 to \$15,000 will be added to this estimate.

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

TENEMENT HOUSE DEPARTMENT.

GENERAL ORDER.

In new tenement houses, beams, channels, stair platforms, stair strings, or other obstructions will not be permitted to diminish the window area below the minimum required by law. Furthermore, where stair platforms or obstructions cross stair hall windows, such windows must have a proper guard rail and must be so arranged that ready access to both halves of the window can be obtained to open same.

This order will take effect July 7, 1910.

(Signed) JOHN J. MURPHY,

Dated, June 7, 1910.

Commissioner.

GENERAL ORDER.

Wooden screen partitions not exceeding 7 ft. in height may be erected, forming storage or work rooms, in connection with stores, without the filing of plans, but such screens must not form any part of the enclosure of living rooms.

This order will take effect immediately.

(Signed) JOHN J. MURPHY,

Dated, June 7, 1910.

Commissioner.

BULLETIN NO. 21.

On and after July 8, 1910, the Tenement House Department will refuse to approve any plans showing proposed enclosed spaces within the apartments containing sinks or range, or water-and-gas connections for cooking purposes, unless such enclosed spaces comply with the requirements for rooms.

JOHN J. MURPHY, Commissioner.

Dated June 8, 1910.

DECISIONS BY THE BOARD OF EXAMINERS

Appeal No. 58 of 1910; fireproof shutter case No. 12 of 1910; premises, 126 to 130 6th av, Manhattan; John J. Harrington, appellant. Laid over from last meeting. Report of Chief Croker, of Fire Department, dated the 31st May, was presented and read, whereupon the report was received, recommendations adopted and appeal disapproved.

The Fire Department, upon passing on the plans for removal of a violation, ordered fireproof fire shutters on the building. Appellant contended that fireproof shutters were unnecessary on the west side, or front, of the building because building fronts on the square formed by intersection of 6th av, 8th and 9th sts, and all buildings west of appellant's building are more than 75 feet distant. Appellant further stated that fireproof shutters were unnecessary on the south side of the building, because buildings adjacent thereto on that side of the street are only two stories high, while appellant's is six. There are no windows on the east side except on the sixth, or top, floor.

Appeal No. 59 of 1910; fireproof shutter case No. 13 of 1910; premises, 140 to 142 6th av, Manhattan; John J. Harrington, appellant. Laid over from last meeting. Report of Chief Croker, of the Fire Department, dated 31st May, was presented, read and report was received. Recommendation adopted and appeal disapproved.

The Fire Department upon passing on plans for removal of violation ordered fireproof fire shutters on building. Appellant contended that fireproof shutters were unnecessary on rear side wall, as building adjacent at rear is more than 15 feet distant from the north wing, and more than 25 feet from rear of main building. Appellant further contended that fireproof shutters were unnecessary above first story on north wall of building, because the building is bounded on the north partly by a graveyard and partly by a 3-sty building, on the corner of 6th av and 11th st.

Appeal No. 62 of 1910; alteration No. 1152 of 1910; premises, 273 Madison av; Arnold W. Brunner, appellant. Application disapproved by Building Department May 23, 1910. Request to have objections waived considered by Superintendent June 10 upon filing of amendments to original plans. Under consideration.

The Building Department made these objections and com-

ments: Proposed extension on 3-sty rear and also roof extension should be enclosed with brick; wall thickness should conform to Sec. 31 of Building Code; lot and block numbers should be stated. On June 6 revised plans were disapproved, because "plans apparently were not those approved by Board of Examiners." On June 9 Appellant submitted following amendments and moved to waive objections: "Proposed extension on third story rear will be constructed of 8-inch brick walls, except bay, which will be constructed of steel angles filled with terra cotta blocks covered with copper. The front of extension on roof will be constructed of 8-inch brick walls."

Appellant stated that Objection No. 2 regarding wall thickness was appealed to Board of Examiners on May 31, 1910, and said appeal was sustained. Appellant supplies lot and block numbers and requests to be allowed to use 8-inch brick wall enclosing roof extension.

Appeal No. 64 of 1910; alteration No. 1126 of 1910; premises, 4 to 22 West 35th st; Goldwin Starrett & Van Vleck, appellants. Application disapproved by Building Department May 26. Board of Examiners approved plans on May 31, on condition that recreation shelter on roof be built entirely of fireproof materials.

The Building Department made these objections: Lot and block numbers missing; locations as given differently stated in application and affidavit; question No. 17 of application not properly filled out; correct number of stories and height of building not correctly given; vault permit missing; building code requirements in regard to structures over 150 feet high not complied with; front wall of 11th story to have been built of unlawful material; stairways insufficient; plans and specifications inconsistent regarding wall thickness; information not definite enough regarding details of fireproof floors and roofing. Plans were also considered inconsistent regarding layout of roof; occupancy of shelter was not stated; distance between columns center inconsistent, and concrete footings not sufficiently reinforced.

Appeal No. 67 of 1910; new building No. 119 of 1910; premises, southwest corner 35th st and 11th av, Manhattan; John H. Knubel, appellant; appearance, Mr. J. H. Knubel. Application disapproved by Building Department, March 11, Board of Examiners passed on appeal June 7 and disapproved plans.

Building Department made these objections: Lot and block numbers missing; show window permit not filed; storm doors did not conform to requirements of Section 263 of Revised Ordinances; fire-escapes and fireproof doors not provided; metal of castiron columns of unlawful thickness; front wall weak, because openings represented more than 60 per cent of wall; footings under corner pier not of sufficient size, and bulkheads not covered with metal.

LOCATION OF NEW PRISON SITE.

The State Prison Commission has selected a 500-acre tract as a new prison site to take the place of Sing Sing. The site will cost \$50,000 and will be paid for out of an appropriation of \$500,000 for the new prison to be built. The State Commission had intended to build a prison on Bear Mountain, but one of the conditions of the gift of land and money by Mrs. Harriman for the extension of the Palisades Park was the abandonment of this location. The new site selected by the Commission lies 69 miles north of New York City on the Harlem branch of the New York Central.

—Alderman Nicoll has introduced an ordinance providing that every automobile belonging to the City of New York shall be inscribed with the name "City of New York" in plain black letters, so that everybody can observe it.

Only Possible To Our Subscribers.

The science of real estate is only possible to the subscribers of the Real Estate Directory, the Record and Guide, the Checking Index, the Record and Guide Quarterly, and the Mortgage Indicator. Otherwise an office system is extravagant and wasteful.

SUMMARY OF TENEMENT CONDITIONS.

The report of the Tenement House Commissioner, Hon. John J. Murphy, for the first quarter of the current year contains results of the census the Department has finally been able to complete of tenement house conditions in New York. The statistics give the total number of tenement houses in the city as 102,930, of which 42,072 are in Manhattan. The houses built under the new law have already reached the large number of 16,133. During the first three months of this year 396 new tenement houses were completed in the whole city. There are still in Manhattan 30,623 rooms without windows, 13,845 dark public halls, 676 school sinks, 8,943 rooms opening on inadequate shafts and 34,751 rooms having inadequate windows to adjoining rooms. In the Bronx there are only 15 school sinks, 1,112 dark rooms, 1,075 dark public halls, and 697 rooms opening on inadequate shafts. Several of the statistical tables contained in the report are here given:

Number of tenements	Total No. of tenement houses.	New-law tenement houses.	Old-law tenement houses.
March 31, 1910.			
Manhattan	42,072	4,197	37,875
The Bronx	7,671	2,165	5,506
Brooklyn	48,134	7,844	40,290
Queens	4,495	1,918	2,577
Richmond	558	9	549
New York City	102,930	16,133	86,797

Number of apartments	Total No. of apartments.	New-law apartments.	Old-law apartments.
March 31, 1910.			
Manhattan	511,386	106,135	405,251
The Bronx	74,081	35,129	38,952
Brooklyn	249,184	66,213	182,971
Queens	18,677	8,113	10,564
Richmond	2,064	53	2,011
New York City	855,392	215,643	639,749

NEW LAW TENEMENT HOUSES.

New law tenements	No. Jan. 1, 1910.	No. demolished or removed, from the tenement class,		No. Mar. 31, 1910.
		Jan. 1 to Mar. 31, 1910.	Jan. 1 to Mar. 31, 1910.	
Manhattan	4,134	63	0	4,197
The Bronx	2,068	97	0	2,165
Brooklyn	7,637	208	1	7,844
Queens	1,892	27	1	1,918
Richmond	8	1	0	9
New York City.....	15,739	396	2	16,133

NEW LAW APARTMENTS.

New law apartments	No. Jan. 1, 1910.	No. subtracted added by demolition of building or removal		No. Mar. 31, 1910.
		Jan. 1 to Mar. 31, 1910.	from tenement class.	
Manhattan	104,065	2,070	0	106,135
The Bronx	33,650	1,479	0	35,129
Brooklyn	64,762	1,454	3	66,213
Queens	7,932	148	3	8,077
Richmond	50	3	0	53
New York City.....	210,459	5,154	6	215,607

OLD LAW TENEMENTS.

Old law tenements	No. Jan. 1, 1910.	No. for- No. demolished or classed removed non-tenements re-converted to tenement class.		No. Mar. 31, 1910.
		Jan. 1 to Mar. 31, 1910.	from tenement class.	
Manhattan	38,047	8	180	37,875
The Bronx	5,525	0	19	5,506
Brooklyn	40,370	59	139	40,290
Queens	2,599	1	23	2,577
Richmond	552	1	4	549
New York City.....	87,093	69	365	86,797

OLD LAW APARTMENTS.

Old law apartments	No. Jan. 1, 1910.	No. subtracted added in buildings demolished or recon-verted from the tenement class.		No. Mar. 31, 1910.
		Jan. 1 to Mar. 31, 1910.	tenement class.	
Manhattan	406,324	33	1,106	405,251
The Bronx	39,010	0	58	38,952
Brooklyn	183,342	220	591	182,971
Queens	10,645	3	84	10,564
Richmond	2,023	3	15	2,011
New York City.....	641,344	259	1,854	639,749

CLASSIFICATION OF OLD LAW TENEMENTS ACCORDING TO DEPARTMENTAL ACTION, MARCH 31, 1910.

	Structural conditions according to law.	Structural orders issued and pending.	Subject to structural inspection.
Manhattan	8,290	11,023	18,562
The Bronx	1,591	1,125	2,790
Brooklyn	1,914	8,568	29,808
Queens	87	166	2,324
Richmond	20	48	481
New York City.....	11,902	20,930	53,965

—The City Budget for 1910 is printed in the City Record of the date of June 9. The total is \$163,130,270.37.

GIMBEL STORE FINISHED AHEAD OF TIME.

On December 8 last a copper box containing a history of the Gimbel enterprise and a variety of other data which will be of curious interest to some future generation, was placed inside the corner stone of the new Gimbel Building at 33d, 34th sts and Broadway, which has just been practically completed by the Thompson-Starrett Company. The event aroused perhaps only a passing interest at best, for great building projects are nowadays more the rule than the exception, yet the new Gimbel store marks an epoch in merchant history and in the history of New York, being at once the crowning triumph of the Gimbel Bros.' enterprise and the most important property development in the Herald Square section since the completion of the new Pennsylvania station.

The cost of land and building is in the neighborhood of \$12,000,000, and Gimbel Bros. have leased the building for a period of 21 years with four renewals at a rental which, for the span of a century, will run close to \$100,000,000.

The excavation took five months, as much rock and earth being taken away in a single day as would suffice for an entire commercial structure of moderate dimensions. Not until well toward the end of October were the first steel columns set. But from that date construction records fell fast. Eleven thousand tons of steel towered to completion in 400 hours and fireproof tile was delivered and set in place at the rate of 250 loads a day.

Some idea of the magnitude of the work may be gathered from the fact that the property has a 200-ft. frontage, and a depth of 400 ft. The building is 12 stories high, with three stories below grade, and has a total floor space of 27 acres. It contains 48 passenger elevators, a freight escalator, an immense fur vault, refrigerating plant, 1,500 tons of terra cotta, 4,500,000 common brick, 730,000 face brick, six 300 H.P. boilers, 20 ventilating fans, 1,200,000 sq. ft. wood floors, 288,000 ft. conduit for wires, 540,000 ft. copper wire for lighting, 1,070 telephone stations, 8,200 yards concrete foundations, 50,000 sq. ft. of marble and 1,750,000 sq. ft. of fireproof tile.

The completion date (extended by strikes) for the finished structure is August 1 of this year, but the Thompson-Starrett Company set out to anticipate this date by a liberal margin. How well it has succeeded may be inferred from the fact that the building will be turned over to the owners any day now, if this has not already been done.

NOVELTIES.

A RADIATOR VALVE THAT INSURES AGAINST LEAKS.—This device is fitted with a spring and requires no packing. Therefore, it cannot leak. It is water, steam and air tight in joints and there is never any danger of the valves suddenly sputtering water or hot steam about the rooms. By the use of this device owners and agents could save repairs to walls and ceilings, could avoid ruin of parquet floors and wear and tear on radiators arising from amateurs trying to make repairs, to say nothing of cost of service of steam fitters. All shrinkage is taken up automatically as the valve expands. Tenants are not deprived of heat when they need it most. The Buyers' Bureau, care Record and Guide, will give further information upon request.

A CLEARER, WHITER ARC LIGHT.—Its exterior appearance is the same as that of the familiar illuminant of this character, but it has higher efficiency than most arc lamps, and burns longer, by reason of an ingenious arrangement of carbons. It will burn from 75 to 80 hours on one trim, and a larger size will burn from 100 to 120 hours. It has only three moving parts and its simplicity permits it to be easily cared for. It is neat, compact and reliable. It utilizes 1 1/4 watts per mean hemispherical candle; "the highest of any light source" burns 7mm. x 300mm. carbons on the 75 to 80 hour size, and 8mm. x 300mm. carbons on the 100 to 120 hour type. It is fool proof. The Buyers' Bureau, Record and Guide, will give further information upon request.

HOW ABOUT THE AIR VALVES ON YOUR RADIATORS?—The wise apartment house owner or agent is looking to his repairs now. Therefore, the question about the condition of radiator air valves is seasonal. Air in the radiator always robs the surface of its full efficiency. A good air valve which will keep out the air will practically double the heating effects of a steam radiator. This means a saving on your coal bill. There is a valve on the market, manufactured by a reputable house, that not only vents the air, but keeps it out, the motive force for which is furnished entirely by the heat, air and water within the system. It pays for itself in fuel economy, it is said, and can be put on any radiator. It is a sure way to stop complaints from tenants that they are not warm enough. Operation is the same whether on one or ten pounds pressure. There is no expansion post to get out of shape. Its syphon arrangement takes all water formed by condensation and forces it back into the radiator. It eliminates many of the annoyances of a vacuum system. The Buyers' Bureau of the Record and Guide will give further information upon request.

A FLUSH VALVE THAT ALWAYS WORKS.—This device is for sanitary appliances. It is slow closing and is made for basin and sink cocks and is especially designed for use in closets. It is simple and durable. It was invented by a plumber who knew about the shortcomings of some devices of this kind. It works under any pressure above five pounds, and what is more important, it does not get out of order. It can be regulated from the outside without shutting off the water, which, by the way, entirely controls it. It works automatically by simply pushing a button. It is adaptable to any make of closet and is said to reduce water bills. The Buyers' Bureau of the Record and Guide will supply further information upon request.

AN IMPROVEMENT UPON THE PARTITION DOOR CHECK.—This device will interest occupants of offices especially and building owners generally. It is a device that looks like any other door check, but works a little differently. It is reversible without removing any of its parts. It is non-leaking, is smaller in size and weighs less than the ordinary door check, but contains more liquid, therefore greater efficiency is obtained. The Buyers' Bureau of the Record and Guide will give further information upon request.

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS.

INDEX:

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

- 1—Demolishing
- 2—Excavating
- 3—Foundations
- 4—Masonry
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Rhineland Real Estate Co., 31 Nassau st, owner; 23, 25, 26, 6.
 Buchman & Fox, 11 E. 39th st, architects; 22, 24.
 Hedwig A. Thomason, 172d st and Walton av, owner; 12, 11.
 Brill Bros., 44 E. 14th st, owner; 7, 24.
 F. St. John Burke (Le Roy Const. Co.), 3 Broad st, owner; 12, 11.
 Elise Levy, 208 Mosholu Parkway, S, owner; 12, 10.
 171st St & Brook Ave. Co., 111 Broadway, owner; 9, 12, 14, 16.
 William Sinnott, 966 E. 165th st, owner; 12, 14.
 Chas. W. Buckham, 307 5th av, architects; 12, 9, 14; June 17.*
 W. Higginson, 21 Park Row, architect; 12, June 9.*
 C. B. Meyers, 1 Union Sq., architect; 12, 16, 14, 9.
 Gibson Steingart Const. Co., 949 Broadway, owner; 12, 14, 16, 9.
 Cioffi Co., 1116 Intervale av, owner; 12, 14.
 Alex Kahn, 2865 Broadway, builder; 9, 12, 14, 16, 11.

Wm. Young Co., 550 W. 41st st, builder; 12, 7, 11.
 164th St. Building Co., 1171 Madison av, owner; 10.
 Columbus Circle Arcade Co., 15 W. 42d st, owner; 7.
 Weschler Estate, 1239 Broadway, owner; 9.
 August Jamsen, 32 W. 30th st, owner; 26, 11.
 Henry Bosch, 209 William st, owner; 12.
 Chas. C. Haight, 452 5th av, architect; 12, 14, 11, 7, 30, 24.
 Morris Frankel, 302 Broadway, owner; 12, 14.
 Adolph Wexler, 204 Bush st, owner; 12, 14.
 C. K. Realty Co., 2061 Ryer av, owner; 12, 14.
 M. W. Del Gaudio, Tremont and Webster avs, architect; 12, 10.
 Joseph Frohmer, 31 Canal st, owner; 12, 14.
 Irving Judis Bldg. & Const. Co., 215 W. 125th st, owner; 12, 14, 16, 9.
 H. J. Smith & Son, 256 St. James pl, Bklyn, builder; 12, 14, 16, 9.
 Wm. Crawford Co., 5-7 E. 42d st, builder; 12.

Legal Mortgage Realty Co., 5 Beekman st, owner; 12, 15, 16, 9.
 A. Santini, 442 Westchester av, owner; 12, 14.
 Cramp & Co., 23 E. 26th st, builder; 12, 14.
 N. Y. C. & H. R. R. Co., 335 Madison av, owner; 4.
 Chas. O. Johnson, 482 W. 24th st, builder; 12, 14.
 John Briggs, 187 Jamaica av, Long Island City, builder; 12, 14.
 Edward Corning Co., 100 William st, builder; 12, 14, 9.
 Jessie M. Samilson Realty & Const. Co., 71 E. 96th st, owner; 12, 14, 16.
 Strauss Bldg. & Realty Co., 73 E. 90th st, owner; 12, 14, 16.
 Goldberg & Greenberg, 132 Nassau st, owner; 10, 12, 22, 26, 23.
 Emery Roth, 20 E. 42d st, architect; 22, 12, 21.
 N. Rubenstein, 15 W. 119th st, owner; 12, 14.
 M. W. Del Gaudio, Tremont and Webster av, architect; 10.
 Chas. S. Clark, 445 Tremont av, architect; 12, 11.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

164TH ST, n s, 100 e Broadway, 6-sty non-fireproof tenement, 125x125x irregular, tile roof; cost, \$200,000; owner, 164th St. Building Co., Alex D. Duff, president, 1171 Madison av; architect, Geo. F. Pelham, 507 5th av. Plan No. 420.

Owners will take estimates.

BROADWAY, s e cor 98th st, 12-sty brick and stone apartment and stores, 100.1x91.7, tile roof; cost, \$1,000,000; owner, Samuel Barchardt, 349 West 86th st; architects, W. L. Rouse & L. A. Goodstone, 12 West 32d st. Plan No. 415.

No mason, carpenter, plumber announced. Architects will supervise.

Factories and Warehouses.

43D ST, No. 518 West, 1-sty brick storage building, 10x10x12, gravel roof; cost, \$200; owner, Wiser Bros., 524 West 43d st; architects, James McWalters & Son, 2434 Broadway. Plan No. 416.

Architects superintend. There will be no preliminary contracts. Other subs not announced.

Miscellaneous.

99TH ST, s s, 80 e Park av, 1-sty brick carpenter shop, 19.6x19.6x12.6, Du Mazuel slab roofing; cost, \$450; lessee, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, same address. Plan No. 419.

The company will be its own contractor.

BROOME ST, s e cor Tompkins, four frame lumber sheds, 70x70x16, asphalt

roof; cost, \$350 each; owner, Horace S. Ely, 21 Liberty st; architect and lessee, I. Masson, 25 East 99th st. Plan No. 414.

4TH ST, No. 211 E, erect galvanized iron and wood toilet compartments, 20.6x20.6x95.6, galvanized iron roof in yard; cost, \$800; owner, Geo. W. Fennell, extr, 107 Avenue A; architect, Henry Regelman, 133 7th st. Plan No. 421.

CENTRAL PARK, opposite West 81st st, 1-sty public comfort station, 60x60x30, slate roof; cost, \$23,000; owner, city of New York; architect, Theo. E. Videte, Arsenal, Central ark. Plan No. 424.

Architect superintends.

Stores, Offices and Lofts.

25TH ST, s s, 100 e 6th av, 12-sty fireproof brick store and terra cotta loft, building, 96.6x96.6x82.9, slag roof; cost, \$350,000; owner, Alcourt Realty Co., 27 West 24th st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 417.

Alex Kahn, contractor, 2865 Broadway, superintends. No subs announced.

WASHINGTON ST, Nos. 708-10, 5-sty brick factory, 44x44x75, tar and gravel roof; cost, \$25,000; owner, Adam Cook's Sons, 313 West st; engineers, Geo. Baum, same address. Plan No. 418.

William Young Co., 550 West 41st st, is general contractor.

21ST ST, Nos. 132-134 W, 12-sty brick and stone fireproof loft building, 46x46x85, slag roof; cost, \$150,000; owner, Geron Construction Co., 32 Union sq; architect, W. G. Figueroa, 32 Union sq. Plan No. 423.

Architect president of Geron Construction Co. Specifications call for fireproof elevator shafts, terra cotta coping, metal cornices, steel skeleton.

GRAND ST, s e cor Corlear & Monroe sts, 7-sty brick store and loft building, 61x5.4x irregular, tin roof; cost, \$75,000; owner, Goldberg & Greenberg, 132 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 422.

Owners superintend. Specifications call for galvanized iron cornices, brick elevator shafts, plaster boards and balcony and stair fire-escapes, and flushometers, tile flooring.

7TH AV, No. 425, 4-sty brick store and loft building, 19.6x19.6x53.6, tar or gravel roof; cost, \$15,000; lessee, Childs Co., 42 East 14th st; architect, J. C. Westervelt, 36 West 34th st. Plan No. 425.

Architect superintends. Contract not let. Specifications call for galvanized iron facades, cornices and wire glass skylights, balcony and stairway fire escapes and blue stone coping.

MANHATTAN ALTERATIONS.

CATHERINE ST, Nos. 88-90, new toilets in 6-sty and cellar brick store and tenement; cost, \$600; owner, Ernestine B. Harris, 229 Broadway; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1479.
 Owner superintends. A. Levine, 183 Forsyth st, mason and carpenter.

CHEERRY ST, No. 341, install bath rooms and new plumbing in 3-sty brick dwelling; cost, \$2,000; owner, Annie F. Leverich, Westchester, N. Y.; architect,

Raphael Prager, 149 Broadway. Plan No. 1444.

F. De R. Wissman, 149 Broadway, superintends. Carpenter and plumber not yet selected.

COLUMBIA ST, n e cor Broome, change side walls in 4-sty brick machine shop; cost, \$500; owner, Estate Richard Dudson Wm. M. Dudgeon exr 828 Broome st; architect, P. Tillion, 44 Court st, Brooklyn. Place No. 1489.

Matthew Smith & Son, 509 Lorimer st, Brooklyn, is mason.

DELANCEY ST, Nos. 73-75, cut doors and remove old work in 6-sty brick tenement and stores; cost, \$1,200; owner, Morris Weinstein, care architect, Harrison & Sackheim, 230 Grand st. Plan No. 1490.

Owner superintends.

DIVISION ST, No. 37, change front of 5-sty brick tenement; cost, \$6,000; owner, Ida Realty Co., 1989 Seventh st; architect, Nathan Langer, 81 East 125th st. Plan No. 1495.

Ida Jacobs, secretary of Ida Realty Co., address 1989 Seventh avenue. Joseph Jacobs, same address, superintends.

DIVISION ST, Nos. 53-57, build 1-sty brick extension, spruce and steel girders, slag roof, 6x25x68, in 3-sty brick and frame store and loft building; cost, \$1,800; owners, Lion Hirsch & D. Zinker, 53-55 Division st; architect, Max Feldman, Park Row Bldg. Plan No. 1431.

Plumber not yet selected.

DIVISION ST, No. 92, new foundation walls, C. I. columns, rebuild stairs in 6-sty brick store and loft; cost, \$2,000; owner, Estate Albert Coppelle, Brooklyn; architect, Max Feldman, Park Row Bldg. Plan No. 1430.

Mason and carpenter not selected.

ELDRIDGE ST, No. 48, new stairs and steel partitions in 6-sty brick store and tenement; cost, \$300; owner, Estate of Solomon Bachvach, 200 Broadway; architect, Frank Straub, 122 Bowery. Plan No. 1487.

Lessee, Louis Rutt, 48 Eldridge st, superintends.

GREENWICH ST, Nos. 483-485, cut opening in wall of 6-sty brick factory; cost, \$150; owners, Bleeker & Semons, 236 Greenwich st; architect, H. A. Okuly, 173 Berry st, Brooklyn. Plan No. 1450.

HOUSTON ST, No. 110 E, rebuild front wall, raise tin or gravel roof, enlarge windows, new stairs, in 4-sty store and dwelling; cost, \$4,000; owner, Henry Handelson, 110 East Houston st; architect, Louis Leining, Jr., 355 East 19th st. Plan No. 1460.

Architect superintends. Specifications call for metal lath, metal ceilings and plaster blocks.

MOTT ST, No. 11, rebuild partitions and put in water closet compartment in 5-sty brick tenements; cost, \$1,500; owner, Andrea Barbieri, 945 Sherman av; architect, O. Reissmann, 30 1st st. Plan No. 1452.

NEW ST, No. 56, change front wall, put in large windows, remove partitions, enlarge elevator shaft, new elevator, new stairs, concrete floor and metal ceilings in 5-sty brick and limestone offices; cost, \$4,000; owner, Standard Oil Co., 26 Broadway; architect, Chas. H. Smith, 41 Park Row. Plan No. 1441.

Mason, Thomas B. Watson, 122 William st. Thomas B. Watson, Jr., 122 William st, superintends.

OLIVER ST, No. 24, build new street to basement passageway, enlarge window and excavate basement, 12 inches, in 4-sty and basement brick dwelling; cost, \$800; owner, Kate Viola, 24 Oliver st; architect, John A. Rafrano, 28 Oliver st. Plan No. 1465.

No plumbing in this alteration. Specifications call for slate wainscot.

SUFFOLK ST, No. 16, put in pulley, hang windows, new sinks and tubs in 5-sty brick store and tenement; cost, \$1,

200; owner, Mrs. C. Gauley, 16 Suffolk st; architect, Hermon Horenburger, 122 Bowery. Plan No. 1423.

Owner superintends.

WOOSTER ST, No. 186-188, cut four windows in brick wall in 6-sty brick loft building; cost, \$600; owner, Speer & Co., care architects, Harrison & Sackheim, 230 Grand st; lessee, M. Green, on premises. Plan No. 1445.

Lessee superintends.

3D ST, No. 111 East, cut new window in wall and remove interior partitions in 5-sty brick tenement; cost, \$900; owner, Irene Baierlein, 439 East 87th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1433.

Owner will let mason and carpenter work. Plumber not yet announced. Owner superintends.

5TH ST, No. 714 E, cut windows in side walls of 6-sty and basement brick tenement; cost, \$500; owners, Nathan Goetz, 714 East 5th st; architect, O'Reissmann, 30 1st st. Plan No. 1484.

5TH ST, No. 729 East, build extension, 16.9x16.9x20, 2-stys high of brick, tin roof, to 3-sty brick dwelling and bathing establishment; cost, \$6,000; owner, Annie Levcovitz, 25-27 Meserole st, Brooklyn; architect, John Fisher, 290 East 3d st. Plan No. 1442.

Owner superintends. Will cope walls with bluestone, galvanized iron skylight galvanized iron leaders, soapstone wash tubs, galvanized iron sinks and bath tub. Plumber not named.

5TH ST, No. 420 E, put in new steel partition in 5-sty and basement brick tenement; cost, \$500; owner, Mrs. Henrietta Wunderlich, 102 Avenue A; architect, Henry Regelman, 133 7th st. Plan No. 1464.

Architect superintends. Specifications call for new wash tubs and sinks. No plumber named.

6TH ST, No. 415 E, remove front and rear walls, new toilet partitions, in 3-sty brick dwelling; cost, \$15,000; owner, The Congregation of Edeter Leisreal Ansheis Mesintz, Samuel Spector, Pres; 119 East 3d st; architect, Herman Horenburger, 122 Bowery. Plan No. 1480.

Owner superintends.

11TH ST, No. 16-18 E, change wall of extension, build 2-sty brick extension, flat tin roof, to 4-sty brick residence; cost, \$1,000; owner, F. W. Whitridge, 16-18 East 11th st; architect, Michael Stillman, 124 East 25th st. Plan No. 1474.

James B. Wilson, East 10th st, has carpenter contract. Specifications call for tile coping, porcelain wash basins, porcelain sinks and steel beams.

12TH ST, No. 629 East, remove rear wall and extend 4-sty and basement brick store and tenement 6 ft. in rear; cost, \$2,000; owner, Margaret Dorsey, 629 East 12th st; architect, Erwin Prossbach, 2010 Broadway. Plan No. 1417.

Owner superintends.

13TH ST, No. 224 W, divide floor, kitchen, pantry and bath room, new tin roof in 5-sty and cellar, brick store and dwelling; cost, \$1,560; owner, Henry A. Buck, 224 West 13th st; architect, Chas. E. Reid, 132 East 23rd st. Plan No. 1462.

Architect superintends. Specifications call for blue stone wall coping, spruce beams and new fire escapes. No plumber named.

14TH ST, No. 526-8 E, remove part of rear wall, new W C compartments, in 5-sty brick tenement and stores; cost, \$5,000; owner J J Hamburger 73 Nassau st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1495.

14TH ST, No. No. 613 East, alter W. C. windows, shift partitions, new toilets, galvanized iron skylights, shift stairs, headers and trimmer beams to be doubled and hung in bridle irons in 5-sty brick tenement; cost, \$2,500; owner, F. Sulz-

berger, 409 East 46th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1422.

15TH ST, No. 135 East, change case-ment and three floor partitions in 4-sty brick offices and apartments; cost, \$5,000; owner, The Prison Association of New York, 135 East 15th st; architects, Stoughton & Stoughton, 96 5th av. Plan No. 1436.

No mason, carpenter or plumber announced.

20TH ST, Nos. 305-313 E, cut through rear hall opening for 100x100x92 ft, 11-sty brick and limestone extension to N. Y. Post-Graduate Hospital, tile roof; cost, \$350,000; owners, N. Y. Post-Graduate College, Nos. 305 to 313 East 20th st; architect, McKim, Mead & White, 160 5th av. Plan No. 1458.

Architects superintend. Specifications call for copper skylights, limestone cornices.

26TH ST, No. 353 West, erect stud, lath and plaster partitions for toilets in 4-sty brick tenement; cost, \$500; owner, M. Cahill, care Henry Brady, 262 West 23d st; architect A. V. Bourke 220 Broadway. Plan No. 1428.

No mason or carpenter contract.

29TH ST, No. 331 E, enlarge windows, erect steel partitions in 4-sty brick tenement; cost, \$1,500; owner, Bathgate Realty Co., 170 Broadway; architect, Louis A. Stewart, 194 Bowery. Plan No. 1470.

30TH ST, No. 506-8 W, build vault under sidewalk of 1-sty brick office and factory; cost, \$1,200; owner, Hess Bros., 504 West 30th st; architect, Max Muller, 115 Nassau st. Plan No. 1482.

Owners superintend. Lambert & Hahn, 433 Canal, have masonry.

32D ST, No. 25-27 West, build balcony for offices in 5-sty office building; cost, \$500; owner, R. Wurltzer, 25 West 32d st; architect, J. C. Schrieber, 42 Beaver st. Plan No. 1437.

C. W. Anderson, 42 Beaver st, carpenter.

39TH ST, No. 51 West, remove wall, put in iron piers and beams and change 4-sty boarding house to business building; cost \$3100; owner Wm Franklyn Paris, 53 West 39th st; architects, Ewing & Chappell, 345 5th av. Plan No. 1453.

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

39TH ST, No. 325 East, put in windows, I-beams in 5-sty brick tenement; cost, \$100; owner, Geo. I. Roberts & Bro., 471 4th av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1413.

39TH ST, No. 323 East, put in windows, I-beams in 5-sty brick tenement; cost, \$100; owner, Geo. I. Roberts & Bros., 471 4th av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 1412.

42D ST, s s, 150 ft e Park av, build brick bake ovens, in 2-sty brick store and offices; cost, \$800; owner, Ford & Shaw, Grand Union Hotel; architect, John Boese, 280 Broadway. Plan No. 1483.

Daniel Callaran, Grand Union Hotel, superintends, and takes masonry contract.

43D ST, Nos. 520-522 West, extend rear fire wall in 8-sty brick factory; cost, \$100; owner, Wiser Bros., 524 West 43d st; architects, James McWalters & Son, 2454 Broadway. Plan No. 1447.

43D ST, No. 24-26 W, cut door through party wall in 4-sty millinery shop; cost, \$1,000; owner, Mrs. Anna M. Frizzell, 66 West 38th st; architect, Carl P. Johnson, 8 East 42d st. Plan No. 1486.

No contracts let.

44TH ST, No. 35 W, new windows, new show windows, glazed office partitions in 3-sty brick stable and apartment; cost, \$1,500; owner, Cornelius Vanderbilt, 31 Pine st; lessee, Raymond Pynchone & Co., 111 Broadway; architect, Geo. A. Freeman & Frances G. Husselman, 39 West 38th st. Plan No. 1461.

Architects superintend. Frank Klein, 57 Grand st, carpenter.

45TH ST, No. 210 East, provide new flues for 4-sty brick dwelling; cost, \$25; owner, William Garber, 767 Third av; architect, J. B. Wallach, 507 5th av. Plan No. 1467.

Owner superintends.

46TH ST, Nos. 223-5 West, build fire-proof outhouse rear 4th floor, of fire-proof blocks, angle and T-irons and fire-proof doors and windows in 4-sty brick factory; cost, \$450; owner, Mary E. A. Ratt & Louis Robinson, care Trust Co. of America; architect, Walter Quest, 249 West 18th st. Plan No. 1426.

A. G. Imhof, 249 West 18th st, will superintend. Is also mason and carpenter.

49TH ST, No. 518 W, build cellar, partitions, in 5-sty brick tenement; cost, \$200; owner, Chas. E. De Jonge, 55 West 82d st; architect, O'Reissmann, 30 1st st. Plan No. 1485.

49TH ST, Nos. 122-4 West, fit new window in court wall, new bath rooms, fire-proof partitions in 11-sty hotel; cost, \$6,000; lessee, Wynotal Realty Co., 122-124 West 49th st; architects, Buchman & Fox, 11 East 39th st. Plan No. 1455.

Architects superintend.

50TH ST, No. 236 W, build 1-sty front, brick extension, 12 ft high in 3-sty brick restaurant and dwelling; cost, \$300; owner, Mrs. Lillian J. Hallett, 60 West 70th st; architect, John Blain, 81 West 50th st. Plan No. 1466.

55TH ST, No. 72 West, extend 12th sty over roof in 11-sty front, 12-sty rear brick apartment hotel; cost, \$8,000; owner, Oxford Realty Co., 68 William st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1410.

Architect will superintend.

61ST ST, No. 113 East, put in rear extension, butler's pantry, galvanized iron cornices, flat tin roof, terra cotta walls in 4-sty and basement residence; cost, \$1,000; owner, Dr. L. E. La Fetra, 113 East 61st st; architect, Woodruff Leeming, 20 Broad st. Plan No. 1420.

Geo. H. Stodes, 20 Broad st, will superintend.

63D ST, No. 7 East, replace hand lift with electric elevator in 4-sty and basement brownstone dwelling; cost, \$5,000; owner, J. S. McLean, 7 East 63d st; architect, K. C. Budd, 500 5th av. Plan No. 1449.

Jordan Christie, 984 Lexington av, mason and carpenter.

69TH ST, No. 16 West, remove walls and rear extension, extend bay window up one floor, put in toilets in 4-sty and basement brick residence; cost, \$5,000; owner, John Achelis, 16 West 69th st; architect, D'Oench & Yost, 105 West 40th st. Plan No. 1421.

Architects will superintend.

69TH ST, No. 20 East, put in windows, make door openings, iron stairs, show window, bedroom partitions, toilets, vestibule in 4-sty and basement brick tenement; cost, \$1,000; owner, Cleveland Mof-fett, 43 West 9th st; architect, Frank Hausle, 81 East 125th st. Plan No. 1414.

James Conway, 246 West 43d st, will superintend.

72D ST, No. 413 East, remove air shaft walls, windows and dumbwaiter shaft and put in new skylight and concrete cellar in one 4-sty brick and stone tenement; cost, \$500; owner, Estate of Edward Laux, 230 East 61st st; architect, E. A. Rohdenburg, exr., 230 East 61st st. Plan No. 1409.

Paul Nuruberg has carpenter contract.

81ST ST, Nos. 140-144 West, three new windows, new plaster board, stud partitions, alter toilet partitions, new baptistry, two new rooms in stone church; cost, \$12,000; owner, Church of Disciples of Christ, Mr. Robert Christie, 154 West 97th st; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 1418.

Architect will superintend.

81ST ST, No. 314 East, new partitions, new stairs in 4-sty stone dwelling; cost, \$2,500; owner, Jacob Klingenstein, 43 Av A; architect, C. H. Dietrich, 25 West 42d st. Plan No. 1424.

Owner superintends.

85TH ST, No. 123 West, raise 4-sty and basement brick dwelling, 1-sty, change partitions, slag or tin roof; cost, \$900; owner, Alma . Taylor, 123 West 85th st; architect, F. H. Dodge, 133 East 41st st. Plan No. 1481.

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

87TH ST, No. 108 East, provide new toilet in cellar of 5-sty tenement; cost, \$500; owner, H. M. Geyer, 511 East 87th st; architect, Chas. Stegmeyer, 168 East 91st st. Plan No. 1446.

Architect superintends.

91ST ST, s s, 75 w 2d av, erect brick pump house in 2-sty garage; cost, \$100; owners, Eliz. M. Stevens & Lucille M. Stevens; lessees, Geo. Ringler & Co., 292 East 91st st; architects, S. F. Boursee & Co., 40 Church st. Plan No. 1411.

Geo. A. Pearse, 50 Church st, will superintend; Joseph Shaw, 28 West 49th st, has masonry contract.

96TH ST, No. 330 W, erect sky sign on — sty store and dwelling; cost, \$340; owner, L. A. Ratz, 33 West 96th st; architect, O. J. Gude Co., 5th av and 22d st. Plan No. 1459.

116TH ST, No. 60 to 62 W, change position moving picture machine booth, 2-sty brick theatre; cost, \$150; lessee, Imperial Theatre Co., 60-62 West 116th st; architect, John Brandt, 271 West 125th st. Plan No. 1473.

Lessees superintend.

126TH ST, No. 162 West, change window to door, remove basement partitions, new toilet and skylight in 4-sty brick boarding house; cost, \$175; lessees, Geo. & Rosino De Weerd, 162 West 126th st; architect, John Brandt, 271 West 125th st. Plan No. 1439.

No architect, mason or plumber announced.

AVENUE A, No. 1551, remove partitions in 5-sty brick store and tenement; cost, \$200; owner, Joseph Moses, 1564 Av A; architect, P. Zeiger, 2774 8th av. Plan No. 1492.

Owner superintends. Ott & Thirse, 1545 Av A have carpentry.

AVENUE A, s w cor 57th st, change walls and cut through openings in 5-sty brick store and tenement; cost, \$1,500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmeyer, 168 East 91st st. Plan No. 1494.

Architect superintends.

AMSTERDAM AV, Nos. 1321-1327, new sash, windows in 4-sty brick tenement; cost, \$1,500; owners, Lambert & Snyder, 10 West 39th st; architects, Gross & Kleinberger, Bible House. Plan No. 1432.

Owners superintend.

AMSTERDAM AV, s e cor 75th st, install one new toilet in cellar of 5-sty brick tenement; cost, \$200; owner, Arthur Bookman, 137 West 58th st; architect, Herman Finkelstein, 1325 5th av. Plan No. 1427.

BROADWAY, No. 2128, remove front stone work, lower front of second floor, change elevator in 4-sty brick and stone restaurant; cost, \$13,000; owners, Herbert & Stern, 316 Hudson st; architect, Eugene Schwen, 25 West 24th st. Plan No. 1429.

BROADWAY, n w cor 110th st, install 2 toilets, and 1 wash tub, in 12-sty brick and ashlar apartments and stores; cost, \$300; owner, American Real Estate Co., 989 Southern Boulevard; architect, Clarence S. Shumway, 123 East 23d st. Plan No. 1476.

Architect superintends.

BROADWAY, No. 2100-2102, erect 4 sky signs on — sty store and dwelling; cost, \$350; owner, Estate P. McDonnell, 52 Broadway; architect, O. J. Gude Co., 935 Broadway. Plan No. 1477.

BROADWAY, 4th av, 8th and 9th sts, construct connecting passageway between two 8-sty department stores; cost, \$600; owner, A. T. Stewart Realty Co., 784 Broadway; architect, Thos. Butcher, Broadway and 10th st. Plan No. 1478.

G. W. Moran, Broadway and 10th st, superintends. John Wanamaker, same address, mason and carpenter. Specifications call for 4-inch concrete slabs, 3/8-inch reinforcement rods, steel I stringer and cross beams. Concrete slab roof.

BROADWAY, No. 2035, replace present show windows and remove partitions in 7-sty brick apartment house; cost, \$2,700; lessees, Pond, Bowes & Cartwright, Inc., 2035 Broadway; owner, Jas. McCreery Realty Co., 112 West 42d st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 1435.

Chas. Spangenberg, 211 East 59th st, carpenter.

BROADWAY, n w cor 49th st, put in piers where wall is removed, span by steel beams, erect balcony of steel beams and girders, new toilets in 2-sty brick store and loft building; cost, \$20,000; owner, Brill Bros., 44 East 14th st; architect, Robt. T. Lyon, 1493 Broadway. Plan No. 1438.

Architect superintends.

BROADWAY, No. 1239, partitions and new fireproof flooring in theatre; cost, \$2,500; owner, Weschler Estate, 1239 Broadway; architect, W. G. Massarene, 1133 Broadway. Plan No. 1451.

James J. McKiernan, Broadway and 88th st, has contracts. White Fireproofing Co.'s system specified.

BROADWAY, No. 1214, also 28 and 32 West 30th st, remove part of party wall for elevator and new tile and steel roof in 5-sty brick hotel and restaurant; cost, \$38,000; owner, August Jansen, 32 West 30th st; architect, B. H. Simonson, 315 5th av. Plan No. 1456.

Architect superintends. Masonry, carpentry and plumbing not let.

BROADWAY, 1214 and 30-32 West 30th st, general alterations to hotel and restaurant; cost, \$38,000; owner, August Jansen, 32 West 30th st; architect, B. H. Simonson, 315 5th av. Plan No. 1456.

Architect superintends.

COLUMBUS AV, Nos. 466-468, erect two bulletin signs on store; cost, \$250; owner, A. Newhaus & Co., 408 Columbus av; architect, Frank Sutton, 334 5th av. Plan No. 1440.

EAST END AV, n w cor 82d st, change toilet room, windows, put in new toilet, in 5-sty brick tenement; cost, \$200; owner, Hyman Gross, 51 East 87th st; lessee, Embling Brewing Co., 760 St. Ann's av; architect, Fred Hammond, 149th st and 3d av. Plan No. 1472.

Architect superintends.

Specification calls for tile floors for bath rooms and marble bases, standard No. 1 earthenware urinals, slate stalls, enameled iron wash basins.

LENOX AV, No. 127, make door of window, hardwood store partitions in 2-sty brick store and business building; cost, \$1,200; owners, S. E. & M. E. Bernheimer, 128th st and Amsterdam av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1415.

LEXINGTON AV, No. 620, store fronts, basement and first floor openings, steel girders, metal lath and plaster in one 4-sty and basement stone and brick dwelling; cost, \$600; owner, Dora Briner, 314 Boston road; architect, Geo. Dress, 1436 Lexington av. Plan No. 1416.

Lessee, Louis Tortora, 315 East 53d st, will superintend. Mason and carpenter not selected.

LEXINGTON AV, No. 223, substitute girder supports for front wall, remove partitions and build new ones, extend rear 22x22x15, 2-stys, brick, composition roof, in 3-sty dwelling; cost, \$8,000; owner, Mrs. H. Ragg, 26 West 46th st; archi-

tect, Chas. E. Birge, 29 West 34th st. Plan No. 1408.

No contracts let. Specifications call for tile wall coping, porcelain enameled wash basins and closets, Alberene stone wash tubs.

LEXINGTON AV, No. 968, build extension, 7x7x11, rear 3-sty and basement brick dwelling, tin roof; cost, \$5,000; owner, John B. Solley, 124 West 58th st; architects, Gronenberg & Linchtag, 9 West 22d st. Plan No. 1488.

Owner superintends.

MADISON AV, No. 706-708, build new entrance and put in new bath rooms in 5-sty brick studios and stores; cost, \$3,000; owner, O. J. Wells, 34 East 62d st; architect, K. C. Budd, 500 5th av. Plan No. 1493.

Architect superintends.

WEST END AV, No. 340, cut door through rear wall, alter partitions in 5-sty brick dwelling; cost, \$1,000; owner, Ralph L. Spotts, 105 Hudson st; architect, Lester Kintzing, 7 West 42d st. Plan No. 1434.

Mason and carpenter, H. H. Vought & Co., 103 Park av. Same architect superintends.

WEST END AV, No. 910, put bathroom on 2d and 3d floors of 4-sty brick dwelling; cost, \$3,000; owner, Clarence Isaacs, 910 West End av; architect, Geo. F. Pelham, 507 5th av. Plan No. 1454.

Plumber not yet selected. Owners will let contracts.

2D AV, n w cor 20th st, increase height of extension to height of 3-sty brick cafe and chop house, tin roof; cost, \$5,000; lessee, Awanda Club, n w cor 20th st and 2d av; architect, Chas. B. Myers, 1 Union sq. Plan No. 1475.

Architect superintends. Specifications call for T. C. block and steel girders.

2D AV, No. 178, change piers, new stairs, partitions, rear extension, 26x26x35.3 1-sty brick tin roof, to 4-sty brick tenement; cost, \$6,000; owner, Margaret Buko, 222 East 15th st; architect, Emory Roth, 20 East 42d st. Plan No. 1469.

Architect superintends. Specifications call for blue stone wall coping and galvanized iron skylight.

2D AV, Nos. 1720-22, remove part front wall for store front, in 5-sty store and tenement; cost, \$700; owner Estate I. Spring, H. J. Spring Extr, 126 West 18th st; architect, Herman Harenberger, 122 Broadway. Plan No. 1457.

5TH AV, s e cor 110th st (affidavit and application do not agree as to what corner), erect bulletin sign on roof theatre; cost, \$400; lessee, Joseph Scull, 1629 Eastern Parkway, Brooklyn; architect E. W. Lemay 132 West 65th st. Plan No. 1463.

Architect has carpenter contract.

5TH AV, s e cor 14th st, remove side wall to wall of new elevator shaft, put in brick piers, cast iron columns and steel beams, new windows, two galvanized iron skylights, wood partitions, new toilet rooms, kalamein elevator doors in 4-sty brick store building; cost, \$10,000; lessee, Samuel W. Steel, 2 West 14th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 1410.

6TH AV, n w cor 13th st, new fire-escapes, heating apparatus, boilers, flue, move elevator to new shaft, of angle iron and terra cotta blocks, new freight car and machinery new entrance, stairs, new roof tank and supports and skylights in 5-sty brick store and lofts; cost, \$10,000; owner, The Rhinelander Real Estate Co., 31 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1425.

Architects will superintend.

7TH AV, No. 2308, erect plaster partition in 5-sty brick store and tenement; cost, \$100; owner, A. Seelig, 835 Broadway; architect, G. M. McCabe, 96 5th av. Plan No. 1443.

8TH AV, Nos. 972-982, remove building above stores and south side of ex-

tension, support beams in iron girders and columns and build new wall in 4-sty brick dwellings and stores; cost, \$12,000; owner, Columbus Circle Arcade Co., 15 West 45th st. Plan No. 1448.

Walter J. Solomon, 17 West 42d st, president. Architect to superintend. Contracts not announced.

11TH AV, No. 622, cut W C compartment windows, remove and put up partitions in 4-sty brick tenement; cost, \$1,600; owner, E. Fortgang, 124 West 112th st; architect, Wm. Huenerbey 811 Turton av. Plan No. 1471.

Owner superintends.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

183D ST, n w cor Belmont av, three 4-sty brick tenements, plastic slate roof, 36.4x90; total cost, \$80,000; owner, Wolf Burland, 801 Cauldwell av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 594.

FORDHAM ROAD, s w cor Valentine av, 6-sty brick tenement, slag roof, 134.5x110; cost, \$140,000; owners, Le Roy Const. Co., F. St. John Burke, 3 Broad st, president; architect, J. C. Cocker, 2017 5th av. Plan No. 606.

HOE AV, e s, 75 n 172d st, 5-sty brick tenement, tin roof, 50x88; cost, \$50,000; owner, Alfred Olsen, 172d st and Minford pl; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 610.

WEST ST, s s, 78.4 e Mohegan av, 4-sty brick tenement, plastic slate roof, 50x30; cost, \$16,000; owner, Marie Kessler, 2494 8th av; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 611.

181ST ST, n s, 61.11 e Mohegan av, 4-sty brick tenement, plastic slate roof, 50.6x55.4; cost, \$20,000; owners, Wirth Realty & Const. Co., Susanna Wirth, 2418 Bathgate av, president; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 602.

PARK AV, s e cor 169th st, 5-sty brick tenement, slag roof, 49.1x87.9; cost, \$50,000; owner, Mary Mulcahy on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 614.

CLINTON AV, w s, 90 n 175th st, three 4-sty brick tenements, tin roof, 34.10x34.4x68; total cost, \$54,000; owners, Wiedhorf Const. Co., Clarce Wiedhopf, 126 West 131st st, pres; architect, Lorenz F. J. WWeiher, 271 West 125th st. Plan No. 615.

MOHEGAN AV, s w cor 180th st, two 5-sty brick stores and tenements, tin roof, 70.1½x65.10; total cost, \$80,000; owner, N. Rubenstein, 15 West 119th st; architect, Harold L. Young, 1328 Broadway. Plan No. 612.

Dwellings.

MILFORD AV, w s, 75 n Pelham road, 2½-sty frame dwelling, shingle roof, 18x36; cost, \$2,500; owner, Martha Swenson, 1726 Pelham road; architect, Frank Holland, 1019 Boston road. Plan No. 593.

MOSHOLU PARKWAY, n w cor 203d st, two 3-sty brick dwellings, tin roof, 35x42; total cost, \$17,000; owner, Elise Levy, 208 Mosholu Parkway South; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 605.

223D ST, n s, 105 e White Plains av, 2-sty frame dwelling, tin roof, 21x50; cost, \$3,800; owner, Gustav A. Johnson, 515 Courtlandt av; architect, Carl Benson, 2050 Jerome av. Plan No. 598.

ALBANY ROAD, e s, 331 n 231st st, 2-sty and attic frame dwelling, shingle roof, 22x30; cost, \$3,000; owner, W. H. Meara, Battery Park; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 599.

UNDERCLIFFE AV, w s, 93 n Washington Bridge, 2-sty brick dwelling, slag roof, 22x54; cost, \$5,000; owner, Hedwig A. Thomason, 172d st and Walton av;

architect, Henri Fouchaux, 105 Hudson st. Plan No. 600.

TREMONT AV, s e cor Castle Hill av, 2-sty frame store and dwelling, tin roof, 17.6x32; cost, \$2,500; owner and architect, Thos. L. Newman, 2236 Ellis av. Plan No. 601.

CRUGER AV, e s, 200 s Van Nest av, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owner, Jas. F. Clancy 700 Morris Park av; architect M. W. Del Gaudio, Tremont & Webster av. Plan No. 613.

Factories and Warehouses.

3D AV, s e cor 135th st, 4-sty brick warehouse, tar and gravel roof, 59.8x200; cost, \$30,000; owner, N. V. Cantasano, 259 Front st; architect, H. J. Krapp, 113 East 19th st. Plan No. 595.

STARLING AV, s e cor Purdy st, 1-sty frame factory, cor iron roof, 24.4x83; cost, \$500; owner and architect, Isaac E. Abbott, 881 East 179th st. Plan No. 616.

Miscellaneous.

FAIRMOUNT PL, n s, 150 e Marmion av, 1-sty frame tool house, 8.6x11; cost, \$200; owner, Domenick Peloso, 861 Fairmount pl; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 604.

CLASON POINT ROAD, n s, 850 e White Plains av, 1-sty frame pavilion, flintkote roof, 120x44; cost, \$1,500; owners, Clason Point Twin Coaster Co., 309 Broadway; architect, H. D. Whipple, 309 Broadway. Plan No. 609.

EAST RIVER, n s, opposite Newman st, 1-sty frame bath houses, slag roof, 75x150; cost, \$10,000; owner, Clinton Stephens, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 603.

Stables and Garages.

MATILDA AV, e s, 325 n Baychester av, 1-sty frame stable, 16x14; cost, \$200; owner, E. Hertach, 4732 Matilda av; architect, Geo. H. Olphert, Jr., 677 East 224th st. Plan No. 607.

EASTERN BOULEVARD, n s cor Cabot st, 2-sty frame stable, slate roof, 144x31; cost, \$8,000; owners, Church E. Gates & Co., 138th st and 4th av; architect, John Bergesen, 212 West 123d st. Plan No. 617.

Stores and Dwellings.

CRUGER AV, e s, 152 s Bear Swamp road, 3-sty brick store and dwelling, tin roof, 22x55; cost, \$7,500; owner, Louis C. Rose, 737 East 180th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 597.

Stores, Offices and Lofts.

149TH ST, s s, 141.6 w 3d av, 3-sty brick stores, slag roof, 50x79.2; cost, \$33,000; owners, Morris & Davies, 3d av and 149th st; architect, Clarence S. Shumway, 989 Southern Boulevard. Plan No. 596.

JEROME AV, s e cor 212th st, 1-sty frame office 17x36; cost, \$800; owner, P. H. Comerford, 1656 2d av; architect, A. C. Buckmaster, 1123 Broadway. Plan No. 608.

BRONX ALTERATIONS.

141ST ST, n e cor Concord av, new roof, etc., to 4-sty brick hospital; cost, \$11,300; owners, Lincoln Hospital & Home, Miss Mary W. Booth, 141st st and Southern Boulevard, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 305.

N. Y. C. & HARLEM R. R. TRACKS, w s, move 1-sty frame station; cost, \$300; owners, N. Y. C. & H. R. R. Co., Grand Central Station; architect, E. R. Taylor, 335 Madison av. Plan No. 300.

143D ST, No. 382, build 2 stories of brick upon 1-sty brick store and loft; cost, \$6,000; owner, Henry Bosch, 209 Willis av; architects, The Ogden Co., 21 Park Row. Plan No. 308.

176TH ST, n s, 64 w Walton av, 1-sty frame extension, 19x9, to 2½-sty frame

dwelling; cost, \$200; owner, Chas. Nichols, 63 East 176th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 302.

222D ST, n s, 556.6 e Barnes av, 1-sty frame extension, 11x10.6, to 2-sty frame dwelling; cost, \$300; owner, Chas. Ringelstein, 351 East 22d st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 303.

TAYLOR AV, w s, 86.6 n Westchester av, move 3-sty brick dwelling; cost, \$1,500; owner, Patrick Kelly, St. Lawrence av and Beacon st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 304.

WEST FARMS ROAD, w s, 69.2 s 172d st, 1-sty frame extension, 14.3½x29.10, to 2-sty frame store and dwelling; cost, \$150; lessee, F. Vogel, 1499 West Farms road; architect, Wm. A. Giesen, 1433 Bryant av. Plan No. 309.

WEBSTER AV, e s, 350 n Woodlawn road, new doors, windows, partitions, etc., to 2-sty brick stable; cost, \$5,500; owner, Walter C. McGee, 17 Livingston pl; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 306.

3D AV, No. 2999, 1-sty frame extension, 25x14, to 2-sty frame store; cost, \$350; owner, Charlotte Ewald, 308 East 201st st; architect, Peter Ewald, 308 East 201st st. Plan No. 301.

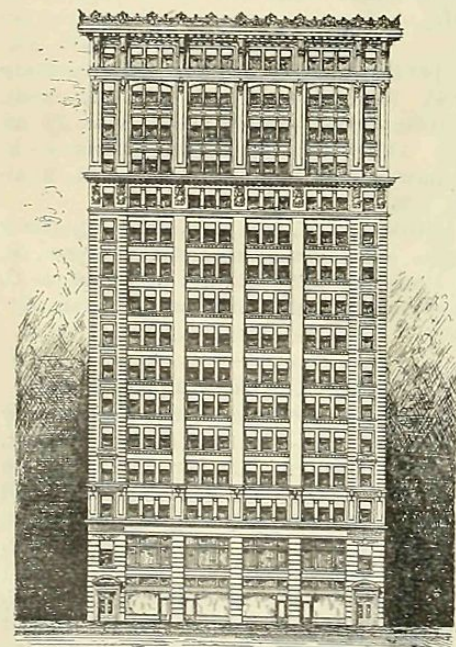
4TH AV, e s, 226 s Concourse, 2-sty frame extension, 8.8x5.4, to 2½-sty frame dwelling; cost, \$250; owner, Aug. Ellinghouse, on premises; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 307.

ADVANCE REPORTS.

No Contracts Let on 22d Street Loft Building.

22D ST.—Four buildings are being removed at 20 to 26 West 22d st by S. Melton & Son, housewreckers, of 200 Broadway, for a 16-sty fireproof steel skeleton loft building, to occupy site, 104 x100 ft., to be erected by the 20 West 22d St. Realty Co., 353 5th av, from plans by Louis Korn, the architect, 353 5th av, at a cost of \$600,000. Plans are No. 322. The building will cover 103.10x90 ft. No contracts have been let.

The building will be equipped with two passenger and two freight elevators for which no contracts have been let. The owners are considering the elimination of wood of any kind in the building, the doors, window frames and trim all be-



ing of kalamein. It will have a sprinkling system, but type has not been selected. It will be constructed of stone, brick and terra cotta and will be ready for occupancy December 1. The structure will contain 10,400 square feet on each floor and will be especially desirable for the dry goods trade. Rents will run from \$6,000 for store and basement; \$8,000 for

first loft, \$7,000 for 2d, 3d, 4th, 5th and 6th lofts; \$7,500 for 7th, 8th, 9th, 10th and 11th lofts, and \$8,000 for 12th, 13th, 14th and 15th lofts. The upper four stories will have light on four sides.

New Church Edifice Contemplated.

LEXINGTON AV.—While the French Church of St. Jean Baptiste has practically closed negotiations for the acquisition of the Miller estate, 102 ft. on Lexington av and 170 ft. on East 76th st, for the purpose of erecting thereon a \$300,000 church, the negotiations have been temporarily halted by two long leases, one held by a druggist and another by a garage company. The former asks \$22,000 and the latter \$15,000 for their holdings. Part of the negotiations include a proposition to exchange for the Miller estate on the southeast corner, the church property at 1079 to 1089 Lexington av, part of which was recently transferred to a person said to represent the French church. On the proposed site of the church are a large 5-sty flat and store building 102 ft. on the avenue and about 50 on the street, a 2-sty brick garage building and three 4-sty brownstone front and brick flats.

The Record and Guide is informed that plans for a large stone edifice for the French Church of Jean Baptiste have been in existence three years. They were drawn for the northeast corner while the present negotiations involve the site across the street. All the arrangements are in charge of the Rev. A. Letellier, 185 East 76th st for the Dominican Fathers, 66th st and Lexington av. The French church now owns the entire block front on Lexington av from 76th to 77th sts.

Garages for Gimbel Bros.

PARK AV.—Schaefer & Jaeger, architects, of 461 Tremont av, Bronx, are getting plans ready for a garage 48x179 ft. for August Schwartzler, 1910 Webster av, Bronx, under long term lease to Gimbel Brothers. The site is 100 ft. north of 182d st. The negotiations in this case were consummated by Ritchmyer & Irving, real estate agents, 2649 Broadway. This building will be ready September 1.

Frederick DeRand, care F DeP. Foster, 18 Wall st, representing owner of 513 to 521 West 24th st in negotiations now on foot through James N. Wells' Sons, 191 9th av, real estate agents, told the Record and Guide that negotiations with Gimbel Brothers for long term lease of site for garage purposes have not yet been consummated. They have been pending three weeks. No architect has been announced yet for the contemplated building which must be ready by September 1. The plot measures 150x100 ft. and is between 10th and 11th avs. No confirmation of report that Gimbel Brothers were seeking a garage site in Brooklyn could be obtained.

Grand Central Depot Work.

42D ST.—The old terminal building at the head of Park av, which Commodore Vanderbilt thought so well of that he called it the "Grand Central," is this week being demolished to make way for a new building. It contained the waiting-rooms and the general offices of the several railroads. The New York Central offices are now in the building in part occupied by the post office on Lexington av, and the New Haven's general offices, for the most part, have been moved to New Haven. The building now being superseded was opened in October, 1871. The section of the new terminal to take its place will be erected by the John Peirce Company, which will do the masonry, and by Terry & Tench, who will do the steel work. The interior trim and equipment will be the subjects of other contracts, which will be

awarded by the owner. The materials of construction will be the same as in the section already erected, cut limestone on a granite base. The architects are Warren & Wetmore and Reed & Stem, associated.

Big Hotel Operation for Greeley Sq.

BROADWAY.—Negotiations are in progress which if successfully completed will insure the construction of an immense hotel in Greeley Square. The real-estate part of the story will be found under its appropriate heading, in another part of this paper, but the essential fact is that a syndicate is now engaged in organizing a corporation, to be called the "Greeley Square Hotel Company" with the intention of taking over the McAlpin block on Broadway, between 33d and 34th sts, on which to erect a hotel building, which is to have twenty stories and 1,600 rooms. President Horowitz of the Thompson-Starrett Company, is interested, and by him the Record and Guide is informed that F. M. Andrews & Co., of No. 1 Madison av, are drawing the plans. As the case stands at this writing, the lease for the site has not yet been actually signed. The estimate of the cost of construction is close to \$5,000,000.

New Loft Building in 25th Street.

25TH ST.—The Alcourt Realty Co., of 27 West 24th st, will erect a 12-sty loft building, 100 ft. east of 6th av, on the south side of 25th st, at a cost of \$350,000. Aside from the fact that Alex Kahn, contractor, of 2865 Broadway, will superintend, no announcement of the selection of other contractors has been made. The officers of the company are Abraham E. Lefcourt, pres.; Louis Haas, secretary, and Charles Lefcourt, treasurer. Address of all, 27 West 24th st. Four buildings will be torn down. Some materials needed on this operation are cement, sand, crushed stone, common and face brick, steel columns, limestone, terra cotta, architectural and fireproofing; brick arch flooring, slag roofing, angle iron frames for fireproofing blocks, outside stair fire escapes, vitrified tile wall coping, steam heating system and plumbing.

Bids on Materials Wanted.

PROSPECT AV.—The Libman Contracting Co., 1968 Broadway, general contractor for the new theatre to be erected at Prospect av and 160th st, the Bronx, for Meehan, Ehrich & Simon, from plans by Charles E. Horn, state that estimates are wanted immediately on the following materials: Kalamein, wire lath, trim, sprinkler, plumbing, vacuum system, sheet metal, marble, slate, tile, hardware, lumber, vault lights, painting, turntables, elevator, fixtures, plaster, plain and ornamental, stucco, F. P. arches, standpipe, steam, glass, roofing, scagoila, limestone, bluestone, iron, stairs and stair rails, gasoline tanks and lines, dumbwaiter, architectural T. C. Bids are also requested by the same firm of builders, on various materials for two garage buildings to be erected at No. 239 West 54th st, and No. 227 West 64th st.

No Contracts Yet Announced for Million Dollar Apartment.

No mason, carpenter, plumber or general contracts were announced by W. L. Rouse and L. A. Gouldstone, of 12 West 32d st, architects for Samuel Barchardt, 349 West 86th st, who filed plans this week for a \$1,000,000 apartment house and store building to be erected at Broadway and 98th st. The building will have 12 stories and 100.11x91.7¼x irregular. The Adin G. Pierce system of reinforced concrete floor arches have been specified. Plans call for galvanized iron skylights, fireproof terra cotta blocks, roofing tile,

copper and terra cotta cornices, marble wall coping, steam heating system, tile for toilet walls and floors.

Church Construction Resumed.

FOREST AV.—The Beth Hamedrash Hagodal, of the Bronx, are proceeding with the erection of the auditorium and superstructure of the building, the basement of which they erected two years ago, on the west side of Forest av, 54 ft. south of 160th st. When completed this synagogue will be one of the largest in the city and will be of Moorish architecture both as to the exterior and interior decoration. The president of the congregation is Mr. Bernard Bernstein, of 40-42 West 17th st, N. Y. C., who is now taking figures. Goldner & Goldberg, 704 Jackson av, Bronx, are the architects.

Contract Awarded for a Park Avenue Apartment House.

PARK AV, N. Y. C.—Edward Corning Co., 100 William st, has received the general contract for the 12-sty fireproof, brick and stone apartment house, 60x100, which the No. 520 Park Av. Co., of 59 Wall st, of which L. B. Kendall is president, P. Tuckerman, treasurer, and F. Aukamp, secretary, is about to erect at the northwest corner of Park av and 60th st from plans by Wm. A. Boring, 32 Broadway. W. J. Baldwin, 61 Park av, is the steam engineer.

To Spend \$25,000 for Decorations.

FIFTH AVENUE.—R. M. Haan, proprietor of the Hotel St. Regis, will spend about \$25,000 in decorating and furnishing the store at 505 Fifth avenue as a gentlemen's cafe. Mr. Haan sailed for Europe this week and left his nephew, M. Geller, general manager of the St. Regis, in charge of the furnishing of this store, which will be ready for occupancy October 1. Mr. Geller's address is the St. Regis, Fifth av and 55th st. He said that contracts have been arranged for.

Building Activity on Riverside Drive.

89TH ST, N. Y. C.—Plans are in progress by Architects Schwartz & Gross and B. N. Marcus, 345 5th av, for a 12-sty apartment house to be erected at the northeast corner of 89th st and West End av for Strauss Bldg. & Realty Co., of 73 East 90th st, of which Herman Strauss is president, Morris Strauss, secretary, Francis Wallach, director. The building is to be fireproof, of brick, limestone and terra cotta construction, 100x100. The owner builds.

Irving Judis Starting a New Operation.

108TH ST, N. Y. C.—Plans are about being completed by Architects Gronenberg & Leuchtag, of 7 West 22d st, for the 6-sty apartment house, 88x100, to be erected at the south side of 108th st, 100 ft. west of Amsterdam av, for the Irving Judis Bldg. Co., of 215 West 125th st, of which Irving Judis is president. The building is to be semi-fireproof, of brick, limestone and terra cotta construction. The owner builds. Estimated cost, \$125,000.

Contract for a Fifth Avenue Corner Operation.

5TH AV, N. Y. C.—Cramp & Co., of 23 East 26th st, have received the general contract for the 7-sty store and office building to be erected on the southeast corner of 5th av and 42d st, N. Y. C., for Felix Isman, 342 5th av, N. Y. C., and Philadelphia, Pa., from plans by T. W. Lamb, 409 5th av. The building is to be non-fireproof, of brick and stone construction.

Apartments, Flats and Tenements.

BAYARD ST, N. Y. C.—Aronson & Baum, of 73 Bayard st, are to erect a 6-sty tenement house, 25.1x62 ft., at 81 Bayard st, from plans by Gross & Kleinberger, Bible House. Estimated cost, \$15,000.

53D ST, N. Y. C.—Architect Wm. Kurtzer, of Spring st and Bowery, is drawing plans for a 6-sty apartment house, 53.6 6-7x85, to be erected at Nos. 143-7 53d st, for Peter Jos. Groll, of 324 East 50th st. Estimated cost, \$40,000.

211TH ST, N. Y. C.—Moore & Landsiedel, of 148th st and 3d av, are drawing plans for a 4-sty apartment, 25x95, to be erected at the north side of 211th st, 25 feet east of Maple av, for Vito De Nicola, 719 East 213th st. Estimated cost, \$20,000.

180TH ST, N. Y. C.—Shaefer & Jaeger, corner Tremont and Webster avs, are drawing plans for three 5-sty apartments to be erected on the southwest corner of 180th st and Vyse av, 135x88, for Ernst & Krabo, of 2074 Vyse av. Estimated cost, \$125,000.

180TH ST, N. Y. C.—Shaefer & Jaeger, corner Tremont and Webster avs, are drawing plans for three 5-sty apartments 135x88 ft., to be erected at the southeast corner of 180th st and Daly av for Ernst & Krabo, 2074 Vyse av. Estimated cost, \$125,000.

182D ST, N. Y. C.—L. Del Gaudio of Tremont and Webster avs, is drawing plans for a 5-sty apartment house, 50x100, to be erected on the south side of 182d st, 175 feet west of Washington av, for Serra Co., on premises. Estimated cost, \$50,000.

VYSE AV, N. Y. C.—Harry T. Howell, of 149th st and 3d av, is drawing plans for two 5-sty apartments, 37.5x88 each, to be erected on the east side of Vyse av, 100 feet south of Jennings st, for William Sinnott, of East 165th st. Estimated cost, \$80,000.

BELMONT AV, N. Y. C.—L. Del Gaudio of Tremont and Webster avs is drawing plans for a 5-sty brick and limestone apartment, 50x100, to be erected on the southeast corner of Belmont av and 181st st for Checchina Carrucc on premises. Estimated cost, \$50,000.

DAVIDSON AV, N. Y. C.—Shaefer & Jaeger, cor Tremont and Webster avs, are drawing plans for a 4-sty apartment house, 46x88, to be erected on the northeast corner of Davidson av and Evelyn pl for F. A. Ten Brook of 1826 Bathgate av. Estimated cost, \$35,000.

NEWARK, N. J.—Plans are in progress by Architect Hyman Rosensohn, of 800 Broad st, Newark, N. J., for a 4-sty flat, 50x70, to cost about \$35,000, for Herman & Co., Washington st, Newark, N. J., to be erected at the corner of Pennington and Orchard sts. The construction is brick and limestone.

CROTONA PARK NORTH.—Edward Schorn, Prospect av and 175th st, who recently purchased the plot 96x94 at Crotona Park North and 175th st, through W. E. & W. I. Brown, 3428 Third avenue, for Dr. F. S. Lovell, 129 East 40th st, began excavating this week for two five-story apartment houses.

74TH ST, N. Y. C.—Rouse & Goldstone, of 18 West 32d st, have been selected as architects for the 8-sty apartment house to be erected at 235-239 West 74th st for James Davis, care the architects. The building is to be fireproof, of brick, limestone and terra cotta construction, 50x100, and to cost about \$200,000.

178TH ST, N. Y. C.—Architect F. Wolfgang, of Tremont and 3d avs, is preparing plans for a 5-sty tenement house for the C. K. Realty Co., 2061 Ryer av, to be erected at the south side of 178th st, 100 ft. west of Vyse av, Bronx, on a plot measuring 50x100. The building will be

of brick and limestone and non-fireproof and will cost \$50,000. The owner builds and will take bids on sub-contracts and materials.

CROTONA AV, N. Y. C.—Plans are in progress by Max. Zipkes, of 103 Park av, for three 5-sty apartments, to be erected at the northwest corner of Crotona av and 183d st for the De Leon Realty Co., 320 Broadway, of which Harry Aronson is president. The building is to be of brick and stone construction, to cost \$75,000, and hold 45 families. The owner builds. Plans will be completed about June 7.

WILKINS AV, N. Y. C.—Plans have been completed by E. J. Byrne, of 3029 3d av, for three 5-sty tenements to be erected at the northwest corner of Wilkins av and Boston road, Bronx, for Morris Frankel, of 302 Broadway. The houses will be non-fireproof and of brick and stone construction, one to be 37x88 ft. and two 40x88 ft., costing \$120,000. The owner builds and is ready for bids on separate contracts.

GILBERT PL, N. Y. C.—Plans are about completed by Architects Nast & Springstein, of 21 West 45th st, for a 4-sty apartment and store to be erected on the corner of Gilbert pl and Faile st for the Jessie M. Samilson Realty & Const. Co., of 71 East 96th st. The building is to be non-fireproof, of brick, limestone and terra cotta construction, 25x100, to hold eight families and cost about \$30,000. The owner builds.

WASHINGTON ST, N. Y. C.—Plans are in progress by C. B. Meyers, of 1 Union sq, for a 6-sty. tenement and stores to be erected in Washington st, west side, 62 ft. north of Morris st, for the Estate of Robert Goelet, of 9 West 17th st, to cost about \$42,000. The building is to be semi-fireproof, of brick, terra cotta and limestone construction, 44x77. Architect will take bids on separate contracts about June 10.

VYSE AV, N. Y. C.—Plans are in progress by H. Howell, of 149th st and Willis av, architect, for two 5-sty tenements, to be erected on the east side of Vyse av, 100 ft. south of Jennings st, for William Sinnott, of 966 East 165th st. The buildings are to be non-fireproof, of brick and limestone construction, 36x100, to hold 21 families, and cost \$40,000 each. The owner builds and will take estimates on separate contracts and materials.

TEXTURE BRICKS

have an extremely rough face, the light and shadow producing a depth and richness of color difficult to obtain from smooth surfaces. The blended variation of shade makes brick work that is a delight to the eye.

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THE QUAY ENGINEERING CO. CONSULTING ENGINEERS and MANUFACTURERS' AGENTS

Have decided to move their MAIN OFFICE to CLEVELAND, OHIO, where they have been operating four years.

171ST ST, N. Y. C.—Architects Gronenberg & Leuchtag, 7 West 22d st, have completed plans for the 5-sty apartment and store building to be erected at the northwest corner of 171st st and Brook av for the No. 171st St. & Brook Ave. Co., of 111 Broadway, of which L. T. Alton is president. The building is to be semi-fireproof, of brick, limestone and terra cotta construction, 45x90. Estimated cost, \$40,000. The owners will take bids.

WEBSTER AV, N. Y. C.—Architects Goldner & Goldberg, of 704 Jackson av, have completed plans for Adolph Wexler, of 204 Bush st, who will erect a 5-sty tenement house on the east side of Webster av, 175 ft. north of 179th st. The building will be non-fireproof and of brick and limestone construction, standing on a plot 25x114, and will hold 16 families. The owner builds and is ready for bids on all subs and materials. Cost, \$25,000.

BROOKLYN, N. Y.—The general contract for the 6-sty apartment house, 200x46, to be erected at the northeast corner of Emerson pl and Willoughby av for the Morris Bldg. Co., of 207 Ryerson st, Brooklyn, from plans by J. E. Ware & Son, 1170 Broadway, N. Y. C., has been awarded to H. J. Smith & Son, of 256 St. James pl, Brooklyn. The building is to be semi-fireproof, of brick, limestone and terra cotta construction and to cost about \$60,000.

WASHINGTON AV, N. Y. C.—Plans are in progress by Goldner & Goldberg, of 704 Jackson av, for a 5-sty tenement, to be erected at the west side of Washington av, 125 ft. south of Fletcher st, for Joseph Frohmer, of 31 Canal st, to cost about \$50,000. The building will be non-fireproof, of brick and limestone construction, 50x102, and will hold 27 families. Plans are expected to be completed shortly. The owner builds and will take bids on separate contracts and materials.

DRIGGS AV, BROOKLYN.—The general contract for the 4-sty tenement, to be erected at the northeast corner of Driggs av and Oakland st, for Peter Doelger (brewer), of 407 East 55th st, N. Y. C., from plans by Chas. Stegmayer, of 168 East 91st st, N. Y. C., has been awarded to John Briggs, 187 Jamaica av, Long Island City. The building is to be of brick and limestone, 20x43x80x irregular, one of which will be occupied by a saloon, will hold 20 families and cost about \$30,000.

JENNINGS ST, N. Y. C.—Plans are about completed by Architect Harry Howell, of 149th st and Willis av, Bronx, for a 6-sty tenement and stores to be erected on the southwest corner of Jennings st and Stebbins av, for Cioffi Co., of which Carmine Cioffi is president and Angelina Cioffi, secretary. The address is 1116 Intervale av. The building is to be non-fireproof and of brick and limestone construction, 69x69 and 38x48, and will be for 25 families. The owner builds and will take bids on separate contracts. Estimated cost, \$45,000.

Contracts Awarded.

GREENWICH ST.—F. T. Nesbit & Company have obtained from James H. Cruikshank the general contract for the new 8-sty loft building to be erected on the southeast corner of Morton and Greenwich sts. This building will be occupied by the General Electric Company when finished.

LOWELL, MASS.—The Raymond Concrete Pile Company, of New York, has obtained the contract for placing 1,400 Raymond concrete piles in the foundations of a store house to be built for the Massachusetts Cotton Mills at Lowell, Mass. Lockwood, Greene & Company, architects and engineers; Aberthaw Construction Company, general contractors.

NEWARK, N. J.—W. H. Connolly, of 136 S. 7th st, Newark, N. J., has re-

ceived the mason contract for the 3-sty cafe and restaurant to be erected on the southwest corner of Broad st and Washington pl for the Alliance Investment Co., of Fremantle st, Newark, N. J., from plans by T. Cecil Hughes and Geo. W. Backoff, associated, of 22 Clinton st, Newark, N. J. The building is to be of brick, limestone and terra cotta construction, about 26x92x irregular, and will cost about \$90,000. John W. Vliet, of 85 Academy st, Newark, N. J., will do the carpenter work.

Churches.

SYRACUSE, N. Y.—Plans will be started this winter for an edifice for the congregation of St. Anthony of Pauda, at the corner of Midland av and West Colvin st, Syracuse, for which the Rev. Father Francis J. Quinn is pastor. His address is 1302 Midland av. The building will probably be erected of stone. Russell & King, of the Snow Building, Syracuse, are architects. Estimated cost, \$70,000. It is expected that building operations will be started next spring.

SYRACUSE, N. Y.—Contracts have been awarded for the synagogue to be erected in this city on University av, at the corner of Madison st, for the Temple of Concord, the mason work to Delmonico Bros., of 901 Danforth st, and the carpenter work to William Sherlock, of 411 Canal st, Syracuse. The architect is A. T. Taylor, with offices in the Syracuse Savings Bank Building. Arnold W. Brunner, 33 Union sq, N. Y. C., is consulting architect. Rev. D. A. Guttman is pastor. Estimated cost, \$50,000.

Court Houses and Jails.

CHESHIRE, CONN.—It is announced that plans for the proposed state reformatory to be built at Cheshire, Conn., under a state appropriation, are nearly ready and bids will be asked for shortly. W. D. Johnson, 26 State st, Hartford, Conn., is architect.

ELIZABETHTOWN, N. Y.—The general contract for the jail and County Clerk's building and Sheriff's residence, to cost \$50,000, and to be erected at Elizabethtown, N. Y., for the Board of Supervisors of Essex Co., of which C. Thurman Leland is chairman, has been awarded to Linahan & Burnham, of Glens Falls, N. Y., at \$37,320. The contract for jail work and steel awarded to Stewart Jail Works, Cincinnati, Ohio, \$8,950. Coulter & Westhoff, Saranac Lake, N. Y., are the architects.

Dwellings.

KRUGER AV, N. Y. C.—L. Del Gaudio, of Tremont and Webster avs, is drawing plans for a frame dwelling, 25x50, to be erected on the east side of Kruger av, 200 feet south of Van Nest av. Estimated cost, \$5,000.

68TH ST, N. Y. C.—The general contract for a 6-sty brick residence, 25x68, to be erected at 41 East 68th st for Edw. W. Sparrow, of 120 East 70th st, from plans by Parish & Schroeder, 12 West 31st st, has been awarded to Wm. Crawford Co., 5-7 East 42d st. Estimated cost, \$60,000.

LEONIA, N. J.—The general contract for the nine dwellings being built on speculation, to be erected at Leonia, N. J., for the Leonia Heights Land Co., at the site, has been awarded to Geo. Clark, of Leonia, N. J. Plans are private and the buildings are of wood construction, all together costing about \$40,000.

GLEN COVE, L. I.—John V. Schaefer, Jr., & Co., 5 West 31st st, are the builders of the new country residence for Captain J. R. De Lamar, at Glen Cove. The house is to be three stories, 90x90, stucco finish. C. P. H. Gilbert, 1123 Broadway, New York, is the architect. The owner's business address is 43 Exchange pl.

BROOK AV, N. Y. C.—J. E. Ditmars, architect, 111 5th av, Manhattan, will

soon be ready for bids for a doctor's house to be erected for the Sisters of the Poor of St. Francis, at Brook av and 143d st. The building will be of brick and granite (non-fireproof), four stories, 60x40, and is estimated to cost \$25,000.

OLD MILL PARK, L. I.—Shampan & Shampan, architects, 227 Broadway, Brooklyn, are preparing plans for two 2-sty and basement stucco residences, to be erected on the site known as the East Side of Hemlock av, 160 feet north of Stanley av, and two 2-sty and basement frame residences to be erected on the west side of Pine st, 180 feet south of Vienna av, at Old Mill Park, Brooklyn, for the Schwenk Construction Company. The facades of the buildings will be designed on a mission style of architecture, finished in stucco, composed of the Johns-Manville asbestos and a shingle roof. The buildings will be erected on a plot of 30x100 feet, situated so that there will be a terrace which will have ornamentations, also grass and flowers. The buildings will be equipped with a furnace heating apparatus and arranged for one family. The owners are now ready for bids.

(Continued on page 1293.)

Brief and Personal.

St. Raymond's parochial school at Westchester is a new example of note of decorative brickwork, here used in combination with terra cotta.

Alonzo W. Damon, the new president of the National Board of Fire Underwriters, is president of the Springfield Fire and Marine Insurance Co.

The grade of Superintendent of Buildings has been established in the office of the President of the Borough of Richmond at a salary of \$3,000.

The National Association of Master Steam and Hot Water Fitters will meet in twenty-second annual convention at the St. Charles Hotel, Atlantic City, N. J., June 13, 14, 15 and 16.

An address delivered by Benjamin A. Howes, engineer, on "Reinforced Concrete Houses," has been reprinted as a pamphlet for gratuitous distribution by the Vulcanite Portland Cement Company, whose offices are in the Flatiron Building.

Dexter Brothers Co., manufacturers of English shingle stains and Petrifax waterproof cement and brick coating, announce the removal of their New York office to Room 702, 1133 Broadway, cor 26th st. Mr. Arthur Brandt is the manager. Telephone, Madison Sq. 5978.

At the recent conventions of machinery manufacturers, the optimistic feeling which has developed in the trade has been reflected in the way of tightening of delivery terms and withdrawals of concessions. The action of foreign buyers coming into the market at this time is taken as an indication that some of them were very short of stock. Just now the export business in this territory is better than it has been at any time this year.

George Aitchison, architect, died in London on May 16. Mr. Aitchison was one of the leaders among English architects, and his death will be everywhere acknowledged as a great loss to the profession he so much honored. He held for a number of years the position of Professor of Architecture at the Royal Academy.

A strike of the machinists of the Otis Elevator Company ordered by District No. 15 of New York and Vicinity of the International Association of Machinists for an advance of 25 per cent. in wages went into effect Monday morning. The representatives of the district reports that 800 men have quit in Yonkers, 400 in Buffalo and 300 in Harrison and that the machinists have struck in the repair shops at 27th st and 10th av, Manhattan.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Building Material in Better Demand.

While dissatisfaction is expressed in certain lines of building material, there were signs this week that better things are to be expected. Contractors are figuring on work that is scheduled to come out in the Fall and, while conditions are not such as to induce many manufacturers to think of increasing their output, the situation is clarifying, so that they can see their way clear to continue to send to this (New York) market between 65 and 80% of the amount sent last year. This statement applies to common, front and enamel brick, marble, granite, certain kinds of lumber (one authority included hardwoods) and hardware. Architects are busy with new building operations and there is a fair amount of it coming out, but for some reason the building material market is sick and prices are uniformly low. Over-production is in a measure responsible for this condition.

Pig iron is being produced at a faster rate than previous to the panic of 1907 and within 15% of the high record. The cement industry is more prosperous than in two years, although local prices are way down. Some lumber is lower. Many of the large consumers of foundry iron realize that current prices are low and have been taking considerable iron for early shipment and piling it up in their yards. This is mainly due to the fact that some furnaces, while willing to accept low prices for quick shipment, refuse to accept contracts covering the entire year except at an advance.

Usually at this time of the year contracts for all finished steel products are reduced in both volume and number, and at the moment there is a halting disposition in not a few lines; but the downward tendency of prices will tend to develop greater interest on the part of large consumers other than the railroads. Specifications in contracts for bars and wire products are pressing. In the latter connection it is interesting to note the phenomenal increases reported by the domestic department of the American Steel & Wire Company, for the Eastern district, appearing under the head of iron and steel in these pages. A brief market summary follows:

BRICK.—Easier; prices lower.

CEMENT.—Unchanged.

LUMBER.—Weakening. Some prices lower.

LIME AND PASTER.—Steady.

IRON AND STEEL.—Demand better. Steel more active.

STONE.—Market in better tone.

Brick.

Hudson River common brick were a little easier this week. Prices, as intimated in last week's brick review, dropped early and stayed at \$5.75 to \$6.00 the remainder of the week. Conditions are not satisfactory, either among the agents or manufacturers. Up-river the strike situation is still a menace, while here in the city there is no market improvement. Raritan River common hards are a little easier and are quoted at \$5.75 to \$6.

The fact that large quantities of old common brick are being taken from big buildings being razed in this city was blamed in some quarters for the present sick market. The Volk House-wrecking

Company, 65 Beaver st, for instance, is disposing of about 1,500,000 cleaned brick taken from the Gillender building at Wall and Nassau sts, by the load to highest bidder, and it was reported that it was getting between \$2 and \$2.50 per thousand. This is said to be the prevailing price obtainable. The fact that the New York House-Wrecking Company has taken the contract for the demolition of the Grand Central Station was thought by some to put many hundreds of thousands of second-hand common brick on sale and would have an effect upon the general market. Inquiry among leading brick men revealed the fact that there was not more second-hand brick on the market to-day than usual because, while several large buildings are being torn down, there is a great reduction in the number of small ones, which equalizes the situation.

Transactions this week were fairly active. Monday's sales totaled 15 cargoes, Tuesday's 13 and Wednesday's 17. Last week's transactions were 74 arrivals, 68 sales, which, with 21 left over on May 31, left 27 on hand on June 6. The market was a little stronger toward the close of this week, but prices showed no sign of stiffening. Front brick is in fair demand and enameled brick are going out steadily, in good number. Prices for both are unchanged. Current wholesale prices are:

BRICK.—(Cargo Quotations at the wharf.)

	Per M.
Hudson River, Common.....	\$5.75@ \$6.00
Hudson River, Light Hard.....	.....
Raritan River, Common.....	5.75 6.00
Croton Point—Brown, f. o. b.....	12.50
Croton Point—Dark and red.....	12.50

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Bufs, No. 1	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)..	24.00	28.00
Greys, various shades & Speckled..	24.00	31.00
Kittaning White, No. 1.....	26.50	30.00
Kittaning White, No. 2.....	24.00	26.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00

Enameled:

English size	70.00	75.00
American size	60.00	75.00
Seconds, etc.	45.00	55.00

Cement.

The only change in the Portland Cement situation is that small dealers in this vicinity who had been endeavoring to fill their order books recently are now seeking to buy from the larger producers covering the remainder of the year. The demand for this material is increasing rapidly, but assurances were obtained this week that prices would not advance for some time. Rosendale continues to show improvement, the business now being done considerably in excess of that three months ago. Prices current follow:

CEMENT.

Portland Cement, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland.....	\$1.43@ \$1.58
Atlantic Portland	1.43
Atlas Portland	1.43 1.53
Bath Portland	1.43
Edison Portland	1.43
Dragon Portland	1.43 1.58
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.

Foundry grades of pig iron were in better demand this week, the improvement being generally reported throughout the Eastern district. Sales aggregated between 5,000 and 6,000 tons a day, but a large part of this is going to building equipment interests rather than to structural fabricating channels. The most active agencies are those of stove and boiler houses. Most of the shipments that are being arranged for now extend over the remainder of the year. Prices show little change, although special figures are being quoted on attractive business. One New Jersey company bought 1,000 tons at \$16.70 delivered. This means about \$15.75 net at furnace. Buffalo interests have been taking local business in small quantities; at from \$15.50 to \$15.75, generally at furnace, although in some instances, where water rates have been figured in, as high as \$16 has been asked.

An authority on steel reported this week a gradual development on the part of the steel mills of more structural work for buildings. Little of this is coming to New York, however, the larger percentage going to smaller centres, especially in New England. The threat of certain railroads last week to halt equipment contracts pending an adjustment of the differences between their freight rate associations and the Government, resulted in some of the mills making tentative inducements for filing steel specifications for building at this time.

With the increased capacity of mills and fabricating shops and the decreased buying of rails and bridges by the railroads, the percentage consumed by the transportation companies is decreasing and this will probably be more marked during the remainder of the year.

BIG YEAR FOR STEEL AND WIRE CO.

The American Steel and Wire Company, 30 Church st, gave an interesting statement to the Record and Guide this week regarding business for this year. In a moderate year it is strikingly significant that the tonnage of this company in the East for its triangle mesh reinforcement has increased 200 per cent. over that of last year at this time. Furthermore, this company has quadrupled the capacity of its plant at Donora, Pa. This contemplates the activity of the domestic department only. The export department has had an enormous increase in business.

A test has recently been finished at the Charles A. Lefferts & Co. iron works, 2d av and Lovett st, Brooklyn, for a 7-ft. span, 4-inch. cinder concrete floor slab, for a live load of 150 lbs. It was approved by the building departments of the five boroughs. On the 28th of this month a test will be made under the supervision of the Building Department for a 6-ft. 4-in. slab for a live load of from 300 to 400 lbs.

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

Northern:	
No. 1 x Jersey City.....	\$16.75@ \$17.00
No. 2 x Foundry.....	16.25 16.50
No. 2 Plain	15.50 16.00

The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including litherage within litherage limits, N. Y. harbor, \$4.85:

Southern:	
No. 1 Foundry	\$16.25@ \$16.75
No. 2 Foundry Spot.....	15.75 16.25
No. 3 Foundry	15.50 16.00

STRUCTURAL STEEL.		
Nominal prices f. o. b. dock N. Y.		
Beams and Channels, 15-in. and under	\$1.60	\$1.65
Beams and channels over 15 in.	1.70	1.75
Angles	1.65	1.70
Tees	1.65	1.70
Zees	1.65	1.70
Steel bars, half extra.	1.60	1.65
Universal & sheared, 3/4 in. & under	1.65	1.70

ROUND AND SQUARE IRON.		
1 to 1 1/2, base price	\$1.85	\$1.90
3/4 and 7/8-in.	1-10c.	extra

FLAT IRON.		
1 1/2 to 4 in. x 3/4 to 1 in., base price	2.00	
1 1/2 to 4 x 1/2 x 5-16	2-10c	extra
2 to 4 in. x 1 1/2 to 2 in.	5-10c	extra
4 1/2 to 6 in. x 1 1/4 to 1 1/2	4-10c	extra
Norway Bars	3.35	
Norway Shapes	3.35	
Burden Best Iron	\$3.15	base
Burden H. B. & S.	\$2.95	base
Machinery Steel, Iron Finish, base	2.00	
Soft Steel Bars, base or ordy. sizes	2.00	
Tool Steel, regular quality	7.00	
Tool Steel, extra quality	13.00	

SOFT STEEL SHEETS.		
1/4 and heavier	2.30	
3-16	2.40	
No. 8	2.50	
Blue Annealed.		
No. 8	2.50	
No. 10	2.50	
No. 12	2.55	
No. 14	2.60	
No. 16	2.70	

No.	Mill Store.	
	One Pass, Cold Rolled.	Cleaned American.
No. 16	\$2.90	\$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.25	2.90
No. 24		
No. 25	2.30	3.10
No. 26		
No. 27	2.35	2.30

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

TERNE PLATES.		
N. B.—The following prices are for 1C. 20x28, the rate for 14x20 being half as much. 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-lb. coating		15.20
About 20-lb. coating		13.50
About 15-lb. coating		\$10.90
About 8-lb. coating		8.30

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

GALVANIZED STEEL.		
Nos. 14 and 16	Per 100 lbs.	\$3.10
" 18 and 20	"	3.25
" 22 and 24	"	3.45
" 26	"	3.65
" 27	"	3.85
" 28	"	4.00
" 30	"	4.65
No. 20 and lighter, 36 ins. wide, 25c. higher.		

Lime and Plaster.

While the consumption of lime and plaster in the suburbs and along the New England coast continues strong, New York is taking less than it did last year by at least 15 per cent. Plaster blocks and plaster boards are holding their own in this market with a tendency to a slight improvement over last year's business. Current prices follow:

500-bbl. lots delivered to the trade in Greater New York.		
State common, cargo rate, per bbl.	@	\$0.75
Rockland-Rockport, Com., per bbl.		.92
Rockland-Rockport, L., per bbl.		1.02
Rockland-Rockport, special, 320 lbs.		1.37
Select finish, per 350 lbs., net		1.60
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots		
West Stockbridge, finishing, 325 lbs.		1.40
New Milford Lime		1.30
New Milford (small barrel)		1.00
Hydrated, per ton (for brick work)		6.50
Hydrated, per ton.		9.00
For brick work.		6.50

PLASTER PARIS.		
Calced, city casting, in barrels, 250 lbs.		1.45
In barrels, 320 lbs.		1.65
In bags, per ton	\$8.50	10.00
Calced, city casting, in barrels, 250 lbs.		1.45
In barrels, 320 lbs.		1.65
Neat wall plaster, in bags, per ton		8.00
Wall plaster, with sand, per ton		5.25
Plaster board, 5/8 in. thick, per sq. yd.		.16
Browning		5.25
Scratch		6.25
Adamant (net delivered at job)		6.00
Note.—When sold in bags a rebate of 6 1/4 cts. per bag returned is allowed.		

PLASTER BLOCKS.—(In large lots.)		
	Weight, lbs.	Price, cts.
	per sq. ft.	per sq. ft.
2 ins.	7	6
3 ins.	8 1/2	6 1/4
4 ins.	11	7 1/4

PLASTER BOARDS.		
5/8 in. thick		16 cts. per sq. yd.

Lumber.

Lumber continues to be in excess of demand. This is truer to-day than it was a fortnight ago, and close buyers are able to obtain important concessions from overstocked wholesalers. Even the mills are showing signs of pushing sales, while last year at this time they were sitting on the safety valves so that the finishing machinery could turn out material in quantities sufficiently large to meet the demand.

Business is good in the hardwood field and prices are fairly steady since the recent slight advance, but it is significant that they are not stiffening. One hardwood representative said this week that he was busy, but would like to be able to see a little farther ahead. Stock on hand at the mills is about where it was on January first.

The assurances at hand early in the week that the railroad presidents and the Administration had arrived at an understanding regarding the threatened increase in freight rates, were viewed with mingled pleasure and regret by wholesale lumber interests. Those who expected to gain an advantage over competitors having sources of supply at greater distances from this city were disappointed, and vice versa.

A brief survey of the market shows that North Carolina pine is in a good market, with prices steady; roofing boards of the same wood, whether lapped or tongue and grooved, are without change; Long leaf yellow is in moderate demand and, if anything, shows an improvement, with full prices being obtained; Spruce is weaker and about \$1 lower; boards of same material are without change; factory flooring is about normal and prices, including maple, are unchanged. Shingle prices are easier, and hemlock is in limited demand. Lath is in stock in liberal quantities; gum is in good demand, while hickory is in good demand, with prices unchanged and steady. White pine pattern stock is in fair demand and ranges from \$100 to \$110 from yard for 1 to 2 ins. Concessions of about \$5 are being made on carload lots in this grade of "uppers."

Prices current to wholesalers follow:

ASH.		
4/4 1st and 2nds	\$52.00	\$55.00
5/4 1st and 2nds	58.00	60.00
6/4 1st and 2nds	58.00	60.00
2 1/2 and 3 in. 1st and 2nds	70.00	75.00
4/4 No. 1 common	35.00	38.00
4/4 No. 2 common	23.00	25.00
5/4 6/4 and 8/4 No. 2 common	25.00	28.00

BASSWOOD.		
4/4 1st and 2nds	\$40.00	\$42.00
5/4, 6/4 and 8/4 1st and 2ds	42.00	44.00
4/4 clear strips	32.00	33.00
6/4 No. 1 common	30.00	31.00
5/4, 6/4 and 8/4 No. 2 common	25.00	26.00

BIRCH.		
4/4 1st and 2nds Red	\$48.00	\$50.00
4/4 1st and 2nds Saps	36.00	38.00
5/4, 6/4 and 8/4 No. 1 common Red	30.00	32.00
5/4, 6/4 and 8/4 No. 2 common unselected	18.00	20.00

BUTTERNUT.		
4/4 1st and 2nds	\$60.00	\$65.00
4/4 No. 1 common	30.00	35.00

CHERRY.		
4/4 1st and 2nds	\$94.00	\$99.00
5/4 and 6/4 1st and 2nds	112.00	117.00
4/4 clear strips	65.00	67.00
4/4 No. 1 common	49.00	51.00
5/4, 6/4 and 8/4 No. 2 common	28.00	30.00

CHESTNUT.		
4/4 1st and 2nds	\$52.00	\$54.00
5/4, 6/4 and 8/4 1st and 2nds	54.00	56.00
4/4 No. 1 common	37.00	39.00

COTTONWOOD.—F. O. B. New York.		
1 in 1st and 2nds, 6 to 13 in.	\$36.00	\$38.00
1 1/2, 1 1/2 and 2 in., 6 in. & up wide	32.00	34.00

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

CYPRESS SHINGLES.—F. O. B. New York.		
6 x 18 No. 1 Heart	\$7.50	per M.
6 x 18 No. 1 Primes for A's	6.50	per M.
6 x 20 No. 1 Hearts	10.00	per M.
6 x 20 No. 1 Primes for A's	8.00	per M.

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

Sizes.	Mill run & culls out.*	
1 x 4 in.		\$23.50
1 x 5 in.		24.00
1 x 6 in.		24.50
1 x 7 in.		24.50
1 x 8 in.		25.00
1 x 9 in.		26.50
1 x 10 in.		27.00
5/4 x 2 1/2 in.		25.25
5/4 x 3 in.		25.25
5/4 x 4 in.		24.25
5/4 x 5 in.		25.00
5/4 x 6 in.		25.25
5/4 x 7 in.		25.00
5/4 x 8 in.		25.50
5/4 x 9 in.		27.00
5/4 x 10 in.		27.00
2 x 2 1/2 in.		23.50
2 x 3 in.		23.00
2 x 4 in.		23.00
2 1/2 x 4 in.		23.00
2 x 5 in.		22.50
2 x 6 in.		23.00
2 x 7 in.		22.50
2 x 8 in.		24.00
2 x 9 in.		26.00
2 x 10 in.		25.50
3 x 4-3 x 6-4 x 4 in.		23.50
1 x 1 1/2 in.		23.00
1 x 2 in.		23.00
1 x 4 in. and up, No. 1 and clear		35.50
5/4 x 4 in. and up, No. 1 and clear		35.50
2 x 4 in. and up, No. 1 and clear		35.50
1 x 4 in. and up, No. 3		19.25
5/4 x 4 in. and up, No. 3		19.50
2 x 4 in. and up, No. 3		19.25
Dressing, 6 in. and up		2.00
Dressing, 5 in. and up		1.75

*No. 2, 50 cents more.

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

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

YELLOW PINE.—Delivered N. Y. (Sall.)

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

Stone.

There is a better tone to the building-stone market, but considerable large work remains to come out. Bluestone business is fair, but prices are low. Granite is enjoying a fair demand at present, in medium quantities, in this city. The quarries are busy with large New England and Western contracts, while in comparison there is little new work coming out here. Prices continue without change. Limestone shows no change, either in price or demand. Interior stones, such as marble, are doing well, there being some big contracts to come out for Fourth avenue loft buildings and uptown apartment house work. Sandstone interests report considerable activity and a good inquiry. Material is coming into this market in better quantities now, and it is being taken rapidly. Wholesale prices stand without change:

STONE.—Wholesale rates, delivered at New York.

Bennington building marble	\$1.40	@	
Brownstone, Portland, Con.	.60	\$1.25	
Caen	1.25	1.75	
Georgia building marble	1.40	2.00	
Granite, black	1.10	1.25	
Granite, grey	.70	1.25	
Granite	.75	1.00	
Granite, Milford, pink		1.25	
Granite, Picton Island, pink		1.25	
Granite, Picton Island, red		1.25	
Granite, Westerly, blue	1.25	3.75	
Granite, Westerly, red	1.25	3.25	
Hudson River bluestone, promiscuous sizes, per cu. ft.	.70	.74	
Dressed, ditto	.82	.86	
Kentucky limestone	.85	.95	
Lake Superior redstone	1.05		
Limestone, buff and blue	.85	1.05	
Longmeadow freestone	.85	.90	
Ohio freestone	.80	1.00	
Portage or Warsaw stone	.90	1.00	
Scotch redstone	1.05		
South Dover building marble	1.25	1.50	
Tennessee marble	2.35	2.50	
Vermont white building marble	1.00	1.50	
Wyoming bluestone	.80	.90	

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

Bangor, Genuine, No. 1	\$5.00	\$6.75
Brownville & Monson Mine	7.50	9.50
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.80
Red, No. 1	11.00	13.00
Unfading Green	5.25	6.45

Fireproof Quality of Asbestos Roofing.

Over a million times during the past ten years the country has witnessed the thrilling sight of burning buildings. In the year 1889 this cost the nation \$123,046,833; ten years later the loss amounted to \$153,597,830; while last year \$204,000,000 worth of property was destroyed by fire. This constantly increasing annual fire loss in the United States has induced engineers interested in fire protection to seek with renewed zeal for all practical methods of lessening the danger of ignition and spread of flames. As a result of this, tile, vitrified facings, terra cotta, concrete construction and numerous other fire-resisting materials have been developed for use in all parts of building except the roof, while but few important improvements have been made in roofing materials, notwithstanding the fact that authorities claim that from 27 per cent. to 50 per cent. of the conflagration are the result of flames being communicated to adjoining buildings by burning sparks and embers falling on an inflammable roof.

Factories, barns, etc., are probably more at the mercy of burning sparks and embers than other types of buildings, because they are usually covered with so-called ready roofings, and nearly all roofings of this type are made of wool felt, rag stock, paper, coal tar and other highly inflammable materials. There is one roofing of this type, known as J-M Asbestos Roofing, which is being largely used on factories and large buildings, which seems to overcome the objections to all others of this type. It is said to be so fireproof that it will withstand the flame of a blow-torch for an hour without being injured. This roofing is made by the H. W. Johns-Manville Co., of New York, well known as manufacturers of asbestos products.

From the manufacturers we were able to get the following interesting information regarding the manufacture of this roofing, which is made of asbestos (a stone) and Trinidad Lake asphalt (a mineral). The asbestos rock when it comes from the mines is in appearance much the same as other rock. When scientifically crushed, this rock produces long, tough fibres which are woven into cloth for asbestos theatre curtains, made into sheets of felt for roofing, and treated in various ways for making hundreds of different fireproofing materials.

In making this roofing, several sheets of this asbestos felt are thoroughly saturated with genuine Trinidad Lake Asphalt, well known as the most permanent waterproofing material. These sheets are then cemented firmly together with this asphalt, making one homogeneous mass. This, then, constitutes an actual covering of stone, which, because of its all-mineral nature, not only offers to a building protection against fire, water, wind and weather, but which also naturally cannot rot, rust, melt, run or crack, and requires no painting to preserve it.

A copy of the very handsomely illustrated catalogue, which we received from the manufacturers, will, no doubt, gladly be sent to anyone inquiring for it.

Installations Speak Louder Than Words.

When a manufacturing company can point to this building or that residence as one where its product is installed, it is a prima facie evidence that satisfaction is being given and that that manufacturing company can deliver the goods; in other words, can do what it lays claim to. But when the building indicated is a high-class one, where it is common knowledge that no inferior equipment went into it, the recommendation is all the higher. It is therefore hardly necessary to do more than mention the fact that the Hill-Canton Sanitary Laundry Dryers went

into the Armsmead apartments, Hartford, Conn.; the Spencer Trask residence, Saratoga Springs, N. Y.; the A. L. du Pont residence, Wilmington, Del.; the Bishop Strong Day Nursery, Fall River, Mass.; the Fluri Construction Company's apartments, 176th st and St. Nicholas av, and the Henry Guttman apartments, 174th st and St. Nicholas av, this city; the Drexel apartments, Philadelphia, Pa.; and the Columbia apartments, Washington, D. C.

This device is especially designed for private residences, hotels, apartment houses, hospitals and institutions, and the New York distributing offices are at 47 and 49 West 13th st, telephone, 4167 Chelsea.

A Metal Substitute for Ceramic Tile.

The problem, frequently difficult of solution, and generally encountered by building owners and architects, especially where a limit of cost for equipment and decoration is previously fixed, is how to finish walls and ceilings in the most durable and ornate yet inexpensive way. There is a material on the market now which offers one way out of this difficulty. It is an improved enameled metal tiling, that comes in any design and color.

Heretofore the element of rust has entered into this type of decoration, especially in bath rooms where quickly changing temperature blisters wall paper and tinting, warps wood trim and even cracks plaster. Tile and marble, of course, are expensive. The aim, therefore, was to find a metal that would not rust or corrode but which at the same time would sustain a coat of enamel, yet would not craze or blister. After considerable study the New York Metal Ceiling Company, 539 West 24th st, produced what they call "Enametile." It is put on a zinc backing. This material can be washed and even scrubbed without doing damage to it, as zinc is a non-rusting and non-corroding metal. It is backed up on the wall with cement so that it cannot be dented and it cannot crack. It is made in a variety of designs or special designs can be made to conform with architect's plan of decoration.

The fact that this material is shipped to Italy South America, Hawaii, the Philippines and, in fact, all parts of the world, attests its popularity and general utility.

The New York Metal Ceiling Company manufactures its own product in this city and can therefore make quick deliveries of metal ceiling and any of its products in remarkably short time, as large quantities of the finished product are constantly carried in stock.

One Way to Keep Suburban Cellars Dry.

Many a homeseeker has bought a property in the suburbs only to find in the winter and spring that a serious menace to his health and happiness exists in his porous cellar. Some of them have spent considerable money in doctors' bills and others have sought waterproofing process, simple in application, that will not require the presence of melting kettles and at the same time do what is promised for it. Mr. Douglas Robinson, of the real estate firm of Douglas Robinson, Charles S. Brown Co., had this experience in his East Orange home.

But Mr. Robinson's attention was directed by a friend to a product of the Universal Compound Company, 449 West 28th st., known to the trade as Exhydroplastic. This is a water and damp proofing material that is applied cold by anyone who can handle a trowel. No heating or melting is required, therefore there is no litter incidental to its application. It may be laid as a course in cement con-

struction with another layer of cement or concrete over it. This was done in certain operations in the Panama Canal zone. It fills all pores and voids in brick, cement and masonry walls, and when applied on such surfaces forms a perfect bond with coats of plaster stucco or cement mortar.

The Selling Arguments for Metal Ceilings.

A campaign of education is being conducted by the Berger Manufacturing Company on the subject of metal ceilings and their uses, and the results have proved surprisingly great, according to our informant. The keynote of the campaign is that the steel ceiling has direct and important advantages to every building owner, architect and contractor. Therefore, some of the pulling arguments used to show the advantages of Berger's "Classik" steel ceilings are interesting as well as enlightening.

This company points out that the steel ceiling improves the appearance of a room, therefore making it more habitable. Furthermore, it says that this kind of wall and ceiling finish is the most servicable known regardless of use, size or style of apartment. Reference is made to the methods for rejuvenating delapidated plaster, by nailing over it, furring strips and to it attach the steel plates. For quickly restoring burned-out buildings to tenancy this kind of ceiling is said to be indefectible. The fact that ceilings of this kind do not shrink or crack, nor need repairs, appeals strongly to property owners, not to mention the fact that they are fire-resisting. They are moderate at first cost, but their long life makes them economical in the long run.

Berger ceilings are clearly stamped, says our informant, are made of No. 29 gauge open-hearth steel specially annealed for fine stamping, the dies are reproductions of skilfully modeled originals, and the priming paint used by this house gives a durable and tenacious finishing surface. "The Standard Lap Joint" construction peculiar to Berger ceilings, it is pointed out, embodies a concave surface at the inner side of the bead, making it fit snugly. The outer edge of the bead is concealed when over-lapped, forming a dustproof construction.

This company maintains a free advisory service. If sketch and dimensions of room or rooms to be covered are sent, giving measurements from point to point, also indicating height of cornice permissible above the door and window tops, the company will prepare and submit free suggestions, drawings and estimates.

"Permanite" In a Hoboken Building.

Schmalz & Sons, bakers, of Hoboken, recently erected another large reinforced concrete building in that city, and, as a result of numerous tests of various paints for whitening and coloring the walls and ceilings, M. Ewing Fox & Company's "Permanite" was specified and used.

But this company's "Permanite" is in popular demand, principally because it is permanent and easily applied. In the case of the Schmalz building, one heavy coat was applied by brush directly to the raw concrete surface. It produced a splendid, snowy white effect. The ceilings and upper part of the walls were all painted with white "Permanite," and the lower parts were wainscoted with gray "Permanite."

M. Ewing Fox & Sons, of 136th st and Rider av, New York, also manufacture "Muralite," which is a decorative preparation, applied like a paint for sand-finished surfaces and plaster. It does not rub off, and leaves no brush marks. It has had a wide use in this city, and, in fact, throughout the country in high-grade operations.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.		1910.		1909.	
		June 3 to 9, inc.		June 4 to 10, inc.	
Total No. for Manhattan	235	Total No. for Manhattan	245		
No. with consideration	21	No. with consideration	19		
Amount involved	\$991,255	Amount involved	\$3,521,150		
Number nominal	214	Number nominal	226		
		1910.		1909.	
		June 3 to 9, inc.		June 4 to 10, inc.	
Total No. Manhattan, Jan. 1 to date	5,148	Total No. Manhattan, Jan. 1 to date	5,414		
No. with consideration, Manhattan, Jan. 1 to date	482	No. with consideration, Manhattan, Jan. 1 to date	424		
Total Amt. Manhattan, Jan. 1 to date	\$27,382,972	Total Amt. Manhattan, Jan. 1 to date	\$25,221,388		
		1910.		1909.	
		June 3 to 9, inc.		June 4 to 10, inc.	
Total No. for the Bronx	122	Total No. for the Bronx	162		
No. with consideration	10	No. with consideration	19		
Amount involved	\$42,250	Amount involved	\$120,798		
Number nominal	112	Number nominal	143		
		1910.		1909.	
		June 3 to 9, inc.		June 4 to 10, inc.	
Total No., The Bronx, Jan. 1 to date	3,165	Total No., The Bronx, Jan. 1 to date	3,322		
Total Amt., The Bronx, Jan. 1 to date	\$2,384,938	Total Amt., The Bronx, Jan. 1 to date	\$1,845,117		
Total No. Manhattan and The Bronx, Jan. 1 to date	8,313	Total No. Manhattan and The Bronx, Jan. 1 to date	8,736		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$29,767,910	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$27,065,505		

Assessed Value Manhattan.

1910.		1909.	
June 3 to 9, inc.		June 4 to 10, inc.	
Total No. with consideration	21	Total No. with consideration	19
Amount involved	\$991,255	Amount involved	\$3,521,150
Assessed value	\$1,049,500	Assessed value	\$3,162,500
Total No. nominal	214	Total No. nominal	226
Assessed value	\$11,432,300	Assessed value	\$12,251,200
Total No. with consid., from Jan. 1 to date	482	Total No. with consid., from Jan. 1 to date	424
Amount involved	\$27,382,972	Amount involved	\$25,220,388
Assessed value	\$23,621,400	Assessed value	\$21,773,500
Total No. nominal	4,666	Total No. nominal	4,990
Assessed value	\$289,502,830	Assessed value	\$261,518,220

MORTGAGES.

1910.		1909.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	186	Total number	201
Amount involved	\$6,378,937	Amount involved	\$2,311,041
No. at 6%	65	No. at 6%	80
Amount involved	\$923,982	Amount involved	\$805,350
No. at 5½%	4	No. at 5½%	14
Amount involved	\$66,500	Amount involved	\$102,725
No. at 5%	49	No. at 5%	75
Amount involved	\$1,624,090	Amount involved	\$1,022,900
No. at 4½%	30	No. at 4½%	1
Amount involved	\$2,637,833	Amount involved	\$9,000
No. at 4%	1	No. at 4%	5
Amount involved	\$20,000	Amount involved	\$1,249,000
No. at 3½%	1	No. at 3½%	1
Amount involved	\$5,000	Amount involved	.....
No. at 3%	1	No. at 3%	.....
Amount involved	\$7,000	Amount involved	.....
No. with interest not given	36	No. with interest not given	31
Amount involved	\$1,099,532	Amount involved	\$371,066
No. above to Bank, Trust and Insurance Companies	44	No. above to Bank, Trust and Insurance Companies	83
Amount involved	\$2,810,333	Amount involved	\$470,500
		1910.	1909.
		June 3 to 9, inc.	June 4 to 10, inc.
Total No., Manhattan, Jan. 1 to date	4,214	Total No., Manhattan, Jan. 1 to date	4,619
Total Amt., Manhattan, Jan. 1 to date	\$162,097,674	Total Amt., Manhattan, Jan. 1 to date	\$155,724,344
Total No., The Bronx, Jan. 1 to date	3,082	Total No., The Bronx, Jan. 1 to date	3,354
Total Amt., The Bronx, Jan. 1 to date	\$29,673,487	Total Amt., The Bronx, Jan. 1 to date	\$30,014,738
Total No. Manhattan and The Bronx, Jan. 1 to date	7,296	Total No. Manhattan and The Bronx, Jan. 1 to date	7,973
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$191,771,161	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$185,739,082

*Does not include mortgages given by City of New York, covering transfer of tax liens, for various amounts, at rates ranging from 8½% to 12%; also mortgage of \$5,000,000 given by Cudahy Packing Co., a corporation, of Illinois, to Illinois Trust & Savings Bank and William H. Henkle, of Chicago, Ill.

EXTENDED MORTGAGES.

1910.		1909.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	58	Total number	15
Amount involved	\$2,203,400	Amount involved	\$59,249
No. at 6%	5	No. at 6%	7
Amount involved	\$98,400	Amount involved	\$31,049
No. at 5½%	.....	No. at 5½%	4
Amount involved	.....	Amount involved	\$11,700
No. at 5%	31	No. at 5%	4
Amount involved	\$838,500	Amount involved	\$18,500
No. at 4½%	17	No. at 4½%	8
Amount involved	\$413,500	Amount involved	\$983,000
No. at 4%	.....	No. at 4%	.....
Amount involved	.....	Amount involved	.....
No. at 3½%	3	No. at 3½%	.....
Amount involved	\$840,000	Amount involved	.....
No. with interest not given	2	No. with interest not given	9
Amount involved	\$13,000	Amount involved	\$98,500
No. above to Bank, Trust and Insurance Companies	24	No. above to Bank, Trust and Insurance Companies	2
Amount involved	\$1,544,000	Amount involved	\$7,000
		1910	1909
		June 3 to 9, inc.	June 4 to 10, inc.
Total No., Manhattan, Jan. 1 to date	1,174	Total No., Manhattan, Jan. 1 to date	897
Total Amt., Manhattan, Jan. 1 to date	\$49,228,288	Total Amt., Manhattan, Jan. 1 to date	\$40,836,452
Total No., The Bronx, Jan. 1 to date	294	Total No., The Bronx, Jan. 1 to date	242
Total Amt., The Bronx, Jan. 1 to date	\$3,917,285	Total Amt., The Bronx, Jan. 1 to date	\$1,812,908
Total No. Manhattan and The Bronx, Jan. 1 to date	1,468	Total No. Manhattan and The Bronx, Jan. 1 to date	1,139
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$53,145,573	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$42,649,360

PROJECTED BUILDINGS.

1910.		1909.	
June 4 to 10, inc.		June 5 to 11, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	12	Manhattan	27
The Bronx	31	The Bronx	55
Grand total	43	Grand total	82
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$1,839,800	Manhattan	\$2,901,125
The Bronx	620,500	The Bronx	754,800
Grand total	\$2,460,300	Grand total	\$3,655,925
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$677,850	Manhattan	\$814,425
The Bronx	25,850	The Bronx	10,500
Grand total	\$703,700	Grand total	\$824,925
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	445	Manhattan, Jan. 1 to date	566
The Bronx, Jan. 1 to date	929	The Bronx, Jan. 1 to date	1,244
Mhhtn-Bronx, Jan. 1 to date	1,374	Mhhtn-Bronx, Jan. 1 to date	1,810
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$57,833,545	Manhattan, Jan. 1 to date	\$74,724,375
The Bronx, Jan. 1 to date	19,675,720	The Bronx, Jan. 1 to date	20,055,360
Mhhtn-Bronx, Jan. 1 to date	\$77,509,265	Mhhtn-Bronx, Jan. 1 to date	\$94,779,735
Total Amt. Alterations:		Total Amt. Alterations:	
Mhhtn-Bronx, Jan. 1 to date	\$7,074,338	Mhhtn-Bronx, Jan. 1 to date	\$7,061,695

BROOKLYN.

CONVEYANCES.

1910.		1909.	
June 2 to 8, inc.		June 3 to 9, inc.	
Total number	659	Total number	607
No. with consideration	50	No. with consideration	36
Amount involved	\$435,738	Amount involved	\$333,065
Number nominal	609	Number nominal	571
Total number of conveyances, Jan. 1 to date	12,334	Total number of conveyances, Jan. 1 to date	13,272
Total amount of conveyances, Jan. 1 to date	\$7,350,279	Total amount of conveyances, Jan. 1 to date	\$6,208,051

MORTGAGES.

Total number	562	Total number	550
Amount involved	\$2,213,276	Amount involved	\$2,104,349
No. at 6%	285	No. at 6%	308
Amount involved	\$780,919	Amount involved	\$1,004,394
No. at 5½%	67	No. at 5½%	54
Amount involved	\$307,448	Amount involved	\$210,965
No. at 5¼%	.....	No. at 5¼%	1
Amount involved	.....	Amount involved	\$6,000
No. at 5%	1	No. at 5%	.....
Amount involved	\$1,400	Amount involved	.....
No. at 4½%	169	No. at 4½%	159
Amount involved	\$1,008,852	Amount involved	\$769,070
No. at 4%	2	No. at 4%	1
Amount involved	\$19,200	Amount involved	\$4,500
No. at 3½%	.....	No. at 3½%	1
Amount involved	.....	Amount involved	\$800
No. with interest not given	38	No. with interest not given	26
Amount involved	\$95,457	Amount involved	\$108,620
Total number of Mortgages, Jan. 1 to date	11,693	Total number of Mortgages, Jan. 1 to date	11,878
Total amount of Mortgages, Jan. 1 to date	\$61,163,739	Total amount of Mortgages, Jan. 1 to date	\$49,993,271

PROJECTED BUILDINGS.

1910		1909	
June 3 to 9, inc.		June 4 to 10, inc	
No. of New Buildings	115	No. of New Buildings	314
Estimated cost	\$762,350	Estimated cost	\$1,438,300
Total Amount of Alterations	\$105,749	Total Amount of Alterations	\$88,005
Total No. of New Buildings, Jan. 1 to date	3,110	Total No. of New Buildings, Jan. 1 to date	4,175
Total Amt. of New Buildings, Jan. 1 to date	\$18,302,912	Total Amt. of New Buildings, Jan. 1 to date	\$23,972,858
Total Amount of Alteration, Jan. 1 to date	\$2,340,655	Total Amount of Alteration, Jan. 1 to date	\$1,971,993

QUEENS.

PROJECTED BUILDINGS.

1910		1909	
June 3 to 9, inc.		June 4 to 10, inc	
No. of New Buildings	66	No. of New Buildings	75
Estimated cost	\$285,925	Estimated cost	\$263,085
Total Amount of Alterations	\$13,670	Total Amount of Alterations	\$14,020
Total No. of New Buildings, Jan. 1 to date	1,900	Total No. of New Buildings, Jan. 1 to date	2,045
Total Amt. of New Buildings, Jan. 1 to date	\$6,752,042	Total Amt. of New Buildings, Jan. 1 to date	\$7,452,957
Total Amount of Alterations, Jan. 1 to Date	\$372,168	Total Amount of Alterations, Jan. 1 to Date	\$318,168

THE WEEK.

THE market has been confined to business of an unimportant character, the volume of trading dwindling to a summer basis. Rumors of a large transaction at Broadway and 34th st have been thick and heavy, but no deal has been consummated. The only authentic report of this pending transaction has been sent out by a building corporation, the president of which says that plans for erecting a giant hotel on the easterly block front of Broadway, between 33d and 34th sts, are being considered.

A sale of river front property in the Washington Heights section is contained in this week's budget. This transaction would hardly be noteworthy if it were not for the fact that the

buyer is the New York Central Railroad which has lately been picking up a number of parcels west of Riverside Drive. These purchases have escaped observation, not being made in bulk and the buyers not informing the public of the uses they intend to make of this property. To any one who is familiar with conditions in the Riverside district it is obvious that the New York Central is preparing for an emergency. Should the agitation for removal of its tracks from 11th av at last bear fruit and bring about action on part of the authorities the railroad would be compelled to install a freight yard further uptown.

From the viewpoint of the railroad people, the Riverside district offers an ideal location, grade crossings being eliminated by the topography of the river-front. The danger of killing or maiming citizens is excluded and the trackage will be placed entirely on property belonging to the railroad. As the property bought by the Central carries with it riparian rights the area of trackage can be extended to and beyond the river, permitting the construction of docks and warehouses. The first purchase of river-front property in this section was made two years ago when the railroad bought Edward H. Landon's holdings, between 137th and 138th sts. Since then the railroad has been a quiet but persistent buyer of plots offered by owners of river frontage. Last week it acquired 200 feet at the foot of West 139th st and this week the Hoguet estate sold its large holdings lying between the tracks and the river, between 141st st and 143d st, to the railroad's agents.

Residents and property owners of Riverside Drive cannot afford to sit idly by and permit the railroad to carry out its intentions of erecting a freight yard in the midst of the most valuable residential district. The improvements made by the city at the expense of the property owners on Riverside Drive have increased the cost of land considerably, and a freight yard, with the noise and smoke of the locomotives, would tend to decrease the value of real estate in the immediate neighborhood. It is not too late to prevent an encroachment as planned by the New York Central if action is taken immediately.

The owners of property in the Riverside District will face another heavy assessment within a few weeks, as the Mayor has vetoed the bill relieving them of paying 50 per cent. of the cost of extending the drive from 137th to 158th st. When the improvement was authorized property holders urged that the cost of the improvement should be assessed only to the extent of 50 per cent. on them. They gained this contention, and then went to the Legislature and had a bill passed assessing the whole cost of the extension on the whole borough. This is the bill the Mayor has killed.

THE AUCTION MARKET

AS the "most successful lot sale" the auctioning of 175 lots belonging to the Lewis Gouverneur Morris estate was chronicled in the daily papers. There were about 1,000 persons in the auction room when Mr. Bryan L. Kennelly started the sale at 11 o'clock last Tuesday and not many had left when the last lot was knocked down five hours later. There is no denying that the sale was successful, the attendance being the best so far this year and the prices being higher than any obtained at any preceding auction. In comparison with sales of the Ogden estate, Century Realty Co. and the Bailey estate, in the spring of 1907, at which time similar properties were offered, the lots were disposed of at a figure considerably in excess of any bid received heretofore.

A number of real estate speculators and a few auctioneers who attended the sale expressed surprise at the great demand that seemingly existed for property in a locality which has been the scene of three large lot auction sales and where vacant property can be had now as then at a reasonable figure. They could not understand that lots should average \$2,360 a piece, when the Bailey lots, in the same neighborhood, sold for less than half this sum. These people were answered by Mr. J. Clarence Davies, who had managed the Morris sale: "I am not surprised," he said, "because I knew the value of the property and expected a successful sale. It simply shows that the people are ready to absorb good property when it is placed before them properly and they are given ample opportunity to investigate and ascertain its worth."

Mr. Davies can claim the credit for the success, as he used good judgment in "placing the lots properly before the people." His advertising contained figures which showed the increase of value of some of the lots sold at former auction sales. One other feature of the sale should not be overlooked. The announcement that the assessments for all legally opened streets had been or will be paid by the sellers was in no small way responsible for the willingness of the public to buy. At two recent sales an auctioneer failed to dispose of lots because the public believed that the assessments for the improvements would be levied after title had passed.

There were ninety-one knockdowns, making an average of nearly two lots to each purchaser. The largest single buyer

took eleven parcels. The highest price paid was \$9,150 for a corner of Aqueduct and Tremont avs, and the smallest price \$650. Aqueduct av lots averaged \$3,800; those in Andrews av \$1,800; Tremont av \$2,900; Sedgwick av \$1,400; Lewis pl, \$1,200 and Cedar av \$1,750. The 175 parcels were all disposed of at a total of \$412,765, about \$100,000 more than the property had been appraised at a short time ago.

The auction sale of the holdings from the John S. Martin estate last Thursday was also a success, the auctioneer, Mr. Jos. P. Day, obtaining a bid of \$336,000 for two Chambers st corner plots. Mr. R. P. Lydon was the buyer. The southeast corner sold for \$150,000. Mr. Martin paid \$165,000 for it in 1882; for the northeast corner, opposite, which brought \$185,500, he paid \$261,750 in 1893.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

CHAMBERS ST.—Cammann, Voorhees & Floyd sold to investors for the Farmers Loan & Trust Co as trustees the 6-sty business building 124 Chambers st, on plot 25x77.

GREENWICH ST.—The C. N. Shurman Investing Co. bought from Edward H. Proudman 760 Greenwich st, a 3-sty building on lot 17.7 x75, and also 108 and 110 Bank st, two buildings on plot 31.3x88, forming an "L" with the above. The Shurman Co. also owns 762 Greenwich st, adjoining, and plans to erect on the combined site a 6-sty building, which is to be rented to one tenant for a term of years.

JACKSON ST.—The McManus estate sold the four 5-sty tenements at the northeast corner of Jackson and Madison sts, known as 10-12 Jackson st and 391 to 395 Madison st. The houses occupy a plot 50x100, and have been in the possession of the McManus family for over half a century. The buyer is a Mrs. Epstein, who held a long lease on the houses.

U. S. Realty Gets a Building Site.

PEARL ST.—Pease & Elliman have sold the property known as 232-234 Pearl st, at the southeast corner of Pearl st and Burling slip, to the United States Realty & Improvement Co. The building is one of New York's old landmarks and has been occupied by the Metal Exchange for the past 27 years, they having purchased it in 1883 for \$43,000. Since the election of Mr. Paul Koning as its president he has felt that the best interests of the exchange were not properly cared for in its present location, and therefore believed that they should sell the building and move to a more central location. The United States Realty & Improvement Co. expects to improve the property with a mercantile building.

6TH ST.—Joseph Berliant sold the tenement 634 East 6th st, on a plot 37x100, to a client of O. Grad & Co.

23D ST.—Nathan Wilson sold for Samuel Hyman 158 West 23d st, a 4-sty dwelling on a lot 25x100, between 6th and 7th avs, to a builder, who will erect a 10-sty loft building. The property was held at \$100,000.

24TH ST.—Adolph Humpfer & Co. sold to James M. Horton of the J. M. Horton Ice Cream Co., the properties 324-326 East 24th st, old tenements, on plot 50x98, which will soon be demolished and erected thereon a large stable for their own occupancy.

37TH ST.—Charles and John Lehritter and Elizabeth Metz sold 304 to 308 West 37th st, 4 and 5-sty tenements on plot 73.7x98.9, adjoining the southwest corner of 8th av. The property was transferred to the sellers last December for a stated consideration of \$61,500.

39TH ST.—Mary and Annie E. Early are reported to have sold 216 East 39th st, a 4-sty building, on lot 26.6x98.9.

44TH ST.—J. Arthur Fischer sold for Herman Stalder to a client the 5-sty tenement 341 West 44th st, on lot 25x100.

48TH ST.—Annie E. Warren sold through John Miller 139 East 48th st, a 3-sty dwelling, which adjoins 137 East 48th st, 523 to 537 Lexington av and 136 East 49th st, recently acquired by the Maze Realty Co., who are having plans drawn for a 12-sty loft building on a plot containing 18,000 sq. ft.

48TH ST.—Pease & Elliman sold for the Akin estate 9 East 48th st, a 4-sty high stoop stone front dwelling, on lot 25x100.5, between 5th and Madison avs. The property had not changed hands in about 40 years. It adjoins the new office building for physicians at No. 11, erected in 1908.

Sold Five Times in Seven Years.

53D ST.—Henry D. Winans & May sold 14 East 53d st, a 6-sty modern American basement dwelling, on a lot 25x100.5, for Geo. S. Brewster, to James Beasley. It was built in connection with No. 16 by Dr. Wm. E. Diller. These houses have been sold five times by this brokerage firm in seven years.

57TH ST.—Henry D. Winans & May report the sale of 17 W. 57th st, a 4-sty high stoop brownstone residence, 25x100.5, for Mrs. E. R. Thomas, who was represented in this negotiation by Mr. H. T. Eldridge of De Blois & Eldridge. This house has a large dining-room and bedroom extension and was handsomely rebuilt for Mrs. Thomas by Cottier & Co., and is one of the best private residences in this section. The purchaser of this property is the Commonwealth Real Estate Co. Within one year there have been sold in this street, between Park and 6th avs, Nos. 10, 32 and 34 East 57th st; 10, 16, 17, 20, 24, 37, 49 (The Soncy) West 57th st and "The Sherwood," southeast corner of 57th st and 6th av; five of the above sales having been effected by Henry D. Winans & May.

LEXINGTON AV.—Horace S. Ely & Co. sold for Florence O. Antony 349 Lexington av, a 3-sty English basement dwelling, on a lot 18.6x87, to Frederick H. Matlage, who owns the adjoining properties, 351-353 Lexington av, at the southeast corner of 40th st. By this purchase Mr. Matlage now controls a plot with a frontage on Lexington av of 55.6 ft. and a depth of 87 ft. in 40th st. The buyer purchased 351 and 353 in 1902.

STHAV.—The Frederick T. Barry Co. sold for the estate of Margaret J. Westcott to William H. Meyer 894 8th av, a 4-sty flat with store on lot 20.5x60, adjoining the northeast corner of 53d st.

NORTH OF 59TH STREET.

70TH ST.—Katherine M. O'Neill sold to the Stronghold Realty Co. 107 West 70th st, a 4-sty and basement stone front dwelling on lot 20x100.5.

74TH ST.—John P. Kirwan sold for Mrs. Arthur Postley 258 West 74th st, a 3-sty dwelling, on lot 18x82x irregular.

82D ST.—Geo. A. Walton is reported to have sold 175 West 82d st, a 3-sty dwelling, on lot 19x102.2.

89TH ST.—F. Wood & Co. and Barton S. Chapin sold for H. C. Berlin the 3-sty and basement dwelling 301 West 89th st, on a lot 20x50x100, to a client who will alter it into an American basement dwelling for his own occupancy.

90TH ST.—Chas. H. Schnelle sold for Jacob Koch to a client the two 5-sty apartment houses at 127 and 129 East 90th st, 50x100.8

98TH ST.—Joseph Burke sold for Julius Strellheimer 136 and 138 West 98th st, two 4-sty dwellings, on plot 33x100.11.

113TH ST.—Thos. J. O'Reilly sold for the Champlin Realty Co., Harry B. Mulliken, president, the Quidnet, 526 West 113th st, an 8-sty fireproof high class apartment house, 75x100x irregular. The asking price was \$280,000. The buyer is a Southerner, who has purchased the house for investment. Mr. O'Reilly has been retained as agent to take charge of the house.

114TH ST.—William S. Baker sold for the Minuet Realty Co. 69 and 71 East 114th st, two 5-sty flats, each on lot 25x100.11.

121ST ST.—Snowber & Smith sold Powers Court, a 6-sty double apartment house, on lot 25x100.11, at 421 West 121st st, for Horace C. Foote, to a client for investment.

122D ST.—Axel A. Olsen sold for L. Kruelewitch the two 6-sty elevator apartment houses 515-523 West 122d st, on a plot 125 x90.11.

129TH ST.—Calender Realty Co., Bing & Bing, is reported to have sold Fernleigh Hall, a 6-sty elevator apartment house at 51 to 53 East 129th st, on a plot 75x99.11. The property is between Madison and Park avs, and two doors east of All Saints' Roman Catholic Church, at the Madison avenue corner.

134TH ST.—Jas. A. Jackson sold for Henry W. Hartmann 237-239 West 134th st, a 5-sty double apartment house, 40x100, to a client for investment.

141ST ST.—The Hoguet estate sold to the New York Central Railroad its property lying west of the railroad tracks on the Hudson River, between 141st and 143d sts. The strip has an average width of 200 ft. and includes riparian rights. The railroad company has been buying land along the river front at this point with a view to increasing its docks and trackage. Last week 200 ft. of frontage was purchased at the foot of West 139th st, and about two weeks ago the Edward H. Landon property, between 137th and 138th sts, on the river front, was acquired by the railroad company.

141ST ST.—The Sound Realty Co. sold to a builder for improvement the plot 100x99.11 on the north side of 141st st, 100 ft. west of Lenox av. This is a portion of the block front on Lenox av, between 141st and 142d st, 200x200, acquired last year from Grace Watt. The Lenox av front was resold to Joseph Hillman, who improved it with apartment houses.

AMSTERDAM AV.—Aaron Goodman sold the plot, 50x100, at the southwest corner of Amsterdam av and 174th st. The purchaser is the Emkaar Realty Co., which will erect on the site a 6-sty apartment house with stores.

AMSTERDAM AV.—Aaron Goodman sold the plot, 100x35, at the northwest corner of Amsterdam av and 173d st. The buyer, Samuel Parness, will erect an apartment house.

BROADWAY.—Wm. E. Jackson sold for the Alexander Grant Construction Co. the Sea Field Arms, a 6-sty elevator apartment house on a plot 100x100 at the northwest corner of Broadway and 178th st. The buyer is an investor, and is said to have paid \$325,000 for the property.

French Church Buying a New Site.

LEXINGTON AV.—The French Church of St. Jean Baptiste has about completed arrangements for the purchase of a large plot at the southeast corner of Lexington av and 76th st, as a site for a new \$300,000 edifice. A corporation has been formed to acquire the site, on which stand two 5-sty flats, a stable and two dwellings, all having a frontage of 102 feet on the avenue and 170 feet on the street. The church is to exchange for this its property at 1079 to 1089 Lexington av, at the opposite northeast corner of 76th st, six 4-sty dwellings on a plot 102.2x70. Two leases on the property, one held by a druggist and the other a garage company, have temporarily halted negotiations. They are asking \$22,000 and \$15,000 for their respective leases.

WEST END AV.—Mrs. Edward J. Whitaker bought from Arthur H. Devoe 443 West End av, a 3-sty high stoop dwelling, on a lot 20x66. Mrs. Whitaker recently sold 467 West End av.

WEST END AV.—John Dwyer sold 764 West End av, a 3-sty and basement dwelling, on a lot 18x89, between 97th and 98th sts. Henry L. Wolff is the buyer.

WEST END AV.—Harry M. Billings sold 749 West End av, a 3-sty and basement dwelling, on lot 16.8x100, between 96th and 97th sts.

BRONX.

SIMPSON ST.—Mark Rafalsky & Co. sold for the American Real Estate Co. to a client the 5-sty apartment house 988 Simpson st, on plot 40x107.6. The building is one of the new type built by the American Real Estate Co. The price is reported to have been \$50,000.

Completion of a Tiffany Street Operation.

TIFFANY ST.—Meehan Construction Co. sold through Abraham Weinstein 920, 921, 924, 925, 929, 932, 933 and 936 Tiffany st, eight 4-sty buildings, accommodating two families on a floor. Ten houses were erected by the selling company and this sale disposes of the last of the entire row. The houses are located in the Hunts Point section of the Bronx.

140TH ST.—Maurice J. O'Gorman has sold for William J. O'Gorman 426 and 428 East 140th st, two 2-sty and basement brick and stone dwellings to clients for occupancy.

BOSTON ROAD.—W. S. Baker has sold for Simon Epstein to the Minuet Realty Co. the 6-sty elevator apartment house 1051 Boston road, near Cauldwell av, on plot 71.6x117x irregular.

BRONX RIVER ROAD.—Thomas S. Burke of the Yonkers Realty Exchange, sold for Frank Guinion a plot on the Bronx River road, near McLean av.

COLLEGE AV.—Thomas S. Burke sold for Katherine Moore 1275 College av, a dwelling.

CLAY AV.—The Albert J. Schwarzler Co. sold five of the fifteen 5-sty brick apartment houses, having two apartments of five rooms and bath each on each floor thereof, and being in size 39x68 ft. each, which they are constructing and which are nearing completion on the east side of Clay av, between East 166th st and East 167th sts, on the block front recently purchased through W. E. & W. I. Brown, Inc. Similar houses are being built on both the entire block fronts on the east and west side of Clay av, between East 167th and East 168th sts, purchased by the same company through the same brokers.

OLINVILLE AV.—Hugo Wabst sold for M. Thompson a lot, 25x 100, on the west side of Olinville av, 75 ft. south of 216th st, to an investor.

CROTONA PARK NORTH.—W. E. & W. I. Brown (Inc.) have sold for Dr. F. S. Lovell the plot 96x94, located at the southwest corner of Crotona Park North and 175th st. The purchasers will immediately improve same with high-class apartment houses.

FOREST AV.—Richard Dickson has sold for Rose Leidig premises 1065 Forest av, lot 20x97.3; erected thereon is a 3-family frame dwelling.

On the Grand Boulevard.

GRAND BOULEVARD AND CONCOURSE.—David L. Woodall, Jr., sold for Peter Leckler 4 lots on the west side of Grand Boulevard and Concourse, 240 ft. south of 199th st.

MAPES AV.—W. E. & W. I. Brown, Inc., sold for the John W. Cornish Construction Co. a new 5-sty brick and limestone apartment house on the east side of Mapes av, 100 feet north of Tremont av.

METCALF AV.—Richard Dickson sold for a client a plot 100x100 on the north side of Metcalf av, near Ludlow av, in the Trask estate tract.

TAYOR AV.—John A. Steinmetz resold 1243 Taylor av, for S. R. Waldron to S. Vielberth; also for L. W. Divine Co. the northeast corner of Mapes av and 179th st, two 3-sty buildings, with stores; also for K. Illing to Freida Rittel 1064 Grand av, a 3-family house, on lot 25x101.

WOODYCREST AV.—William Daley sold for Rowena Silvine the plot, 30x104, on the west side of Woodycrest av, 116 ft. south of 168th st, to Eugene Tully, who will erect a colonial studio apartment on the site from plans by Herbert Hutchings.

WEST FARMS RD.—Richard Curd Daniel sold to a builder the triangular block fronting 204 ft. on West Farms road, 120.6 ft. on Home st and 157.7 ft. on Bryant av. The buyer is having plans drawn by Nash & Springsteen for the improvement of the block with two 5-sty apartment houses of a design which will provide the houses with all outside rooms.

3D AV.—Benjamin Silverman and Irving Mannes sold to the Wendover-Bronx Co. the northeast corner of 3d av and 170th st, a plot 58x91. A. Friedman was the broker. The purchasers will erect a 6-sty apartment house on the site. The same company recently acquired the southeast corner of 3d av and 172d st, which it is improving.

LEASES.

Albert B. Ashforth has leased for the Cronin Estate 56 West 37th st, a 4-sty dwelling, to M. Berkowitz, ladies' tailor, for a term of years.

John Peters has leased for ex-Water Commissioner John T. Oakley to Herman Schroeder for the term of five years, the 3-sty and basement dwelling at 234 East 113th st.

Duross Co. has leased for the 28th St. & 7th Av. Realty Co. the store at 303 7th av, at 28th st, to the United Cigar Stores Co. for a term of years. Also for Barron Bros. to Romaine Velez, offices in 127 Franklin st, corner of West Broadway.

August Schwartzler, through Richtmyer & Irving, leased for a long term of years a plot of ground, 48x179 ft., 100 ft. north of 182d st, in Park av, to Gimbel Bros. On it will be erected a building to be used as a branch garage for the department store company.

Klein & Jackson have leased to the William H. Horstmann Co. for a term of years the entire third loft in the new Belvidere building, at the northwest corner of 4th av and 18th st. The lessees are dealers in military equipments and have been located at Broadway and Grand st for many years.

J. Clarence Davies has leased for the Henry Morgenthau Co. for a term of twenty-one years, with privilege of renewals, the large plot at the northeast corner of Westchester and 3d avs. The property has a frontage of 140 ft. on 3d av and 110 ft. on Westchester av, with a depth of 90 ft. The lessees will improve the site with a building at once.

M. & L. Hess have leased for the Flemish Realty Co. from the plans to Brody & Funt, makers of linen suits, the entire 11th loft in the buildings now in the course of construction at 13 to 21 East 22d st, being 145x98.9, and the 10th loft in the building 13-15 East 22d st, being 54x98.9, covering an aggregate floor area of 20,000 sq. ft., for a term of years, at a rental aggregating \$75,000.

H. C. Senior & Co. have rented the following: For Louis J. Reckendorfer the 3-sty and basement dwelling 103 West 63d st, in conjunction with L. J. Phillips & Co., to Mary E. K. Pursell; for Walter A. Wells the 3-sty and basement dwelling 3470 Broadway to Louis Gross and George Schwartz, to be used as a Bohemian restaurant, similar to the Cafe Boulevard, for a term of years.

Frederick Fox & Co. have leased for the Theodore Starrett Co., the fifth loft in the new building now being erected at 137-139 West 25th st, for a long term of years to M. B. Kaufman; for Wulfsohn Hanss Fur Co., the store and basement 32-34 West 26th st, for a long term of years to Jacob Stein; for Webster B. Mabie & Co., the fifth loft at 34 East 12th st, corner University pl, for a term of years to Greenberg Bros., and for Edward W. Browning the second loft in the Browning Building, 11 West 17th st, to M. Wolfert.

E. H. Wendell Co. leased for the Witherbee estate 228 Madison av, a 4-sty brownstone dwelling on lot 27x95, with dining-room extension, for five years to Mrs. E. E. Ackerson, who will occupy it as a fashionable boarding house. The house is between 36th and 37th sts, directly opposite the residences of J. Pierpont Morgan and his daughter, and faces the famous \$500,000 Italian garden. Other houses in the same block are occupied as private residences by Mrs. Anson Phelps Stokes, Chas. A. Peabody, Arthur P. Heinze, Mrs. William Oothout and Mrs. Gilbert Jones.

Gimbel Brothers have closed an interesting lease for a site on the west side, which will be used for garage purposes. The site involves the six lots at 513 to 521 West 24th st, bet 10th and 11th avs. The property, which measures 150x100, has been leased for a long term of years, and will be improved with a structure which will be used exclusively by the new department store for the storage of

its delivery automobiles. Gimbel Brothers have also secured a site in the Bronx to be used for a similar purpose. Through Richtmyer & Irving they have leased from August Schwarzler for a long term the plot, 48x179, on the east side of Park av, 100 ft. north of 182d st. On the site will be erected a building which will be used as a garage.

SUBURBAN.

WEST NEW BRIGHTON, S. I.—Cornelius G. Kolff sold for the Barrett Estate to Capt. C. I. Forsythe a plot 50x150 on the easterly side of Bement av, near the Richmond Terrace, West New Brighton, Staten Island.

YONKERS, N. Y.—Snowber & Smith sold for Mrs. Emily L. Landon her 3-sty Queen Anne cottage 594 Palisade av, on a plot 45x125. Jas. P. Whelan sold for Mary G. Hays to Philip J. Cunningham 14 Belvidere Drive, a dwelling on 2 lots. C. N. Shurman Investing Co. purchased from Orville C. Alling 720 Palisade av, 3-sty dwelling and grounds.

NEWARK, N. J.—Sterling & Sterling sold the Frederick Day Voorhees share in the Elihu Day estate, comprising 176 lots (over 11 acres), a factory site, on Hamburg pl, 10th Ward, Newark, at the intersection of the Central R. R. of N. J. and the Lehigh Valley R. R. This plot is just beyond the ball ground, and next to Heller & Merz Ultramarine Blue Works.

New Real Estate Corporations.

- Bensonhurst Home Co., 14th av and 44th st, Brooklyn; inc. May 24, 1910; capital, \$5,000; directors, Joseph Fine, Henry Gold, Henry Falk.
- Chatsworth Heights Realty Co., care Edwards & Bryan, 31 Nassau st; inc. May 19, 1910; capital, \$1,000; directors, Rogers H. Bacon, John M. Nugent, Chas. S. Steckmest.
- Coleman Construction Co., care Cooper & Baer, 20 Vesey st; inc. May 25, 1910; capital, \$1,000; directors, Aaron Coleman, Julius B. Baer, Helen Richmond.
- Collard Realty Co., 40 Wall st; inc. May 25, 1910; capital, \$15,000; directors, Samuel W. Collins, Reuben D. Silliman, Wm. R. Bays.
- Commercial Mortgage Co., care E. J. Welch, 76 William st; inc. May 21, 1910; capital, \$1,000; directors, Geo. S. Fulton, Walter A. Stevens, Goldie Stockman.
- Corporate Mortgage Co., care Henry D. Patton, 55 Liberty st; inc. May 25, 1910; capital, \$25,000; directors, Henry D. Patton, Samuel A. Archibald, Harold Parker.
- D'Ambra Construction Co., 187 East 206th st; inc. May 23, 1910; capital, \$5,000; directors, Pasquale D'Ambra, Frederic C. Leubuscher, John W. Suling.
- D'Andrea Construction Co., 1719 Garfield st, Van Nest; inc. May 12, 1910; capital, \$2,000; directors, Antonio D'Andrea, Victoria D'Andrea, George Hauser.
- Elm-Percy Realty Co., 376 Fulton st, Brooklyn; inc. May 20, 1910; capital, \$5,000; directors, Charles Kottenhagen, Joseph Alpert, Abraham Vigadi.
- Forty-First St. & Sixth Av. Realty Co., care Wm Klein, 346 Broadway; inc. May 19, 1910; capital, \$10,000; directors, Jacob Klein, Harry E. Diamond, Emanuel M. Klein.
- G. W. Q. Construction Co., 306 East 59th st; inc. May 20, 1910; capital, \$1,000; directors, Louis A. Goldstein, Eugene J. Quin, Hamilton M. Weed.
- Lewis H. Gentles Co., 178 East 124th st; inc. May 21, 1910; capital, \$4,000; directors, Lewis H. Gentles, Robert W. Gentles, Thomas Henry.
- F. D. Gheen & Co., 1123 Broadway; inc. May 19, 1910; capital, \$5,000; directors, Walter C. Rohdenburg, Theodore H. Rohdenburg, Frank D. Gheen.
- Giannattasio Construction Co., 440 East 116th st; inc. May 23, 1910; capital, \$2,000; directors, Chas. Giannattasio, Chas. M. Villone, Basil Valangieri.
- William J. Hickey, Inc., 49 Exchange pl; inc. May 25, 1910; capital, \$5,000; directors, Wm. J. Hickey, Charlotte M. Hickey, James H. Hickey.
- J. C. Hough & Co., 200 Broadway; inc. May 23, 1910; directors, Wm. F. Baxter, George A. Knobloch, George Vause.
- Hyde Realty Co., 320 Broadway; inc. —; capital, \$50,000; directors, A. Fillmore Hyde, Chas. A. Valentine, Frederic C. Thomas, and 2 others.
- Leon Luft Realty Corporation, 1481 Myrtle av, Brooklyn; inc. May 20, 1910; directors, Leon Luft, Regine Luft, Fred. Wiither.
- May Holding Co., care Kantrowitz & Esberg, 320 Broadway; inc. May 13, 1910; capital, \$500; directors, Jennie Weill, Martha M. Weill, Samuel Solinsky.
- Montgomery Securities Co., care E. J. Welch, 76 William st; inc. May 24, 1910; capital, \$1,000; directors, Geo. S. Fulton, Walter A. Stevens, Goldie Stockman.
- 19 East 57th St. Co., care Alvan W. Perry, 20 Nassau st; inc. May 24, 1910; capital, \$60,000; directors, Joseph H. Hunt, Whitney Kernochan, Alvan W. Perry.
- Chas. L. Oberfohl, Inc., 101 22d st, Flushing, L. I.; inc. May 21, 1910; capital, \$2,000; directors, Harold J. Murtha, Chas. L. Oberfohl, Henry E. Perrine.
- Piermont-Hudson Realty Co., care Ralph Folks, 27 William st; inc. May 17, 1910; capital, \$5,000; directors, Homer Folks, Maud Folks, Ralph Folks.
- Pomerantz Development & Construction Co., care Meyer Levy, 41 Park row; inc. May 20, 1910; capital, \$3,000; directors, Sam Pomerantz, Harry Pomerantz, Hyman Parker, Meyer Pomerantz, Hyman Pomerantz.
- Providential Land & Impt. Co., care Frankenthaler & Sapinsky, 35 Nassau st; inc. May 25, 1910; capital, \$75,000; directors, Marcus L. Osk, Giovanni LaCagnina, David M. Oltarsh.
- Secker Construction Co., 552 46th st, Brooklyn; inc. May 23, 1910; capital, \$5,000; directors, Jacob Secker, Mary Secker, Conrad Kopp.
- Simplex Interlocking Steel Stair Co., care Arthur H. Bissell, 56 Liberty st; inc. May 12, 1910; capital, \$250,000; directors, Hampden L. Johnstone, Clarence H. Teller, Arthur H. Bissell.
- Speeding Construction Co., 1060 Clay av; inc. May 23, 1910; capital, \$10,000; directors, Bernard Siegel, Edward Prince, Wm. J. Siegel.
- Sunrise Realty Co., 1148 41st st, Brooklyn; inc. May 16, 1910; capital, \$5,000; directors, Morris Kornblum, Esther M. Kornblum, Julius Segal.
- Thompson Building Co., 1845 Bergen st, Brooklyn; inc. May 24, 1910; capital, \$1,000; directors, Chas. J. Thompson, Maurice Thompson, Theodor Thompson.
- Trebor Realty Co., 35 Wall st; inc. May 23, 1910; capital, \$10,000; directors, Robert C. Campbell, Frederick C. Riegelman, Robert S. DuBois.

AT AUCTION

Tuesday, June 21

12 o'clock Noon, at Exchange Salesroom
14-16 Vesey St., New York City

**Absolute Trustees' Sale
To Close Bedford Estate**

Eugene L. Bushe and Stephen Fiske, Trustees

33 LOTS

On Washington Heights

Thirteen lots on west side of Broadway at 194th st.; 10 plots on Fort Washington av.; six lots on Riverside Drive, near Billings Mansion, and four lots on Bennett av. It is proposed to run a tunnel, for pedestrians only, from the new subway station at 191st st. and St. Nicholas av. to Broadway at Fairview av.

Also 2,915 8th av., five story flat house, size 25x100

70% may remain on bond and mortgage for 1, 2, 3 years at **5%**

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PARSONS, CLOSSON & McILVAINE,
Attys. 52 William St., New York City



AUCTIONEER

31 Nassau St., N. Y. City

- V. B. Construction Co., 789 Home st; inc. May 20, 1910; capital, \$2,500; directors, Minnie Bonagur, Vincent Bonagur, Frank Megger.
- Varuna Investing Co., 71 Nassau st; inc. May 12, 1910; capital, \$10,000; directors, David Hoexter, Jacob Klein, Benj. Kassewitz.
- S. Weinstein Construction Co., 203 Broadway, care William Solomon; inc. May 20, 1910; capital, \$1,000; directors, Isaac Cohen, Samuel Weinstein, William Solomon.
- Thomas Zilli & Co., 4247 3d av; inc. May 21, 1910; capital, \$100; directors, Thomas Zilli, Richard Griffin, Ernest E. L. Hammer.

TAX EXEMPT CHURCH PROPERTIES.

**Assess Benevolent Institutions and
Remit the Taxes, Is Suggested.**

The Bureau of Municipal Research has suggested that the city should collect taxes upon property owned by benevolent institutions and churches and remit the amount after the City's Budget has been fixed. By taking this property out of the exempt class the city's borrowing capacity would be increased considerably.

The Board of Estimate is now deliberating upon such a radical departure from customary methods. It has been urged by some taxpayers that this class of property should no longer be exempt from bearing its share of the burden of taxation. It is not likely that this recommendation will be heeded by the Board of Estimate. Last year's tax rolls show that church and charity property lying within the city's boundary line was appraised at \$305,170,925, and if the tax should have been collected the city's Debt Limit would have increased nearly \$31,000,000.

Following is a list of properties and the taxes from which they are exempted:

Agricultural societies	\$18,500	\$310
Asylums	26,100,000	437,600
Cemeteries	22,000,000	367,800
Churches	163,500,000	2,746,800
Clergy	385,425	6,500
Parsonages	985,000	16,500
Hospitals	28,478,000	477,900
Libraries	5,760,000	96,700
Pensioners	514,000	8,600
Private schools	32,278,000	541,600
Social Work, Settlements, Day Nurseries, etc.....	25,152,000	422,100
	\$305,170,925	\$5,122,410

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NEW ATLAS

OF THE

BOROUGH OF MANHATTAN

COMPLETE IN ONE VOLUME

Published by **E. BELCHER HYDE**

Manhattan Office, 5 BEEKMAN STREET, 'Phone, 6139 Cortlandt.

Brooklyn Office, 97 LIBERTY STREET, 'Phone, 2760 Main

All the pages of this Atlas will be drawn on a liberal and uniform scale

If sufficiently encouraged, I will publish a new and comprehensive ATLAS OF THE BOROUGH OF MANHATTAN, complete in one volume.

It is an acknowledged fact that my recent large scale atlases *contain much more valuable information* than has been shown in *any other atlases*.

Very many of these features, thus shown, will be embodied in this *New One Volume Atlas of Manhattan*, now being described.

If further information is desired a representative from this office will be pleased to call upon you.

E. BELCHER HYDE

UNCLASSIFIED SALES

The total number of sales reported in this issue is 67, of which 22 were below 59th st, 26 above, and 19 in the Bronx. The sales reported for the corresponding week last year were 66, of which 14 were below 59th st, 28 above, and 24 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 186, as against 188 last week, and in the Bronx 107, against 154 last week. The total amount was \$7,722,224, against \$5,323,399 last week.

The amount involved in the auction sales this week was \$1,584,699, and since January 1, \$34,801,651. Last year the total for the week was \$1,140,668, and from January 1, \$30,582,170.

17TH ST.—M. A. Singer bought through I. Waskell from the Krone Realty Co. the 9-sty loft and office building at 130 to 134 West 17th st, 50x92.

35TH ST.—The John T. Brooks Co. bought from Frederick W. Stevens 33 West 35th st, a 4-sty building, on lot 25x98.9. The seller has owned it for 25 years. The building is a few doors west of the McCreery store on the opposite side of the st. The McCreery annex and improvements by Oppenheim, Collins & Co. have recently been undertaken across the st. A. M. Johnson & Co. and the Douglas Robinson, Chas. S. Brown Co. were the brokers.

36TH ST.—Mary Hecht sold the property 234 and 236 West 36th st, two 3-sty dwellings, on plot 40x98.9.

90TH ST.—Nathan M. Markwell sold 27 West 90th st, a 5-sty dwelling, on lot 17x100.8, between Central Park West and Columbus av.

107TH ST.—Samuel Krischner sold to Mrs. Tassie Rosenwasser 27 West 107th st, a 7-sty elevator apartment, on plot 105x107.

119TH ST.—Levy & Starr bought from Moritz Neuman 11 West 119th st, a 3-sty dwelling, on lot 14x64, and have resold it to L. Seletzky.

118TH ST.—Levy & Starr bought from Oscar Scherer 123 West 118th st, a 3-sty dwelling, on lot 20x100.11.

145TH ST.—Schmeidler & Bachrach sold to Lowenfeld & Prager the lot 25x99.11 on the north side of 145th st, 100 ft. west of Lenox av. The buyers own six lots adjoining on the west.

135TH ST.—Daily & Carlson bought from Albert Brod the plot of six lots at the southwest corner of Broadway and 135th st. The property has a frontage of 150 ft. on Broadway and 100 ft. on 135th st, and will be improved with one 6-sty elevator apartment house. Daily & Carlson recently finished a 6-sty apartment at the northwest corner of Broadway and 164th st. They also built a similar structure at the southwest corner of Broadway and 133d st.

CONCOURSE.—David L. Woodall sold for Peter Leckler four lots on the west side of Grand Boulevard and Concourse, 240 ft. south of 199th st, Bronx Borough.

RYER AV.—John Kelly has sold for Joseph Becht the 2-family house 2250 Ryer av, on lot 25x100, Bronx Borough.

BOARD OF ESTIMATE.

Mayor Gaynor offered some advice at yesterday's meeting of the Board of Estimate to Borough President Steers, of Brooklyn, who asserted he was unable to assist the citizens of the New Utrecht section in their fight to prevent the Edison Electric Illuminating Co. from destroying trees on 17th av. Mr. John J. Gordon, one of the complainants, appeared before the Board to urge immediate action. He related how he had been tricked by the Edison Co., who erected poles and overhead wires without consent of the property owners. "If the case is as you have stated, Mr. Gordon," the Mayor said, "your Borough President could take an axe and chop down the poles." As the questions involved are purely legal, the matter was submitted to the Corporation Counsel for his opinion. The request of the Park Commissioner for an appropriation of \$10,000 for the purpose of cutting down dead trees, levelling the hill to the east of Eastchester road and filling in swamp lands in Pelham Bay Park was disapproved.

AUCTION SALE OF WASHINGTON HEIGHTS PROPERTY.

A number of lots belonging to the Bedford estate on Washington Heights will be offered at public auction on June 21 by order of the Trustees of the estate. Mr. Joseph P. Day, who is the auctioneer, has received many inquiries regarding this property. New Yorkers are awakening to the fact that Washington Heights is a most excellent location for the establishing of a home. Its prominence on the bluff overlooking the Hudson is appreciated by those who have acquired property there. The 33 lots and plots are situate on the west side of Broadway, near 194th st, on Ft. Washington av, on Riverside Drive, near Billings Mansion, and on Bennett av. A proposed underground street from Fairview av to St. Nicholas av, between 190th and 191st st, will enable residents of Broadway, Wadsworth Terrace and Wadsworth av to reach the new subway station now being built on St. Nicholas av and 191st st without climbing hills. The subway elevator will be accessible to residents free of charge to reach the street. Purchasing terms are easy: 70 per cent on bond and mortgage for one, two or three years at 5 per cent.

UNION LEAGUE CLUB TO MOVE ITS HOME.

The Union League Club is considering the abandonment of its present location at the northeast corner of 5th av and 39th st. President George R. Sheldon has appointed a committee of three, of which District Attorney Whitman is chairman and Samuel W. Fairchild a member, to report on the advisability of building on a less costly site. The clubhouse stands on leased ground, which is owned by the Bixby estate. The lease calls for an annual net rental of \$25,000. To-day 5th av lot prices in that neighborhood are approaching, if they have not already reached, the \$500,000 mark. For a lot at the northwest corner of 38th st \$925,000 was paid more than a year ago by adjoining owners. The Union League site, which measures 85x125 feet, is probably worth between \$2,000,000 and \$2,500,000, and could no doubt be leased for more than \$100,000 a year. Thus the value of the unexpired term of the club's lease would be about \$75,000 a year, or more than \$800,000 for eleven years. With this as the nucleus of a building fund, many members of the club have felt that removal to some less prominent location would be advisable.

What a Cheap Service Costs You.

Suppose you wish to refer to an ownership book two thousand times during the year. If the Real Estate Directory is perfect at \$100 per year, the cost to you would be five cents per reference. If it was 90% perfect, the cost for each correct reference would be five and five-ninth cents, and 80% perfect would be six and a quarter cents. Now consider what an inferior service would mean to you. Supposing four out of every ten records were incorrect. This would mean 800 times out of every 2,000 references you would be under the necessity of wasting time, carfare or postage stamps. If you figure only ten cents apiece for each erroneous inquiry it will come to \$80 per annum. When you consider time and lost opportunities, the cost is terrific.

—It is impossible for a workman to be better than his tools. If you want to be the best real estate broker, be sure you have a proper system of real estate records.

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For sale, 20x93, suitable for improvements. Easy terms. ATTORNEY, 245 E. 4th St.

RENTING MEN WANTED.—We have the business, the plant, reputation and prestige. If you are a hustler, have the experience, have made good and thoroughly understand the leasing of business property, communicate with "OPPORTUNITY," Box 156, Record and Guide.

FOR SALE—50 lots, 460 feet frontage on Long Island Railroad, at Parkville, Brooklyn; New York rate territory point. EDWARD R. BENNET, 131 Webster Ave., Brooklyn.

STENOGRAPHER will substitute two weeks July, or revise card system. BOX 10, c/o Record and Guide.

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

BUILDERS WANTED AT FLORAL PARK, LONG ISLAND

Owners of large tract of lots beginning one block from station will offer exceptional inducements to builders of desirable houses, or will sell entire holding to right parties on easy terms. PROPERTY IS NOW READY TO BEGIN OPERATIONS ON.

Full information to principals only Address, Box 5, care of Record & Guide

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Many People Want to Study Real Estate

They want to know what it means to buy and sell property, all about contracts, deeds mortgage, etc.

There is a book which tells all about this, "Guide to Buyers and Sellers of Real Estate," by Geo. W. Van Siclen

It Costs One Dollar

THE RECORD AND GUIDE

REAL ESTATE NOTES


Mr. Elias A. Cohen, of Golde & Cohen, real estate, 171 Broadway, sailed last Tuesday on the S. S. "Moltke" of the Hamburg-American line for a two months' trip in Europe.

The Charles F. Noyes Company has secured on the 12-sty office building at Nos. 95-7 Liberty st a loan of \$250,000 at 4½ per cent. from a savings bank. The Noyes Company recently traded this property for Spencer Arms, a 12-sty apartment house at the southeast corner of 69th st and Broadway.

Lawyers Title Insurance & Trust Company
CAPITAL AND SURPLUS \$9,500,000
\$5,000,000 added to surplus in last 18 years
160 Broadway, New York 188 Montague St., Brooklyn
RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon. Depository for moneys paid into Court.
LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.
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170 BROADWAY, N. Y.
TELEPHONE 1491 CORTLANDT **TRADE MARK**

You Can Move in Tomorrow!

Are you looking for a showroom or store with office and a large cellar—all within a block of the Subway? Do you want immediate occupancy?

Nos. 76 and 78 Centre Street, Corner Worth Street

which we formerly occupied, using as a showroom and office, is well fitted for a manufacturing, jobbing or retail business. Plenty of light and the best transportation facilities.

Central Point for Manhattan and Brooklyn

Located near entrance to the Brooklyn Bridge, this place affords a most

excellent store or office from which to transact business throughout Greater New York.

Will Sublet for Three Years at a Bargain Price

We control the lease on this store and cellar until May 1, 1913, and will entertain any reasonable offer to sublet the premises. You had better communicate with us at once, as this property is bound to be snapped up within a few days, and for a down town store no greater bargain has ever been offered.

THE MODEL HEATING COMPANY

103 PARK AVENUE, NEW YORK CITY

Eugene J. Busher has placed a first mortgage loan of \$100,000 at 5 per cent. for five years for the Wenigmann Construction Co. on the two 5-sty flats, 59x93x103 ft. each, situated on the northwest corner of Clay av and 165th st and on the northeast corner of Teller av and 165th st. This makes \$125,000 he has placed for the company within the last three weeks.

Charles Harft, one of the oldest real estate broker and agent in the city (established in 1864), and located for many years at 58 East 8th st, corner Mercer st, has opened a branch office at 2001 7th av, corner 120th st, where a general real estate business will be conducted. This office will be in charge of Mr. F. C. Harft.

HEAVY ASSESSMENTS ON MONTEREY AV.

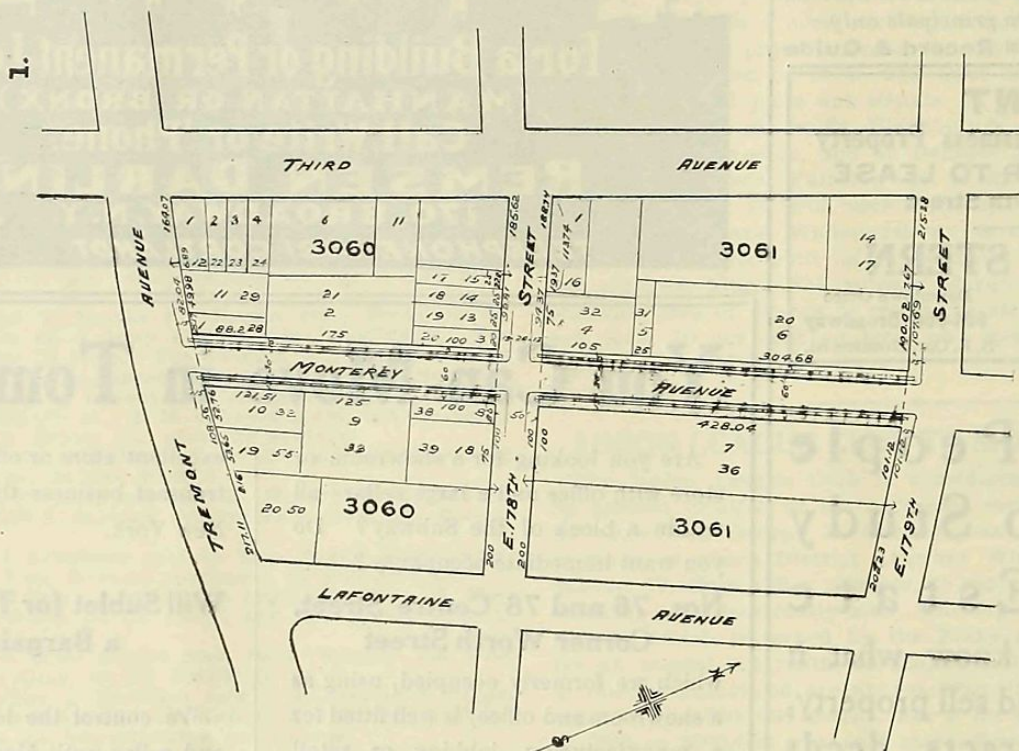
REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK

Regulating and Grading and Flagging Sidewalks for Two Blocks Cost \$39,150—The Story of an Assessment for Street Opening and the Award.

A BOWERY ballad, popular some years ago, tells of the adventure of a stranger on this once celebrated thoroughfare. He happens into an auction room where among other things socks are being offered. "How much will you bid for a pair, my friend?" the auctioneer asks. A dollar is bid by some one, the auctioneer asks for other bids and finally says: "How much for the box?" The stranger offers three dollars and is handed the empty box, and when he objects he receives the reply in the words of the song writer: "I said the box, not the socks!" It is a far-fetched analogy to compare socks with real estate, but there are many people who do not use more caution when buying real estate than when buying socks.

The method of selling lots is sometimes not different from the devices employed by the Bowery auctioneer. But while the average buyer is forewarned when he enters an auction room on the Bowery, he is lulled into fancied safety when negotiating

this property had been sold to people who used as much or less brains than the man on the Bowery. The deed to the property read for the lot or plot on Monterey av. It did not read to the center line of the street. This part of the property which the city had acquired for the street was not transferred. Title was held by the people who sold the adjoining plots. These people collected from the city the award for damages, amounting to \$42,441, and they smiled when an assessment for \$45,339 was levied on the adjoining property. The "Man on the Bowery"—in this case the buyers of the lots on Monterey av—got the box, and the auctioneer, or correctly speaking, the sellers of the property, kept the socks and the money received from the buyer and from the city. IT WAS ALL DONE ACCORDING TO LAW; the stranger in the Bowery made a big fuss and used words which left a bad taste in the other fellow's mouth. But the auctioneer does not mind a little thing like this. He rather en-



ASSESSMENT MAP FOR REGULATING AND GRADING MONTEREY AVENUE.

for real estate by his belief that the law and the title policy give him ample protection against unscrupulous dealers. An experienced and reputable broker is the best safeguard he needs, yet surprisingly few people who buy lots for investment or speculation employ brokers—to the great joy and benefit of the Assessment Lawyers. They become the easy prey of land sharks who ply their trade with the assistance of some influential man in the city government.

But to return to the pair of socks and the box. A street in the Bronx called Monterey av, between 177th and 179th sts, did not exist seven or eight years ago. Take a look at the map on this page and you will see that the distance between the streets running parallel with Monterey av is about 360 feet. There are many blocks in the Bronx whose length is 800 feet and more. For good and sufficient reasons, as you will see later, the owners of the property which is now Monterey av, decided to have a street cut through. In December, 1902, upon proper petition, the Board of Estimate decided to have the block divided and a new street which was to be called Monterey av, laid out.

A Commission was appointed to make the award for damages and to assess for benefit. It submitted its report Sept., 1905, a long time after the physical work had been completed. But before the assessment on the adjoining property could be levied

joyed the customer's wrath and the thought that there was more to come, made him feel happy.

For more came. This time in the form of an assessment for regulating and grading, setting curbstones and flagging sidewalks on Monterey av, between 177th and 179th sts, to a length of 690 feet. The assessment is now awaiting the action of the Board of Assessors, who are asked to levy \$28.50 on each foot of land fronting on Monterey av. An owner of a corner lot, 20x100, faces an assessment of \$2,000, which is equal to confiscation. Of course, the owners of the lots are indignant. They say their property cannot stand the heavy assessment. The Board of Assessors is requested to enlarge the area of assessment to lighten their burden.

Mr. Jos. P. Hennessy, President of the Board of Assessors, stated that there is little discretion for the Board. The law prescribes rules and these can not be disregarded. He said the owners of the property should have filed their protest at the time the improvement was initiated. This was in September, 1905, about the time the assessment for opening the street was levied. The Board of Estimate gave a hearing January 28, 1907, and this was the last chance the taxpayers interested in the improvement had to submit remonstrances. But not a single individual appeared at the

hearing to oppose the proposed work. The regulating and grading of the street, a distance less than 700 feet, has been completed at a cost of \$39,150. A little foresight would have saved the property owners a lot of worry and a great deal of money. It is too late to lament now. Improvement work of this kind is initiated by the Local Board, which consists of the Aldermen of the district and the Borough President. The approval is made in a perfunctory manner. A few minutes' calculation would have given the approximate cost per lot for this work. There seems to have been no calculation made and the property owners have relied entirely on the Borough President and the Aldermen.

A VIOLATION CASE INVESTIGATED.

A Complaint About the Tenement House Department Not Borne Out By Facts.

To the Editor of the Record and Guide:
Dear Sirs:

Enclosed find my check of eight dollars for one year's subscription to Real Estate Record and Guide. I want to show my approval of your publicity of the Tenement House Commission abuses. I have an apartment house and the changes they are asking me to make are not for the benefit of the house in any way and against the wishes of the tenants who are first-class respectable people, paying from \$23 to \$27 per month for six rooms and bath. If you will kindly call I will give you the whole story and you can make any use you want out of it without using my name.

Respectfully, A CORRESPONDENT.

The writer of the above letter, a lady, owns a tenement house at ——— st. She claimed in an interview with a Record and Guide reporter to have always complied with the Tenement House Department orders; also, that being a woman and having no vote, she was being persecuted. The abuses she complained of are as follows:

"I was ordered to paper my hall three years ago. I did so, putting on the best grade of paper I could buy. It was still in fine condition recently when I received a notice to take it off and put on new paper. I put on canvass and burlap wainscot and a fine grade of paper. Then, before I could get a dismissal on that, I was ordered to take out a fine wooden panel in a door and put in ground glass. I was then ordered to put ground glass panels between various rooms. That destroyed privacy in these rooms. Then came a notice for an extra skylight.

"If the law demands these alterations, I am willing to conform to it and go farther if I can add to the comfort of my tenants; but I most seriously object to the petty, dilly-dallying methods followed by the Tenement House Department when it sends one man around ordering this done, then sends another man two weeks or a month later to order another thing done, and then, when all that muss is cleared away, send still another man to have more improvements made.

"My tenants rebel at the annoyance of having their premises thus disturbed. It prevents me from having the alterations made under one contract, and thereby saving time and expense. Such methods are wrong. Let an inspector make a complete list of ALL the violations at ONE time, so that when the illegal conditions are removed both tenant and owner may be reasonably assured of some degree of peace and freedom from Tenement House Department annoyances a little while at least."

The above complaint is hardly borne out by the records of the Department, which show that seven complaints have been received since 1902 regarding the above-mentioned premises. As a result of the inspections made in connection with these complaints, violations were filed on five occasions. In two instances, the inspectors did not find sufficient basis for reporting violations.

Violations were also filed as a result of what is known as "U" card, or periodic sanitary inspections. It appears that in only one instance was a violation reported as a result of an inspection outside of the regular routine. Although the inspector was not sent to the house as a result of a complaint, he was warranted in reporting alteration work without plans, which came to his attention.

There is not the least evidence that any one in the Department has endeavored to annoy or harass the owner of this house. Attention is particularly called to the fact that no violations have been filed in 1910. The order relative to "Panels in hall doors" was issued in connection with the order to "provide a skylight; to remove the woodwork from the front of the water closets, and to provide windows for two interior rooms, 1, 2, 3, 4 stories." These structural changes are required by law. The inspector has no other course than to report the violations. It is his duty.

It appears that on July 6, 1909, an order was issued as follows: "Cleanse, etc., walls and ceilings of halls and stairs on 1, 2, 3, 4, 5 stories." This violation was dismissed in 1909. Neither before nor since that time has the department issued a violation in regard to cleaning the walls of said halls. As a matter of record, there were two cases of scarlet fever in this

house in December, 1909. There was one death from bronchial pneumonia in November, 1909. In all, there were seven deaths from 1903 to 1909, inclusive.

In recapitulation—the orders involving structural changes—"Skylights," "Panels," etc., were issued at one time, and not on different dates. There was only one order issued in regard to cleansing walls of stairhalls, 1, 2, 3, 4, 5 stories.

There are three violations pending: O. B. V. 18511-07, filed in 1907, for illegal occupancy of cellar rooms; Alt. Viol. 4405, filed in 1907, for alterations in cellar apartment without having plans approved; O. B. V. 40178-09, filed in 1909, in regard to structural changes required by the T. H. Law.

A memorandum of "First Inspections" is herewith submitted:

1902.
July 19. I card was made. (Verified 9-15-09, 55% class.)
Sept. 8. Complaint received: "Toilet pipes in air shaft in deplorable condition, and cellar at time in bad condition."
Oct. 15. Violation filed in re unsanitary conditions, result of above complaint.
1903.
Sept. 15. Complaint: "Premises filthy." "U" card inspection.
Sept. 16. Violation filed. "Rubbish in cellar, roof leaks."
Oct. 23. Complaint received: "Plumbing defective. Basement walls and ceiling in filthy condition."
Oct. 24. Violation filed in re unsanitary conditions—basis of above complaint.
Nov. 24. Complaint received: "Halls dirty, carpets filthy, etc." (Conditions not serious enough to warrant filing violation.)
1904.
Feb. 25. Complaint received: "Hall walls and ceiling; cellar needs whitewashing." (Conditions not serious enough to warrant filing violations.)
July 18. "U" card inspection.
July 21. Violation filed: "Walls of shafts filthy."
Violation filed: "Cellar paving defective."
Oct. 12. "U" card inspection. (Conditions do not warrant filing of violation.)
Dec. 13. F. E. inspection.
1905.
Jan. 25. Violation filed in connection with inspection of 12-13-4.
Feb. 21. Fire-escape violation cancelled.
May 2. Complaint: "Inspect cellar and halls from cellar to roof, which have no ventilation."
May 10. Violation reported: "Dirty carpet, halls and stairs, etc."
Violation reported: "Fire-escapes encumbered."
(Result of above complaint.)
Aug. 16. Special Periodic Inspection.
Aug. 21. Violation filed as a result of inspections, Aug. 16: "Provide ash and garbage cans; cleanse, etc., walls of D. W. shaft; cleanse walls and ceiling of rear basement and bowl of basement water-closet; repair flushing apparatus of said W. C.; remove broken and defective plaster, D. W. shaft."
1907.
Aug. 16. Complaint received: "Cellar and basement unsanitary."
Aug. 19. Inspection.
Aug. 23. Violations filed: O. B. V. 18511-07, "Cellar illegally used for living purposes; broken plaster; rubbish; defective paving cellar, yard, courts; dirty cellar walls and ceiling."
Nov. 22. Inspection (original?).
Nov. 22. Alteration Viol. filed (pending): "Partitions in cellar apartments being removed, etc. (Plans not approved.)
Alt. Viol. 4405-07.
1909.
July 6. "U" card inspection.
July 6. Violation filed: "Walls of shaft, walls and ceiling of halls and stairs not clean."
Sept. 15. I card verified.
Sept. 20. Violation on defective fire-escapes—based on inspection Sept. 15, 1909.
Oct. 14. Fire-escapes encumbered. (Encumbrances removed in the presence of inspector.)
Nov. 11. (Pending) Structural orders issued. Result of inspection O. B. V. 40178-09; Sept. 15, 1909.

CONVENTION NATIONAL ASSOCIATION OF REAL ESTATE EXCHANGES.

The Real Estate Board of Brokers is making arrangements to send delegates to the third annual convention of the National Association of Real Estate Exchanges to be held in Minneapolis June 15, 16 and 17. The cities of St. Paul and Duluth will cooperate with Minneapolis in the entertainment of the convention.

The program for the three days' session contains the names of many well known real estate brokers from all parts of the country, each prominent in his special line. Among the speakers will be Joseph P. Day, president Real Estate Board of Brokers, who will address the convention on "Real Estate as a Business"; William E. Harmon, of Wood, Harmon & Co., subject, "The Development of a System of Selling High-Priced Property through Shares on Installments;" "The Man Behind the Sale," by Professor Irving E. Vinning, of Columbia College; "How the Desert is Made Green," by C. J. Blanchard, chief of the Bureau of Reclamation of the United States Government; "The Torrens System of Registering and Conveying the Title to Real Estate," by the Honorable F. B. Snyder, of Minneapolis; "Real Estate Booms," by James Scott, former president Minneapolis Real Estate Board; "The Unit System of Scientific Real Estate Appraising," by E. W. Doty, of Cleveland. Other men of national repute and at the heads of their various lines will speak on subjects pertaining to advertising, taxation, loans, exclusive listing and such other topics as are of interest to real estate men in general.

MUNICIPAL IMPROVEMENTS

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

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

Monday, June 13.

- MAGENTA ST—From White Plains road to Colden av; 10 a. m.
LANE AV—From Westchester av to West Farms road; assessment; 11 a. m.
CORNELL AV—From White Plains road to Bronx River; 12 m.
ROSEDALE AV—From Westchester av to West Farms road; 11.45 a. m.

Tuesday, June 14.

- BAKER AV—From Baychester av to city line; 11 a. m.
CRUGER AV—From Williamsbridge road to South Oak Drive; 10 a. m.
GUN HILL ROAD—From Jerome av to Mosholu Park North; 11 a. m.
GUERLAIN ST—From Beach av to Unionport road; 3 p. m.

Wednesday, June 15.

- EAST 222D ST—From 7th av to Hutchinson River; 2 p. m.

Thursday, June 16.

- BRONX ST—From 177th st to 180th st; 11.30 a. m.
BRONX BOULEVARD—From Old Boston Post road to 242d st; 3 p. m.
LACOMBE AV—From Bronx River to Westchester Creek; 9.45 a. m.
NORTHERN AV—North of 181st st; 11.30 a. m.
WEST 218TH ST—From Seaman av to 9th av; 1 p. m.
GARRISON AV—From Legget av to Longwood av; assessment; 2.30 p. m.

Friday, June 17.

- EAST 161ST ST—From Brook av to 3d av; 3.30 p. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU ST.

Monday, June 13.

- CONEY ISLAND & BROOKLYN R. R. CO.—Application for approval of \$462,000 additional bonds—Commissioner Bassett; 2.30 p. m.

Tuesday, June 14.

- 3D AV. BRIDGE CO.—Application for approval of contract with receiver of the 3d Av. R. R. Co.—Commissioner Maltbie; 2.30 p. m.

Wednesday, June 15.

- N. Y. & QUEENS CO. RAILWAY CO.—Service and equipment—Commissioner Bassett; 2.30 p. m.

Thursday, June 16.

- RAPID TRANSIT ROUTE ON UTICA AV, BROOKLYN—Advisability of laying out a rapid transit route on Utica av, south of Eastern Parkway, Brooklyn—whole commission; 2.30 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL, 258 BROADWAY.

Monday, June 13.

- 15TH AND 18TH STS, NORTH RIVER—City's proof of value; 2 p. m.

Tuesday, June 14.

- FT. GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.
LOOP 1—City's proof of value; 2 p. m.

Wednesday, June 15.

- BRIDGE 4, No. 2—Claimant's proof of value; 3.30 p. m.

Thursday, June 16.

- FT GEORGE RAPID TRANSIT—City's proof of value; 10 a. m.
PIERS 32 AND 33, EAST RIVER—City's proof of value; 10 a. m.
LOOP 5—City's proof of value; 11 a. m.
LOOP 1—Claimant's proof of value; 2 p. m.

Friday, June 17.

- 15TH AND 18TH STS, NORTH RIVER—City's proof of value; 2 p. m.

BOARD OF ESTIMATE.

HEARINGS.

UNIVERSITY PARK.—The Board of Estimate proposes to change the map of the City of New York so as to discontinue the proposed extension of University Park and a street laid out as an approach to it, and extending from Harlem River Terrace to Cedar av, Borough of the Bronx. A meeting of said board will be held in the old Council Chamber, City Hall, Borough of Manhattan, City of New York, on June 17, 1910, at 10.30 o'clock a. m. The proposed extension of University Park, bounded by the easterly line of University Park as formerly laid out, Cedar av, a line 587.83 ft. westerly from and parallel to West 182d st and Sedgwick av, and the unnamed st between Harlem River Terrace and Cedar av are to be discontinued, as shown upon a map bearing the signature of the President of the borough, and dated March 23, 1910.

FAIRVIEW AV.—The Board of Estimate proposes to change the map of the City of New York so as to lay out an underground st. from Fairview av, near Broadway, to the subway station at West 191st st and St. Nicholas av, Borough of Manhattan. A meeting of said board will be held in the old Council Chamber, City Hall, Borough of Manhattan, City of New York, on June 17, 1910, at 10.30 o'clock a. m., at which such proposed change will be considered by said board.

SECTION 32, FINAL MAP, BRONX.—The Board of Estimate proposes to change the map of the City of New York so as to modify the final map of section 32, Borough of the Bronx. A meeting of

said board will be held in the old Council Chamber, City Hall, Borough of Manhattan, City of New York, on June 17, 1910, at 10.30 o'clock a. m. The block dimensions and angles of the st system lying within the territory bounded by Gun Hill road, Barnes av, East 228th st and Laconia av are to be as shown upon a map or plan bearing the signature of the Secretary of the Board of Estimate and Apportionment, and dated Jan. 21, 1910.

BARNES AV.—The Board of Estimate proposes to change the map or plan of the City of New York so as to modify the lines of Barnes av, between Burke av and Chestnut st, and of South Oak Drive, between Barnes av and North Oak Drive, Borough of the Bronx. A meeting of said board will be held in the old Council Chamber, City Hall, Borough of Manhattan, City of New York, on June 17, 1910, at 10.30 o'clock a. m.

JEROME AV.—The Board of Estimate will give a hearing June 17, on the application of the Public Service Commission for a change in the line of the route of the Jerome Avenue Elevated Road (The Bronx), to carry it across Jerome Park Reservoir property, from a point between East 198th st and Minerva pl to a point between East 200th and East 204th sts, so as to eliminate a bad track alignment and provide for the construction of a station between East 199th and East 200th sts.

COMMISSIONERS OF ESTIMATE.

REPORTS COMPLETED.

ELWOOD ST.—The commissioners appointed in the matter of the application of the City of New York relative to acquiring title to the lands required for the opening and extending of Elwood st, from Broadway to Hillside av, in the 12th Ward, Borough of Manhattan, City of New York, give notice that they have completed their estimate of damage, and that all persons interested in this proceeding having any objection thereto, do file their said objections in writing, duly verified, with them at their office, Nos. 90 and 92 West Broadway, in the Borough of Manhattan, in the City of New York, on or before the 27th day of June, 1910. The area of assessment is described as follows: Bounded on the east by a line midway between Elwood st and Sickles st and by the prolongations of the said line; on the south by a line always distant 100 ft. southerly from and parallel with the southerly line of Hillside av, the said distance being measured at right angles to Hillside av; on the west by a line distant 135 ft. westerly from and parallel with the westerly line of Elwood st and by the prolongations of the said line, the said distance being measured at right angles to Elwood st, and on the north by the prolongation of a line distant 100 ft. northerly from and parallel with the northerly line of Sherman av, as laid out between Sickles st and Arden st, the said distance being measured at right angles to Sherman av. Provided there be no objections filed to either of said abstracts, the reports as to awards and as to assessments for benefit herein will be presented for confirmation to the Supreme Court on the 26th day of July, 1910.

177TH ST.—The commissioners of estimate appointed in the matter of the application of the City of New York relative to acquiring title to the lands required for the opening and extending of West 177th st (although not yet named by proper authority), from Amsterdam av to St. Nicholas av (as laid out on the map by resolution adopted March 31, 1905), and from Broadway to Riverside Drive, in the 12th Ward, Borough of Manhattan, City of New York, give notice that they will present their final report for confirmation to the Supreme Court on the 10th day of June, 1910, and that the said final supplemental and amended report has been deposited in the office of the Clerk of the County of New York.

PROOFS OF CLAIMANTS.

174TH ST.—The Commissioners of Estimate appointed in the matter of the application of The City of New York relative to acquiring title, wherever the same has not been heretofore acquired for the same purpose in fee, to the lands, tenements and hereditaments required for the opening of East 174th st (although not yet named by proper authority), between West Farms road and Bronx River av, in the 24th Ward, Borough of The Bronx, notice that all parties and persons interested in the real estate taken or to be taken for the purpose of opening and extending the said street or avenue and affected thereby, and having any claim or demand on account thereof, are hereby required to present same duly verified on June 24, 1 p. m., at 90 and 92 West Broadway, in the Borough of Manhattan.

BOARD OF ASSESSORS.

The Board of Assessors give notice that the following proposed assessments have been completed and lodged with the Board of Assessors for examination. Objections must be filed with the Secretary at the office of the board, 320 Broadway.

BRONX.

PARKER AV.—Drain in Parker av, commencing at the existing drain in said Parker av, north of Lyon av, and running to the existing drain south of Lyon av, and in Lyon av, from Parker av easterly to connect with the existing drain in Lyon av. Affecting both sides of Lyon av, from Parker av to Green av; northeast side of Parker av, from Lyon av to a point 200 ft. easterly and 175 ft. westerly.

BURNSIDE AV.—Paving with granite block pavement and curbing Burnside av, from Webster av to Aqueduct av. Affecting both sides of Burnside av, from Webster av to Aqueduct av, and to the extent of half the block at the intersecting sts.

WHITE PLAINS RD.—Paving and repaving with asphalt blocks White Plains rd, from Morris st to the city line. Affecting both sides of White Plains rd, from Morris st to the city line, and to the extent of half the block at the intersecting sts. Including assessments against the Union Railway Co. and the Westchester Electric Railway Co.

MAPES AV.—Paving with asphalt blocks and curbing Mapes av, from East 177th st to East 182d st. Affecting both sides of Mapes av, from East 177th st to East 182d st, and to the extent of half the block at the intersecting sts.

178TH ST.—Paving with asphalt block pavement East 178th st, from Bryant av to Southern Boulevard, and curbing where necessary. Affecting both sides of 178th st, from Bryant av to the Southern Boulevard, and to the extent of half the block at the intersecting sts.

165TH ST.—Paving with asphalt blocks 165th st, between Webster and Morris avs, and Clay av, between 164th and 165th sts. Affecting both sides of 165th st, from Webster av to Morris av; both sides of Clay av, from 164th st to 165th st, and to the extent of half the block at the intersecting sts.

ASSESSMENTS.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments became liens to the date of payment:

BRONX.

147TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, placing fences and constructing drainage, from Southern Boulevard to St. Mary's Park. Area of assessment Both sides of East 147th st, from Southern Boulevard to St. Mary's Park, and to the extent of half the block at the intersecting streets and avenues. Due Aug. 6.

APPOINTMENT OF COMMISSIONERS.

PUBLIC PARK.—The Corporation Counsel gives notice that application will be made June 22 to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in the matter of the application of The City of New York, relative to acquiring title to the lands required for the opening and extending of the PUBLIC PARK bounded by Convent av, St. Nicholas av and West 151st st (although not yet named by proper authority), in the 12th Ward, Borough of Manhattan.

The nature and extent of the improvement hereby intended is the acquisition of title in fee by The City of New York, for the use of the public, to all the lands and premises, together with the buildings thereon and the appurtenances thereto belonging, required for the opening and extending of the public park bounded by Convent av, St. Nicholas av and West 151st st (although not yet named by proper authority), in the 12th Ward, Borough of Manhattan, City of New York, being the following described pieces or parcels of land:

Beginning at a point, the northwesterly corner of West 151st st and St. Nicholas av; thence northerly along the westerly line of St. Nicholas av, distance 136.94 ft. to the easterly line of Convent av; thence southerly along said line, distance 146.14 ft. to the northerly line of West 151st st; thence easterly along said line, distance 87.19 ft. to the westerly line of St. Nicholas av, the point or place of beginning.

Land to be found in Section 7, Block 2066 of the land map of the Borough of Manhattan, City of New York, as shown on a certain map entitled "Map or Plan of a Public Park, bounded by Convent av, West 151st st and St. Nicholas av, Borough of Manhattan," filed in the offices of the President of the Borough of Manhattan, the Register of The City of New York and the Corporation Counsel on or about the 3d day of February, 1910. The Board of Estimate and Apportionment on the 17th day of December, 1909, duly fixed and determined the area of assessment for benefit in this proceeding, as follows: Beginning at a point on a line midway between West 152d st and West 153d st, distant 100 ft. easterly from the easterly line of St. Nicholas av, the said distance being measured at right angles to St. Nicholas av, and running thence eastwardly along the said line midway between West 152d st and West 153d st, and along the prolongation of the said line to the intersection with a line midway between St. Nicholas pl and Edgecombe av, as these streets are laid out where they adjoin West 150th st; thence southwardly along the said line midway between St. Nicholas pl and Edgecombe av to the intersection with the prolongation of a line midway between West 150th st and West 151st st; thence westwardly along the prolongation of said line midway between West 150th st and West 151st st to the intersection of the centre line of St. Nicholas pl; thence southwardly along the centre line of St. Nicholas pl to the intersection with the prolongation of a line midway between West 149th st and West 150th st; thence westwardly along the said line midway between West 149th st and West 150th st, and along the prolongation of the said line to the intersection with a line distant 100 ft. westerly from and parallel with the westerly line of Convent av as this street is laid out between West 149th st and West 150th st, the said distance being measured at right angles to Convent av; thence northwardly along the said line parallel with Convent av, and along the prolongation of the said line to the intersection with a line midway between West 150th st and West 151st st; thence westwardly along the said line midway between West 150th st and West 151st st to the intersection with a line distant 175 ft. easterly from and parallel with the easterly line of Amsterdam av, said distance being measured at right angles to Amsterdam av; thence northwardly along the said line parallel with Amsterdam av to the intersection with a line midway between West 152d st and West 153d st; thence eastwardly along the said line midway between West 152d st and West 153d st to the intersection with a line distant 100 ft. westerly from and parallel with the westerly line of St. Nicholas av, the said distance being measured at right angles to St. Nicholas av; thence northwardly along the said line parallel with St. Nicholas av to the intersection with a line midway between West 153d st and West 154th st; thence eastwardly along the said line midway between West 153d st and West 154d st, and along the prolongation of the said line to the intersection with a line parallel with St. Nicholas av, and passing through the point of beginning; thence southwardly along the said line parallel with St. Nicholas av to the point or place of beginning.

SEAMAN AV.—The Corporation Counsel gives notice that application will be made June 22 to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in the matter of the application of The City of New York, relative to acquiring title, wherever the same has not been heretofore acquired, for the same purpose in fee, to the lands, tenements and hereditaments required for the opening and extending of SEAMAN AV, from Academy st to Dyckman st, and of an UNNAMED STREET, northeasterly from Dyckman st, from Seaman av to Broadway, in the 12th Ward, Borough of Manhattan. The nature and extent of the improvement hereby intended is the acquisition of title in fee by The City of New York for the use of the public to all the lands and premises, together with the buildings thereon and the appurtenances thereunto belonging, required for the opening and extending of Seaman av, from Academy st to Dyckman st, and of an unnamed street, northeasterly from Dyckman st, from Seaman av to Broadway, in the 12th Ward, Borough of Manhattan, City of New

York, being the following described pieces or parcels of land, viz.: Beginning at a point in the northerly line of Dyckman st distant 256.84 ft. westerly from Broadway; thence northerly at right angles to Dyckman st, distance 439.44 ft.; thence still northerly and deflecting to the left 3 degrees 21 minutes and 49 seconds, distance 278.62 ft., to the southerly line of Academy st; thence westerly along said line 29.48 ft.; thence northerly and across the westerly end of Academy st 80.01 ft. to the northerly line of said st; thence westerly on the prolongation of the said northerly line of Seaman av; thence southerly along said westerly line, distance 13.37 ft.; thence southerly and deflecting to the left 20 degrees 18 minutes 36 seconds, distance 375.54 ft.; thence still southerly and deflecting to the right 3 degrees 21 minutes 49 seconds, distance 437.10 ft., to the northerly line of Dyckman st; thence easterly along said line, distance 80 ft., to the point or place of beginning. Also new street. Beginning at a point in the westerly line of Broadway distant 347.82 ft. from the northerly line of Dyckman st; thence westerly at an angle of 80 degrees 24 minutes 23 seconds, distance 361.20 ft., to the easterly line of Seaman av; thence northerly along Seaman av, distance 60.50 ft.; thence easterly and parallel to first course, distance, 379.08 ft., to the westerly line of Broadway; thence southerly along said line, distance 60.85 ft., to the point or place of beginning. Said streets to be found in Section 8, Blocks 2237, 2247, 2248 and 2255 of the Land Map of the Borough of Manhattan, and is shown on a certain map entitled "Plan and profile for the extension of Seaman av, from the northerly line of Academy st to Dyckman st, and a new street from Broadway to Seaman av, to Prescott av, etc., etc., dated 14th day of April, 1908," and filed in the offices of the President of the Borough of Manhattan, of the Register of the County of New York, and the Corporation Counsel on or about April 20, 1908. The Board of Estimate and Apportionment on the 18th day of June, 1909, duly fixed and determined the area of assessment for benefit in this proceeding as follows: Beginning at a point on a line distant 100 ft. southwestwardly from and parallel with the southwestwardly line of Dyckman st, the said distance being measured at right angles to the line of Dyckman st, where it is intersected by a line distant 100 ft. northwesterly from and parallel with the northwesterly line of F st, the said distance being measured at right angles to F st and running thence northeastwardly and parallel with F st and the prolongation thereof to the intersection with the prolongation of a line distant 100 ft. easterly from and parallel with the easterly line of Academy st, the said distance being measured at right angles to Academy st; thence southwardly along the said line parallel with Academy st and along the prolongation of the said line to a line bisecting the angle formed by the intersection of the prolongation of the southeasterly line of Seaman av and the northwesterly line of Broadway, as these streets are laid out between Academy st and Dyckman st; thence southwestwardly along the said bisecting line to a point distant 100 ft. northeasterly from the northeasterly line of the unnamed street, the said distance being measured at right angles to the unnamed street; thence southeastwardly and parallel with the unnamed street and the prolongation thereof to a point distant 100 ft. southeasterly from the southeasterly line of Broadway, the said distance being measured at right angles to Broadway; thence southwestwardly and parallel with Broadway to the intersection with the prolongation of a line distant 100 ft. southwestwardly from and parallel with the southwestwardly line of the unnamed street, the said distance being measured at right angles to the unnamed street; thence northwestwardly along the said line parallel with the unnamed street and the prolongation thereof to the intersection with the bisecting line hereinbefore described; thence southwardly along the said bisecting line to a line parallel with Dyckman st and passing through the point of beginning; thence northwestwardly along the said line parallel with Dyckman st to the point or place of beginning.

PARKER ST.—The Corporation Counsel gives notice that he will make application on June 22 to the Supreme Court for the appointment of Commissioners of Estimate and one Commissioner of Assessment in the matter of the application of The City of New York, relative to acquiring title, wherever the same has not been heretofore acquired for the same purpose in fee, to the lands, tenements and hereditaments required for the opening and extending of PARKER ST (av), from Protectory av to Wellington av, in the 24th Ward, Borough of the Bronx. The nature and extent of the improvement hereby intended is the acquisition of title by The City of New York for the use of the public to all the lands and premises, together with the buildings thereon and the appurtenances thereunto belonging, required for the opening and extending of Parker st (av), from Protectory av to Wellington av, in the 24th Ward, Borough of The Bronx, City of New York, being the following described pieces or parcels of land:

PARCEL "A."

Beginning at a point in the western line of Westchester av distant 831.53 ft. northeasterly from the first angle point in said western line of Westchester av east of Castle Hill av:

1. Thence northeasterly along the western line of Westchester av for 60 ft.;
2. Thence northwesterly deflecting 90 degrees 16 minutes to the left for 926.50 ft.;
3. Thence northwesterly deflecting 2 minutes 39 seconds to the right for 60.01 ft.;
4. Thence northwesterly deflecting 56 seconds to the left for 1,013.36 ft.;
5. Thence southwestwardly deflecting 78 degrees 26 minutes 34 seconds to the left for 113.43 ft.;
6. Thence westerly deflecting 28 degrees 9 minutes 36 seconds to the right for 207.67 ft.;
7. Thence northwesterly deflecting 25 degrees 24 minutes 59 seconds to the right for 66.43 ft.;
8. Thence southerly deflecting 115 degrees 24 minutes 59 seconds to the left for 144.75 ft.;
9. Thence northeasterly deflecting 133 degrees 8 minutes 41 seconds to the left for 88.23 ft.;
10. Thence easterly deflecting 43 degrees 8 minutes 41 seconds to the right for 323.98 ft.;
11. Thence southeasterly deflecting 50 degrees 18 minutes 58 seconds to the right for 914.78 ft.;
12. Thence southeasterly deflecting 56 seconds to the right for 60.01 ft.;
13. Thence southeasterly for 927.18 ft. to the point of beginning.

PARCEL "B."

Beginning at a point in the eastern line of Westchester av distant 886.33 ft. northeasterly from the first angle point in said eastern line of Westchester av east of Castle Hill av:

1. Thence northeasterly along the eastern line of Westchester av for 60 ft.;
2. Thence southeasterly deflecting 89 degrees 44 minutes to the right for 348.05 ft.;
3. Thence westerly deflecting 127 degrees 51 minutes 5 seconds to the right for 75.99 ft.;
4. Thence northwesterly for 301.70 ft. to the point of beginning.

Parker av, from Protectory av to Wellington av, is shown on "Section 47 of the Final Maps of the Borough of the Bronx; prepared by the President of the Borough of The Bronx under authority of Chapter 466 of the Laws of 1901 and amendatory acts." Which map was filed in the office of the President of the Borough of The Bronx, on April 29, 1909; in the office of the Register of the County of New York, on April 27, 1909, as Map No. 1326; and in the office of the Counsel to the Corporation of The City of New York, on April 27, 1909, in pigeonhole No. 116.

Land taken for Parker av is located east of Bronx River.

The Board of Estimate and Apportionment on the 15th day of January, 1909, duly fixed and determined the area of assessment for benefit in this proceeding as follows:

Beginning at a point on the northerly line of Wellington av where it is intersected by the prolongation of a line midway between Zerega av and Parker st, as these streets are laid out northwesterly from Westchester av, and running thence southwardly at right angles to Wellington av, a distance of 160 ft.; thence westwardly and parallel with Wellington av to the intersection with a line at right angles to Wellington av, and passing through a point on its northerly side where it is intersected by the prolongation of a line midway between Parker st and Glover st; thence northwardly along the said line at right angles to Wellington av to its northerly line; thence northwesterly along the said line midway between Parker st and Glover st, and along the prolongation of the said line to the intersection with the prolongation of a line midway between St. Raymond av and Parker st as these streets are laid out between Purdy st and Castle Hill av; thence westwardly along the said line midway between St. Raymond av and Parker st, and along the prolongation of the said line to a point distant 100 ft. westerly from the westerly line of Purdy st; thence northwardly and parallel, respectively with Purdy st and Protectory av to the intersection with the prolongation of a line distant 250 ft. northerly from and parallel with the northerly line of Parker st, as laid out between Protectory av and Castle Hill av, the said distance being measured at right angles to the line of Parker st; thence eastwardly along the said line parallel with Parker st, and along the prolongation of the said line to the intersection with the prolongation of a line midway between Zerega av and Parker st, as these streets are laid out northwesterly from Westchester av; thence southeastwardly along the said line midway between Zerega av and Parker st and along the prolongations of the said line to the point or place of beginning.

HEARING ON BRONXWOOD PARK STREETS.

The residents of Bronxwood Park turned out in full force last Friday evening (June 3) at the hearing on the street system of the Park, which was held in the Municipal Building at Olinville av and Magenta st, Williamsbridge. Borough President Miller arrived promptly at 8 o'clock, accompanied by Public Works Commissioner Thomas Whittle, Secretary Donnelly and Department Engineer Greiffenberg. Alderman Sheridan, of the Chester District, was also present.

After the map, which had been prepared by the topographical engineers had been exhibited, showing the new layout of the streets, a discussion followed and President Miller decided that in order to proceed in a proper and orderly manner he would ask those who were for the new street system to select speakers, and those who were for the old system to do likewise.

Dr. L. W. How, Dr. Durland, Henry Vought, Chas. D. Steurer, Chas. L. Ullman, O. H. Hoag and Counsellor Dennis Quinn were selected to represent those who want to retain the old system, and Messrs. Kehoe, Lusk, Kent, Graham and Niebuhr were for the other side. The President decided that only property owners in the Park would have the right to speak.

Those that opposed any change in the system maintained, according to the North Side News, that the street system as at present laid out was satisfactory to the Park residents, and that no change was desired. That the question of getting improvements had nothing whatsoever to do with the layout of the streets, that curbing, flagging, sewerage and grading of streets could only be done after the city had acquired title to those streets, and then only by petition of fifty per cent. of the property owners on the line of improvement. Furthermore, that by adopting the present line of streets, improvement could be secured quicker than by making a change in the layout. That if changes were made it would necessarily take a long time before the question of awards for damages could be adjusted, and that there would undoubtedly be suits brought by property owners whose land would be taken for the widening of or straightening out of the streets.

"With reference to Bronxwood av it was found that there was very little objection to the opening of that avenue, as soon as the title was vested in the city. Of those present there was only one property owner that filed an objection to its immediate opening. The former objections were based on the ground that the city had not yet taken title.

"It was also proven that the question of sewers in the eastern end of the Park had nothing to do with the street system. Mr. Gray, an engineer, who was present, was called upon for his opinion regarding this matter, and he stated that sewers could be laid in curved streets, as well as in streets with straight lines.

"Those in favor of the change of streets appeared to be just the ones whose property will be taken. The opening up of Holland av would take the property of Mr. Niebuhr and of Mr. Graham, and the straightening out of Barnes av would take the property of Mr. Taylor. These three were the main ones in favor of the new layout. This may simply be a coincidence, but it was remarked by the other residents of the Park as being rather significant.

"The discussion lasted until ten o'clock, and now that the borough officials know the sentiment of the people they will undoubtedly act according to their best judgment in the matter."

ACTIVITY OF TENEMENT COMMISSIONER

His First Report Shows an Increase in the Number of old Building Violations.

The efforts of Tenement House Commissioner John J. Murphy to reduce the number of violations have been of no avail. The first report issued by the new administration shows that during the months of January, February and March the number of violations on old buildings have increased more than 3,000. The Boroughs of the Bronx and Brooklyn contributed respectively 1,500 and 3,500 new violations, while the Borough of Manhattan shows a decrease of 1,500. An increase of violations for alterations has also taken place, 15,270 orders pending on March 31 against 14,076 on January 1, 1910. Some headway has been made in cancelling or dismissing violations on new buildings, 13,021 orders having been on file March 31 against 13,886 on January 1.

The Commissioner will no doubt be able to make a better showing for the second quarter of the year, having familiarized himself with the work and arrived at an understanding with builders and property owners, who are beginning to place confidence in the Department's rulings. Mr. Murphy's fairness to tenants and owners alike is no longer doubted. The mass of violations he received as an inheritance from his predecessor will eventually be disposed of, and as a great deal of red tape already has been cut out of the Department, will be able to make rapid progress from now on. We herewith publish a detailed statement of the work during the first quarter:

VIOLATIONS FILED, DISMISSED, CANCELLED AND PENDING, FROM JAN. 1ST TO MARCH 31ST, 1910, INCLUSIVE.

	Manh.	The Bronx.	Brooklyn.	N. Y. City.
Old building violations:				
Pending Jan. 1, 1910.....	56,960	9,856	27,735	95,710
Filed	7,323	2,598	7,711	17,720
Dismissed	8,010	941	3,792	12,869
Canceled	903	146	547	1,668
Pending March 31, 1910..	55,370	11,367	31,107	98,893
New building violations:				
Pending Jan. 1, 1910.....	233	498	11,057	13,886
Filed	196	597	550	1,367
Dismissed	220	459	1,009	1,807
Canceled	32	30	317	425
Pending March 31, 1910..	177	606	10,281	13,021
Alterations violations:				
Pending Jan. 1, 1910.....	6,602	1,035	5,903	14,076
Filed	647	223	2,155	3,101
Dismissed	715	73	381	1,193
Canceled	167	62	453	714
Pending March 31, 1910..	6,367	1,120	7,224	15,270
Total violations:				
Pending Jan. 1, 1910.....	63,975	11,389	44,695	123,672
Filed	8,166	3,418	10,416	22,188
Dismissed	8,948	1,476	5,182	15,872
Canceled	1,099	238	1,317	2,804
Pending March 31, 1910..	61,914	13,093	48,612	127,184

PUTTING IT UP TO SERVICE COMMISSION.

Washington Heights Taxpayers' Association Asks for Removal of Tracks on Eleventh Avenue.

The Public Service Commission has been appealed to by several West Side civic organizations to remove the tracks of the New York Central Railroad on 11th av. Arguments were presented last Tuesday by Reginald Pelham Bolton, secretary of the Washington Heights Taxpayers' Association, and Clarence J. Shearn, counsel for the "League to End Death Avenue," which is making an issue of the abolition of the tracks on 11th av.

The Commission promised that the matter would receive immediate attention. "I think that we soon will be obliged to have a legislative declaration to the effect that if the road does not agree with the city on a remedy it will have to stop the surface operation," was the reply Mr. Willcox made.

"We came here," said Mr. Bolton, "representing taxpaying and political interests. At a special meeting held by our organizations we have adopted resolutions putting it up to the Public Service Commission and the Board of Estimate to begin at once laying out a city plan. All past plans have been the railroad's plans, and now, as taxpayers and citizens of New York, we ask that you lay out a city plan. As an engineer, I know that a subway can be built."

Commissioner Bassett asked if the Commission could proceed with a definite plan without a final decision on the appeal from the Herrick decision, which seems to have been suddenly delayed.

"Most assuredly," was the answer given by Mr. Shearn. "You are only considering the engineering and the legal basis of the engineering plan. You do not consider the franchise question. In any agreement made with the road as to a change any franchise they have only represents so much cash in the exchange. If they have no franchise, it simply means they have to put up so much more cash. You can take the Herrick decision into effect when you come to map out the financial feature of the entire subject, and make two plans, one to cover the contingency of the road having a franchise, and the other to be on the basis that there is no franchise. And by the time we are ready for action, there will undoubtedly be a final determination of the Herrick opinion in the Court of Appeals, and we can use the plan which fits the decision of that court."

"Now, that seems to be the sensible way to go about it," said Commissioner Bassett.

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ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St, except as elsewhere stated. June 11.

No Legal Sales advertised for this day. June 13.

Crotona av, No 2071, w s, 100 n Oakland pl, 25x125, 2-sty frame dwelling. Sheriff's sale of all right, title, &c, which Peter Reilly had on Feb 11, 1910 or since; Hoerner & Miller, att'ys, 258 Broadway; John S Shea, sheriff. By Daniel Greenwald.

Hughes av, No 2496, e s, 165 n 189th st, 25x 87.6, 3-sty brk dwelling. Alois L Ernst agt Hughes Avenue Construction Co et al; Parker & Ernst, att'ys, 170 Broadway; Wm C Arnold, ref. (Amt due, \$2,192.40; taxes, &c, \$179.91; sub to a first mort of \$7,500.) Mort recorded May 13, 1909. By Samuel Goldsticker.

Hughes av, No 2498, e s, 190 n 189th st, 25x 87.6, 3-sty brk dwelling. Same agt same; same att'ys; same ref. (Amt due, \$2,192.40; taxes, &c, \$179.91; sub to a first mort of \$7,500.) Mort recorded May 13, 1909. By Samuel Goldsticker.

97th st, No 215, n s, 238 e 3d av, 24.6x100.11, 5-sty brk tenement. Thomas B Hidden, trustee, agt Minnie Gasman et al; Samuel R Taylor, att'y, 29 Wall st; Julius M Mayer, ref. (Amt due, \$14,526.40; taxes, &c, \$473.17.) Mort recorded Dec 14, 1904. By Herbert A Sherman.

June 15.

107th st, Nos 214 & 216, s s, 200 e 3d av, 43.8 x100.11, 6-sty brk tenement and stores. Henry H Jackson agt Annie Strauss et al; Stephen H Jackson, att'y, 106 Lexington av; Peter B Olney, ref. (Amt due, \$9,518.69; taxes, &c, \$156; sub to a mort of \$40,500.) Mort recorded Sept 16, 1909. By L J Phillips & Co.

107th st, Nos 218 & 220, s s, 244.4 e 3d av, 43.8 x100.11, 6-sty brk tenement and stores. Adrian H Jackson agt Annie Strauss et al; Stephen H Jackson, att'y, 106 Lexington av; Peter B Olney, ref. (Amt due, \$8,607.59; taxes, &c, \$148; sub to a mort of \$40,500.) Mort recorded Sept 16, 1909. By L J Phillips & Co.

56th st, No 240, s s, 140 e 8th av, 22x100.5, 4-sty and base stone front dwelling. Amy A C Montague agt Frederick J Kelly et al; Earl & Russell, att'ys, 55 Liberty st; Joseph N Tuttle, ref. (Amt due, \$5,374.78; taxes, &c, \$553.75; sub to a first mort of \$33,000.) By Joseph P Day.

11th av, Nos 599 to 603 s w cor 45th st, 75.3x 45th st, Nos 600 & 602 | 100, three 4-sty brk tenements and stores and 1-sty frame store in street. Henrietta L Butler agt Sophia Michael et al; Geo W Ellis, att'y, 149 Broadway; Chas F MacLean, ref. (Amt due, \$38,004.58; taxes, &c, \$189.82.) By Samuel Goldsticker.

West st, No 401, e s, 67 s Charles st, 22.3x93.9 x21.5x87.10, 3-sty brk tenement and store with 1-sty frame extension. Samuel J Gutter agt Margaret Curran et al; David E Goldfarb, att'y, 35 Nassau st; Rastus R Ransom, ref. (Amt due, \$4,433.65; taxes, &c, \$360; sub to a first mort of \$14,000.) Mort recorded May 3, 1907. By Joseph P Day.

Charlotte st, w s, 99.11 n Jennings st, 196.1x 154.7x211.11x100, vacant. Wm R Rose agt Louis J Jacques et al; action No 1; Benjamin G Paskus, att'y, 128 Broadway; Edgar J Nathan, ref. (Amt due, \$24,745.67; taxes, &c, \$2,375.) Mort recorded Jan 5, 1905. By Joseph P Day.

Charlotte st, at w s Minford pl, runs n 122 x w Minford pl, 100 x n 122.4 x w 95.4 to Charlotte st, x s 256.2 x e 6.6 to beg, vacant. Same agt same; action No 2; same att'y same ref. (Amt due, \$16,747.90; taxes, &c, \$1,900.) Mort recorded June 21, 1905. By Joseph P Day.

28th st, No 36, s s, 212.6 e Madison av, 20.10x 84, 3-sty brk dwelling.

33d st, No 468, s s, 50 e 10th av, 31x74x25.7x 74.3, 4-sty brk tenement.

Eliza D Pfender agt Hannah L Depew et al; Walter Large, att'y; Richard M Henry, ref. (Partition.) By Herbert A Sherman.

June 16.

2d av, No 2000 n e cor 103d st, 25.5x74.7, 4-sty 103d st | brk tenement and store. Frederic De P Foster et al, trustees, agt Angelo Mottola et al; Russell Benedict, att'y, 44 Wall st; Richard M Henry, ref. (Amt due, \$19,177.84; taxes, &c, \$1,081.87.) By Joseph P Day.

96th st, No 172, s s, 130 w 3d av, 30x100.8, 4-sty stone front tenement. Sarah Asch, trustee, &c, agt Adolph Freit et al; Benjamin M Levy, att'y, 27 William st; James C Meyers, ref. (Amt due, \$18,138.40; taxes, &c, \$466.11.) Mort recorded Aug 1, 1904. By J H Mayers.

3d av, No 1763, e s, 25.11 s 98th st, 25x75, 5-sty brk tenement and stores. Lawyers Mort-

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gage Co agt Abraham Tumpowsky et al; Guy Cary, att'y, 59 Wall st; Frank Hendrick, ref. (Amt due, \$21,698.12; taxes, &c, \$960.) Mort recorded Sept 11, 1908. By Joseph P Day.

Washington av, No 1281, w s, 100 s 169th st, 35x140.9x35x140.8, vacant. Sophie Knepper agt John Marx Construction Co et al; Joseph Rosenzweig, att'y, 99 Nassau st; Abraham Stern, ref. (Amt due, \$1,493.89; taxes, &c, \$767.80; sub to four mortgages aggregating \$13,575.) Mort recorded Oct 11, 1909. By Herbert A Sherman.

June 17.

98th st, No 216, s s, 260 e 3d av, 25x100.9, 5-sty brk tenement and stores. Henry Blank agt Max Rollnick et al; Philip S Dean, att'y, 160 Broadway; Geo H Engel, ref. (Amt due, \$10,308.85; taxes, &c, \$1,500.) Mort recorded Feb 7, 1905. By Samuel Marx.

Grand av, Nos 1983 and 1987, w s, 530.11 s Burnside av, 50.11x123.8x50.1x 112.2, two 2-sty frame dwellings. Lena J Eilenberg agt Lochinvar Realty Co et al; John Davis, att'y, 68 William st; Valentine Taylor, ref. (Amt due, \$2,611.52; taxes, &c, \$568.97; sub to two prior mort aggregating \$12,000.) Mort recorded Oct 27, 1906. By J H Mayers.

June 18.

No Legal Sales advertised for this day. June 20.

Water st, No 428, n s, abt 70 w Market Slip, 20x 60, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Erna Hertz had on March 8, 1910, or since. Lucille Pugh, att'y, 76 William st; John S Shea, sheriff. By Daniel Greenwald.

6th av, No 503, w s, 30 n 30th st, 17x46.3x26x 41.5, 4-sty brk tenement and store. Jane A Stokes agt Investors & Traders Realty Co et al; Geo W Carr, att'y, 29 Wall st; Geo V Mullan, ref. (Amt due, \$51,873.41; taxes, &c, \$11,791.) Mort recorded April 26, 1906. By Joseph P Day.

Freeman st, No 803, n s, 98.7 e Union av, 20x86.9, 2-sty frame dwelling. Franciska B Hohman agt Frank Wolff; Wm L Allen, att'y, 885 Brook av; Moses Cowan, ref. (Amt due, \$1,239.31; taxes, &c, \$99.48; sub to a prior mort of \$4,000.) Mort recorded Feb. 11, 1907. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending June 10, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

BRYAN L. KENNELLY.

Water st, No 649, s s, 266.8 e Gouverneur slip, 16.8x70, 3-sty brk building (voluntary). Jacob Kauffman\$5,000

70th st, Nos 501 to 505, n s, 98 e Av A, 75x100.5, 5-sty brk factory (exrs sale). Nodschmidt & Co.38,750

37th st, No 228, s s, 340.7 w 7th av, 28.1x98.9, 5-sty brk tenement (exrs sale). Withdrawn

40th st, No 304, s s, 150 w 8th av, 25x98.9, 4 and 5-sty brk tenements (exrs sale). D S Barnett.22,750

Spring st, Nos 170 to 176, s s, 37.4 w West Broadway, 85.6x63.10x86.10x 66.6, four 3-sty brk tenements (voluntary). W H Smith.50,750

Broadway, s e s, 615.1 s w Dyckman st, 54.7x188.10x50x210.10, vacant (exrs sale). Bid in at \$14,000.

Emerson st n e cor Cooper st, 100x100, vacant (exrs sale). Bid in at Cooper st | \$14,600

Bank st, No 96, s s, 13.11 e Greenwich st, 18.10x54.6x17.2x48, 3-sty brk dwelling (voluntary). Geo Pink.7,400

(Voluntary sale of 175 lots of the Estate of Lewis Gouverneur Morris.)

Aqueduct av, w s, 141 n 176th st, 75x100. Joseph Loeb.10,350

Aqueduct av, w s, 21 n 176th st, 120x100. J E Butterworth.18,250

Aqueduct av, w s, 216 n 176th st, 100x100. Welbert Realty Co.13,075

Sedgwick av, w s, 461.3 s 177th st, 25x82.3. A C Fauler.1,850

Aqueduct av, w s, 225 s Tremont av, 25x100. Julius Saul.3,700

Aqueduct av, w s, 125 s Tremont av, 50x100. Harry H Heicke.7,800

Aqueduct av, w s, 250 s Tremont av, 50x100. Frederick W Heidelberg.7,300

Tremont av, s s, 61.2 e Andrews av, 52.7x97.6x50x114.2. Patrick J Sullivan.5,300

Andrews av, e s, 314 s Tremont av, 100x100. Wm Bratter.5,400

Andrews av, e s, intersec s e s Tremont av, 50x143.3x52.6x134.3. John Wynne.7,800

Aqueduct av, w s, 175 s Tremont av, 50x100. Henry A Dewey.5,400

Andrews av s e cor Andrews av, 61.2x114.2x50x114. Rosamond A Welch.7,600

Andrews av, e s, 239 s Tremont av, 25x100. Joseph Dunner.1,800

Aqueduct av n w cor Tremont av, 110.3x104.3x64.8x56.7. Saul McMullen.17,400

Aqueduct av, w s, 175 n Tremont av, 75x100x68.7x105.7. Jerome A Peck.10,750

Andrews av, e s, 414 s Tremont av, 150x100. Geo E Buckbee.10,500

Aqueduct av, w s, 250 n Tremont av, 78.7x120.5x110. Nelson Construction Co.10,050

Andrews av, e s, about 100 n Tremont av, 25x122.10x23.10x130.2. Paul Peterson.2,800

Andrews av, e s, about 50 n Tremont av, 50x130.3x44.2x143.3. E C Keenan.5,850

Tremont av, n s, 120.9 w Aqueduct av, 32x122x20x111.10. Nelson P Mead.2,850

Andrews av, e s, 264 s Tremont av, 50x100. J J K O'Kennedy.3,600

Aqueduct av, w s, 150 n Tremont av, 25x105.7x22.6x106.5. J Zugler. 3,500

Andrews av, e s, 214 s Tremont av, 25x100. Margaretha Joost.1,800

Andrews av, e s, 164 s Tremont av, 50x100. Edward T Sheridan.3,700

Aqueduct av, w s, 50 s Tremont av, 75x100. A E Delaney.12,450

Aqueduct av s w cor Tremont av, 113.6x100x97.6x53.6. J J McCabe.17,700

Tremont av |17,700

Tremont av, n s, 152.9 w Aqueduct av, 96x134.3x35x122. Hugh Thornes.7,500

Aqueduct av, w s, 325 n Tremont av, 25.6x130.4x17x120. R S Burns.3,300

Aqueduct av, w s, 50 n Tremont av, 50x106.5x45x104.3. A H Kelly. 7,700

Aqueduct av, w s, 100 n Tremont av, 50x106.5. John Dreyer.7,700

Tremont av, n s, 59.6 w Aqueduct av, 61.3x111.10x134.6, gore. Catherine Bigley.3,800

Andrews av, e s, 114 s Tremont av, 50x100. John Eardley.4,100

Andrews av n e cor 176th st, 89.7x100x33.6x95.11. David Lion.5,400

176th st |

Andrews av, e s, 89.7 n 176th st, 50x100. Louis C Hahn.3,600

Andrews av, e s, 139.7 n 176th st, 100x100. Geo E Buckbee.7,000

Aqueduct av n w cor 176th st, 21x75x71.7x90.5. David Lion.6,000

176th st |

176th st, n s, 90.5 w Aqueduct av, 30.2x88.6x25x71.7. Cole Ulman.2,700

Fordham pl, w s, 109.6 n 177th st, 42.7x127 to Cedar av, x120, gore. Hannah S Fosberg.1,000

Sedgwick av, w s, 82 n 177th st, 76.3x99x75x78.11. J E Bullroth.4,350

Fordham pl, e s, 134.6 n 177th st, 25x74.3x49.11x70. Ess Eff Realty Co. 800

Sedgwick av, w s, 158.7 n 177th st, 67.3x97.3x34.5x93. Samuel Kahn.3,000

Cedar av, e s, 39 s 177th st, 74.11x100. Jerome A Peck.10,650

Cedar av, w s, 386.11 s 177th st, 75x82.3. Geo E Buckbee.3,300

Cedar av, w s, 115 s 177th st, 146.3x80.6x146.3x80. P J Murphy.11,100

Cedar av, w s, 311.3 s 177th st, 75x82.3. Patrick Purphy.3,300

Fordham pl, e s, 75 n 177th st, 59.3x70. Agnes Tainter.1,300

Sedgwick av n w cor 176th st, 25x105.2x57.6x100. F W Pollock.2,450

176th st |

Sedgwick av s w cor 177th st, 131x78.10x irreg x118.8. E F Banning. 8,650

177th st |

177th st n s, 105.2 w Sedgwick av, runs w 64.6 x n 170.7 x e 43.6

Sedgwick av x s 50 x e 100 to Sedgwick av, x s 42.3 x w 100 x s 57.6 to beg. F W Pollock.7,500

Morris av, e s, 100 n 177th st, 40.7x110x38.8x110. Geo E Buckbee.4,500

Tremont av, s w s, 115.7 n w 177th st, 59.4x89.7x37.6x136.7. David L Woodal.3,700

Cedar av s e cor 179th st, 93.10x106.7x69x74.4. Ess Eff Realty Co.5,850

179th st |

Cedar av, e s, 93.10 s 179th st, 75x137x72x106.7. B G Hughes.4,200

179th st, s s, 74.4 e Cedar av, 24.3x130.7x20x141.2. Ess Eff Realty Co.2,300

Cedar av n e cor 179th st, 268.11x138.1x320x90.4. J E Eustis.15,850

179th st |

Cedar av n w cor 179th st, 74.6x100x25x120.7. W R White.3,200

179th st |

Cedar av, w s, 174.6 n 179th st, 91.8x108.11x114x141.7. J E Eustis. 7,300

Cedar av, w s, 74.6 n 179th st, 100x107. Geo E Buckbee.5,600

179th st, n s, 120.7 w Cedar av, 60.6x89.7x40.8x125. Ida Hopkins.2,200

Cedar av, w s, 25 s 179th st, 25x100. Terence Duffy.1,350

Cedar av, s w cor 179th st, 25x100. J J K O'Kennedy.2,000

Cedar av, w s, 50 s 179th st, 50x100. Michael Murray.2,700

Cedar av w s, 100 s 179th st, 50x138 to Lewis pl, x51x148.6. Oscar E Lewis pl | Englander.3,300

Cedar av w s, 150 s 179th st, 50x128.5 to Lewis pl, x50.10x138. R S Lewis pl | McCracken.2,800

179th st s e cor Lewis pl, 72x100x48.6x102.7. Francis G Cort.3,300

Lewis pl |

Cedar av, e s, 34.7 n 177th st, 25x120. John J Cully.3,600

Cedar av, e s, 59.7 n 177th st, 25x120. E C Kubler.2,900

Cedar av, e s, 84.7 n 177th st, 25x120. Alois P Schwinger.2,500

Sedgwick av, w s, 28.4 n 177th st, 54.7x148.11x50x129.3. Alfred P Roth.3,800

Sedgwick av n w cor 177th st, 28.3x129.3x25x115.10. C Ulmann.2,400

177th st |

Lewis pl, e s, 204.6 s 179th st, 152x100.8x irreg x128.5. D J Bride. 6,300

JOSEPH P. DAY.

Sth st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Adj to June 27
*Mangin st, No 26 | e s, 125.4 n Broome st, 25x200.2 to Tompkins st, 2-sty Tompkins st, No 19| brk stable and vacant. (Partition.) Walter T Starr et al, admrs, etc. 18,000
Tompkins st, No 15, w s, 75 n Broome st, 25x100, 4-sty brk tenement. (Partition.) Jacob Kauffman 6,050
Washington av | n e cor 188th st, runs e 230 x n 352.11 to 189th st, x w 188th st 230 x s 352.11, 2-sty stone front dwelling and two 2-sty 189th st | frame dwellings and vacant. (Amt due, \$54,726.93; taxes, &c, \$10,962.36.) John Koch 76,100
*127th st, No 74, s s, 127.6 w Park av, 12.6x99.11, 3-sty stone front dwelling. (Amt due, \$320.89; taxes, &c, \$271.36; sub to two prior mortg aggregating \$8,500.) Chas C Jacobs 8,889
*5th av, No 2195, e s, 50 s 134th st, 24.11x75, 5-sty brk tenement and store. (Amt due, \$22,256.89; taxes, &c, \$1,400.) Stephen D Pringle 23,000
143d st, No 241, n s, 425 e 8th av, 25x99.11, 6-sty brk tenement. (Amt due, \$27,624.85; taxes, &c, \$536.97.) Joseph Newmark et al, defendants. 29,000
*2d av, No 158 | n e cor 10th st, 25x105, leasehold, 5-sty brk tenement and store. (Amt due, \$20,741.77; taxes, &c, \$2,000.) Samuel Williams et al. 23,275
*Hughes av | s e cor 189th st, runs s 100 x e 175 to Belmont 189th st, Nos 620 to 636 | av, x n 100 x w 175 to beg, three 4, and two Belmont av | 5-sty brk tenements, stores on corners. (Amt due, \$24,010.88; taxes, &c, \$—.) Gerson M Krakower. 15,000
Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry landing at West 42d st, runs to 11th av & 34th st; also beginning at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th st, and 28th st, on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th av to 28th st to 11th av; also from 9th av and 28th st on 28th st to 11th av to 24th st to 13th av, to 14th st and North River. (Amt due, \$1,639,167.67; taxes, &c, \$—.) Adj to June 29 29
119th st, Nos 23 to 35, on map Nos 23 to 29, n s, 207.5 w 5th av, runs n 84.5 x n w 51.3 x n w 44.3 x s 7.11 x w 6 x s 100.11 x e 98.7 to beg, two 6-sty brk tenements. (Amt due, \$9,224.42; taxes, &c, 2,000; sub to prior mortgages and interest amounting to about \$200,000.) A Joseph Geist 200,350
*126th st, Nos 330 & 332, s s, 433.4 e 2d av, 41.8x99.11, 6-sty brk tenement and stores. (Amt due, \$35,955.98; taxes, &c, \$1,243.85.) Metropolitan Trust Co of the City of N Y. 30,000
*Pleasant av, No 88, w s, 380 s 216th st, 20x100, Wakefield. (Amt due, \$5,118.29; taxes, &c, \$536.97.) Mary A Sheldon. 4,500
Washington av, Nos 1414 & 1416, e s, 100.7 n 170th st, 50.7x150.2x52.3x 150.1, two 2-sty frame dwellings. (Partition.) Adj to June 22.
Beekman st, Nos 109 & 111, s s, 53.10 e Pearl st, runs e 38.4 x s 48.10 x w 29.1 x n 10.2 x n w 11.6 x n 31 to beg, 7-sty brk loft and store building (voluntary). Bid in at \$37,000.

Greenwich st, Nos 303 to 307| n e cor Chambers st, 79.10x158.9x77.9x132, Chambers st, Nos 165 to 169| three 5-sty and two 4-sty brk and stone buildings with stores (exrs sale). R P Lydon. 185,500
Greenwich st, Nos 299 & 301| s e cor Chambers st, runs s 41.1 x e 78.3 x s Chambers st, Nos 164 to 168| 38.4 x e 39 x n 73.3 to Chambers st, x w 131.4 to beg, two 5-sty brk buildings with stores (exrs sale). R P Lydon. 150,500
148th st, No 415, n s, 137 e Convent av, 18x99.11, 3-sty brk and stone dwelling (exrs sale). Jacob Schumacher. 14,600
Convent av | s w cor 133d st, 50x100, vacant (exrs sale). Golde & Cohen. 133d st | 15,500
Tremont av | s e cor Monroe av, 24.6x60.11, vacant (exrs sale). M F Kerby Monroe av | 4,700
136th st, Nos 122 to 126, s s, 240 w Lenox av, 45x99.11, three 3-sty stone front dwellings (exrs sale). Bid in at \$27,750.
*105th st, No 105, n s, 100 w Columbus av, 25x100.11, 5-sty brk tenement and stores. (Amt due, \$2,428.88; taxes, &c, \$720.76; sub to two mortg aggregating \$21,000.) Rosa Frank. 23,095
Cypress av | s e cor 141st st, 91.6x120, vacant. (Amt due, \$17,948; 141st st | taxes, &c, \$2,283.37.) Cedar Street Co. 18,000
*2d av, No 1427, w s, 62 n 74th st, 20x77, 4-sty stone front tenement and stores. (Amt due, \$5,385.72; taxes, &c, \$548.92; sub to prior mort of \$10,000.) Yorkville Bank. 15,685

HERBERT A. SHERMAN.

*5th av, No 2040| s w cor 126th st, 20.10x85, 4-sty and basement stone 126th st, No 2 | front dwelling. (Amt due, \$36,811.40; taxes, &c, \$650.) George Waddington, trustee, etc. 34,000
*Hoe av, No 1163, w s, 247.3 s Home st, 25x100, 5-sty brk tenement and store. (Amt due, \$9,052.77; taxes, &c, \$70; sub to a first mort of \$17,000.) Nevelson Goldberg Realty Co. 24,425

DANIEL GREENWALD.

96th st, No 206, on map No 204, s s, 117.3 w Amsterdam av, 27x100.8, 5-sty brk tenement. Sheriff's sale of all right, title, &c. Withdrawn.
St Lawrence av, No 1223, Van Nest. Sheriff's sale of all right, title, &c. Adj to June 24.

SAMUEL MARX.

135th st, No 174, s s, 250 e 7th av, 25x99.11, 5-sty brk tenement. (Amt due, \$2,359.33; taxes, &c, \$1,200; sub to two prior mortg aggregating \$27,500.) Coleman Construction Co. 28,000
5th av, Nos 1315 to 1319| s e cor 111th st, 50.11x100, 6-sty brk tenement 111th st, No 2 | (and stores. (Amt due, \$30,026.82; taxes, &c, \$500; sub to prior mort of \$92,000.) Franconia Realty Co. 105,455

WM. KENNELLY, JR.

Valentine av, No 2983, s w cor 201st st, 19.10x95x47.9x100, 3-sty frame dwelling (voluntary). Bid in at \$9,000.

Table with 2 columns: Description and Amount. Total \$1,584,699. Corresponding week, 1909. 3,560,145. Jan. 1st, 1910, to date. 34,801,651. Corresponding period, 1909. 34,142,315.

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.
6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.
7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.
9th.—T. S. preceding the consideration in a conveyance means that the conveyance is recorded under the Torrens system.

CONVEYANCES

June 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Bank st, Nos 108 and 110, s s, 117 w Greenwich st, runs s 72.5 x e 26.3 x n e 12 x n 60 to st x w 31.3 to beginning, two 3-sty brk dwellings.
Greenwich st, No 760, w s, 99.4 s Bank st, runs n w 34 and 22.6 x n e 3 x w 26.3 x s 16 x s e 41.10 x e by s 34 to st x n e 17.6 to beginning, 3-sty brk tenement.
Edward H Proudman to Kath Le Brun. June 3. June 4, 1910. 2:634—20, 21 and 28. A \$14,000—\$17,500. other consid and 100
Bank st, Nos 108 and 110, s s, 117 w Greenwich st, runs s 72.5 x e 26.3 x n e 12 x n 60 to st x w 31.3 to beginning, two 3-sty brk dwellings.
Greenwich st, No 760, w s, 99.4 s Bank st, runs n w 34 and 22.6 x n e 3 x w 26.3 x s 16 x s e 41.10 and 34 to st x n e 17.6 to beginning, 3-sty brk tenement.
Katherine Le Brun to C N Shurman Investing Co, a corp. Mortg \$22,000. June 3. June 9, 1910. 2:634—20, 21 and 28. A \$14,000—\$17,500. nom
Broome st, No 235, s s, 75 e Ludlow st, 25x87.6, 5-sty brk tenement and stores. Isaac Gross to Bluma wife Emanuel Gross, of Jersey City, N J. All liens. June 3. June 9, 1910. 2:408—40. A \$23,500—\$33,000. nom
Cherry st, Nos 402 to 406, n s, 203.9 e Scammel st, 64.1x97.8, three 4-sty frame brk front tenements and stores and 5-sty brk tenement in rear. FORECLOS. May 24, 1910. Geo S Husch, ref, to Geo E Relyea. June 9, 1910. 1:261—15. A \$32,000—\$40,000. 26,000
Columbia st, No 59, w s, 175 n Delancey st, 25x100, 5-sty brk tenement and stores. Wilhelm or Wm Steyer to Saml Labor. All liens. May 23. June 9, 1910. 2:333—25. A \$18,000—\$30,000. other consid and 100

Cannon st, No 71, w s, 75 s Rivington st, 35.6x100, 6-sty brk tenement and stores. Joseph L Buttenwieser to Julia wife Samuel Remer. B & S. Mort \$42,000. June 7. June 8, 1910. 2:333—59. A \$25,000—\$50,000. other consid and 100
Cannon st, No 51, w s, 75 n Delancey st, 24.10x100, 6-sty brk tenement and stores. Isador Springer to Oscar Dobroczyński. Mort \$40,750. May 28. June 7, 1910. 2:333—68. A \$17,000—\$38,500. other consid and 100
Christopher st, No 29, n s, 20 e Waverly pl; value \$13,000.
Christopher st, No 31| n e cor Waverly pl; value \$18,500.
Waverly pl
Thomas st, No 59, s s; value \$22,000.
Also property at Marlborough, N Y.
Certificate of payment of transfer tax on 1-3 part of each of above. Edward T Perine, Deputy Comptroller of State N Y, to Emma Burniston EXTRX of estate of Anthony S Burniston, dec'd, late of Ulster Co, N Y. May 26. June 3, 1910. Transfer tax liber. 179.07
Cherry st, No 23, s s, abt 240 w Roosevelt st, 25.1x79.8x25.1x 81.3 w s, 4-sty brk tenement and store.
Cherry st, No 25, s s, abt 215 w Roosevelt st, 25x95.7, 4-sty brk tenement and store and 2-sty brk tenement in rear.
Cherry st, Nos 29 and 29½, on map No 29, s s, abt 160 w Roosevelt st, 25.2x84x25.6x84, 4-sty brk tenement and stores.
Pearl st, Nos 364 and 366, e s, 156.6 n Franklin sq, runs n e 122.1 x n 5.5 x w 110.5 x s 36.5 to beginning, two 4-sty brk tenements and stores.
Eugenia M Campbell granddaughter of Owen Healy, dec'd, to Chester A Luff, of Newark, N J. 1-63 part. June 3. June 4, 1910. 1:109—6, 7, 9 and 10. A \$30,900—\$37,500; 1:112—7. A \$16,000—\$18,500. nom
Fulton st, No 125 (117) | n s, abt 100 e Nassau st, 25x118.11 to Ann st, No 44 | s s Ann st x 25.2x118.11, 5 and 6-sty brk loft and store building. Release claims, &c. Louis Engel to the Thos W Evans Museum & Institute Soc, a Pennsylvania corp. All title. Q C. May 26. June 3, 1910. 1:91—11. A \$79,800—\$95,000. nom

Forsyth st, No 103, w s, 99.5 s Broome st, 25x100, 4-sty brk tenement and stores and 4-sty brk tenement in rear. Abraham Felder to Israel Levine. All liens. June 2. June 3, 1910. 2:418-17. A \$21,500-\$27,000. nom

Forsyth st, No 103, w s, 99.5 s Broome st, 25x100, 4-sty brk tenement and stores and 4-sty brk tenement in rear. Israel Levine to Sam Mendel. All liens. June 8, 1910. 2:418-17. A \$21,500-\$27,000. other consid and 100

Greenwich st, Nos 802 and 804 | n w cor 12th st, 40.10x65.1x41.6x 12th st, No 335 | 64.10, 3-sty brk tenement and 4-sty brk tenement and store. FORECLOS, June 2, 1910. Walter A Hirsch, ref, to Gustav Lippmann. Mort \$20,000. June 7, 1910. 2:641-57 and 58. A \$19,500-\$24,500. 5,000

Greenwich st, No 310 | n w cor Reade st, 16.6x64.9 to Reade Reade st, Nos 162 and 164 | st x68, gore, 6-sty brk tenement and store.

Greenwich, st, Nos 312 to 316, w s, 16.6 n Reade st, 64.9x60.1x 57.10x60.8, 4-sty brk hotel.

Lewis A Mitchell to L Napoleon Levy. All liens. June 1. June 6, 1910. 1:139-50 and 52. A \$53,000-\$65,000. nom

Greenwich st, No 310 | n w cor Reade st, 16.6x64.9 to n s Reade st, Nos 162 and 164 | Reade st x68 to beginning, gore, 6-sty brk tenement and store.

Greenwich st, Nos 312 to 316, w s, 16.6 n Reade st, 64.9x60.1x 57.10x60.8, 4-sty brk hotel.

L Napoleon Levy to Lewis A Mitchell. All liens. June 1. June 4, 1910. 1:139-50 and 52. A \$53,000-\$65,000. nom

Jackson st, No 1 | s w cor Henry st, 35x100x28x100, 6-sty Henry st, No 336 | brk tenement and stores. Ida Kassel on map Nos 332 to 336 | to Abraham Kassel. B & S. June 2. June 3, 1910. 1:267-53. A \$40,000-\$82,000. nom

Leroy st, No 48, s s, 75.1 w Bedford st, 25x90, 5-sty brk tenement and stores. Ralph Sassano to Galland Realty Co. Mort \$24,600. May 14. June 3, 1910. 2:582-27. A \$12,500-\$23,500. nom

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. FORECLOS, June 2, 1910. James R Ely referee to Edward H Bailey of Brooklyn. June 3, 1910. 1:276-33. A \$18,000-\$22,000. 15,000

Madison st, No 227 | n e cor Jefferson st, 23.10x80, 3-sty brk tenement and 2-sty brk tenement. Louis Shulsky et al to Louis Shulsky Co, a corpn. All liens. May 27. June 7, 1910. 1:270-32. A \$23,000-\$27,000. nom

Mangin st, No 64, e s, 100 n Delancey st, 50x100, 2-sty frame lumber shed and vacant. Michael Marx to Louis Marx. Q C. June 7. June 8, 1910. 2:323-part lot 62. \$-\$. nom

Market st, No 69, w s, 106.6 s Hamilton st, 37.7x59.7x37.7x58.9, 6-sty brk tenement and stores. Isaac Simon to Samuel Lampel. 1/2 part. All title. Mort \$32,500. June 7. June 8, 1910. 1:253-32. A \$15,000-\$38,000. other consid and 100

Norfolk st, No 102, e s, 263.6 s Rivington st, 37.7x100.4, 6-sty brk tenement and stores. Release mort. Title Insurance Co of N Y to Max J Kramer Co. June 7, 1910. 2:333-49. A \$-\$. 5,000

Oliver st, No 45, w s, about 130 s Madison st, 25x100, 5-sty brk tenement and stores. Martin Garone to Marie Lorenzo. Mort \$30,200. June 6. June 8, 1910. 1:278-10. A \$15,000-\$29,000. other consid and 100

Orchard st, Nos 168 and 170 | s e cor Stanton st, 50x65.6, two 5-sty Stanton st, Nos 91 and 93 | brk tenements and stores. Emanuel and Isaac Gross to Bluma wife Emanuel Gross, of Jersey City, N J. All liens. Mar 3. June 9, 1910. 2:411-12. A \$45,000-\$70,000. other consid and 100

Perry st, No 39, n s, 150 e 4th st, 17x74, 4-sty brk dwelling. Sarah W Morgan and ano, INDIVID and EXTRCES of Sarah A Morgan to Charles Gronich. June 7. June 9, 1910. 2:613-39. A \$7,000-\$8,500. 7,350

Park pl, No 6, s s, abt 125 w Broadway, 25x81, 5-sty stone front loft and store building.

Park pl, No 8, s s, abt 150 w Broadway, 25x75, 5-sty brk loft and store building.

John G McCullough et al to Alfred C Bachman. 2-3 parts. Apr 15. June 9, 1910. 1:123-20 and 21. A \$137,000-\$167,000. other consid and 100

Same property. Release dower. Julia H Park to same. 1-3 part. Apr 8. June 9, 1910. 1:123. other consid and 100

Pitt st, No 84, e s, 64 n Rivington st, 20x100, 4-sty brk tenement and store and 4-sty brk shop in rear. Nettie Sprung to Harry J and Solomon Sprung, EXRS Isaac Sprung, decd. Mar 4, 1909. June 7, 1910. 2:339-2. A \$14,000-\$17,000. nom

Pitt st, No 133, w s, 125 s Houston st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Meister & Bache Realty Co to Mitral Realty & Construction Co. 1/2 part. Mort \$28,250. May 25. June 3, 1910. 2:345-60. A \$18,000-\$27,000. other consid and 100

Prince st, No 30 | s e cor Mott st, 23.6x120.7x23x126, 6-sty brk Mott st, No 238 | tenement and stores. David Baum to Rebecca wife David Baum. 1-3 part. All liens. June 6. June 7, 1910. 2:493-13. A \$32,000-\$52,000. nom

Prince st, No 21. Power of attorney. Rocco Manzella to Pietro Mecca. June 30, 1908. June 3, 1910.

St Marks pl, No 5 | or 8th st

St Marks pl, No 3 | or 8th st

3d av, Nos 25 and 27.

81st st W, No 7.

Stanton st, No 36.

Stanton st, No 36 1/2.

1st st E, No 58.

1st st E, No 64.

1st st E, No 66.

1st st E, No 68.

Chrystie st, No 135.

Chrystie st, No 137.

Rivington st, Nos 136 and 138.

2d st E, No 240.

10th st E, Nos 256 and 258.

Elizabeth st, Nos 287 and 289.

Elizabeth st, Nos 293 and 295.

3d st E, No 318.

10th st E, Nos 355 to 363.

Release above from liability of notes made by Augustus B Prentice, Ella M Browning, Wm Y Finch, Mary G Browning, Ella B Dana, Louise M and Florence I Browning and Jessie M Smith to Maud B Prentice. May 19. June 4, 1910. 2:422-424-443-393. nom

3d st E, No 73, n s, 350 e 2d av, 25x96.2, 6-sty brk tenement and stores. The Berliant Realty Co to Maria Berliant. All liens. June 3, 1910. 2:445-50. A \$19,000-\$40,000. other consid and 100

4th st W, No 148 (178), s s, 82.9 e 6th av, 22x94, 2-sty brk office and 4-sty brk loft building in rear. Grace Mitchell sister of John M Mitchell, dec'd, to Lillian T Mitchell widow and HEIR John M Mitchell of Tuxedo, N Y. Q C. June 2. June 4, 1910, 2:543-43. A \$14,000-\$15,000. nom

Same property. Lillian T Mitchell widow and HEIR John M Mitchell to Chas H Van Aken. June 2. June 4, 1910. 2:543. nom

5th st E, No 318, s s, 270 e 2d av, 30x96, 6-sty brk tenement. Weill Realty Co to Bertha Bauer. Mort \$35,000. Feb 4. June 8, 1910. 2:446-17. A \$24,000-\$50,000. nom

5th st E, No 733, n s, 264 w Av D, 27x75, 5-sty brk tenement and store. Hirsh Dachs to Annie Dachs. Morts \$22,000. June 3. June 6, 1910. 2:375-53. A \$15,000-\$26,000. 100

7th st E, No 67, n s, 275 w 1st av, 25x92.6, 4-sty brk tenement. The Berliant Realty Co to Maria Berliant. All liens. June 3, 1910. 2:449-48. A \$20,000-\$27,000. other consid and 100

9th st E, No 720, s s, 258 e Av C, 25x93.11, 5-sty brk tenement and stores and 1-sty brk building in rear. PARTITION, Apr 26, 1910. Leo J Matty referee to Samuel Korman. June 1. June 3, 1910. 2:378-17. A \$16,000-\$22,000. 18,725

12th st E, No 400. Power of attorney. Louis Scherman to Aaron Andler. June 6, 1910.

14th st E, Nos 526 and 528, s s, 371 e Av A, 50x103.3, two 5-sty brk tenements and stores and 2-sty brk stable in rear. Jacob Hamburger to Bessie Hamburger his wife. Mort \$19,000. May 2. June 3, 1910. 2:407-21 and 22. A \$34,000-\$40,000. other consid and 100

15th st E, No 615, n s, 438 w Av C, 25x103.3, 5-sty brk tenement. George Schlemovitz to Yetta Goldstein. Morts \$17,000. June 3. June 4, 1910. 3:983-11. A \$8,000-\$15,500. other consid and 100

15th st W, Nos 330 to 334, s s, 400 e 9th av, 50x80, 6-sty brk tenement. John H Scudder to Paul L Cort. Mort \$72,500. May 26. June 7, 1910. 3:738-57. A \$22,000-\$70,000. other consid and 100

16th st E, Nos 9 and 11, n s, 191.10 e 5th av, 50x92, 7-sty brk loft and store building. Emanuel S Ullmann to Gylmann Realty Co. Mort \$140,000. May 28. June 6, 1910. 3:844-8. A \$98,000-\$185,000. other consid and 100

19th st W, Nos 155 and 157, n s, 149.3 e 7th av, 46.2x90, 6-sty brk stable. Assignment of all right, title and interest to real and personal estate as HEIR of Helen Williams, late of River Edge, N J. Sarah L Millar or Miller to Ella M Baile and Augusta M Nesbitt. Nov 17, 1908. June 8, 1910. 3:795-10. A \$32,000-\$55,000. 5,000

20th st W, No 23, n s, 445 w 5th av, 25x92, 5-sty brk dwelling. Morts \$45,000.

20th st W, No 25, n s, 470 w 5th av, 25x92, 4-sty brk building and store. Morts \$45,500.

Emanuel S Ullmann to Gylmann Realty Co. May 28. June 6, 1910. 3:822-19 and 20. A \$104,000-\$117,000. other consid and 100

20th st W, No 145, n s, 256.2 e 7th av, 22.6x92, 3-sty and basement brk dwelling.

20th st W, No 143 (105) n s, 278.8 e 7th av, 22.6x92, 3-sty and basement brk dwelling.

Mary Montague to Engatnom Realty & Construction Co. B & S. June 4. June 6, 1910. 3:796-13 and 14. A \$34,000-\$40,000. other consid and 100

22d st W, No 219, n s, 148.3 w 7th av, 16.1x78.6, 3-sty stone front dwelling. Sarah S Cook to Helen H Colby, of New Rochelle, N Y, and Frederick Halsey of Schenectady, N Y. Q C. May 16. June 3, 1910. 3:772-35. A \$9,000-\$12,000. nom

23d st W, n s, 309 e 6th av, 25x98.9.

23d st W, No 55 | n s, 259 e 6th av, 50x197.6 to s s 24th st.

24th st W, No 38 | one 2 and 3-sty brk and stone building (Eden Musee). Alexander E Orr et al EXRS, &c, of David Dows to Michael Coleman. Sub to morts \$300,000 and 21-year lease from Oct 5, 1903. Apr 28. June 8, 1910. 3:825-12. A \$455,000-\$500,000. 450,000

24th st E, No 324, s s, 300 w 1st av, 25x 1/2 blk, 4-sty brk tenement and 2-sty frame building in rear. Morris J Kevelson to James M Horton. June 2. June 3, 1910. 3:929-47. A \$11,000-\$12,500. other consid and 100

24th st E, No 326, s s, 275 w 1st av, 25x 1/2 blk, 4-sty brk tenement and 2-sty brk building in rear. Joseph F Dunn to James M Horton. Mort \$8,000. June 2. June 3, 1910. 3:929-46. A \$11,000-\$12,500. other consid and 100

25th st W, No 161, n s, 115.2 e 7th av, 74.7x98.9x74x113.3, 1-sty brk church. Louise M Stevens to Junction Realty Co. Mort \$125,000. May 16. June 6, 1910. 3:801-8. A Exempt-Exempt. other consid and 100

26th st W, No 128, s s, 325 w 6th av, 25x98.9, 5-sty brk tenement and stores. Mary Reiser to Aaron Coleman. Mort \$34,500. June 3, 1910. 3:801-58. A \$22,500-\$41,000. nom

26th st W, No 128, s s, 325 w 6th av, 25x98.9, 5-sty brk tenement and stores. Charles Lanier and William Jay EXRS Frances A Lawrance to Mary Reiser. Apr 25. June 3, 1910. 3:801-58. A \$22,500-\$41,000. other consid and 100

26th st W, No 125, n s, 265.7 w 6th av, 21.10x98.9, 4-sty stone front tenement and store. Susan Q Chambettaz to Thos H Stewart. Mort \$32,000. June 3, 1910. 3:802-26. A \$19,500-\$22,000. 100

26th st W, No 127, n s, 287.6 w 6th av, 21.10x98.9, 4-sty stone front tenement and store. Louise M Stevens to Junction Realty Co. May 2. June 9, 1910. 3:802-25. A \$19,500-\$22,000. other consid and 100

26th st W, Nos 129 and 131, n s, 309.4 w 6th av, 43.9x98.9, one 3 and one 4-sty stone front tenements and stores. Louise M Stevens to Junction Realty Co. May 2. June 9, 1910. 3:802-23 and 24. A \$39,000-\$44,000. other consid and 100

29th st E, Nos 315 and 317, n s, 200 e 2d av, 40x98.9, vacant. Release mort. N Y Trust Co to East Twenty-Ninth Street Co. June 3. June 7, 1910. 3:935-part lot 13. A \$-\$. other consid and 1,000

29th st E, Nos 315 to 321, n s, 200 e 2d av, 75x98.9.

29th st E, n s, adj above on west.

Party wall agreement. John P and Louis J Schussler with East Twenty-ninth Street Co. June 30, 1909. June 7, 1910. 3:935. nom

31st st E, No 13, n s, 160.7 w Madison av, 21.10x98.9. Consent to sale of above by life tenant. Chas F Richards to Fred L Richards et al. May 4. June 9, 1910. 3:861.

33d st W, Nos 510 and 512, s s, 125 w 10th av, 50x98.9, 2-sty brk building and stores. Mary E wife Wm W Frutchey to J T Mason Terry. Mort \$6,000. June 6. June 7, 1910. 3:704-45 and 46. A \$16,000-\$21,000. other consid and 100

36th st W, No 559, n s, 125 e 11th av, 25x100, vacant. James McClenahan to Charles Shortmeier. B & S and C a G. May 21. June 7, 1910. 3:708-7. A \$6,500-\$8,500. other consid and 100
 36th st W, Nos 53 and 55, n s, 215 e 6th av, 40x98.9, two 4-sty stone front dwellings. Fredk H Wiggin to Michael Coleman. Mort \$145,000. May 25. June 7, 1910. 3:838-13 and 14. A \$101,500-\$119,500.
 36th st W, No 57, n s, 195 e 6th av, 20x98.9, 4-sty brk dwelling. Frances wife Charles Hitchcock to Michael Coleman. Mort \$35,000. May 18. June 7, 1910. 3:838-12. A \$50,000-\$59,000.
 37th st E, No 315, n s, 217 e 2d av, 25x98.9, 5-sty brk tenement. Cornelius Gallaher to John Murray. Mort \$5,000. June 1. June 7, 1910. 3:943-11. A \$10,500-\$15,000.
 37th st W, Nos 255 and 257, n s, 150 e 8th av, 33.4x98.9, two 4-sty brk dwellings. John J Murphy to Lulu Quigg. Mort \$37,000. June 2. June 3, 1910. 3:787-14 and 15. A \$29,000-\$37,000.
 38th st E, No 107, n s, 155 e Park av, 25x98.9, vacant. James W McLane to Guy R McLane. June 6, 1910. 3:894-8. A \$42,500-\$48,500.
 39th st E, No 13 n s, 144 w Madison av, runs n 98.9 x 40th st E, Nos 16 and 18 e 24 x n 98.9 to s s 40th st x w 51 x s 98.9 x e 3 x s 98.9 to 39th st x e 24 to beginning, two 4-sty stone front dwellings and 2-sty brk building. Michael Friedsam to Medford Realty Co. All liens. June 3. June 4, 1910. 3:869-12, 64 and 65. A \$245,500-\$287,500.
 41st st W, Nos 114 and 116, s s, 200 w 6th av, 40x98.9, 5-sty stone front dwelling and 4 and 5-sty stone front tenement and store. Paul Moran to Middle States Realty Co. Mort \$60,000. June 3. June 4, 1910. 4:993-41 and 42. A \$80,000-\$92,000.
 41st st W, No 116, s s, 220 w 6th av, 20x98.9, 4 and 5-sty stone front tenement and store. Zoe E Banks to Paul Moran of Brooklyn. May 27. June 4, 1910. 4:993-42. A \$40,000-\$48,000.
 41st st W, No 114, s s, 200 w 6th av, 20x98.9, 5-sty stone front dwelling. Middle States Realty Co to Paul Moran of Brooklyn. May 31. June 4, 1910. 4:993-41. A \$40,000-\$44,000.
 42d st E, No 304. Indemnity bond by party first part for all claims, &c, by reason of deed dated May 18, 1910. Samuel Braunstein to Magdelene, Francis X, John A and Julius R Reidel. May 18. June 8, 1910. 5:1334.
 46th st W, Nos 65 to 69, n s, 108.9 e 6th av, 56.2x100.5, three 4-sty stone front dwellings. Patrick J McMahon to Helenita Realty Co. Mort \$100,000 and all liens. June 6, 1910. 5:1262-5 1/2 to 7. A \$105,000-\$120,000.
 Same property. Same to same. Q C. June 6, 1910. 5:1262. nom
 46th st W, Nos 448 and 450, s s, 150 e 10th av, 50x100.5, two 5-sty brk tenements. Fanny Gruen to Jonas Weil and Bernhard Mayer. Mort \$32,000. June 2. June 3, 1910. 4:1055-57 and 58. A \$22,000-\$44,000.
 47th st W, s s, 144 w 6th av, 30.9x irreg x 31x135.3. Order of court cancelling easement or right of way from 47th st to stables in rear, etc., of above as described in deed recorded Apr 30, 1858. Brainard T and Noah Norris, pliffs agt Chas F and Wm M V Hoffman, defts. June 8, 1910. 4:999.
 48th st E, No 139, n s, 310 w 3d av, 20x67.4x20x68.1, 3-sty brk dwelling. Ellen A Anderson to Joseph F Seitz. Q C. June 1. June 9, 1910. 5:1303-23 1/2. A \$9,000-\$11,000.
 Same property. Annie E Warren, HEIR, &c, John A Pinckney to same. June 1. June 9, 1910. 5:1303. other consid and 100
 48th st E, No 311, n s, 150 e 2d av, 25x100.5, 5-sty brk tenement and stores. Ciro E Balbi et al to William Henn. Mort \$15,800 and all liens. May 23. June 4, 1910. 5:1341-7. A \$9,000-\$18,000.
 49th st E, No 53, n s, 108 w Park av, 20x100.5, 5-sty brk dwelling. Emma W H Conner to New York State Realty & Terminal Co. May 31. June 6, 1910. 5:1285-33. A \$36,000-\$58,000.
 50th st E, No 306, s s, 58 e 2d av, 18.6x80, 4-sty stone front dwelling. Ernest Beatus to Ida S Rodman and Charles and Emma Beatus. B & S. Apr 30. June 6, 1910. 5:1342-50. A \$6,500-\$9,500.
 50th st W, No 124, s s, 300 w 6th av, 25x100.4, 2-sty brk stable. Henry M Sands EXR Abraham B Sands to Harry Ferguson. Apr 22. June 4, 1910. 4:1002-45. A \$28,000-\$30,000. 30,000
 51st st W, No 556, s s, 80 e 11th av, 20x75.3, 4-sty brk tenement and store. FORECLOS, April 22, 1910. Albert Falk, ref, to Harry M Jung. June 2. June 8, 1910. 4:1079-61a. A \$6,500-\$9,000. 9,300
 52d st W, No 546, s s, 275 e 11th av, 25x100.5, 4-sty brk tenement. Herrman H Ausderoh to Herman H, Jr, Herman F and Herman E Ausderoh and Matilda E Siemann. All liens. June 8. June 9, 1910. 4:1080-53. A \$9,000-\$14,000.
 52d st W, No 115, n s, 200 w 6th av, 25x100.5, 2-sty brk stable. Arthur J Albert to Bernard M Baruch. May 19. June 4, 1910. 4:1005-24. A \$30,000-\$34,000.
 53d st E, Nos 246 and 248, s s, 100 w 2d av, 33.4x100.5, 6-sty brk tenement and stores. Cooper Realty Co to John H Block. Mort \$34,000. June 2. June 3, 1910. 5:1326-29. A \$16,500-\$47,000.
 Same property. John H Block to John Kreeb, Jr, and John Block. 2-3 parts. Mort \$40,500. June 2. June 3, 1910. 5:1326. other consid and 100
 53d st W, Nos 413 and 415, n s, 200 w 9th av, 50x100.5, two 5-sty brk tenements. David Crawford to Philip G Becker. Mort \$46,400. June 2. June 3, 1910. 4:1063-23 and 24. A \$24,000-\$50,000.
 54th st E, No 350, s s, 100 w 1st av, 25x100.5.
 54th st E, No 352, s s, 75 w 1st av, 25x100.5. two 5-sty brk tenements and stores. Markus Weil to Sallie Weil. June 4. June 6, 1910. 5:1346-30 1/2 and 31. A \$18,000-\$33,000. other consid and 100
 54th st E, No 148, s s, 157.1 w 3d av, 19x100.5, 4-sty and basement stone front dwelling. Bertha Sobel, ADMTRX Helena Sarnar to John H Naughton. Mort \$4,000. June 6, 1910. 5:1308-43 1/2. A \$11,000-\$15,000. 17,100
 54th st E, No 12, s s, 200 e 5th av, 25x100.5, 4-sty and basement brk dwelling. Michael J O'Connor et al to Charlotte E Smith and Neva Van Smith. Mort \$80,000. June 9, 1910. 5:1289-64. A \$80,000-\$95,000.
 54th st E, No 12.
 59th st W, No 208.
 44th st W, No 158.
 29th st W, Nos 39 and 41.
 Power of attorney. John O'Connor to John L O'Connor. May 10. June 9, 1910.
 55th st W, No 115, n s, 183 w 6th av, 16.7x100.5, 4-sty and basement brk dwelling. Barney Estate Co to Alfred S Taylor. June 6, 1910. 4:1008-25. A \$21,000-\$26,000. other consid and 100

56th st E, No 58, s s, 122 e Madison av, 22x100.5, 4-sty and basement stone front dwelling. Emma G Harding to Chas A Coe. Mort \$30,000. June 1. June 3, 1910. 5:1291-47. A \$45,000-\$54,000. other consid and 100
 56th st W, No 240, s s, 140 e 8th av, 22x100.5, 4-sty and basement stone front dwelling. Fredk J Kelly to Rudolph A Rodel. Mort \$33,000. June 7. June 9, 1910. 4:1027-59. A \$29,000-\$33,000. 100
 Same property. Rudolph A Rodel to Leander S Sire. Mort \$39,000. June 8. June 9, 1910. 4:1027. 100
 57th st E, No 19, n s, 72 w Madison av, 23x100.5, 4-sty and basement stone front dwelling. Rowan Realty Co to 19 East 57th Street Co. B & S. Mort \$99,000. May 16. June 7, 1910. 5:1293-14. A \$95,000-\$105,000. nom
 58th st W, No 211, n s, 175 w 7th av, 25x100.5, 5-sty brk tenement and store, with 1-sty brk extension. The Bijou Real Estate Co to Fifty-Ninth Street Real Estate Co. All liens. June 8, 1910. 4:1030-25. A \$35,000-\$50,000. 100
 61st st W, Nos 138 and 140, s s, 200 e Amsterdam av, 44.10x100.5, two 4-sty stone front tenements. Mary Walsh to The Dominican Sisters of the Sick Poor, a corpn. Mort \$28,000. May 25. June 4, 1910. 4:1132-55 and 56. A \$20,000-\$34,000. other consid and 100
 62d st E, Nos 119 and 121, n s, 159 e Park av, runs n 68.8 x e 32 x s 70.6 to st, x w 32 to beginning, two 3-sty and basement stone front dwellings. Laura d'O Roosevelt to Emma W H Conner. May 31. June 8, 1910. 5:1397-8 and 8 1/2. A \$31,000-\$39,000. other consid and 100
 64th st E, No 65.
 64th st E, No 63.
 Party wall agreement, &c. Sarah T Bulkley (Robt S Clark consents) with Estelle Y Romeyn. May 25. June 6, 1910. 5:1379. nom
 64th st W, Nos 153 to 157, n s, 264 e Amsterdam av, 54x100.5, three 4-sty and basement brk dwellings. Estelle Roberts to Robert Jordan. All liens. June 1. June 9, 1910. 4:1136-11 1/2 to 13. A \$27,000-\$49,500. other consid and 100
 66th st W, No 239, n s, 225 e West End av, 25x100.5, 5-sty stone front tenement. Church Realty Co to S F & S Construction Co. Mort \$16,300. June 8, 1910. 4:1158-10. A \$7,000-\$17,000. other consid and 100
 67th st W, n s, 100 w Central Park West, 150x100.5, 1-sty frame shop and vacant. Margt O Sage to Ellen Y Scott. Apr 30. June 3, 1910. 4:1120-23 to 28. A \$135,000-\$135,000. other consid and 100
 Same property. Ellen Y Scott of Jersey City, N J, to A L Mordecai & Son, Inc, a corpn. Mort \$155,000. June 2. June 3, 1910. 4:1120. other consid and 100
 70th st E, No 510, s s, 249 e Av A, 37x100.5, 6-sty brk tenement. Release mort. Joseph Simerman to Louvre Realty Co. June 7, 1910. 5:1481-42. A \$10,000-\$38,000. nom
 71st st E, No 112, s s, 125 e Park av, 25x100.5, 4-sty and basement brk dwelling. Clinton Gilbert to Alfred C Bachman. Mort \$35,000 and all liens. June 2. June 3, 1910. 5:1405-67. A \$35,000-\$48,000. other consid and 100
 Same property. Alfred C Bachman to M Louise Schieffelin, Lida M Fleitmann and Ethel S Tefft as joint tenants. Mort \$53,500. June 2. June 3, 1910. 5:1405. other consid and 100
 72d st W, No 40, s s, 550 w Central Park West, 25x102.2, 4-sty and basement brk dwelling. Daniel S McElroy to The Gallatin Operating Co. B & S. Mort \$60,000. May 23. June 4, 1910. 4:1124-55. A \$45,000-\$70,000. nom
 Same property. The Gallatin Operating Co to The J C Lyons Building & Operating Co. Mort \$60,000. June 1. June 4, 1910. 4:1124. nom
 74th st E, No 408, s s, 188 e 1st av, 25x102.2, 7-sty brk tenement and stores. Rae Friedman to Leah Morris. All liens. Jan 25, 1909. June 8, 1910. 5:1468-41. A \$8,000-\$32,000. other consid and 100
 74th st E, No 408, s s, 188 e 1st av, 25x102.2, 7-sty brk tenement and stores. Leah Morris to Adolph Schlessinger and Eli M Nathan. Mort \$29,712.50 and all liens. June 7. June 8, 1910. 5:1468-41. A \$8,000-\$32,000. 100
 75th st E, No 438, s s, 150 w Av A, 25x102.2, 6-sty brk tenement and stores. U S Leasing & Holding Co to Gerardus, Geo H and Lillian Valentine, and Kate M Van Nostrand. Mort \$21,000. June 6. June 7, 1910. 5:1469-31. A \$8,000-\$30,000. 27,850
 77th st E, No 445, n s, 119 w Av A, 25x102.2, 4-sty brk tenement and 2-sty frame tenement in rear. John E Staedler to Frank Smejkal. Mort \$13,000. June 2. June 3, 1910. 5:1472-20. A \$8,000-\$13,500. 100
 78th st W, No 149, n s, 270 e Amsterdam av, 20x102.2, 3-sty and basement stone front dwelling. Carrie J Haber to James J Roe. Mort \$20,000. June 7. June 8, 1910. 4:1150-12. A \$13,000-\$21,000. other consid and 100
 84th st W, No 315, n s, 167 w West End av, 16x102.2, 5-sty brk and stone dwelling. Beatrice R Pasqual (Roche) to Amelia and Corinne Roche. Undivided right, title, &c. B & S. May 27. June 8, 1910. 4:1246-25 1/2. A \$10,000-\$25,000. other consid and 100
 87th st E, No 522, s s, 275 s e Av A, 18.3x62.10x18.3x63, 3-sty stone front dwelling. Martha M Steiner to John J Steinger. Mort \$4,500. June 7. June 8, 1910. 5:1583-42. A \$4,500-\$8,000. other consid and 100
 88th st E, No 20, s s, 95 w Madison av, 25x100.8, 5-sty stone front tenement. Mary E Schenck to Robert J Mahoney. 1/2 part. Mort \$40,000. May 25. June 8, 1910. 5:1499-60. A \$45,000-\$50,000. other consid and 1,000
 90th st W, No 2, s s, 100 w Central Park West, 25x100.8, 6-sty brk stable. Francis J Welton to Mary A Heydecker. Mort \$20,000. June 3, 1910. 4:1203-37. A \$18,000-\$45,000. nom
 91st st W, No 56, s s, 280 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Eli M Cohen to Morris F Hochstadter. Mort \$21,000. June 2. June 6, 1910. 4:1204-53. A \$13,000-\$25,000. nom
 91st st W, No 64, s s, 202 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Elizabeth Myers to Susanna J Atkinson. June 25, 1908. June 6, 1910. 4:1204-56. A \$13,000-\$25,000. other consid and 150
 91st st W, No 56, s s, 280 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Chas M Cauldwell EXR Wm A Cauldwell to Eli M Cohen. June 2. June 3, 1910. 4:1204-53. A \$13,000-\$25,000. other consid and 100
 91st st E, No 305, n s, 100 e 2d av, 25x100.8, 5-sty brk tenement. Mary Bolich, INDIVID and EXTRX Rudolf Bolich to Therese Tonkin. 1/2 part. Mort \$17,500. June 6. June 7, 1910. 5:1554-5. A \$8,500-\$22,000. 3,875.45
 92d st E, No 128, s s, 280 e Park av, 15x100.8, 3-sty brk dwelling. Wm H Schmidt et al EXRS, &c, Henry W Schmidt to Katherine Didion. Mort \$10,000. June 2. June 3, 1910. 5:1520-61. A \$9,000-\$11,500. 14,500

94th st E, No 322, s s, 325 e 2d av, 25x100.8, 5-sty brk tenement. Rosie Rodgers by Robert Wentsch her attorney to Mary Jakob. Mort \$11,000. June 6, 1910. 5:1556-39. A \$8,500-\$17,500. other consid and 100

95th st E, No 208, s s, 155 e 3d av, 25x100.8, 5-sty brk tenement. John W Brice to Lambert S Quackenbush and Alice H his wife, joint tenants. B & S. Apr 14. June 8, 1910. 5:1540-43. A \$9,000-\$21,000. 100

95th st E, No 210, s s, 180 e 3d av, 25.1x100.8x25.7x100.8, 5-sty brk tenement. Lambert S Quackenbush and Alice H his wife to Abraham C Quackenbush. All title. B & S. Apr 14. June 8, 1910. 5:1540-42. A \$9,000-\$21,000. 100

95th st E, No 208, s s, 155 e 3d av, 25x100.8, 5-sty brk tenement. Lambert S Quackenbush to Milton C Henley. June 9, 1910. 5:1540-43. A \$9,000-\$21,000. 100

95th st W, s s, extends from v s old Bloomingdale road (closed) to e 1 said road, -x75.6, vacant. Thos G Taylor to Chelsea Realty Co. All title. B & S. May 9. June 9, 1910. 4:1242-38B. A \$17,500-\$17,500. nom

Same property. Marie L Strong et al to same. All title. B & S. May 20. June 9, 1910. 4:1242. nom

Same property. Wm H Bibby et al to same. All title. B & S. May 9. June 9, 1910. 4:1242. 1,200.16

Same property. Wm D Holloway to same. All title. B & S. May 19. June 9, 1910. 4:1242. nom

Same property. Wm W Astor to same. All title. B & S. May 13. June 9, 1910. 4:1242. nom

Same property. James W Holloway to same. All title. B & S. May 19. June 9, 1910. 4:1242. nom

Same property. Grace R Johnson to same. All title. B & S. May 7. June 9, 1910. 4:1242. nom

Same property. Jennie L Gillmer to same. All title. B & S. May 19. June 9, 1910. 4:1242. nom

Same property. Martha J Taylor widow to same. All title. B & S. May 6. June 9, 1910. 4:1242. nom

Same property. Grenville A Smith to same. All title. B & S. May 7. June 9, 1910. 4:1242. nom

Same property. Louis T Ewen to same. All title. B & S. May 6. June 9, 1910. 4:1242. nom

Same property. Zengendal Realty Co to same. All title. B & S. May 3. June 9, 1910. 4:1242. nom

Same property. Release mort. James A Deering to same. June 6. June 9, 1910. 4:1242. nom

96th st E, Nos 302 and 304, s s, 100 e 2d av, 50x100.8, 2-sty brk building and store and 1-sty frame building. Mary A Conolly et al to Fredk L Happel. Mort \$17,500. June 7. June 8, 1910. 5:1538-47 and 48. A \$16,000-\$18,000. nom

97th st W, No 125, n s, 228 w Columbus av, 16x100.11, 4-sty and basement brk dwelling. FORECLOS, May 19, 1910. James Frank referee to Edward H Proudman. Mort \$10,000. June 3, 1910. 7:1852-23. A \$7,000-\$14,000. 13,700

99th st W, n s, 125 w West End av, 75x100.11, vacant. Barkin Construction Co to Jacobs Construction Co, a corpn. Mort \$86,000. June 1. June 6, 1910. 7:1888-64, 65 and parts lots 63 and 66. A \$-\$. nom

100th st W, No 257, n s, 55 e West End av, 15x85, 4 and 5-sty brk dwelling. Efner S McCready to Marion De B Bishop, of Portchester, N Y. Mort \$18,000. June 1. June 7, 1910. 7:1872-44. A \$9,000-\$18,000. other consid and 100

102d st E, No 66, s s, 61 w Park av, 30x100.11, 5-sty brk tenement and stores. Abraham Rosenstein to Jacob Hansen. Mort \$26,500. June 6. June 7, 1910. 6:1607-41. A \$13,000-\$28,000. other consid and 100

Same property. Rudolph A Seligmann, TRUSTEE in bankruptcy of Abraham Rosenstein to same. All title. Mort \$26,500. June 6. June 7, 1910. 6:1607. 1,000

102d st W, No 72, s s, 160 e Columbus av, 30x100.11, 5-sty brk tenement. Margaret Manck and ano HEIRS, &c, George Manck to The Murray Estate. Mort \$20,000. June 3. June 4, 1910. 7:1837-57. A \$14,400-\$28,000. nom

103d st W, No 195, n s, 125 w Columbus av, runs n 78.2 and 22.9 x w 25 x s 22.9 and 78.2 to st x e 25 to beginning, 5-sty brk tenement and stores. David Weiss to Josephine Lederer. 1/2 part. All liens. June 3. June 4, 1910. 7:1858-27. A \$11,000-\$27,000. nom

104th st W, No 322, s s, 100 e Riverside Drive, 20x100.11, 3 and 4-sty and basement stone front dwelling. Leda P Clason to Maurice J Canavan. Mort \$25,500. June 8. June 9, 1910. 7:1890-72. A \$13,600-\$26,000. 100

107th st W, No 313, n s, 162 e Riverside Drive, 20x100.11, 5-sty brk and stone dwelling. Ricka Kaufman to Richard Eisig. Mort \$35,000. May 24. June 7, 1910. 7:1892-41. A \$13,600-\$31,000. other consid and 100

108th st W, No 248, s s, 136.3 e Broadway, 25x100.11, 5-sty brk stable. Herman Masemann to Geo C Masemann. June 6. June 7, 1910. 7:1879-57. A \$12,000-\$26,000. nom

109th st E, No 66, s s, 187 w Park av, 17x100.11, 4-sty stone front tenement. Eliz A wife of and Wm T Wintemute to Hannah B Anger. Mort \$10,500. May 25. June 7, 1910. 6:1614-44. A \$7,500-\$11,000. nom

109th st E, No 131, n s, 305 s e Park av, 18.9x100.11, 3-sty brk dwelling. Fannie Breakstone to Morris Breakstone. Mort \$4,500. May 2. June 3, 1910. 6:1637-14. A \$7,500-\$8,000. nom

110th st E, No 221, n s, 235 e 3d av, 25x100.11, 5-sty brk tenement and stores. Louis and Chas S Rosenthal to Isaac Rosenthal. Mort \$17,500. June 6. June 8, 1910. 6:1660-10. A \$8,000-\$25,000. other consid and 100

112th st E, No 158, s s, 125 e Lexington av, 25x100.11, 4-sty brk tenement. Geo H Cordes et al to Jacob H Asmussen. Mort \$15,000. May 25. June 3, 1910. 6:1639-47. A \$10,000-\$19,000. nom

112th st W, No 255, n s, 225 e 8th av, 37.6x100.11, 5-sty brk tenement. Louis Roeser to Gaines-Roberts Co. Mort \$30,000. June 6. June 7, 1910. 7:1828-10. A \$18,000-\$46,000. other consid and 100

113th st E, No 21, n s, 325 e 5th av, 25x100.10, 5-sty brk tenement. David Gordon to Legne Realty Co. B & S. Mort \$25,000. June 6, 1910. 6:1619-14. A \$12,000-\$25,000. other consid and 100

114th st E, Nos 69 and 71, n s, 205 w Park av, 50x100.11, two 5-sty brk tenements and stores. Bernard Naumberg to Simon Epstein. Mort \$50,000. May 28. June 7, 1910. 6:1620-26 and 27. A \$22,000-\$40,000. other consid and 100

114th st W, No 618, s s, 225 w Broadway, 25x100.11, 6-sty brk tenement. John J Falahee to Frederic M Moody. Mort \$35,000. June 1. June 3, 1910. 7:1895-68. A \$16,000-\$37,000. other consid and 100

115th st E, No 414, s s, 132.6 e 1st av, 18.9x100.10, 4-sty brk tenement and store. Adele R Rubenstein to Susan Rubenstein. 1/3 part. All liens. Apr 15. June 6, 1910. 6:1708-42 1/2. A \$4,500-\$10,000. other consid and 100

116th st E, No 127, n s, 90.8 w Lexington av, 16.8x100.11, 3-sty brk dwelling. Edwin H Griffin to Arthur Janes. June 1. June 6, 1910. 6:1644-12 1/2. A \$8,500-\$10,000. other consid and 100

117th st W, No 429, n s, 95 e Amsterdam av, 18.4x100.11, 4 and 5-sty stone front dwelling. Clarence C Dickinson to The Beta Realty Co. Mort \$21,500. June 3, 1910. 7:1961-42. A \$10,000-\$21,000. other consid and 100

118th st W, No 138, s s, 324 e 7th av, 17x100.11, 3-sty and basement stone front dwelling. Wm J Jones, Jr, to James C Crawford, of Mt Vernon, N Y. B & S and C a G. Mort \$19,500 and all liens. May 27. June 7, 1910. 7:1902-50. A \$8,100-\$19,000. nom

118th st E, No 403, the business. Power of attorney. Nache Goldstein to Adolph Goldstein. June 8. June 9, 1910. —

119th st W, No 11, n s, 123.5 w 5th av, 14x65.4x14.6x61.7, 3-sty and basement brk dwelling. Bernard Shlanowsky to Clara Levin. Mort \$4,000. June 6. June 8, 1910. 6:1718-31 1/2. A \$4,500-\$6,500. other consid and 100

119th st W, n s, 257.6 w 5th av, runs n 97.7 x n w 44.3 x s 7.11 x w 6 x s 100.11 to st, x e 48.7 to beginning, 6-sty brk tenement. 119th st W, n s, 207.5 w 5th av, 50x97.7x51.3x84.5, 6-sty brk tenement. FORECLOSURE, June 8, 1910. Daniel E Lynch, ref, to A Joseph Geist. June 8, 1910. 6:1718-25 and 27. A \$52,000-\$150,000. 350

120th st E, Nos 325 and 327, n s, 275 e 2d av, 50x100.11, vacant. Isaac Sakolski to Jos F Dempsey. B & S and C a G. June 1. June 3, 1910. 6:1797-12 and 13. A \$14,000-\$20,000. nom

120th st W, No 120, s s, 254 w Lenox av, 19x100.11, 3-sty and basement stone frnt dwelling. Moritz Neuman et al to Bernard Shlanowsky. Mort \$15,000. June 7. June 8, 1910. 7:1904-44. A \$9,100-\$19,000. other consid and 100

122d st E, No 221, n s, 255 e 3d av, 25x100.11, 4-sty brk tenement. Pietro Brescia to John McKee, of Brooklyn. Mort \$12,500. June 2. June 3, 1910. 6:1787-11. A \$10,000-\$17,000. other consid and 100

123d st W, s s, 100 w Amsterdam av, 100x100.11, vacant. Adolphus H Corwin, ADMR and HEIR et al, HEIRS, &c, Wm S Corwin to Thomas Nelson, Jr, and Edw G Halsey as EXRS and TRUSTEES Thomas Nelson, decd. Q C. June 1. June 7, 1910. 7:1977-37 to 40. A \$44,000-\$44,000. 41.66

Same property. Helen A Baker et al HEIRS, &c, Wm S Corwin to same. Q C. Apr 14. June 7, 1910. 7:1977. nom

125th st E, Nos 61 1/2 and 63, n s, 126.10 e Madison av, 33.2x99.11, two 4-sty brk tenements and stores. Hudson Realty Co to Alfred E Hanson, of Brooklyn. All liens. June 7, 1910. 6:1750-25 1/2 and 26. A \$40,000-\$58,000. other consid and 100

136th st W, Nos 618 and 620, s s, 233.6 w Broadway, 54x99.11, 5-sty brk tenement. Release mort. Van Norden Trust Co to Albert and Benj Oppenheim EXRS, &c, Herman Oppenheim. June 3. June 4, 1910. 7:2002-91. A \$23,700-\$63,000. 3,500

136th st W, No 614 and 620, s s, 179.6 w Broadway, 108x99.11, two 5-sty brk tenements. The Oppenheim Realty Co to Albert and Benjamin Oppenheim EXRS Herman Oppenheim. Mort \$133,000. May 31. June 4, 1910. 7:2002-89 and 91. A \$47,400-\$126,000. nom

136th st W, Nos 618 and 620, s s, 233.6 w Broadway, 54x99.11, 5-sty brk tenement. Albert and Benjamin Oppenheim EXRS, &c, of Herman Oppenheim to Edith M, Abbie W and Fred H Smith. Mort \$60,500. June 1. June 4, 1910. 7:2002-91. A \$23,700-\$63,000. 75,750

137th st W, Nos 111 to 115, n s, 175 w Lenox av, 75x99.11, two 6-sty brk tenements. Rudolph Erbsloh to Lena Michelson. Mort \$90,000. June 7. June 9, 1910. 7:2006-22 and 24. A \$31,600-\$92,000. other consid and 100

144th st W, No 307, n s, 125 w 8th av, 24.6x99.11, 5-sty brk tenement. Charles Appel to Elizabeth Schuhmann, Borough of Queens. Mort \$14,000. June 1. June 8, 1910. 7:2044-27. A \$5,400-\$15,500. nom

144th st W, No 530, s s, 312.6 w Hamilton pl, 87.6x99.11. 144th st W, No 540, s s, 400 w Hamilton pl, 87.6x99.11. two 6-sty brk tenements. Young Realty & Construction Co to Louis Eisenberg. Mort \$280,000. June 3. June 4, 1910. 7:2075-part lot 39. A \$-\$. other consid and 100

144th st W, s s, 100 e Broadway, 100x99.11, 6-sty brk tenement. Louis Eisenberg to Seth Low Realty Co. Mort \$160,000. June 1. June 4, 1910. 7:2075-part lot 39. A \$-\$. other consid and 100

149th st W, No 410, s s, 154.10 w St Nicholas av, 19x99.11, 3-sty and basement stone front dwelling. Harriette E Greene to Wm Z Greene. All liens. Dec 24, 1907. June 9, 1910. 7:2063-39 1/2. A \$5,300-\$14,000. 100

154th st W, n s, 100 w 8th av, 100x99.11, vacant. 155th st s e cor Bradhurst av, 129.10x99.11x109.8x101.11, Bradhurst av vacant. 155th st W, s s, 175 w 8th av, 25x99.11, vacant. Angelina M Knapp to Annie K Wait, of Newburgh, N Y. C a G. June 13, 1905. June 8, 1910. 7:2047-25 to 28 and 40 to 44. A \$41,000-\$41,000. nom

161st st W, No 569, n s, 190.11 e Broadway, 18.11x99.11, 4-sty and basement brk dwelling. Ralph L Crow to James F McLaughlin. 1/3 part. June 2. June 6, 1910. 8:2120-64. A \$6,000-\$13,000. other consid and 100

Same property. Clinton W Crow to same. 1/3 part. June 2. June 6, 1910. 8:2120. other consid and 100

Same property. Grace N Crow by Leopold M Neckerman, GUARDIAN to same. 1/3 part all title. June 1. June 6, 1910. 8:2120. 5,050

163d st W, No 463, n s, 150 e Amsterdam av, 25x112.6, 5-sty brk tenement. Samuel J Luckings to Jean M Casteras. June 8. June 9, 1910. 8:2110-103. A \$8,000-\$24,500. nom

182d st W, Nos 620 and 622, s s, 50 e Wadsworth av, 50x70. Release assignment of rents recorded Jan 13, 1910. Royal Bank of N Y to the Schuykill Realty Co. Q C. June 6. June 8, 1910. 8:2165-6. A \$10,000-\$36,000. nom

Same property. Release assignment of rents, recorded Dec 19, 1907. Same to same. Q C. June 6. June 8, 1910. 8:2165. nom

183d st W, No 659, n s, 120.9 e Broadway, 16.8x74.11, 3-sty brk dwelling. Susan W and Isabel N Miles to Adeline E Crockett. Mort \$7,000. June 3. June 9, 1910. 8:2164-62. A \$3,300-\$7,500. 100

Av A, No 205, w s, 51.9 s 13th st, 25.9x100. Assignments of rents. Abram Salkin, of Brooklyn to the Royal Bank. June 8. June 9, 1910. 2:440-33. A \$20,000-\$27,000. 1,000

Amsterdam av, No 1270, w s, 47 s 123d st, 27x100, 5-sty brk tenement and stores. William Ebeling et al to George Buckmann. Mort \$33,500. June 6, 1910. 7:1977-34. A \$18,300-\$30,000. other consid and 100

Amsterdam av, Nos 2418 to 2424 | n w cor 180th st, 109.9x150, 2-180th st, No 503 | sty frame dwelling in st and 1-sty frame store. Edwin Henes to George Ehret. June 7, 1910. 8:2152-82 to 87. A \$78,500-\$80,100. other consid and 5,000

Amsterdam av | n w cor 156th st, 100x125, vacant. Ehler Oster-156th st | holt to Harry Aronson. Mort \$92,500. June 3. June 7, 1910. 8:2115-38. A \$90,000-\$90,000. other consid and 100

Amsterdam av, No 2298 | s w cor 174th st, 50x100, land 2-sty frame 174th st, No 500 | garage. Aaron Goodman to Emkaar Realty Co. Mort \$25,000. June 6. June 8, 1910. 8:2130-44. A \$27,500-\$31,500. other consid and 100

Audubon av, No 396, w s, 18 s 185th st, 18x50, 2-sty brk dwelling. Adelbert S Nichols to Mary A and Hugh E Conolly and Cath C Sampers. B & S and C a G. June 2. June 8, 1910. 8:2157-18. A \$2,200-\$5,000. nom

Audubon av, No 396, w s, 18 s 185th st, 18x50, 2-sty brk dwelling. Fredk L Happel to Adelbert S Nichols. June 2. June 7, 1910. 8:2157-18. A \$2,200-\$5,000. nom

Bradhurst av, No 242 | n e cor 154th st, 50.11x99.7x49.11x89.6. 154th st | tenement and stores. FORECLOS, June 2, 1910. Harriette M Johnston-Wood referee to Charles Wynne and Maxlow Realty Co. June 3. June 4, 1910. 6:1771-52. A \$27,000-\$60,000. 5,000

Bradhurst av, e s, 50.11 n 154th st, 50x109.8x50x99.7, two 6-sty brk tenements with stores on cor. Gussie Raabe to Birch Realty Co. B & S. All liens. June 2. June 3, 1910. 7:2047-21. A \$21,000-\$100,000. other consid and 100

Broadway, No 194, e s, 20 n John st, 24.3x162x23.4x161.5, 5-sty brk loft and store building. Broadway, No 196, e s, abt 44.3 n John st, 23x160x22x160, 5-sty brk loft and store building. Central Trust Co of N Y TRUSTEE John W Southack to Childs Company, a corpn. May 1. June 6, 1910. 1:79-16 and 17. A \$710,000-\$760,000. other consid and 50,000

Broadway, No 194, e s, 20 n John st, 24.3x162x23.4x161.5, 5-sty stone front loft and store building. Broadway, No 196, e s, abt 44.3 n John st, 22x160, 5-sty brk and stone loft and store building. Release mort. Central Trust Co of N Y to Eugene Southack. May 1. June 6, 1910. 1:79-16 and 17. A \$710,000-\$760,000. nom

Same property. Release mort. Same to Same. May 1. June 6, 1910. 1:79. nom

Same property. Release mort. Same to Augusta G Southack. May 1. June 6, 1910. 1:79. nom

Same property. Release mort. Same to Julia W Southack. May 1. June 6, 1910. 1:79. nom

Broadway, No 237 | s w cor Park pl, 25.10x119.6x25.10x120.3, 7-Park pl, Nos 2 and 4 | sty stone front office and store building. Mercantile National Bank of City N Y to Broadway-Park Place, Co, a corpn. June 9, 1910. 1:123-22. A \$375,000-\$425,000. other consid and 100

Broadway, Nos 234 and 235, w s, 25.10 s Park pl, 35.7x118.11x34.9x121.1, 7-sty brk office and store building. Park pl, No 6, s s, abt 125 w Broadway, 25x81, 5-sty stone front loft and store building. Park pl, No 8, s s, abt 150 w Broadway, 25x75, 5-sty brk loft and store building. Frances H Park by N Y Trust Co, GUARDIAN to Alfred C Bachman. 1-3 part. B & S. May 4. June 9, 1910. 1:123-20, 21 and 23. A \$427,000-\$537,000. 250,000

Same property. Alfred C Bachman to Broadway-Park Place Co. B & S. Mort \$525,000. June 8. June 9, 1910. 1:123. nom

Broadway, Nos 234 and 235, w s, 25.10 s Park pl, 35.7x118.11x34.9x121.1, 7-sty brk office and store building. Eliza H wife John G McCullough et al to Alfred C Bachman. 2-3 parts. Apr 15. June 9, 1910. 1:123-23. A \$290,000-\$370,000. other consid and 100

Same property. Release dower. Julia H Park widow to same. 1-3 part. Apr 8. June 9, 1910. 1:123. other consid and 100

Colonial Parkway late Edgecombe road, w s, 75.11 s 166th st, 25.4x106.2x25x101.1. Colonial Parkway late Edgecombe road, w s, 50.6 s 166th st, 25.4x101.1x25x97.6. Colonial Parkway late Edgecombe road, w s, 25.2 s 166th st, 25.4x97.6x25x93.5. Colonial Parkway late Edgecombe rd | s w cor 166th st, 25.2x93.5 166th st | x25x90.4. vacant. FORECLOS, May 5, 1910. Herbert H Maass, ref, to John J Mahony. June 6. June 9, 1910. Given in confirmation of deed recorded May 14, 1910, to correct errors. 8:2111-60 to 63. A \$28,500-\$28,500. 45,000

Convent av, No 433 | s e cor 149th st, 99.11x100, 6-sty brk tenement. Emanuel M Krulewitch to E M K Construction Co. All liens. May 27. June 3, 1910. 7:2063-43 to 46. A \$31,000-\$31,000. other consid and 100

Edgecombe av, No 140, e s, 25 s 142d st, 25x76.8x25x73.11, 5-sty brk tenement. H Nelson McLernon to Nathan A Metzger. June 4. June 6, 1910. 7:2043-27. A \$6,300-\$16,500. other consid and 100

Fort George av | w s, 49.6 n St Nicholas av plot 29 map (No 697) | part Isaac Dyckman estate, begins at n line land Thos J Powers, runs n e along av 561.11 x n 147.8 to s e s St Nicholas av late 11th av x s 605.6 x s e 23.6 to beginning. St Nicholas av late 11th av | s e s, at n w s Fort George av, runs n Fort George av | e along St Nicholas av, late 11th av, 42.4 x e 23.5 to Fort George av x s w 49.5 to beginning, vacant. Dyckman st, w s, 100 s Sherman av, 100x150, vacant. Chas R Smith to City Real Estate Co. B & S. May 25. June 7, 1910. 8:2149-257-280. A \$15,000-\$15,000. 2174-42. A \$28,000-\$28,000. nom

Fort Washington av, w s, 10,366.3 n 155th st and at w s Fort Washington Ridge road old line and 11.9 n e from s s lands Lucius Chittenden, a strip runs n e along av 670.9 x n w 4.8 to w s old line of said road x s w 667.2 to beginning. The City of N Y to Cornelius K G Billings. All title. Q C. June 3. June 9, 1910. 8:2179. 13,280.45

Haven av | s e cor 180th st, 100x100, and being plot 24 map (No 180th st | 1338) property of Fort Washington & Buena Vista Syndicates, 6-sty brk tenement. Birch Realty Co to Central Building Improvement & Investment Co. Mort \$130,000 and all liens. June 2. June 3, 1910. 8:2177-163. A \$-\$. other consid and 100

Haven av | n e cor 178th st, 92.6x100, and being plot 27 same 178th st | map, vacant. Central Building Improvement & Investment Co to Birch Realty Co. Mort \$19,000. June 2. June 3, 1910. 8:2177-part lot 74. A \$-\$. other consid and 100

Lexington av, No 1087, e s, 68.2 n 76th st, 17x70, 3-sty stone front dwelling. Julia B Byrne to The Fathers of the Blessed Sacrament. C a G. Mort \$8,000. July 10, 1909. June 7, 1910. 5:1411-20½. A \$10,000-\$12,000. nom

Lexington av, No 1089, e s, abt 100 s 77th st; also at e l blk bet 76th and 77th sts, runs e 70 x s 17 x w 70 to av x n 17 to beginning, 3-sty stone front dwelling. Julia B Byrne to The Fathers of the Blessed Sacrament. June 1, 1909. June 7, 1910. 5:1411-20. A \$10,000-\$12,000. nom

Lexington av, No 1085, e s, 51.2 n 76th st, 17x70, 3-sty stone front dwelling. Julia B Byrne to The Fathers of the Blessed Sacrament. C a G. Mort \$14,000. June 7, 1909. June 7, 1910. 5:1411-21. A \$10,000-\$12,000. nom

Lexington av, No 1079 | n e cor 76th st, 17.2x70, 4-sty stone front 76th st, No 147 | tenement and stores. Richard L Walsh to The Fathers of the Blessed Sacrament, a corpn. C a G. May 29. June 6, 1910. 5:1411-22. \$15,000-\$22,000. nom

Lexington av, Nos 2021 to 2025 | s e cor 123d st, 100.11x35, 5-sty brk 123d st, No 146 | tenement and stores. FORECLOS, June 2, 1910. Harriette M Johnston-Wood referee to Charles Wynne and Maxlow Realty Co. June 3. June 4, 1910. 6:1771-52. A \$27,000-\$60,000. 5,000

Lexington av, No 113, s e s, 24.8 s w 28th st, 24.8x60, 3-sty brk dwelling. Sophie Tschirky to August Janssen. B & S. Mar 19. June 9, 1910. 3:883-67. A \$17,500-\$21,000. nom

Same property. August Janssen to Oscar Tschirky and Sophie his wife tenants by entirety. B & S. Mar 19. June 9, 1910. 3:883. nom

Lenox av, Nos 546 to 552 | s e cor 138th st, 99.11x100, 7-sty brk 138th st, No 68 | tenement and stores. Rubin Frantzblau to H Theresa Marsh, of Long Branch, N J. Mort \$225,000. June 1. June 9, 1910. 6:1735-69. A \$85,000-\$260,000. nom

Lenox av, Nos 429-431, w s, abt 50 n 131st st, —, 6-sty brk tenement and stores. Release mort. Edward J Scheveik to Anton Opperman. May 3. June 4, 1910. 7:1916-31. A \$33,000-\$65,000. nom

Marble Hill av, late Kingsbridge av, s e s, 117 n e 225th st, late Terrace View av, 25x122x26x114.6, vacant. Angelina M Knapp, of Newburgh, N Y, to Annie K Wait, of Newburgh, N Y. Q C. June 7. June 8, 1910. 13:3402-535. A \$3,100-\$3,100. other consid and 100

Mount Morris Park West, No 29, w s, 20 s 123d st, 20x80, 3-sty and basement stone front dwelling. Harry L Bryde to Clara M wife Harry L Bryde. June 1. June 6, 1910. 6:1721-30. A \$14,000-\$22,000. nom

Madison av, No 1629, e s, 25.6 s 109th st, 25x95, 5-sty brk tenement and stores. FORECLOS, June 2, 1910. Isaac F Russell referee to George Levy. Mort \$10,000. June 3. June 4, 1910. 6:1614-50. A \$16,000-\$26,000. over mort, \$15,900

Park av, No 985, e s, 76.11 n 83d st, runs e 39.10 x n 0.4 x e 48.6 x n 24.10 x s 88.5 to av x s 25.2 to beginning, 3-sty brk tenement and stores. Louis Ganzenmuller to Wm V Webb. Mort \$30,000. June 6. June 7, 1910. 5:1512-4½. A \$21,500-\$22,500. other consid and 100

Park av, Nos 1025 to 1029, e s, 42.2 n 85th st, 60x82.2, three 3-sty stone front dwellings. Amos R E Pinchot to Anna F de Koven. Mort \$50,000 and all liens. June 1. June 7, 1910. 5:1514-3 to 4. A \$54,000-\$63,000. other consid and 100

Pleasant av, No 335, w s, 20 s 118th st, 18.6x75, 3-sty stone front dwelling. FORECLOS, May 9, 1910. James Oliver, ref to Rose Freyer. June 8. June 9, 1910. 6:1711-28. A \$5,000-\$9,500. 7,500

Pleasant av, land, water and land under water between w s of Pleasant av and the exterior or bulkhead line of Harlem River between 123d and 124th sts. Edith V Beekman to Byron Wolverton. Q C. May 26. June 9, 1910. 6:1819, 1811. other consid and 25

St Nicholas av, Nos 1401 to 1407 | n w cor 180th st, 100x100, 6-sty 180th st, Nos 601 | brk tenement and stores. Emanuel M Krulewitch to E M K Construction Co. Mort \$200,000 and all liens. May 27. June 6, 1910. 8:2162-68. A \$58,000-\$-. other consid and 100

Seaman av | n w cor Emerson st, 325x150x322.7 to w s Emerson Emerson st | st, x150, vacant. Annie K Wait, of Newburgh, N Y, to Wesley Wait, of Newburgh, N Y. June 7. June 8, 1910. 8:2248-90 to 104. A \$52,300-\$52,300. other consid and 100

Seaman av | s w cor Academy st, 100x100, vacant. Angelina M Academy st | Knapp, of Newburgh, N Y to Annie K Wait, of Newburgh, N Y. Q C. June 7. June 8, 1910. 8:2237-33 to 36. A \$14,000-\$14,000. other consid and 100

West End av, No 595, w s, 43 s 89th st, 20x80, 4-sty and basement brk dwelling. Henry L Wolff to Gustav O Zeller. Mort \$16,000. June 7, 1910. 4:1250-37. A \$12,000-\$25,000. nom

West End av, Nos 771 to 777 | s w cor 98th st, 75.8x100, three 3-98th st, No 300 | sty and basement brk dwellings and vacant. Edgar A Levy to Salisbury Realty Co. Q C. Nov 2, 1909. June 3, 1910. 7:1887-55 to 58. A \$63,000-\$78,500. other consid and 100

West End av, w s, bet 93d and 94th sts, the private road or Apthorps lane and extending to w s old Bloomingdale road, closed, being all title to lands lying bet n and s s of said lane, —x—. Plot bounded s by n line of land bet 93d and 94th sts, acquired by the city for a school site and n by s s 96th st and extends from w s old Bloomingdale road (closed) to c l said old road, —x—, except parts conveyed. Eleanore S wife of and Edward A Bibby to Zengendal Realty Co. All title. B & S. Feb 16. June 9, 1910. 4:1241 and 1243. 957.66

West End av, No 467, w s, 63.2 n 82d st, runs w 64 x n w 6.9 x w 13.4 x n 14.6 x e 82 to av x s 19 to beginning, 3-sty and basement brk dwelling. Wm T Knapp to Edward G Whitaker. Mort \$14,000. Feb 28, 1905. Re-recorded from Feb 28, 1905. June 9, 1910. 4:1245-22. A \$11,000-\$19,000. other consid and 100

1st av, No 52, e s, 143.9 s 4th st, 24.6x94.11, 5-sty brk tenement and store. Louis Finkelstein to David J Cohen. Mort \$32,500. June 7. June 8, 1910. 2:431-2. A \$19,000-\$30,000. other consid and 100

2d av, Nos 45 and 47. Agreement as to boundary line, &c, between above. Luis Turtel, N Y, owner with Franz W Moller, of Red Bank, N J, holder of bonds and mortgages. May 27. June 7, 1910. 2:458. nom

2d av, No 1713, w s, 25.8 s 89th st, 25x75, 5-sty stone front tenement and stores. Guaranty Trust Co of N Y, EXR, &c, Wilhelm Pflug to Isidore A Wollheim. Mort \$15,000. May 18. June 6, 1910. 5:1534-28. A \$12,000-\$21,000. 21,300

2d av, No 2037, w s, 22 s 105th st, runs w 50 x s 3.9 x w 50 x s 23.2 x e 100 to av x n 26.11 to beginning, 5-sty brk tenement and stores. Jacob Drosin to Independent Realty Co. Q C. June 1. June 3, 1910. 6:1654-27. A \$10,500-\$25,000. nom

2d av, No 581 | s w cor 32d st, 24.8x100, two 4-sty brk 32d st, Nos 250 and 252 | tenements, stores on cor. James W Coogan, EXR, &c, James Coogan, to Loretto M Donohue. June 8. June 9, 1910. 3:912-38 and 39. A \$26,500-\$34,500. 36,000

2d av, No 794, e s, 80.5 n 42d st, 20x80.6, 4-sty stone front tenement and store. Margaretha Fernandez to Peter A Fernandez. Mort \$8,000. June 8, 1910. 5:1335-4. A \$11,500-\$16,500. other consid and 100

3d av, Nos 370 and 372 | s-w cor 27th st, 49.6x112 to 13-ft alley,
127th st, Nos 156 to 160 | with rights to alley, 3 and 4-sty brk
building and store. Williamsburgh Trust Co EXR, &c, John
M Ranken to Augustus P Day of Brooklyn. Mort \$15,000. June
1. June 3, 1910. 3:882-50. A \$65,000-\$90,000. 97,500
Same property. John F Ranken et al to Augustus P Day. Q C
June 3, 1910. 3:882. nom
Same property. Consent to sale of above for \$97,500 to Augustus
P Day by Virginia J and John F Ranken as HEIRS of John
M Ranken, dec'd. June 3, 1910. 3:882.
5th av, No 12. Assign rents to extent of \$2,768.88. Haines
Realty Co to Harry B Davis. June 1. June 3, 1910. 2:572. nom
5th av, Nos 2133 and 2135 and 2141 and 2143 | s e cor 131st st, runs
131st st, Nos 2 and 4 | e 110 x s 99.11 x w
110 to e s 5th av x n 33 x e 75 x n 33 x w 75 to e s 5th av x n
33.11 to beginning, six 3-sty and basement stone front dwell-
ings. Caroline McCoon Gunther ADMRX Cornelius McCoon to
Joseph W Kelly. All liens. May 28. June 3, 1910. 6:1755-
68 1/2 to 70 and 71 1/2 and 72. A \$55,000-\$72,000. 49,000
5th av, No 1371 | s e cor 114th st, 25.11x100, 5-sty brk tene-
114th st, No 2 | ment and stores. George Schuster to Moritz
Neuman. Mort \$30,000. June 1. June 3, 1910. 6:1619-69. A
\$27,000-\$48,000. other consid and 100
5th av, No 2226, w s, 75.5 n 135th st, 25x84, 5-sty brk tenement
and stores. Joseph Solomon to Lena Stern. B & S. Mort
\$21,000. June 6. June 7, 1910. 6:1733-36. A \$11,500-\$24,-
500. nom
5th av, Nos 2133 and 2135 and 2141 and 2143 | s e cor 131st st, runs
131st st, Nos 2 and 4 | e 110 x s 99.11 x w
110 to av x n 33 x e 75 x n 33 x w 75 to av x n 33.11 to be-
ginning, six 3-sty and basement stone front dwellings. Joseph
W Kelly to William Goldstone. Mort \$46,500. May 31. June
7, 1910. 6:1755-68 1/2 to 70 and 71 1/2 and 72. A \$55,000-
\$72,000. other consid and 100
5th av, No 2195, e s, 50 s 134th st, 24.11x75, 5-sty brk tenement
and store. FORECLOS, June 7, 1911. A Leo Everett, ref, to
Stephen D Pringle. June 8. June 9, 1910. 6:1758-71. A
\$12,000-\$23,000. 23,000
7th av, No 498, on map No 500 | s w cor 37th st, 24.9x60, 5-sty brk
37th st, No 200 W | tenement and store.
7th av, Nos 494 and 496, w s, 24.9 s 37th st, 49.4x100, two 5-sty
brk tenements and stores.
Anna R Morison to Betty M Hawks. June 4. June 9, 1910. 3:-
786-48 and 51. A \$198,000-\$250,000. other consid and 100
Same property. Betty M Hawks to U S Realty & Impt Co. Mort
\$250,000. June 9, 1910. 3:786. other consid and 100
7th av, Nos 832 to 838 | s w cor 54th st, 100.4x100, two 6 and
54th st, Nos 200 to 206 | one 4-sty brk tenements with stores
on cor. Alex H Pincus to Joseph L Graf. 1/2 part. Mort \$250,-
000. June 1. June 3, 1910. 4:1025-33 to 36. A \$200,000-
\$232,000. nom
7th av, No 278 | s w cor 26th st, 24.8x100, 3 and 4-sty
26th st, Nos 200 to 204 | brk tenements and stores. Kossuth E
Bunnell to Solomon G Rosenbaum. Mort \$32,000. June 3.
1910. 3:775-44. A \$42,000-\$51,000. 1,000
7th av, No 260 | s w cor 25th st, 24.9x78.3, two 4-sty
25th st, Nos 200 and 202 | brk tenements and stores. Augusta
Polifeme to Isaac Gans. Mort \$42,000. May 25. June 6, 1910.
3:774-43. A \$32,000-\$44,000. other consid and 100
7th av, Nos 256 and 258, w s, 130 n 24th st, 42.10x78.2, two 4-sty
brk tenements and stores. Mary A G McLochlin to Hannah
Schwab. June 6, 1910. 3:774-41 and 42. A \$37,800-\$43,800.
nom
7th av, No 246, w s, 22.6 n 24th st, 21.6x78.2, 4-sty brk tenement
and store. Louis Massucci to Saml Lewinson. Mort \$15,000.
June 4. June 6, 1910. 3:774-36. A \$19,000-\$22,000.
other consid and 100
7th av, No 1800 | n w cor Cathedral Parkway, 70.11x100,
Cathedral Parkway, No 201 | vacant. Barkin Construction Co to
Rutgers Construction Co. Mort \$75,000. June 1. June 8, 1910.
7:1826-30 to 32. A \$84,000-\$84,000. nom
8th av, Nos 2894 and 2896, e s, 40 n 153d st, 39.11x100, 6-sty brk
tenement and stores. Samuel and Belle Raisler to Teresa V
Ennis. Mort \$53,500. June 8. June 9, 1910. 7:2039-3. A
\$13,000-\$46,000. 100
10th av, No 405, w s, 57.9 s 33d st, runs w 55.11 and 52 x s 15.6
x e - to av x n 19 to beginning, with all title to strip in rear,
begins at s w cor of above, runs w 21 x n 6 x e 21 x s 4 to be-
ginning, 4-sty brk tenement and store. Henrietta Littman et al
EXRS, &c, Morris Littman to J T Mason Terry. June 6. June
7, 1910. 3:704-37. A \$6,500-\$9,000. 12,500
11th av, e s, being s 1/2 of lot 185 in Trinity Cemetery. Wm
Rogers to Chas E, Ira J and Arthur T Rogers. All title. June
4. June 7, 1910. 7:2085. nom
11th av, No 738 | n e cor 52d st, 25x1x60, 4-sty brk tene-
52d st, Nos 559 and 561 | ment and stores.
52d st, Nos 553 and 555, n s, 80 e 11th av, runs n 78.4 to c l old
Hoppers lane x s e 20.3 x n 25.3 x e 25 x s 100.5 to st x w 45
to beginning, one 2 and one 5-sty brk tenements.
Herrman H Ausderoh to Herman H, Jr, Herman F and Herman E
Ausderoh and Matilda E Ausderoh. All liens. June 8. June 9,
1910. 4:1081-1, 1B and 5. A \$26,500-\$40,000.
other consid and 100

MISCELLANEOUS.

Certified copy adjudication of bankruptcy, &c, in matter Abra-
ham Rosenstein, bankrupt. Feb 5. June 4, 1910. Misc.
Certified copy of general power of attorney. Thomas G Taylor to
Sarah J Taylor. Oct 28, 1898. June 9, 1910.
Deed of appointment of trustee Isaac L Kip as sole TRUSTEE Wm
V Brady, decd, for benefit Adelaide B Harris to Wm V B Kip
and Chas C Bull as trustees. Oct 13, 1908. June 4, 1910.
3:815 and 841; 5:1392.
Deed of appointment of trustee. Isaac L Kip, TRUSTEE Wm V
Brady, decd, for Adelaide B Harris to Chas C Bull as TRUSTEE.
Nov 23, 1909. June 4, 1910. 3:815, 841; 5:1392. nom
Deed of Appointment. Isaac L Kip, TRUSTEE Cornelia Brady
appoint Chas C Bull, TRUSTEE same for benefit Adelaide B
Harris. Dec 7, 1909. June 4, 1910. 3:815 and 841.
Deed of appointment same as trustee. Same appoint Chas C Bull
as TRUSTEE same for benefit Adelaide B Harris. Oct 13, 1908.
June 4, 1910. 3:815 and 841.
Power of attorney. Adelaide B Harris to Chas C Bull. Apr 8,
1908. June 4, 1910.
Power of attorney. Jennie M Miller to Chas E Miller. June 1.
June 4, 1910.
Power of attorney. Theresa Hirsh to Moses Goodman. Mar 24.
June 3, 1910.
Power of attorney. Jas H Hyde to Annie F Hyde his mother.
Jan 21. June 3, 1910.

Power of attorney. Robert H I Goddard, of Warwick, R I, TRUS-
TEE Sophia A Brown, Jr, to William W Sherman, of Newport,
R I, and Frank W Matteson, of Providence, R I, as co-trustees.
Apr 15. June 8, 1910.
Power of attorney. Sara G Hackes to Everett V Abbot. May 10.
June 6, 1910.
Power of attorney. Minna Gottschalt to Herbert H Maass. Aug
6, 1907. June 6, 1910.
Power of attorney. Rosie Rodgers to Robt Wentsch, of Brooklyn,
N Y. June 6, 1910.
Power of attorney. Chas P Armstrong to Fredk S Armstrong and
ano. Oct 12, 1908. June 7, 1910.
Power of attorney. Nathan Smith to Alex Smith. May 16. June
7, 1910.
Power of attorney. Regina Eisfeld to Caroline Kutscher. June 6.
June 7, 1910.
Power of attorney. Mary wife John O'Connor to John L O'Connor.
May 11. June 9, 1910.
Receipt for \$2,000 and release of legacy under will of Augustus
Prentice, decd. Ella M Browning to Augustus B Prentice, IN-
DIVID and EXR of Augustus Prentice. May 1, 1905. June 6,
1910.
Receipt for \$5,000 and release of legacy as above. Louisa M
Browning to same. May 1, 1905. June 6, 1910.
Receipt for \$5,000 and release of legacy as above. Florence I
Browning to same. May 1, 1905. Jun e6, 1910.
Receipt for \$5,000 and release of legacy as above. Ella B Dana
to same. May 1, 1905. June 6, 1910.
Receipt for \$2,000 and release of legacy as above. Edward A
Prentice to same. May 4, 1905. June 6, 1910.
Receipt for \$25,000 and release of legacy as above. Annie C B
Foster to same. May 1, 1905. June 6, 1910.
Receipt for \$5,000 and release of legacy as above. Anna P Water-
bury to same. May 1, 1905. June 6, 1910.
Receipt for \$5,000 and release of legacy as above. Mary L Baltz
to same. May 1, 1905. June 6, 1910.
Receipt for \$2,500 and release of legacy as above. Maggie Hal-
loran to same. May 8, 1905. June 6, 1910.
Receipt for \$15,000 and release of legacy as above. Richard L
H Finch to same. May 1, 1905. June 6, 1910.
Receipt for \$3,000 and release of legacy as above. Wm A Prentice
to same. May 13, 1905. June 6, 1910.
Receipt for \$5,000 and release of legacy as above. Mary G
Browning to same. May 1, 1905. June 6, 1910.
Receipt for \$5,000 and release of legacy as above. Dora Brown-
ing to same. May 1, 1905. June 6, 1910.
Receipt for \$5,000 and release of legacy as above. Eliza Hall to
same. May 1, 1905. June 6, 1910.
Receipt for \$1,500 and release of legacy as above. James L Deg-
nan to same. May 1, 1905. June 6, 1910.
Receipt for \$5,000 and release of legacy as above. Jessie M Smith
to same. May 1, 1905. June 6, 1910.
Resignation as trustee. Cornelia B Kip as trustee Cornelia
Brady for benefit Adelaide B Harris to whom it may concern.
Oct 13, 1908. June 4, 1910. 3:815 and 841.
Resignation of trustees. Wm V B Kip to Isaac L Kip and Chas C
Bull as TRUSTEES Wm V Brady for benefit Adelaide B Harris.
Apr 23, 1909. June 4, 1910. 3:815, 841; 5:1392. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Birch st, w s, 100 s Chester av, and being lots 26 and 27 re-
vised map Seneca Park, 50x100. Israel Solowitz to Melrose
Realty Co. Q C. May 2. June 6, 1910. nom
*Hancock st, e s, 250 s Columbus av, and being lot 276 map Van
Nest Park, 25x100. Prisco Motta et al to Michael Murphy. June
6. June 7, 1910. 100
Home st, s s, 120.6 ft | s e cor Bryant av, gore blk, vac-
West Farms road, w s, 203.11 ft | ant. Benj M Tucker to Rich-
Bryant av, n e s, 157.8 ft | ard C Daniel. May 25. June
3, 1910. 10:2753. 100
Same property. Richard C Daniel to Alfred C Bachman. B & S.
Mort \$13,000. June 2. June 3, 1910. 10:2753. 100
Home st, No 872, s s, 102.11 e Stebbins av, runs s 115.11 x n e
26.9 x n 106.4 to st x w 25 to beginning, 2-sty frame dwelling.
Hymann Gluck to E Loewenthal & Son, Inc. June 8. June 9,
1910. 10:2692. other consid and 100
*Magenta st | s w cor Cruger av, 120x95, being lots 125 to 129
Cruger av | map of lots near Williamsbridge Station. Chas E
Watson to Donato Pizzutiello. Mort \$5,000. Apr 7. June 3,
1910. other consid and 100
Mt Hope pl, No 228, s s, 112.6 e Mt Hope av late Monroe av, runs
s 12.6 x s 34 to s s Morris st (discontinued) x e 162.3 to n s
Morris st x n 110 to pl x w 149.8 to beginning. Augusta A Paul-
sen to John J Paulsen. June 6. June 7, 1910. 11:2802. nom
*Rowland st (Washington av), s w cor Frisbie av (2d st), 23.6x
100. Joseph Egleston and Louise his wife to John J Gorman of
Brooklyn. Jan 13. June 3, 1910. nom
*Same property. John J Gorman to Louise Egleston. Jan 13.
June 3, 1910. nom
Simpson st, No 1141, w s, 146.8 n 169th st, 25x74.11, 2-sty
frame dwelling. FORECLOS, Apr 28, 1910. Frederick L Taylor
referee to Leonard Weill. June 2. June 3, 1910. 10:2719. 3,325
*Seddon st, w s, 207.11 n Buck st, 24.7x101x21.8x100.7, Annie A
Shea to Jessie R Morrison. May 31. June 3, 1910. nom
*Storow st | s w cor Benedict av, 59.5 to n s Public pl x184.2x
Benedict av | 95.11 to Benedict av x e 149.2. Frederick W Fieder,
Public pl | Jr, to Sivel Realty Co. Mort \$18,500. June 3.
June 4, 1910. other consid and 100
*Same property. Patrick J Keliher to Frederick W Fieder, Jr.
Mort \$12,040. June 3. June 4, 1910. other consid and 100
*Wright st, w s, and being lots 86 and 87 map No 1064 Hudson
Park. Hudson P Rose Co to Johanna McDonough. June 7, 1910.
nom
*3d st, n s, 175 e Av D, 25x103, Unionport. Annie Lewitzkat to
Katie Geske. Mort \$350. June 7. June 8, 1910.
other consid and 100
134th st, No 442, s s, 418.4 e Willis av, 18.4x100, 3-sty brk
dwelling. FORECLOS, May 25, 1910. Horace E Deming, ref, to
Wm H Macy, Josephine M Chamberlin and Wm W Sturges,
EXRS Angelina S Macy. June 3. June 6, 1910. 9:2278. 6,000
138th st, No 759, n s, 231.7 e Southern Boulevard, 37.6x100, 6-sty
brk tenement. FORECLOS, May 17, 1910. Abraham L Jacobs
referee to John A Philbrick & Bro. Mort \$4,400 and all liens.
May 17. June 3, 1910. 10:2590. 3,000
138th st, No 763, n s, 269.2 e Southern Boulevard, 37.6x100, 6-
sty brk tenement. FORECLOS, May 17, 1910. Abraham L
Jacobs referee to Rudolf Sens. Mort \$38,422.69. May 17.
June 3, 1910. 10:2590. 250

- 138th st, No 767, n s, 306.7 e Southern Boulevard, 37.6x100, 6-sty brk tenement. FORECLOS, May 17, 1910. Abraham L Jacobs referee to Rudolf Sens. Mort \$38,422.69. May 17. June 3, 1910. 10:2590. 100
- 138th st, No 455, old No 705, n s, 500 e Willis av, 25x100, 5-sty brk tenement. Anna B McKane to Ernest M Phelps. All liens. May 16. June 8, 1910. 9:2283. other consid and 100
- 138th st, Nos 763 and 767, n s, 269.1 e Southern Boulevard, 75x100, two 6-sty brk tenements. FORECLOS, May 25, 1910. Chas O Brewster referee to Rudolf Seus. Mort \$52,000. May 25. June 8, 1910. 10:2590. 9,975
- 139th st, No 514, s s, 84.10 e Brook av, 37.6x100, 6-sty brk tenement. Albert Deutsch et al to Belwood Realty Co. Mort \$25,000. June 6. June 8, 1910. 9:2266. other consid and 100
- 139th st, No 436, s s, 350 e Willis av, old line, 25x100, 5-sty brk tenement. Margaretha Cordes to Diedrich Hillmann. Mort \$14,000. June 1. June 3, 1910. 9:2283. other consid and 100
- 145th st, No 441, n s, 400 e Willis av, 25x100, 3-sty frame dwelling. John Murphy to John J Murphy. June 7. June 8, 1910. 9:2290. other consid and 100
- 163d st, No 628 (840) s w cor Cauldwell av, 18.9x99, 2-sty frame dwelling. Anna M Decker to Harry H Levey. Mort \$7,500. June 3. June 4, 1910. 10:2627. other consid and 100
- 165th st, No 491, n s, 85.2 e Washington av, 50x113.6, 2-sty frame dwelling and vacant. Wm C Feely to Max Cohen. June 3. June 4, 1910. 9:2370. other consid and 100
- 165th st, No 491, n s, 100 e Washington av, 50x118.6, except part for st, 2-sty frame dwelling and vacant. Release mort. Bowery Savings Bank to Wm C Feely. June 1. June 6, 1910. 9:2370. 7,000
- 169th st, No 309, n s, 108.4 w Findlay av, 16.8x80, 2-sty frame dwelling. Marie Martin to Edw A Brown, of Jersey City, N J. All liens. June 6. June 7, 1910. 11:2783. nom
- 171st st, n s, 37.2 e Brook av, a strip, 5.8 to w s Mill Brook x100, being formerly land under water of said Mill Brook. Henry L Morris and ano TRUSTEES Gouverneur Morris to The 171st St & Brook Av Co. All title. May 31. June 4, 1910. 11:2896. 145
- 178th st, Nos 450 and 452, s s, 95 e Park av, runs s 100 x w 25 x s 8 x e 80 x n 108 to st x w — to beginning, 2-sty frame dwelling and 3-sty frame tenement. Mary Brocken widow to Mary and Matilda Brocken. All liens. June 7. June 8, 1910. 11:3034. other consid and 100
- 178th st, Nos 448 to 452, s s, 70 e Park av, 70x108, two 2-sty frame dwellings and one 3-sty frame tenement. Mary Bracken widow to Mary and Matilda Bracken. June 7. June 8, 1910. 11:3034. other consid and 100
- 179th st, late Centre st, n s, abt 71 w Bryant av, and being lot 5 map property John Mapes, West Farms, 52x125x54x121.6, 2-sty frame dwelling. Adolf Stelling et al to Marie Krabo and Johanna R Ernst. Mort \$5,000. June 1. June 3, 1910. 11:3132. other consid and 100
- 179th st, No 807, n s, abt 45 e Mapes av, deed reads part lots 148 and 149 map East Tremont, begins 50.2 s e Mapes (Johnson) av, old line, and 560 n e Tremont (Locust) av, as widened, to a point in n w Marmion (Marion) av, runs s e 25 x n e 133 x n w 25 x s e 133 to beginning, 2-sty frame dwelling. Samuel R Waldron to Albert J Adobody. Morts \$5,000. May 17. June 3, 1910. 11:3108. 100
- 183d st late Columbia st | n w cor Crotona av late Washington av, 100x100, vacant, except part for Crotona av. Marie C Nelson et al, TRUSTEES Wm Nelson to Harry Aronson. June 2. June 7, 1910. 11:3103. 10,050
- 202d st, No 203, late Summit st or av, n s, 150 e Anthony av, 25x100, 2-sty frame dwelling. FORECLOS, June 1, 1910. Maxwell Davidson to Geo H Phillips. June 6, 1910. 12:3308. 4,000
- 203d st, s s, 499.9 e Marion av, strip 0.3x100. Carrie L Weldon to John J Augusta, Frank C, Herman E and Hugo Hoffstadt. May 26. June 8, 1910. 12:3309. other consid and 100
- 203d st, n s, 500 e Marion av, runs n 100 x w 0.3 x s 100 to st x e 0.3 to beginning. Release mort. North Side Savings Bank to Carrie L Weldon. Apr 29. June 8, 1910. 12:3309. nom
- *223d st, late 9th av, n s, 130 e White Plains road, and being w 1/2 of e 1/2 lot 678 map (No 143 in Westchester Co) of Wakefield, 25x114.
- 223d st, late 9th av, n s, 155 e White Plains road and being e 1/4 of lot 678 same map, 25x114. John J Zuelch to Adelaide Burlando. Morts \$7,000. Feb 7. June 3, 1910. other consid and 100
- *229th st, late 15th st, s s, 238.4 e 2d av, 33.4x114.5. FORECLOS, Mar 24, 1910. Ernest Hall referee to Eliza and Thomas Fitzsimons. June 2. June 3, 1910. 3,300
- 241st st, No 315, n s, 150 e Katonah av, 25x100.
- 241st st, No 321, n s, 200 e Katonah av, 25x100.
- 241st st, No 327, n s, 250 e Katonah av, 25x100.
- 241st st, No 331, n s, 300 e Katonah av, 50x100, and being lots 1029, 1031, 1033, 1035 and 1036, map (No 164) at Woodlawn Heights. four 2-sty frame dwellings. Edward Riegelmann to Trebor Realty Co. All liens. June 3. June 7, 1910. 12:3390. other consid and 100
- *Amundson av, e s, 200 s Nelson av, 25x185.4x25.9x191.6. Land Co C of Edenwald to James P Cundelan. Mar 31. June 3, 1910. nom
- Arthur av, e s, 95 n 188th st, 25x81.6x25x81.8, vacant. Wolf Burland to Michael A Defeo. Mort \$2,000. June 4. June 6, 1910. 11:3077. other consid and 100
- *Amsterdam av, w s, 172.3 n Middletown road, 25x100, Tremont Terrace. Adolph Ornstein to Emanuel Ornstein. Mort \$300. June 4. June 8, 1910. other consid and 100
- Brook av, Nos 1266 to 1270, e s, 118 s 169th st, 50x100.6, three 3-sty frame tenements. FORECLOS, June 2, 1910. Edward D O'Brien referee to Carl Ernst. Mort \$15,000 and all liens. June 3, 1910. 9:2395. 3,000
- Bryant av, No 1495, w s, 160 s 172d st, 20x100, 3-sty brk dwelling. Boulevard Construction Co to William Shanahan. Morts \$9,000. June 2. June 3, 1910. 11:2995. other consid and 100
- *Bassett av, w s, 425 s Saratoga av, 25x100, and being lot 43 map (No 1130) of 327 lots Hunter Estate, 25x100. Hudson P Rose Co to Salvatore Maddaleno. All liens. June 3, 1910. nom
- Belmont av | s e cor 187th st, late Jacob st, 70x100, vacant. Wolf 187th st | Burland to Michael A Defeo. Mort \$6,000. June 4. June 6, 1910. 11:3074. other consid and 100
- *Bronxdale av | s w cor Morris Park av, 25.2x—.
- Morris Park av |
- Bronxdale av, w s, 25.2 s Morris Park av, 25.2x101x25x100.10. Agreement as to encroachment, &c. Hermann A Wiesel with George Lahrman. Feb 23. June 6, 1910. nom
- *Boston road, s s, abt 95 e Grace av and being lot 5 map (No 1208) of Bronx Terrace, 25x112.11x25x112. Irving Realty Co to Marie Miller. May 24. June 3, 1910. other consid and 100
- *Baychester av, w s, abt 463.4 s Kingsbridge road, and being lot 23 map (No 1098) of 125 lots Ruser Estate, 52.7x89.1x79, gore. Hudson P Rose Co to Gutilio Miano. May 27. June 7, 1910. nom
- Bathgate av, w s, 310.3 s 172d st, 25x114.5, vacant. John Roberts to Thos K, Wm H, Clarence R and Walter S Hand. C a G. June 4. June 7, 1910. 11:2913. nom
- Boston road, No 1051, w s, abt 290 n 165th st, 71.9x117.8x67.9 x116.6, s s, except part for av, 6-sty brk tenement. Simon Epstein to Minuit Realty Co. June 1. June 7, 1910. 10:2607. other consid and 100
- Broadway, w s, — s Mosholu av, and being lot 18 blk 1 map (No 892) of Sheridan & Segrave, 24th Ward. Frank Gunther to Frederick Zibelin. June 4. June 9, 1910. 13:3421. nom
- *Broadway | s w cor Tremont road, 59x113.3x50x81.11, Tremont Tremont road | Terrace. Edward Reiffin to Saul Shekin. Mort \$950. June 6. June 7, 1910. other consid and 100
- Bryant av, No 1496, e s, 125 s 172d st, 25x100, 3-sty brk dwelling. Sara Yavroumis et al to Benjamin Beyer. Mort \$9,200. June 8, 1910. 11:3000. nom
- College av | e s, extends from 165th st to 166th st, 438.11x199.4
- 165th st | on 166th st to w s Findlay av x438.11x194.3 on
- 166th st | 165th st, vacant, except as follows:
- Findlay av |
- College av, Nos 1042 to 1052, e s, 92.6 s 166th st, 120x98.5x120.1 x99.1, six 3-sty brk dwellings. FORECLOS, Apr 29, 1910. Adam Wiener referee to College & Findlay Av Realty Co. Morts \$43,750 and all liens. June 3, 1910. 9:2433-2437. 2,300 over and above morts, &c
- Crotona av, No 2169, w s, 129.6 s 182d st, 25.1x100, 2-sty frame dwelling. Hattie wife Frederick Weller, Jr, to John J Dowling. Mort \$6,000. June 3, 1910. 11:3083. other consid and 100
- Clay av, No 1252, e s, 276 n 168th st, 40.3x80, 5-sty brk tenement. Wm V Webb to Louis Ganzenmuller. Mort \$21,000 and all liens. June 6. 1910. 9:2427. other consid and 100
- *Craighill av, w s, 500 s Story av, 25x100, and being lot 492 map (No 1274) part of Trask Estate, Clasons Point, 25x100. Ada N Stern to Arthur L Page. Mort \$210. June 6. June 7, 1910. other consid and 100
- Crotona av, w s, 119.11 s 183d st, runs w 1.5 x s 24 x e 0.8 to av x n 24.2 to beginning. Edward L Norton, TRUSTEE Allen T Norton to Allen T Norton. B & S. June 6. June 7, 1910. 11:3101. nom
- Same property. Allen T Norton to Chas A Corby. June 7, 1910. 11:3101. 100
- College av, No 1336, e s, 493.1 s 170th st, 16.8x100, 2-sty frame dwelling. Leontine G Mongrand to Kingston Securities Co. B & S. Mort \$3,500. June 1. June 7, 1910. 11:2783, 2785. nom
- *Clasons Point road, e s, 100 s Patterson av, 25x100, except land lying in bed of Beach av and said road. Susan H Rudd to Augusta E Smith. June 6. June 7, 1910. other consid and 100
- Cedar av, e s, 113.9 s 177th st, strip, 0.3x80. Annie L Morris by Henry L Morris, ATTY, to Chas F Zeitfuss, of Worthington, Westchester Co N Y. Q C. June 4. June 7, 1910. 11:2881. 50
- Clinton av, Nos 1812 to 1828 | n e cor 175th st, deed reads bounded on map Nos 1810 to 1828 | s w in front by 175th st late Fair-175th st, No 731 | mount av 100 ft, and n e by lot 50 100 ft, s e by lot 32 200 ft, and n w by lot 34 200 ft, and being lot 33 map of Fairmount, except parts for 175th st and Clinton av, nine 3-sty brk tenements and one 4-sty brk tenement. Holyoke Realty & Construction Co to Morris Shalita. Mort \$89,400. June 7. June 9, 1910. 11:2949. other consid and 100
- Decatur av, No 3217, w s, 341.7 n 205th st, 25x100, 2-sty frame dwelling. Sarah Marx to Louis Davis. All title. All liens. June 2. June 4, 1910. 12:3350. 100
- Fordham road, No 124, s s, 240.8 e Loring pl, 21.9x102.11x18.4x 91.3, 3-sty brk dwelling. FORECLOS, May 31, 1910. John C Myers referee to Matilda Landsman. Mort \$7,000. May 31. June 3, 1910. 11:3225. \$3,000 over and above mort
- *Fairmount av, n w cor Kearney av, 25x100, and being lot 409 map (No 1275) Lohbauer Park. Charles Essenwenger to Mary Essenwenger. Mort \$500. May 18. June 6, 1910. 750
- Fulton av | n w cor Wendover av, 42.9x100x28.3x101.
- Wendover av, No 551 | 5-sty brk tenement and stores. Michael A De Feo to Wolf Burland. Mort \$42,000. June 6. June 7, 1910. 11:2929. other consid and 100
- *Frisby av, s w s, 100 s w from s w cor Roland st, runs s e 120.3 x s w 25 x n w 120.3 to av x n e 25 to beginning, Westchester. James A Coogan to Teresa Coogan. All liens. May 31. June 7, 1910. nom
- *Frisby av, s s, 125 s from s e cor Roland st, runs s e 120.3 x s 21.9 x w 120.9 to s e s of av x n e 25 to beginning. Teresa M Coogan to Teresa Coogan. All liens. May 31. June 7, 1910. nom
- Hughes av, e s, 337.10 s Pelham av, 25x87.6, vacant. Serafino Porcelli to Gennaro Nuovo. All liens. June 3. June 4, 1910. 11:3078. nom
- Hughes av | s w cor 179th st, 32.4x90x45.11x91, vacant. Mary 179th st | Thatcher widow to Elizabeth Shirley. June 7, 1910. 11:3068. nom
- Hoe av, No 1000 | n e cor Aldus st, 100x80, two 5-sty brk tene- Aldus st, No 973 | ments. Gaines-Roberts Co to Louis Roeser. Mort \$24,000. June 6. June 7, 1910. 10:2749. other consid and 100
- Intervale av | n e cor 163d st, 125x200 to Kelly st, vacant. Broad- 163d st | way & Cathedral Parkway Co to Advance Building Kelly st | Co. June 6. June 7, 1910. 10:2703. other consid and 100
- Intervale av, w s, 111.2 s 165th st, runs w 84.9 x s w 42.8 x s 10.1 x e 100 to av x n 50 to beginning, 1 and 2-sty frame dwelling and vacant. Thomas M Bray to Anna wife Thomas M Bray. Morts \$4,400. June 8. June 9, 1910. 10:2699. nom
- *Johnson av, e s, 450 n Nelson av, 55.7x100x52.10x100, Edenwald. Jerry Twohig to James Twohig. May 25. June 3, 1910. other consid and 100
- *Kingsbridge road (Bussing av) | s e s, 144.11 n e 233d st, runs s Bronxwood av | e 132.4 to w s Bronxwood av x n 51.5 x n w 89.3 to road x s w 41.5 to beginning, Edenwald. John J Ford to Michael M Schultz. All liens. June 7, 1910. nom
- Lafontaine av, w s, 112.6 n 178th st, 37.6x100, vacant. John J Dowling to Frederick Weller, Jr. Mort \$7,000. June 3, 1910. 11:3061. 100
- Longwood av | s w cor Truxton st, being lot 55 map (No 601 in Truxton st | Westchester Co) of Edw T Young at Springhurst, except part for sts, 2-sty frame dwelling. Truxton Realty Co to Emma W Cone. June 7. June 8, 1910. 10:2736 and 2737. other consid and 100
- Longfellow av, No 1538, e s, 175 n 172d st, 25x100, 2-sty brk dwelling. Release mort. Geo P Laible to Longfellow Construc- tion Co. May 24. June 9, 1910. 11:3009. nom

Martha av, No 4347 | s w cor 239th st, 28.1x100.
239th st
Martha av, Nos 4337 and 4339 | w s, 65 n 238th st, 40.1x100.
238th st
three 2-sty frame dwellings.
German Real Estate Co to Chas and John Munch. Mort \$12,800.
May 18. June 8, 1910. 12:3387. other consid and 100

*Mulford av, w s, 150 n James st, and being lot 288 map Dutchess
Land Co according to map Benson Est at Throggs Neck, 25x
100. Release mort. Henry L Stumpf to Chas H Stumpf.
May 18. June 6, 1910. 250

Morris av, e s, 90 s 176th st, 35x45, vacant. Viola wife of and
Wm Russell to Ada M Russell. Apr 25. June 7, 1910. 11:-
2826. nom

Morris av, e s, 90 s 176th st, 35x45, vacant. Release mort. Mary
A Lodge to Viola wife of and William Russell. Apr 22. June
7, 1910. 11:2826. nom

*Morris Park av, n s, 311.8 w White Plains road, 33.4x70. Regent
Realty Co to Samuel Shapero and Bessie Jacobson. June 1.
June 7, 1910. other consid and 100

Morris av, No 988, e s, 137.6 n 164th st, 37.6x104.10, 5-sty brk
tenement. Louis Lese to John Yule. Mort \$30,000 and all
liens. May 21. June 4, 1910. 9:2432. other consid and 100

*Middletown road, n s, 61.8 e Waldo pl, 25x103x25x103.10, Trem-
ont Terrace. Release mort. Washington Savings Bank of N Y
to Bankers Realty & Security Co. May 27. June 3, 1910. nom

*Same property. Bankers Realty & Security Co to Louis Voggen-
reiter. All liens. May 27. June 3, 1910. other consid and 100

Marmion av | n e cor 176th st, 100x119, vacant. Paul Dannhauser
176th st | to Katonah Construction Co. Mort \$6,800 and all
liens. May 16. June 3, 1910. 11:2959. other consid and 100

Mapes av, Nos 2036 to 2042 | n e cor 179th st, 102.11x24x103x24,
179th st, No 801 | 3-sty brk tenement and stores. L W
Divine Co to Samuel R Waldron of Brooklyn. Mort \$15,000.
May 28. June 3, 1910. 11:3108. other consid and 100

Old Albany Post road, w s, abt 288 n Delafield lane and being lot
3 map formerly part of farm of Joseph Delafield, Westchester,
runs n 132.3 x w 352.4 x s 82 x e 100 x s 50 x e 246 to begin-
ning, contains 1 6-100 acres, except plot 50x100 on west bound-
ary line, vacant. Michl P Martin et al to Malcolm Place Realty
Co. Mort \$3,000. June 2. June 3, 1910. 13:3415.
other consid and 100

*Oakes av, e s, 250 n Jefferson av, 175x100.
Jefferson av, s s, 250 w Fox av, 25x101.1 to n e s 19th av x 32.2
x121.5, Edenwald.
Alex M Evalenko and Esther his wife to Jennie Evalenko. All
liens. June 7. June 9, 1910. nom

*Pleasant (2d) av, e s, 425 n 216th st, 25x99.10, Olinville. Au-
gusta Zeller to Anna Zeller. Mort \$6,000. Apr 16. June 7,
1910. other consid and 100

*Protectory av, w s, 75 s Archer av, runs s 4.6 x s w 23.9 x w
93 x n 25 x e 105.6 and being lot 370 map (No 1422) of N Y
Catholic Protectory at Van Nest. N Y Catholic Protectory to
Samuel Gottlieb. June 7, 1910. 525

Prospect av, No 2137, w s, 88.1 n 181st st, 22x100, 2-sty frame
dwelling. Harvey E Roosa and ano to Gaetano Laporta. Mort
\$5,600. June 6. June 7, 1910. 11:3097. other consid and 100

*Paulding av, w s, 59.6 n 224th st, 50x105.7x50x103, and being
lots 252 and 253 map (No 1114A) of 329 lots part Schieffelin
estate, except part for Paulding av. Melrose Realty Co to Mich-
ele Regine. Mort \$1,000. June 1. June 4, 1910.
other consid and 100

Park av, Nos 4286 and 4288, e s, 258.4 n 178th st, 41.4x100,
5-sty brk tenement. Henry Cleland to Fredk C McLaughlin of
White Plains, N Y. Mort \$32,000. June 3. June 4, 1910.
11:3035. nom

Park av, w s, 180.8 n 187th st, 40.5x100.2x47.1x100, vacant. Re-
lease mort. Bronx Borough Bank to Irvine Realty Co. June
2. June 3, 1910. 11:3032. nom

Pelham road | s w cor Libby st, 26.2x77.1x25x85, Throggs Neck.
Libby st | George Costar to Joseph A Henning, of Mt Ver-
non, N Y. Mort \$1,250. June 4. June 9, 1910.
other consid and 100

*Richardson av, e s, 429.3 s 240th st, 33x151.5. Wm D Miller to
Jean N Penfield. All liens. June 3. June 4, 1910.
other consid and 100

*Same property. Jean N Penfield to Clara E Brown. All liens.
June 3. June 4, 1910. other consid and 100

Southern Boulevard, w s, 184.3 s 180th st, 66x149.5x66x149.7,
vacant. Johanna Birnhaupt to Emil N Sorgenfrei and Wm J
Peters. Mort \$6,500. June 8, 1910. 11:3108. other consid and 100

*Stillwell av, e s, 58.3 s McDonald st, and being lot 91 map No
1130 of 327 lots Hunter estate, 25.1x100x24x100. Hudson P
Rose Co to Walter F Shea. All liens. May 18. June 6, 1910.
nom

Southern Boulevard, s s | and bounded west by land Philip Dater,
Av St John, w s | being a line 303.9 w of said Av St John
Timpson pl, n s | on s s of Southern Boulevard to a point
290.4 w of said av on Timpson pl. Agreement releasing re-
strictions and covenants. Mutual Construction Co with Michael
Tiernan and Thomas Mulligan. Mar 9. June 6, 1910. 10:2603.
nom

Southern Boulevard, Nos 1987 and 1989, w s, 36.3 s 178th st,
72.6x115.5x66.1x85.7, two 5-sty brk tenements. Katonah Con-
struction Co to Frederick Dannhauser. Mort \$48,000. May
23. June 3, 1910. 11:3117. other consid and 100

*Town Dock road, n w cor Valentine av, 30.6x100.
Valentine av, w s, 100 n Town Dock road, 175x80.6, and being
lots 263 to 270 map Lohbauer Park.
Sidney B Hickox to Frank Gass. Mort \$938. June 6, 1910.
other consid and 100

Tinton av, No 812, e s, 100 n 158th st or Cedar st, 25x133.4x25x
133.1, vacant. Release dower. Clara L Schramm to Christopher
H Unlandherm. June 2. June 3, 1910. 10:2666. 557.78

Tinton av, No 812, e s, 100 n 158th st, 25x133.4, vacant. Ernest
W Schramm et al by Geo F Schaefer GUARDIAN to Christopher
H Unlandherm. All title. Mort \$2,500. June 2. June 3,
1910. 10:2666. 2,500

Tiebout av, Nos 2235 to 2239, on map Nos 2135 to 2139, w s, 37
n 182d st, 54.7x65x54.2x60.11, three 2-sty brk dwellings. Hage-
mann Construction Co to Ida Gordon. Mort \$10,500 and all
liens. June 3. June 9, 1910. 11:3145. other consid and 100

Union av, Nos 1147 to 1151 | s w cor Home st, old line, 70x100.
Home st, No 800 | Release assignment of rents. Nathan
J Packard and ano to David G and John J O'Hara. June 2. June
9, 1910. 10:2671. nom

*Unionport road, e s, begins 578.7 w White Plains road at point
295 n along same from Morris Park av, 27.6x127.1x25x138.7,
with right of way over strip 45 ft wide to Morris Park av. Jos
Jenik to Hyman Pomorantz. Mort \$3,500. June 1. June 3,
1910. other consid and 100

Vyse av, No 2083, w s, 125.1 s 180th st, 38x100.1, 4-sty brk tene-
ment. Marie Krabo to Adolf Stelling and Theodore Bricken-
stein, of Hoboken, N J. Mort \$20,500. June 2. June 3, 1910.
11:3127. other consid and 100

Valentine av, w s, abt 423.2 n 196th st, and being lot 85 map
(No 903) of Metropolitan R E Assoc at Fordham Ridge, ex-
cept part for Valentine av, 25x40, vacant. Bernard Levy to
August Nelson. June 2. June 4, 1910. 12:3304. nom

Valentine av, w s, abt 370.7 n 196th st, and being lots 86 and
87 same map, except part for Valentine av, —x40x52.7x44,
vacant. Benjamin Hirsch to August Nelson. Mort \$1,650. June
3. June 4, 1910. 12:3304. other consid and 100

Vireo av, Nos 4280 to 4286 | s e cor 236th st, 110.1x98.10x100x52.8,
236th st, No. 500 | four 2-sty frame dwellings. German
Real Estate Co to Charles and John Munch. Mort \$14,000. May
18. June 8, 1910. 12:3397. other consid and 100

Vyse av, w s, 75 s 173d st, 25x100, and being lot 271 map (No
1100) of 300 lots controlled by Henry Morgenthau, vacant.
Vyse av, w s, 100 s 173d st, 25x100, and being lot 272 same map,
vacant.
Emma Warshawsky to Shanske & Mondschein, a corpn. June 7.
June 8, 1910. 11:2989. nom

Vireo av, Nos 4280 to 4286 | s e cor 236th st, 110.1x98.10x100x52.8,
236th st, No 500 | four 2-sty frame dwellings.
Martha av, No 4347 | s w cor 239th st, 28.1x100, 2-sty frame
239th st | dwellings.

Martha av, Nos 4337 and 4339, w s, 65 n 238th st, 40.1x100, two
2-sty frame dwellings.
Charles Munch and ano to Linsensmeyer Holding Co. June 1.
June 8, 1910. 12:3387 and 3397. nom

Whitlock av, No 912, e s, 125 n Tiffany st, 25x130.11x25x132.5,
3-sty brk dwelling. Geo F Johnsons Sons Co to Moric Wolfinger
and Max Lasberg of Brooklyn. Mort \$7,500. June 6. June 8,
1910. 10:2733. other consid and 100

*White Plains road | e s, 250 n 149th st, 75x223 to Newman st
Newman st | x75x223.
Newman st, w s, 150 n 150th st, 75x111.6.
Beech st, e s, 100 s 151st st, 25x100, and being lots 15, 16, 17,
47, 48, 49, 139, 140, 141 and 203 map (No 1055) made by
E H Holden Aug 20, 1903.
Release mort. Emily Edmonston to Susan H Rudd. May 25.
June 7, 1910. 800

*Washington av, n s, 260 w Main st, 100x100.
Washington av, n s, 260 w Main st, runs w 100 x s 16.6 x e 100 x
n 16.6 to beginning, City Island.
Ottile wife of and Oscar Yenni et al to Paul W Doll of White
Plains, N Y. Mort \$8,240. May 27. June 8, 1910. 100

Washington av, No 951, w s, 146.1 n 163d st, runs w 149.6 x n 38.5
x e 50 x s 1.10 x e 99.4 to av x s 36.7 to beginning, 6-sty brk
tenement and stores. Nathan Jacobs to Louis E Kleban. Mort
\$40,000. June 8. June 9, 1910. 9:2385. other consid and 100

*Williams av, e s, 200 s Madison av, 25x100, and being lot 494
blk 15 map (No 1087) of Tremont Terrace. John Donaldson to
Delia Donohue. Mort \$300. Mar 24. June 7, 1910.
other consid and 100

Webster av, w s, 435 s 205th st, 50x112.6, vacant. Fred M Ed-
wards to Michael J and Dominick J Gilhuly. June 6. June 7,
1910. 11:3353. other consid and 100

*White Plains road | n e cor Bartholdi av, —x96x50x91.5. Alex-
Bartholdi av | ander Diker et al to Melrose Realty Co. Mort
\$2,950. Apr 1. June 7, 1910. other consid and 100

*Watson av (9th st), s s, 105 e Olmstead av (Av D), 100x108,
Unionport. Richard Sullivan to Martin Lynch and Mary his wife
tenants by entirety. Correction deed. Mort \$1,500. June 3.
June 6, 1910. other consid and 100

*Watson av, s s, 105 e Olmstead av, 50x108.
Watson av, s s, 180 e Olmstead av, 25x108.
Martin Lynch and Mary his wife to Chas E Devermann. June
4. June 6, 1910. other consid and 100

Webster av, e s, — n Woodlawn road, and being lots 1 to 9 map
(No 1021) of Norwood, —x—. Mary Brocken widow to Mary and
Matilda Brocken. June 7. June 8, 1910. 12:3355-3357. other consid and 100

*White Plains road, e s, 145 s 237th st, and being lots 13 and
14 blk 3 map Whitehall Realty Co, 48.1x100.
Lots 17 and 18 map 163 lots Mary J Radway.
Meyer Dubinsky to Anthony McOwen. All liens. June 2. June
3, 1910. other consid and 100

3d av, w s, 78.10 s 170th st, 79.5x116.4x79.5x119.3, vacant. Jacob
Axelrod to W Axelrod Realty Co. B & S. June 3. June 8,
1910. 11:2910. 100

3d av, No 3026, e s, 454.7 n 153d st, late Grove st, 20.1x—.
3d av, e s, adj above on north, 37.2x—.
Beam right agreement. Acme Theatre Co with Henry Mor-
genthau Co. June 1. June 8, 1910. 9:2363. nom

3d av, No 3919 | s w cor 172d st, 27.7x82.7, except part for av.
172d st | Assign rents. John T Butler and ano to Morris
R Stang. June 2. June 4, 1910. 11:2919. 1,800

*5th av, w s, lot 15 map J E Bullard & Co, adj South Mt Vernon,
N Y, 25x100. Edward S Coe to Jerome S Whelpley of Elms-
ford, Westchester Co, N Y. Mort \$250. May 11. June 6, 1910.
nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

June 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN

Ann st, No 19 | n w cor Theatre alley. Bill of sale and assign lease
Theatre alley | Charles Goldzier as RECEIVER to Louis Jacobs.
All title. Mort \$3,952.10. June 2. June 3, 1910. 1:90. 4,047.90
Same property. Assign lease. Louis Jacobs to William Zoll.
Mort \$5,110. June 2. June 3, 1910. 1:90. nom

Bleecker st, Nos 288 and 290, cor store and basement. Joseph and
Hyman Schlessinger to Lizzie Rothman; 3 2-12 years, from
Mar 1, 1910. June 3, 1910. 2:587. 960 and 1,080

Christie st, No 226, store and front part basement. William Atkin
and ano to Lucia Failla and ano; 2 11-12 yrs, from Apr 1, 1910.
June 3, 1910. 2:422. 720

Chambers st, No 51 | Room 304, 3d sty. Emigrant Industrial
Reade st, No 29 | Savings Bank to Joseph E Penta; 5 yrs.
from May 15, 1910. June 3, 1910. 1:153. 1,500

Canal st, No 237, 4th floor. Harris M Cohen to Joseph Cortese;
1 year from Feb 1, 1910. June 9, 1910. 1:207. 420

Brooklyn
L. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.

BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS
CHARLES W. TREMBLEY, 171 Broadway, N. Y.

East River
Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic Rivers

Division st, No 57 | s w cor Market st, vacant lot. Estate of Char-
Market st | lotte A Mount to David Zenker and Leon
Hirsch; 5 years, from July 15, 1910. June 4, 1910. 1:289.....1,500

Division st, No 51, east lower store and east upper store. Lewis
Adelson to Sam Fishman; 3 years, from May 1, 1910. June 6,
1910. 1:281.....1,800

Forsyth st, No 98. Assign lease. Harry Green to Max Kempler
and ano. June 6. June 9, 1910. 2:418.....nom

Hudson st, No 114, store and cellar. Max Ullmann to Jacob Hecht;
1 10-12 years from July 1, 1910. June 9, 1910. 1:189.....1,500

Hester st, No 161, cor Elizabeth st, store and part basement.
Louis Massuci to Frank Ranelli; 5 years from June 1, 1910.
June 9, 1910. 1:238.....960

Houston st, No 522 | n w cor Tompkins st. Reassign lease. Dav-
Tompkins st | vies J Marshall to Louis and Samuel Juris.
All title. Mort \$1,195. June 6, 1910. 2:396..... nom

Houston st, No 129 East, store, basement and 3 upper floors.
John Ossman EXR William Klumpf to Jos M Goldstein; 4 yrs,
from May 1, 1910. June 3, 1910. 2:422..... 2,580

Houston st, No 522 East. Assign lease. Samuel Juris and ano to
Davies J Marshall. June 2. June 3, 1910. 2:396..... nom

Manhattan st, Nos 43 and 45, west store. Harris Maran and ano
to Dora Sragon; from Aug 1, 1908, to Apr 30, 1913. June 4,
1910. 7:1966..... 360

Pearl st, No 542, store. D L Block Co to Eugene Koch; 6 years,
from July 1, 1910. June 8, 1910. 1:157.....1,300 and 1,500

Ridge st, No 89, 3d floor. Lazarus Levy to Congregation Adath
Israel Minhag Sfarid; 10 years, from May 1, 1910. June 3, 1910.
2:343..... 510

Rivington st, No 147 | s e cor Suffolk st, store and basement.
Suffolk st | Adolf Mandel to Jacob Cohen; 1 year,
from May 1, 1910. June 8, 1910. 2:348.....per month, \$183

Rivington st, No 15, all. J L Paine TRUSTEE Daniel L Shearer,
dec'd, and ano to Hartman F Gundry; 3 yrs, from May 1, 1910.
June 3, 1910. 2:425..... 2,400

Rivington st, No 155, 2d floor. Adolf Mandel to Chevro Anshey
Shuzuzin Vanshey Graeva; 3 years from May 1, 1909. June 7,
1910. 2:348.....600

Thompson st, Nos 98 and 100, store and basement. John Pal-
miere to Nicola Martino; 3 years, from Nov 1, 1908. June 4,
1910. 2:502..... 600

Wooster st, Nos 116 and 118, store and basement. John E Olson
Realty Co to Bertha Dix, doing business as Dix & Co; 3 years,
from Feb 1, 1911. June 6, 1910. 2:500..... 3,000

4th st, No 263 East, all. Egerton L Winthrop et al to Morris
Ehrlich; 3 years, from May 1, 1910. June 4, 1910. 2:387.....800

5th st, Nos 533 and 535 East, all. Rosie and Gogy Forst to Man-
del Silver; from May 15, 1910, to June 1, 1913. June 3, 1910.
2:401.....7,422 to 7,622

5th st, Nos 533 and 535 East. Surrender lease. Israel Tucker to
Rosie and Gogy Forst. May 17. June 3, 1910. 2:401.....100

8th st, No 54 West, front house, two upper floors in rear house.
Wm H A Rubino, INDIVID and as EXR Fredk H Rubino and ano
to Carl Stechmann; 3 years from May 1, 1910. June 7, 1910.
2:553.....1,560

12th st, No 11 East, all. J Alden Weir to David Gottesfeld; 10
yrs, from May 1, 1910. June 8, 1910. 2:570.....1,800 and 2,000

20th st, No 34 East, all. McConihe Realty Co to Jacob Wald; 8
years, from May 1, 1910. June 3, 1910. 3:848. Taxes in ex-
cess of \$789, &c, and3,200 and 3,400

22d st, Nos 13 and 15 East, 10th and 11th lofts. Flemish Realty
Co to Henry Brody and Hyman Funt; 5 years, from Feb 1, 1911.
June 3, 1910. 3:851.....7,000

22d st, Nos 17 to 21 East, 11th loft. Flemish Realty Co to Henry
Brody and Hyman Funt; 5 years, from Feb 1, 1911. June 3,
1910. 3:851.....6,000

24th st, s s, 125 w 10th av, 25x98.8. Assign lease. Bernard N
Smith (with consent of Mary M Sherman) to Joseph N Court-
ade. Jan 1, 1906. June 3, 1910. 3:695..... nom

24th st, s s, 150 w 10th av, 25x98.8. Assign lease. Bernard N
Smith (with consent of Margt V C MacNutt) to Joseph N
Courtade. Jan 1, 1906. June 3, 1910. 3:695..... nom

24th st, s s, 225 w 10th av, 25x98.8. Assign lease. Bernard N
Smith (with consent of Kath E Moore) to Joseph N Courtade.
Jan 1, 1906. June 3, 1910. 3:695..... nom

28th st, No 502 West, store, adj cor store. Louis Becker to Jo-
seph Sapiaenza; 10 years, from May 1, 1910. June 3, 1910. 3:699.
.....276

29th st, No 230 East, store and basement. Ninfa G Capace to
Caterina Pizzo and ano; 3 years, from Sept 1, 1910. June
6, 1910. 3:909..... 540

32d st, No 513 West, 3d floor. F Mohr & Co to Zucchi Mfg Co,
a corpn; 1 year from Apr 30, 1911 (1 year renewal). June 7,
1910. 3:704..... 2,250

33d st, No 135 West. Assign 2 leases. Ernest Richter to Julius
Ziegler, N Y, and Erik Lindholm of Corona, L I. Mort \$2,200.
June 3, 1910. 3:809..... 100

33d st, Nos 520 to 526 West, 6th floor. Howard & Childs Co to
J H Little & Co; 3 years from May 1, 1910. June 9, 1910.
3:704.....900

36th st, No 228 West, all. Estate of Levi A Schloss to Auguste
Lefebvre; 3 5-12 years, from May 1, 1910. June 3, 1910.
3:785.....1,200 and 1,300

36th st, No 224 West, front and rear buildings. Thomas P Fitz-
simons to Samuel Meyers and ano; 5 years, from May 1, 1910.
June 8, 1910. 3:785.....2,700

39th st, No 419 West, east store and basement. John C Mead to
Bartolina Genovese; 8 years from May 1, 1910. June 9, 1910.
3:737.....468 and 480

39th st, No 419 West, east store, &c. Certificate as to cancellation
of lease. John C Mead to Domenick Di Maria. Oct 11, 1909.
June 9, 1910. 3:737.....

42d st, No 350 West, store and basement. Maria Dunseith to
Fred W Merk; 5 years, from May 1, 1910. June 3, 1910. 4:1032.
.....1,200

43d st, No 508 West, store, &c. Marie Appold to Edward J Smith;
3 years, from June 1, 1910. June 3, 1910.480

45th st, No 21 West, 3d loft. Midville Realty Co to Anne and
Delia Kelly; 5 years, from Sept 1, 1910. June 3, 1910. 5:1261.
.....1,800 and 2,000

48th st, No 325 East. Assign lease. Fredk H Emken to Benj
Levy. June 8. June 9, 1910. 5:1341..... other consid and 100

50th st, No 41, n s, 546 w 5th av, 15x100.5, the lot. The TRUS-
TEES of Columbia College to Alice C Fisk; 21 years, from Aug
1, 1910, with option of renewal. June 6, 1910. 5:1266.....

50th st, No 31 West. Consent to assign lease. TRUSTEES of
Columbia College in City N Y to Hannah M Montant. May 16.
June 8, 1910. 5:1266..... taxes, &c, and 1,330

Same property. Assign lease. Hannah M Montant to Mary L
Gilfillan. June 7. June 8, 1910. 5:1266....other consid and 100

50th st, No 31, n s, 460 w 5th av, 19x100.5, the lot. The TRUS-
TEES of Columbia College to Hannah M Montant; 21 years,
from Mar 1, 1910, with privilege of renewal. June 8, 1910.
5:1266.....1,855

51st st, No 505 West, all of the front building. Frank Strohmer to
Caroline M Meyer; 5 years, from Oct 1, 1909. June 8, 1910.
4:1080.....600

54th st W, No 231. Agreement as to payment of notes for \$4,300
to secure performance of covenants in lease. Mary Harp with
Ernest J Willis Co and Ernest J Willis. Jan 18, 1908. June 9,
1910. 4:1026.....500

70th st, No 401 1/2 East. Assign lease. John D Haase to Andrew
Lenare. All title. June 2. June 3, 1910. 5:1465..... nom

79th st, No 401 East, 2d floor north. Samuel and Louis Mandell
to Isador Hirschfeld; 3 10-12 years, from July 1, 1910. June
3, 1910. 5:1559..... 420

84th st, No 5 West, all. Annie Parker to Abraham L Bookman;
5 1-12 years from Sept 1, 1910. June 7, 1910. 4:1198.....2,000

86th st, No 58 East, parlor floor furnished. Mary Jamieson to
Dr S J O'Neil; 1 11-12 years from June 1, 1910. June 7, 1910.
5:1497.....1,200

90th st, No 2 West. Surrender lease. Francis J Welton to Solo-
mon Lederer and ano. June 3, 1910. 4:1203..... nom

105th st, Nos 235 and 237 East, all. Isaac and Michael Hirsch to
Meyer Gitlin; 3 years from June 1, 1910. June 7, 1910. 6:-
1655.....3,278

113th st, Nos 320 and 322 E, middlestore, meeting room in rear
and basement. Antonio Spinelli and ano to Frank A Costa and
ano; 5 years, from July 1, 1910, with 5 years renewal. June
8, 1910. 6:1684.....1,200

116th st, Nos 11 and 13, n s, 150 w 5th av, 60x100. Assign lease.
Daniel A Doran to Yonkers Modern Amusement Co. May 1.
June 9, 1910. 6:1606.....nom

117th st, n s, 64 e 1st av, 30x50.5, the land. Helen L Morris to
August Mugler; 20 years, from June 1, 1910. June 3, 1910.
6:1711..... taxes, &c, and 360

118th st, Nos 11 and 13 East, all. Louis Levy et al to Louis Gold-
stein; 3 years from May 1, 1910. June 9, 1910. 6:1745.....4,500

125th st, Nos 213 to 217 W, 1 room on first floor. Assign lease.
H Rudolf Stearns to John Bracken. June 1. June 7, 1910.
7:1931.....nom

Av A, No 1313, store. Gem Realty Co to Peter J Molloy; 5 yrs,
from May 1, 1910. June 6, 1910. 5:1465..... 1,200

Broadway, No 1645, store 12.6x20. John Kerrigan to David Dey;
3 years, from May 1, 1910. June 8, 1910. 4:1022.....
.....1,680 to 1,800

Columbus av, No 920 | n w cor 105th st, all. George Noakes to
105th st | George and Michael Vogler; 8 years from
May 1, 1910. June 3, 1910. 7:1860..... 3,550 and 3,650

Pleasant av, No 280, store and basement. Filomena Curzio to
Eugene Curzio; 8 years, from May 1, 1910. June 3, 1910.
6:1714.....780

Park row, No 95 | Assign lease. William Crowley to Ebling
William st, No 233 | Brewing Co. June 3, 1910. 1:121.....nom

Park row, No 95 | all. Marie wife Herman Reiche to William
William st, No 233 | Crowley; 15 years, from Jan 1, 1910. June
3, 1910. 1:121..... 1st year \$6,500 and thereafter \$10,000

2d av, No 1931s w cor 100th st, n 1/2 of cor store and base-
100th st | ment. Rose Kraut to Lena Wallach; 5 years,
from May 1, 1910. June 8, 1910. 6:1649..... 960

2d av, No 1931s w cor 100th st, n 1/2 of cor store and base-
100th st | ment. Lena Wallach to Nathan Rosenzweig;
from June 1, 1910, to Apr 25, 1915. June 8, 1910. 6:1649.....960

2d av, No 745, store and part basement. Patrick Purcell to Tony
Garramone and ano; 3 years, from June 1, 1910. June 8, 1910.
3:920.....1,700

2d av, No 986. Assign lease. Dora Dittmann to Frank Dittmann.
June 2. June 3, 1910. 5:1345..... nom

2d av, No 581. Surrender lease. George O'Shea and ano to James
M Coogan et al. All title. Mar 28. June 9, 1910. 3:912.....nom

2d av, No 1083, all. Eliza A Burggraf to John Bentz; 7 years
from June 6, 1910. June 9, 1910. 5:1331.....3,000 and 3,200

3d av, No 1110, all. Bernard T Kearns to Peter Lennon; 10
years from May 1, 1910. June 7, 1910. 5:1400.....2,880

3d av, No 484 | s w cor 33d st, all. Frances Hein to Daniel
33d st, Nos 164 to 168 | O'Brien; 3 years, from Apr 30, 1911, with
2 years renewal. June 8, 1910. 3:888..... 4,000

5th av, No 505, store and basement. Improved Property Holding
Co of N Y to Rudolph M Haan; 21 3-12 years from Nov 1, 1910.
June 9, 1910. 5:1277.....15,000 to 17,000

6th av | s w cor 32d st, 49.5x75, store, basement, &c. Assign lease.
32d st | Weber & David to Sixth Avenue Realty Co. All title. Q
C. June 6. June 7, 1910. 3:807.....nom

Same property. Assign lease. Eli H Bernheim to same. 1-5
part. All title. June 7, 1910. 3:807.....nom

Same property. Assign lease. John David to same. 32-100
parts. All title. June 7, 1910. 3:807.....nom

Same property. Assign lease. Peter Zucker to same. 48-100
parts. All title. June 7, 1910. 3:807.....nom

6th av, No 473, 4 upper floors. James Slater to Constantine
Gerakos and John Julius; 3 11-12 years, from June 1, 1910. June
3, 1910. 3:804..... 2,500

6th av, No 473. Reassign lease. John D Haase to Constantine
Gerakos and John Julius. All title. Mort \$542.08. June 6,
1910. 3:804..... nom

6th av, No 473. Assign lease. Constantine Gerakos and ano to
John D Haase. June 3, 1910. 3:804..... nom

7th av, No 2130, store and basement. Alfred Lewin to Francis J
and Alex J Scully; 5 years from Sept 15, 1909. June 7, 1910.
7:1911.....2,300 to 2,900

8th av, No 678 | s e cor 43d st, 20.4x80, all. Adelaide B Alfke to
43d st | August Finck; 8 years from May 1, 1910. June
7, 1910. 4:1014.....5,000 and 5,800



WATER-FRONT PROPERTIES

Tel., 1094 Rector

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

Sth av, No 678. Surrender lease. A Finck & Son to Adelaide B Alfke. May 1. June 3, 1910. 4:1014..... nom
 10th av, No 409, store, basement and 2d floor. Louis Keplinger to Edward Tenthoff; 2 3-12 years from Feb 1, 1910. June 9, 1910. 3:704780
 Harlem River, w s, bet 215th and 216th sts, land under water, &c, contains about 440 sq ft. The City of N Y (by Commissioner of Docks) to T & W Thorn & Co; from Mar 1, 1910, to Dec 14, 1914. June 4, 1910. 8:219610 cents per sq ft per annum

BOROUGH OF THE BRONX.

Freeman st, s s, — e Southern Boulevard, store No 2, being 2d store e Southern Boulevard. Mabel E Ernhout to George Mar-iamson; 5 years, from Aug 1, 1910. June 8, 1910. 11:2979.. 1,200 to 1,500
 Hall pl, No 1049. Surrender lease. Samuel Brandmark to Bertha Wasserman. All title. Mar 24. June 8, 1910. 10:2691....227
 169th st, Nos 775 and 777, n s, 157 e Boston road, "Waldorf Cas-ino." Evelyn H White to Morris Somach to Hyman Linden-blatt; 10 years from July 15, 1910. June 9, 1910. 11:2961.4,000 and 4,500
 201st st, No 322 East, s s, 31 e Perry av, 2d and 3d floors. Fredk W Kornman to E Katharine Cantz; 3 years, from May 1, 1910. June 8, 1910. 12:3292.....780
 *223d st, No 726 East, s s, Wakefield, 1-sty frame store, &c. Gui-seppe Bianco to Thomas Helke; 3 years from May 1, 1910. June 7, 1910216
 *Av B | s e cor 13th st, 33x105, Unionport, all. Kilner Newman 13th st | to August Fischer; 5 years from May 1, 1910. June 9, 1910360
 Bryant av, No 1872 | n e cor 176th st, all. D J Dillon Co to Charles 176th st | Mitchell; 5 years from July 1, 1910. June 7, 1910. 11:30041,500 to 2,500
 Franklin av, No 1226 | n e cor 168th st, store and part cellar. The 168th st | Moorhead Realty & Construction Co to Adolf Sundmacker; 3 years from Apr 15, 1910. June 7, 1910. 10:2615480 to 600
 Prospect av | s w cor 161st st, middle store. Dennis Sullivan to 161st st | Isaac Pepernick; 4 years, from Sept 1, 1909. June 8, 1910. 10:2677..... 500 and 600
 Prospect av, e s, 500 n 183d st, 25x100, except part for av. John Blackman to John J Wiegel. Q C. Release tax lease for 1,000 years for taxes of 1868, &c. Apr 20, 1910. June 8, 1910. 11:3114nom
 Union av, No 1117, all. Abram W Hubst to Bernard Schneider and ano; 5 years, from May 1, 1910. June 8, 1910. 10:2671.... 1,200 to 2,100
 Washington av, Nos 1566 and 1568, all. The Tiffany Realty Co to Adolph Brunn; 5 years from June 15, 1910. June 7, 1910. 11:29125,250 and 5,350
 Lot 25 2d map Powell Farm, 1,000 year tax lease. Geo T Burling as County Treasurer of Westchester Co to Pasquale J Lamberti July 22, 1909. June 9, 1910. 11:3070.....680

Boreas Realty Co to Metzch Land Development Co. 24th st, Nos 148 and 150, s s, 175 e 7th av, 50x98.9. Prior mort \$215,000. June 6, demand, 6%. June 8, 1910. 3:799. 20,000
 Same to same. Same property. Certificate as to above mort. June 6. June 8, 1910. 3:799.
 Beeton, Catharine M of Port Chester, N Y, and Marie E Stoops of New York, to George Baruch and ano. 22d st, No 267, n s, 200 e 8th av, 25x98.9; also land in Port Chester, N Y. Prior mort \$— June 6, 2 years, 6%. June 8, 1910. 3:772. 6,000
 Branson, Geo R to GREENWICH SAVINGS BANK. John st, No 60, s s, 97.4 w William st, 25.10x97.8x26.5x100.1, e s. Prior mort \$60,000. June 6, due, &c, as per bond. June 7, 1910. 1:67. 15,000
 Bauer, John T to Wm L Searles, exr Adolph Rupp. 3d av, No 1070, w s, 50.5 n 63d st, 25x100. Prior mort \$35,000. June 1, due, &c, as per bond. June 7, 1910. 5:1398. 5,000
 Beatus, Charles of Nutley, N J, Emma Beatus of New York, and Selma I Rodman of Nutley, N J, to LAWYERS TITLE INS & TRUST CO. 50th st, No 306, s s, 58 e 2d av, 18.6x80. June 1, 3 years, 5%. June 6, 1910. 5:1342. 7,500
 Blanchard (J F) Co to TRUST CO of AMERICA as trustee. Cer-tificate as to mort or deed of trust dated June 1, 1910. June 1. June 6, 1910. Genl mort.
 Becker, Ambrose W with Robt W Cooper. 28th st, No 324, s s, 506.3 e 9th av, 18.9x98.9. Extension of \$9,000 mort until May 31, 1915, at 4½%. June 6, 1910. 3:751. nom
 Block, John H to Cooper Realty Co. 53d st, Nos 246 and 248, s s, 100 w 2d av, 33.4x100.5. P M. Prior mort \$34,000. June 2, 3 years, 6%. June 3, 1910. 5:1326. 6,500
 Bachman, Alfred C to Clinton Gilbert. 71st st, No 112, s s, 125 e Park av, 25x100.5. P M. Prior mort \$35,000. June 2, 3 years, 5½%. June 3, 1910. 5:1405. 18,500
 Barry, John F to Edward F Cole. 171st st, No 565, n s, 125 e St Nicholas av, 25x95. May 27, 3 years, 5%. June 3, 1910. 8:2128. 8,500
 Bishop, Margt D with Julius H Seymour. 86th st, No 308 West. Extension of \$20,000 mort until June 1, 1913, at 4%. June 1. June 3, 1910. 4:1247. nom
 Blumenkrohn, Siegfried to Markus Pollak. 95th st, No 70, s s, 80 e Columbus av, 20x100.S. Prior mort \$19,000. Aug —, 1909, due, &c, as per bond. June 3, 1910. 4:1208. 5,000
 Baker, Jane C widow to GREENWICH SAVINGS BANK. 11th st, No 123, n e s, 330.2 n w 6th av, 22.4x103.3. June 9, 1910, due, &c, as per bond. 2:607. 5,000
 Bachman, Alfred C to Eliza H McCullough et al. Broadway, Nos 234 and 235, w s, 25.10 s Park pl, 35.7x118.11x34.9x121.1; Park pl, No 6, s s, abt 125 w Broadway, 25x81; Park pl, No 8, s s, abt 150 w Broadway, 25x75. P M. June 8, due, &c, as per bond. June 9, 1910. 1:123. 525,000
 Broadway-Park Place Co, a corpn to MERCANTILE NATIONAL BANK of City N Y. Broadway, No 237, s w cor Park pl, Nos 2 and 4, 25.10x119.6x25.10x120.3. P M. June 9, 1910, due Jan 2, 1912, 4½%. 1:123. 433,333.34
 Casteras, Jean M to Saml J Luckings. 163d st, No 463, n s, 150 e Amsterdam av, 25x112.6. P M. June 8, due, &c, as per bond. June 9, 1910. 8:2110. 18,000
 Condax (E A) & Co to BATTERY PARK NATIONAL BANK of N Y. Consent to chattel mortgage for \$10,000. May 14. June 9, 1910.
 Same to same. Certificate as to chattel mort for \$10,000. May 14. June 9, 1910.
 Same to same. Secretary's certificate as to chattel mortgage for \$10,000. May 14. June 9, 1910.
 City of N Y to Samuel Bryant, of 2 Rector st, to transfer of tax lien for years 1897 to 1907, assessed to unknown. Lot 35½ on Watts st, rear, n s, bet Hudson and Varick sts. June 17, 1909, 3 years, 12%. June 3, 1910. 2:578. 1,680.27
 City of N Y to Samuel Bryant, of 2 Rector st, to transfer of tax lien for years 1897 to 1907, assessed to J Stewart. Lot 35 on Watts st, n s, bet Hudson and Varick sts. June 17, 1909, 3 years, 10%. June 3, 1910. 2:578. 384.20
 Cohen, Eli M to Emanuel Marks exr, &c, Meyer Gans. 91st st, No 56, s s, 280 e Columbus av, 20x100.S. P M. June 2, 3 yrs, 5%. June 3, 1910. 4:1204. 21,000
 Curzio, Eugene to Lion Brewery. Pleasant av, No 280. Saloon lease. May 26, demand, 6%. June 3, 1910. 6:1714. 4,978.50
 Congregation Ahawath Achim Anshe Ungaren, a corpn, to Isaac Manasse. Columbia st, No 70, e s, abt 80 s Rivington st, 22x 99.11. Prior mort \$— May 16, installs, 6%. June 3, 1910. 2:333. 1,500
 COMMERCIAL TRUST CO of N J with No 68 William St, City Investing Co and U S Realty & Impt Co. William st, No 68, on map Nos 68 and 70, n e cor Cedar st, Nos 29 to 39, runs e 124.4 x n 27.8 x w 33.5 x n 20.9 x n w 92.5 to e s William st x s w 54.7 to beginning. Extension of \$800,000 mort until Apr 20, 1915, at 4%, and consent to same. Apr 20. June 4, 1910. 1:42. nom
 City & Suburban Homes Co to Helvetia Realty Co. 78th st, Nos 533 to 537, n s, 541.9 e Av A, 106.3x102.2. June 1, 5 years, 4½%. June 3, 1910. 5:1490. 85,000
 Same to same. Same property. Certificate as to above mort. June 1. June 3, 1910. 5:1490.
 Cohen, Joseph to Jacob Burnstone. 7th st, Nos 215 and 215½, n s, 216.4 w Av C, 33.4x97.6. Prior mort \$24,000. June 4, 3 years, 6%. June 6, 1910. 2:390. 6,000
 Childs Co, a corpn, to CENTRAL TRUST CO of N Y. Broadway, No 196, e s, abt 44.3 n John st, 22x160; Broadway, No 194, e s, 20 n John st, 24.3x162x23.4x161.5. May 1, 5 years, 4½%. June 6, 1910. 1:79. 850,000
 Cunningham, Nicholas C to Ray Loeb. 17th st, No 311, n s, 111.8 e 2d av, 22.4x106. Prior mort \$22,000. June 1, 1 year, 6%. June 6, 1910. 3:923. 4,000
 Clark, James F A to UNION TRUST CO OF N Y. 40th st, No 144, s s, 176 w 3d av, 48x98.9. June 7, 1910, 5 years, 4½%. 3:895. 65,000
 Cook, Peter with TITLE GUARANTEE & TRUST CO. 115th st, No 71 East. Subordination agreement. June 7, 1910. 6:1621. nom
 City of New York to Lillian Lipstadt, of 62 Park Row. Transfer of tax lien for years 1862 and 1866, assessed to Second Av Railroad Co. Lot 1, on 1st av, 2d av, 96th and 97th sts. Aug 19, 1909, 3 years, 8¾%. June 7, 1910. 6:1668. 1,224.69
 Colt-Browne, Henrietta A to Mary-C Grey. 134th st, No 209, n s, 117 w 7th av, 17x99.11. June 1, due, &c, as per bond. June 7, 1910. 7:1940. 5,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

June 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Azoy, Anastasio C M as trustee under deed of trust with City Real Estate Co. 9th av, No 68. Agreement as to payment of money advanced for purchase of tax lien. June 2. June 3, 1910. 3:739. nom
 Azoy, Anastasio C M as trustee under deed of trust to City Real Estate Co. 9th av, No 68, n e cor 15th st, Nos 367 to 375, 19.8x100. June 2, due, &c as per bond. June 3, 1910. 3:739. 3,000
 American Mortgage Co with K Geo Falk. 70th st, No 510 East. Subordination agreement. May 26. June 7, 1910. 5:1481. nom
 Aronson, Harry to Ehler Osterholt. Amsterdam av, n w cor 156th st, 100x125. P M. June 3, 1 year, 5%. June 7, 1910. 8:2115. 92,500
 AMSTERDAM SAVINGS BANK with Chas Gahren. 8th av, No 2577. Extension of \$25,000 mort until May 4, 1915, at 5%. May 7. June 7, 1910. 7:2041. nom
 Bolender, Geo P to Chas E Eickhoff. Amsterdam av, Nos 902 and 904, w s, 25.11 n 104th st, 50x100. 1-3 part. All title. June 1, 1 year, % as per bond. June 8, 1910. 7:1876. note, 1,000
 Bloom, Nathan to Mary Reggel. Willett st, No 92, e s, 225 n Rivington st, 25x100. Prior mort \$20,000. June 8, 1910, 3 years, 6%. 2:339. 3,250
 Bronx Investment Co with John I Middleton. 64th st, No 169, n s, 180 e Lexington av, 16x100.5. Extension of \$26,000 mort until June 7, 1913, at 5%. June 7, 1910. 5:1399. nom
 Bernstein, Harris with Henry A C Taylor. 116th st, Nos 220 and 222 West. Extension of \$50,000 mort until May 26, 1913, at 4½%. May 26. June 8, 1910. 7:1831. nom
 Bernheimer, Simon E and Max E with BOWERY SAVINGS BANK. Lenox av, Nos 106 to 114. Extension of \$80,000 mort until June 6, 1915, at 4½%. May 26. June 8, 1910. 6:1599. nom
 Brennan, Lawrence to U S TRUST CO of N Y. 7th av, No 823, e s, 25.1 n 53d st, 25x100. June 8, 1910, 3 years, 4½%. 4:1006. 32,500
 Same to Emeline Evans. Same property. Prior mort \$32,500. June 8, 1910, 3 years, 6%. 4:1006. 2,500

DRAUGHTING

OTTO G. LINDBERG (Tel. 7811 Cort.) 9 Church Street

Special attention given to the preparing of **MAPS AND OTHER DRAWINGS** required in **REAL ESTATE TRANSACTIONS, SUBDIVIDING PROPERTIES, ETC.**

- Coleman, Michael to exrs, &c, of estate of David Dows. 23d st, n s, 309 e 6th av, 25x98.9; 23d st, No 55, n s, 259 e 6th av, 50x197.6 to s s 24th st, No 38, P M. Apr 28, due June 8, 1913, 4½%. June 8, 1910. 3:825. 300,000
- Cudahy Packing Co, a corpn of Illinois, to ILLINOIS TRUST & SAVINGS BANK and Wm H Henkle of Chicago, Ill. 12th av, w s, 75.11 s 131st st, 25.6x95.2 to Hudson River R R Co x25.2x98.3, leasehold; 14th st, Nos 454 and 456, s s, 91 e 10th av, 34x—, leasehold; 11th av, Nos 421 and 423, n w cor 35th st, 49.5x100x—, leasehold; also property in Brooklyn and numerous other cities throughout the country. May 1, 1909, 25 years, 5%. June 8, 1910. Misc. General mortgage or deed of trust given to secure gold bonds for 5,000,000
- Conolly, Hugh E and Mary A, of N Y, and Cath C wife Isador H Sampers, of Yonkers, N Y, to METROPOLITAN SAVINGS BANK. Audubon av, No 396, w s, 18 s 185th st, 18x50. June 7, 5 years, 5%. June 8, 1910. 8:2157. 4,500
- Cohen, Alexander E to Esther Surut. 2d av, No 1976, e s, 75.11 s 102d st, 25x100. June 7, 3 years, 5%. June 8, 1910. 6:1673. 18,000
- Card, Margaretta wife James Van Dyck Card to Rebecca T Mathews. 73d st, No 248, s s, 325 e West End av, 24.9x102.2. June 8, 1910, 5 years, 4½%. 4:1164. 30,000
- de Koven, Anna F to Amos R E Pinchot. Park av, Nos 1025 to 1029, e s, 42.2 n 85th st, 60x82.2. Prior mort \$50,000. June 3, due Dec 1, 1910, 5%. June 7, 1910. 5:1514. 32,500
- Daniels, Samuel and Louis Rutstein to Tillie Klingenstein and ano exrs Bernhard Klingenstein. Henry st, No 28, s s, 145.1 e Catherine st, 25x100.6. June 6, 1910, 5 years, 4½%. 1:277. 26,000
- Donald, Anna E with Jeannie F Seymour. 86th st, No 306 West. Extension of \$20,000 mort until June 1, 1913, at 4%. June 1, June 3, 1910. 4:1247. nom
- D'Onofrio, Michele to TITLE GUARANTEE & TRUST CO. 113th st, No 345, n s, 166.8 w 1st av, 16.8x100.11. June 2, due, &c, as per bond. June 3, 1910. 6:1685. 4,500
- Davis, Flora C to Milton A Rauh. 117th st, No 303 West. Extension of \$20,000 mort until Oct 17, 1913, at 5%. June 3, 1910. 7:1944. nom
- Dittmann, Frank to Jetter Brewing Co. 2d av, No 986. Saloon lease. June 2, demand, 6%. June 3, 1910. 5:1345. 2,900
- Donohue, Loretto M to Cornelia G Chapin. 2d av, No 581, s w cor 32d st, Nos 250 and 252, 24.8x100. P M. June 8, 5 years, 5%. June 9, 1910. 3:912. 25,000
- E M K Construction Co to Frederick Lewisohn et al exrs Leonard Lewisohn. Convent av, No 433, s e cor 149th st, No 418, 99.11 x100. June 3, 1910, 5 years, 5%. 7:2063. 165,000
- Same to same. Same property. Certificate as to above mort. June 1, June 3, 1910. 7:2063.
- Everson, Duane S with Susan W and Isabel N Mills. 183d st, No 659, n s, 120.9 e Broadway, 16.8x74.11. Extension of \$7,000 mort until July 18, 1913, at 5%. May 25, June 4, 1910. 8:2164. nom
- Eggers, Diedrich to Johanna M Moller. 83d st, No 604, s s, 98 e East End av, 25x76.10x25x73.5. June 2, due, &c, as per bond. June 3, 1910. 5:1590. 10,500
- Eisenberg, Louis with Jacob Hirsh. 144th st, No 530 West. Extension of \$15,000 mort until June 1, 1913, at 6%. June 3, June 4, 1910. 7:2075. nom
- Eisenberg, Louis with Jacob Hirsh. 144th st, No 540 West. Extension of \$15,000 mort until June 1, 1913, at 6%. June 3, June 4, 1910. 7:2075. nom
- E M K Construction Co to Emanuel M Krulewicz. St Nicholas av, Nos 1401 to 1407, n w cor 180th st, No 601, 100x100. P M. Prior mort \$200,000. May 27, 3 years, 6%. June 6, 1910. 8:2162. 50,000
- Egan & Halley Construction Co to GREENWICH SAVINGS BANK. Fort Washington av, s w cor 171st st, 94.1x99.6x94x103.10. June 6, 1910, due, &c, as per bond. 8:2139. 135,000
- Same to same. Same property. Certificate as to above mort. June 6, 1910. 8:2139.
- Same to Hogenauer & Wesslau Co. Same property. Prior mort \$135,000. June 6, 1910, 3 years, 6%. 8:2139. 25,000
- Same to same. Same property. Certificate as to above mort. June 3, June 6, 1910. 8:2139.
- E M K Construction Co to Emanuel M Krulewicz. Convent av, No 433, s e cor 149th st, No 418, 99.11x100. P M. Prior mort \$165,000. May 27, 3 years, 6%. June 6, 1910. 7:2063. 30,000
- Ernst, Alice M to BOWERY SAVINGS BANK. 92d st, No 22, s s, 300.7 e 5th av, 20x100.8. Prior mort \$20,000. June 6, 1910, 3 years, 4½%. 5:1503. 8,000
- Evangelical Zions Church, a corpn to Wm C Farr. 140th st, No 171, n s, 612.6 w Lenox av, 37.6x99.11. Dec 18, 1900, 5 years, 6%. June 7, 1910. 7:2009. 3,000
- East Twenty-Ninth Street Co to Anzonetta D Anthony. 29th st, Nos 315 and 317, n s, 200 e 2d av, 40x98.9. June 6, 5 years, 5%. June 7, 1910. 3:935. 40,000
- Same to same. Same property. Certificate as to above mort. June 4, June 7, 1910. 3:935.
- EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Frederick Volzing and Julius Dall. 2d av, No 1039. Extension of mort for \$14,000 to May 1, 1915, at 4½%. May 27, June 7, 1910. 5:1328. nom
- Emkaar Realty Co to Aaron Goodman. Amsterdam av, No 2298, s w cor 174th st, No 500, 50x100. P M. Prior mort \$—. June 6, due Aug 6, 1910, 6%. June 8, 1910. 8:2130. 13,600
- Emkaar Realty Co to Aaron Goodman. Amsterdam av, No 2298, s w cor 174th st, No 500, 50x100. Building loan. June 7, 1 year, 6%. June 8, 1910. 8:2130. 40,000
- Same to same. Same property. Certificate as to above mort. June 6, June 8, 1910. 8:2130.
- Fletcher, Austin B and Lewis H Schultz as trustees Jackson S Schultz with Joseph Cohen. 100th st, No 210 East. Extension of \$22,000 mort until June 1, 1913, at 5%. June 6, June 8, 1910. 6:1649. nom
- 520 Park Av Co to TITLE GUARANTEE & TRUST CO. Park av, No 520, n w cor 60th st, Nos 57 to 61, 100.5x59.10. Building loan. June 7, due Dec 1, 1911, 6% until completion of buildings, with option to have a permanent loan for 3 or 5 years at 5% on completion of buildings. June 8, 1910. 5:1375. 420,000
- Same to same. Same property. Certificate as to above mort. June 2, June 8, 1910. 5:1375.
- Frankenthaler, Alfred and Joseph Sapinsky to Anna Fallon. 124th st, No 357, n s, 75 w 1st av, 19x100.11x18.9x100.11. June 7, due, &c, as per bond. June 8, 1910. 6:1801. 6,000
- Failla, Lucia and Marco Termini to Kips Bay Brewing & Malting Co. Chrystie st, No 226. Saloon lease. May 25, demand, 6%. June 3, 1910. 2:422. 1,150
- Ferguson, Harry to GREENWICH SAVINGS BANK. 50th st, No 124, s s, 300 w 6th av, 25x100.4. P M. June 1, 1 year, 4½%. June 4, 1910. 4:1002. 18,000
- Frank, Esther with Millie M Toch. 80th st, No 167 West. Extension of \$4,000 mort until Apr 1, 1915, at % as per bond. May 19, June 3, 1910. 4:1211. nom
- Frankenheim, Samuel to Jennie Gladstein. 1st av, No 873. Extension of \$3,900 mort until June 3, 1911, at 6%. June 3, June 4, 1910. 5:1341. nom
- Fraser, Nellie D to Sheltering Arms. 86th st, No 339, n s, 440 w West End av, 20x100.8. June 3, 1910, 3 years, 4%. 4:1248. 20,000
- Frankenthaler, Alfred and Chas Kaufman with Anna Fallbn. 124th st, No 357 East. Subordination agreement. June 7, June 9, 1910. 6:1801. nom
- Freyer, Rose wife Martin to METROPOLITAN SAVINGS BANK. Pleasant av, No 335, w s, 20 s 118th st, 18.6x75. June 8, 5 years, 5%. June 9, 1910. 6:1711. 6,000
- Same to Sun Construction Co. Same property. P M. Prior mort \$6,000. June 8, due Aug 23, 1911, 6%. June 9, 1910. 6:1711. 1,500
- Gronich, Chas to Sarah W Morgan and ano, individ and as extrx Sarah A Morgan. Perry st, No 39, n s, 150 e 4th st, 17x74. P M. June 9, 1910, 3 years, 4½%. 2:613. 4,500
- Glick, Morris and Bessie to Harris Wilner. 48th st, No 315, n s, 200 e 2d av, 25x100.5. Prior mort \$18,000. May 26, 5 years, 6%. June 9, 1910. 5:1341. 5,000
- Gerbereux, Eugene to EAST RIVER SAVINGS INSTN. Sullivan st, Nos 214 to 218, w s, 175 n Bleecker st, 85x100. June 4, 1910, 5 years, 5%. 2:540. 75,000
- Gladstein, Jennie to Samuel Frankenheim. 1st av, No 873, w s, 25.5 s 49th st, 25x100. Prior mort \$21,900. June 3, installs, 6%. June 4, 1910. 5:1341. 1,100
- GREENWICH SAVINGS BANK with Benj Keller. Essex st, No 35. Extension of \$24,000 mort until June 9, 1915, at 5%. June 2, June 7, 1910. 1:310. nom
- GREENWICH SAVINGS BANK with Tyrae Co. 30th st, Nos 208 and 210 West. Extension of two mort for \$15,000 each until June 2, 1915, at 4½%. June 7, 1910. 3:779. nom
- General Society of Mechanics and Tradesmen of City N Y with Frank Fischer. 52d st, Nos 552 and 552½ West. Extension of \$5,000 mort until Apr 25, 1913, at 4½%. May 31, June 7, 1910. 4:1080. nom
- Gray, Kath B, of Hammonton, N J, with Efner S McCready, of Pelham, N. Y. 100th st, No 257 West. Extension of mort for \$3,000 to May 14, 1913, at 5%. May 14, June 7, 1910. 7:1872. nom
- Gans, Emil and Louis Gardner to TITLE GUARANTEE & TRUST CO. 115th st, No 71, n s, 140 w Park av, 25x100.11. June 7, 1910, due, &c, as per bond. 6:1621. 11,000
- Gray, John H to Max Eisman and ano. 3d av, Nos 1571 to 1577, e s, 75.8 s 89th st, runs e 75 x s e 24.6 x s w 4 x e 23.11 x s 100.8 to 88th st, Nos 200½ to 203, x w 55.6 x n e 26.2 x w 62.7 to 3d av x n 100 to beginning. Prior mort \$15,000. June 6, due Nov 15, 1911, 6%. June 7, 1910. 5:1534. 7,500
- GREENWICH SAVINGS BANK with Fanny Bachrach. 3d av, No 2277. Extension of \$10,000 mort until Apr 11, 1913, at 4½%. June 2, June 7, 1910. 6:1788. nom
- Hawks, Betty M to Anna R Morison. 7th av, No 498, on map No 500, s w cor 37th st, No 200, 24.9x60; 7th av, Nos 494 and 496, w s, 24.9 s 37th st, 49.4x100. June 4, due July 1, 1915, 5%. June 9, 1910. 3:786. 250,000
- H G Realty Co to Herman Langer. St Nicholas av, No 1281, n w cor 174th st, No 601, 124.8x100. June 8, due, &c, as per bond. June 9, 1910. 8:2143. 25,000
- Henley, Milton C to Lambert S Quackenbush and ano. 95th st, No 208, s s, 155 e 3d av, 25x100.8. P M. June 9, 1910, due, &c, as per bond. 5:1540. 20,000
- Hecht, Jacob to Max Ullmann. Hudson st, No 114. Store lease. June 9, 1910, due Apr 30, 1912, 6%. 1:189. 800
- Haselkorn, Max and Wolf Gips to Isaac Haselkorn. 16th st, No 431, n s, 400 e 10th av, 25x92. May 18, 18 months, 6%. June 8, 1910. 3:714. 1,000
- Hyman & Oppenheim, a corpn to UNION SQUARE SAVINGS BANK. 16th st, Nos 105 and 107, n s, 150 e 4th av or Union Sq, 25x100. June 6, due Aug 15, 1915, 4½%. June 7, 1910. 3:872. 90,000
- Same to same. Same property. Certificate as to above mort. June 6, June 7, 1910. 3:872.
- Hollister, G Trowbridge to Donald Mackay. 69th st, No 107, n s, 125 e Park av, 20x100.5. May 1, due, &c, as per bond. June 7, 1910. 5:1404. 20,000
- Hanson, Alfred E, of Brooklyn, N Y, to Wm L Kitchel and ano, trustees Alfred Van Beuren. 125th st, Nos 61½ and 63, n s, 126.10 e Madison av, 33.2x99.11. June 7, 1910, 5 years, 4½%. 6:1750. 41,000
- Haslacher, Philip with GERMAN SAVINGS BANK. 142d st, No 143, n s, 296 e 7th av, 27x99.11. Subordination agreement. June 7, 1910. 7:2011. nom
- Hirsch, Leon to Abraham Bernstein. 1st av, Nos 1700 and 1702, n e cor 88th st, Nos 401 and 403, 39x86. Prior mort \$45,000. June 6, installs, 6%. June 7, 1910. 5:1568. 5,000
- Helenita Realty Co to Judith W Richardson. 46th st, Nos 65 to 69, n s, 108.9 e 6th av, 56.2x100.5. P M. June 6, 1910, due June 6, 1911, 5% until June 6, 1911, and 6% thereafter. 5:1262. gold, 47,500
- Howland, Eliza W with Avatar Realty Co. 56th st, No 82 East. Extension of \$20,000 mort until June 20, 1915, at 4½%. May 19, June 6, 1910. 5:1291. nom
- Hackes, Sara G to Timothy F Paddell. Front st, No 263, s s, abt 25 e Dover st, runs e 21.6 x s 70.10 x w 14.4 x — 5.11 x w 6 x n 64.8 to beginning. Prior mort \$10,000. June 6, 1910, due May 1, 1911, 6%. 1:108. 2,000
- Heydecker, Mary A to Francis J Welton. 90th st, No 2, s s, 100 w Central Park West, 25x100.8. P M. Prior mort \$27,500. June 3, 1910, due, &c, as per bond. 4:1203. 25,000
- Heydecker, Mary A to EMIGRANT INDUSTRIAL SAVINGS BANK. 90th st, No 2, s s, 100 w Central Park West, 25x100.8. P M. June 3, 1910, 5 years, 5%. 4:1203. 27,500
- Ingle, John, Jr, to Judith W Richardson. 28th st, No 43, n s, 100 w 4th av, 20.10x98.9. Prior mort \$30,000. May 26, due June 7, 1911, 6%. June 3, 1910. 3:858. gold, 10,000

NORWOOD, TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO.
45 WEST 34th STREET

Independent Realty Co to Saml L Goldenberg. 2d av, No 2037, w s, 22 s 105th st, runs w 50 x s 3.9 x w 50 x s 23.2 x e 100 to 2d av x n 26.11 to beginning. June 1, 3 years, 5%. June 3, 1910. 6:1654. 20,000

Same to same. Same property. Certificate as to above mort. June 1, June 3, 1910. 6:1654.

Same and Bernhard Mayer with same. Same property. Subordination agreement. June 1, June 3, 1910. 6:1654. nom

Isalli, Salvatore to Dora Topper. 110th st, No 158, s s, 100 e Lexington av, 25x100. Prior mort \$—. June 6, due Jan 1, 1912, 6%. June 7, 1910. 6:1637. 792.50

Jacobs Construction Co to Barkin Construction Co. 99th st, n s, 125 w West End av, 75x100.11. P M. Prior mort \$—. June 1, due, &c, as per bond. June 6, 1910. 7:1888. 14,500

Jakob, Mary to Herman Linke. 94th st, No 322, s s, 325 e 2d av, 25x100.8. June 6, 1910, due May 24, 1913, 6%. 5:1556. 3,500

Jung, Harry M to TITLE INS CO of N Y. 51st st, No 556, s s, 80 e 11th av, 20x75.3. P M. June 2, 3 years, 5%. June 8, 1910. 4:1079. 6,000

Same to Hugo Wintner. Same property. P M. Prior mort \$6,000. June 2, 1 year, 6%. June 8, 1910. 4:1079. 1,500

Same to C V Oden Hughes. Same property. P M. Prior mort \$7,500. June 7, due, &c, as per bond. June 8, 1910. 4:1079. 582.88

Kramer (Max J) Co, Harris Mandelbaum, Fisher Lewine and Delia G Levy with TITLE INSURANCE CO OF N Y. Norfolk st, Nos 102 and 106, e s, 225.11 s Rivington st, 75.2x100.4. Subordination agreement. June 6, June 7, 1910. 2:353. nom

Kramer (Max J) Co to TITLE INSURANCE CO OF N Y. Norfolk st, No 102, e s, 263.6 s Rivington st, 37.7x100.4. June 7, 1910, 3 years, 5%. 2:353. 50,000

Same to same. Same property. Certificate as to above mort. June 7, 1910. 2:353.

King, Hattie with LAWYERS TITLE INS & TRUST CO. 98th st, Nos 57 and 59 East. Agreement as to share ownership in mort. June 3, June 7, 1910. 6:1604. nom

Kahn, Leon to GERMAN SAVINGS BANK. 142d st, No 143, n s, 296 e 7th av, 27x99.11. June 7, 1910, 5 years, 4½%. 7:2011. 20,000

KINGSTON SAVINGS BANK with Clara Moss, Madison av, Nos 1420 and 1422, n w cor 98th st, 100.11x45. Extension of \$85,000 mort until May 26, 1915, at 5%. May 23. June 6, 1910. 6:1604. nom

Kenedy, Elizabeth with BANK FOR SAVINGS of N Y. Barclay st, Nos 3 and 5. Extension of mort for \$90,000 to June 28, 1915, at 4½%. Apr 25. June 3, 1910. 1:123. nom

Korman, Samuel to Esther L Smith. 9th st, No 720, s s, 258 e Av C, 25x93.11. June 2, 5 years, 5%. June 3, 1910. 2:378. 14,500

Kerner, William to Henry Oppenheimer. 109th st, Nos 3 and 5, n s, 100 e 5th av, 36.3x100.11. June 3, 1910, 5 years, 5%. 6:1615. 42,000

Kelly, Jos W to Chas M Cauldwell. 131st st, No 2, s s, 75 e 5th av, 17.6x99.11. P M. May 31, 3 years, 5%. June 3, 1910. 6:1755. 6,500

Kelly, Joseph W to Bronx Investment Co. 131st st, No 4, s s, 92.6 e 5th av; 17.6x99.11. P M. May 31, 3 years, 5%. June 3, 1910. 6:1755. 6,000

Kelly, Joseph W to Rutherford Realty Co. 5th av, No 2133, e s, 83.5 s 131st st, 16.6x75. P M. May 31, 5 years, 5%. June 3, 1910. 6:1755. 8,000

Kelly, Jos W to Rutherford Realty Co. 5th av, No 2135, e s, 66.11 s 131st st, 16.6x75. P M. July 31, 5 years, 5%. June 3, 1910. 6:1755. 8,000

Kelly, Joseph W to Rutherford Realty Co. 5th av, No 2141, w s, 17.5 s 131st st, 16.6x75. P M. May 31, 5 years, 6%. June 3, 1910. 6:1755. 8,000

Kelly, Joseph W to Rutherford Realty Co. 5th av, No 2143, s e cor 131st st, 17.5x75. P M. May 31, 5 years, 5%. June 3, 1910. 6:1755. 10,000

Kissling, Jacob P of White Plains, N Y, to FRANKLIN SAVINGS BANK. 8th av, No 2176, e s, 75.11 n 117th st, 24.11x100. June 3, 1910, 5 years, 4½%. 7:1923. 26,000

Kramer, Yatty and Martha Seligman with John T Willets and ano trustees Samuel Willets. 66th st, Nos 203 to 209, n s, 100 e 3d av, 2 plots each 45x100.5. Extension of 2 mort for \$40,000 each until June 21, 1915, at 5%. May 27. June 4, 1910. 5:1421. nom

Kraus, Philip with Adaline A Hepworth, Nina W Lamb, Martha T Griffen, Mary J Hutton, Cath M Dresser and Wilson M Powell. Grand st, No 28, n s, 50 w Thompson st, 50x62. Extension of \$38,000 mort until May 1, 1915, at 5%. Apr 21. June 4, 1910. 2:476. nom

Kashowitz, Max to Thos G Field trustee Henry Weil. Rivington st, Nos 131 and 133, s e cor Norfolk st, Nos 122 to 128, 50x100.5. June 3, 1910, 5 years, 5%. 2:353. 105,000

Le Brun, Katherine to METROPOLITAN SAVINGS BANK. Bank st, Nos 108 and 110, s s, 117 w Greenwich st, runs s 72.5 x e 26.3 x n e 12 x n 60 x w 31.3 to beginning; Greenwich st, No 760, w s, 99.4 s Bank st, runs n w 34 x n w 22.6 x n e 3 x w 26.3 x s 16 x e 41.10 x e 34 to Greenwich st x n e 17.6 to beginning. June 3, 3 years, 5½%. June 4, 1910. 2:634. 18,000

Same to R C Faber trustee. Same property. Prior mort \$18,000. June 3, due Dec 1, 1911, 6%. June 4, 1910. 4,000

Landeker, Adolf H of Plainfield, N J, to Dora M Upton. 216th st, s e cor 9th av, 100x49.11. May 12, due, &c, as per bond. June 4, 1910. 8:2196. 8,750

Lounet Leasehold Co to Florence E Pelletreau. Cathedral Parkway, n s, where a prolongation in a south direction of e s of sub-station 4 of Interborough R T Co would intersect said st, runs w along st 60 x n 22 x e 60 x s 22 to beginning, except space for elevated columns, &c. Leasehold. Prior mort \$5,000. May 27, 1 year, 6%. June 3, 1910. 7:1846. gold, 1,750

Same to same. Same property. Certificate as to above mort. May 27, June 3, 1910. 7:1846.

LAWYERS TITLE INS & TRUST CO with Esther J Levy. 3d av, No 441, e s, 79.10 s 31st st, 18.11x100. Extension of \$16,000 mort until May 31, 1915, at 5%. May 17. June 3, 1910. 3:911. nom

Leichtag, Mindel to Chas Bloom. 3d st, No 306 East, s s, abt 260 w Av D, 22.7x106. Prior mort \$27,500. June 7, due Mar 15, 1912, 6%. June 9, 1910. 2:372. 2,535

LAWYERS TITLE INS & TRUST CO with Salvatore Strano. 113th st, Nos 336 and 338 East. Extension of two mort for \$20,000 each until June 30, 1915, at 5%. June 1. June 9, 1910. 6:1684. nom

LAWYERS TITLE INS & TRUST CO with Edgewater Realty Co. Lexington av, No 729. Extension of \$25,000 mort until Apr 1, 1913, at 5%. May 23. June 9, 1910. 5:1313. nom

Levy, Lazarus and Michael, and Maximilian Stern to Alfred Hahn. Henry st, n s, abt 217 e Market st, at e s Manhattan Bridge approach, runs e 3.7 x n 85 x w 25 x s 14.5 x s e 73.8 to beginning; Henry st, No 81, n s, abt 220 e Market st, 25x85.8x 25x85.2; East Broadway, No 91, s s, abt 220 e Market st, 25x 90x24.4x90. Prior mort \$—. June 1, 1 year, 6%. June 3, 1910. 1:282. 45,000

LAWYERS TITLE INS & TRUST CO with John S Conabeer. 8th av, Nos 2395 to 2399, w s, 49.11 n 128th st, 50x80. Extension of \$20,000 mort until June 3, 1915, at 4½%. June 3. June 4, 1910. 7:1995. nom

Livingston, L Helen to John S Huyler. 35th st, Nos 507 and 509, n s, 100 w 10th av, 50x98.9. June 7, 1910, due Jan 24, 1912, 5%. 3:707. 1,740

Louvre Realty Co to Kaufman G Falk. 70th st, No 510, s s, 249 e Av A, 37x100.5. June 2, 3 years, 5%. June 7, 1910. 5:1481. 27,000

Same to same. Same property. Certificate as to above mort. June 2, June 7, 1910. 5:1481.

Same and Wm R Rose with same. Same property. Subordination agreement. June 6, June 7, 1910. 5:1481. nom

LAWYERS TITLE INS & TRUST CO with Wolf Boroschek. 70th st, No 327 East. Extension of \$10,000 mort until June 16, 1915, at 5%. June 1, June 7, 1910. 5:1445. nom

LINCOLN TRUST CO with Malwine Schleicher. 102d st, No 330 East. Agreement as to ownership of bond and mort, &c. June 7, 1910. 6:1673. nom

LAWYERS TITLE INS & TRUST CO with Tillie Finkelbrand. 115th st, Nos 105 and 107 East. Extension of \$33,500 mort until Apr 19, 1915, at 5%. June 7, 1910. 6:1643. nom

Lennon, Peter to Central Brewing Co. 3d av, No 1110. Saloon lease. May 31, demand, 6%. June 7, 1910. 5:1400. 4,500

LAWYERS TITLE INS & TRUST CO with Marcus Batavia. 3d av, No 2358. Extension of \$10,000 mort until June 7, 1915, at 5%. May 27. June 7, 1910. 6:1776. nom

Levy, Louis and Lena Heyman with Joseph Katz. 3d st, No 195, n e s, 103 n w Av B, 24x96.2. Extension of mort for \$7,000 to Apr 15, 1915, at 6%. Apr 15. June 7, 1910. 2:399. nom

Lenihan, John J to Clara F Warner. Park Terrace East, e s, 147.7 s 218th st, and being lots 71 to 76 amended map (No 1099) of building lots in 12th Ward, 150x100. June 1, 1 year, 6%. June 3, 1910. 8:2243. 2,000

Lawyers Mortgage Co with Morris Mendel. 101st st, No 307 East. Extension of \$14,000 mort until May 22, 1915, at 5%. May 28. June 8, 1910. 6:1673. nom

Levin, Clara to Moritz Neuman and ano. 119th st, No 11, n s, 123.5 w 5th av, 14x65.4x14.6x61.7. P M. Prior mort \$4,000. June 7, 3 years, 6%. June 8, 1910. 6:1718. 1,000

Maas, Sophie to Louis Maas. Division st, No 97, s s, 110.10 w Pike st, 24.11x64.10x25.4x64.11. Prior mort \$22,000. June 1, installs, 6%. June 3, 1910. 1:282. 1,600

Mitchell, Lewis A to FARMERS LOAN & TRUST CO. Greenwich st, No 310, n w cor Reade st, Nos 162 and 164, runs n 16.6 x w 64.9 x e 68 to beginning; Greenwich st, Nos 312 to 316, w s, 16.6 n Reade st, 64.9x60.1x57.10x60.8. June 3, due May 6, 1913, ½ as per bond. June 4, 1910. 10,000

Martino, Nicolo to Beadleston & Woerz. Thompson st, Nos 98 and 100. Saloon lease. June 3, demand, 6%. June 4, 1910. 2:502. 500

Messenger, Thos H and Clarence H Eagle exrs Henry Eagle to Irene M Thomas. 21st st, No 244 West. Extension of \$9,000 mort until June 1, 1915, at 4½%. May 27. June 3, 1910. 3:770. nom

Moran, Paul to BOWERY SAVINGS BANK. 41st st, Nos 114 and 116, s s, 2'0 w 6th av, 40x98.9. June 3, 5 years, 4½%. June 4, 1910. 4:993. 60,000

Moody, Fredric M to John J Falahee. 114th st, No 618; s s, 225 w Broadway, 25x100.11. P M. Prior mort \$35,000. June 1, 5 years, 6%. June 3, 1910. 7:1895. 8,000

Marchesini, Gaetano, of N Y, and Louis Marchesini, of Rimini, Italy, to Cath E Weber et al trustees Adam Weber. Spring st, No 206, s s, abt 50 w Sullivan st, 25x100. May 16, 5 years, 5%. June 3, 1910. 2:490. 27,000

Mishkin, Louis to Chas Lanier and ano exrs Frances A Lawrance. Cherry st, Nos 462 and 464, n s, 274.5 e Jackson st, 37x97.9. June 8, 1910, 5 years, 4½%. 1:263. 35,000

Same and Seymour Realty Co with same. Same property. Subordination agreement. May 31. June 8, 1910. 1:263. nom

Mishkin, Louis and Leon Tuchmann with same. Same property. Subordination agreement. May 31. June 8, 1910. 1:263. nom

Marx, Louis to American Mortgage Co. Mangin st, No 64, e s, 100 n Delancey st, 50x100. June 7, 2 years, 5%. June 8, 1910. 2:320. 10,000

Meyers, Samuel and Benj Klausner to F & M Schaefer Brewing Co. 36th st, No 224 West. Saloon lease. June 8, 1910, demand, 6%. 3:785. 1,561.50

Mahoney, Robt J to Frederic de P Foster as trustee. 88th st, No 20, s s, 95 w Madison av, 25x100.8. May 25, 5 years, 4½%. June 8, 1910. 5:1499. 42,500

Same to Mary E Schenck. Same property. P M. Prior mort \$42,500. June 6, due May 25, 1911, 6%. June 8, 1910. 5:1499. 2,400

Martin, Nellie and Lizzie Crowley exrs, &c, Thomas Martin, and Mary L Martin to MUTUAL LIFE INS CO of N Y. 11th av, No 584, e s, 40.5 s 44th st, 20x65. Prior mort \$—. June 6, due, &c, as per bond. June 8, 1910. 4:1072. 2,000

Mohlman, Albert J, of Brielle, N J, to Edw E Black. Greenwich st, Nos 842 and 844, w s, 23.2 s Gansevoort st, 46.1x64.2x46.1x 66.7. June 7, 1910, due, &c, as per bond. 2:613. 20,000

Marks, Emanuel, exr Meyer Gans with Eliz A Wintemute. 109th st, No 66, s s, 187 w Park av, 17x100.11. Extension of \$6,500 mort until Jan 29, 1913, at 4½%. June 3. June 6, 1910. 6:1614. nom

Miller, James H to Andrew M Clute. 133d st, No 152, s s, 487.6 w Lenox av, 12.6x99.11. June 6, 3 years, 5%. June 7, 1910. 7:1917. 5,000

Meierhof, Edward L to Frederick A Clark. Madison av, No 1140, w s, 100 n 84th st, 18x70. June 6, due, &c, as per bond. June 7, 1910. 5:1496. 21,000

Moller, Franz W with TITLE GUARANTEE & TRUST CO. 2d av, No 47, w s, 56.1 s 3d st, 22x100. Subordination agreement. June 4. June 7, 1910. 2:458. nom

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

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IRON WORK

- Marx, Eva J to Benj Simon. 97th st, No 36, s s, 329 w Central Park West, 18x100.11. Prior mort \$16,500. June 4, 1 year, 6%. June 6, 1910. 7:1832. 1,500
- McLaughlin, James F to LAWYERS TITLE INS & TRUST CO. 161st st, No 569, n s, 190.11 e Broadway, 18.11x99.11. P M. June 4, 3 years, 4½%. June 6, 1910. 8:2120. 5,000
- Miller, Theo to Sophia Steck et al exrs George Steck. 10th av, No 703, s w cor 48th st, No 500, 25.1x100. Leasehold. All title. Dec 15, 1909, 3 years, 5%. June 6, 1910. 4:1076. 2,545
- Miller, Edward to Sophia Steck et al exrs George Steck. 10th av, No 703, s w cor 48th st, No 500, 25.1x100. Leasehold. All title. Dec 15, 1909, 3 years, 5%. June 6, 1910. 4:1076. 2,545
- Miller, Theodore to Minna Miller. 10th av, No 701, w s, 25.1 s 48th st, 25.1x100. Leasehold. Dec 15, 1909, 3 years, 5%. June 6, 1910. 4:1076. 3,302.50
- Martin, Newell to TITLE GUARANTEE & TRUST CO. 66th st, n s, 100 w West End av, 160x100.5. June 6, 1910, due, &c, as per bond. 4:1178. 40,000
- METROPOLITAN BANK of N Y with the Eldorado Realty Co. Central Park West, No 300, n w cor 90th st, No 1, 100.8x100. Extension of mort for \$57,500 to May 1, 1913, at 6%. June 2, June 3, 1910. 4:1204. nom
- McKeon Realty Co to Margt P Daly, trustee Marcus Daly. 19th st, Nos 428 and 430, s s, 400 e 10th av, 50x92. June 9, 1910, 3 years, 5%. 3:716. 58,500
- Same to same. Same property. Certificate as to above mort. June 9, 1910. 3:716.
- Marx, Jacob with Dorothea Palmenberg. 114th st, Nos 172 to 176, s s, 136 w 3d av, 60x100.10x irreg x100.11. Agreement as to share ownership in mort. May 3. June 8, 1910. 6:1641.
- Mastrangelo, Pasquale and Carmine Bifalco to Lion Brewery. 97th st, No 216 East. Saloon lease. May 23, demand, 6%. June 9, 1910. 6:1646. 400
- Marvel Baking Co with Frederic N Goddard. 8th av, No 2055. Extension of \$29,000 mort until June 20, 1913, at 4½%. May 27. June 9, 1910. 7:1846. nom
- Neuman, Moritz to George Schuster. 5th av, No 1371, s e cor 114th st, No 2, 25.11x100. P M. Prior mort \$30,000. June 1, 5 years, 6%. June 3, 1910. 6:1619. 10,000
- Naughton, John H to BOWERY SAVINGS BANK. 54th st, No 148, s s, 157.1 w 3d av, 19x100.5. P M. June 6, 1910, 5 years, 4½%. 5:1308. 10,500
- NEW YORK LIFE INS CO with Chas V Faile. 43d st, No 106 West. Extension of \$42,000 mort until May 29, 1913, at 5%. Apr 20. June 7, 1910. 4:995. nom
- N Y Historical Soc with Salvatore Strano. 113th st, No 342 East. Extension of \$20,000 mort until Dec 30, 1913, at 5%. May 27. June 8, 1910. 6:1684. nom
- 19 East 57th Street Co to Rowan Realty Co. 57th st, No 19, n s, 72 w Madison av, 23x100.5. P M. Prior mort \$99,000. May 16, due as per bond, 6%. June 7, 1910. 5:1293. 30,000
- Oberle, Jacob F to FIFTH AVENUE BANK OF N Y. 41st st, Nos 338 to 342, s s, 349 e 2d av, 49x98.9. June 7, 1910, 1 year, 6%. 5:1333. 4,000
- Prentice, Maud B to LAWYERS TITLE INS & TRUST CO. 1st st, No 68, n s, 100 w 1st av, 25x128.6x25.2x125.4. June 3, 1910, 5 years, 5%. 2:443. 36,000
- Same and Jos L Bittenwieser with same. Same property. 2 subordination agreements. June 2. June 3, 1910. 2:443. nom
- Phoenix, Phillips & Lloyd and John McL Nash trustees Stephen W Phoenix with Archie N McAlonen. 27th st, No 355 West. Extension of \$10,000 mort until Apr 30, 1913, at 5%. May 25. June 3, 1910. 3:751. nom
- Petrucchi, Ernest with Paolo Gazzolo. 9th av, No 488, e s, 49.5 n 37th st, 24.8x100. Extension of \$9,000 mort until Aug 24, 1915, at % as per bond. June 2. June 3, 1910. 3:761. nom
- Potter, Chas H to Fanny Ellinger. 8th av, No 2450, n e cor 131st st, No 273, 25x100. May 31, 5 years, 5%. June 3, 1910. 7:1937. 42,000
- Purdy, Harry R to City Real Estate Co. 41st st, No 337, n s, 300 e 9th av, 32.2x98.9. June 9, 1910, due, &c, as per bond. 4:1032. 17,000
- Rutgers Construction Co to Barkin Construction Co. 7th av, No 1800, n w cor Cathedral Parkway, No 201, 70.11x100. P M. Prior mort \$—. June 1, due Dec 1, 1911, 6%. June 8, 1910. 7:1826. 11,400
- RONDOUT SAVINGS BANK with Tillie Finkelbrand. 115th st, Nos 101 and 103 East. Extension of \$36,000 mort until Oct 1, 1910, at 5%. May 4. June 8, 1910. 6:1643. nom
- Risley, Geo H with Stonington Realty Co. 114th st, Nos 135-137 East. Extension of \$45,000 mort until May 15, 1915, at 5%. May 5. June 8, 1910. 6:1642. nom
- Roe, James J to Carrie J Haber. 78th st, No 149, n s, 270 e Amsterdam av, 20x102.2. P M. Prior mort \$16,000. June 7, due, &c, as per bond. June 8, 1910. 4:1150. 4,000
- Rzeszower Verbruderungs Verein, a corp, to Max Borck. Willet st, No 70, e s, 70 s Rivington st, runs e 124.8 x s 30 x w 24 x s 0.1 x w 100.4 to st x n 32.2 to beginning. Prior mort \$—. June 2, due Feb 7, 1912, 6%. June 8, 1910. 2:338. 2,000
- Rosalsky, Solomon and Sarah R Nishofsky with Caroline M Butterfield. Monroe st, No 135 (133), n s, 26.1x—. Extension of \$25,000 mort until Feb 9, 1913, at 4½%. May 27. June 7, 1910. 1:271. nom
- Reiser, Mary to Charles Lanier and ano exrs, &c, Frances A Lawrence. 26th st, No 128, s s, 325 w 6th av, 25x98.9. P M. June 3, 1910, 5 years, 4½%. 3:801. 34,500
- Ray, Louis D to LAWYERS TITLE INS & TRUST CO. 84th st, No 35, n s, 490 w Central Park West, 20x102.2. June 3, 1910, 5 years, 4½%. 4:1198. 6,500
- RONDOUT SAVINGS BANK with Osmyn P Conant. 89th st, No 310 West. Extension of \$22,000 mort until May 31, 1913, at 5%. May 24. June 3, 1910. 4:1250. nom
- Rosenbaum, Solomon G to Kossuth E Bunnell. 7th av, No 278, s w cor 26th st, Nos 200 and 204, 24.8x100. P M. Prior mort \$—. June 3, 3 years, 5%. June 4, 1910. 3:801. 30,000
- Rosalsky, Otto A and Bessie Subin to Julius Blauner and ano. 11th st, No 529, n s, 295.6 w Av B, 25x103.3. Prior mort \$—. June 1, 2 years, 6%. June 3, 1910. 2:405. 5,000
- Roffmann, Charles to EMIGRANT INDUSTRIAL SAVINGS BANK. 18th st, No 350, s s, 200 e 9th av, 25x92. June 3, 1910, 5 yrs, 5% until June 3, 1912, and thereafter at 4½%. 3:741. 24,000
- Realty Associates, a corp, with John T Stanley. 48th st, Nos 605 and 607, n s, 100 w 11th av, 75x100.5. Subordination agreement. June 1. June 3, 1910. 4:1096. nom
- Richards, Margt T with Minnie Crook. 117th st, No 6 East. Extension of \$42,000 mort until Apr 17, 1915, at 5%. Apr 13, June 6, 1910. 6:1622. nom
- Rosenthal, Louis to Wolf Kamerman. 9th st, No 638, s s, 183 w Av C, 25x93.11. Prior mort \$—. June 6, 1910, 2 years, 6%. 2:391. 2,000
- Reibstein, Emil to HUDSON CITY SAVINGS INSTN. East Broadway, No 100, n s, 185.2 w Pike st, 25x65.5x25x65.7. Prior mort \$30,000. June 6, due, &c, as per bond. June 7, 1910. 1:282. 7,000
- Relyea, Geo E to UNION TRUST CO of N Y. Cherry st, Nos 402 to 406, n s, 203.9 e Scammel st, 64.1x97.8. P M. June 9, 1910, 5 years, 5%. 1:261. 20,000
- Rodel, Rudolph A to Judith W Richardson. 56th st, No 240, s s, 140 e 8th av, 22x100.5. Prior mort \$33,000. June 8, 1 year, 6%. June 9, 1910. 4:1027. 6,000
- Reilly, John to Lion Brewery. 7th av, No 320. Saloon lease. May 26, demand, 6%. June 9, 1910. 3:777. 500
- ROYAL BANK of N Y with LAWYERS TITLE INS & TRUST CO. 182d st, Nos 620 and 622, s s, 50 e Wadsworth av, 50x70. Subordination of assignment of rents to mort. June 6. June 8, 1910. Also recorded in conveyances. 8:2165. nom
- Ranelli, Frank to Joseph Doelger's Sons. Hester st, No 161. Saloon lease. June 8, demand, 6%. June 9, 1910. 1:238. 600
- Sherman (J) & Co to Eisenberg & Mendil. Certificate as to chattel mort for \$400. June 1. June 3, 1910.
- Shulman, Lazar with Philip Pretzfeld. Rivington st, No 194. Subordination agreement. May 6. June 3, 1910. 2:344. nom
- Schlanger, Solomon H and Crescent Star Realty Co with Philip Pretzfeld. Rivington st, No 194. Subordination agreement. June 1. June 3, 1910. 2:344. nom
- Stewart, Thomas H to Susan Q Chambettaz. 26th st, No 125, n s, 265.7 w 6th av, 21.10x98.9. P M. June 3, 1910, 3 years, 5%. 3:802. 32,000
- Stewart, Thomas H to Rose C Daly. 26th st, No 125, n s, 265.7 w 6th av, 21.10x98.9. P M. Prior mort \$32,000. June 3, 1910, 1 year, 6%. 3:802. 5,000
- Smith, Edward J to V Loewer's Gambrius Brewery Co. 43d st, No 508 West. Saloon lease. June 2, demand, 6%. June 3, 1910. 4:1071. 666.15
- Simon, Kassel and Bernard Ratkowsky and Aaron I Marcus to GERMAN SAVINGS BANK. 136th st, No 40, s s, 216.3 e Lenox av, 38.9x99.11. Prior mort \$30,000. May 25, 5 years, 4½%. June 3, 1910. 6:1733. 27,000
- Schmidt, Florence D with Katherine Didion. 92d st, No 128 East. Extension of \$10,000 mort until June 3, 1913, at 4½%. June 2. June 3, 1910. 5:1520. nom
- Schindel, Morris to Saml A Potter. 98th st, Nos 57 and 59, n s, 150 e Madison av, 50x100.11. Prior mort \$50,000. June 1. 4 years, 6%. June 4, 1910. 6:1604. 5,000
- Schindel, Morris to Paul L Hammond. 98th st, Nos 57 and 59, n s, 150 e Madison av, 50x100.11. June 2, 5 years, 5%. June 3, 1910. 6:1604. 50,000
- Solomon, Herman M and Saml, exrs Marx Solomon to Tillie Salvin. Henry st, No 255, n s, 47.1 e Montgomery st, 28x83x28x84.4. Prior mort \$26,000. June 1, due Dec 23, 1911, 3%. June 3, 1910. 1:287. 7,000
- Schlanger, Solomon H to Philip Pretzfeld. Rivington st, No 194, n s, 25 w Ridge st, 24.11x69.11. May 31, 5 years, 5%. June 3, 1910. 2:344. 25,000
- Stanley, James T, of Brooklyn, to John T Stanley. 48th st, Nos 605 and 607, n s, 100 w 11th av, 75x100.5. June 1, due, &c, as per bond. June 3, 1910. 4:1096. 24,000
- Scott, Ellen Y to Margt O Sage. 67th st, n s, 100 w Central Park West, 150x100.5. P M. Apr 30, 5 years, 4½%. June 3, 1910. 4:1120. 155,000
- Stern, Leona to Fredk A Clark. 64th st, No 123, n s, 180 w Lexington av, 20x100.5. June 6, 1910, due, &c, as per bond. 5:1399. 28,000
- Stehl, Edward R with Henry Oppenheimer. 109th st, Nos 3 and 5 East. Subordination agreement. June 3. June 6, 1910. 6:1615. nom
- Schwab, Hannah to Mary A G McLochlin. 7th av, Nos 256 and 258, w s, 130 n 24th st, 42.10x78.2. P M. June 6, 1910, 3 yrs, 4½%. 3:774. 50,000
- Schulz-Gallagher Realty Co to The Corporation Finance, a corp. Certificate as to mort or deed of trust dated June 6, 1910. June 6, 1910. Genl mort.
- Siegelman, Morris to Emanuel Moses, exr Bernard Cohen. 9th st, No 606, s s, 118 e Av B, 22.6x93.11. June 3, due, &c, as per bond. June 7, 1910. 2:391. 16,000
- Schuykill Realty Co to LAWYERS TITLE INS & TRUST CO. 182d st, Nos 616 to 622, s s, 50 e Wadsworth av, two lots, each 50x70. Two mort, each \$35,000. June 7, 5 years, 5%. June 7, 1910. 8:2165. 70,000
- Sabbatino, Giuseppe to Jas H Aldrich et al trustees Eliz W Aldrich. Laight st, No 34, n s, 177.6 e Hudson st, —x— to Vestry st, No 13. June 7, 4 years, 5%. June 8, 1910. 1:220. 35,000
- Schierenbeck, Ahrend to Kath L Meuser. Maiden lane, No 137, n e cor Water st, No 153, 52.11x20x52.8x20.8. June 8, 1910, due, &c, as per bond. 1:71. 18,000
- Schuykill Realty Co and Rosie Krauss with LAWYERS TITLE INS & TRUST CO. 182d st, Nos 620 and 622, s s, 50 e Wadsworth av, 50x70. Subordination agreement. June 6. June 8, 1910. 8:2165. nom
- Schuykill Realty Co to LAWYERS TITLE INS & TRUST CO. 182d st, Nos 616 to 622 West. Certificate as to 2 mort for \$70,000. June 7. June 8, 1910. 8:2165.
- Schmitt, Martin F to GERMAN SAVINGS BANK. 1st av, Nos 825 and 827, n w cor 46th st, Nos 351 and 353, runs w 80 x n 75 x e 20 x s 22.6 x e 60 to 1st av x s 52.6 to beginning; also strip begins 60 w 1st av and 75 n 46th st, runs w 20 x x n 1.8 x e 20 x s 1.8 to beginning. June 7, 3 years, 4½%. June 8, 1910. 5:1339. 36,500
- Schroder, Michael with LAWYERS TITLE INS & TRUST CO. 182d st, Nos 616 and 618, s s, 100 e Wadsworth av, 50x70. Subordination agreement. June 6. June 8, 1910. 8:2165. nom

THE GEORGE A. JUST CO. | IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY | NEW YORK**

Smith, Charlotte E to Michael J O'Connor and ano. 54th st, No 12, s s, 200 e 5th av, 25x100.5. P M. June 9, 1910, 3 years, 4½%. 5:1289. 80,000

Schechner, Saml with John T Willets as guardian. Monroe st, No 84, s s, 86.11 e Pike st, 27x93x irreg x100.9. Extension of \$28,000 mort until Nov 13, 1915, at 5%. May 27. June 8, 1910. 1:255. nom

Seitz, Joseph F to John Overbeck. 48th st, No 139, n s, 310 w 3d av, 20x67.4x20x68.1. June 9, 1910, 1 year, 5%. 5:1303. 8,000

Tuchmann, Leon with HUDSON CITY SAVINGS INSTN. East Broadway, No 100, n s, 185.2 w Pike st, 25x65.5x25x65.7. Subordination agreement. June 6. June 7, 1910. 1:282. nom

Turtel, Luis to TITLE GUARANTEE & TRUST CO. 2d av, No 47, w s, 56.1 s 3d st, 22x100. June 2, due, &c, as per bond. June 7, 1910. 2:458. 19,000

Taylor, Alfred S to Barney Estate Co. 55th st, No 115, n s, 183 w 6th av, 16.7x100.5. P M. June 6, 1910, 3 yrs, 4½%. 4:1008. 22,000

Same to same. Same property. P M. Prior mort \$22,000. June 6, 1910, 3 years, 6%. 4:1008. 8,000

Trustees of the Amity Baptist Church to EMIGRANT INDUSTRIAL SAVINGS BANK. 53d st, No 313, n s, 175 w 8th av, 25x31.10x25x30.10; 54th st, Nos 308 to 312, s s, 150 w 8th av, runs s 100 x e 25 x s 75.6 x w 49.11 x w 25 x w 25 x n 167.11 to st x e 75 to beginning. June 3, 3 years, 5%. June 6, 1910. 4:1044. 60,000

TITLE INS CO of N Y with Max J Kramer Co. Norfolk st, Nos 102 to 106, e s, 225.11 s Rivington st, 75.3x100.4. Extension of \$50,000 mort until June 7, 1913, at 5%. June 7, 1910. 2:353. nom

Thole, Geo J to LAWYERS TITLE INS & TRUST CO. Houston st, No 110, n s, 25 w Thompson st, 25x100. June 7, 5 years, 5%. June 8, 1910. 2:525. 15,000

TITLE GUARANTEE & TRUST CO with Adelaide Lagasse. 14th st, No 219 West. Extension of \$15,000 mort until June 2, 1915, at 4½%. June 2. June 4, 1910. 3:764. nom

Therry, Mary to Julia S Tredwell. 14th st, No 216, s s, 404.6 w 2d av, 23.6x103.3. May 20, due June 1, 1913, 5½%. June 3, 1910. 2:469. 5,000

Union Methodist Episcopal Church in City N Y to FRANKLIN SAVINGS BANK. 48th st, Nos 227 to 233, n s, 240 e 8th av, 80x100.5. June 8, 1910, 1 year, 4½%. 4:1020. 20,000

Van Aken, Chas H to FARMERS LOAN & TRUST CO. 4th st, No 148, s s, 82.9 e 6th av, 22x94. P M. June 2, 3 years, % as per bond. June 4, 1910. 2:543. 10,000

Webb, Wm V to Louis Ganzenmuller. Park av, No 985 (4th av), e s, 76.11 n 83d st, runs e 39.10 x n 0.4 x e 48.6 x n 24.10 x w 88.5 to av x s 25.2 to beginning. P M. June 6, 5 years, 5½%. June 7, 1910. 5:1512. 25,000

Same to same. Same property. P M. Prior mort \$25,000. June 6, 3 years, 6%. June 7, 1910. 5:1512. 5,000

Weber, Lina A with LAWYERS TITLE INS & TRUST CO. Lexington av, Nos 1045 and 1047, e s, 68.2 s 75th st, two lots, each 17x55. Two agreements as to share ownership in two mortg. May 23. June 7, 1910. 5:1409. nom

Wendel, Louis to Louis Wendel, Jr. 181st st, n s, 100 w Amsterdam av, 25x99.4. Prior mort \$—. Jan 4, 1 year, 5%. June 6, 1910. 8:2155. 3,460.52

Warner, Florence D to Alonzer Marshall. 78th st, No 264, s s, 72.3 w 2d av, 16.4x76.8. June 3, due, &c, as per bond. June 4, 1910. 5:1432. 700

Willets, Howard as trustee Robt R Willets (Martha Willets trust) with Isaac Steinberg and Leo Falkenberg. 101st st, No 190 E. Extension of \$16,000 mort until Dec 5, 1913, at 5%. May 20. June 3, 1910. 6:1628. nom

Worow, Benj, of Brooklyn, N Y, to Alfred D Sanna. 8th av, No 2547, w s, 50 n 136th st, 25x85. Prior mort \$24,000. May 27. 2 years, 6%. June 9, 1910. 7:1960. 6,000

Warner, Franklin M with Elsie Powell. 105th st, No 69, n s, 118 e Columbus av, 32x100.11. Extension of \$27,000 mort until June 6, 1915, at 5%. June 6. June 8, 1910. 7:1841. nom

Worow, Benj, of Brooklyn, N Y, to Alfred D Sanna. 8th av, No 2555, w s, 25 s 137th st, 25x85. Prior mort \$24,000. May 27. 2 years, 6%. June 9, 1910. 7:1960. 5,000

Zwick, George, of Plantsville, Conn, with Katharina Tiefel. 133d st, No 125, n s, 273 w Lenox av, 27x99.11. Extension of mort for \$22,000 to June 1, 1915, at 5%. June 2. June 3, 1910. 7:1918. nom

Zwick, Geo, of Plantsville, Conn, to Sophie Newhouse. 135d st, No 125, n s, 273 w Lenox av, 27x99.11. Prior mort \$22,000. June 2, 2 years, 6%. June 3, 1910. 7:1918. 3,500

Zimmerman, Florence E to Florence M Dow. Centre st, No 206, e s, 133 n Hester st, runs e 125.4 to Baxter st, No 138, x s 25.1 x w 51.9 x w 30.6 x w 14.4 x w 31.3 to Centre st x n 22.4 to beginning. May 15, 5 years, 5%. June 4, 1910. 1:235. 5,500

Ziegler, Julius, N Y, and Erik Lindholm of Corona, L I, to Clausen-Flanagan Brewery. 33d st, No 135 West. Saloon lease. June 3, demand, 6%. June 6, 1910. 3:809. 1,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the nw Annexed District (Act of 1895).

Axelrod (W) Realty Co to Jacob Axelrod. 3d av, w s, 78.10 s 170th st, 79.5x116.4x79.5x119.3. P M. June 3, due, &c, as per bond. June 8, 1910. 11:2910. 16,000

Aronson, Harry to Marie C Nelson et al, exrs, &c, Wm Nelson. 183d st late Columbia st, n w cor Crotona av late Washington av, 100x100, except part for Crotona av. P M. June 2, due, &c, as per bond. June 7, 1910. 11:3103. 7,035

Advance Building Co to METROPOLITAN LIFE INS CO. Intervale av, n e cor 163d st, 125x100. Building loan. June 6, due Oct 1, 1915, 6% until completion of building and 5½% thereafter. June 7, 1910. 10:2703. 150,000

Same to same. 163d st, n w cor Kelly st, 100x125. Building loan. June 6, due Oct 1, 1915, 6% until completion of building and 5½% thereafter. June 7, 1910. 10:2703. 140,000

Same to same. 163d st, n s, extends from Intervale av to Kelly st, 200x125. Certificate as to two mortg aggregating \$290,000. June 6. June 7, 1910. 10:2703. —

Bergen, Wm C to Alice C Holden guardian Frances Holden. 183d st, n s, 40.5 e Loring pl, 33.7x84.11x33x90.10. June 3, 3 years, 5%. June 4, 1910. 11:3225. 10,000

Bachman, Alfred C to Louis Werner. Home st, s s, 120.6 ft; West Farms road, w s, 203.11 ft, and Bryant av, n e s, 157.8 ft, being the s e cor of Home st and Bryant av, the gore block. Prior mort \$13,000. June 2, due, &c, as per bond. June 3, 1910. 10:2753. 3,000

*Brown, Clara E to Jean N Penfield. Richardson av, e s, 429.3 s 240th st, 33x151.5. P M. Prior mort \$3,000. May 31, due July 1, 1912, 5½%. June 4, 1910. 500

Busoni, Sixte to LAWYERS TITLE INS & TRUST CO. 139th st, n s, 234.10 e Brook av, 37.6x100. June 7, 1910, 5 years, 5%. 9:2266. 30,000

Bergen, Wm C to Mary K Owen. 183d st, n s, 74 e Loring pl, 30.2x84.11x35.6x84.11. June 6, 5 years, 5%. June 7, 1910. 11:3225. 8,000

Bauer, Mary M with Thos E Fox and Wm H Meyer. Hull av, e s, 239.6 s Gun Hill road, 50x100. Extension of \$1,500 mort until Nov 21, 1911, at % as per bond. Dec 5, 1908. June 7, 1910. 12:3352. nom

Belwood Realty Co to LAWYERS TITLE INS & TRUST CO. 139th st, No 514, s s, 84.10 e Brook av, 37.6x100. June 8, 1910, 5 years, 5%. 9:2266. 27,000

Same to same. Same property. Certificate as to above mort. June 7. June 8, 1910. 9:2266. —

Beyer, Benj to Sarah Yavroumis. Bryant av, No 1496, e s, 125 s 172d st, 25x100. June 8, 1910, 1 year, 6%. 11:3000. 580

Burland, Wolf to Lena Schwartz. Wendover av, n w cor Fulton av, 101x28.3x100x42.9. Prior mort \$42,000. June 6, 2 years, 6%. June 9, 1910. 11:2929. 3,500

Busoni, Sixte and Louis Lese, Ignatz Roth and Pauline Morris with LAWYERS TITLE INS & TRUST CO. 139th st, No 530, s s, 234.10 e Brook av, 37.6x100. Subordination agreement. May 21. June 9, 1910. 9:2266. nom

Bradbury, Emily H to GERMAN SAVINGS BANK. Washington av, w s, 100 n 170th st, 50x140.7x48.2x140.7. June 9, 1910, 1 year, 4½%. 11:2902. 7,000

Bonnell, Lillie E to Adam P Schmitt. Faile st, No 1016, e s, 160.8 n Aldus st, 20x100. Prior mort \$8,000. June 8, due May 15, 1912, 6%. June 9, 1910. 10:2748. 2,500

Cleland, Henry to Helene Fuld. Park av, No 4286, on map Nos 4286 and 4288, e s, 258.4 n 178th st, 41.4x100. June 3, 1910, 5 years, 5%. 11:3035. 32,000

Curly, Patrick with Wm Irwin. Riverdale av, s e cor 259th st, runs s 80.4 x e 100 x n 82 x w 100. Extension of \$2,000 mort until June 1, 1913, at 5%. May 28. June 3, 1910. 13:3423. nom

Collins, Mary R to TITLE GUARANTEE & TRUST CO. Grand av, n w cor 184th st, 50x90. June 4, due, &c, as per bond. June 6, 1910. 11:3212. 6,000

Cohen, Frank and Sidney P Ehrenberg with U S SAVINGS BANK. Washington av, No 949, w s, 109.6 n 163d st, 36.7x149.7x36.7x149.8. Subordination agreement. June 6, 1910. 9:2385. nom

Craven, Julia to TITLE GUARANTEE & TRUST CO. Union av, No 684, e s, 275 n 152d st, 18.9x75. June 6, due, &c, as per bond. June 7, 1910. 10:2675. 6,000

Cohen, Frank and Sidney P Ehrenberg with James Stokes. Washington av, No 951, w s, 146.1 n 163d st, runs w 149.6 x n 38.5 x e 50 x s 1.10 x e 99.4 to Washington av, x s 36.7 to beginning. Subordination agreement. June 7. June 8, 1910. 9:2385. nom

*Davies, David to Stephen Parker. Amsterdam av, e s, 200 s Madison av, 50x100, Tremont Terrace. June 6, 3 years, 5%. June 8, 1910. 3,000

*Devermann, Chas E to Frank Gass, Inc. Watson av, s s, 105 e Olmstead av, 50x108; Watson av, s s, 180 e Olmstead av, 25x108. P M. June 4, 3 years, 6%. June 7, 1910. 775

*Devine, Eliz T and Geo A to Charlotte R Strong. Westchester av, s s, 25.6 e 174th st, or Taylor av, 25.6x124.2x25x119. May 27, 3 years, 5½%. June 6, 1910. 2,000

Daniel, Richd C to Manhattan Mortgage Co. Home st, s s, 120.6 ft; West Farms road, w s, 203.11 ft and Bryant av, n e s, 157.8 ft, the gore block, being the s e cor Home st and Bryant av. P M. Prior mort \$—. June 2, demand, 6%. June 3, 1910. 10:2753. 13,000

D'Andrea Construction Co to Chas H Baechler. Prospect av, w s, 250 n 183d st, 50x95. June 8, due Dec 8, 1910, % as per bond. June 9, 1910. 11:3102. 22,000

Same to same. Same property. Certificate as to above mort. June 8. June 9, 1910. 11:3102. —

Eickwort, Louis, of Mount Vernon, N Y, to Manhattan Mortgage Co. Tee Taw av, e s, 300 n Park View pl, 100x100x60x100. Prior mort \$—. June 6, due, &c, as per bond. June 9, 1910. 11:3219. 3,500

Eisman, Max, with THE PUBLIC BANK of N Y. Mohegan av, s w cor 180th st, 118.2x70.1. Subordination agreement. May 27. June 4, 1910. 11:3118. nom

*Fieder, Fredk W, Jr, to Patrick J Keliher. Storrow st, s w cor Benedict av, 59.5 to n s Public pl x184.2x95.11 to Benedict av x e 149.2 to beginning, and being lots 89 to 94 map (No 1130A) property N Y Catholic Protectors. P M. Prior mort \$12,040. June 3, due, &c, as per bond. June 4, 1910. 6,460

Grow, Chas F to Florentine Leucht. 182d st, s s, 85.7 e Bathgate av, 15x80. June 6, due, &c, as per bond. June 8, 1910. 11:3048. 2,500

Same to Mary A Campbell. Same property. Prior mort \$2,500. June 6, 3 years, 6%. June 8, 1910. 11:3048. 200

*Gamache, Joseph to Bernhard Greger. Bronxdale av, w s, 210 n Morris Park av, 25x100, and being lot 150 map 211 lots part Downing Estate. Prior mort \$4,000. June 1, 2 years, 6%. June 8, 1910. 1,000

Goodman, Patrick to National Surety Co. Alexander av, e s, 50 n 132d st, 150 to Southern Boulevard x106.5. Prior mort \$42,000, given to indemnify party 2d part against any loss, &c. June 4, demand, 6%. June 7, 1910. 9:2295. Mortgage tax \$49.50. 9,900

Gilhuly, Michael J and Dominick J to Henrietta Katz. Webster av, w s, 435 s 205th st, 50x112.6. P M. June 6, 2 years, 5%. June 7, 1910. 12:3353. 2,000

Goff, Patrick F to Philip J Dunn. 169th st, n w cor Sheridan av, 126.9x100x116.2x100.8. May 31, due, &c, as per bond. June 6, 1910. 11:2839. 500

Gleason, Wm F, of Bloomfield, Conn, to Wm Ulrich. 170th st, s s, 75.1 w from tangent pt in s s 170th st, runs s e 95.5 x s e 57.3 x s w 18.11 x n w 141.9 to st x e 29.7 to beginning. May 26. 3 years, 6%. June 3, 1910. 11:2782. 600

INTERIOR MARBLE CORK & ZICHA MARBLE CO.,

Material and work the standard for 14 years. Our reputation the best positive evidence as to our superiority.
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Ginther, Morris to Oscar R Houston. 207th st, n s, 50.8 e Decatur av, 50.8x90.4x50x102.4. Prior mort \$6,000. June 2, due, &c, as per bond. June 3, 1910. 12:3355. 5,000

Garfield Construction Co to Belmont Bond & Mortgage Co. Hughes av, n e cor 179th st, 66.5x95x80.9x96; Belmont av, n w cor 179th st, runs n 81.7 x w 11.9 x s 80.9 to st x e 1.8 to beginning. P M. Prior mort \$—. Mar 1, due, &c, as per bond. June 4, 1910. 11:3080. 13,000

Hebberd, Isaac N to Mary A Scott. Washington av, e s, 60.5 n 179th st, 50x94.6. May 21, 3 years, 5%. June 7, 1910. 11:3046. 4,000

*Hellmers, Henry to Mary J Averill. 228th st (14th av), s s, 255 e 2d av, and being w 1/2 of e 1/2 of lot 987 map Wakefield. 25x114. June 7, 1910, 4 years, 5%. 3,500

Haley, Mary J to Sarah J Brooks. 175th st, No 860, s s, abt 145 w Crotona Park North, and being lots 1 and 2 map No 383 of 41 lots on Southern Boulevard and Fairmount av, except part for st. June 6, 3 years, 5%. June 7, 1910. 11:2957. 6,500

Harris, Flora to John Yule. Morris av, e s, 137.6 n 164th st, 37.6 x104.10. Extension of \$24,000 mort until Aug 12, 1911, at 6%. June 2, June 4, 1910. 9:2432. nom

*Henning, Joseph A, of Mt Vernon, N Y, to Geo Costar. Pelham road, s w cor Libby st, 26.2x77.1x25x85. P M. Prior mort \$1,250. June 4, 3 years, 6%. June 9, 1910. 500

Hammond, Eugene H to Warren B Sammis, of Huntington, L I. 239th st, n s, 100 e Martha av, lot 137 map (No 163) partition sale part Hyatt farm, Woodlawn. June 8, 3 years, 6%. June 9, 1910. 12:3393. 1,000

Irvine Realty Co to Mathilde A Moller. Park av, w s, 180.8 n 187th st, 40.5x100.2x47.2x100. June 2, due, &c, as per bond. June 3, 1910. 11:3032. 17,000

Irvine Realty Co to Mathilde A Muller. Park av, w s, 180.8 n 187th st, 40.5x100.2x47.2x100. Certificate as to mort for \$17,000. June 2, June 4, 1910. 10:3032. —

Jacobs, Nathan to U S SAVINGS BANK of City N Y. Washington av, No 949, w s, 109.6 n 163d st, 36.7x149.6x36.7x149.8. June 6, 1910, 5 years, 5%. 9:2385. 35,000

Johnson, George F with TITLE GUARANTEE & TRUST CO. Kelly st, w s, 549 n Longwood av, six lots each 36.8 and 33.4x100. Subordination agreement. June 3, June 7, 1910. 10:2702. nom

Jaissle, Christian to Annie Matthies. Brook av, e s, 311.2 s 168th st, runs e — to land N Y & Harlem R R Co x s — x w — to av x n — to beginning, plot begins at w s lands N Y & Harlem R R Co distant 186.9 n from cor of Webster av and 167th st, runs s w 137.11 to c l Mill Brook x n w 56.3 x n e 148.11 to land said R R x s 50 to beginning, being part of lot 156 map Morrisania except part lying in Brook av, also except part conveyed by Thora Sogaard to Norman Sogaard dated Mar 27, 1896. June 6, 1 year, 6%. June 7, 1910. 9:2393. 250

Jacobs, Nathan to James Stokes. Washington av, No 951, w s, 146.1 n 163d st, runs w 149.6 x n 38.5 x e 50 x s 1.10 x e 99.4 to av x s 36.7 to beginning. June 6, 5 years, 5%. June 8, 1910. 9:2385. 35,000

Katonah Construction Co to Hattie wife Paul Dannhauser. Marmon av, n e cor 176th st, 100x119. P M. Prior mort \$—. May 16, due Dec 2, 1911, 6%. June 3, 1910. 11:2959. 6,350

Kruse, Henry to Geo Ehret. Melrose av, s e cor 152d st, 114.5x20x114.4x20. Prior mort \$19,000. June 3, 1910, 1 year, 5%. 9:2374. 1,000

Kross, Adolph and Bertha Weyl to Elizabeth Muller. Beck st, w s, 270 n Longwood av, 40x100. Prior mort \$28,000. June 1, 3 years, 6%. June 6, 1910. 10:2710. 5,000

Knapp, Milton guardian with Agnes Rizzuto. Morris av, No 637. Extension of \$21,000 mort until June 12, 1915, at 5%. May 19, June 8, 1910. 9:2441. nom

Klein, Christina to Louis H Bent. Grand Boulevard and Concourse, w s, 258 n 181st st, mort reads Old Creston av, e s, s 1/2 lot 174 map No 188 (Westchester Co) Prospect Hill Est at Fordham, 25x122, except part for Grand Boulevard and Concourse. June 2, due, &c, as per bond. June 3, 1910. 11:3162. 1,800

Kimber, Arthur C to Dellaripha G Richardson. Jerome av, s s, 25 w Minerva pl, 75x118.11x75x108.9. Nov 19, 1908, 3 years, 3 1/2%. June 9, 1910. 12:3319. 5,000

Longfellow Construction Co to Isabelle D Fowler. Longfellow av, e s, 175 n 172d st, 25x100. June 8, 3 years, 5%. June 9, 1910. 11:3009. 6,000

Same to same. Same property. Certificate as to above mort. May 24, June 9, 1910. 11:3009. —

Laible, Geo P with Isabelle D Fowler. Longfellow av, e s, 175 n 172d st, 25x100. Subordination agreement. May 24, June 9, 1910. 11:3009. nom

Leitner, Jacob and Max Monfried as trustees with TITLE GUARANTEE & TRUST CO. Hewitt pl, e s, 225 n 156th st, 50x99.8. Two subordination agreements. June 8, June 9, 1910. 10:2695. nom

Levinson, Leo to Minnie Wollner. Clay av, w s, 325 n 166th st, 50x97.4x50x97.9. Prior mort \$7,000. June 6, 1 year, 6%. June 7, 1910. 9:2429. 2,250

Levin, Harry and David Rosing with LAWYERS TITLE INS & TRUST CO. Wales av, e s, 202.6 s 155th st, runs e 108.8 x s w 17.1 x s 22.9 x w 100 to av x n 37.6 to beginning. Subordination agreement. June 1, June 6, 1910. 10:2654. nom

Levey, Harry H to Anna M Decker. Cauldwell av, s w cor 163d st, No 628, 99x18.9. P M. Prior mort \$—. June 3, due Dec 28, 1911, 6%. June 4, 1910. 10:2627. 1,000

LAWYERS TITLE INS & TRUST CO with Young Realty & Construction Co. Franklin av, e s, 419 s 166th st, runs e 201.7 x n 54.10 x w 201.9 to av x s 54.10 to beginning. Extension of \$40,000 mort until May 20, 1915, at 5%. May 20, June 3, 1910. 10:2607. nom

Lavelle Construction Co to Adam Trillich. Fulton av, w s, 92.6 s 175th st, 41x100. Prior mort \$—. June 3, 1910, 3 years, 6%. 11:2930. 6,000

Same to same. Same property. Certificate as to above mort. June 3, 1910. 11:2930. —

Lang, Henry to LAWYERS TITLE INS & TRUST CO. Washington av, Nos 1614 to 1618, e s, 29 s 172d st, three lots, each 27x109.9. Three mortgs, each \$17,000. June 2, 5 years, 5%. June 3, 1910. 11:2913. 51,000

Malcolm (Thos G) Construction Co to LAWYERS TITLE INS & TRUST CO. 155th st, s s, 145 w Elton av, 50x100. June 3, 5 years, 5%. June 4, 1910. 9:2376. 37,000

Same to same. Same property. Certificate as to above mort. June 3, June 4, 1910. 9:2376. —

Miller, Chas E to John H Myers. Verio av, e s, 101.3 s McLean av, 100x157.2. June 3, 3 years, 6%. June 4, 1910. 13:3398. 4,000

Mohr, Jacob to NEW YORK SAVINGS BANK. Washington av, s w cor 171st st, 40x100. June 2, due, &c, as per bond. June 3, 1910. 11:2902. 2,000

Murray, James B of Yonkers, N Y, to Ellen E Wheeler. Burnside av, w s, 553.1 from a tangent point in e s Andrews av, just n of Burnside av, runs w 110.11 x n 100 x e 125.5 to av x s 101.1 to beginning, except part for av. June 4, 3 years, 5 1/2%. June 6, 1910. 11:3216. 9,000

Same to same. Andrews av, e s, 354.5 n from tangent point in e s Andrews av, runs e 205 x n 100 x w 205 x s 100 to beginning. June 4, 3 years, 5 1/2%. June 6, 1910. 11:3216. 5,000

McLean, Julia E to Adelaide Brandon. Elton av, n w s, 50 n 155th st, 50x100. June 3, 1 year, 6%. June 6, 1910. 9:2377. 100

*Miller, Marie to Crawford Real Estate & Building Co. Boston road, s s, abt 95 e Grace av, 25x112.11x25x112, and being lot 5 map No 1208, Bronx Terrace. P M. May 24, due Aug 1, 1912, 5%. June 3, 1910. 450

*Mackenzie, Annie F wife of and Archibald T to Eliz K Dooling. White Plains road, w s, 430.2 s Westchester av, 50x99.9, and being lots 43 and 44 map (No 1077) of 51 lots of Eliza G Ketchum, near Unionport. Two mortgs, each \$800. June 1, 2 years, 6%. June 4, 1910. gold, 1,600

Minuit Realty Co to Simon Epstein. Boston road, No 1051 (Boston Post road or Morse av), w s, abt 290 n 165th st, 71.8x117.8 x67.9x116.6, except part for av. P M. Prior mort \$70,000. June 1, 5 years, 6%. June 7, 1910. 10:2607. 27,000

*Melrose Realty Co to Alexander Diker and ano. Bartholdi av, n e cor White Plains road, 91.5x50x96x—. P M. Prior mort \$2,950. May 24, 3 years, 6%. June 7, 1910. 1,200

Mitchell, Chas W to A Hupfels Sons, a corpn. Bryant av, No 1872. Saloon lease. June 6, demand, 6%. June 7, 1910. 11:3004. 3,100

*Murphy, Michael to Henry Pollock. Hancock st, e s, 250 s Columbus av, and being lots 275 and 276 map Van Nest Park, 50x100. P M as to lot 276. June 6, due, &c, as per bond. June 7, 1910. 1,200

*Miano, Gutilio to Hudson P Rose Co. Baychester av, w s, and being lots 21, 22 and 23, map (No. 1098) of 125 lots Ruser estate. P M. May 27, 5 years, 5%. June 7, 1910. 800

*Maddaleno, Salvatore to Hudson P Rose Co. Bassett av, w s, 425 s Saratoga av, and being lot 43 map (No 1130) of 327 lots Hunter Estate, 25x100. P M. June 3, 3 years, 5%. June 7, 1910. 280

McKean, John H, Richard D, Anna and Richard D as Committee Wm G McKean to LAWYERS TITLE INS & TRUST CO. Prospect av, e s, 143.6 n Home st, runs n 37.6 x e 100 x s 16.3 x w 45.11 x w 59.3 to beginning. June 7, 5 years, 5%. June 8, 1910. 10:2694. 27,000

Murphy, John J to John Murphy. 145th st, No 441, n s, 400 e Willis av, 25x100. P M. June 7, 1 year, 4%. June 8, 1910. 9:2290. 4,000

Mulgannon, Francis J with Augusta K Werrick. 183d st, n s, 325 w Webster av, 25x100.9x25x99.9. Subordination agreement. June 7, June 9, 1910. 11:3143. nom

Meyer, Wm H to Katherine Howard. Grand Boulevard and Concourse, w s, — n 196th st and at n s lot 146 map No 285A 156 lots at Bedford Park, runs w 101.10 x s 22.3 x e 99.1 to Grand Boulevard and Concourse x n 22.6 to beginning. May 27, 3 years, 5 1/2%. June 3, 1910. 12:3315. 2,500

Meisel, Charlotte D, of Brooklyn, N Y, to Insa R Meisel. Creston av, e s, 176.4 s 183d st, 16.8x89.6. May 27, due, &c, as per bond. June 9, 1910. 11:3163. 5,500

Nelson, August to Benjamin Hirsch. Valentine av, w s, abt 370.7 n 196th st, and being lots 86 and 87 map (No 903) of Metropolitan Real Estate Assoc at Fordham Ridge, —x40x52.7x44, except part for Valentine av. P M. June 3, 1 year, 5%. June 4, 1910. 12:3304. 1,650

Same to Bernard Levy. Valentine av, w s, abt 423.2 n 196th st, 25x40, and being lot 85 same map, except part for Valentine av. P M. June 2, 1 year, 5%. June 4, 1910. 12:3304. 700

Nuovo, Gennaro to Serafino Porcelli. Hughes av, e s, 337.10 s Pelham av, 25x87.6. P M. June 3, installs, 6%. June 4, 1910. 11:3078. 675

O'Neill, Eliz A to Otto Dellevie. 205th st, late Ernestcliff pl, s s, 317.2 w Lisbon pl, 50.5x130.2x50x136. June 1, 5 years, 5 1/2%. June 4, 1910. 12:3311. 4,000

O'Rorke, Josephine with Julia Craven. Union av, No 684. Extension of mort for \$3,000 to May 15, 1911, at 6%. June 6, June 7, 1910. 10:2675. nom

Same with TITLE GUARANTEE & TRUST CO. Same property. Subordination agreement. June 6, June 7, 1910. 10:2675. nom

*Owsian or Owsan, Julia to Edward Brennan. 228th st, n s, 380 e White Plains road, and being w 1/2 lot 552 map Wakefield, 50x114. June 7, 5 years, 6%. June 8, 1910. 1,000

*Oxley, Patrick to Pierre W Wildey and ano. Unionport road, e s, 200.5 s Morris Park av, 25x98.7x25x100.5. June 9, 1910, 2 years, 5%. 3,500

*Pultz, Helen A to Robt S Clark. Westchester av, s s, at n line land now or late of Episcopal Church of Westchester, runs s e 4 chains and 49 links x n e 58 links x s e 12 chains and 19 links x n e 7 chains and 45 links to Westchester Creek x n w 4 chains and 6 links x n w 2 chains x w 4 chains x n w 4 chains and 8 links x s w 33 links x n w — to av x s w — to beginning; plot begins at s cor of Old Friends Meeting House Lot adj a lane leading to the highway, runs n e 1 chain 56 links x n e 1 chain 75 links x n e 1 chain 67 links x n e 4 chains 29 links x s e 12 chains 16 links x s e 2 chains 50 links x s w 1 chain 93 links x s e 1 chain 53 links x s e 3 chains x n e 3 chains 50 links x s e 7 chains 30 links x s w 2 chains 45 links x n w 11 chains 45 links x n w 4 chains 90 links x n w 4 chains 26 links x n w 8 chains 26 links to beginning; Westchester Creek, w s, being known as Capt Cornell Ferris' Salt Meadow, containing abt 5 4/7-1,000 acres, except from above part reserved for bury-ground; also land under water Westchester Creek in front of and adj above. June 9, 1910, due, &c, as per bond. 150,000

*Pizzutiello, Donato to Frank C Mayhew and ano, trustee Levi H Mace. Cruger av, s w cor Magenta st, 95x120. Apr 7, 3 years, 6%. June 3, 1910. 5,000

*Penfield, Jean N wife Wm W to Louis Viala. Richardson av, e s, 429.3 s 240th st, 33x151.4x33x141.5. May 31, due July 1, 1913, 5 1/2%. June 4, 1910. 3,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

*Pomorantz, Hyman to Joseph Jenik. Unionport road, e s, 578.7 w from White Plains road and 295 n along same from Morris Park av, runs e 138.7 x n 25 x w 127.1 to Unionport road x s 27.6 to beginning, with right of way over strip to Morris Park av. P M. Prior mort \$3,500. June 1, due June 1, 1923, 5%. June 3, 1910. 2,500
 Phelps, Ernest M to NORTH SIDE SAVINGS BANK. 138th st, No 455, old No 705, n s, 500 e Willis av, 25x100. June 7, 3 years, 5%. June 8, 1910. 9:2283. 18,000
 Same and Christian Jackle with same. Same property. Subordination agreement. June 7. June 8, 1910. 9:2283. nom
 Reischmann (M) & Sons, Inc., a corpn, to Waldron Williams. Willow av, n e cor 134th st, 200 to 135th st, x150. May 31, 5 years, 5%. June 8, 1910. 10:2586. 100,000
 Same to same. Same property. Certificate as to above mort. May 31. June 8, 1910. 10:2586.
 Roerer, Louis to Gaines-Roberts Co. Aldus st, n e cor Hoe av, 40x100. P M. June 6, due, &c, as per bond. June 7, 1910. 10:2749. 45,000
 Same to same. Aldus st, n s, 40 e Hoe av, 40x100. P M. Prior mort \$24,000. June 6, due, &c, as per bond. June 7, 1910. 10:2749. 10,000
 Rohrig (Wm F) Company to George Call & Co. Forest av, n w cor 158th st late Cedar pl, 100x87.6. Prior mort \$141,500. May 31, due July 1, 1912, 6%. June 7, 1910. 10:2647. 2,042
 Same to same. Same property. Certificate as to above mort. June 6. June 7, 1910. 10:2647.
 Russell, Ada M to Wm C Bergen. Morris av, e s, 90 s 176th st, 35x45. June 6, due July 1, 1915, 5%. June 7, 1910. 11:2826. 4,000
 Rubenstein, Nathan to PUBLIC BANK of N Y City. Mohegan av, s w cor 180th st, 118.2x70.1. Building loan. May 26, 1 year, 6%. June 4, 1910. 11:3118. 45,000
 Rothschild, Ida with Wm Englert. Concord av, w s, 325 s 147th st, late Lexington st, 25x100. Extension of \$1,000 mort until June 4, 1913, at 6%. June 2. June 4, 1910. 10:2578. 1,000
 Roberts, Irving to Emma C Wallace. Tiffany st, w s, 93.3 n 165th st, 25x100. Prior mort \$16,500. June 8, demand, 6%. June 9, 1910. 10:2716. 1,500
 Shalita, Morris to Jacob Spielberg. Clinton av, e s, 135.10 n 175th st, 19.5x90.2; Clinton av, e s, 174.7 n 175th st, 19.5x90.2x19.8x 90.2; Clinton av, e s, 155.2 n 175th st, 19.5x90.2. June 7, 1 year, 6%. June 9, 1910. 11:2949. 2,000
 *Stammers, Constance P, of Sea Cliff, L I, to Maria L Seifert. King av, w s, 100 n Bowne st, 50x100, City Island. May 26, 3 years, 6%. June 9, 1910. 2,500
 Sharp, Alexander H, of Brooklyn, N Y, to Henry L Morris. Alexander av, w s, 20 s 138th st, 26.7x75. June 2, 3 years, 6%. June 4, 1910. 9:2313. 2,500
 Santini, Annuncio or Annuccio to METROPOLITAN SAVINGS BANK. Gerard st, n s, 203.10 s e Bergen av, runs n e 101.6 x n w 25 x n e 168 x s 64.2 to w s former Mill Brook x s w 114.9 x n w 30.11 x s w 85.7 x n w 38.11 to st x n 7.10 to beginning. Building loan. June 1, 5 years, 5%. June 4, 1910. 9:2294. 35,000

*Sound Realty Co with Annie Davis. Paulding av, w s, 59.6 n 224th st, and being lots 252 and 253 map (No 1114A) of 329 lots of Schieffelin estate, 50x105.7x50x103. Extension of \$1,000 mort until July 12, 1911, at 5%. June 3. June 4, 1910. nom
 *Shea, Walter F to Hudson P Rose Co. Stillwell av, e s, 58.3 s McDonald st, and being lot 91 map 327 lots Hunter estate, 25.1 x100x24x100. P M. May 18, 3-years, 5%. June 6, 1910. 350
 *Shapiro, Samuel and Bessie Jacobson to Regent Realty Co. Morris Park av, n s, 311.8 w White Plains road, 33.4x70. P M. June 1, 3 years, 5%. June 7, 1910. 10,500
 Smith, M Adele and Andrew W Smith exrs, &c, Sam'l Smith with Agnes Rizzuto. Morris av, No 635. Extension of \$16,000 mort until June 12, 1915, at 5%. May 19. June 8, 1910. 9:2441. nom
 Shanske & Mondschein, a corpn, to Emma Warshawsky. Vyse av, w s, 75 s 173d st, 50x100, and being lots 271 and 272 map (No 1100) of 300 lots controlled by Henry Morgenthau. P M. June 7, due, &c, as per bond. June 8, 1910. 11:2989. 4,000
 Same to Eliz G Palmer. Same property. P M. Prior mort \$4,000. June 1, due, &c, as per bond. June 8, 1910. 11:2989. 1,000
 Same to same. Same property. Certificate as to above mort. June 1. June 8, 1910. 11:2989.
 Teichman Engineering & Construction Co to John Ingle, Jr. Harrison av, n w cor Morton pl, 25x97.10x25x98. Prior mort \$— June 3, 1 year, 6%. June 4, 1910. 11:2868. 4,000
 Same to same. Same property. Certificate as to above mort. May 31. June 4, 1910. 11:2818.
 Weill, Leonard to Anna L Plummer and ano, trustees Jerome S Plummer. Simpson st, No 1114, w s, 146.8 n 169th st, 25x74.11. P M. June 2, 3 years, 5%. June 3, 1910. 10:2719. 2,500
 Weller, Fredk, Jr, to John J Dowling. Lafontaine av, w s, 112.6 n 178th st, 37.6x100. June 3, 1910, due, &c, as per bond. 11:3061. 5,500
 Woolley, Phillip to Edward F Cole. Nelson av, w s, 200 n Boscobel av, 50x96.6; Plympton av, e s, 119.2 n Boscobel av, 50x 96.5, and being lots 7, 8, 48 and 49 parcel 18 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. May 31, due June 7, 1913, at 6%. June 3, 1910. 11:2874. 3,000
 Weber, Mathilde E with LAWYERS TITLE INS & TRUST CO. 3d av, Nos 4001 and 4003. Agreement as to share ownership in mort. May 18. June 7, 1910. 11:2921. nom
 Wolfinger, Moric and Max Lasberg of Brooklyn to George F Johnsons Sons Co. Whitlock av, No 912, e s, 125 n Tiffany st, 25x 130.11x25x132.5. P M. Prior mort \$75,000. June 6, due, &c, as per bond. June 8, 1910. 10:2733. 3,500
 Zinke, Isaac L and Isidor Grayhead to Jonathan Dwight. River av, n e cor 167th st, 89.7x105. June 9, 1910, due, &c, as per bond. 9:2489. 12,000
 Zibelin, Fredk to Frank Gunther. Broadway, w s — s Mosholu av, and being lot 18 blk 1 map (No 892) of Sheridan & Segrave. P M. June 9, 1910, 5 years, 5%. 13:3421. 2,000

JUDGMENTS IN FORECLOSURE SUITS.

June 2.
 Jefferson av, n s, 50 e Fox st, 75x100. Joseph May agt Edw J May; Henry E Mooney, att'y; James C Meyers, ref. (Amt due, \$3,961.10). Av A, No 1404. Lawrence E Brown agt Kern Realty Co; Lawrence E Brown, att'y; James P Keenan, ref. (Amt due, \$22,021.76).
 June 4.
 141st st, No 684 East. Isidore D Morrison agt Louis Scherman; Morrison & Schiff, att'ys; Francis W Pollock, ref. (Amt due \$5,492).
 Monroe st, No 277. Josephine Chedsey agt Morris J Feinberg et al; Francis B Chedsey, att'y; Alexander Cameron, ref. (Amt due, \$5,454.58).
 Barnes av, w s, 49.4 n 211th st, 24.6x99.7. Alfred Johnson agt John McGarry; Bernard Shaw, att'y; Gustavus A Rogers, ref. (Amt due, \$3,161.00).
 June 6.
 St Nicholas av, n w cor 141st st, 30.5x134.10x irreg. Commercial Trust Co of N Y agt John F Cockerill et al; Campbell & Moore, att'ys; Wm C Arnold, ref. (Amt due, \$31,520.00).
 West 3d st, n w cor Wooster st, 42x74.10. Valian Z M Boyajian agt Margaret Brown; Simon M Roeder, att'y; Melvin H Dalberg, ref. (Amt due, \$9,328.75).
 June 7.
 135th st, No 529 West. Carl Fischer agt Isaac Hattenbach et al; Richard Dudensing, Jr, att'y; Franklin Bien, ref. (Amt due, \$4,113.33).
 June 8.
 Park av, w s, 428.10 s 175th st, 16.8x120. Lizbie Arnstein et al agt Emanuel Arnstein et al; John F Frees, att'y; Leighton Lobdell, ref. (Amt due, \$3,636.60).
 139th st, No 522 East. State Bank agt Abelman Construction Co et al; Jerome A Kohn, att'y; George Haas, ref. (Amt due, \$13,081.35).

LIS PENDENS.

June 4.
 11th av, Nos 670 & 672. Mary E Rohde agt Henry Nechols et al; specific performance; att'y, E A Isaacs.
 Amsterdam av, No 687. Tenement House Dept of the City of N Y agt Feist Realty Co; notice of levy; att'y, A R Watson.
 Fordham av, s w cor Quarry road, runs n to n s Quarry road, x w 212 to Madison av, x s — x n e 212 to beg. Florine A Evesson agt Isaac N Heberd et al; action to set aside deed; att'ys, Gardner, Tyndall & Barton.

FORECLOSURE SUITS.

June 4.
 134th st, No 56 West. Jennie Pisko agt Abner B Smith et al; att'ys, C Levine.
 June 6.
 236th st, s s, 52.8 e Verio av, 20x100. G B Raymond & Co agt German Real Estate Co et al; att'y, A B Morrison.
 10th st, No 110 East. Anna Boettner agt Jane E Manahan et al; att'y, L W Osterweil.
 Hall av, s e s, 132.5 n e 205th st, 25x100. Edw A Acker agt Patrick J Cussen et al; att'ys, Wager & Acker.
 83d st, s s, 148 w Central Park West, 17x102.2.
 83d st, s s, 165 w Central Park West, 02x25.9x 03x25.9.
 Flora Nordlinger agt Oakley Myers et al; att'y, W Bondy.
 Lots 86 & 87, map of Village of Williamsbridge, Bronx. Martin Delisi agt Vincenzo Colletti et al; att'ys, Curtis & Romagna.
 99th st, n s, 80 e 3rd av, 25x75.9. Mary A Parmelee, extrx, et al agt Frederick S Myers et al; att'y, P S Dean.
 June 7.
 11th av, No 670. Ruth Goodman agt Oscar Wolf et al; att'y, A R Lesinsky.
 11th av, No 672. Harry Bachrach et al agt Samuel Blumenstock et al; att'y, T Cohen.
 Greenwich st, No 394. Samuel Weil agt Chas Bettels et al; att'ys, Arnstein, Levy & Pfeiffer.
 Webster av, n s, 125 w Woodlawn road, 50x 120. Josephine M Caverly agt David Rosenbaum et al; att'ys, Harris, Corwin, Gunnison & Meyers.
 122d st, No 51 East. Leon Levy agt Jennie Lyman et al; att'ys, Kiddle & Wendell.
 139th st, n s, 145 w 5th av, 100x139.10xirreg. Wm H Sands et al agt David Levy et al; att'ys, Bowers & Sands.
 June 8.
 Lexington av, No 1982. Amy A C Montague agt Mary E Mulvihill et al; att'ys, Earle & Russell.
 Morningside av East, No 8.
 115th st, No 352 West.
 Two actions. Chas A Mentor agt Chas H Osgood et al; att'y, W B Marx.
 2d av, s e cor 100th st, 40.11x106. Elkan Holzman agt Thomas Graham et al; att'ys, Arnstein, Levy & Pfeiffer.
 98th st, s s, 150 w Central Park West, 50.8x 100.11x irreg. Julius Lobenstein agt Charles Friedman et al; att'ys, Mandelbaum Bros.
 93d st, No 305 East. Rosa Jackle agt Morris Spiegel et al; att'y, R C Birkhahn.

GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HANNAUG - GERMANY ALSEN ON HUDSON RIVER, N. Y.	ANNUAL CAPACITY 3,000,000 BBLS "THE ABSOLUTELY SAFE CEMENT"	<h1>ALSEN</h1>	SEE PAGE 155 IN "SWEETS" FOR FULL PARTICULARS	This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.
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June 9.
 Madison av, n w cor 99th st, 100.11x120. Baron
 De Hirsch Fund agt Samuel Love et al; att'ys,
 M S & I S Isaacs.
 Lots 218 & 219, map of Washingtonville. Jemina
 S Striker et al agt Wm D Miller et al; T
 Hooker.

June 10.
 133d st, No 235 West. Benjamin F Farrar agt
 Malins Land Co; att'y, R J Mahon.
 Broadway, No 865. Beers Realty Co agt John
 Forsythe et al; att'ys, Hunt, Mill & Butts.
 Hoe av, w s, 125 n 172d st, 20x100. Wm J
 Enrich agt Bryant Co et al; amended; att'ys,
 Ernst, Lowenstein & Cane.
 4th st, n s, 350 w Av A, 25x96.2. Norbert
 Landau agt Morris Calender or Calendar et
 al; att'y, S Bitterman.
 Trinity av, e s, 219.3 s 165th st, 50x100. Ernest
 Hall agt Osias Karp et al; att'y, R C Dorset
 sett.
 104th st, No 163 East. Paul T Kammerer agt
 Anshel Schwartz et al; att'y, J M Rider.
 172d st, n s, 143.9 w Amsterdam av, 43.9x94.6.
 Edw H Rogers agt Albert London et al;
 amended; att'ys, Dulon & Roe.

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 fled against corporations, etc.,
 will be found at the end of the list.

June.
 4 Appleton, Herbert et al—N Y Board of Fire
 Underwriters.....costs, 114.69
 4 Azeon, Alice H—I Goldberg.....536.37
 6 Aronov, Annie—S Wortman.....172.15
 6 Abrams, Harry—C Needleman et al.....144.66
 6 Abrahams, Morris B—E G Lyons & Rass
 Co.....54.30
 6 Abramson, Samuel I et al—Acker, Merrill
 & Condit Co.....50.16
 7 Anderson, John C—A C Bosselman.....65.20
 7 Arnold, Joel—S E Gries & Co.....48.46
 7 Andrew, Frank C—M D Chapman.....419.41
 8 Abowitz, Isaac—J M Leibner.....90.19
 8* Abrams, Aaron et al—S Finkelnstein et al.....56.93
 8 Arm, Harry—B Frankenthaler et al.....96.77
 8 Alter, Louis et al—A Kahn.....338.01
 8 Alexander, Michael—M Kelly.....317.15
 8 Ackerson, Wm D—H B Claffin Co.....3,579.91
 8 Ahrensbeumer, Ernest & Helen exr and
 extrx—H Bicknese.....54.20
 8 Adelsky, Rosie—City of N Y.....95.65
 8 An'hony, Edgar C—M Macauley.....1,316.24
 8 Adelman, Jennie—Steinway & Sons.....46.04
 8* Ardizzone, Edward & Angelo—Arthur Brand-
 enstein.....88.13
 9 Andrews, Wm S—D L R Dresser.....107.35
 9 Ackerman, Harry—H P Ansonge.....164.40
 9 Azoy, Anastasio C—E J Medina.....482.72
 10 Accoccia, Pasquale—French-American Wine
 Co.....165.76
 4 Bull, Geo A et al—B K Bloch.....156.77
 4 Barcus, Harry—N Topolitzky.....47.84
 4 Braunstein, Tobias—S Haber.....189.43
 4 Berkowitz, Abraham & Pauline—A Mittel-
 man.....162.35
 4 Bykowsky, Max—H J Krinsky.....29.65
 4 Badgley, Howard G—M E Hughes.....181.91
 6 Block, Jacob—Chesbrough Building Co.....196.78
 6 Bushinker, Nathan et al—West End Mfg Co
91.81
 6 Bernardo, Charles—S McMillan.....1,142.13
 6 Bogardus, Van Cott C—R E Leavitt et al.....398.62
 6 Baxter, Dennison E—S H Jackson.....218.36
 6 Barone, Antonio—Independent Wine Co.....100.54
 6 Brown, Mortimer J—Home Trust Co of N Y.....325.83
 6 Bernheimer, Moritz—M Simon.....116.91
 6 Brooker, Fannie et al—T C Edmonds & Co.....87.46
 6 Baldwin, Geo E—J K Cole.....301.91
 6* Blanchard, Ralph F et al—L W Lawrence.....63.14
 6 Boggs, Norman T et al—the same.....63.14
 6 Burns, Charles E—Ray Press.....409.41
 7 Burke, Elizabeth—M C Green.....28.79
 7 Bachman, Max & Nellie—A Lutz.....162.22
 7 Baumann, Isaac—M Diap et al.....42.84
 7 Blumberg, Samuel—United Electric Light &
 Power Co.....44.87
 7 Bohm, Grace—G Rosenfeld.....64.91
 7 Birnbaum, Sarah—O G Taylor.....50.43
 7 Birgman, Israel et al—E H Bailey.....9,328.62
 7 Blawis, Wm S—Samuel Wilde's Sons Co.....84.90
 7 Buckley, Michael A—Board of Education.....68.35
 7 Bryon, Maud H—M Ueberall.....658.00
 7 Bass, Benjamin C—P Flannelly.....65.00
 8 Bronstein, Max—N Kalochiny.....110.15
 8 Bama, James—E Gross.....50.71
 8 Bove, Marie—City of N Y.....59.41
 8 Becks, Mary B—M E Wigg.....46.91
 8 Barkas, S Victor—J Stewart.....192.15
 8 Bremer, Albert R—E G F R du Mazuel.....543.15
 8 Braisted, Samuel—T Whalen.....36.06
 8 Blotto, Vittorio et al—E G Lyons & Raas Co.....258.27
 9 Bruskin, Max et al—C Wagner.....115.36

9 Baumer, Herbert P—A Husing.....costs, 24.18
 9 Bruno, Alfred S—M Friedman et al.....316.91
 9 Bonfield, Frank S—K Wertheimer et al.....costs, 67.72
 9 Bailey, Fred M & Erastus J—E M Travis.....86.23
 10 Brown, Pratt A—H M Atokes.....469.35
 10 Bruce, Thomas—C M Silverman et al.....136.29
 10 Black, Violet—Commercial Trust Co.....470.83
 10 Brisker, Benjamin & Fanny—M Wangrow.....19.15
 10 Bell, O Cecil or Ora B Jacobs—H Simon.....187.66
 10 Bell, Abraham et al—J Holtz.....28.71
 4 Collins, James R—Bullock & Jones Co.....459.24
 4 Cox, Douglas F et al—N Y Board of Fire
 Underwriters.....114.69
 4 Carroll, Patrick Jr et al—F N DuBois et al.....286.16
 4* Clark, James R et al—the same.....286.16
 4 Cocks, Pettis—L E Gildey.....26.88
 4 Cobb, Frederick, gdn—J A Whitcomb.....costs, 110.62
 4 Cohn, William—L Sanders.....29.41
 6 Cammack, Catharine—John Wanamaker N Y
 Co.....61.91
 6 Ciceo, Peter & Edward—M Breslow.....71.65
 6 Cohen, David et al—M Posnansky.....322.41
 6 Cameron, Alexander Jr—East Hampton Ice
 Co.....127.13
 6 Cohen, Morris—A Kaplan.....costs, 17.41
 7 Clarke, Homer E—United Electric Light &
 Power Co.....15.69
 7 Collins, James R—Lord & Taylor.....70.10
 7 Cassidy, Joseph—N Y Telephone Co.....43.50
 7 Clark, Benjamin H—Wyckoff Park Realty
 Co.....62.65
 7 Chanowitz, Benjamin or Benny—N Topolitzky
53.93
 7 Concistre, Michael—M Byrnes.....65.92
 7 Churchill, Chas E—M Frank.....30.58
 7 Capria, Francesco, gdn—Bradley Contract-
 ing Co.....costs, 111.83
 7 the same—City of N Y.....costs, 90.45
 7 Constantino, Calogero gdn—City of N Y.....114.53
 7 Clayton, John B—the same.....costs, 118.03
 7 Cottrell, John W & Mamie R—J Finck.....589.03
 8 Carton, Andrew B & Lawrence A—E D Page
 et al.....costs, 127.63
 8 Cohen, Bernard—City of N Y.....264.41
 8 Clarke, Wm O—C H Hackett et al.....121.91
 8 Cowing, Edw K—78th Street & Broadway
 Co.....69.41
 8 Curran, William—M Weinberg et al.....costs, 78.08
 8 Cohen, Henry J—M B Baer et al.....31.54
 8 Crary, Wm P—Hudson Trust Co.....1,948.01
 9 Callas, Gus et al—F L Tracy.....80.71
 9 the same—the same.....128.06
 9 Cooke, Richard et al—B F Strauss.....133.69
 9 Costanzo, Joseph et al—R V Brill.....27.67
 9 Chase, Frederick D—A Billow.....189.39
 9 Carpenteri, Frank—J Deutsch.....64.65
 9 Carpenter, John H—J B Hammond.....costs, 107.70
 10 Culin, Guy W—S E Culin.....1,363.37
 10 Cowman, Ellen & Thomas—I Batensky et al.....122.15
 10 Camman, John F—P W Engs & Sons.....103.33
 10 Cain, Wm F—J Sullivan.....126.68
 10 Costigan, John J—M Weil.....2,195.15
 10 Corsari, Emil F—G Monville et al.....892.20
 10 Coumeight, Jean—L Ardin.....100.78
 4 Dillman, Louis C et al—Holderberg Cement
 Co.....23,077.37
 6 Diehl, Balthasar & John* et al—M Posnan-
 sky.....322.41
 6 Dugan, Edw J—Democracy Pub Co.....131.91
 6 Dunlop, Charles—J C Hayden.....2,420.77
 6 Du Mahant, Adolph N—Gray Realty & De-
 velopment Co.....468.87
 7 De Gresca, Mme Fred et al—L Mann.....597.22
 7 Day, Jane L—Ford Motor Co.....149.30
 7 Dabo, Louis S—H L Bildreth.....206.91
 7 Dunn, Mary F—Kathryn Meyer & Co.....25.00
 8 Di Monda, Guilio—J Lotito.....24.41
 8* Dacunta, Rocco et al—F Tamenaro.....161.91
 8 Debroczynski, Isaac—J M Cahn et al.....62.65
 8 Doern, Isaac—C A Kehrwieder.....111.40
 8 Danzer, Jacob—Brooklyn Heights R R Co.....213.67
 8 Donnelly, James F—City of N Y.....costs, 58.65
 8 Dundy, Aaron—B Griffen.....114.51
 8* Dibble, Joseph H et al—Acker, Merrill &
 Condit Co.....21.21
 8 Dowd, Agnes—M F Snowber.....20.16
 8 Duquesne, Alfred—Acker, Merrill & Condit
 Co.....156.23
 9 Daly, James E—D E Evans.....104.65
 9 De Blasio, Gusseppe—A Lilienfeld.....127.15
 9 Durant, Agnes L—A Kaht.....21.41
 9 Davidson, Adelaide C—Sheffield, Farms-
 Slawson Decker Co.....74.90
 9 Drucker, Abe or Abraham—E Latzel.....290.00
 9 Daly, John A—G Ehret.....1,479.76
 10 Dugan, Edward—A Powell et al.....157.95
 10 Dangerfield, Richard J—C B Houghton.....214.31
 6 El Defaron, Louis—L Weiss.....77.61
 6 Edwards, Gus—S Wachtel.....59.41
 7 Eysler, Jacob—B J Isecke.....206.29
 7 Ehlers, Henry—H N Van Horn.....32.81
 8 Ecclesine, Caroline G—W H Mountjoy.....84.57
 8 Elser, Isaac—L Pistner.....485.21
 8 Ellingwood, Flora—H E Van Horne.....52.00
 8* Ely, Richard F et al—Stock Quotation Tel-
 egraph Co.....69.41
 9 Erdtman, Paul W—D L Goldberg.....172.71
 9 Eisenger, Morris et al—Anheuser Busch
 Agency.....86.73
 9 Evans, David J—Martin B Brown Co.....203.39
 9 Emden, Victor—C M Silverman et al.....399.91
 10 Engel, Fred L—R Fixel.....26.71
 10 Engbrock, Joseph R—S S Covert.....254.83
 4 Foss, Lonella F—E G French.....93.53
 4 Flanigan, John J—J Evans.....125.08
 4 Fineberg, Lizzie—D J Marbrunn et al.....52.32

6 Fishman, Benjamin et al—C S Whitman.....3,595.02
 6 Flick, Martin & Henry* et al—M H Meyer-
 hoff et al.....130.58
 6* Frankenstein, Solomon et al—American
 Woolen Co of N Y.....2,983.46
 7 Fisher, Edward—United Electric Light &
 Power Co.....68.51
 7 Fuchs, Robert—N Y Telephone Co.....28.83
 7 Fraser, Edward M—the same.....32.85
 7 Finn, John J—C Jordan et al.....71.22
 7 Fischer, Solomon—J Satlow.....80.65
 8 Friedman, Robert—City of N Y.....59.41
 8 Frenkel, Benjamin—M M Plechner.....46.84
 8 Friedman, Jenio—F Hessberg.....60.23
 8 Friedman, Abraham et al—J M Seidenberg.....374.47
 9 Feibusch, Chas P—B Hart.....42.68
 9 Fay, Jefferson A—S Carr Carroll.....28.41
 9 Fox, Stephen K—Baltimore & Ohio R R
 Co.....costs, 157.78
 10 Fidler, Solomon—G Barnett et al.....259.80
 10 Falvela, Frank & Giuseppe—R Cardone.....97.92
 10 Freeman, Blanche B et al—Yorkville Realty
 Co et al.....159.65
 10 Finegan, Austin—J E Kelly.....82.56
 10 Fowler, John S—L B Fordham.....1,299.73
 4 Goldin, Jacob & Isadore—M Topolitzky.....228.44
 4 Goldsmith, Rebecca J—M Tolk.....costs, 49.28
 4 Gaigano, Nicola—N R Neill et al.....168.09
 6 Gariess, Harry—F W Schwiers.....27.12
 6 Grossman, Wolf—J I Kaplan et al.....29.20
 6 Garmley, James—A L Lowenthal.....31.45
 6 Gerhards, Albert—A Cruickshank.....268.02
 6 the same—the same.....526.22
 6 Gersten, Isaac—J Horn.....2,428.66
 6 Guning, Wm R—City of N Y.....201.74
 6 Gron, Henrietta A—the same.....201.74
 6* Gallo, Reuben et al—M Jacobs.....61.31
 6 Goldberg, Isidor et al—L Benowitz et al.....72.89
 6 Gullotti, Calogero—M Querni.....329.79
 7 Gibbs, Harry A—C Kaufmann.....53.77
 7 Gillen, Thomas J et al—Eagle Roofing Co
 Inc.....569.65
 7 Ginty, Frank A—I Cohn et al.....103.12
 7 Gallaudet, Alva K—J A G Shaw.....759.27
 7 Goodman, Harris—H Maskowitz et al.....119.29
 7 Gargiulo, Pasquale—H L Kringel.....989.82
 8 Getman, Grace L & Mrs E—A J Rothstein.....365.15
 8 Glickman, Louis et al—S Finkelnstein et al.....56.93
 8 Goldberg, Israel et al—A Kahn.....338.01
 8* Gasner, Charles et al—M Brayer.....51.18
 8 Gedney, James H—C B Austin.....costs, 17.31
 8 Greenberg, Meyer—S J Clarke.....322.91
 8 Gerson, Ephraim—W A Blauner.....116.81
 8 Gulimetti, Giuseppe gdn—Foundation Co.....costs, 23.08
 8* Griswold, John E et al—Kalt Lumber Co.....394.96
 8 Goldstein, Jennie—E V Loew, Jr.....costs, 111.10
 9 Glasman, Rosie—A Strauss et al.....58.85
 9 Gumbinner, Samuel—P Samuels.....costs, 78.64
 9 Garrison, Ella A et al—J C Bogert Co.....1,382.87
 9 Granger, Mark L—R J Miller.....342.27
 9 Gillespie, Daniel O—C—H J Donohue.....120.00
 9 Goldsmith, Frederick E—E K Mittenthal.....costs, 17.41
 9 Goldberg, Abraham & Gussie et al—O Wag-
 ner.....115.36
 9 Gervasi, Cristina & Michele—D Lombardo
 et al.....380.81
 9 Gould, Ora B—M Bourke.....230.26
 10 Giordano, Antonio—E Fontana.....27.91
 10 Geis, Wm V—H C Webb et al.....119.74
 10 Goldstein, Myer et al—J Cohen et al.....410.37
 10 Glass, Sam—J Warner.....71.16
 10 Gammon, Montague D—B H Arnold.....74.87
 10 Graziado, Vincenzo—V Scozzia et al.....45.01
 10 Gluckstein, Jacob et al—M F Lenetz et al.....35.33
 4 Hintze, Walter R & Julius E—Charles H
 Brown Paint Co.....489.02
 4 Heaney, Thomas—City of N Y.....201.74
 4 Heinscke, Henry—the same.....201.74
 4 Hawkins, Geo A—the same.....201.74
 4 Henderson, Wm T—the same.....201.74
 4 Henry, Alonzo—the same.....201.74
 4 Hedden, Louise—the same.....201.74
 4 Hahn, Joseph—the same.....201.74
 4 Hess, Ludwig—the same.....533.61
 4 Harden, James—the same.....199.37
 4 Hecht, James—the same.....456.11
 4 Henry, John—the same.....368.50
 4 Harris, E Fletcher—the same.....199.37
 4 Helm, Augustus L—the same.....106.09
 4 Higgins, A Foster et al—N Y Board of Fire
 Underwriters.....costs, 114.69
 4 Hernstein, Esther & Albert I—G W Van
 Slyck.....39.00
 4 Heimerding, Eugene M—Eureka Automo-
 bile Station.....168.56
 4 Herman, Martin et al—Electric Carriage Call
 & Specialty Co.....45.41
 4 Harris, Harold M—E C Bartels et al.....35.25
 6 Helprin, Benjamin E—Booksellers Protective
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 6 Hauser, Jacob—the same.....36.09
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7*Haviland, John et al—N Y Telephone Co.	26.10	6 Lavelle, Wm T—John Wanamaker N Y.....	125.29	10 Mariash, Wm A—Consumers Park Brewing Co.	519.40
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7 Hyde, Lionel—the same	15.53	6 Levy, Morris et al—State Bank.....	2,184.05	10 Miner, Ashley M—U S Fidelity & Guaranty Co.	116.91
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8 the same—the same	29.65	7 Logan, Chas T—M L Starke.....	6,788.29	7 Nerson, Emil—J Eckert.....	133.53
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8 Hulse, Wm F et al—G W Grote.....	92.74	8 Levittan, Bernard—J Koeningberg et al.....	41.00	7 O'Donnell, James & Mary—A Rafferty.....	155.17
8 Hulse, Wm F et al—G W Grote.....	178.57	8 Lowenhaupt, Walls J—J Morris.....	112.90	8 Osborne, Willis J et al—Stock Quotation Telegraph Co.....	69.41
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9 Hankinson, Wilford—City of N Y.....	41.49	8 Lustig, Amelia—N W Peters.....	12.31	9 O'Hara, John J—Hudson Mantel & Mirror Co.....	62.15
9 Hirsch, Patrick—the same	456.11	8 Lake, Charles et al—G W Grote.....	178.57	10 Orgel, Wolf—A Satz	95.67
9 Hirsch, Michael—the same	35.59	8 the same—the same	92.74	4 Palter, Elias or Stern—A Wolff et al.....	30.66
9 Hirsch, Patrick H—the same	2,660.39	8 Lowander, John A et al—Kalt Lumber Co.	394.96	4 Peper, Teto—P Schierr	316.91
9 Holt, Wm F—the same	44.84	8*Lettieri, Ernesto M et al—E G Lyons & Raas Co.....	258.27	4 Palmieri, Donato—G Cirella	193.73
9 Hoffman, Henry—the same	44.84	9 Lewis, Jacob—A Rosenthal et al.....	132.41	4 the same—the same	73.70
9 Holland, Thomas—the same	98.73	9 Lipshitz, Moses & Fani—A Flaster.....	178.92	6 Pengall, Wm E—Winton Motor Carriage Co.	62.84
9 Holdstein, Alfred—the same	49.01	9 Leonard, Wm C—M A Mantell.....	265.66	6 Piazza, Giuseppe et al—F Fricker.....	370.76
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9 Holzman, Abraham—the same	368.60	9 Lef, Benjamin—William A Thomas Co.....	100.38	6 Pursell, Cathron—L Rosenberg	362.56
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9 Hart, Sydney W—the same	31.33	10 the same—J H Fithian et al.....	1,447.84	7 Phillips, May D—the same.....	30.77
9 Hirsch, Samuel—the same	110.82	10 the same—A L Nathan	466.16	7 Peters, Edward—D J Heffner et al.....	297.32
9 Hogue, Frank A—the same	108.98	10 the same—J C Wilmerding et al.....	143.71	7 Phillips, William et al—T Walmsey.....	706.42
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10 Robie, Marshall—J Robie127.50	8 Stern, Max—J Strauss.....28.31	8 Urgo, Francisco et al—A D Paoli ...821.33
10 Ross, James—J Ruppert.....costs, 108.95	8 Stouvenel, Frank E—C L Thatcher, Jr.525.83	7 Vielbig, Leonard et al—N Y Telephone Co.....costs, 28.91
10 Radcliffe, Clarence V N—E A Cardoza et al86.80	8 Sheridan, Elsie—Becker Distributing Co.....472.12	8 Vedder, Harry M C et al—Curtis Blaisdell Co.....162.27
10 Richman, Charles et al—State Bank...630.34	8 Srope, Herbert B—Greenwich Bank of the City of N Y454.70	8 Valdivieso, Lucas P—E R Thomas Motor Co.....644.69
10 Riggie, Giuseppe et al—French American Wine Co, Inc.....264.70	8 Selby, Norman—J Panny60.00	9 Von Oesen, Reinhardt—J Seeman et al.19.45
4 Sekeson, Michael—H Levy123.65	8 Schaefer, Frederick M—H J Cromwell..132.51	9 Vlahos, Peter—N Grammas.....67.65
4 Stevens, John—C E Shaver27.87	8 Schumann, Arthur S—F A Flinn.....162.54	10 Von Dendreich, Albert—Jas McBride Co.....222.72
4 Stern, Gaal or Elias Palter—A Wolff et al.....30.66	8 Sumner, Aden E et al—Acker, Merrill & Condit Co.....21.21	4 Wiener, Julius—J Port.....costs, 26.40
4 Shapiro, Louis—Francis H Leggett & Co.....54.39	8 Steiger, Annie—M J Odell.....costs, 107.41	4 Wichman, C C et al—B K Bloch.....156.77
4 Steiner, Benjamin et al—A Freund.....114.21	8 Stanley, James W—S T Stanley.....336.95	4 Walsh, Elmer et al—Heldberg Cement Co.....23,077.37
6 Staggs, Emily S—Grand Press170.81	9 Steisel, Harvey—C H Darmon.....447.80	6 Wells, Adolphus J—Atlantic Motor Car Co.....286.45
6 Stuart, Chas F—G Schonert.....95.75	9 Snedeker, William—S W Briscoe.....122.50	
6 Swain, Henry C, Geo W & Eleanor A et al—Market & Fulton National Bank of N Y2,007.89	9 Squibb, Charles F—J Kemp.....1,151.84	
6 Strongin, Louis et al—State Bank...2,184.05	9 Schneider, Mary A B—M W Dittmar.1,394.07	
	9 Shears, S Sumner—S W Maguire et al..14.41	
	9 Storelli, Bernard et al—People, &c...500.00	

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6 Ward, Henry M-G E Poulson.....	42.39
6 Wallace, E W Carlile et al-Robins New Conveyor Co.....	67.11
6 Wander, Joseph-J E Bergstrom.....	131.01
7 Weldon, John-W O Abercromber.....	84.31
7 Webster, Laura M-H A Seifert et al.....	1,548.28
7 Waslofsky, Samuel Jr-D Cosman.....	costs, 69.50
7 Willis, Wm A-F E Warner.....	81.55
7 Weintraub, Henry-A Ash et al.....	41.73
7 Willcox, P A recvr-Georgetown Dock & Terminal Co et al.....	costs, 123.30
7 Waacks, William-N Y Telephone Co.....	28.59
7 Wichner, Benjamin D-the same.....	39.71
7 Wachsmann, Adolph-the same.....	27.35
7 Wahn, Frederick-Thomas F Cushing Co.....	461.71
8 Wersansky, Rahle et al-Mutual Alliance Trust Co of N Y.....	87.81
8 Wright, Wm W-C E Gilles.....	100.00
8 Weiner, John et al-I Lerman.....	130.85
8 Wright, Forrest L G-P Armstrong.....	115.91
8 Wright, James O-M Bonham.....	70.00
8 Walther, Bernard-S Valentine Sons.....	337.67
8 Wright, Albert admr-R B De Casanova.....	27,543.19
8 Wardell, Frederick-K Reid.....	29.89
9 Woolf, Isaac-D Berman et al.....	112.15
9 Wetjen, Henry W-S K Barrett.....	34.40
9 Waterman, Franklin-Robert Fulton Realty Co.....	136.77
9 Wallace, William-N Langles et al.....	77.29
9 Weber, Minnie-S Wessenfeld.....	costs, 18.01
10 Villamena, Diedato-D C Rosenblatt.....	218.48
10 White, Edward-A P Blover.....	costs, 97.53
10 Weitzer, Hyman et al-J Cohen et al.....	410.47
10 Whitney, Chas A-Park & Tilford.....	101.97
10 Weil, Henry M-L Pottier.....	142.17
10 Wiesenfeld, Abraham-T Sichel et al.....	307.20
10 Yeandle, Geo W et al-J N Lindsley.....	42.66
10 Yarwood, Robert H-J E Rohrbeck.....	763.95
7 Zimmerman, Sallie-United Electric Light & Power Co.....	47.36
7 Zukerman, A Louis-N Y Telephone Co.....	34.95
7 Zottarelli, Nicholas-the same.....	25.24
7 Zimmerman, Michael-M Silverstein.....	203.00
8 Zanine, John-Interborough Rapid Transit Co.....	costs, 73.38
9 Ziegler, Victor-J Barkley.....	109.07
10 Zwerling, Mary-M Boskey.....	56.91

CORPORATIONS.

4 New Amsterdam Motor Co-Morgan & Wright.....	1,886.87
4 City Real Estate Co-Union Trust Co of N Y.....	costs, 131.35
4 I Konograph Co of America-Garfield National Bank of City of N Y.....	256.95
6 Martin Reynolds Co-Manufacturers & Dealers Protective Ass'n.....	106.72
6 Strain & Sanford Co-George Harres Co.....	160.85
6 Sleep, Elliot & King Co-Roebling Construction Co.....	1,270.84
6 the same-the same.....	1,553.15
6 Horsfall Construction Co-Porter Screen Mfg Co.....	225.38
6 Conforti Excavating & Foundation Co-J Morrison.....	41.75
6 Edward Wren Co-A Custen.....	71.16
6 Harold L Rockmore, Inc-Schwaetz Plumbing Supply Co.....	29.04
6 Italian Magazine Pub Co-P Riola.....	125.88
6 Moulton Stable Co-Union Taxicab Service Co.....	costs, 27.67
6 Cella Phos Syrup Co-American Cork & Seal Co.....	183.00
6 H C Swain & Son et al-Market & Fulton National Bank of N Y.....	2,007.89
6 American News Service et al-W L McLean.....	costs, 108.24
6 Hearst News Service et al-the same.....	108.24
6 Interborough Rapid Transit Co-J Sebath.....	costs, 188.35
6 P J Hawley Inc-City of N Y.....	62.35
6 Mandel Building Co-E Meyer.....	130.22
6 Wachtel Schuh Horse Co-M J Monheimer et al.....	154.21
6 the same-the same.....	costs, 27.41
6 Throggs Neck Building & Construction Co-W M Young.....	729.41
6 Ritz Co-A Colley.....	7,303.47
6 Smithers, Nordenholt & Co-Alexander Smith & Sons Carpet Co.....	653.12
6 United States Banking Co-R L Dean.....	10,681.09
6 the same-the same.....	4,297.05
6 the same-A B Luther.....	15,630.42
6 the same-Manhattan Contracting Co.....	887.75
6 Ritz Co-A Colley.....	2,024.17
6 Ritz Co-A Colley.....	1,736.85
6 the same-the same.....	1,036.06
6 the same-the same.....	634.43
7 International Sports Co-Sanitation & Supply Co.....	177.09
7 United Stores Assn-C E Voryell.....	354.53
7 Southwestern Contracting & Engineering Co-Postal Telegraph Cable Co.....	2,446
7 Fred M Smith Realty Co-N Y Telephone Co.....	28.08
7 Union Ice Cream Co-the same.....	38.64
7 No 121 Madison Avenue-Robert Griffin Co.....	138.01
7 City of N Y-United States Wood Preserving Co.....	costs, 94.47
7 Columbia Garage & Motor Co, Inc-R T F Schwarzenbach; possession of property or.....	8534.65
7 Illinois Surety Co-P Damiano.....	711.08
7 Indian Hill Co-A Abraham et al.....	36.05
7 Twentieth Century Auto Towing Co-M Jonasson.....	5,137.42
7 City of N Y-C O'Neill.....	1,000.00
7 Louis Meyer Realty Co et al-C L Jacobs.....	1,164.47
8 New York Central & Hudson River R R	

Co-L H Bates.....	1,321.45
8 Unique Equipment Co, Inc-A Krause.....	202.16
8 Ferguson Contracting Co-Helderberg Cement Co.....	costs, 91.40
8 Van Rensselaer Realty Co et al-Curtis Blaisdell Co.....	162.27
8 Alexander McBride Construction Co-G F Moore, Inc.....	40.40
8 Hewitt Motor Co-W T Van Wickel.....	337.16
8*New England Construction Co et al-J M Seidenberg.....	374.47
8 Smithers Nordenholt & Co-Gerstendorfer Bros.....	392.39
8 New York & Harlem R R Co et al-the same.....	costs, 129.21
8 New York Edison Co-J L Wells et al.....	costs, 129.30
8*Kilroy Piston Ring Co et al-F Leu.....	143.91
8 Heyl Bros & Co-E J Williams.....	48.51
8 Bathrick Mailing Co-Canfield Paper Co.....	55.19
8 Granite Spring Water Co-Mount Pleasant Bank.....	1,031.37
9 Hauben Realty Co-F Rubans et al.....	214.41
9*James E Pepper Distilling Co et al-B F Strauss.....	133.69
9 C Dorr, Jr, & Co et al-M C Murphy.....	564.11
9 Northern Ice Co et al-the same.....	564.11
9 Newton Creek Plaster Co-City of N Y.....	36.64
9 Mountshannon Realty Co-I R Meisel.....	5,092.65
9 Starke Co-M Hanson.....	196.71
9 Seager Trading Co-N Y Produce Exchange.....	2,077.47
9 N Y Contracting & Trucking Co-M Beneventi.....	250.00
9 City of N Y-Commercial Advertiser Assn.....	costs, 80.20
9 United States Bank Co-C C Williams.....	15,936.87
10 Brooklyn North Shore Realty Co-D D Campbell.....	136.91
10 Manhattan Securities Co-Waldorf Astoria Hotel Co.....	2,685.05
10 Knickerbocker Chocolate Co-J O Carleton et al.....	109.49
10 West Side Construction Co-A Robinson.....	5,093.35
10 National Biscuit Co-A Scott.....	7,679.38
10 Sherman & Tait-R F Coleman.....	223.64
10 J Jungman, Inc-Strauss & Co.....	157.76
10 C J Marius Construction Co et al-S Moneeda.....	160.41
10 Strauss Mfg Co-J Ottman Lithographing Co.....	350.00
10 Adams Laundry Machinery Co-Arrow Laundry Co.....	321.37
10 Sterling Fire & Insurance Co-W S Phippen.....	209.33
10 Ability Cigar Mfg Co et al-A Schuerer et al.....	829.60
10 Empire State Surety Co-National Surety Co.....	2,305.28
10 J Jungman, Inc-N Y & Buffalo Audit Co.....	1,106.58

SATISFIED JUDGMENTS.

June 4, 6, 7, 8, 9 and 10.

Adams, Garrison B-M I Fox.....	1909.....	250.76
Braun, Frank-A Bohaty.....	1910.....	68.02
*Borg, Max B et al-W Rau.....	1910.....	2,462.94
Barnard, Louis S-L Kovner.....	1910.....	104.17
Same-same.....	1910.....	649.82
Buggeln, Robert et al-W A Woodbury.....	1910.....	182.55
Brough, Frank T et al-W A Woodbury et al.....	1910.....	182.55
Bradley, William-A Cibulli.....	1910.....	1,136.66
Bruton, Joseph V-Mercantile Finance Co.....	1909.....	42.70
Coogan, James W-S E Davis.....	1901.....	7,120.51
Cullen, Wm E-S J Bloomingdale et al.....	1909.....	120.73
Cavagnaro, John J-M Cavagnaro.....	1910.....	140.88
Carnfield, Frank et al-W Barrow.....	1909.....	70.01
Cohen, Max et al-Boston Mirror Co.....	1909.....	406.83
*Casina, Louisa & Caroline E-R Salisbury.....	1910.....	135.12
Carl, John H-H G Grissler.....	1909.....	430.88
Devine, Geo A-N Y Telephone Co.....	1903.....	28.28
De Forest, Lee-E J Glennon.....	1910.....	463.52
Same-same.....	1910.....	247.72
Dennis, Catherine F-J Duffie.....	1910.....	316.66
Devaney, James & Owen-J Murray et al.....	1909.....	1,142.81
Donihee, Delia J-J Gordon.....	1909.....	32.61
Ertz, Chas E et al-Beaver National Bank.....	1910.....	10,904.55
Same-same.....	1910.....	10,806.00
Elcock, Geo S-L C Raesener.....	1899.....	64.49
Fette, Annie-J S Sills et al.....	1910.....	48.55
Farrell, Joseph H et al-W Barrow.....	1909.....	70.91
Foss, Lenella F-E G French.....	1910.....	83.53
Friedman, Sarah et al-People, & Co.....	1910.....	1,000.00
Same-same.....	1908.....	1,600.00
Faubel, Kate et al-A Brill et al.....	1910.....	90.65
Foreman, Louis et al-W Kessler.....	1910.....	347.13
Finkel, Paulin-B Scher.....	1904.....	29.65
*Ford, Arthur S-Improved Property Holding Co of N Y.....	1909.....	195.48
Ford, Arthur S-Federal Printing Co.....	1909.....	944.87
Freeman, Albert-Niagara Rubber Co.....	1908.....	7,500.05
Guglielmo, Antonio-J Herzig.....	1908.....	532.24
Goldsmith, Morris et al-W Kessler.....	1910.....	347.13
Guth, Hugo et al-A Brill et al.....	1910.....	90.65
Greenstein, Samuel-P Reddy.....	1910.....	725.32
*German, Herman-M Gerstenfeld et al.....	1909.....	432.76
Geilfus, Chas H et al-W A Woodbury et al.....	1910.....	182.55
Giordani, Raffaele & Maria-G Conti.....	1903.....	87.91
Grossman, Minnie et al-F W Beinbauer.....	1910.....	

Hewlett Co-Maintenance Co.....	1908.....	177.58
Hodes, Abraham-J Fine.....	1910.....	53.55
Herbert, Frederick W-Hewitt Motor Co.....	1908.....	283.15
Herbert, Frederick W-J Barkley.....	1909.....	884.64
Huld, Franz-H Rakofsky.....	1910.....	75.28
Higginbotham, E Gaston-Packard Motor Car Co.....	1908.....	815.36
Heidelberg, John-M Bloomfield.....	1908.....	40.66
Herbert, Frederick W-J Barkley.....	1909.....	894.64
Jones, Minerva E admrx-Locomotive Co of America.....	1910.....	23.02
Jacobs, Arthur-A V H Stuyvesant.....	1910.....	171.57
Kaskel, Isidor-H D Friedman et al.....	1909.....	163.10
Klimann, Rudolph-P Zinckgraff et al.....	1909.....	176.07
Kahn, Barruch-M Patterson et al.....	1905.....	71.10
Same-same.....	1907.....	71.10
*Knaish, Elsie-A H Joline et al.....	1909.....	107.88
*Kahn, Baruch-T M Blake.....	1910.....	293.15
Kamber, Harry-J Dobson et al.....	1910.....	976.31
*Katz, Charles-R Cohn.....	1910.....	5,425.74
Kraushaar, Isidor et al-S D Pringle.....	1910.....	1,045.28
Kraushaar, Isidor et al-S D Pringle.....	1910.....	1,045.78
Kahn, Baruch-A L Louis.....	1906.....	156.44
Lunch, Martin & Mary-J Schuessler.....	1909.....	112.22
Langsdorf, Sigmund & Morris et al-E Lowey.....	1910.....	288.00
Lyford, Wile H-Wyckoff, Church & Partridge.....	1905.....	860.65
Meredino, Antonio-W J Schmidt & Co.....	1907.....	157.36
Mangels, Wm D-Remington Paper Co.....	1903.....	383.50
Mosheim, Julius E-C M Freeman.....	1910.....	543.67
Montgomery, Richard M et al-Beaver National Bank.....	1910.....	3,514.55
Same-same.....	1910.....	10,566.60
*Morse, Edw P-J McCaldin.....	1903.....	4,626.75
Meyerowitz, Philip et al-S A Langfur.....	1910.....	92.22
Miller, Thompson W & Frank-Berman Realty Co.....	1909.....	653.18
Mowbray, Wm E-H DeForest.....	1910.....	152.58
Same-same.....	1909.....	123.10
Maisel, Jacob et al-Olin J Stephens, Inc.....	1908.....	1,019.50
Same-same.....	1909.....	505.04
Murray's-M M Cottone.....	1909.....	2,841.83
Murray's-M M Cottone.....	1910.....	120.93
Marks, Frances M-City of N Y.....	1910.....	260.00
Maver, Bernard et al-D Rawlins.....	1910.....	5,149.24
*Maisel, Jacob-State Bank.....	1910.....	1,054.90
Murray, Edw R-Vogel Clothing Co.....	1907.....	339.06
*Morse, Edw P-J McCaldin.....	1906.....	4,777.24
*Mehrbach, Isidor-A Powell et al.....	1892.....	161.22
Noik, John et al-M P Doyle.....	1909.....	237.72
Natanson, Max N-N Y Telephone Co.....	1909.....	30.91
*Purdy, John C et al-T L Feitner et al.....	1901.....	887.92
Powers, Patrick T-Century Bank.....	1901.....	216.28
Post & McCord-C D Warren.....	1908.....	2,641.23
Same-same.....	1908.....	94.03
Same-same.....	1910.....	150.23
Reader, Ella R & Athole B R-Bank of the Metropolis.....	1908.....	5,624.57
Rohman, Max L et al-Olin J Stephens, Inc.....	1908.....	1,019.50
Same-same.....	1909.....	505.04
Rothschild, Edward et al-E Lowey.....	1910.....	288.00
Reed, Lewis E & Nathan E-J L Phipps.....	1908.....	282.00
Rice, Wm D-Vogel Clothing Co.....	1908.....	17.71
Ratzen, Michael N-Werner Co.....	1908.....	92.86
Smith, Philip-H Glick et al.....	1906.....	162.15
Sigler, Arthur H et al-C A Montgomery.....	1909.....	1,393.50
Schorer, Wm D et al-C A Montgomery.....	1909.....	1,393.50
Schiffman, Fannie et al-Boston Mirror Co.....	1909.....	406.83
*Shepperd, Anna E et al-T L Feitner et al.....	1901.....	87.92
Springer, John H-T J Hayes Printing Co.....	1909.....	1,104.13
Scheuer, Abraham et al-People, & Co.....	1910.....	1,000.00
Same-same.....	1908.....	1,600.00
Shookhoff, Wm A-S Katz.....	1903.....	79.65
Spiro, Abraham I et al-S D Pringle.....	1910.....	1,045.78
Solomon, Louis et al-F W Beinbauer.....	1910.....	4,302.87
Spiro, Abraham I et al-S D Pringle.....	1910.....	1,045.28
Sigel, Joseph-F Frankel.....	1910.....	84.31
Stripped, Walter H-J Siniis.....	1910.....	2,111.81
Thompson, Wilfred M-Codington Co.....	1910.....	27.41
*Thomas, Reginald L et al-W Rau.....	1910.....	2,462.94
Tomback, Samuel D et al-F W Beinbauer.....	1910.....	4,302.87
Upton, King-E S Heiss.....	1909.....	482.42
Whitcomb, G Henry-C L Dimon.....	1909.....	13,562.58
Same-same.....	1910.....	106.66
Same-same.....	1910.....	70.00
Weil, Jonas et al-D Rawlins.....	1910.....	5,149.24
Weschler, J Charles-James D Mahr, Inc.....	1910.....	96.81
Warrin, Edmundson-M G Davis.....	1910.....	84.41
*Warnock, James R-H S Almy et al.....	1893.....	237.09
Wissel, August-W Urell.....	1909.....	119.72
Woodbury, Cora-Mme Krauss Co.....	1909.....	101.75

CORPORATIONS.

Presburg & Co-C Hofferberth.....	1910.....	177.97
Bulls Head Oil Works et al-Beaver National Bank.....	1910.....	10,804.55
Same-same.....	1910.....	10,806.60
Fidelity & Deposit Co of Maryland-M N Clement.....	1910.....	1,837.47

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Fein-Ball Realty Construction Co—Hudson Man-
tel & Mirror Co. 1909480.96
Same—N Rao. 1910312.36
Wall Bond & Mortgage Co et al—S A Langfur.
191092.22
Renard Co—M Sylvester. 1910.....1,592.22
Wall Bond & Mortgage Co—S A Langfur. 1910
.....27.42
McLeer Electric & Mfg Co—T P Walls et al.
1910655.37
Standard Asphalt & Rubber Co—A B Hegarty.
1910226.57
John H Woodbury Dermatological Institute et
al—W A Woodbury. 1910182.55
U S Mortgage & Trust Co—L J Newcombe.
1910.....24,447.05
Hagemann Construction Co et al—C A Mont-
gomery. 19091,393.50
Lozier Motor Co of N Y—A G Green. 1908.....
8,379.18
N Y & North Shore Traction Co—P McGirr.
1910102.23
Same—same. 1909632.88
Same—same. 1910102.73
Same—C McGirr. 19091,132.88
Same—M Gillis. 1909300.00
Same—same. 1910102.73
Schier, Ginsberg Realty & Construction Co—
F N De Luch et al. 19091,800.67
Same—same. 1910121.05
Mountain Construction Co—O L Spannhatte.
Jr. 1910666.87
N Y CENTRAL & HUDSON RIVER R R Co
& N Y & Harlem R R Co—D F Kiely. 1909.
.....126.41
Same—same. 19084,547.99
Same—same. 1910129.21
Bedford Park Construction Co—Hudson Wood-
working Co. 19101,544.10

¹Vacated by order of Court. ²Satisfied on ap-
peal. ³Released. ⁴Reversed. ⁵Satisfied by exe-
cution. ⁶Annulled and void.

MECHANICS' LIENS

June 4.
32—Catharine st, No 66. Edward Greene agt
Joseph Parisi\$15.00
33—179th st, n s, whole front between Bath-
gate and Washington avs, 175.10x60.4. Chas
Kausen agt Oppenheim & Feltman.....650.00
34—Same property. Same agt same104.00

June 6.
35—Hunts Point av, e s, 25 s Gilbert pl, 79x
100. Max Braiker agt Laine Realty Co.
.....1,200.00
36—88th st, No 48 East. Anderson Bros agt
Wm F Sherhan24.65
37—Charlton st, s e cor Greenwich st, 75x50.
Henry B Sentf agt Becker Realty Co and
Cohen & Levine.....923.50
38—31st st, No 437 West. Kassel Golad agt
James & Mary Reilly and Clark & Appel-
baum300.00
39—Charles st, n w cor Greenwich st, 40x100.
Kassel Golad agt Henry Wesselman and
Clark & Applebaum150.00

June 7.
40—78th st, No 450 East. Samuel Silverman
agt B E Theo Wolleson & Mechanics Con-
struction Co, Inc.....35.00
41—45th st, No 16 West. J F Murphy Lumber
Co agt Leah P Norton, Christian H Lang &
Gottlieb Siebold629.46
42—Paulding av, e s, 25 s 217th st, 25x100.
Isidor L Cohen agt Frank Yoria, Homeward
Building Co and Calendo & Cordio.....100.40
43—Lenox av, n w cor 123d st, 25x75. Israel
Fredman agt M Maskawitz, Louis Katz &
George Pincovitz275.00
44—41st st, No 7 East. Marcus Schlossman
et al agt Mary Werner & Geo F Schleuter.
.....21.73
45—34th st, No 11 West. Patrick J Durcan
agt R S S Co & Keystone Construction Co
(renewal)1,205.00

June 8.
46—St Nicholas pl, Nos 38 to 42. Celia Horn
agt Mica Construction Co & Charles Feibusch
.....450.00

47—179th st, s s, 100 w Prospect av, 60x90. J
Reeber's Sons Co agt John Marx Construc-
tion Co42.00
48—92d st, No 430 East. Sanitary Fire Proof-
ing & Construction Co agt William Kesten-
baum & M Siegel (Renewal)80.00
49—41st st, Nos 344 & 346 West. John J
Kelly agt Catherine A Gay & Harvey L Gay
(Renewal)1,342.42
50—Webster av, Nos 2981 & 2983. Francis
Linke agt Richard N Quinn65.70
51—78th st, No 137 West. Genuino Bombo-
nato agt Barnett C McIntyre & P Aguado Co
.....26.50

June 9.
52—236th st, Nos 310 to 330 East. Stand-
ard Plumbing Supply Co agt German Real
Estate Co & D T Peterson.....3,075.37
53—Teasdale pl, No 658. John Conway agt
Margaret Murphy80.00

June 10.
54—Anthony av, e s, 178 s 173d st, 100x100.
Frank De Balso agt Anthony Avenue Con-
struction Co and Tager & Katz.....5,243.62
55—Robbins av, Nos 648 and 650. David
Cornfeld et al agt Froma Realty Co.....215.00
56—Matilda av, e s, 200 s 239th st, 100x100.
John Maresca et al agt Fox-Muller Realty
& Construction Co and E Egenberger...125.00
57—Same property. John Somma agt same.
.....500.00
58—Hoe av, e s, 250 s Jennings st, 75x100.
Pasquale Diminno agt B Jackson and Car-
mine Altieri330.12
59—Amsterdam av, No 1632. Bronx Marble
Works agt Leah Beekman and Gordon &
Stein Contracting Co.....135.00
60—29th st, n s, 200 e 2d av, 40x86.11. Gus-
tave Scharnberger agt East Twenty-ninth
Street Co200.00

BUILDING LOAN CONTRACTS.

June 4.
Mohegan av, s w cor 180th st, 118.2x70.2.
Public Bank of New York City loans Nathan
Rubenstein to erect a — sty building; — pay-
ments\$45,000

June 6.
Gerard st, n s, 203.10 s e Bergen av, runs n
e 101.6 x n w 25 x n e 168.1 x s 64.2 to Mill
Brook, x s w 114.8 x n w 30.11 x s w 85.7
to 149th st, x n w 38.11 x n 7.10 to beg.
Metropolitan Savings Bank loans Annuncio
& Adele Santini to erect a — sty building;
— payments35,000

June 7.
Kelly st, n w cor 163d st, 125x100. Metro-
politan Life Ins Co loans Advance Building
Co to erect a 6-sty apartment; 12 payments.
.....140,000
Intervale av, n e cor 163d st, 125x100. Same
loans same to erect a 6-sty apartment; 12
payments150,000

June 8.
141st st, n s, 100 w Lenox av, 100x99.11.
Sound Realty Co loans Diva Realty Co to
erect a 6-sty elevator apartment; 12 pay-
ments75,000
Amsterdam av, s w cor 174th st, 50x100.
Aaron Goodman loans Emkaar Realty Co to
erect a 6-sty building; 15 payments....40,000
Briggs av, n e cor 194th st, 25x100. Theo-
dore Wentz loans Bedford Boulevard Con-
struction Co to erect a 4-sty apartment and
store; 9 payments20,000

June 9.
Prospect av, w s, 250 n 183d st, 50x95. Chas
H Baechler loans D'Andrea Construction Co
to erect a 4-sty apartment; — payments.22,000
Park av, n w cor 60th st, 100.5x59.10. Title
Guarantee & Trust Co loans The 520 Park
Avenue Co to erect a 12-sty apartment; —
payments420,000
Broadway, s w cor 135th st, 149.11x100. Jo-
seph Hamerslag loans George Daly & John
A Carlson to erect a 6-sty apartment; 12
payments125,000

Webster av, n w cor 181st st, 100x100x irreg.
Amanda Bussing loans Bernard Schultz to
erect a — sty building; — payments.....32,000

June 10.
Pier av, w s, 50 s Eynada st, 50x100. Elsie
Hausmann loans Matthew O'Brien; to erect
a 2-sty dwelling; — payment2,500
55th st, n s, 200 e 9th av, 100x100.5. Marc
H Mack loans Brentmore Realty Co; to erect
an 8-sty apartment; — payment.....225,000
Hewitt pl, w s, 135 n Macy pl, 50.5x129.5 x
irreg. Isaac Weil loans Jacob Goldberg &
Max Smith to erect a — sty building; —
payments30,000
Katonah av, e s, 100 n 241st st, 50x85. Central
Mortgage Co loans Ernst Keller to erect
a — sty building; — payments8,500

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

SATISFIED MECHANICS' LIENS.

June 4.
No Satisfied Mechanics Liens filed this day.

June 6.
27th st, No 232 West. Goldstein Bros agt
Mallard Distilling Co et al. (June 1, 1910)
.....165.00
²167th st, s s, 111.8 w Edgecombe av. Bernard
Greenwood Co agt Trial Realty Co et al.
(May 7, 1909)435.16
²167th st, s s, 118.8 w Edgecomb road. Tol-
kow Painting & Decorating Co agt same.
(May 17, 1910)1,004.00

June 7.
Kingsbridge rd, 192d st, Mali av, and Aque-
duct av, entire block. Ernst Wiener Co
agt Hebrew Infant Asylum et al. (June 3,
1910)640.00
²Liberty st, No 55. Philip Leserman, Jr, agt
Nassau-Liberty Building Co et al. (May
31, 1910)6,543.83

June 8.
²139th st, Nos 518 to 524 West. Pasquale
Ventimiglia agt Wm M Moore Co et al.
(May 31, 1910)825.00
²107th st, No 163 West. Same agt same. (May
31, 1910)23.00
Truxton st, s w cor Longwood av. Bronx Sash
& Door Co agt Truxton Realty Co et al.
(Nov 10, 1909)63.50
Same property. Francis X Keil agt same.
(March 30, 1910)224.30
Same property. Edw H Salch agt same.
(Nov 27, 1909)42.00
Same property. A Mark agt same. (Nov
29, 1909)105.00
²178th st, n w cor Honeywell av. Hirschhorn
Schoenberger & Krieger agt Anna A A
Brandt et al. (Feb 16, 1910).....475.00
²Central Park West, No 330. American Stone
Renovating & Stucco Co agt Sturtevant
Realty Co et al. (June 2, 1910)450.00
²2d av, No 1394. Jacob Spindel agt Walton
Realty Co et al. (April 5, 1910)47.41

June 9.
47th st, No 227 East. Abraham Lager agt
Sigmund Orbach et al. (Nov 9, 1909).....28.02
32d st, Nos 6 to 10 East. A P Dienst Co agt
Fifth Avenue Investing & Improvement Co
et al. (Sept 25, 1909)160.46
Morris av, No 2023. Marcus Schlossman agt
Samuel Cowen et al. (May 18, 1910).....22.59
32d st, Nos 6 to 10 East. John H Ship-
way & Bro agt Fifth Avenue Securities Co et
al. (June 3, 1910)740.77
²5th av, Nos 303 & 305. Same agt same.
(June 3, 1910)6,734.00

June 10.
¹19th st, Nos 135 & 137 East. Edwin H
Oswald agt American Building Co et al.
.....136.00
34th st, No 59 East. M Abbott's Sons agt
Jefferson M Levy et al. (April 26, 1910)
.....117.06
²Broadway, 8th av and 59th st, whole block.
Jacobs Co agt William R Hearts et al. (May
7, 1910)315.00

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ATTACHMENTS.

June 2.

Loughman, Charles; Walter Struthers; \$810.50; Crocker & Wickes.
 Ward, Isabella A; Maud W Smith; \$537.04; J W Tobey.

June 3.

Feinberg, Heinrich; Gillies, Monville & Co; \$562.99; W W Irwin.

Continental Telephone & Telegraph Co; Louis Duncan; \$11,629.31; Wilder, Ewen & Paterson.

June 4.

No Attachments filed this day.

June 6.

Bernheimer, Lloyd G; Knickerbocker Trust Co; \$3,500; Davies, Stone, Auerbach & Cornell.

June 7.

Merrill, Frank A, Wm F & Wm G; Standard Regulator Co; \$1,360; P M Goodrich.

June 8.

U S Savings Bank; Frederick J Gottlieb; \$1,990; Hastings & Gleason.

CHATTEL MORTGAGES.

June 2, 3, 4, 6, 7 and 8.

AFFECTING REAL ESTATE.

Reilly, Thomas & Frank Woytisek. South side 112th st and Amsterdam av. J L Mott Iron Works. Porcelain Tubs, &c. (R) 1,196
 Seegal, Geo J. 223½ and 225 Bowery—Wm Messer Co. Plumbing Contract. 5,000

ADVANCE REPORTS.

(Continued from page 1256.)

Factories and Warehouses.

HUDSON ST.—Charles C. Haight, 452 5th av, architect, is receiving estimates on the 8-sty, 125x125, warehouse to be erected for Trinity Corporation, at Hudson and Morton sts.

CANAL ST.—Charles C. Haight, architect, 452 5th av, is receiving estimates on an 8-sty warehouse to be erected on the northwest corner of Canal and Thompson sts for the Trinity Corporation.

CHROME, N. J.—A factory is to be erected by the Armour Packing Co. on a tract of land which has been acquired between Chrome and Port Reading. The plant will cost about \$100,000 and will be used as a lard refinery.

BROOKLYN.—Plans are in progress for a factory to be erected in 44th st, south side, bet. 2d and 3d avs, for F. H. Levey & Co., the printing ink manufacturers, of 59 Beekman st, Manhattan. The architect is Wm. Higginson, 13 Park Row, Manhattan, who will take bids about June 9th.

149TH ST, N. Y. C.—Plans are about completed by Architect C. Lohse, of 627 Eagle av, for a 6-sty storage warehouse, 45x86, to be erected at 441 East 149th st for A. Santini, 442 Westchester av. The construction is to be non-fireproof, brick and limestone, and cost about \$50,000. The owner builds and will take bids on all subs.

LAFAYETTE ST, N. Y. C.—Herter Bros., of 5 Beekman st, have completed plans for the 9-sty warehouse, 37x120x52, to be erected at the south east corner of Lafayette av and 4th st for the Legal Mortgage Realty Co., of 5 Beekman st, to cost about \$150,000. The building will be fireproof, of brick, marble and terra cotta construction. G. W. Miller & Co., 62 Duane st, is the lessee. The owner builds.

Miscellaneous.

ROME, N. Y.—Plans are in progress for a change of tracks at this station by Chief Engineer G. W. Kitteredge, for the N. Y. Central and Hudson River Railroad Co., of 335 Madison av, of which Wm. C. Brown is president, D. W. Pardee, is secretary, E. L. Rossiter, treasurer. The change includes grading, excavating and concrete work. Cost, \$500,000.

59TH ST, N. Y.—Plans are completed for the clubhouse to be erected at 36 West 59th st, and the architect, Charles W. Buckham, of 307 Fifth av, will take bids about June 17. The building will have eleven stories, 50x88, and is estimated to cost \$275,000. The owners are Henrietta E. Munro and Henry Munro, of 24-26 Vandewater st, Manhattan.

106TH ST, N. Y. C.—Plans have been completed by Townsend, Steinkle & Haskell, of Broadway and 34th st, for a 2-sty brick and stone garage, 41x95, to be erected at 150-152 West 106th st for the estate of A. McMann, 150 West 106th st.

Clara L. Eakins is the executrix. It has not been decided when bids will be taken. Estimated cost, \$50,000.

23D ST, N. Y. C.—The general contract has been awarded for the hotel to be erected on the north side of 23d st, 50 ft. east of 11th av, for John Hollings, of 182 11th av, Manhattan, from plans by F. Jacobson, of 1204 Broadway. The general contractor is Charles O. Johnson, of 482 West 24th st, N. Y. C., and the estimated cost is \$55,000.

FIRST AV.—Herbert M. Baer, architect, 21 West 45th st, has prepared plans for remodeling the offices of Messrs. Bondy & Lederer, cigar manufacturers, on the ground floor of their factory, First av and 70th st. The offices will be hand-somely fitted up, and electric wiring and fixtures will be installed. The alterations will cost about \$5,000. Plans are now being figured.

BUFFALO, N. Y.—Plans are in progress for double tracking the Niagara Falls Railroad for the N. Y. C. & H. R. R. Co., of 335 Madison av, N. Y. C., of which Wm. C. Brown is president, D. W. Pardee, secretary, and E. L. Rossiter, treasurer. G. W. Kitteredge, care of the owners, is the engineer. The work consists of grading and concrete work. Owners will be ready for bids about July 1, 1910.

Office and Loft Buildings.

25TH ST, N. Y. C.—Plans are completed by Architect Wm. H. Birkmire, 396 Broadway, for a 12-sty. loft and stores to be erected at 146-148-150 West 25th st, for the Gibson Steingart Const. Co., of 949 Broadway, to cost about \$160,000. The building is to be fireproof, of brick, limestone and terra cotta construction, 55x90. The owner builds and is ready for bids on all subs.

WILLIS AV, N. Y. C.—The general contract for the alteration and extension of the loft and store building on the southwest corner of Willis av and Southern Boulevard, for J. & M. Haffen, of 398 East 152d st, from plans by Architect Chas. H. Baxter & Co., of 2835 3d av, has been awarded to S. Niewenhaus, 1 Madison av. The work consists of an additional story and rear extension, 36x42.

Schools and Colleges.

LEXINGTON AV.—A similarity of names caused an error in last week's paper when naming the architect for the new building to be erected by the Packard Commercial School, now at the northeast corner of Fourth av and East 23d st. Henry F. Ballantyne, of 244 Fifth av, is the correct name and address of the architect. The new school will be erected at the southeast corner of Lexington av and 35th st. The building contract has not yet been awarded. Mr. Ballantyne will have full charge of the work.

ALBANY, N. Y.—Architects are asked by the Board of Contract and Supply, Albany, to submit plans for the construction of the proposed new High School for this city, the time for submitting

competitive plans to close at noon, Sept. 10. The proposed building will have 3-stys and basement, will be of fireproof construction with exterior of brick trimmed with terra cotta or stone. The new school is to accommodate 1,600 pupils. Isidore Wachsman is Secy. of the Board.

Theatres.

MELROSE AV, N. Y. C.—Goldner & Goldberg, of 704 Jackson av, are drawing plans for a 2-sty moving picture show, 24.6x100, to be erected on the southwest corner of Melrose av and 155th st. Address all applications to the architects.

LONGWOOD AV, N. Y. C.—Plans for the new theatre to be erected on Longwood av, 167 ft. east of Westchester av, for the Damascus Amusement Co., will not be completed for at least a month. W. H. McElfpatrick, of 1402 Broadway, Manhattan, is the architect. The construction will be fireproof, but otherwise has not yet been detailed. The building will stand on a plot 100x100, and will have dimensions of 76x88. The address of the owners is 234 Broadway, Manhattan.

BROOKLYN.—Shampan & Shampan, 227 Broadway, Brooklyn, are revising plans for a 1-sty and cellar brick and stucco vaudeville and motion picture theatre to be erected on the east side of Franklin av, 80 ft. north of DeKalb av, for the Abels-Gold Realty Company as owners. The exterior fronting on the avenue will be designed in an Art-Nouve-nau style of architecture and the building, which will have a stage, will be equipped with electric lighting, steam heating, scenery and opera chairs.

Government Work.

BOSTON, MASS.—The following bids were received by the supervising architect, Treasury Department, Washington, D. C., on May 5 for the construction of foundation, basement, and first floor of the extension of the U. S. custom-house, Boston, Mass.: Pat McGovern, Boston, Mass., \$322,000; 8 months; M. Ruchgaber Co., New York city, \$420,000; 6 months; The Norcross Bros. Co. Worcester, Mass., \$278,500; 5 months; The Connors Bros. Co., Lowell, Mass., \$530,000; 14 months; The Foundation Co., New York city, \$441,700; 12 months; Metropolitan Construction Co., Boston, Mass., \$375,062; 11 months; Richard E. Henningham, New York city, \$378,856; 9 months.

Municipal Work.

FIRE DEPARTMENT.—The Fire Commissioner will receive bids on June 16 for furnishing 60,000 feet of 2½-inch rubber fire hose.

RICHMOND.—On January 14th the President of the Borough of Richmond will receive estimates for furnishing 300 bbls. of Portland cement and for 5,000 sq. yds. of vitrified brick paving.



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