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IN a letter published in the last issue of the Record and Guide, Mr. Bolton Hall states the problem of "equal pay," for women teachers in the following terms: "The question, then, for the city officials and the taxpayers to decide is whether they intend to buy their labor at the market price, or whether they intend to pay more than a living wage." If the present demand of the women school-teachers should be granted, the question would eventually assume the form defined by Mr. Hall; but, the immediate problem is somewhat more restricted. The demand for equal pay "raises the question whether the City should select a certain number of its female employes, those who happen to be doing the same class of work as a certain smaller number of men, and pay them a large increase in salary—much larger than women can obtain for similar work anywhere in the Union, much larger than the sum for which an indefinite number of equally competent women would be glad to do the work. Most of the women on whose behalf this demand is made, have been trained at the Normal School at the expense of the taxpayers, and they have voluntarily sought the position they hold—knowing perfectly well what the remuneration would be. They are not asking that their salaries be adjusted to that of other school teachers of the same sex, either in this or other cities. They are demanding that the city, so far as they are concerned, shall surrender the advantage that was in the beginning the decisive cause of their employment—that they shall receive salaries bearing no relation at all to the salaries usually paid to women for that class of work. It is a plain and flagrant demand for discrimination, concealed by the words "equality"; and it should not have received one moment's serious consideration—particularly in view of the fact that if it were granted it would seriously hamper the city in meeting the far more just, pressing and fundamental demands, which are being made upon it.

ASSUMING, however, that this demand for discrimination on behalf of a limited number of female employes, should be granted, there can be no doubt that it would be used as a precedent, justifying a large number of similar exactions. It would increase into an agitation that the city in its behavior towards all its female employes should ignore the current scale of women's wages. If it is just that women teachers, doing the same work as men teachers, should be paid the same salaries as the latter, why should not all other women teachers be paid as much as men would have to be paid—in case men were employed. After the wages of this particular class of women teachers has been raised, all the other women teachers could make a far stronger argument on behalf of salaries, adjusted to the rates paid to this particular favored class. And if these demands are granted, all the typewriters and women clerks, employed in the city departments could claim a substantial increase of wages on the same grounds. Finally, if as seems probable, the vote is going to be given to women, at least in relation to municipal problems, the number of women employes will necessarily increase very considerably, because the excessively high wages will convert every woman-worker into an aspirant for municipal employment, and the politicians will have an increased interest in getting them the jobs. The net result would be a drain on the finances of the city of which we have no conception at present; and the result of this drain would merely be to

discriminate in favor of a certain number of women—without doing anything to improve the economic position of those women most in need of it—viz. the women employed in industrial and the lower kinds of domestic work. If the taxpayers of New York wish to spend \$10,000,000 a year for the sake of improving the economic position of women, they can do so in other ways to far better advantage. The women, who really need public assistance are not school-teachers, but poor married women, who are obliged to work while they are either carrying or nursing children, and widows who are obliged to support a family. The well-being and health of the whole community demands that women who are bearing and bringing up children should be well cared for, while in all large cities there is a considerable class of comparatively poor or destitute widows. The percentage of widows to all the females in the country as a whole is 7.3; but, the percentage of widows to all the females in the one hundred and sixty cities of at least 25,000 inhabitants, is 12.4. It would be very exceptional to find a school teacher belonging to either of these classes. They are for the most part derived from families in modest but comfortable circumstances; and when they have anybody dependent upon them, the assumption of such responsibilities is usually more or less voluntary. If the city wishes good men teachers it must and should pay them enough money to enable them to support a family, whereas the salaries of equally good women teachers need not be more than enough to support an individual in about the same manner. The only valid reason for "equalizing" the pay of men to women teachers would be some proof that the latter are intending or propose to become the heads of families.

THE tentative figures for the assessed valuation of real estate show an increase of about \$267,000,000 over the final figures for last year, which is about as much as could be fairly expected. Building has been extremely active during the year, but the figures published now were made up in the fall, and the new buildings which were included in them are those for which plans were filed in 1908. But the new buildings projected during 1908 did not exceed \$150,000,000 in their aggregate value, and the consequence is that the assessors have managed to add something over \$100,000,000 to the ground value of New York City. Inasmuch as plans for over \$250,000,000 of new construction were filed in 1909, and inasmuch as real estate is now very active at advancing prices in all business sections, it looks as if \$400,000,000 would be added to the assessment rolls at the end of 1910. However that may be, the important point to be considered is the probable effect of the increased assessed valuation upon the tax rate. The tax rate of the current fiscal year levied on the \$267,000,000 increase in valuation will yield something less than \$4,500,000. This is less than the probable increase in the Budget, but with good management the excess need not be large enough to increase the tax rate to any harmful extent. When the tentative figures are made final on July 1st, the borrowing capacity of the city will amount approximately to \$140,000,000, and with as large a margin as this the city should have enough money for all really essential public improvements. Of course a great deal depends upon the extent to which the cost of new subways will be assumed, either by private capitalists or by the real estate benefited. The city cannot obviously spend itself the \$400,000,000 which desirable subway extensions will cost; but there is every indication that in one way or another the necessary money will be raised. After it has been raised and spent, the new subways should increase assessed valuations in the outer boroughs to an extent that now seems incredible.

THE new Board of Estimate has made an excellent beginning in an attempt to fulfill its responsibilities in every respect. It is going to try to cooperate with the Public Service Commission on plans for new subway construction; and it is going to keep a much tighter hold than has been customary on departmental expenditures. The outcome of this more vigorous and rigorous policy will be watched with the greatest interest, and it is probable that the Board, with its present legal powers will be able to accomplish a great deal in preventing the leakage, which has taken place in the past. But its ability to establish an effectual control over the city expenditures will be very much increased, in case it is granted the more efficient organization provided for in the proposed new charter. Our readers may remember that this instrument creates a number of new Bureaus, which would

serve the Board very much as the several heads of departments serve the Mayor. There is to be a bureau of public improvements, which would take care of plans for all municipal improvements. There would be a bureau of franchises, which would supply the Board with the information needed in dealing with franchises and carry out its will in that important department. The city's real property, valued at \$850,000,000, would be supervised by a Real Estate Bureau. All claims against the city, instead of being adjusted in the financial department, would be first submitted to the bureau of claims. The bureau of salaries would be charged with classifying and grading officers and employees, and their remuneration. The bureau of statistics and publicity would have charge of the city record, and with substantial economy to the city would print and publish departmental reports and public advertisements. Finally, the bureau of supplies is designed as a central purchasing agency, for all supplies required in common by all city departments; and it is expected that its functions would be developed through use and experience until it assumed proportions entitling it to become a coordinate department of the city government. It will be noticed that resolutions have already been introduced into the Board which will for their eventual carrying out, demand the creation of several of these proposed bureaus; and there can be no doubt that the definite organization of these functions, would increase the efficiency of the Board, and enable it to make substantial savings in the city's expenditures. So far as we know, no objection has been made to this aspect of the new charter; and there should be a good chance that so much of it will be passed during the current session of the Legislature. There is apparently no chance of obtaining the consent of the politicians at Albany to administrative centralization, and in all probability the Board of Education will be left as it is; but the rest of the Ivins charter with these omissions would still be a great improvement in our existing organization.

BETWEEN four and five hundred buildings are in course of erection in Manhattan Borough at the present time. On the first of January the exact number was 444, according to a compilation prepared at the Building Department. This represents a very general employment of mechanics when the weather permits. Modern construction companies manage to keep large contracts moving ahead no matter what the weather may be. A significant fact concerning central improvements in New York is contained in the record of 1,127 buildings of all kinds demolished during the year 1909 in the Borough of Manhattan, to make room for 674 new buildings started, which is an average of almost two buildings removed for every one erected. Altogether there were 665 buildings completed last year, compared to 729 finished during the year 1908. The largest number of old buildings demolished for a single operation was twenty-seven, and these stood on the site of the Hewitt-Brice buildings at Fourth av, 27th and 28th sts. Three old Presbyterian churches will probably be numbered this year among the victims of the shifting character of neighborhoods. Sometimes congregations under such circumstances build anew uptown, but not always. Members become widely separated, old ties are eventually broken and the remnant is sometimes merged with another congregation. A large number of important plans are waiting for better weather. Specifications were filed this week for another 12-story building for Irving Place, opposite Huyler's chocolate works; also for a 12-story hotel on Clairmont av, opposite the Theological Seminary, to be called the "The Art Students' Inn," and plans were also announced for an addition to Reisenweber's hotel, near Columbus Circle. The Geo. A. Fuller Company, which is now building the huge Pennsylvania terminal building, has this week taken on the contract for the superstructure for the new General Post Office to be erected above the Pennsylvania tracks west of the depot. The Fuller company is also about to commence work as general contractor on the 31-story annex to the Whitehall building in Battery place. Fierce flames in a new midtown building this week tested the character of the fireproof construction of typical current work in a manner which proved its worth beyond any doubt. The concrete floor arches were not damaged structurally and the fires would have been confined to one floor in each case but for the vulnerability of the front window sash.

Building Records from Other Cities.

Reports from seventy cities in this country to Bradstreet's show a total expenditure for building last December of \$43,981,823, as against \$48,421,218 expended in the same cities in November, and \$38,645,862 in December, 1908. There is here indicated a decrease of 9.3 per cent. from November, but a gain of 13.8 per cent. over December, 1908. For the first time in many months the number of cities showing decreases from the preceding year exceeded those showing increases, there being thirty-eight of the former and thirty-two of the latter. The

year 1908 was a dull one in building construction, because of the panic of 1907.

Reports from other sources are to the effect that the plans filed in Newark last year represented an appropriation for new buildings 95 per cent. greater than was represented in the plans filed in 1908; Rochester had a gain of 86, Bridgeport 79, Worcester 79, Salt Lake City 70, Scranton 68, St. Paul 58, Omaha 56, Philadelphia 50, Syracuse 49, Buffalo 47, Dallas 47, Toledo 45, Washington 39, New Haven 36, Detroit 34, Duluth 34, Cleveland 33, Chicago 32, Grand Rapids 31, Minneapolis 29, Wilkesbarre 27, Pittsburgh 26 and Paterson 24.

In a list of fifty cities there are but five reporting a decrease in 1909 from 1908, and these are Mobile, Oakland, Birmingham, Chattanooga and New Orleans. A wonderfully rapid growth is disclosed by the report made by Oklahoma City, which planned \$5,318,512 worth of new buildings last year, or 233 per cent. more than in 1908. There is more building going on in Oklahoma City than in New Orleans, Memphis, New Haven, Duluth or Syracuse. Des Moines, Ia., also had a large growth last year, and increased her building operations by 172 per cent.

Chicago planned last year for buildings estimated to cost \$90,500,000, or 32 per cent. more than in the year 1908. Chicago is the second largest building center in the country. Philadelphia, with plans for \$42,881,000 worth of new buildings, has the third place. A few of the larger permits issued in Chicago during the year were: City Hall, \$4,500,000; Northwestern passenger station, \$4,000,000; McCormick building, \$1,400,000; Ayer building, 154-170 Franklin st, \$1,000,000; Steger building, Wabash and Jackson, \$700,000; Edison Company generating plant, \$500,000; Mrs. Harriet B. Borland building, \$500,000; Pullman Company building, \$500,000. The feature of the year's operations were the immense amount of flat building, which approximated \$38,000,000, and made a new high record in this field, exceeding by over \$4,000,000 the figures of 1908, which also established a new record, and the total of \$13,751,000 for factory and warehouse construction.

St. Louis plans annually for buildings worth about \$24,000,000; Seattle, \$19,000,000; Washington, D. C., \$16,000,000; Newark, \$14,000,000; Pittsburgh, \$16,000,000; Cleveland, \$13,000,000; Minneapolis, \$13,000,000; Denver, \$11,000,000; Milwaukee, \$11,000,000; Buffalo, \$10,000,000; Rochester, \$9,000,000; Baltimore, \$7,000,000.

BROOKLYN RECORD.

BUILDINGS ERECTED LAST YEAR COST \$64,779,564.

The 1909 building record for Brooklyn is largely in advance of that of 1908. The Bureau of Buildings in that borough in 1909 issued 17,268 permits—2,979 more than in the preceding year. The total cost of the buildings erected in the borough in 1909 was \$64,779,564, a gain of \$18,430,637 over 1908.

The largest number of permits was for dwellings houses, 5,520, costing \$25,360,850. Only one house cost more than \$50,000, that was \$75,000. At a cost of \$10,273,600 793 tenements were erected, while 1,848 frame dwellings were built at a cost of \$7,692,605. Permits also were secured for the erection of fifteen churches, to cost, \$519,000; nine schools, \$2,136,000; nine theatres, \$567,000; three banks, \$406,000; five hotels, \$484,000; one hospital, \$29,000; four libraries, \$197,000, and a mosque for Kismet Temple, to cost \$300,000. Among the permits was one for a Hammerstein opera house, to cost \$1,450,000, but the project was abandoned.

NEXT ARCHITECTURAL EXHIBITION.

At the twenty-fifth annual exhibition of the Architectural League, opening on January 30, in the Fine Arts Building, in West 57th st, there will be presented two of the league's prizes for sculpture included in its scheme for the promotion of the allied arts. The Henry O. Avery prize of \$50 and a special prize of \$300 for the best design submitted by an architect, a sculptor and a mural painter in collaboration have been combined for a Renaissance altar and reredos for a church of moderate size.

The committee of awards, in making its decision, will consider the total effect and the degree of successful collaboration of the competing groups. Medals of honor for architecture, painting and sculpture will also be awarded.

Any architectural work, any work of decorative painting and any monumental or decorative sculpture in the United States or territories belonging to the United States, if completed within five years previous to the date of the exhibition, may be offered for consideration.

Steamfitters' Strike.

The General Arbitration Board in the building trades is considering the case of the steam fitters, who as a union violated the Arbitration Plan by quitting work before submitting their case to arbitration. The union has so far refused to order the men back to work pending arbitration, but for this it has not yet been expelled. The plan provides that the case shall go to an umpire, but the union declines to appoint one. The carpenters, who were recently expelled from the General Arbitration Board have petitioned to be reinstated.

CONSTRUCTION.

WORK OF THE TENEMENT HOUSE DEPARTMENT

Commissioner Butler's Last Annual Report—What an Enumeration of Houses and Apartments Disclosed—Good Results from Revising the Code.

COMMISSIONER EDMOND J. BUTLER, of the Tenement House Department, was succeeded in office this week by Mr. John J. Murphy, who received his appointment at the hands of the new Mayor, Hon. William J. Gaynor. Mr.



EDMOND J. BUTLER.

Butler's administration will be remembered as a notable one, not alone for important changes in organization and procedure, but also for a remarkable elaboration of tenement house construction, and for a steady enrichment of architectural design, that occurred while he was in office. Last year there was a general revision of the code of laws governing the Department, a revision which met with general acceptance on the part of property owners, and for the first time in the history of the Department peace was declared between it and the taxpayers, as the result of this revision, which

removed a number of requirements that were a cause of irritation. Commissioner Butler was one of the three members of this commission. Last year also a complete census of tenement houses in all the boroughs of the city was taken for the first time.

The annual report which Commissioner Butler was able to complete and forward this week contains an introductory letter giving a general summary of the work of this important year. In this summary the Commissioner concedes that by the general revision and codification of the Tenement House laws which was made many harsh features were removed without impairing the effectiveness of the essential requirements. He says the completion of this work was a distinct forward step, and will have far-reaching results. Previously the Department had been hampered by a vast amount of petty detail incidental to the enforcement of minor items in violations. It was impossible to omit these items from the violations, because the Law did not permit it, even though the items did not materially affect the character of the work performed. It was, moreover, frequently difficult to effect a compliance in these matters, as the owners strongly objected to making technical changes when they believed the work as done to be a substantial compliance. The friction thus caused between house owners and the Department was a serious source of delay to the Department, resulting as it did in reinspections in thousands of cases.

The increased appropriation provided for by the budget of 1909 was intended to provide for a more aggressive prosecution of the violations in regard to old-law tenements, and to make possible a more adequate inspection of tenement houses where the average rental is less than \$25 per month. By means of the increased appropriation it was hoped to provide a sufficient force to render it possible for the Department to inspect all such houses at least twice a year, and thus keep the Department in closer touch with serious conditions which had had to be neglected. The volume of work to be accomplished in this respect, however, has been seriously lessened through the long delay occasioned in training the force of new inspectors and in procuring typewriting machines, and by the lack of Civil Service lists of clerks available for the use of the Department. As a consequence of these obstacles not all of the employees provided for could be profitably employed, and it was deemed advisable to withhold appointments until services of employees could be fully utilized. The result will be that about \$30,000 of the salary appropriation of the Department will be turned into the sinking fund.

Reference has been made to the increased appropriation granted for the prosecution of structural and sanitary violations in old-law houses. It was felt that in order to obtain the greatest amount of good from this appropriation, the work should be prosecuted in a systematic manner, but the necessary information available to the Department was inadequate and inaccurate. No complete tenement house census had ever been made before in this city, and consequently it was not even

known how many tenements there were; much less how many dark rooms and halls there were and where they existed. The policy of the Department was, therefore, first, to locate the bad conditions; second, to grade these so as to immediately reveal the worst conditions, and third, to attack the worst conditions first. An incomplete canvass of the city made in 1902 showed 361,661 rooms with light and ventilation below the standard required by the law. Since the organization of the Department to January 1, 1909, 39,051 of these rooms had been provided with windows—the greatest part of them (to be exact 34,460) during the administration of Commissioner Butler in the years 1906, 1907 and 1908.

A COMPLETE CANVASS OF TENEMENTS.

Early in the year 1909, during the months of February and March, a complete canvass of the tenements of the Greater City (including all boroughs) was made, which showed 364,217 rooms below the standard required by law, and 101,117 entirely without windows. Of the totally dark rooms, 16,768 were at that date covered by orders of the Department, requiring the removal of the unlawful conditions. From the date of the enumeration to December 31, orders were issued to cover 29,139 more. Meanwhile 468 of these dark rooms were taken from the jurisdiction of the Department, by removal from the tenement class, or were disposed of entirely by the demolition of the house, leaving 54,742 on December 31, 1909, to be attended to by the Department, only a little over one-half of the total number found in February.

PROTECTION FROM FIRE.

To secure better protection from fire has been one of the greatest problems the Department has had to contend with. One of the most prolific sources of tenement fires is the cellar bakery, in which invariably fat boiling is carried on. As a result of an inspection covering the entire city, 1,954 tenement bakeries were found. Of these, 1,164 are in the Borough of Manhattan, 564 in Brooklyn, 170 in the Bronx, 53 in Queens, and 3 in Richmond. Many are now fireproofed as the result of the vigorous prosecution of such cases during the past year. The necessary violations have all been issued, and in many bakeries the work of fireproofing is progressing. The actual figures to date show 552 now fireproofed and 612 not fireproofed, in Manhattan; 283 fireproofed and 281 not fireproofed, in Brooklyn, 93 fireproofed, and 77 not fireproofed, in the Bronx; 28 fireproofed and 25 not fireproofed, in Queens.

BUILDING ALTERATIONS.

Immediately after the completion of the census, the directly practical work of issuing orders for the structural improvement of the tenement house was begun. The tenements were first classified according to the seriousness of the defects they showed, as indicated by the census, and were then taken up for the attention in the order of their condition, beginning with the lowest grade and taking up the higher grades, one after the other, in order. From the first of the year to December 31, with the addition of a few of higher grade on which alterations were being made, 9,666 tenements of both classes were inspected and structural orders were issued. The sanitary work also has been carried on in accordance with the budget provisions, as two complete sanitary inspections of the 81,160 tenements in the city with apartment-rentals of \$25 or less have been made.

AMENDMENTS FROM THE OUTSIDE.

At the last session of the Legislature amendments not introduced by the Tenement House Department were passed affecting Sections 121 and 122 of the Tenement House Law. The purpose of these amendments was to permanently protect certain tenement houses from the operation of these two sections, provided the Department failed to take action against such houses on or before a certain date. The Department felt, however, that it would not be doing its duty by assuming a passive attitude in regard to this matter. The application of the law was therefore secured by the Department commencing action in regard to these houses before the expiration of the time-limit specified in the amendments.

With regard to the current work of the Department for the year 1909, the statistical tables show that 1,398 plans were filed covering the erection of 2,587 new tenement houses at an estimated cost of \$112,645,700 and containing 38,670 apartments, or accommodations for 174,015 persons. The statistical tables show, below, such data for the entire eight years that

the Department has been in existence. Another table shows the extent of the alteration work for the current and previous years. During the year 3,810 alteration plans were filed, affecting 4,719 tenement houses, the estimated cost of alterations being \$3,133,305.

The total number of violations filed during 1909 is also shown by a table. From this it will be seen that 11,267 new building violations were filed, and 7,434 dismissed and canceled during the year, also 9,893 alteration violations were filed, 4,952 dismissed and canceled, 77,845 old building violations were also filed and 48,875 were dismissed and canceled.

A feature of the present year's work relative to the buildings built under the new law has been an inspection to ascertain whether they have been illegally altered or occupied since completion. The Department found many serious violations as a result of this inspection, such for instance, as the sub-dividing of apartments in such a manner as to cut off access to the fire-escapes. In some instances, also fire passages were found to be closed off and rented for store purposes, while in other cases inside stairs leading to the cellar had been installed, thereby increasing the danger from fire. The Department immediately instituted a vigorous prosecution of all such cases.

The following table contains the data referred to in the foregoing:

NEW BUILDINGS.

	Aug. 1, 1902, to Dec. 31, 1903.	1904-1905.	1906 to Dec. 31, 1909.	Jan. 1 to Dec. 31, 1909.
No. plans ...	674	1,272	6,419	1,398
No. buildings	718	2,278	3,271	2,587
No. apts.....	24,115	110,579	156,466	38,670
Est. cost.....	\$40,354,000	\$120,634,500	\$350,492,050	\$112,645,700
Est. pop.....	108,517	497,605	614,147	174,015

ALTERATIONS.

	Aug. 1, 1902, to Dec. 31, 1903.	1904-1905.	1906 to Dec. 31, 1909.	Jan. 1 to Dec. 31, 1909.
No. plans....	635	9,065	18,142	3,810
No. buildings	745	11,066	21,475	4,719
Est. cost.....	\$761,559	\$9,847,374	\$19,289,182	\$3,133,305

VIOLATIONS.

	Aug. 1, 1902, to Dec. 31, 1903.		1904-1905		Jan. 1 to Dec. 31, 1909.	
	Filed.	Dis. and cancelled.	Filed.	Dis. and cancelled.	Filed.	Dis. and cancelled.
New buildings	1,615	1,242	6,425	4,762	11,267	7,434
Alterations	1,944	1,271	6,093	3,430	9,893	4,952
Old buildings	81,825	59,725	194,603	119,868	77,845	48,875

POINTS ON TENEMENT CODE.

Novel Questions Raised in the Tenement House Department Last Year and Decided By the Courts.

DURING the year 1909 there were a number of important litigations which in effect were test cases involving various provisions of the Tenement House Law. A large number of novel questions raised at the Department from time to time in minor cases that were tried before Police Magistrates and Justices of the Municipal Courts. In all of these, as well as in the Supreme Court litigations, the Department was with few exceptions uniformly successful. Of the more important cases, mention is made in Commissioner Butler's Annual Report of an application which was made by property owners for a mandamus to compel the Department to permit fire-escapes to be removed from the front of a new-law tenement and placed in yard courts, the courts being 5½ feet wide and 64 feet 5 inches long, and the fire-escapes to be at the innermost part of the court, more than 60 feet back from the yard. The motion for a mandamus in this case was denied by the Court.

THE MOVING PICTURE CASE.

The serious danger arising from moving picture shows in tenement houses had been brought forcibly to the attention of the Department by serious fires, not only in this city but in other cities as well, and orders had been issued by the Department compelling the removal of all moving picture plants from tenement houses. As the result of such an order against Frank J. Bacci, an action was brought by him to compel the Department to permit moving picture exhibitions in a tenement house of which he was the owner.

In the Court of Special Sessions the defendant, Bacci, was found guilty of violating Sec. 40 of the Tenement House Act, in that he stored, kept and handled in a tenement house celluloid films which were combustible and dangerous to life. This was the celebrated moving picture case referred to in the Commissioner's previous Annual Report. Hon. Matthew P. Breen, Police Magistrate, had held Bacci for trial at Special Sessions. The Court of Special Sessions upheld the contention of the Department in relation to the celluloid films which form an essential part of the moving picture machine. This prosecution was the means of driving all of the moving picture shows out of the tenement houses in the City of New York.

The definition of a "tenement house" has frequently been a source of contention between the Department and tenement house owners. Such a contention arose in the case which Otto Grimmer brought suit against Mr. Butler as Commissioner. The point in question in this case was whether a certain building was an "apartment house" or a "tenement house." This may be said to have been the most important case that has come up since the Tenement House law went into effect in 1901. It involves the question of the jurisdiction of the Tenement House Department over all buildings that have three or more families in them, as well as the full scope of the definition of the term, "a tenement house," as contained in the Tenement House Act.

VACATING PREMISES.

It was an action to enjoin the Tenement House Commissioner from vacating premises 120-122 East 31st st. The vacating order had been issued by the Department for the reason that the building in question was occupied without a certificate to the effect that the building conformed in all respects with the Tenement House Law. In the first instance the case was tried out before ex-Judge Edward W. Hatch, as referee. He decided against the contentions of the Department and held the building was an "apartment hotel," and that it was not a tenement house and was not within the jurisdiction of the Tenement House Department. An appeal was taken to the Appellate Division, which recently handed down a learned decision sustaining every contention made by the Department and clearly defining the extent of the jurisdiction of the Department over buildings occupied by three or more families.

The question has frequently arisen as to whether the Department has the right to maintain violations on record against the premises where the ownership of the premises had changed or where different conditions had arisen in connection with same, owing to changed financial conditions, such, for instance, as bankruptcy proceedings. The decision in the case brought by David Gordon is therefore important.

This was an application for a writ of mandamus compelling the Department to remove from the departmental records a certificate of a new-building violation covering illegal occupation. The motion was made in behalf of the former owner of the new-law tenement in question, who had purchased the house in foreclosure proceedings brought against the man who had erected it, and who had committed the alleged violation of illegal occupancy. The contention is made by the relator that he, the relator, was not a party to the illegal occupation, that the certificate had been subsequently issued permitting the occupation of the house, and that the record of such violation in the Department prevented him, the relator, from carrying out the contractual obligations with the party who purchased from him said tenement house to deliver the same free and clear of all violations. It was further contended that the violation ought to be removed for the reason that a judgment has been taken against the former owner who had permitted said violation.

This proceeding came up in the Supreme Court, 1st Department, and the motion was granted. An appeal was taken from the order granting the motion and a unanimous decision has just been received from the Appellate Division, 1st Department, reversing the order and denying the motion.

CROWNING A CAREER.

The completion of the home office building and the tower of the Metropolitan Life is to be commemorated at a banquet in the Hotel Astor on the evening of January 22. The principal guests are to be Pierre and Michel Le Brun, the company's architects, by whom the structures were designed, and whose retirement from their profession, after forty years of eminent service, is contemporaneous with the completion of this work. The annual convention of the company's field superintendents, terminating on the date of the event, will enable them to participate in the commemoration.

To end one's professional career by designing the highest tower building in the world and supervising its construction, is a fine thing to have done. The opportunity of crowning a career so grandly comes to but few men in any age. The old firm of N. Le Brun & Sons had its beginning in 1846, when Napoleon Le Brun began to practice as an architect. He came to New York from Philadelphia, and he has been dead ten years. His sons, Pierre and Michel, continued the old firm name. They were architects to the Metropolitan Life for thirty-six years. Their place of residence is Montclair.

A visitor who had found Mr. Pierre Le Brun alone in his dismantled office in the beautiful building which he had conceived, on leaving asked him if his successful experience as an architect had impressed him with any one truth in particular which might be repeated as a word of advice to the young fellows coming on, and he said that the best that he could say was: "Stick at it, and pay attention to details."

"Then it is the stickers that win out?"

"They certainly do."

The "MODERN METHOD" is to be awake to all that is going on.

ERECTION OF CASTLE GOULD BEGUN.

New Plans Prepared for this House
Which Has Long Been Contemplated.

PLANS for "Castlegould," Mr. Howard Gould's new million dollar house at Port Washington, L. I., have been completed by Hunt & Hunt, of No. 28 East 21st st. The site is now being excavated by the building contractor, the John H. Parker Co., 42 East 23d st. The style will be that of an old English manor and the site was that of the cottage in which Mr. Gould was living, as he has come to prefer this pretty wooded spot to the barren site where it was originally his intention to build.

The new house will be 225 feet long and 135 feet wide, with three stories, and will have walls of rough native stone, outlined with cut Indiana limestone. The house will stand on a bluff overlooking Long Island Sound and the north side, which faces the water, will be more severe in architecture, in harmony with the idea that it will bear the brunt of wind and rain storms sweeping across the water.

The south side, facing the interior of the estate, will be more ornate and picturesque. The chimneys, of which there are about two dozen, are each different from the others in design, in compliance with the English manor style.

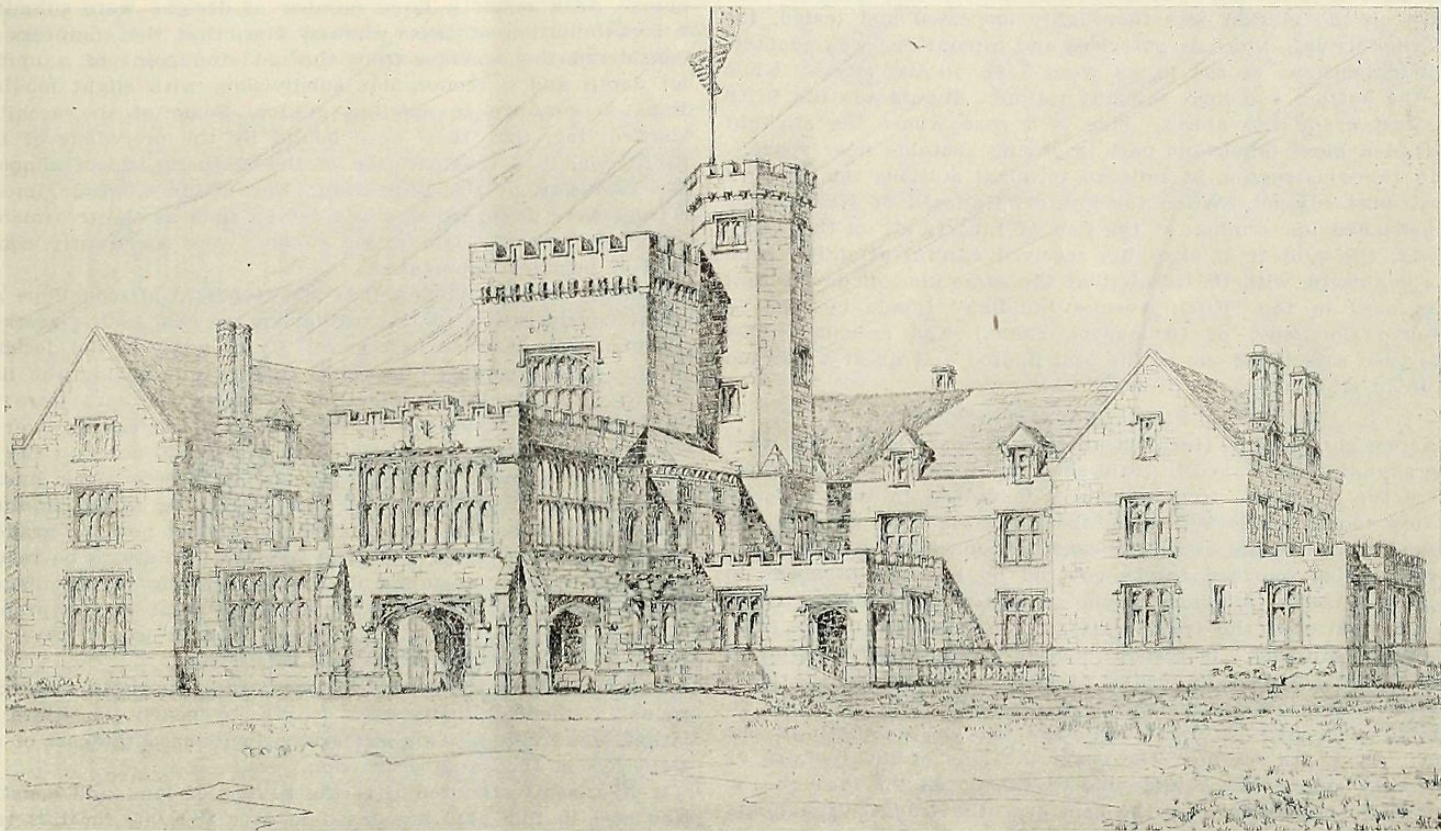
As seen in the plans, the main door from a spacious porte cochere on the south side leads into a hall 25x28 feet, which

STOOD THE TEST.

What fireproof construction means had a practical demonstration in the two fires which broke out in the eleven-story building on the north side of 25th st, between 6th av and Broadway at separate times. In one case the flames were confined to the floor on which they started, though the blaze was fierce and destroyed the contents of the floor absolutely; and they would have been confined to one floor in the other case also if there had been sufficient window protection. This was the one vulnerable point; every other part of the building resisted and "stopped" the flames, so that nothing structural was destroyed. As it is a new building, and a type of many that have been or are being erected in midtown, the two fires constituted a very significant test.

Andrew J. Kerwin, owner and builder, is extremely well pleased with the way the concrete floor arch stood the fire. "No weakness developed in it anywhere," said Mr. Kerwin. "Only the surface plaster was damaged. Another remarkable fact is that notwithstanding the tons of water poured in by the firemen, there was no damage from water getting through to the floors below.

"I want to go on record as saying that the concrete arch is all right. It stood the test perfectly. The front windows had only ordinary wooden sash, fireproof windows not being required by the law in the front, as they are in the rear. If I were to make any recommendation it would be that fireproof windows be required in front, also. Still, in this case, if the



"CASTLE GOULD," NEW COUNTRY RESIDENCE FOR MR. HOWARD GOULD.

John H. Parker Co., Builder.

Port Washington, L. I.

Hunt & Hunt, Architects.

is the base of the main tower. To the west of this is a palm garden thirty feet square, in whose centre is a fountain playing into a small pool, which will contain gold fish and aquatic plants. South of the palm garden, and separated from it by only a row of columns, is a 50x30 foot living room, and beyond this is a loggia which will be inclosed in glass during the winter and in wire screening during the summer.

If the windows, which are cut to the floor level, are opened between the loggia and living room, they become one room, with the palm garden and the aviary at its opposite end, giving a floor space 50x90 feet. From the loggia a series of terraces drop to the edge of the bluff itself, which is sheer above the water. On the terraces are tennis courts, a bowling green and a professional croquet outlay.

The extremity of the west wing is taken up by the library and the billard room, both of which are 38x25 feet, and communicate with the living room. Doors at the other side of the living room open into a 25x40 foot dining room, a feature of which is an enormous mantel opposite the entrance. This will be made of wood to match the furnishings of the room. Just off the dining room at one corner is a smaller breakfast room at the base of an octagonal tower. A large orchestration located in the main hall can be heard on the entire first and second floors. The first floor of the east wing is given up to the secretaries' office and service quarters and kitchen.

The Dacorn Realty Company, 95 Liberty st, is planning a new 10-story apartment house on Riverside Drive, at the s. e. corner of 145th st, which will cost in the neighborhood of \$700,000. No wood will be put in the kitchen trim.

fifth floor had not been broken in first by the firemen, I doubt if the flames would have curled in there from the fourth floor, where all the contents were destroyed.

"The Building Department officials are very careful how a building is constructed, but I think they should also have a care over what is put into it by tenants in the shape of partitions."

The architect of the building was William H. Birkmeyer, and the fireproof floor arches were built in by the Standard Concrete Steel Co., of 415 East 31st st, Mr. Guy B. Waite's company.

Master Carpenters' Election.

The annual meeting of the Master Carpenters' Association was held in the rooms of the Building Trades Employers' Association on last Monday. The meeting was followed by a banquet, at which about one hundred members were present. Among the guests present at the banquet were Mr. Benjamin D. Traitel, president of the Building Trades Employers' Association, and Mr. John H. Voorhis. The reports of the officers for the past year showed the Association to be in a flourishing condition, and the following officers were elected for the coming year: President, J. H. MacDonald; vice-president, R. H. Casey; treasurer, Alexander H. Hamilton; secretary, Robert Christie, Jr. Trustees (for three years), Messrs. Lewis Harding, Wm. A. Hoe and Wm. J. Sloane. Representatives to the Board of Governors, Messrs. Robert Christie, Sr., Hugh Getty and Edwin Outwater. Alternates, Messrs. Wm. S. Miller, F. B. Elgar and R. H. Casey. Representatives to the General Arbitration Board, R. H. Brown and J. Odell Whitenack. Alternates, Messrs. Walter G. Jones and John H. Adamson.

SKYLIGHTS AND THE VENTILATION PROBLEM.

Builders and architects are daily giving more attention to the subject of ventilation, not only in office buildings, tenements and apartment houses, but also in factories, shops and, especially, in places where great numbers of people assemble or are congested in transit, such as in railroad stations and train sheds. As a result of the increasing and more general consideration of these details, improvements and changes in design of certain kinds of buildings have been effected in many notable instances during recent years.

Light alone is of little value in preserving the health of the inmates of a factory or of the hurrying throngs passing through a great public concourse. There must be fresh air, but the inflow must be regulated so as to avoid draughts. Therefore the progress that is being made in skylight manufacture and window control appliances is of interest as showing the strides that have been made. A few instances are worthy of note.

In the case of the "Fifth Avenue Building," Madison Square, the architects, Messrs. Maynicke & Franke, 298 Fifth av, introduced a distinct improvement in court construction. The walls were built in cantilever and offset at the second, third, seventh and eleventh floors. This court is 148 ft. long, and, of course, is graded in width. To make effective the plan to obtain the maximum amount of light and floor space, a high grade of skylight was necessary, and after careful investigation on the part of the architects, in which almost every kind of skylight on the market was thoroughly inspected and tested, the "Anti-Pluvius," which is puttyless and cementless, was adopted. The dimensions of the lights were 5 ft. on the offsets, while at the bottom a domed skylight rotunda illuminates the Fifth av restaurant and stores. This is a case where the skylight played a most important part in saving rentable floor space.

In the construction of railroad terminal stations the skylight is a vital adjunct. When the Central Railroad of New Jersey constructed its terminal at the foot of Liberty st, on the North River, the subject of skylights received careful attention from the engineers, with the result that the same kind of device that was used in the "Fifth Avenue Building" (made by The G. Drouve Company, of Bridgeport, Conn.) was specified. This has been said to be one of the best lighted and finest appointed railroad stations in the country.

TRAIN-SHED ARCHITECTURE.

Across the river in Hoboken another example of the part that the skylight has played in train-shed architecture may be noted. Here the departure from precedent is radical in that a series of low-roofed sheds supercede the old style high steel arches of uncertain life and expensive construction. The Lackawanna's terminal has fourteen tracks covered by low arched sheds in connected series of short spans supported by columns footed in the centre of the train platforms. The skylight here, also the "Anti-Pluvius," is responsible for the total elimination of the gloomy, depressing feeling at once suggested by the mere mention of a low arched shed. In this case each light is 7 ft. 10 in. over each platform and runs the entire length of the shed. They are set near the lower portions of the roof, so as to avoid engine gases and cinders that pass up through the smoke duct directly over the centre of the tracks. The lights in this case are glazed with sheets 27x86 in., but in the new Scranton, Pa., station, where the same style of shed and light was installed, the sheets were reduced to 20x60 in., which size will be used in the construction of the Chicago and Northwestern terminal in Chicago.

But factory construction offers still greater problems for the skylight expert. There the maximum amount of light and ventilation are requisite. In the model shop built by the Heine Safety Boiler Company, at St. Louis, Mo., an instance of great consideration of this feature of construction may be found. The company builded durably and with the idea of obtaining the greatest possible amount of natural light. A large window space was therefore provided. Bisecting the building was a full length monitor, at one side of which was a riveting tower. About 75 per cent. of the vertical areas, exclusive of the retaining walls, is of glass, with panes uniformly 12x16. There are 22,000 of them covering a distance of 450 ft. long and 143 ft. wide for 250 ft. and 180 ft. wide for the remainder of the distance.

The middle part is divided into three longitudinal bays, the middle being 60 ft. and two sides ones 41½ ft. each. Both sides of the monitor are entirely window space, with two rows of sashes, each 3.5x5.10. The lower row is stationary and the upper row is pivoted, so that it can be opened for ventilation. All the pivoted windows on one side of the monitor are arranged to be turned by a single Lovell Window Operative Device, made by the G. Drouve Company. All sashes in each of the two sections into which the windows on the opposite side of the monitor are divided are turned by the same device. The windows in the upper row of both sides of the riveting tower are also operated in the same manner. This merely shows that no matter how complicated the window arrangement, the Lovell device is capable of conforming to the conditions and operating satisfactorily.

In the case of lighting car barns, the opportunity for window control and especially skylighting is also presented. The Anti-Pluvius skylight was installed in the new car-repair shop of the Oneida Railway Company, at Syracuse, N. Y. Instead of the usual long rows of lights running with the length of the building the roof area was divided into small units extending transversely across the bays. They are reported to be giving great satisfaction.

From the foregoing it can readily be seen that great strides have been made in skylight manufacture in recent years, due in a measure to the fact that important changes in architecture have been made, necessitating greater husbanding of natural light. Instead of the skylight being merely an adjunct to a modern building it has come to be a vital feature, requiring almost as much care and attention as the subject of elevators or of plumbing.

PLAN SELECTED FOR A SUBURBAN TRACT.

A RECENT competition held by the McKnight Realty Co. for the subdivision of their acreage at Great Neck establishes a precedent in suburban development—a precedent which is bound to be far-reaching in its influence for more intelligent work in this field.

The idea of the competition originated with Mr. A. M. McKnight, and after preparing a sample programme, invitations were sent to a number of engineers and landscape architects asking them to submit plans for the subdivision of their 400 acres. As a result a large number of designs were submitted. An examination of these showed first, that the engineers had considered the problem from the old standpoint of a uniform lot depth and a rectangular subdivision, with slight modifications to conform to existing grades. Some of the architects showed, too, that they were bound by the precedent of their profession, to a consideration of the aesthetic aspect almost to the exclusion of the utilitarian. For instance, grade lines of streets were disregarded, while details such as the treatment of street ends, walkways, water effects, were apparently considered of primary importance.

Possibly due to the fact that Mr. Robert Anderson Pope gave equal consideration to the utilitarian as well as the aesthetic, his plan was awarded first prize. By economy in the designing of the street sections and equal care in minimizing the lineal length of roads, nearly nineteen lot units per acre were procured for plot purposes. In this instance the saving over the usual subdivision plan amounted to nearly 120 acres in the 436, while at the same time the placing of streets along lines of natural drainage brought the cost of grading to the minimum and at the same time established the easiest possible grade.

The careful study of the main objective points to be reached from the property resulted in the establishing of the diagonal approaches, so as to bring the farthest point of the property at least one-third nearer the objective than would have been possible in the usual rectangular subdivision.

A great saving in cost at the same time has been secured by reducing the minimum road length to nearly one-third the typical subdivision. This self evidently reduced the cost of construction in the same proportion.

It has been estimated that the saving of land and construction cost in this plan amounted to over \$800,000 for this tract, while the very marked increased attractiveness, both in plan and on the ground of the street lines, which so logically follow their natural direction, has in a very marked way increased the selling propensities of the property.

This original effort on the part of the McKnight people, recognizing that there was a better way than had hitherto been adopted, is certain to have a widespread influence in this field of real estate operations. Already among leading real estate firms, such as S. Osgood Pell Company, the Manhasset Heights Company, the T. B. Ackerson Company and others, this improved method of suburban subdivision has been taken up. The result is certain to materially augment the increasing number of suburbanites. By these methods truly picturesque homes will be provided to relieve the monotony of the urban daily environment.

BUILDING TRADE EMPLOYERS.

The annual dinner of the Building Trades Employers' Association will be held at the Waldorf-Astoria on Wednesday evening, Jan. 26. From present indications, there will be a very large attendance, and an extra amount of enthusiasm. The following will be present at the dinner as guests of the Association: Henry S. Thompson, Commissioner of Water Supply, Gas and Electricity; Calvin Tomkins, Commissioner of Docks; Lawrence Gresser, President of the Borough of Queens; Rudolph P. Miller, Superintendent of Buildings for the Borough of Manhattan; J. H. Jones, Superintendent of Buildings for the Borough of Bronx; Carl Berger, Superintendent of Buildings for the Borough of Queens; Kingsley L. Martin, Commissioner of Bridges; Samuel B. Donnelly, Public Printer; C. Grant La Farge, President of the Architectural League; Arnold W. Brunner, President of the New York Chapter, American Institute of Architects.

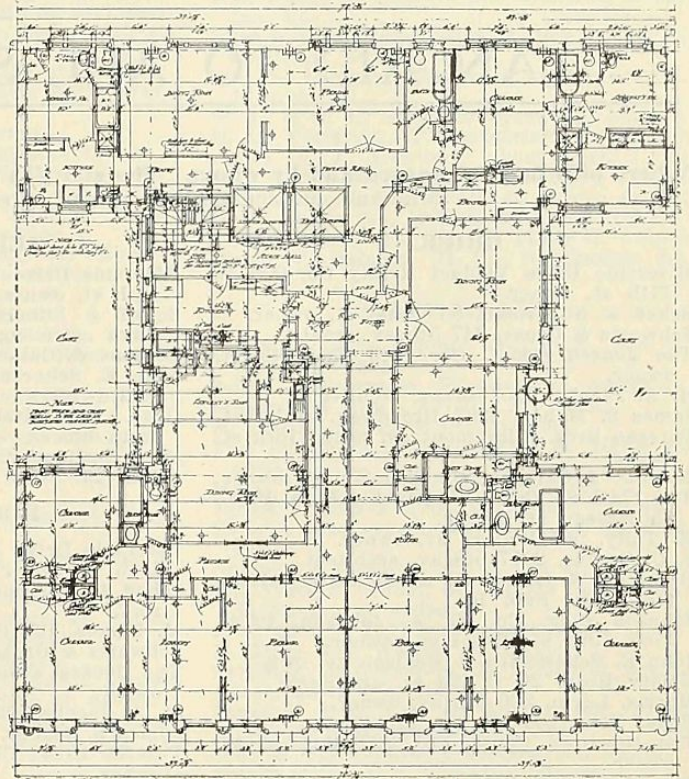
NEW APARTMENTS ON COLUMBIA GROUNDS.

THE new elevator apartment house now under course of construction on "Columbia Grounds" on the west side of Claremont av, 309 ft. north of 116th st, belonging to Messrs. B. Crystal & Son, who are also the builders, is attracting particular interest among apartment house builders. The progress of the operation and the rapidity with which the work has been carried on is astonishing, as only a few weeks ago the steel frame was being riveted. The exterior walls are now going through the sixth story, and it is expected that the entire building will be ready for occupancy by about June 1.

If the accompanying drawings are closely noted, it will be seen that there are a number of noteworthy features of architectural planning, both in the layout of the floor plan and in the treatment of the facade, which follows the Italian Renaissance style of architecture. There will be eleven stories, with a total of thirty-three apartments, viz.: three suites on a floor, of five, seven and eight rooms respectively, with a foyer of generous dimensions.

As seen in the floor plan herewith, the respective positions of the kitchen, dining-room and servants' quarters at one end of each apartment will render the master rooms and bed chambers free from noise and possible fumes. Besides, the only means of entering them is through a separate passage connection with the main bathroom. Another advantage of the main bedrooms is that, being placed in the front of the house, they afford an unobstructed view of the Columbia grounds. The interior trim and equipment will be of mahogany and quartered oak, oak and parquet floors, a special

ture of the exterior is the treatment of a long column at each end of the facade so as to separate the building from the adjoining ones, as the projection of this column will cast a deep shadow like a strong line of demarkation. The estimated cost of the operation complete is placed at \$550,000. The "Mira Mar" apartment house, on Riverside Drive, 309 feet north of 116th st, erected by the same builders, has also been remarked for its originality in layout and artistic exterior. Mr. Gaetan



GENERAL FLOOR PLAN.

Ajello, of 1 West 34th st, one of the architects who designed the Schwab mansion on Riverside Drive, is the architect for both buildings. Mr. Ajello has also distinguished himself in engineering, being the inventor of the "Ajello" system of reinforced concrete, patented on June 4 and 11, 1907. E. P. Goodrich, of 1 Wall st, is the consulting engineer on both buildings.

New Heads of City Departments.

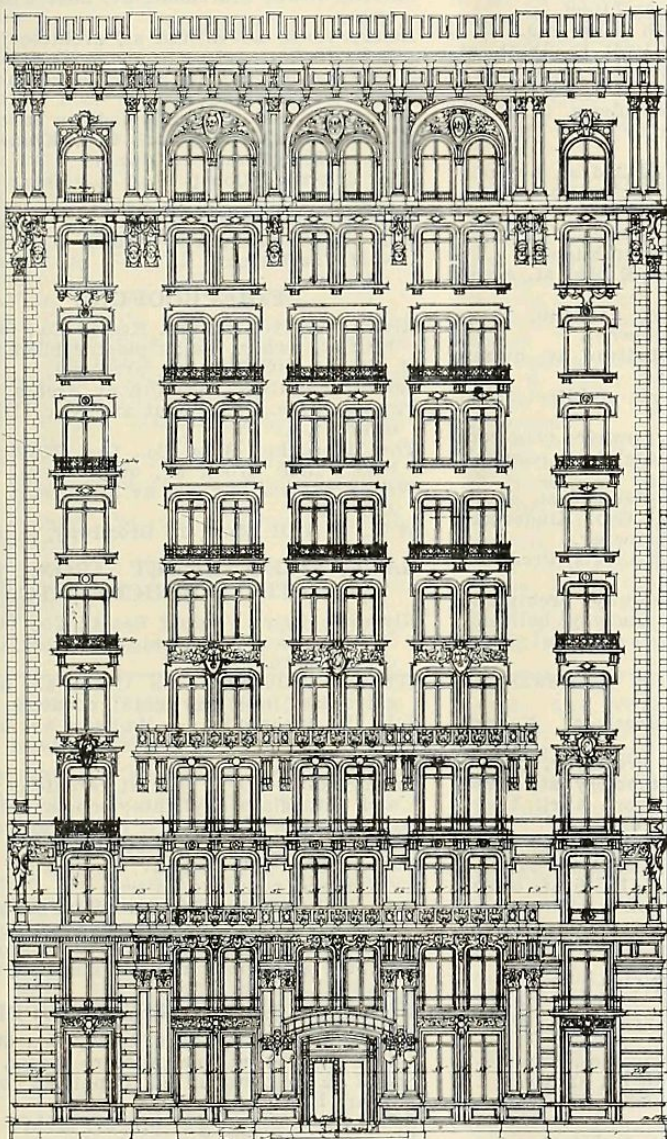
Another list of appointees has been handed down by Mayor Gaynor since our last report. Commissioner William J. Butler's successor in the Tenement House Department is Hon. John J. Murphy, who has long been prominent in civic affairs and as a man of letters. Mr. Murphy was for a period secretary of the Citizens' Union. He is a member of the Municipal Art Society and the National Arts Club, a writer and lecturer on economic topics and author of "The Wisdom of Benjamin Franklin."

The new Park Commissioner is Mr. Charles B. Stover, who for many years has given his time to settlement work and to making life more livable in the crowded districts of the lower East Side. A great work has been done and great changes have been brought about in the last ten or fifteen years through the untiring efforts of consecrated men and women. Charles Stover was one of these. His appointment manifests public and official appreciation of his work.

If Mr. Stover can be said to have had a special field in settlement work it was in heading the movement for children's playgrounds. He organized the Outdoor Recreation League, which induced the public authorities to establish the playground in Seward Park, and with the late Hon. Abram S. Hewitt he organized, in 1891, the New York Society for Parks and Playgrounds. Mr. Stover is not only qualified for the position, but singularly well equipped to improve the city's parks in important directions.

BUILDING ON LONG ISLAND.—A statement issued by President Peters, of the Long Island Railroad, shows that during the year 1909 there were 7,642 dwellings, stores, factories and miscellaneous buildings erected on Long Island outside Long Island City and Brooklyn, compared with 5,372 in the previous year, an increase of 2,270. In the Borough of Queens the population increased 72,000 people. The number of daily commuters on the Long Island Railroad averaged an increase of over 1,500 a month in 1909 over 1908.

BUILDING OPERATIONS IN NEWARK during the year just closed amounted to \$14,177,159, almost double the cost of all the buildings erected during 1908. The principal building operations during 1909 included the new Prudential buildings on Bank, Broad and Academy sts, which total an outlay of more than \$2,500,000; the new Fireman's Insurance Company's building at the northeast corner of Market and Broad sts, which will be completed May 1 next and will represent an investment of nearly \$1,000,000. The Board of Education has completed several new public schools, chief among them being the Morton st and Lafayette st schools. Contracts are out for the new East Side Commercial and Manual Training High School.



CLAREMONT AVENUE ELEVATION.

Claremont Av., e s, 309 n 116th St. Gaetan Ajello, Architect.

grade of hardware, steam heat, electric lights, dumbwaiters, marble, tile and mosaic, and a vacuum-cleaning system. Caen stone will be employed for decoration in the entrance hall and vestibule. The building will have two electric elevators, one passenger and one freight. The bathrooms will be equipped with the latest plumbing appurtenances, including needle and shower baths, solid porcelain Roman tub and standard basins. There will be for free use separate patent clothes dryers.

The materials of the exterior are of gray granite, Indiana limestone, terra cotta and white polished brick. The outside balconies surrounding the casement windows are of terra cotta and were designed to serve as real ones, as the window sills are only a few inches above the floor, like doors, and all front windows are provided with a movable transom. Another fea-

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS

INDEX.

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

BRICK.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner.
Schaff & Silberman, 83 Canal st., owner.
Schwartz & Gross, 347 5th av., archts.
The Jensen Const. Co., 1009 E. 180th st., owner.
H. A. Jacobs, 320 5th av., architect.
James S. Maher, 1267 Broadway, architect.
Paterno Bros., Claremont av., near 116th st., owner.
Guidone & Galardi, 162 East 23d st., owner.
The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st., owner.
M. Tully, 565 Walton av., owner.
J. C. Cocker, 2017 5th av., architect.
Bernstein & Bernstein, 24 E. 23d st., architect, until Feb. 10.
Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st., Brooklyn, owner.
John E. Scharsmith, 1 Madison av., owner.
Emery Roth, 20 E. 42d st., architect.
Morris, Levin, 320 5th av., owner.
Chas. Volz, 160 5th av., architect.
The Newtown Const. Co., 227 Madison st., owner.
The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av., owner.
The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
Richard Berger, 309 Broadway, architect.
Geo. A. Fuller Co., 949 Broadway, builder.
Hurd & Sutton, 15 Clinton st., Newark, N. J., architect, about Jan. 17.
Wm. E. Lehman, 738 Broad st., Newark, N. J., architect.
W. L. & G. H. Shea, 29 Broadway, builder.
E. M. Patterson, 1 Montgomery st., Jersey City, N. J., architect, about April 1.
E. J. Byrne, 3029 3d av., architect.
M. P. Mulhall, 724 Coster st., Bronx, owner.
L. W. Divine Co., 1009 E. 180th st., owner.
John B. Berry Co., 543 W. 145th st., owner.
Henry T. Bulman, 21 Ft. Washington av., owner.

STONE.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner.
Schaff & Silberman, 83 Canal st., owner.
M. Zipkes, 103 Park av., architect, concrete.
Schwartz & Gross, 347 5th av., archts.
The Jensen Const. Co., 1009 E. 180th st., owner.
H. A. Jacobs, 320 5th av., architect.
James S. Maher, 1267 Broadway, architect, limestone.
Paterno Bros., Claremont av., near 116th st., owner.
The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st., owner, limestone.
M. Tully, 565 Walton av., owner.
J. C. Cocker, 2017 5th av., architect.
Bernstein & Bernstein, 24 E. 23d st., architect, until Feb. 10.
Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st., Brooklyn, owner, limestone.
John E. Scharsmith, 1 Madison av., owner.
Emery Roth, 20 E. 42d st., architect, tile floors, marble base.
Morris Levin, 320 5th av., owner, marble stairways.
Chas. Volz, 160 5th av., architect.
Newtown Const. Co., 227 Madison st., owner.
The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av., owner.
The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
Richard Berger, 309 Broadway, architect, limestone.
Geo. A. Fuller Co., 949 Broadway, builder.
Hurd & Sutton, 15 Clinton st., Newark, N. J., architect, about Jan. 17.
Wm. E. Lehman, 738 Broad st., Newark, N. J., architect, limestone.
W. L. & G. H. Shea, 29 Broadway, builder.
E. M. Patterson, 1 Montgomery st., Jersey City, N. J., architect, about April 1, blue-stone.
E. J. Byrne, 3029 3d av., architect, stone.
M. P. Mulhall, 724 Coster st., Bronx, owner; Limestone.
L. W. Divine Co., 1009 E. 180th st., owner.
John B. Berry, 543 W. 145th st., owner; marble and vitrified tile coping.
Henry T. Bulman, 21 Ft. Washington av., owner; limestone.

TERRA COTTA.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner, glazed terra cotta coping.
Schaff & Silberman, 83 Canal st., owner; terra cotta coping.
Guidone & Galardi, 162 E. 23d st., owner.
John E. Scharsmith, 1 Madison av., owner, glazed terra cotta coping.
Chas. Volz, 160 5th av., architect, terra cotta blocks.
Wm. Emerson, 281 5th av., architect, about Jan. 21.

ROOFING.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner, plastic slate roof.
Schaff & Silberman, 83 Canal st., owner; tin roof.
M. Zipkes, 103 Park av., architect.
Schwartz & Gross, 347 5th av., archts.
The Jensen Const. Co., 1009 E. 180th st., owner.
H. A. Jacobs, 320 5th av., architect.
James S. Maher, 1267 Broadway, architect.
Paterno Bros., Claremont av., near 116th st., owner.
Guidone & Galardi, 162 E. 23d st., owner.
The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st., owner.
M. Tully, 565 Walton av., owner.
J. C. Cocker, 2017 5th av., architect.
Bernstein & Bernstein, 24 E. 23d st., architect; until Feb. 10.
Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st., Brooklyn, owner.
John E. Scharsmith, 1 Madison av., owner; plastic slate roof.
Emery Roth, 20 E. 42d st., architect; slate and tile roofing.
Morris Levin, 320 5th av., owner; slag roof.
Chas. Volz, 160 5th av., architect; concrete with slag roof.
Newtown Const. Co., 227 Madison st., owner.
The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av., owner.
The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
Richard Berger, 309 Broadway, architect.
Geo. A. Fuller Co., 949 Broadway, builder.
Wm. Emerson, 281 5th av., architect; about Jan. 21.
Hurd & Sutton, 15 Clinton st., Newark, N. J.; about Jan. 17.
Wm. E. Lehman, 738 Broad st., Newark, N. J., architect.
W. L. & G. H. Shea, 29 Broadway, builder.
E. M. Patterson, 1 Montgomery st., Jersey City, N. J., architect; about April 1.
E. J. Byrne, 3029 3d av., architect.
M. P. Mulhall, 724 Coster st., Bronx, owner.
L. W. Divine Co., 1009 E. 180th st., owner.
John B. Berry Co., 543 W. 145th st., owner; slag or plastic slate roof.
Henry T. Bulman, 21 Ft. Washington av., owner; slag roof.

PLUMBING.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner.
Schaff & Silberman, 83 Canal st., owner.
Schwartz & Gross, 347 5th av., archts.
The Jensen Const. Co., 1009 E. 180th st., owner.
H. A. Jacobs, 320 5th av., architect.
James S. Maher, 1267 Broadway, architect.
Paterno Bros., Claremont av., near 116th st., owner.
Guidone & Galardi, 162 E. 23d st., owner.
The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st., owner.
M. Tully, 565 Walton av., owner.
J. C. Cocker, 2017 5th av., architect.
Bernstein & Bernstein, 24 E. 23d st., architect; until Feb. 10.
Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st., Brooklyn, owner.
John E. Scharsmith, 1 Madison av., owner.
Emery Roth, 20 E. 42d st., architect.
Morris Levin, 320 5th av., owner.
Chas. Volz, 160 5th av., architect.
Newtown Const. Co., 227 Madison st., owner.
The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av., owner.
The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
Richard Berger, 309 Broadway, architect.
Geo. A. Fuller Co., 949 Broadway, builder.

Wm. Emerson, 281 5th av., architect; about Jan. 21.
Hurd & Sutton, 15 Clinton st., Newark, N. J., architect; about Jan. 17.
Wm. E. Lehman, 738 Broad st., Newark, N. J., architect.
W. L. & G. H. Shea, 29 Broadway, builder.
E. M. Patterson, 1 Montgomery st., Jersey City, N. J., architects; about April 1.
E. J. Byrne, 3029 3d av., architect.
M. P. Mulhall, 724 Coster st., Bronx, owner.
L. W. Divine Co., 1009 E. 180th st., owner.
John B. Berry Co., 543 W. 145th st., owner.
Henry T. Bulman, 21 Ft. Washington av., owner.

IRON AND STEEL WORK.

M. Zipkes, 103 Park av., architect; steel.
Paterno Bros., Claremont av., near 116th st., owner.
Emery Roth, 20 E. 42d st., architect; steel frame.
Morris Levin, 320 5th av., owner; steel and cast iron stairways.
Newtown Const. Co., 227 Madison st., owner.
The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av., owner.
The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
Geo. A. Fuller Co., 949 Broadway, builder.
Wm. E. Lehman, 738 Broad st., Newark, N. J., architect.

FIREPROOFING.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner; Bell's plaster blocks.
M. Zipkes, 103 Park av., architect.
Schwartz & Gross, 347 5th av., archts.
Paterno Bros., Claremont av., near 116th st., owner.
The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av., owner.
Wm. Emerson, 281 5th av., architect; about Jan. 21.
W. L. & G. H. Shea, 29 Broadway, builder.

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner; galvanized iron skylights; copper cornices.
Schaff & Silberman, 83 Canal st., owner; galvanized iron skylights; cornices.
John E. Scharsmith, 1 Madison av., owner; galvanized iron and heavy ribbed glass skylights.
Emery Roth, 20 E. 42d st., architect; iron and wire glass skylights; copper cornices.
Morris Levin, 320 5th av., owner; galvanized iron skylights; copper cornices.
Chas. Volz, 160 5th av., architect; terra cotta and copper cornices.
John B. Berry Co., 543 W. 145th st., owner; galvanized iron skylights and cornices.
Henry T. Bulman, 21 Ft. Washington av., owner; galvanized iron and glass skylights.

HEATING APPARATUS & SUPPLIES.

Riverside Drive Viaduct Realty Co., 608 W. 11th st., owner; low pressure steam.
Schaff & Silberman, 83 Canal st., owner; steam heat.
Schwartz & Gross, 347 5th av., archts.
H. A. Jacobs, 320 5th av., architect.
James S. Maher, 1267 Broadway, architect.
Paterno Bros., Claremont av., near 116th st., owner.
Guidone & Galardi, 162 E. 23d st., owner.
The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st., owner.
M. Tully, 565 Walton av., owner.
J. C. Cocker, 2017 5th av., architect.
Bernstein & Bernstein, 24 E. 23d st., architect; until Feb. 10.
Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st., Brooklyn, owner.
John E. Scharsmith, 1 Madison av., owner; steam heat.
Emery Roth, 20 E. 42d st., architect; steam heat.
Morris Levin, 320 5th av., owner; steam heat.
Chas. Volz, 160 5th av., architect; low pressure steam heat.
Newtown Const. Co., 227 Madison st., owner.
The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av., owner.

The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
 Richard Berger, 309 Broadway, architect.
 Geo. A. Fuller Co., 949 Broadway, builder.
 Wm. Emerson, 281 5th av, architect; about Jan. 21.
 Hurd & Sutton, 15 Clinton st, Newark, N. J., architect; about Jan. 17.
 Wm. E. Lehman, 738 Broad st, Newark, N. J., architect.
 W. L. & G. H. Shea, 29 Broadway, builder.
 E. M. Patterson, 1 Montgomery st, Jersey City, N. J., architect; about April 1.
 E. J. Byrne, 3029 3d av, architect.
 M. P. Mulhall, 724 Coster st, Bronx, owner.
 L. W. Divine Co., 1009 E. 180th st, owner.
 John B. Berry Co., 543 W. 145th st, owner; steam heat.
 Henry T. Bulman, 21 Ft. Washington av, owner; steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

John E. Scharsmith, 1 Madison av, owner.
 Emery Roth, 20 E. 42d st, architect.
 Chas. Volze, 160 5th av, architect.
 Newtown Const. Co., 227 Madison st, owner.
 The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av, owner.
 Geo. A. Fuller Co., 949 Broadway, builder.
 W. L. & G. H. Shea, 29 Broadway, builder.

ELEVATORS.

Riverside Drive Viaduct Realty Co., 608 W. 11th st, owner; dumbwaiter.
 Schwartz & Gross, 347 5th av, archts.
 The Jensen Const. Co., 1009 E. 180th st, owner; dumbwaiter.
 Paterno Bros., Claremont av, near 116th st, owner.
 Guidone & Galardi, 162 E. 23d st, owner.
 The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st, owner.
 M. Tully, 565 Walton av, owner; dumbwaiter.
 Bernstein & Bernstein, 24 E. 23d st, architect; until Feb. 10.
 Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st, Brooklyn, owner; dumbwaiter.
 Emery Roth, 20 E. 42d st, architect.
 Morris Levin, 320 5th av, owner; dumbwaiter.
 Chas. Volz, 160 5th av, architect.
 Newtown Const. Co., 227 Madison st, owner.
 The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av, owner.
 The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
 Richard Berger, 309 Broadway, architect; dumbwaiter.
 Geo. A. Fuller Co., 949 Broadway, builder.
 E. J. Byrne, 3029 3d av, architect; dumbwaiter.
 M. P. Mulhall, 724 Coster st, Bronx, owner; dumbwaiter.
 L. W. Divine Co., 1009 E. 180th st, owner.
 John B. Berry Co., 543 W. 145th st, owner; dumbwaiter.
 Henry T. Bulman, 21 Ft. Washington av, owner; dumbwaiter.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

111TH ST, Nos. 536-538 West, 8-sty brick and stone apartment house, 83.4x 83.10, plastic slate roof, galvanized iron skylights, copper cornices, Bell's plaster blocks, glazed terra cotta coping, low pressure steam; cost, \$225,000; owner, Riverside Drive Viaduct Realty Co., 608 West 11th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 10.
 Joseph Newmark, president; Harry Jacobs, treasurer. The owner builds.
 BROADWAY, s w cor 153d st, 6-sty brick and stone tenement, 99.11x137, slag roof, galvanized iron skylights, copper cornices and windows, steam heat, steel, cast iron and marble stairways; cost, \$190,000; owner, Morris Levin, 320 5th av; architect, Emery Roth, 20 East 42d st. Plan No. 16.
 No contract has yet been issued.
 ST. NICHOLAS AV, w s, 191st to 192d sts, two 6-sty brick and limestone apartments, 100x90, slag roof, steam heat, galvanized iron and glass skylights; total cost, \$250,000; owner, Henry T. Bulman, 21 Fort Washington av; architects, Schwartz & Gross, 347 5th av. Plan No. 19.
 WADSWORTH AV, n e cor 177th st, 6-sty brick and stone apartment house, 89.10 x90, slag or plastic slate roof, galvanized iron skylights and cornices, steam heat,

PAINTS.

Riverside Drive Viaduct Realty Co., 608 W. 11th st, owner.
 Schaff & Silberman, 83 Canal st, owner.
 M. Zipkes, 103 Park av, architect.
 Schwartz & Gross, 347 5th av, archts.
 The Jensen Const. Co., 1009 E. 180th st, owner.
 H. A. Jacobs, 320 Fifth av, architect.
 James S. Maher, 1267 Broadway, architect.
 Paterno Bros., Claremont av, near 116th st, owner.
 Guidone & Galardi, 162 E. 23d st, owner.
 The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st, owner.
 M. Tully, 565 Walton av, owner.
 J. C. Cocker, 2017 5th av, architect.
 Bernstein & Bernstein, 24 E. 23d st, architect; until Feb. 10.
 Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st, Brooklyn, owner.
 John E. Scharsmith, 1 Madison av, owner.
 Emery Roth, 20 E. 42d st, architect.
 Morris Levin, 320 5th av, owner.
 Chas. Volz, 160 5th av, architect.
 Newtown Const. Co., 227 Madison st, owner.
 The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av, owner.
 The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
 Richard Berger, 309 Broadway, architect.
 Geo. A. Fuller Co., 949 Broadway, builder.
 Wm. Emerson, 281 5th av, architect; about Jan. 21.
 Hurd & Sutton, 15 Clinton st, Newark, N. J., architect; about Jan. 17.
 Wm. E. Lehman, 738 Broad st, Newark, N. J., architect.
 W. L. & G. H. Shea, 29 Broadway, builder.
 E. M. Patterson, 1 Montgomery st, Jersey City, N. J., architect; about April 1.
 E. J. Byrne, 3029 3d av, architect.
 M. P. Mulhall, 724 Coster st, Bronx, owner.
 L. W. Divine Co., 1009 E. 180th st, owner.
 John B. Berry Co., 543 W. 145th st, owner.
 Henry T. Bulman, 21 Ft. Washington av, owner.

HARDWARE.

Riverside Drive Viaduct Realty Co., 608 W. 11th st, owner.
 Schaff & Silberman, 83 Canal st, owner.
 M. Zipkes, 103 Park av, architect.
 Schwartz & Gross, 347 5th av, archts.
 The Jensen Const. Co., 1009 E. 180th st, owner.
 H. A. Jacobs, 320 5th av, architect.
 James S. Maher, 1267 Broadway, architect.
 Paterno Bros., Claremont av, near 116th st, owner.
 Guidone & Galardi, 162 E. 23d st, owner.
 The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st, owner.
 M. Tully, 565 Walton av, owner.
 J. C. Cocker, 2017 5th av, architect.
 Bernstein & Bernstein, 24 E. 23d st, architect; until Feb. 10.
 Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st, Brooklyn, owner.
 Emery Roth, 20 E. 42d st, architect.
 John E. Scharsmith, 1 Madison av, owner.

Morris Levin, 320 5th av, owner.
 Chas. Volz, 160 5th av, architect.
 Newtown Const. Co., 227 Madison st, owner.
 The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av, owner.
 The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
 Richard Berger, 309 Broadway, architect.
 Geo. A. Fuller Co., 949 Broadway, builder.
 Wm. Emerson, 281 5th av, architect; about Jan. 21.
 Hurd & Sutton, 15 Clinton st, Newark, N. J., architect; about Jan. 17.
 Wm. E. Lehman, 738 Broad st, Newark, N. J., architect.
 W. L. & G. H. Shea, 29 Broadway, builder.
 E. M. Patterson, 1 Montgomery st, Jersey City, N. J., architect; about April 1.
 E. J. Byrne, 3029 3d av, architect.
 M. P. Mulhall, 724 Coster st, Bronx, owner.
 L. W. Divine Co., 1009 E. 180th st, owner.
 John B. Berry Co., 543 W. 145th st, owner.
 Henry T. Bulman, 21 Ft. Washington av, owner.

PLATE GLASS.

Riverside Drive Viaduct Realty Co., 608 W. 11th st, owner.
 Schaff & Silberman, 83 Canal st, owner.
 Schwartz & Gross, 347 5th av, archts.
 M. Zipkes, 103 Park av, architect.
 The Jensen Const. Co., 1009 E. 180th st, owner.
 H. A. Jacobs, 320 5th av, architect.
 James S. Maher, 1267 Broadway, architect.
 Paterno Bros., Claremont av, near 116th st, owner.
 Guidone & Galardi, 162 E. 23d st, owner.
 The 174th St. Const. Co., Ignatz Roth, Pres., 35 Nassau st, owner.
 J. C. Cocker, 2017 5th av, architect.
 M. Tully, 565 Walton av, owner.
 Bernstein & Bernstein, 24 E. 23d st, architect; until Feb. 10.
 Johnson Bldg. Co., G. A. Johnson, Pres., 1703 79th st, Brooklyn, owner.
 John E. Scharsmith, 1 Madison av, owner.
 Emery Roth, 20 E. 42d st, architect.
 Morris Levin, 320 5th av, owner.
 Chas. Volz, 160 5th av, architect.
 Newtown Const. Co., 227 Madison st, owner.
 The Manderkin Bldg. Co., Geo. Kinderman, Pres., 1349 Brook av, owner.
 The Criterion Const. Co., L. Matz, Pres., 222 Riverside Drive, owner.
 Richard Berger, 309 Broadway, architect.
 Geo. A. Fuller Co., 949 Broadway, builder.
 Wm. Emerson, 281 5th av, architect; about Jan. 21.
 Hurd & Sutton, 15 Clinton st, Newark, N. J., architect; about Jan. 17.
 Wm. E. Lehman, 738 Broad st, Newark, N. J., architect.
 W. L. & G. H. Shea, 29 Broadway, builder.
 E. M. Patterson, 1 Montgomery st, Jersey City, N. J., architect; about April 1.
 E. J. Byrne, 3029 3d av, architect.
 L. W. Divine Co., 1009 E. 180th st, owner.
 M. P. Mulhall, 724 Coster st, Bronx, owner.
 John B. Berry Co., 543 W. 145th st, owner.
 Henry T. Bulman, 21 Ft. Washington av, owner.

marble and vitrified tile coping; cost, \$200,000; owner, John B. Berry Co., 543 North 145th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 18.
 The owners will build.

BROADWAY, s e cor 153d st, 5-sty brick and stone apartment, 24.11x90, slag roof, glazed terra cotta coping, galvanized iron skylights and cornices, terra cotta blocks, steam heat; cost, \$40,000; owner, Trinity Studios Co., 524 Willis av; architect, Emery Roth, 20 East 42d st. Plan No. 22.
 The owner builds.

Stores, Offices and Lofts.

ELDRIDGE ST, No. 36, 6-sty brick and stone loft and store, 25x45, tin roof, galvanized iron skylights, cornices, terra cotta coping, steam heat; cost, \$25,000; owners, Schaff & Silberman, 83 Canal st; architect, Max Muller, 115 Nassau st. Plan No. 11.

25TH ST, Nos 24-26 West, 12-sty brick and stone stores and loft, 50x86; felt and slag roof, steam heat, marble coping, galvanized iron cornices, terra cotta blocks; cost, \$250,000; owner, The Twenty-Fifth St. Const. Co., 31-33 East 27th st; architect, Frederick C. Zobel, 118 East 28th st. Plan No. 23.

146TH ST, n s, 350 w Amsterdam av, 2-sty brick and stone store and office building, 50x47.10, plastic slate roof, steam heat, galvanized iron and heavy ribbed

glass skylights, glazed terra cotta coping; cost, \$30,000; owner and architect, John E. Scharsmith, 1 Madison av. Plan No. 13.

AMSTERDAM AV, w s, 70 n 171st st, 1-sty brick store, 25x70, tin roof; cost, \$3,500; owner, David L. Phillips, 35 Riverside Drive; architect, Geo. Fred Pelham, 507 5th av. Pan No. 17.

IRVING PL, Nos. 67-69, 12-sty brick and stone loft, 46x80; concrete with slag roof, terra cotta and copper cornices, low pressure steam heat, terra cotta blocks; cost, \$120,000; owner, The Robert Burns Realty Co., 135 Broadway; architect, Chas. Volz, 160 5th av. Plan No. 12.

Hotels.

CLAREMONT AV, n w cor 120th st, 12-sty brick and stone hotel, 53.5x113x123.64, slate and tile roofing, iron and wire glass skylights, copper cornices, steam heat, steel frame, tile floors, marble base; cost, \$350,000; owner, Art Students Inn, 15 West 67th st; architect, Emery Roth, 25 East 42d st. Plan No. 15.
 No contract has yet been issued.

Miscellaneous.

8TH AV, e s, 250 s 157th st, steel signal tower, 10x16; cost, \$800; owner and architect, The New York Central & Hudson River Railroad Co., Grand Central Station, 42d st. Plan No. 14.

107TH ST EAST, s s, foot of street, on bulkhead, 2-sty concrete and frame coal pocket, 14x40; cost, \$1,000; owners, Burns

Bros., 50 Church st; architect and builder, Burns Bros. Plan No. 9.

Stables and Garages.

119TH ST, Nos 422-426 e, 3-sty brick and stone stable, 62.6x90, tar and gravel roof; galvanized iron roofing, and cornices, stoves, tile coping; cost, \$30,000; owner, Garfield Const. Co., 2239 1st av; architect, Ed. J. Clark, 155 East 123d st. Plan No. 20.

Storage Buildings.

MADISON AV, n e cor 47th st, 2-sty brick and stone storage, 97.5x90.11 tar and gravel roof, galvanized iron skylights, steam heat; cost, \$18,000; owner, not given; architect, R. W. Wingate, 133 East 23d st. Plan No. 21.

A. J. Robinson Co., 123 East 23d st, has contract. American Express Co., 65 Broadway, is lessee.

MANHATTAN ALTERATIONS.

BAXTER ST, No. 42, build wall to 7-sty brick tenement; cost, \$500; owner, Louis Oliva, 945 Sherman av; architect, O. Reissmann, 30 1st st. Plan No. 45.

CANAL ST, No. 324, show windows, partitions, to 5-sty brick loft; cost, \$300; owners, Chas. A. Cowen & Co., 1123 Broadway; architect, C. A. Kehoe, 1123 Broadway. Plan No. 27.

CORTLANDT ST, No. 31, 1 and 5-sty brick rear extension, stairs, store fronts, to 5-sty brick store and loft; cost, \$25,000; owner, C. F. Benton, Perth Amboy, N. J.; architect, J. C. Westervelt, 36 West 34th st. Plan No. 68.

DIVISION ST, No. 87, toilets, windows, to 5-sty brick tenement; cost, \$1,000; owner, Edward N. Grosby, 118 East 24th st; architect, Henry I. Feiser, 150 Nassau st. Plan No. 58.

DIVISION ST, No. 147, alter beams, partitions, store fronts, to 7-sty brick loft; cost, \$3,500; owner, Samuel Kaufman, on premises; architect, Samuel Sass, 23 Park Row. Plan No. 54.

ELIZABETH ST, No. 196, partitions, toilets, to 6-sty brick tenement; cost, \$100; owner, Pancracius Grassi, 31 East 27th st; architect, Chas. M. Straub, 147 4th av. Plan No. 46.

ELIZABETH ST, No. 230, toilets, windows, to 4-sty brick tenement; cost, \$1,000; owner, Dean Holding Co., 309 Broadway; architect, Otto L. Spannake, 233 East 78th st. Plan No. 74.

ESSEX ST, No. 171, 5-sty brick rear extension, 24.10x35.6, stairs, store fronts, windows, plumbing, to 5-sty brick tenement; cost, \$9,000; owner, B. Mayer, 5 Beekman st; architect, C. B. Meyer, 1 Union sq. Plan No. 57.

KING ST, Nos. 16-18, oven, partitions, to 6-sty brick tenement; cost, \$1,200; owner, H. I. Goodrich, 17 Madison st, Chicago, Ill.; architects, B. W. Berger & Son, Bible House. Plan No. 67.

MADISON ST, Nos. 6-8, toilets, partitions, windows, to 5-sty brick store and tenement; cost, \$500; owner, Mary Fontenelle, 2054 Madison av; architect, Frank Hausle, 81 East 125th st. Plan No. 55.

MULBERRY ST, No. 71, partitions, walls, to 4-sty brick office, studio and tenement; cost, \$350; owner, Jacob Lippman, 46 East 80th st; architects, Gross & Kleinberger, Bible House. Plan No. 47.

STUYVESANT ALLEY, No. 4, dumb-waiter, to 4-sty brick laundry; cost, \$450; owner, C. Carreau, 796 6th av; architect, Max Muller, 115 Nassau st. Plan No. 63.

WASHINGTON SQUARE, s w cor Wooster st, toilets, show windows, partitions, to 3-sty brick saloon; cost, \$2,000; owner, August Flattau, s e cor 13th st and University pl; architect, Harry S. Lion, 12 West 32d st. Plan No. 36.

12TH ST, No. 348 East, toilets, windows, to 4-sty brick tenement; cost, \$500; owner, P. Schlachetsky, 1853 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 60.

13TH ST, Nos. 110-112 East, windows, to 4-sty brick office and loft; cost, \$502; owner, American Felt Co., premises; architect, Earl H. Syall, 5th av and 33d st. Plan No. 56.

18TH ST, No. 244 West, partitions, toilets, windows, to 2, 3 and 5-sty brick tenements; cost, \$1,000; owner, Arthur J. Levy, 10 East 130th st; architect, L. De Lorenzo, 418 East 14th st. Plan No. 48.

20TH ST, No. 41 East, partitions, to 3-sty brick store and loft; cost, \$150; owner, A. & J. Hadden, 16 West 51st st; architect, O. Reissmann, 30 1st st. Plan No. 72.

29TH ST, No. 223 West, toilets, partitions, to 5-sty brick store and tenement; cost, \$1,568; owner, Elizabeth Rintelen, Park pl, Woodhaven; architect, Chris F. Lohse, 627 Eagle av. Plan No. 42.

Louis Jacobi, 640 East 147th st, has carpenter work.

35TH ST, No. 536 West, partitions, stairway, to 3-sty brick tenement; cost, \$500; owner, Mary Loppage, 113 East 23d st; architect, O. Reissmann, 30 1st st. Plan No. 49.

38TH ST, Nos 13 to 17 West, 1, 2 and 5-sty front and rear extensions, 18.9x24, stairs, partitions, elevator shaft, to 4-sty brick and stone residence; cost, \$13,000; owner, Mary L. Barbey, 4 East 39th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 38.

39TH ST, No. 14 West, 1-sty brick rear extension, 12.2x14.5, windows, toilets, to 4-sty brick store and tenement; cost, \$800; owner, Emile V. Vigouronx, 14 West 39th st; architect, Henry Regelmann, 133 7th st. Plan No. 28.

40TH ST, No. 306 West, cut openings to 4-sty brick tenement; cost, \$250; owner, Gertrude Meyer, 306 West 40th st; architect, John H. Knubel, 318 West 42d st. Plan No. 51.

46TH ST, Nos. 6-8 East, 5-sty brick front and side extension, 40.8x47.4, beams, iron girders, walls, to 5-sty brick residence and school; cost, \$35,000; owner, Mary E. Pinchot, Washington, D. C.; architect, H. P. Knowles, 1170 Broadway. Plan No. 69.

46TH ST, No. 406 West, alter baths, toilets, to 5-sty brick tenement; cost, \$350; owner, Estate Sarah Shaffer, 193 Cooper av, Upper Montclair, N. J.; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 33.

46TH ST, No. 410 West, toilet fixtures, alter shaft, to 5-sty brick tenement; cost, \$200; owner, Estate Catherine Bowman, 38 Park Row; architects, J. B. Snooks Sons, 73 Nassau st. Plan No. 34.

46TH ST, No. 28 East, 2-sty brick front extension, 20.3x5.9, partitions, to 5-sty brick dwelling; cost, \$1,500; owner, Henry Phipps Estate, 787 5th av; architect, Robert E. Kelly, 219 East 39th st. Plan No. 30.

53D ST, No. 316 East, partitions, girders, iron columns, beams, to 4-sty brick tenement; cost, \$1,800; owner, Frank Dobson, 319 East 53d st; architect, Robert E. Kelly, 219 East 39th st. Plan No. 29.

57TH ST, No. 24 West, add 1-sty partitions, windows, to 3-sty brick dwelling; cost, \$40,000; owner, 24 West 57th St. Co., 59 Wall st; architect, Harry A. Jacobs, 322 5th av. Plan No. 71.

125TH ST, No. 259 East, plumbing, partitions, show windows, to 5-sty brick store and tenement; cost, \$3,000; owners, C. & F. Kroehle, 403 East 54th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 41.

130TH ST, Nos. 574-576 West, elevator shaft, to 1 and 3-sty brick garage; cost, \$1,000; owner, American Ice Co., Broadway and 28th st; architect and builder, J. Odell Whitenack, 231 West 18th st. Plan No. 44.

161ST ST, No. 510 West, partitions, to 2-sty brick dwelling; cost, \$1,000; owner,

Washington Heights Congregation, 510 West 161st st; architect, M. Zipkes, 103 Park av. Plan No. 40.

AV A, No. 93, toilets, to 4-sty brick store and tenement; cost, \$50; owner, Estate John Jacob Astor, 23 West 26th st; architects, Gronenberg & Lenchttag, 7 West 22d st. Plan No. 35.

AV B, No. 53, alter show windows to 6-sty brick tenement; cost, \$500; owner, H. C. Moray, 68 William st; architect, O. Reissmann, 30 1st st. Plan No. 31.

AMSTERDAM AV, n e cor 59th st, 8-sty brick side extension, 38.6x74, to 8-sty brick and stone hospital; cost, \$120,000; owner, Trustees of Columbia College, N. Y.; architects, Crow, Lewis & Wickenhoefer, 160 5th av. Plan No. 73.

No contracts let.

AMSTERDAM AV, n w cor 75th st, new runways, walls, to 5-sty brick stables; cost, \$8,000; owner, Estate of W. F. Walton, 851 8th av; architect, Geo. Fred Pelham, 503 5th av. Plan No. 32.

BROADWAY, No. 60, alter windows to 8-sty brick and stone bank and office; cost, \$2,500; owner, The Knickerbocker Trust Co., 60 Broadway; architects, McKim, Mead & White, 160 5th av. Plan No. 43.

BROADWAY, Nos. 1367-1369, erect sign to 1-sty store and office; cost, \$300; owner, Regal Shoe Co, 1367 Broadway. Plan No. 65.

BROADWAY, Nos. 1288-1300, erect sign to 1-sty store and loft; cost, \$300; owner, D. H. McAlpin Estate, 55 West 33d st. Plan No. 66.

BROADWAY, w s, 43.3 s 32d st, partitions, show windows, to 5-sty brick store and office; cost, \$5,000; owner, not given; architects, Shire & Kaufman, 110 East 23d st. Plan No. 61.

Weber & David, Broadway and 32d st, lessees.

LEXINGTON AV, n w cor 107th st, build passage to 3-sty brick theatre; cost, \$300; owner, Wm. Fox; architect, Thomas W. Lamb, 224 5th av. Plan No. 62.

1ST AV, n w cor 63d st, toilets, partitions, windows, to 1-sty brick stable; cost, \$1,500; owner Joseph Dub 1128 1st av; architect L. Levine 1786 Lexington av. Plan No. 53.

1ST AV, No. 24, partitions, stairs, to 3-sty brick and stone bathhouse; cost, \$200; owner, Morris Gordon, premises; architect, Samuel Sass, 23 Park Row. Plan No. 59.

2D AV, n e cor 121st st, windows, to 4-sty brick tenements; cost, \$100; owner, John C. Heintz and Jacob Seigel, 169th st and 3d av; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 70.

3D AV, n e cor 121st st, fireproof elevator shaft, to 3-sty brick and stone store and loft; cost, \$5,000; owner, I. Wit, Boston, Mass.; architect, Robert T. Lyons, 1493 Broadway. Plan No. 37.

4TH AV, No. 350, 1-sty brick rear extension, 19.9x20, partitions, windows, to 4-sty brick store and dwelling; cost, \$1,200; owners, Henry Jacksons Sons, 166 Lexington av; architects, B. W. Berger & Son, 14 Bible House. Plan No. 39.

7TH AV, s w cor 123d st, store fronts, windows, to 5-sty brick tenement; cost, \$1,200; owner, Estate of Frederick Heimorth, 531 East 156th st; architects, B. W. Berger & Son, Bible House. Plan No. 52.

11TH AV, n w cor 39th st, erect temporary building to 4-sty brick loft; cost, \$500; owner, N. Y. Dressed Beef Co., on premises; architect, Isaac Beers, 114 East 23d st. Plan No. 64.

13TH AV, e s, 25.4 n 24th st, alter beams, girders, to 1-sty frame office; cost, \$400; owner, Edward F. De Bexiedon, 214 8th av; architect, J. W. Shorrock, 217 Prospect av. Plan No. 50.

PROJECTED BUILDINGS.**Bronx.****Apartments, Flats and Tenements.**

WEBSTER AV, e s, 125.11 n 184th st, three 4-sty brick tenements, tin roof, 33.4x67; total cost, \$48,000; owners, Crotona Const. Co., Lawrence Davies, 524 Willis av, president; architect, J. H. Lavelle, 795 East 176th st. Plan No. 14.

AV ST. JOHN, n s, 34 w Kelly st, four 4-sty brick tenements, 33.4x36.4x67, plastic slate roof; total cost, \$68,000; owner, Emma Kramer, 836 Westchester av; architects, Koppe & Daube, 830 Westchester av. Plan No. 23.

PARK AV, w s, 100 n 187th st, three 4-sty brick tenements, 40x67, plastic slate roof; total cost, \$60,000; owner, John Rendall, 859 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 22.

LAFONTAINE AV, w s, 25 s 178th st, 5-sty brick tenement, 50x88, slag roof; cost, \$50,000; owner, Henry S. Gamp, 1935 Clinton av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 25.

180TH ST, s s, 90.24 w Honeywill av, 5-sty brick tenement, tin roof, 50x106; cost, \$60,000; owners, The Jansen Const. Co., Jacob Jansen, 900 East 179th st, pres.; architect, B. Ebeling, 1136 Walker av. Plan No. 34.

Dwellings.

DUDLEY AV, s s, 127 w Gillespie av, 2-sty brick dwelling, slag roof, 19x36; cost, \$3,000; owner, Herman G. Volz, 613 Eagle av; architect, Herman Horenberger, 122 Bowery. Plan No. 15.

TELLER AV, e s, 774 n 169th st, 2-sty frame dwelling, tin roof, 21.6x54.6; cost, \$6,500; owner, J. L. Davis, 1388 Teller av; architect, M. J. Garvin, 3307 3d av. Plan No. 16.

PLIMPTON AV, e s, 50 n 170th st, 2-sty, frame dwelling, tin roof, 21x40; cost, \$4,750; owners, Plimpton Const. Co., Nathan Cohn, 2834 Valentine av, president; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 18.

PLIMPTON AV, e s, 75 n 170th st, two 2-sty frame dwellings, tin roof, 21x55; total cost, \$11,500; owners, Plimpton Const. Co., Nathan Cohn, 2834 Valentine av, president; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 19.

216TH ST, n s, 380.5 w Barnes av, 2-sty brick dwelling, 20x55, tin roof; cost, \$4,500; owner, Jos. Bannoni, 323 East 148th st; architect, L. Howard, 1861 Carter av. Plan No. 24.

ROSEDALE LANE, w s, 50 s Roosevelt av, 2-sty frame dwelling, 20x34, slate roof; cost, \$1,500; owner and architect, Carl E. Smith, 863 Castle Hill av. Plan No. 29.

VERIO AV, n w cor 235th st, five 2-sty brick dwellings, 22x55x36, slate roof; total cost, \$32,000; owner, Herman Scharsmith, 1 Madison av; architect, John E. Schar-smith, 1 Madison av. Plan No. 26.

Miscellaneous.

TELLER AV, e s, 774 n 169th st, rear, 1-sty brick garage, concrete roof, 17.4x22; cost, \$250; owner, J. L. Davis, 1388 Teller av; architect, M. J. Garvin, 3307 3d av. Plan No. 17.

3D AV, w s, 176.8 n 139th st, 5-sty brick storage, 50x135.11, slag roof; cost, \$40,000; owners, Geo. A. & Wm. C. Reeber, 140th st and 3d av; architect, John E. Kerby, 481 5th av. Plan No. 27.

STEBBINS AV, e s, 108.9 n Freeman st, rear 1½-sty brick shop and stable, 72.8 x75, slag roof; cost, \$3,000; owner, Tremont Iron Works; president and architect, John F. Ernst, 3158 3d av. Plan No. 28.

SOUTHERN BOULEVARD, w s, 184.3 s 180th st, 2-sty brick garage, 66.08x85, tar and gravel roof; cost, \$20,000; owner, Emil N. Sorgenfrei, 1993 Boston rd; architect, B. Ebeling, 1136 Walker av. Plan No. 30.

200TH ST, s s, 100 e Briggs av, 1-sty frame garage, 27.4x21, corrugated iron roof; cost, \$700; owner, Wm. Fox, 1654 Monroe av; architect, H. G. Knapp, 5 East 42d st. Plan No. 31.

Stores and Dwellings.

WEBSTER AV, e s, 1050 n Woodlawn rd, 1-sty brick stores and dwelling, 24.8x52, slag roof; cost, \$1,200; owner, Mary F. Barrigan, 3198 Webster av; architect, John C. W. Ruhl, 3012 Woodlawn rd. Plan No. 21.

LORING PL, s e cor Fordham road, two 2-sty brick stores and dwellings, tar and gravel roof, 35.3x27.6x41; total cost, \$8,000; owner, A. L. Merritt, 331 West 83d st; architect, B. H. Simonson, 315 5th av. Plan No. 33.

HUNTS POINT RD, e s, 25.6 s Gilbert pl, three 1-sty brick stores and dwellings, tin roof, sizes irregular; total cost, \$12,000; owners, Lane Realty Co., Inc., Adolph Lowy, 8 Wooster st, pres.; architects, Cohn Bros., 474 Rockaway av, Brooklyn. Plan No. 32.

Schools and Colleges.

196TH ST, n e cor and from Bainbridge av to Briggs av, 4-sty brick school, 199.66 x91, slag roof; cost, \$300,000; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 20.

BRONX ALTERATIONS.

PURDY ST, e s, 105 n Starling av, move two 2-sty frame dwellings; cost, \$1,400; owner, Michael Brennan, 3618 Willet av; architects, Serviss & Glew, 2514 Webster av. Plan No. 13.

MORRIS AV, w s, 122.10 n Cameron pl, 1-sty frame extension, 16.4x14.3 to 2-sty and attic frame store and dwelling; cost, \$450; owner, Peter Nelson, on premises; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 16.

170TH ST, s e cor 3d av, 1-sty and balcony brick extension, 88x47, to 1 and 3-sty frame ball room and assembly hall; cost, \$8,000; owner, John C. Heintz, 169th st and 3d av; lessee, B. K. Bimberg, 260 West 83d st; architect, M. J. Garvin, 3307 3d av. Plan No. 14.

240TH ST, No. 611 East, 2-sty frame extension, 24x16, to 2-sty frame dwelling; cost, \$1,500; owner, Mrs. M. Stueber, on premises; architect, M. Hindhaugh, 60 Pearl st, Mt. Vernon. Plan No. 10.

BOONE AV, e s, 96 n Freeman st, 1-sty frame extension, 40x40, to 2-sty frame factory and shed; cost, \$200; owner, Rochelle Co., 229 Broadway; lessees and architects, Chesebro Whitman Co., 1310 Boone av. Plan No. 15.

BROOK AV, No. 1528, new beams, new columns, new partitions, to 4-sty brick stores and tenement; cost, \$1,200; owners, Bessie Goldstein and Beckie Levinthal, on premises; architect, Frank Straub, 122 Bowery. Plan No. 9.

CASTLE HILL AV, n w cor Haviland av, move 3-sty frame store and dwelling; cost, \$1,000; owner, Caroline Mussigon on premises; architect, Henry Laue, 1499 Zerega av. Plan No. 11.

CASTLE HILL AV, w s, 180 n Starling av, move 3-sty frame store and dwelling;

cost, \$1,500; owners, North Side Roofing & Cornice Co., David Brochardt, Castle Hill av, president; architect, B. Ebeling, 1136 Walker av. Plan No. 12.

WILLIS AV, No. 167, new brick walls, &c, to 4-sty brick store and tenement; cost, \$700; owner, Mrs. M. Graefenecker, 233 Willis av; architect, Herman Horenberger, 122 Bowery. Plan No. 8.

ADVANCE REPORTS.**Doubleday, Page & Co. to Build.**

LONG ISLAND.—It was announced during the week that arrangements would be completed immediately by Doubleday, Page & Company, of 133 East 16th st, New York City, for the construction of a large publishing plant, of various dimensions to be situated somewhere on Long Island, in all probability at Mineola, the county seat of Nassau County, about twenty-two miles from Manhattan.



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SAW, PLANING AND MOULDING MILLS**F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J.**

The company informed a representative of the Record & Guide on Thursday, that three sites are under consideration, namely, Mineola, Flushing, and Huntington, although it is understood that the Mineola site seems to be the most favorable. The kind of construction has not been actually determined, but it was stated it will most likely be reinforced-concrete with a brick facing. The buildings will be large enough to house the entire forces and departments of the concern's growing business. There will be two large wings to the main building and a large court in the front. The plans are now in course of preparation by Messrs. Kirby, Petit & Green, of 103 Park av. The specifications have not been written as yet, and no figures have been taken or contracts placed.

Art Students' Inn.

CLAREMONT AV.—The hotel building to be erected on Claremont av and 120th st, the northwest corner, by the Art Students' Inn Company, a corporation semi-philanthropic in character, is intended to furnish proper room and board for female art students. Situated as it is, near the new Damrosch Musical Institute, Barnard College, the Academy of Design, it will be an interesting addition to the numerous educational buildings now occupying this section of the city. The size of the plot is 47x125 ft., and the building will contain 319 rooms. In addition to these rooms there will be such conveniences as a

received, as follows: The George A. Fuller Company, \$549,500; Charles H. Peckworth, \$559,207, and the Norcross Brothers' Company, \$559,865. The new postoffice is to be west of the Pennsylvania terminal, between 31st and 33d sts and Eighth and Ninth avs. The total appropriation for the building, is \$3,500,000. The foundations have been completed.

Department Store Addition.

6TH AV, N. Y. C.—Figures have been taken on plans for an addition to be made to the department store of Greenhut & Co., situated at the southwest corner of 6th av and 19th st, which will give it a full block frontage. Three old 3-sty brick store buildings at the northwest corner of 18th st, fronting 65 ft. on the av and 75 ft. on the st, will be razed and the main building will be extended to the corner of 18th st. The store will then have a depth of 300 ft. on both streets, as well as the whole block front on the av. The plans are by Buchman & Fox, of 11 East 59th st. The building is being erected by William Waldorf Astor and the estate of J. Townlee for Greenhut & Co., as lessees. The building contract will be announced in a few days. (See issue of July 24, 1909.)

Building for Potter Trust to Go Ahead.

BROADWAY.—Plans are nearing completion for the O. B. Potter Trust, of 71 Broadway, through Architect Francis H. Kimball, 71 Broadway, for the construction of a high steel frame loft and business building to be situated at the southeast corner of Broadway and Astor pl, fronting 92 ft. on Broadway and 295 ft. on Astor pl. Details as to the exact number of stories, materials and construction are now being determined. It was learned on Thursday that operations are soon to be undertaken and that in all probability work of razing the old buildings will be commenced about the first of February. No figures have yet been taken or contracts let. This project was first contemplated the early part of 1907. (See issue Sept. 7, 1907.)

Site for Connecticut Reformatory.

CHESHIRE, CONN.—The state reformatory commission has purchased over 400 acres of land in this place as the site for the proposed state reformatory. The new institution will consist of seven buildings, all 1-sty, with the exception of the cell room, to be surrounded by a brick wall, with four guard houses. It is probable that the commission will call for competitive plans at their next meeting. The commission is composed of Morris W. Seymour, of Bridgeport, president; Max Adler, of New Haven, vice-president; John P. Elton, of Waterbury, secretary; Charles Hopkins Clark, of Hartford, treasurer, and Albert Garvin, warden of the Connecticut state prison.

Two 12-Sty. Buildings.

25TH ST.—Wm. H. Birkmire, architect, 396 Broadway, has been commissioned to prepare plans for two 12-sty fireproof loft buildings for Lee Holstein, of 33 Bleeker st, owner, to be erected, at Nos. 130-132 West 25th st, with a 50 ft. frontage, and Nos. 138-144 West 25th st, having a frontage of 90 ft. No figures have yet been taken or contracts awarded. The architect will receive all bids and supervise the work.

Fuller Co. to Build Mills & Gibb Building.

4TH AV.—The general contract was awarded during the week to the George A. Fuller Co., of 949 Broadway, for the erection of the 14-sty basement and sub-basement loft building for Messrs. Mills & Gibb (dry goods, 462 Broadway) at the

northwest corner of 4th av and 22d st, on the site of the Fourth Ave. Presbyterian Church, which is to be demolished. The structure is to be strictly fireproof of granite, light brick and terra cotta. Goldwin Starrett & Van Vleck, 4th av and 17th st, are the architects and engineers. Walter Gibb is president, and William T. Evans, secretary of Mills & Gibb.

New Building for Physicians.

57TH ST.—The brick and stone residence 4-stys, 50x100 ft., No. 24 West 57th st, owned by the "Twenty-Four West Fifty-Seventh Street Company," of which Charles Soosmith, 71 Broadway, is president, is to be extensively improved for a "physicians' building." The plans are being drawn by Architect H. A. Jacobs, of 320 5th av, and figures will probably be taken on the general contract about the end of January.

Loft Building for Washington Street.

WASHINGTON ST, N. Y. C.—Plans are being completed for the construction of a new loft building in the Gansevoort Market section at the northeast corner of Washington and Horatio sts. The plot is 42 ft. in Washington st, having a depth of 92 ft. in Horatio st. The Newtown Construction Co., of 227 Madison st, will erect the building. Cocker & Martin Cooke, of 2017 5th av, will be the architects.

Latest Twenty-Sixth Street Building.

26TH ST, N. Y. C.—George Fred Pelham, architect, 507 5th av, is preparing plans for a 12-sty mercantile building to measure 42x98 ft., to be constructed at Nos. 114-116 West 26th st, at a cost of about \$200,000. The Criterion Construction Co., of which L. Matz, 222 Riverside Drive, is president, is the owner. The owner will build awarding all sub-contracts.

Low Bid for Brooklyn Hospital.

DUMONT AV.—The T. J. Buckley Construction Company, 103 Park av, N. Y. C., has submitted the lowest bid for the new hospital building to be erected by the city on Dumont av, between Bradford st and Miller av, Brooklyn. As planned by Architects Helmle & Huberty, 190 Montague st, the building is to measure 189x73 ft., of brick, 5-stys in height, and cost in the neighborhood of \$300,000.

Meat Storage Building in the Bronx.

BRONX AV.—The Cudahy Packing Co., of 454 West 14th st, has leased from the plans a new brick and limestone building, 50x190 ft., to be constructed for them at the northwest corner of Bronx av and 153d st, the Bronx. John J. Gillen is the owner, and will erect the building from plans now being completed by James S. Maher, of 1267 Broadway. The architect will receive all bids.

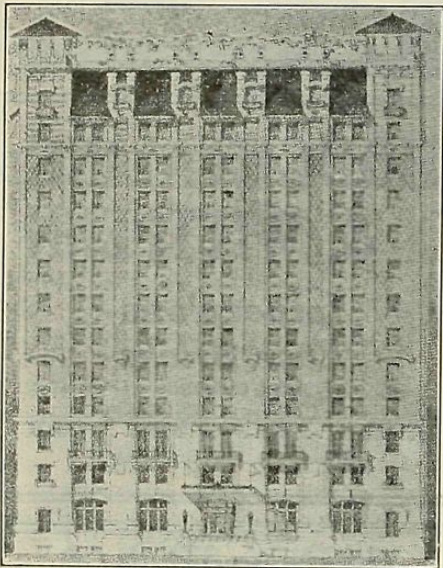
Bronx Apartment House.

162D ST, N. Y. C.—Architect J. C. Cocker, 2017 5th av, has been retained to prepare plans for another fine apartment house for John Yule, of 943 Grant av, to be situated in the north side of 162d st, 160 ft. east of Morris av, the Bronx. Full details have not been determined.

Apartments, Flats and Tenements.

JERSEY CITY, N. J.—John J. Hogan, 67 Magnolia av, owner, will erect a 4-sty brick and terra cotta, 21-family flat, 114 x50 ft., at Magnolia and Chestnut, to cost \$45,000. Geo. W. Von Arx, 15 Exchange pl, Jersey City, has completed plans.

SEDGWICK AV, N. Y. C.—Guidone & Galardi, builders, 162 East 23d st, will erect a 6-sty brick and terra cotta flat at



kitchenette on each floor, a sewing room, laundry for the use of occupants, a medical ward and a gymnasium and plunge in the basement. All the floors throughout the building will be of Magnacide Sanitary Flooring with a sanitary base, and the entire first floor will be decorated in faience tiles. The building will be thirteen stories in height with a roof garden above. The material for the first story will be in Indiana limestone and the balance above of a light colored hand made brick laid in pattern and trimmed with polychromatic terra cotta and Moravian tiles. The roof will be of red Spanish tiles. The estimated cost is \$250,000. Emery Roth, 20 East 42d st, is the architect.

Fuller Company to Erect Part of New Post Office.

8TH AV, N. Y. C.—A Washington despatch reports that Secretary MacVeagh has awarded a contract to the George A. Fuller Company at \$549,500 for the erection of a part of the superstructure of the new postoffice building in New York City. This section will accommodate the railway mail service and is to be completed by July 10, when the Pennsylvania Railroad Company expects to open its new terminal for traffic. Three bids were re-

Sedgwick av and Fordham Junction, Bronx, to cost about \$45,000. H. A. Smith, 1181 Broadway, has completed plans.

RIVERSIDE DRIVE, N. Y. C.—Paterno Bros., builders, will erect a 12 and 14-sty fireproof apartment house at the southeast corner of Riverside Drive and 116th st, from plans by Schwartz & Gross, 347 5th av, to cost \$300,000.

113TH ST, N. Y. C.—Mulliken & Moeller, 103 Park av, have completed plans for the 8-sty elevator apartment house, 50x irregular, to be erected at No. 530 West 113th st, by the 530 West 130th Street Co., 103 Park av.

99TH ST, N. Y. C.—Geo Bocker, 220 Broadway, will build an 8-sty elevator house, 75x85.11 ft., in the north side of 99th st, 125 ft west of West End av, to cost \$175,000. Schwartz & Gross, 347 5th av, have prepared plans.

ST. NICHOLAS AV, N. Y. C.—J. C. Cocker, 2017 5th av, has prepared plans for a 6-sty flat, 24.11x90 ft. for J. E. Marx, 3609 Broadway, to be erected at the southwest corner of St. Nicholas av and 148th st, costing \$35,000.

100TH ST, N. Y. C.—Schwartz & Gross, 347 5th av, have plans for an 8-sty elevator house, 75x85.11 ft, for Isaac Polstein, 220 Broadway, to be erected in the south side of 100th st, 120 ft west of West End av, to cost \$175,000.

TIFFANY ST, N. Y. C.—The Athos Realty Co. has purchased the southwest corner of 167th and Tiffany sts, 69x94x38 ft., upon which will be erected a 5-sty and basement apartment house with stores. Architect will be announced in later issues.

BROADWAY, N. Y. C.—The E. Gussaroff Realty and Construction Co., 600 West 140th st, will build a 6-sty flat, 100x100 ft, at the northwest corner of Broadway and 149th st, to cost \$225,000. Moore & Landsiedel, 3d av and 148th st, have completed plans.

CLINTON AV, N. Y. C.—H. G. Steinmetz, architect, 1007 East 180th st, has prepared plans for a 5-sty 19-family flat, 33x90 ft., for the L. W. Divine Co., builders, 1009 East 180th st, to be erected at the southwest corner of Clinton av and 180th st, to cost \$60,000.

MARION AV, N. Y. C.—Richard Berger, 309 Broadway, has completed plans for a 6-sty brick and limestone 19-family flat, 50x100 ft., for Theodore Riche, 2844 Marion av, to be erected at the southwest corner of Marion av and 198th st, to cost \$55,000. The architect will take the bids.

WASHINGTON AV, N. Y. C.—Harry T. Howell, 3d av and 149th st, architect, has completed plans for the 5-sty flat, 50x76 ft., for M. Tully, builder, of 565 Walton av, to be erected on the east side of Washington av, 27 ft. north of 184th st, to cost \$40,000. The owner builds and takes all bids.

180TH ST, N. Y. C.—The Jensen Construction Co., 1009 East 180th st, will soon begin the erection of a 5-sty 28-family flat in the south side of 180th st, 90 ft. west of Honeywell av, Bronx, to cost \$60,000. B. Ebeling, 1136 Walker av, has prepared plans. The owner will receive all bids.

EAGLE AV, N. Y. C.—Work will soon begin on the erection of a 5-sty brick and limestone 22-family flat, 50x90 ft., at the northwest corner of Eagle av and 159th st, Bronx, to cost \$60,000. E. J. Byrne, 3029 3d av, has prepared plans, and will take figures on all contracts and materials in January.

HUNTS POINT ROAD.—M. J. Garvin, architect, 3307 3d av, has prepared plans for a 5-sty brick and limestone tenement, 41x94 ft., to be erected by M. P. Mulhall, 724 Coster st, on the east side of Hunts Point rd, 128 ft. south of Seneca av, Bronx, to cost \$25,000. The owner builds and takes all bids.

TINTON AV, N. Y. C.—The 174th Street Construction Co., Ignatz Roth, 35 Nassau st, president, will erect a 5-sty brick and limestone flat house on the west side of Tinton av, 104 ft. north of 160th st, to cost \$55,000. Geo. Fred Pelham, 507 5th av, has plans. The owner builds and awards all contracts.

JERSEY CITY, N. J.—Wisconsin Jackson, owner, 554 Westside av, will erect four double flats, 4-stys, 125x100 ft., at the southwest corner of Communipaw and Westside avs, to cost about \$70,000. E. M. Patterson, 1 Montgomery st, is the architect. Bids will be taken by the architect about April 1. Brick and blue-stone.

BROOKLYN, N. Y.—Architects Slee & Bryson, 187 Montague st, have prepared plans for a 6-sty brick and limestone 36-family apartment house, 62x108 ft., to be erected by the Johnson Building Co., G. A. Johnson, 1703 79th st, Brooklyn, president, on Prospect pl near Flatbush av, to cost about \$100,000. The owner builds and receives all bids.

WEST FARMS RD, N. Y. C.—Bernstein & Bernstein, 24 East 23d st, will prepare plans for two 5-sty tenements with stores, 135x100 and 40x100 ft., for Friedman & Feinberg, 171 Broadway, to be erected at West Farms rd and 167th st, the Bronx, to cost together \$125,000. The owner builds and awards all contracts. Plans will not be ready for figures before Feb. 10.

PATERSON, N. J.—Architects W. D. Johnson, Inc., of Hartford, Conn., have completed plans for three large apartment houses to be erected at Wood and Clark sts, Paterson, N. J., for Isaac Wrubel, of Middletown, Conn. They will cover a total area of 100x100 ft., 4-stys, of tapestry brick, with limestone, granite and marble trim, steam heat, fire escapes, plaster boards, galvanized iron cornice, slag roof, etc.

Contracts Awarded.

BROOKLYN, N. Y.—The Commonwealth Roofing Co., 49 Greenpoint av, has received the contract for roofing the 10-sty power house at Kent av and South 11th st, Brooklyn, for the Hennebique Construction Co., general contractors.

JERSEY CITY, N. J.—W. L. & G. H. Shea, 29 Broadway, N. Y. C., have received the general contract to erect the new theatre at the "Five Corners," Jersey City, for the Phoenix Realty Co., to cost about \$25,000. Wm. McElfatrick, 1402 Broadway, N. Y. C., is the architect. Brick and stone, fireproof, capacity about 1,400.

SPRINGFIELD, MASS.—The A. E. Stevens Co., of Binghamton, N. Y., has received general contract for the erection of the new municipal group at their bid of \$762,118. The contracts for the heating and ventilating, plumbing and electrical work will be awarded in a few days. Pell & Corbett, 122 East 25th st, N. Y. C., are the architects.

The Harrison Engineering Co., 42 East 23d st, New York City, has obtained the contract for the installation of the heating and ventilating system for the Lincoln School, of Westwood, N. J., after consideration of hot blast and hot air furnace systems. The Harrison air tube heater system comprises a new type of hot air furnace arranged for use with a fan for positive ventilation.

Dwellings.

GREENWICH, CONN.—Albro & Lindeberg, architects, 481 5th av, N. Y. C., have taken figures for a \$40,000 residence to be erected this spring for W. T. Carrington, at Greenwich.

GREENWICH, CONN.—Architects Hunt & Hunt, 28 East 41st st, N. Y. C., have completed plans for a brick and fieldstone residence, 50x100 ft., for F. D. Chad-

bourne, to be erected this coming spring.

MADISON AV, N. Y. C.—Robert Dun Graham, architect, 281 4th av, has sold the building site, 21x100.5 ft., at the northwest corner of Madison av and 70th st, and will not erect a residence as reported elsewhere during the week.

ORANGE, N. J.—Wm. Emerson, architect, 281 5th av, N. Y. C., has plans and will probably take estimates about Jan. 21, for a \$25,000 residence for W. K. Grove, to be erected here. Terra cotta and stucco, fireproof, 2½-stys, 40x113 ft.

STAMFORD, CONN.—Architects Joselyn & Bigelow, 3 West 29th st, N. Y. C., have completed plans for a residence to be built by Dr. W. D. Tracy, care of the architects, 40x41 ft., stone and wood, shingle roof. A stable, 32x27 ft., will also be built. The architects have taken figures.

Factories and Warehouses.

NORWICH, CONN.—The LePan property in Chestnut st has been purchased by the Bard Union Co. of this city. It is understood that the new owners will build a factory on the site. The details will be announced later.

SYRACUSE, N. Y.—The Franklin Manufacturing Co., of Syracuse, is about to erect another building, 300x65 ft. in size, 6-stys. The present plant comprises 19 separated buildings and covers over six acres. It employs 1,700 people, nearly all men, and it now turns out 1,400 automobiles a year.

BROOKLYN, N. Y.—Plans are about ready for bids on the general contract by Architect M. Zipkes, 103 Park av, N. Y. C., for the 3-sty fireproof, steel and concrete factory, 95x200 ft., to be erected by the DeKalb Realty Co., on DeKalb av, the west side, from Grand to Steuben avs. The cost is estimated at about \$250,000.

NEW HAVEN, CONN.—Work will soon be started on another building at the plant of the National Sales Co. in Mount Carmel. The work will be done by the day under the supervision of the owners. Some new machinery will be installed. P. C. Butterfield is president and R. L. Carter secretary and treasurer of the company.

WEBSTER AV, N. Y. C.—The Manderkin Building Co., Geo. Kinderman, 1349 Brook av, president, is taking figures for the erection of the 8-sty fireproof storage warehouse on the east side of Webster av, 25 ft. north of Anna pl, Bronx, from plans by Wm. Schnauffer, 363 East 149th st, to cost about \$80,000. F. A. Burdett, 29 West 34th st, is steel engineer.

WOONSOCKET, R. I.—Charles T. Main, mill engineer and architect, Boston, Mass., is working upon plans for a new worsted spinning plant for the Samoset Worsted Co., Woonsocket, R. I. The main building will be 115 ft. wide by 157 ft. long, consisting of three stories and basement, with office building attached. The walls will be of brick and the floor beams of steel. The Bradford system of spinning will be employed.

Halls and Clubs.

HARTFORD, CONN.—Bids have been received and are now being considered by the committee for the proposed building for the Odd Fellows Hall Association. The plans were prepared by Architect F. W. Whiton.

BRIDGEPORT, CONN.—The Salvation Army has purchased property in Elm st from the Women's Christian Temperance Union and Home of Mercy. A new building will be erected on the site at some future time. Address, secretary Salvation Army, Bridgeport, Conn.

Hospitals and Asylums.

HARTFORD, CONN.—Francis H. Kimball, 71 Broadway, N. Y. C., is preparing plans for an addition to the Hartford Or-

phan Asylum in Putnam st. Rev. R. F. Waite is superintendent. The details have not been decided.

OTSEGO COUNTY, N. Y.—The Board of Supervisors, Otsego County, F. B. Cooke, chairman, contemplate the construction of a new almshouse, to cost between \$50,000 and \$75,000. No architect has yet been retained.

SOHO, N. J.—Hurd & Sutton, architects, 15 Clinton st, Newark, have completed plans for a new Tuberculosis Sanitarium to be erected at Soho, N. J., near Belleville, for the Board of Chosen Freeholders of Essex County. The scheme includes an administration building, frame, 2-stys, 41 x 88 ft., two ward buildings, 1-sty, 20x 132 ft. Bids will be received about Jan. 17. Estimated cost, between \$60,000 and \$75,000.

Miscellaneous.

BRIDGEPORT, CONN.—The City Savings Bank is having plans prepared for the construction of an attractive new building in the east side of Main st, opposite the Security building. When the United Bank building, at the corner of Main and Bank sts is vacated by the City National Bank, this structure will be remodeled.

NEW HAVEN, CONN.—Architects Cram, Goodhue & Ferguson, 170 5th av, New York City, have been commissioned to prepare plans for changes to a building for St. Paul's parish, of which Rev. J. DeWolfe Perry, Jr., is the rector. The structure is to be arranged for a chapel and guild room and will be connected with the main edifice. It is probable that work will be started this spring.

Office and Loft Buildings.

13TH ST, N. Y. C.—William Elfers, owner, of the 4-sty dwelling, 23x92 ft., No. 12 East 13th st, will alter the building for business purposes. No plans have yet been prepared.

BROOKLYN, N. Y.—L. Danancher, architect, 7 Glenmore av, Brooklyn, has plans and is ready for bids for a 5-sty brick and bluestone tailor shop, 27x47 ft., on the south side of St. Marks av, 200 ft. east of Hopkinson av, to cost \$25,000.

20TH ST, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty fireproof loft building, 108x100 ft., to be erected by the Fabian Construction Co., 3852 Broadway, at Nos. 40 to 44 West 20th st, at a cost of \$400,000. G. Aus, 11 East 24th st, is steel engineer. M. Crystal, 3852 Broadway, is president.

SYRACUSE, N. Y.—A. L. Brockway, architect, Syracuse Savings Bank Building, is preparing plans for a 6-sty fireproof manufacturing and loft building, 42 x 135 ft., brick and steel, for Dunn, Salmon & Co., 224 West Washington st, to be erected at Nos. 215-221 West Water st. Bids will be taken by the architect about Jan. 20.

WHITE PLAINS, N. Y.—Willard S. Hopkins, architect, White Plains, has plans for a store, office and apartment building, 2 and 3-stys, 100x97 ft., for William Hermann, Miles Building, White Plains, to be erected at Railroad and Mamaroneck avs, to cost \$70,000. Local contractors will figure the general contract.

NEWARK, N. J.—Wm. E. Lehman, architect, 738 Broad st, Newark, is completing plans for the 4-sty brick, steel and limestone store and office building, 50x173 ft., for Louis M. Frank, to be erected at the northwest corner of Broad and William sts. There will be six stores, 42 offices and a rathskeller in the basement. The architect is ready for figures.

UTICA, N. Y.—Preliminary plans are being drawn for the new department store to be erected by John A. Roberts on the Butterfield House site. The building will

be 5-sty, so constructed that five more can be added when necessary. It will be of steel and concrete construction, and it is expected will be erected this year. The present tenants will vacate the building May 1.

Passenger Stations.

ITHACA, N. Y.—The Delaware, Lackawanna & W. R. R. Co., 90 West st, N. Y. C., will erect a new passenger station, brick and stone, fireproof, 2½-stys, 100x 75 ft., at Ithaca, to cost \$50,000. F. J. Nies, architect for the company, Hoboken, N. J., is preparing plans. Estimates will probably be taken about April 1.

BATH, N. Y.—F. J. Nies, architect for the Delaware, Lackawanna & W. R. R. Co., 90 West st, N. Y. C., has started plans for a new passenger station, brick and stone, fireproof, 2½-stys, 100x75 ft., to be erected here. Bids will be taken about March 15. Estimated cost is \$50,000.

Schools and Colleges.

PORTCHESTER, N. Y.—W. A. Ward, architect, Portchester, has prepared plans for a new 16-room school, brick, to be erected at Pearl and William sts, by the Board of Education. Estimated cost is \$35,000.

SYRACUSE, N. Y.—Gordon A. Wright, architect, of Syracuse, is preparing plans for a 6-sty reinforced concrete industrial building, 40x100 ft., for the John Single Paper Co., 519 South Clinton st, to be erected in South Clinton st, costing between \$40,000 and \$50,000. The architect will take figures about Feb. 1.

PASSAIC, N. J.—St. Joseph's R. C. Church, Rev. Father Valentine Chlewbowski, pastor, will erect a parochial school containing a chapel, 3-stys, 70x80 ft., at Monroe st and Park av, Passaic, to cost \$60,000. Architect Wm. Meeker, 5 Bloomfield av, has plans and will receive figures on the general contract about Feb. 1.

Bids Opened.

NEW YORK, N. Y.—Henry Steers, 17 Battery pl, at \$99,768, submitted the lowest bid for removing the present shed, lengthening piers and general alterations to Pier No. 42, North River, for the city.

Bids were opened by the School Board on Monday, Jan. 10, for the general construction of additions to and alterations in P. S. 58, Queens. James MacArthur, at \$183,000, submitted the lowest bid. Other bidders were: George Hildebrand, \$195,400; Patrick Sullivan, \$193,270; John Kennedy & Co., \$201,600; George F. Driscoll, \$197,669; P. J. Brennan & Son, \$191,400; John F. Cockerill, Inc., \$198,900; William J. Moran, Inc., \$195,297; Charles H. Peckworth, \$193,870; H. C. Stowe Construction Co., \$193,300; Peter Cleary, \$190,000; Thos. McKeown, Inc., \$191,437; J. F. Walsh Construction Co., \$189,000; John Auer & Sons, \$210,959.

No. 2, for fireproof stairways at P. S. 16, 34 and 62, Brooklyn. P. S. 16 and 34, A. Feldmann Construction Co., \$3,082, \$2,990; low bidder. P. S. 62, James I. Newman, \$3,117, low bid. No. 3, for fireproof stairways at P. S. 36, 43, 51 and 59, Brooklyn; P. S. 36 and 59, A. Feldmann Construction Co., 2,613, \$2,400, low bids; P. S. 43 and 51, H. C. Stowe Construction Co., \$7,840, \$3,700, low bids.

Municipal Work.

NEW YORK.—Estimates will be received by the Department of Public Charities, foot of East 26th st, N. Y. C., Jan. 18, for furnishing and delivering (1) lumber, (2) building materials, hardware, paints, oil, glass and miscellaneous supplies.

AQUEDUCT.—Sealed bids will be received on Tuesday, Jan. 25, by the Board of Water Supply, in Room 910, at 299 Broadway, N. Y. C., for the construction of a portion of the Yonkers siphon, a deep

pressure tunnel about two miles long, reached through three shafts from 100 to 150 ft. in depth, and a connection chamber, with appurtenant works.

Brief and Personal.

The New York State Association of Master Plumbers will meet in New York City March 8 and 9.

Architect E. G. Heflin, Fredericksburg, Va., would like to receive catalogues and samples of building materials.

The Tomkins Cove Stone Company will vote on Jan. 19 on a proposition to increase the capital stock from \$100,000 to \$200,000. Walter Tomkins is president.

Borough President McAneny, of Manhattan, has appointed Alfred Ludwig, an architect and builder, of No. 16 East 28th st, chief inspector in the Building Bureau, vice Bernard J. Gorman.

The George A. Fuller Const. Co., will remove its general offices in the Fuller Building, 949 Broadway, to the Trinity Building, No. 115 Broadway, where it will occupy one half of the 13th and 14th floors.

Mr. George W. Wharton, representing Mr. Joseph P. Day, is an optimist:—"We are looking for a year of unusual activity in real estate," he said. "Ever since the first of the year we have had a phenomenal inquiry."

A memorial service for the late Washington Hull, the architect who was lost with his yacht somewhere off Rockaway Beach, Long Island, was held last Sunday afternoon at the family residence, No. 154 South Portland av, Brooklyn. The body has not yet been recovered.

Henry Corn, one of the most successful speculative builders, is once more busy in the lower Fifth av section. He will erect a 12-sty store and loft building at Nos. 74 and 76 5th av, a plot 51.7x125x irreg, together with No. 1 West 13th st, 25x77.5. Three old buildings will be removed.

Mr. L. N. Grove, general manager of the Berger Manufacturing Co. in this territory, discussing the business outlook for this year and the volume of business handled last year said: "Last year's business broke all our records in all departments. We are looking for even a bigger year in 1910. The indications are good for a safe and sane city administration, we have a capable man at the head of the building department and there is no reason why all lines of building material and equipment should not experience a big boom."

The Knoburn Company's New Quarters.

The Knoburn Company, manufacturers of kalamein doors and window sashes, iron clad, standard underwriters hollow metal window frames and copper cornices, may now be said to be "settled" in its new quarters at 240 11th av at 26th st. The company has the entire front of the first floor of the building and much larger quarters than when at 27 East 22d st. The officers of this company are Daniel P. Gallagher, president E. A. Coursolle, treasurer, and John Eswein, secretary. Its factory is located in Hoboken.

Some of the recent contracts this company has had include the Hewitt-Brice buildings on 4th av, between 27th and 28th sts, the Stock Quotation building at Beaver and William sts, both of which were Thompson-Starrett jobs; the new theatre, of which W. H. McElpatrick is the architect; the Seventeenth Street building, erected by the Seventeenth Street Realty Co, at 240 and running through to 18th st; an apartment house in 97th st for the Ironmaster Realty Co., and the Lincoln Memorial at Hogenville, Ky., where the former president was born. This company also supplied the doors and windows in the Brooklyn Casino.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Building Material Has Languid Call.

Recovery from the holiday inactivity has been slow in nearly all lines of building material. This has been due principally to weather conditions, brick laying, for instance, being practical only in the middle of the week. Brick prices are nearing \$7. Portland cement remained quiet. Foundry iron is unchanged, both as to demand and prices. Lime has a little more activity, while the lumber trade leads all other branches of building material in activity. Stone is remarkably quiet, but this is usual for January.

Wholesalers report that the architects have plenty of work in hand, but that they are not hurrying it through, the tendency being to wait until a general building movement sets in. Plumbing interests, however, are very busy, not only in this city but in the suburbs. The supply houses report practically no diminution of business since early fall. Stove and furnace men, however, have not experienced much of this activity they say, since the first of December because there is little building going on in the suburbs this winter. This contention is authenticated by reports from outlying districts which show that building operations are well closed up and that there is practically no activity in new work. A dull January and early February is generally looked for.

BRICK—Prices tending upward.

CEMENT—Unchanged.

IRON—(Foundry) Inactive.

LIME AND PLASTER—Demand slightly improved.

LUMBER—Fair demand. Prices stiff.

PLUMBING SUPPLIES—Good demand.

STEEL—Quiet in all branches.

STONE—Quiet and sluggish.

Brick.

Hudson River common brick moved easier this week than last. Prices are quoted at from \$6.25 to \$6.75, with about \$6.50 ruling. Seven-dollar brick is not far off. No quotations are being made on covered brick, as those who covered cargoes are not desirous of disposing of them at present market prices. Within the last few days some brick was laid and there was some buying on the street, but it was intermittent. On level stretches it was possible to ride brick, but where there were hills to climb, such as 96th st, extra hitches were necessary, and, owing to the additional cost, some contractors did not wish to start operations.

The Sayre & Fisher Co. is making no quotations on Raritan Rivers, but making deliveries by rail to many nearby points.

Transactions for last week were: On hand, Dec. 31, 35; arrived, 14; sold, 9; left over, 40; covered, 4; on hand Jan. 10, 36.

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

	Per M.	\$6.25@	\$6.75
Hudson River Common	5.00	5.00	5.50
Hudson River, Light Hard	12.50	12.50	12.50
Raritan River	8.00	8.00	9.00
Croton Point—Brown, f. o. b.			
Croton Point—Dark and red			
Hollow brick, Haverstraw size			
*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	27.00	31.00	
White No. 1	30.00	35.00	
White No. 2	25.00	31.00	
Old Gold	26.00	32.00	
Trenton or Philadelphia Red Fronts	25.00	28.00	
Enameled:			
English size	75.00	80.00	
American size	70.00	80.00	
Seconds, etc.	65.00	75.00	

Cement.

The cement situation is unchanged. This is another branch of the material market that does not expect great activity until late in February. The mills, however, are, in most cases, continuing operations, and shipments are coming into this market in customary volume, but the demand for this product is light. It is merely piling up for distribution later. Small contracts running from thirty to sixty days continue to rule. The present lassitude is doubtless due to adverse weather conditions. There is a spirit of hopefulness among some of the smaller companies, however, and the outlook, as viewed by nearly all interests, appears bright.

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.

Manufacturers' Quotations:

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

Aisen's (American) Portland	\$1.43@	\$1.58
Atlantic Portland	1.43	1.43
Atlas Portland	1.43	1.53
Bath Portland	1.43	1.43
Dragon Portland	1.43	1.58
Edison Portland	1.43	1.43
Lehigh Portland	1.43	1.58
Trowel Portland	1.43	1.58
Vulcanite Portland	1.43	1.58
Aisen's (German) Portland	2.40	
Dyckerhoff (German) Portland	2.43	

Foundry Iron.

Foundry iron, from which fire escapes and ornamental iron work are made, remained unchanged and featureless in a dull, inactive pig iron market this week. There were one or two days such as Tuesday, for instance, where other grades of pig iron moved fairly well, but it was not sustained. Toward the end of the week the market steadied and prices, if anything, were better maintained. The underlying demand for steel making iron continues but it is not strong enough yet to attract much attention. When attractively offered it was generally quickly taken.

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

Northern:
No. 1 x Jersey City.....\$19.00@19.50
No. 2 x Foundry..... 18.50 19.00
No. 2 Plain..... 18.20 18.70

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

Southern:
No. 1 Foundry.....\$14.75@15.25
No. 2 Foundry Spot..... 14.25 14.75
No. 3 Foundry..... 13.75 14.25

Basic:
Eastern Pennsylvania..... 18.75 19.00
Alabama..... 14.50 15.00
Valley..... 17.25 15.00

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.
Beams and Channels, 15-in. and under.....\$1.76 \$2.25
Angles..... 1.76 2.25
Tees..... 1.81 2.30
Zees..... 1.76

BAR IRON FROM STORE (National Classification).
ROUND AND SQUARE IRON.
1 to 1½, base price..... 2.00
¾ and ⅝ in..... 1-10c. extra

FLAT IRON.
1½ to 4 in. x ⅝ to 1 in., base price... 2.00
1½ to 4 x ¼ x 5-16..... 2-10c extra
2 to 4 in. x 1½ to 2 in..... 5-10c extra
4½ to 6 in. x 1¼ to 1½..... 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.

¼ 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.	One Pass, Cold Rolled.	Mill. Store, Cleaned American.
No. 16	\$2.90	\$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.85	3.10
No. 24		
No. 25	3.05	3.20
No. 26		
No. 27	3.10	3.50

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 11.45
About 8-lb. coating	.....	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb..... 11¼@ 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.

FABRICATED SLAB REINFORCEMENT.

"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

COPPER.

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

PIG LEAD.

Ton lots..... 4½@5
Loss..... 5 5¼

Lime and Plaster.

The demand for lime and plaster is gradually improving as building activity resumes its normal proportions. It is reported to be in better condition for this time of the year than usual and the prospects for a boom spring are said to be exceptional. The Rockland-Rockport Company and other leading concerns aver that there has been a good, steady demand for their product during the winter, but that as January usually is a dull month, they do not expect big things. All through this branch of the market there is a good undertone, with prospects of little better prices later on.

LIME.

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	.....	9.00

PLASTER PARIS.

Calcined, city casting, in barrels, 250 lbs.	.....	1.45
In barrels, 320 lbs.	.....	1.65
In bags, per ton	.....	\$8.50 10.00
Calcined, city casting, in barrels, 250 lbs.	.....	1.45
In barrels, 320 lbs.	.....	1.65
Neat wall plaster, in bags, per ton*	.....	11.00
Wall plaster, with sand, per ton	.....	5.25
Browning	.....	5.25
Scratch	.....	6.25

*Rebate of 10 cts. per bag.

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT AND BROKEN STONE.

	Dock, New York.
Screened Cow Bay sand	.....\$0.30 cu. yd.
Screened Cow Bay gravel	..... .50 cu. yd.
White quartz roofing grit	..... 1.50 cu. yd.
Crushed Granite, 1½ in.	.....\$1.00 cu. yd.
Crushed Granite, ¾ in.	..... 1.25 cu. yd.

Lumber.

Comfort is found by the lumber interests in the absence of a slump in prices of North Carolina pine within the last thirty days. They figure that the condition of the market is shown to be strong when the prices can be maintained in spite of the falling off in demand for this product.

The problem of trucking was further involved yesterday by the heavy snow fall, and, as building activity in this city has been more or less hampered of late, this has interfered seriously with business in the yards. New cargoes are coming in, and there is a question as to where to put the new material.

Yellow Pine.

Table with columns: Boards, Kiln dried, N. C., F.O.B. vessel; No.1, No.2, No.3, Culls. Rows include 4-4 Edge, 4-4x4, 4-4x6, 4-4x8, 4-4x10, 4-4x12, 5-4 Edge, 5-4x4, 5-4x12, 6-4 Edge, 6-4x10, 6-4x12, 8-4 Edge, 8-4x10, 8-4x12.

Bark Strips 21.50

Table with columns: Boards, Air dried, N. C., F.O.B. vessel; No.1, No.2, No.3, Culls. Rows include 4-4 Edge, 4-4x6, 4-4x8, 4-4x10, 4-4x12, 5-4 Edge, 5-4x10, 5-4x12.

Bark Strips 19.00

*These widths included with Edge in these Grades.

Table with columns: Framing, Square and Round; 12-14-16, 18-20, 22 ft., 24 ft. Rows include 2x4, 2x6, 2x8, 2x10, 2x12.

Table with columns: Timber, Short-leaf, square and round; 16 ft. & 17 to 22 to 24 ft., 26 ft. Rows include 3x4 to 8x8, 3x10 to 10x10, 3x12 to 12x12, 2x14 to 6x14, 7x14 to 14x14, 3x16 to 6x16, 7x16 to 16x16.

Add \$1.00 for each additional 2 ft.

Table with columns: Flooring, F.O.B. Car; No.1, No.2, No.3. Rows include 13-16x2 1/2 and 3, Flat Grain, 13-16x3 1/2 to 4 1/2, Flat Grain, 13-16x3 to 4, Jointed F. Gr., 13-16x2 1/2 and 3, Rift, 13-16x3 1/2, Rift, 1 1/2-16x2 1/2 to 4 1/2, Flat, 1 1/2-16x2 1/2 to 3 1/2, Rift.

Table with columns: Ceiling and Partition; No.1, No.2, No.3. Rows include 13-16x All widths except 5 1/2, 13-16x5 1/2, 3-4x All widths except 5 1/2, 3-4x5 1/2.

Table with columns: Ceiling; 5-4 Wide Edge, over 12 in., 5-4x10, 5-4x12. Values: 41.00, 34.00, 35.00, 30.00, 21.00, 40.00, 34.00, 23.00.

Table with columns: Base, S 4 S; 13-16x4 and 5, 13-16x6, 13-16x7, 8 and 9. Values: 34.00, 31.00, 22.50, 35.00, 32.00, 23.50, 37.00, 33.00, 24.00.

Table with columns: Roofers; 13-16x4 to 9 in. face (Exc. 5 1/2 and 7 1/2), 13-16x5 1/2, 13-16x Any special width under 7 1/2, 13-16x7 1/2, 13-16x Any width between 7 1/2 and 9 1/2, 13-16x9 1/2, 13-16x Any width between 9 1/2 and 11 1/2. Values: 16.50, 17.00, 18.00, 18.00, 18.50, 19.00.

Table with columns: Factory Flooring; 1 1/2, 2, 2 1/2 and 3x5 to 9 in., 1 1/2" Scant in Thickness, 1 1/2" Scant in Width when Grooved for Splines, 3/4" Scant in Width when Tongued and Grooved. Values: 19.25, 25c. per in. per 100 lineal ft.

Table with columns: Stair Rail; No. 1 per inch per 100 lineal ft., \$0.50.

AIR DRIED.—F.O.B. Car.

Table with columns: Boards; 4-4 S1S or S2S to 13-16, 4-4 Resawn, 4-4 Dressed & Resawn. Values: \$1.50 over rough list, \$2.00 over rough list, \$2.00 over rough list.

Table with columns: Roofers; 13-16 Promiscuous widths, 13-16x5 1/2, 13-16x7 1/2, 13-16x9 1/2. Values: 16.00, 16.50, 17.50, 18.00.

Table with columns: Factory Flooring; 1 1/2, 2, 2 1/2 & 3x5 to 9, Splines, 25c. per 100 lineal ft. Value: 18.75.

Table with columns: Framing; 12-14-16 ft., 18-20 ft., 22-24 ft., 24 ft. Rows include 2x4 S1S1E or S4S, 2x6 S1S1E or S4S, 2x8 S1S1E or S4S, 2x10 S1S1E or S4S, 2x12 S1S1E or S4S. Values: 17.25, 19.25, 19.75, 20.25, 19.75, 20.25, 19.75, 20.25, 19.75, 20.25, 19.75, 20.25, 21.25, 21.75.

Stone.

The building-stone market remains quiet. Limestone at five cents higher than it was in November is not being fully sustained, but it is holding its own. Connecticut prices, which have been way down for two or three years, may stiffen later this month, but at present there is no indication of such action. Granite is more active than any of the other materials, although all through the recent cold snaps marble has been doing fairly well on inside operations. Granite was delivered this week at the "334 Fourth Avenue Building," being erected by the Andrew J. Robinson Company, of 123 East 23d st, Post & McCord having the steel framework up to the fifth floor. Limestone will begin to be delivered probably in a week or two. This is the C. S. Norton Royal Blue Stone from the Bedford quarries and is being cut by Henry Hanlein & Sons.

The quietness that pervades this branch of the building material market is not only general in this city but is equally felt in Brooklyn. Newark is also dull. One man said that there had not been a notable local sale in any stone so far this month.

In Newark, E. M. Waldron, general contractors for the new St. Peter & St. Paul's Roman Catholic Church, Elizabeth, N. J., awarded a sub-contract for 6,000 cu. ft. of Indiana limestone to Frank Carlucci, of Trenton, N. J. Louis Gille, of Jersey City, is the architect.

The seventh annual meeting of the National Cut Stone Contractors will be held in Congress Hotel, Chicago, Ill., on Wednesday and Thursday of next week. A number of cutters, quarry representatives and contractors from this city will be present. The reports will show that there has been a great increase in the amount of cut stone used in this country within the last year and that the prospects for the new year are good when early spring activities begin. This feeling is voiced in this vicinity at the present time. Presi-

dent P. B. Parker (of the B. A. & G. N. Williams Company), of this city, will call the meeting to order. The executive meeting will be held on Tuesday.

STONE.—Wholesale rates, delivered at New York.

Table with columns: Stone types and prices. Rows include Bennington building mable, Brownstone, Portland, Con., Caen, Georgia building marble, Granite, black, Granite, grey, Granite, Maine, Granite, Milford, pink, Granite, Picton Island, pink, Granite, Picton Island, red, Granite, Westerly, blue, Granite, Westerly, red, Hudson River bluestone, promiscuous sizes, per cu. ft., Kentucky limestone, Lake Superior redstone, Limestone, buff and blue, Longmeadow freestone, Ohio freestone, Portage or Warsaw stone, Scotch redstone, South Dover building marble, Tennessee marble, Vermont white building marble, Wyoming bluestone. Values: \$1.25@, \$1.25, 1.25, 1.75, 1.40, 2.00, 1.00, 2.00, .60, 1.00, .50, .75, 1.00, 1.00, 1.00, 1.00, 1.18, 3.50, 1.00, 3.00, .80, .80, .95, 1.05, .85, 1.05, .85, .90, .80, 1.00, .90, 1.00, 1.05, 1.25, 1.50, 2.55, 2.50, 1.00, 1.50, .80, .90.

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

Table with columns: Slate types and prices. Rows include Bangor, Genuine, No. 1, Brownville & Monson Mine, Chapman, No. 1, Peach Bottom, Red, No. 1, Unfading Green. Values: \$5.00, \$6.75, 6.50, 8.00, 5.25, 6.00, 6.90, 7.50, 11.00, 13.00, 5.25, 5.50.

Plumbing Supplies.

Such houses as the John L. Mott Co., the Federal-Huber Company, the Colwell Lead Co. and several others, report plumbing supplies in good demand, considering the season of the year. In one case it was stated that the demand was greater than normal, while in another house it was reported that business was just about holding its own. The improvement that seemed to be more or less general, however, was strongest in this city, the suburbs having fallen off in both inquiries and demand. Prices are firm.

Of special interest to this branch of the building material and equipment market is the annual meeting of the American Society of Heating and Ventilating Engineers which will be held in the United Engineering Societies' building, 29 West 39th st, on Tuesday, Wednesday and Thursday of next week. Officers will be elected, reports will be read and matters pertaining to local heating and ventilating interests will be discussed. William M. Mackay, of 113 Beekman st, is the secretary.

Clarke & Stowe Dissolve Partnership.

The firm of Clarke & Stowe, 221-223 Greenpoint av, Brooklyn, was succeeded by the H. C. Stowe Construction Company on Jan. 1. The new company has taken over all the contracts and obligations of the firm and will complete all contracts, collect all outstanding accounts and discharge all obligations at the former address. In an announcement sent out to the trade the company expresses the hope that it will enjoy a continuance of the favors extended to the old firm in the past and states that is prepared to contract for iron and steel construction, ornamental iron work, masonry and carpenter work and general building construction.

The officers of the company are Harold C. Stowe, president; William H. Haywood, vice-president; William G. Colling, secretary, and William J. Hayes, treasurer. The retiring partner was Thomas A. Clarke.

A New York office for sanitary enameled ware is to be opened in the American Radiator Building, 104 West 42d st, New York City, by the United States Sanitary Manufacturing Company, Pittsburgh, in charge of A. W. Ham, formerly with Peck Brothers Company, who will act in the company's interest in New York and New England.

REAL ESTATE.

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

REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, the Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the Corresponding Weeks of 1909 and 1910.

MANHATTAN AND THE BRONX.

CONVEYANCES.			
1910.		1909.	
Jan. 7 to 13, inc.	Total No. for Manhattan	Jan. 8 to 14, inc.	Total No. for Manhattan
220	220	183	183
11	No. with consideration	12	No. with consideration
\$336,275	Amount involved	\$461,750	Amount involved
209	Number nominal	171	Number nominal
1910.		1909.	
Jan. 7 to 13, inc.	Total No. for Manhattan	Jan. 8 to 14, inc.	Total No. for Manhattan
405	405	402	402
27	No. with consideration	35	No. with consideration
\$874,687	Amount involved	\$1,245,050	Amount involved
1910.		1909.	
Jan. 7 to 13, inc.	Total No. for the Bronx	Jan. 8 to 14, inc.	Total No. for the Bronx
148	148	142	142
8	No. with consideration	8	No. with consideration
\$29,590	Amount involved	\$112,525	Amount involved
140	Number nominal	184	Number nominal
1910.		1909.	
Jan. 7 to 13, inc.	Total No. for the Bronx	Jan. 8 to 14, inc.	Total No. for the Bronx
232	232	248	248
\$39,540	Amount involved	\$117,075	Amount involved
Total No. Manhattan and The Bronx, Jan. 1 to date.....		637	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$914,227	

Assessed Value Manhattan.

CONVEYANCES.			
1910.		1909.	
Jan. 7 to 13, inc.	Total No. with consideration	Jan. 8 to 14, inc.	Total No. with consideration
11	11	12	12
\$336,275	Amount involved	\$461,750	Amount involved
\$296,000	Assessed value	\$283,000	Assessed value
209	Total No. nominal	171	Total No. nominal
\$10,441,900	Assessed value	\$10,184,500	Assessed value
27	Total No. with consid., from Jan. 1 to date	35	Total No. with consid., from Jan. 1 to date
\$874,687	Amount involved	\$1,245,050	Amount involved
\$761,000	Assessed value	\$1,041,000	Assessed value
378	Total No. nominal	367	Total No. nominal
\$17,525,900	Assessed value	\$19,069,500	Assessed value

MORTGAGES.

MORTGAGES.			
1910.		1909.	
Jan. 7 to 13, inc.	Manhattan	Jan. 8 to 14, inc.	Manhattan
213	213	195	154
\$24,465,407	Amount involved	\$6,160,966	\$1,646,226
1	No. at 7%		
\$100,000	Amount involved		
71	No. at 6%	64	62
\$1,364,198	Amount involved	\$1,793,391	\$9,963,22
5	No. at 5½%	5	22
\$38,500	Amount involved	\$181,000	\$118,244
53	No. at 5%	55	30
\$16,691,367	Amount involved	\$959,500	\$411,650
37	No. at 4½%	26	
\$3,828,850	Amount involved	\$1,661,000	
1	No. at 4¼%		
\$45,000	Amount involved		
3	No. at 4%	3	2
\$938,000	Amount involved	\$166,000	\$8,000
42	No. with interest not given	42	38
\$1,459,492	Amount involved	\$1,400,075	\$178,700
42	No. above to Bank, Trust and Insurance Companies	21	67
\$18,270,000	Amount involved	\$695,500	\$4,255,250
1910.		1909.	
Jan. 7 to 13, inc.	Manhattan	Jan. 8 to 14, inc.	Manhattan
371	371	400	400
\$29,354,976	Amount involved	\$12,498,066	Amount involved
283	Total No.	302	Total No.
\$2,708,012	Amount involved	\$3,366,741	Amount involved
Total No., Manhattan and The Bronx, Jan. 1 to date.....		654	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$32,062,988	

*Includes mortgage of \$15,000,000, given by Western Electric Co. to Merchants Loan & Trust Co. of Chicago, Ill., and ano, trustees, covering land in New York and Chicago.

EXTENDED MORTGAGES.

EXTENDED MORTGAGES.			
1910.		1909.	
Jan. 7 to 13, inc.	Manhattan	Jan. 8 to 14, inc.	Manhattan
51	51	29	8
\$4,413,000	Amount involved	\$1,937,500	\$71,500
6	No. at 6%	7	2
\$50,500	Amount involved	\$61,000	\$13,500
1	No. at 5½%	1	1
\$8,500	Amount involved	\$900,000	\$20,000
22	No. at 5%	14	4
\$1,670,000	Amount involved	\$492,000	\$36,000
	No. at 4¾%		
	Amount involved		
20	No. at 4½%	6	
\$2,625,500	Amount involved	\$478,500	
	No. at 4¼%		
	Amount involved		
2	No. with interest not given	1	1
\$58,000	Amount involved	\$6,000	\$2,000
18	No. above to Bank, Trust and Insurance Companies	7	8
\$3,718,500	Amount involved	\$71,000	\$1,385,000
1910.		1909.	
Jan. 7 to 13, inc.	Manhattan	Jan. 8 to 14, inc.	Manhattan
109	109	69	69
\$6,437,500	Amount involved	\$5,258,500	Amount involved
30	Total No.	20	Total No.
\$345,482	Amount involved	\$279,800	Amount involved
Total No., Manhattan and The Bronx, Jan. 1 to date.....		139	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$6,782,982	
Total No. for Manhattan, for		89	

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1910.		1909.	
Jan. 8 to 14, inc.	Total No. of New Buildings	Jan. 9 to 15, inc.	Total No. of New Buildings
15	15	12	12
33	Manhattan	33	33
	The Bronx	41	41
Grand total.....		48	
Total Amt. New Buildings:		53	
\$1,733,300	Manhattan	\$1,261,100	Manhattan
734,900	The Bronx	392,700	The Bronx
Grand total.....		\$2,468,200	
Total Amt. Alterations:		\$1,653,800	
\$310,170	Manhattan	\$110,803	Manhattan
15,950	The Bronx	11,550	The Bronx
Grand total.....		\$326,120	
Total No. of New Buildings:		\$122,353	
24	Manhattan, Jan. 1 to date	26	Manhattan, Jan. 1 to date
50	The Bronx, Jan. 1 to date	66	The Bronx, Jan. 1 to date
Mhhtn-Bronx, Jan. 1 to date		74	
Total Amt. New Buildings:		112	
\$4,274,300	Manhattan, Jan. 1 to date	\$2,473,100	Manhattan, Jan. 1 to date
1,307,400	The Bronx, Jan. 1 to date	817,400	The Bronx, Jan. 1 to date
Mhhtn-Bronx, Jan. 1 to date		\$5,581,700	
Total Amt. Alterations:		\$3,290,500	
Mhhtn-Bronx, Jan. 1 to date		\$399,785	
Total Amt. Alterations:		\$318,053	

BROOKLYN.

CONVEYANCES.

CONVEYANCES.			
1910.		1909.	
Jan. 6 to 12, inc.	Total Number	Jan. 7 to 13, inc.	Total Number
560	560	543	543
41	No. with consideration	21	No. with consideration
\$235,267	Amount involved	\$197,825	Amount involved
519	Number nominal	522	Number nominal
Total number of Conveyances, Jan. 1 to date.....		900	
Total amount of Conveyances, Jan. 1 to date.....		\$290,117	

MORTGAGES.

MORTGAGES.			
1910.		1909.	
Jan. 6 to 12, inc.	Total number	Jan. 7 to 13, inc.	Total number
490	490	538	538
\$1,600,455	Amount involved	\$2,311,568	Amount involved
221	No. at 6%	274	No. at 6%
\$514,635	Amount involved	\$897,702	Amount involved
71	No. at 5½%	138	No. at 5½%
\$242,493	Amount involved	\$674,500	Amount involved
1	No. at 5%		
\$1,000	Amount involved		
176	No. at 5%	105	No. at 5%
\$805,545	Amount involved	\$598,831	Amount involved
	No. at 4½%		
	Amount involved		
2	No. at 4%	1	No. at 4%
\$3,350	Amount involved	\$10,000	Amount involved
	No. at 3%		
	Amount involved		
19	No. with interest not given	20	No. with interest not given
\$33,432	Amount involved	\$130,535	Amount involved
Total number of Mortgages, Jan. 1 to date.....		820	
Total amount of Mortgages, Jan. 1 to date.....		\$3,038,012	

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1910		1909	
Jan. 7 to 13, inc.	No. of New Buildings	Jan. 8 to 14, inc.	No. of New Buildings
89	89	144	144
\$394,150	Estimated cost	\$884,670	Estimated cost
\$55,370	Total Amount of Alterations	\$84,821	Total Amount of Alterations
Total No. of New Buildings, Jan. 1 to date.....		111	
Total Amt. of New Buildings, Jan. 1 to date.....		\$529,450	
Total Amount of Alterations, Jan. 1 to date.....		\$213,451	

QUEENS.

PROJECTED BUILDINGS.

PROJECTED BUILDINGS.			
1910		1909	
Jan. 7 to 13, inc.	No. of New Buildings	Jan. 8 to 14, inc.	No. of New Buildings
39	39	60	60
\$405,190	Estimated cost	\$202,310	Estimated cost
\$5,590	Total Amount of Alterations	\$10,735	Total Amount of Alterations
Total No. of New Buildings, Jan. 1 to date.....		53	
Total Amt. of New Buildings, Jan. 1 to date.....		\$451,590	
Total Amount of Alterations, Jan. 1 to date.....		\$8,763	

THE WEEK.

MAYOR GAYNOR, in appointing the members of the new Tax Board on Tuesday, gave the following instructions: "I had determined not to reappoint two of you, but on careful consideration I felt that justice required me to give them an opportunity, and everything has to yield to justice. You have each been informed of my main purpose. I have selected you to make valuations of real estate uniform throughout the entire city. The law requires the fair sale value to be adopted. Establish a basis and then make it uniform. Favor no one, and see that deputies favor no one for political influence, love or money. If political leaders come asking favors in valuations

tell them to go away; that day is gone by. Politics must be banished from your department. Let every deputy who sets down a manifestly wrong valuation be dismissed at once. He is not entitled to a trial, but only to opportunity to make an explanation. The sooner they are brought to realize this the better. It is doubtful if they ought to be in the competitive civil service at all, for their duties are not formal, but require the constant exercise of judgment and discretion.

"Try to find out some owner trying to corrupt a deputy and we will have him indicted. No meaner person exists than one capable of trying to get rid of some part of his taxes by throwing it on his neighbors. No jury would spare him. For several years the great gas plant at Astoria of the New York & East River Gas Company was valued on the tax rolls at only \$600,000. In 1909 it was raised to \$3,500,000. Competent persons say that even this is not one-half of its value, but that is for you. It was valued by the company in the recent franchise tax suit at over \$10,000,000 in making up the total capital on which the company should be permitted to make a dividend of at least 6 per cent.

"I have several times mentioned the Cutting real estate (not the ferry property—that has still a similar history—but the water front property in South Brooklyn). It was set down on the tax books at \$1,078,000. It was sold to the city for \$4,565,367. How that was brought about some or all of you know. I do not say the Tax Department undervalued the property to the extent of this excess of \$3,487,367. In justice to the Tax Department I am able to say as my best judgment after examination that the property could not have been fairly valued at over \$1,500,000, and that substantially all in excess of that sum paid by the city was excessive. The spectacle of the city bargaining through one set of its officials to pay \$4,565,367 for land which another set of its officials valued for taxation at only \$1,078,000 as its true value cannot help but draw the competency of the integrity of government in question.

"There was another piece of Harway Basin valued on the tax rolls for several years at about \$29,300, when there was actually a mortgage on it for \$26,000 and the purchase price was \$350,000. These are some samples. Now you have an able man for your head, but he cannot see everything at once in this great city. I have appointed you to work with him and give all of your time to this business, and have it accomplished in one year. The deputies must no longer be left to do as they like. The charter says they shall act under your direction. Let them understand by your conduct what that means. Go out and direct them.

"You cannot do this work by sitting in your office. See all sections of the city, and have your assistants do the same. I am particularly anxious about this borough of Manhattan. Only the other day the sale of a piece of real estate here was reported for \$1,400,000. I found it on the tax rolls for \$750,000. If the dwellings and ordinary holdings were valued on the rolls on the same basis there would be no injustice, but they are not. They are valued well up to what they could be sold for. Look to all this. You, Mr. McElroy, know all about values in Manhattan. You know how I came to appoint you. You have all been carefully selected for your competency and integrity, and I feel certain you will not disappoint the people of the city. Distributive justice in all things is the prime object of government, and see to it in this matter. Also it is no use to levy personal taxes on persons who have no taxable personal property. It is a general annoyance. Moreover, it results in a large deficit each year in the finances represented by uncollectable arrears of personal taxes. There are many millions of such arrears now for which permanent bonds have to be issued. Please see that this yearly deficit is reduced to a minimum by more care in the levy of the tax."

These instructions, if carried out, will result in more benefit to the real estate interests of this city than any one other possible action on the part of the Mayor. The inequalities above quoted are not isolated cases—the condition is general. If all real estate were assessed at its fair sale value the tax rate would be lower.

The business reported by the brokers this week is well up to the average of the past month, with the Midtown and Washington Heights sections showing the most activity. In the former section the activity is practically all west of 7th av, although the leading item of the week's business in the district was the sale by the Realty Holding Co. of 164 to 168 West 27th st, a new 12-sty loft building, held at \$650,000.

THE AUCTION MARKET

INTEREST this week in the auction market centered in the offerings on Wednesday of Bryan L. Kennelly of the Yard estate holdings at 148 to 154 West 23d st. The property consisted of two six and one four-story loft buildings, on a plot 101 feet front. Bidding started at \$225,000, and the property was ill at his home this week. He expects to be at his office assessed by the city at \$338,000. Mr. Kennelly also sold 348 6th av, 24.8x59, for \$154,500. It contains 1,456 square feet,

which would make the square foot price \$106.11. No. 340, at the northwest corner of 21st st and 6th av, containing 2,343 square feet, sold in 1900 for \$173,500, or \$74.05 a square foot. No. 581 2d av sold for \$139,500, and a vacant lot on 3d av, just north of 89th st, for \$20,000. The only other voluntary offering sold during the week was the offering of Joseph P. Day of the plot of seven lots at the northeast corner of Amsterdam av and 116th st. Columbia University was the buyer at \$23,000.

PARTITION SALE OF INVESTMENT PROPERTIES.

On Thursday, January 27, L. J. Phillips & Co. will sell at auction in the Real Estate salesroom, 14 and 16 Vesey st, five valuable investment properties that deserve the attention of both the investor and speculator. The 4-sty tenement at 2064 to 2070 3rd av, northwest corner of 113th st, and the 3-sty dwellings at 171 to 177 East 113th st, makes a plot 100x140, and should be particularly attractive to the speculator, being of a size suitable for modern improvement.

Another good Second av property at 2183 to 2189, northwest corner of 112th st, will be sold. 521 Lenox av, northwest corner of 136th st, is on a busy avenue, where there is seldom a vacant store; it is only one block from the 135th st station of the Subway, and is a very attractive investment proposition. The sale is by order of the Supreme Court. Further particulars may be obtained of L. J. Phillips & Co., 156 and 158 Broadway. Policy of the Title Guarantee and Trust Company will be delivered free.

INTEREST CENTERS ON OAKDALE.

There is a circumstance connected with the sale of lots in Oakdale, on the south side of Long Island, that seems to have escaped general notice; and that is, Oakdale is situated just far enough from New York for the person who seeks exclusiveness to escape the five-cent zone, and at the same time it is conveniently accessible to both the railroad station and the city.

The property is laid out as a substantial home colony, being sold in tracts of from one to five acres and in plots not less than 28x200 ft., most of them larger.

Peperidge Hall Estate water front is no further from the railroad station than is similar property situated in Bay Shore and Islip, all of which is well improved.

Oakdale's natural advantages, its magnificent water front on Great South Bay, its proximity to the Motor Parkway terminal at Lake Ronkonkoma, its healthful climate, pure water, magnificent shades trees on the famous South Country road, and low taxes, have caused an influx of purchasers during the last year.

William K. Aston, who owns Peperidge Hall Estate, was farsighted enough not to throw the property open to the energies of speculators, but quietly placed it on the market for the small investor to avail of and with restrictions sufficient to insure a good character of improvements.

Although situated 47 miles from New York, there have been 15 consecutive successful sales of the Aston holdings in Oakdale. Bryan L. Kennelly was the auctioneer.

The co-operative movement between the wealthy residents of Oakdale and the Long Island Railroad Co. for the improvement of the grounds around the railroad station has attracted the attention of many buyers to the place.

As soon as the tunnels under the East River are in use a building movement is destined to take place in Oakdale, and it will in turn enhance fee values there.

The sixteenth auction sale is scheduled for February 3, at the Brooklyn Real Estate Exchange, 189 Montague st, at 12 o'clock noon. The plots to be sold have a frontage on the West Shore Road and Lincoln Drive, situated midway between Oakdale station and Great South Bay, about six minutes walk each way. Permanent shore rights on the Bay will be included. Sixty per cent. of the purchase price will be allowed on mortgage for three years, with titles guaranteed.

BIG PURCHASE BY NEW COMPANY.

S. Osgood Pell & Co., through Mark Rafalsky, its vice-president, sold the Manhasset apartment house, which occupies the block front in the west side of Broadway, between 107th and 108th sts, and No. 85 5th av, at the northeast corner of 16th st and including Nos. 5 and 7 East in that street, for Carrie M. Butler, wife of Jacob D. Butler, to the Realty Assets Company, a newly formed corporation. The cash consideration in the entire deal was approximately \$3,000,000.

E. B. Boynton, president of the American Real Estate Co., is president of the Realty Assets Co. Richard T. Lingley is vice-president of the Realty Assets Co. and Harold Roberts is secretary. Both Mr. Lingley and Mr. Roberts are officers of the American Real Estate Co.

We print the ASSESSED VALUATION of all property transferred.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

CANAL ST.—Warren & Skillin have sold for the estate of John W. Haaren to Henry Leerburger the 4-sty store and loft building 528 Canal st, adjoining the southwest corner of Washington st, on lot 20x60. Mr. Leerburger recently bought through the same brokers the abutting 8-sty building on plot 70x100, 466-470 Washington st.

LAFAYETTE ST.—R. J. Casey has sold for the Jarvis estate 212 Lafayette st, a 5-sty tenement on lot 25x100, to Charles F. Henderson. The property has not changed hands in over a century.

Geo. Alex. Macdonald has sold to the Newtown Construction Co. the plot recently acquired by him on the northeast corner of Washington and Horatio sts, in the Gansevoort Market section. The plot is 42 ft. in width on Washington st, with a depth of 92 ft. on Horatio st. Mr. Macdonald has made a building loan to the Newtown Construction Co., which will erect on the site a loft building.

12TH ST.—Duross Company has sold for Elizabeth Knevels, Mary K. Brinckerhoff, Dr. Walter R. Brinckerhoff of Honolulu, Hawaii, Helen Brinckerhoff and Henry M. Radcliffe, respectively, 135-7-9, 145 and 147-151 West 12th st, six 3-sty and basement private houses, on plot 125x103.3, bet 6th and 7th avs. Property has not changed hands in 50 years.

13TH ST.—Morris E. Sterne has sold for Joseph F. Lippe to William Elfers 12 East 13th st, a 3-sty dwelling, on lot 23x92.9. The buyer will alter it for business purposes.

18TH ST.—A Humpfner & Co. have sold the leasehold property, No 227 East 18th st, to a doctor for occupancy.

20TH ST.—John R. and Oscar L. Foley sold for Catharine Donovan 334 East 20th st, a 4-sty tenement, on a lot 20x92, to the Ruthenian Greek Church of St. George, whose church adjoins the property on the west. It is the intention to erect at a future date a new edifice on the combined plot, 60x92.

21ST ST.—A. Humpfner & Co. have sold 320 East 21st st, Rutherford Stuyvesant leasehold, to a client for investment. This parcel stands on the block of the N. Y. Post Graduate Hospital and the United Hebrew Charities building.

22D ST.—Ebbitt & Reynolds were the brokers that negotiated the recent sale of the lot situated at 263 West 22d st and owned by Margaret A. Todd. This is the key to a large parcel running through from 22d st to 23d st.

24TH ST.—Alfred M. Rau has bought the three 3-sty houses, 142, 144 and 146 West 24th st, from Bruno Steinel, Jacob Spielberger and Marion J. Barkley, respectively. S. B. Goodale & Son were the brokers in the sale of 142-144 and Bryan L. Kennelly in that of 146. The houses occupy a plot 56.3x98.9 in the block between 6th and 7th avs. Mr. Rau purchased at auction on Wednesday the property 148x154 West 23d st, 101x98.9, for \$296,000.

25TH ST.—Martha S. Wittnauer sold 54 West 25th st, a 4-sty building, on a lot 20.6x98.9.

25TH ST.—Maurice Mandelbaum, of Mandelbaum & Lewine, has bought from the Walsh estate 353 West 25th st, a 5-sty tenement, on lot 25x98.9. The property has been held by the Walsh family for half a century.

25TH ST.—Joseph P. Day has sold for Prof. Charles G. Herbermann and Joseph Riesser 223 and 225 West 25th st, two 3-sty dwellings, on plot 42x98.9.

26TH ST.—Wilhelmine L. M. Koch sold 231 West 26th st, a 4-sty building, on a lot 24.10x98.9. Howard M. Henderson is the buyer, and Ames & Co. the brokers.

26TH ST.—French Waiters' Association resold 238 West 26th st, a 3-sty dwelling, on a lot 22x98.9.

27TH ST.—David and Harry Lippmann have bought through C. E. Haskell 336 and 338 West 27th st, a 3-sty brick stable on plot 44x98.9.

27TH ST.—Ames & Co. have sold for George W. Eccles, of Bay-side, L. I., 154 East 27th st, southwest corner of Broadway alley, a 4-sty tenement with store, on lot 20x98.9, to Isaac D. Thomas.

Midtown Loft Building Sold to Investor.

27TH ST.—Richard Bergman and A. Robinson have sold for the Realty Holding Co., of which Mr. N. J. Hess is president, the new 12-sty and basement fireproof store and loft building, on plot 75x100, and just completed, at 129-133 West 27th st, to A. Epstein, who gives in part payment 164-166-168 Henry st. Building operations on the 27th st property were started last July, and the building is now sold completed and fully occupied. The transaction involves \$650,000.

28TH ST.—Jane V. Chaffin, the Josephine A. Lovell estate and the Marshal O. Roberts estate, respectively, sold 37, 39 and 41 West 28th st, a 5 and two 4-sty buildings, on a plot 67.8x98.9, adjoining Keith & Proctor's 5th Av Theatre, at the northwest corner of Broadway and 28th st. The plot probably will be improved with a loft building.

30TH ST.—Maria S. Simpson sold 149 West 30th st, a 5-sty building, on a lot 25x100.

32D ST.—Ross A. Mackay sold 134 West 32d st, a 4-sty building, on a lot 22x98.9.

34TH ST.—Robert M. Silverman recently purchased 314 and 316 West 34th st, two 4-sty dwellings, on a plot 33.6x98.9.

38TH ST.—David Vogel has sold for the Fort Amsterdam Realty Co. 262 to 266 West 38th st, three 4-sty dwellings, on plot 50x98.9, 150 ft. east of 8th av.

Publishing Company to Build.

39TH ST.—The Swetland Publishing Co., at present located in the McGraw Building, at 239 West 39th st, has bought four houses on the north side of this st, just to the west of its present offices, as a site for a new building for its own use. This marks the third large building operation by publishing concerns in this block. The McGraw Publishing Co. Building was erected a couple of years ago, and last week was announced the purchase of the Second Reformed Presbyterian Church property at 225 to 229, by Robert H. Montgomery, who has leased the 12-sty structure to be erected on the site to the American Press Association.

48TH ST.—Leonard Morgan has sold for the estate of William Winterbottom to Israel Lebowitz the 4-sty double flat 343 and 345 West 48th st, on plot 35x100.5. This property has not changed hands in over 40 years.

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXIV.

JULY-DECEMBER, 1909

PRICE, \$1.00

NOW READY for Delivery

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES
AUCTION SALES PROJECTED BUILDINGS
MANHATTAN AND BRONX BOROUGHES

RECORD AND GUIDE CO.

11 EAST 24TH STREET, NEW YORK

50TH ST.—Taylor Bros. have sold for Frank W. Larom 29 West 50th st, a 4-sty and basement brownstone house, 20x55x100, Columbia College leasehold, to a client on private terms.

2D AV.—Adolph Humpfner, in conjunction with K. M. Goldner & Co., has sold the 5-sty tenement with stores No. 769 2d av, adjoining the corner of 41st st.

6TH AV.—James K. Holly has sold for Ellen M. B. Conolly to Max Radt, vice-president of the Jefferson Bank, 452 6th av, a 5-sty building, on lot 20.6x100, bet 27th and 28th sts. The property, which has been held at \$125,000, has not changed hands in over 50 years. Mr. Radt recently acquired 450, adjoining, and now controls a plot 40x100.

8TH AV.—Eugene S. Van Riper, manager of the uptown office of F. R. Wood & Co., has sold for Emil Levy 699 8th av, southwest corner of 44th st, old brick buildings, on lot 25.1x100.

NORTH OF 59TH STREET.

60TH ST.—Post & Reese have sold for Von Beverhout Thompson to Dr. Eugene H. Cool 107 East 60th st, a 4-sty dwelling, on lot 20x100.5.

69TH ST.—Chr. Volzing & Son sold for Levenson & Mever to Valentine Uhl 215 East 69th st, near 3d av, a 5-sty double flat, on a lot 28x100.

73D ST.—Ernest N. Adler has sold for Joseph Urban to a client 317 East 73d st, a 5-sty tenement, on plot 25x100.

73D ST.—Lewis B. Preston has sold for Dr. R. S. Hooker 168 West 73d st, a 4-sty and basement dwelling, on lot 18.8x102.2. The house is separated from the Severn apartment house, which was purchased by Herbert Du Puy, by an 18-ft. dwelling.

73D ST.—Dr. Hooker has bought from Mary Ryan, through Pease & Elliman 166, East 73d st, a 4-sty dwelling, on lot 18.8x102.2.

75TH ST.—Fred Schmitt sold 186 East 75th st, a 4-sty single flat, on lot 18.9x102.2, for a client to Mr. H. N. Strauss.

80TH ST.—Herman Ahrens has sold 103 (old No. 117) West 80th st, a 5-sty flat, on lot 25.10x127.8, adjoining the Warwick Arms apartment house, at the northwest corner of Columbus av.

84TH ST.—Slawson & Hobbs have sold for John G. Morton and others 332 West 84th st, a 3-sty and basement stone front dwelling, 20.1x60x102.2, to Theodore Starrett.

84TH ST.—Horace C. Foote is reported to have sold the 5-sty flat, 23 West 84th st, on lot 17.6x102.2.

89TH ST.—Nathan H. Weil sold for Henry C. Gerhards and Minnie M. Gerhards to Jacob Kock 321 East 89th st, a 5-sty brick double flat, on a lot 25x100. The same brokers recently sold the three houses adjoining on the west.

101ST ST.—Samuel H. Martin has sold to a client the 5-sty triple flat 103 West 101st st, size 25x100, adjoining the northwest corner of Columbus av.

109TH ST.—Fred Schmitt sold for John E. Lasch 77 East 109th st, a 5-sty flat with stores, on lot 27x75, to Mr. Henry Sanders.

125TH ST.—Morris Byk has sold to a Mr. Rosensky 531 West 125th st, a 5-sty flat, on lot 25x99.11.

127TH ST.—Ebbitt & Reynolds sold 282 West 127th st, a 3-sty and basement brownstone dwelling, for Morris Weinstein.

131ST ST.—Porter & Co., in conjunction with F. E. Barnes, have sold for the Zendraf estate the 3-sty brownstone dwelling 126 West 131st st, on lot 20x99.11.

136TH ST.—The Braude-Papae Co. has sold for the Anaconda Realty & Construction Co. the two new 6-sty elevator apartment houses known as the Norman Court and Sunderland Court at 522 to 530 West 136th st, 175 ft. east of Broadway, on plot 200x99.11. The buildings have been held at \$450,000. They will be under the management of the above brokers.

139TH ST.—Maurice Beckon has sold 227 West 139th st, a 4-sty dwelling, on lot 18.2x99.11.

183D ST.—F. R. Wood & Co. have sold for the White Construction Company to an investor the Speranza, at 568 to 572 West 183d st, a 6-sty elevator apartment house, on plot 75x100. The property has been held at \$150,000.

184TH ST.—Schmeidler & Bachrach sold the plot 150x100 in the north side of 184th st, 100 ft. west of Amsterdam av. Shaw & Co. were the brokers.

AMSTERDAM AV.—R. E. L. Mordecai and Leroy Coventry has sold for the Central Realty Co. the Hotel Lucerne at the northwest corner of Amsterdam av and 79th st. The Lucerne is a 12-sty apartment hotel, on a plot 102.2x100, and has been held at nearly \$1,000,000. The buyer is George C. Engel, a wholesale butcher. In part payment for the Lucerne Mr. Engel gives the 7-sty apartment house known as the Hudson, at the southeast corner of Riverside Drive and 95th st, on plot 75x100. Mr. Engel, who is also the proprietor of the Hotel Willard on 76th st, between Broadway and West End av, has purchased the furniture and good will of the Lucerne, together with the lease of the property held by the Hotel

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

Lucerne Co., of which James Runciman is president. The entire transaction involves a total of about \$1,300,000. William H. Barse is president of the Central Realty Co. James M. Todd is its secretary and David R. Todd its treasurer.

Columbia University Buys a Plot.

AMSTERDAM AV.—Columbia University, represented by Douglas Robinson, Charles S. Brown & Co., bought at auction at the stand of Joseph P. Day the plot 100.11x175 at the northeast corner of Amsterdam av and 116th st. The price paid was \$230,000, the seller being the estate of Caroline Phelps Stokes. The same brokers bought for the university 11 lots adjoining in 116th st, from James J. Goodwin, which include one-half of the Morningside av frontage. These purchases give the college control of half of the block bounded by Morningside av, Amsterdam av, 116th and 117th sts. The remainder of the block is owned by Mrs. Drexel, of Philadelphia. No plans have been decided on for the improvement of the plot, but it is believed that a portion will be improved with a college building.

AMSTERDAM AV.—Lowenfeld & Prager have resold the St. Thomas, a 6-sty apartment house, at the northwest corner of 178th st and Amsterdam av, on plot 100x100, to an investor.

HAMILTON TERRACE.—Duff & Brown Co. have sold for Mary H. Lester 42 Hamilton terrace, a 3-sty and basement dwelling, 17x100, to a client for occupancy.

LEXINGTON AV.—E. Sharum sold to the Armor Realty Co. 1835 Lexington av, a 4-sty flat, 20x78. A 70-acre farm in Mercer Co., Pa., was given as part payment. The same brokers have resold the property for the buyer.

MADISON AV.—Pease & Elliman sold for Robt. D. Graham, an architect, to a client the northwest corner of Madison av and 70th st, a vacant plot 21x100. The seller bought the property from the trustees of the New York Public Library recently.

MANHATTAN AV.—The Herman Arms Co. has sold for Carl Eggersphler the 5-sty flat 280 Manhattan av, on plot 34x100.

PARK AV.—Mrs. Edith Wharton has sold to Dr. Lindsley R. Williams 882 and 884 Park av, two 4-sty dwellings, on a plot 29.2x75.

RIVERSIDE DRIVE.—Pease & Elliman sold for M. D. Wylly 149 Riverside Drive, between 87th and 88th sts, a new 5½-sty American basement dwelling, on a lot 23.8x100, to a client for occupancy. The house overlooks the Soldiers and Sailors' Monument, and is one of a row built by W. W. & T. M. Hall. It was held at \$75,000. The same brokers recently sold the adjoining house, 150.

RIVERSIDE DRIVE.—Charles M. Rosenthal has bought from Emanuel Doctor a plot of 5 lots on Riverside Drive, opposite 170th st, extending through to Haven av, having frontages of 50 and 25 ft., respectively, with a depth of about 300 ft.

RIVERSIDE DRIVE.—A. L. Mordecai & Son, Inc., and Heilner & Wolf have sold to the West Side Construction Co. (Jacob Axelrod, president) 6 lots at the southeast corner of 100th st and Riverside Drive; also the 6 lots in the north side of 99th st, 200 ft. west of West End av, taking in part payment from the buyers a second mortgage of \$85,000 covering the northeast corner of 83d st and Park av, the Hanover apartment house property.

RIVERSIDE DRIVE.—A. L. Mordecai & Son and Heilner & Wolf have sold a plot of 5 lots at the northeast corner of Riverside Drive and 99th st to a builder, who will improve the site with a 12-sty apartment house. This is a portion of the Furniss estate block recently purchased by the sellers.

WEST END AV.—R. S. Jennings & Co. have sold for the East-thorpe Improvement Co. 335 West End av, a 4-sty stone front dwelling, on lot 25x100, adjoining the southwest corner of 76th st. The new owner will occupy the house.

WEST EN DAV.—John L. Du Fais has sold 325 West End av, a 3-sty and basement dwelling, on lot 20x75, between 75th and 76th sts.

8TH AV.—The Herman Arms Co. has sold for H. Joreschaff the two 5-sty flats with stores 2546 and 2548 8th av, on plot 50x100.

BRONX.

MATILDA ST.—Kurz & Uren sold for the Milton Realty Co. the plot 200x100 at the southeast corner of Matilda and 237th sts.

145TH ST.—Joseph P. Day has sold for the estate of George Gould 368 and 370 East 145th st, 2 and 3-sty buildings, on plot 50x100, near Willis av. The property was to have been offered at auction on Tuesday by Mr. Day.

167TH ST.—Athos Realty Co. bought the southwest corner of 167th and Tiffany sts, a plot 69x94x38x75, upon which will be erected a large 5-sty and basement apartment house with stores. The new building will contain 5 apartments on each floor, with 4, 5 and 6 rooms and bath each, and to include all the modern improvements found usually in apartments in elevator apartment houses. In the aggregate the new house will have 25 apartments and 4 stores.

Fordham Hospital Site Bought by an Operator.

AQUEDUCT AV.—C. M. Rosenthal bought the old site of the Fordham Hospital, in Aqueduct and Tee Taw avs, comprising about 44 lots. It has frontages of 413.3 ft. in Aqueduct av, 380 ft. in Tee Taw av and 283 ft. in 190th st. It is just east of the Roman Catholic Orphan Asylum and a short distance from the Webb Academy and the Home for Shipbuilders. While Mr. Rosenthal has no definite plans as to the final disposition of the property, it is presumed that it will be divided and sold to builders for improvement. The purchase of this plot was recommended about a month ago by the Armory Board, together with the adjoining property, which would give a frontage of 614 ft. in Aqueduct av. The maximum price fixed by the board at that time for the entire parcel was \$250,000. The hospital moved to its new quarters in Southern Boulevard and Crotona av about 2 years ago.

COMMONWEALTH AV.—The F. L. Dornberger Realty Co. has resold the 2-family house with store 1432 Commonwealth av, on lot 25x100, to Frederic Baumann.

GRAND BOULEVARD AND CONCOURSE.—Francis Haff has sold for M. J. Dowd a plot 100x112 on the west side of the Grand Concourse, 75 ft. south of 194th st, for a residence.

HOE AV.—John A. Steinmetz sold 1542 Hoe av, a 2-family 13-room house, on a full lot; also 807 East 179th st, a 1-family house, on a full lot, to Samuel R. Waldron.

LAFONTAINE AV.—Solomon Brill and Annie Levy sold to Nathania Anspacher the plot 100x100 at the southeast corner of Lafontaine av and 178th st for \$18,750.

LONGWOOD AV.—Scott & Trotta have sold for Menotti Lanzillotti to John M. Haffen 2 lots on the north side of Longwood av, about 320 ft. east of Barry st.

McCOMBS ROAD.—Eugene Stratton & Co. have sold for R. Maslen to a client the northwest corner of McCombs road and West 175th st. The improvement of this plot is contemplated in the near future.

TREMONT AV.—Andrew Hally sold for F. C. Bamman a lot adjoining the corner of White Plains av, running through from Tremont av to Westchester av; also for C. E. Deverman a 2-family dwelling, on a lot 50x108, in Blackrock av, Unionport.

LEASES.

A. Humpfner & Co. leased for a term of years the store premises 219 East 23d st to the Metropolitan Distributing & Advertising Co.

The Charles F. Noyes Co. has leased a large suite of offices in the Wall-Exchange Building on the eighth floor to Renskorf, Lyon & Co. for a long term of years; a suite of rooms in the Broadway-Maiden Lane Building for Stewart Browne to Zimmer, Rees & Co.; a portion of a floor in the Royal Insurance Co. Building at Maiden lane and William st to the Great Eastern Casualty Co., and offices at 37-9 Liberty st to Harry Ayres Langjahr.

J. Arthur Fischer was the sole broker in the leasing for the Regal Shoe Co. of the basement store in the premises on the southwest corner of Broadway and 37th st to Martire, barber, for a term of years. Mr. Martire will make extensive alterations to the premises. Also leased for S. May to Pearson Brothers, restaurateurs, the store in 638 6th av for a term of years; also the store in 686 6th av to H. Chicurel for the stationery business; also for the Cantrell estate the 3 lofts comprising the upper part of the premises 626 6th av.

Cammann, Voorhees & Floyd have leased the building 25 South William st, through to 43 Stone st, and the entire upper part of 27 South William st through to 41 Stone st for the Hermanos Realty Co. to B. P. Ducas Co.; also the building 121 Broad st for Herman H. and Frederick Fajen to New Amsterdam Trucking Co.; also the building 27 Coenties slip for Amos F. Eno to Harold L. Bond Co.; also the building 139 Front st, corner of de Peyster st, for Eagle Fire Co. to Rutger Bleecker; also the building 189 Pearl st for Willard Roby to Germania Fire Insurance Co.; also the store and basement 50 New st for Jacob W. Riglander to Peter J. Maischoss; also the store and basement 164 Maiden lane for John B. Sogno to Ernest Littlefield; also the store and basement 121 Pearl st for Charles E. Rushmore to El Facilo Cigar Co.

Shanley Brothers, who will soon have to vacate their present restaurant on Broadway, near 42d st, have secured new quarters by leasing from Col. John Jacob Astor the rear portion of the building recently completed on the west side of Times Square, between 43d and 44th sts, together with two adjoining houses on each st. The property will be extensively improved, both by the alteration of the existing building and the erection of a new structure covering the backyards of the dwellings. The latter building will contain the main dining room, with a floor area of about 9,000 sq. ft. After deciding upon this new location, the Shanleys gave a 20-year lease on the property which they own at 1557 to 1561 Broadway, to Henry J. Erkins. Mr. Erkins and his associates will erect on that site a restaurant and hotel. The rental to be paid for the ground is \$35,000 a year.

UNCLASSIFIED SALES

The total number of sales reported above is 78, of which 31 were below 59th st, 36 above, and 11 in the Bronx. The sales reported for the corresponding week last year were 86, of which 18 were below 59th st, 34 above, and 34 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 213, as against 199 last week, and in the Bronx, 152, as against 152 last week. The total amount involved is \$26,140,394 (includes a mortgage made by the Western Electric Co. of \$15,000,000), as against \$6,939,119 last week.

The amount involved in the auction sales this week was \$1,167,784, and since January 1, \$1,495,674. Last year the total for the week was \$1,324,553, and from January 1, \$3,254,625.

LEONARD ST.—George Milne has sold to James H. Cruikshank for the Children's Aid Society the 4-sty school building 156 to 160 Leonard st, on plot 60.7x75x irregular, between Centre and Baxter sts. The society acquired the property in 1875 and it has been used for many years as a school for the instruction of Italians. Originally it was occupied by the Five Points Mission. The school was removed to the Five Points building on Worth st some months ago.

26TH ST.—William Waldorf Astor has acquired for \$100,000 the property 19 West 26th st, adjoining the offices of the Astor estate and those of Col. John Jacob Astor. This parcel comprises a comparatively modern 5-sty store and apartment building, covering the whole area of a lot 25x98.9.

78TH ST.—George W. Elkins has resold 150 West 78th st, a 4-sty and basement stone front dwelling, on lot 20x102.2. Mr. Elkins recently purchased the house from the McDonald estate.

87TH ST.—John D. Tietjen has sold 502 East 87th st, a 3-sty dwelling, on lot 18x100.8.

113TH ST.—The property known as Victor Hall, an 8-sty fireproof elevator apartment house, nearing completion, at 622 West 113th st, was sold to a cash investor by F. R. Wood & Co. for the builders, V. Cerabone Construction Co. The structure contains 4 apartments to a floor and occupies a plot 77x100.11, adjoining the southeast corner of Riverside Drive. The selling price is said to have been \$300,000.

184TH ST.—Shaw & Co. have resold for a client to Hogenauer & Wesslau, for improvement, the plot, 50x99.11, on the north side of 184th st, 200 ft. west of Amsterdam av. This is part of the 184th st, 200 ft. west of Amsterdam av. This is part of the same brokers.

30th Street Restriction Off.

The rebuilding of the south side of 30th st, between Broadway and 5th av, will be hastened by action which has just been taken by the owners to remove the setback restriction of five feet, to which all of the properties near the westerly end of the block have heretofore been subject. The removal of the restriction has been due to the efforts of Walden Pell, who is completing a 12-sty structure at 24 West 30th st and who has been largely instrumental in getting the consent of the neighboring owners to the cancellation of the old provision that no structure should be erected within five feet of the building line.

EVERY new building planned, without exception, is reported in these pages.

WANTS AND OFFERS

ENERGETIC SALESMAN wanted by downtown office; must have experience and good record; ample co-operation and liberal basis; make appointment by letter. **M. MORGENTHAU, JR., COMPANY, 95 Liberty St.**

WANTED, Real Estate Renting Man; salary and commission; if willing to hustle can secure good opening in downtown office. Apply by letter only. **JACOB A. KING, 51 W. 125th st., N. Y.**

TO SUB-LET, in Singer Building, four all light connecting offices, furnished or unfurnished. Call or address. ROOM 1403, Singer Building.

SALESMAN WANTED.—The Meyer-Sniffen Co. is in need of an additional man in sales department. 11 West 36th st., New York.

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

PAINTER, interior decorator, many years exp.; best ref. LEWSON, 244 So. 4th st., Brooklyn.

YOUNG MAN wanted to act as collector and manager of property. Apply **DENZER BROS., 920 Broadway.**

WANTED—Man under 30, with some experience in high-class real estate. J. P. WHITON-STUART CO., Private House Brokers, 8 East 54th Street.

Trustee's Sale of Real Estate

under and in pursuance of a Judgment of **SUPREME COURT**

New York County.

To close the Estate of Jacob Schwarz, Dec'd. **L. K. UNGRICH, 1676 Amst. Ave., TRUSTEE.**
The "Best Ever"—Corner Store Properties (Offered at Auction) in Busy Harlem

2,064 to 2,070 3d Avenue,

N. W. Cor. 113th St.—4-story Tenements, with Stores, and

171 to 177 E. 113th Street

adjoining.—3-story and basement dwellings. Plot over 100x140.

2,183 to 2,189 2d Avenue

W. Cor. 112th St.—Four 4-story Tenements, with Stores.

521 Lenox Avenue

West Cor. 136th St.—24.11x75; 5-story Apartment House, saloon in corner.

102 E. 113th Street

27x100.11; 5-story Tenement, with Stores. will be offered **AT AUCTION** at Exchange Salesroom, 14-16 Vesey St., N. Y. C.,

On Thursday, noon,

JANUARY 27th, 1910

by **L. J. Phillips & Co., Auctioneers.**

EDWARD P. ORRELL, 258 B'way, and JOHNSTON & JOHNSTON, 256 B'way, Attorneys and Counsel for Plf.

CHARLES L. HOFFMAN, 320 B'way, Guardian ad litem.

GEO. M. S. SCHULZ, 38 Park Row, Atty. for Defts. Julia Schwarz and others.

LYMAN E. WARREN, 261 B'way, Atty. for Deft. Lizzie L. Ball.

Policy Title Guar. & Trust Co. delivered free. Maps and particulars of Attorneys, Trustee, or at Auctioneer's office, 158 B'way, N. Y. C.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

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

160 Broadway, New York

188 Montague Street, Brooklyn.

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

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

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FOR SALE, RENT, EXCHANGE

Property, suitable for small factory, situated at Cornwall Landing, 52 miles from New York City on West Shore and N. Y., O. and W. R.R. Size of land, 148 ft. of river frontage with depth of 12 feet deep water at low tide. Depth of lot about 200 feet. Cheap labor. Electric light in village. Heavy pressure of village water. River open for shipping 9 months in year. Further information gladly furnished by **C. C. STILLMAN, 120 Broadway. Telephone, Cortlandt 14.**

WE STILL HAVE \$50,000

FOR 2d MORTGAGES

M. MORGENTHAU, Jr., COMPANY
95 LIBERTY STREET

EAST RIVER AND 119th ST.

PLOT TO LEASE

SIZE 185 X 100

RENT VERY REASONABLE

CRUIKSHANK COMPANY, 141 Broadway

FOR SALE—Set of Manhattan Insurance Maps, posted to date; cheap. Apply to Box 20, Record and Guide.

NEW BUSINESS
Can be obtained by advertising in the **RECORD AND GUIDE.**

Oakdale Auction Sale No. 16

of Fine, Large Villa Sites

surrounded by the Vanderbilt Estate

On the West Shore Road and Lincoln Drive, within 5 minutes' walk of the Oakdale Station, together with permanent shore rights on Great South Bay, will be held at the Brooklyn Real Estate Exchange, 189 Montague Street, THURSDAY, FEBRUARY 3D, 12 o'clock. The effect of the actual operation of the Pennsylvania Tunnels next month will be unprecedented in the history of Manhattan and Long Island Real Estate; 60% of the purchase price may remain on mortgage 3 years at 4%.

TITLE GUARANTEED. MAPS.

BRYAN L. KENNELLY, Auctr., 156 B'way, N. Y. C. PEPPERIDGE HALL ESTATE, 79 Remsen Street, Brooklyn

REAL ESTATE NOTES

A. W. McLaughlin, of A. W. McLaughlin, mortgages, 128 Broadway, is ill at his home.

J. Romaine Brown, the real estate broker of 53 West 33d st, was ill at his home this week. He expected to be at his office on Monday.

Joseph L. Bittenweiser, real estate operator, of the St. Paul Building, who has been ill with the grip, was able to get down to his office this week.

Richard Dickinson, real estate agent and broker, of 3391 3d av, has opened a branch office in the American Real Estate Co.'s Building, 3d av and 149th st.

Wm. T. Stelle, formerly with S. Osgood Pell & Co., is now associated with David Lamb, of 400 West End av, corner of 79th st, general real estate and insurance.

The Stock Quotation Telegraph Company has borrowed from the Title Insurance Company of New York \$250,000 at 4½ per cent. on its new 18-sty building, known as Nos. 26 and 28 Beaver st.

Mr. Joseph D. Cronan, who for the past thirteen years has transacted a general real estate brokerage business, has associated himself with the Charles F. Noyes Company. In his new position Mr. Cronan will devote his efforts entirely to the sale of Manhattan property.

William M. Bernard, formerly of the firm of Porter & Co., and Edmund L. Cocks, Jr., late of the offices of John N. Golding and Charles F. Noyes Co., have formed a partnership and opened offices in the German-American Building, 1 Liberty st. They will make a specialty of mortgage loans.

The Charles F. Noyes Company has negotiated a loan of \$105,000 at 4½ per cent. covering the building No. 65 Maiden lane, northwest corner of William st. The loan runs for three years, and replaces a \$90,000 loan now on the property bearing interest at 5 per cent. The attorney for the mortgagor was James A. Demarest. The Noyes Company reports plenty of 4½ money for loans of this description.

The Title Guarantee and Trust Company this week loaned these building and permanent mortgages: \$405,000 to the 563 Park Avenue Company on property 101-109 East 62d st. The building is to be a 12-sty fireproof apartment. The first advance under building loan contract is \$175,000. Also \$225,000 to the Sternfeld Building Company on property 317-323 East 34th st. A 12-sty steel loft building is to be erected.

The weekly mortgage statement of the Title Guarantee & Trust Company reports that during the year 1909 the company disposed of 5,552 mortgages, and that a larger proportion of these were taken by people outside of New York than in any previous year. The efforts constantly made by the company to find purchasers outside of New York are resulting very beneficially to New York real estate in providing a much larger lending market. The sales this week amount to \$1,707,700, showing a good start for the new year. The number of mortgages disposed of amounts to 199.

At a meeting of the board of directors of the Title Insurance Company of New York, at No. 136 Broadway, the old officers of the company were re-elected for the ensuing year: Edgar J. Levey, president and general manager; John D. Crimmins, Clinton R. James, vice-presidents; Cyril H. Burdett, secretary; William N. Harte, treasurer, and Chauncey H. Humphreys, Edwin A. Bayles and Frank L. Cooke, assistant secretaries. Charles H. Keep, president of the Knickerbocker Trust Company, was also elected a new member of the board of directors.

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

The Gathering of Public Opinion as to the Real Need of a BIG Organization to Look After General Interests.

The Mayor's Talk to the Commissioners Regarding Inequalities in Assessments. Petty Graft Attached to the Water Meter. Redress Promised.

WE SAID last week that the effort to consolidate (rather than organize) the real estate property owners of this city, as proposed in the program of the Associated Real Estate Property Owners of New York City, in a certain sense, cannot fail, because wherever there is identity of interests, there exists already all the vital force of consolidation. The closer these interests draw together, the more firmly knit becomes the consolidation. Most men like to see labels placed on things, but after all, the label is only the register of the fact, not the fact itself.

THE movement to focus the attention of real estate property owners upon their own peculiar interests is moving forward rapidly. Property owners by the hundreds are sending in to the Record and Guide offices their adherence to and sympathy with the Associated Real Estate Property Owners of New York City. Very marked approval has been expressed for the method and principle on which the new association is based—no personal organization, no officers, no constitution, no fees, all red-tape abolished. People believe that where there is a wide community of interest and real publicity, the turning on of the limelight will be the most effective method of doing away with the many abuses from which real estate as a whole suffers.

MR. ROBERT E. DOWLING, the well-known president of the City Investing Co., refers to the plan as "the town meeting idea modified to present day requirements." This is an admirable characterization of the plan. We all know how powerful was the town meeting in its day. It still is an irresistible force in smaller centers of population and in sparsely settled parts of the country. An abuse arises that affects the general community: a town meeting is called: general sentiment finds an expression. The proceedings are equivalent to serving a police notice on the obstructionists. It is a bold offender who can stand up against the criticism of Public Opinion. Let us ask—can any regularly incorporated organization with offices, constitution, regularly established dues, do any work that has to be done more effectively than the town meeting did its? We cannot establish the town meeting in New York City, but the town can meet just the same by setting the powerful machinery of Public Opinion going.

THE Record and Guide has been asked to allow its pages to be used, as it were, as the hall or platform of this town meeting idea modified to present day conditions. A large number of our readers already are property owners. It is one of the regular duties of this paper to report upon all matters that affect real estate interests. Our columns have always been open to the discussion of abuses. The Record and Guide itself is untrameled and without a bias of any sort. Our own interests are to see to it that the real estate owners of this city get a square deal. No matter how insignificant a real estate owner may be, if he is made to suffer in mind, body or estate, he has only to write to us a fair and candid expression of his wrongs. What he suffers today is the affair of every other property owner, because the principle or action that is attacking him today may, tomorrow, attack anybody else. The community of interest here is a very live one. Protesting in person will have very small effect, but if several thousand property owners feel as he does, the protest will assume a very different scale.

ANY matter can be instantly brought to the attention of all the members of the Associated Real Estate Property Owners of New York City through the columns of the Record and Guide. As Public Opinion on the subject grows, expression will become more pronounced. In a short time any serious abuse will become the direct concern of Public Opinion. In other words, the town meeting has been called and exists.

THE Associated Real Estate Property Owners of New York City does not contemplate an organization of "kickers" or "reformers." The "town meeting" idea never would stand for that or for anything merely personal or fantastic. Some people would like to see lamp-posts gilded, or the expenses of a community reduced to a cheese-paring basis. The town meeting idea contains in itself the critical elements of common sense, and the extravagant idealist is just as readily put down by it as the most exuberant politician. But on matters of real public policy, the town meeting idea is there, standing on both feet, quite determined not to be "monkeyed" with. The meeting itself is not the only thing, for beyond that it is easy to organize committees and the rest for special purposes, and then, the object accomplished, the town meeting disbands, like a citizen army, ready to gather again at the call of Public Opinion. One victory is itself the cause of many others. A wholesome fear once created begets in the hearts of obstructionists or delinquents a wholesome reticence about fooling with the buzz-saw.

PROPERTY owners of this city have never, have never once as yet, made their reasonable power felt. The barbers, the betting men, the saloon-keepers, the police, even these are organized effectively, but the property owners of New York City, who hold seven billion dollars' worth of realty, are scattered almost as the waste paper on the streets. The lawyers, for instance, through Public Opinion, influence the rejection of undesirable members of the judiciary. The labor unions procure, from time to time, self-protective legislation. Real estate property owners have a hearing once in a while and the result is—nil. This is stated, perhaps, too broadly, but it is so solemnly near the truth that any small modification of the statement would hardly be worth recording. No one would ever believe that the property owners who compose this important, inoperative part of the community actually underwrite the city's tax bills, and guarantee, practically, every cent of the funds raised. Property owners are forced by law to be not merely the guarantors of the taxes, but the tax collectors. The city says to them, in substance, "Forget your own interests, pay up the taxes" and the property owners do. Today the cry of the municipality is for more money. More money for subways, more for bridges, more for parks and improvements of every sort. Every city official is demanding larger appropriations and calling for increases in salary. Many of these demands are warranted, but many are not. Many of them should be hurried into existence in order to keep pace with real estate needs, but in how many matters should the reverse be the governing policy? Not even the traditional camel could be loaded up with that last straw. General conditions must be considered. There are times when you may and there are times when you may not—in almost all things, except real estate when it comes to taxation. Real estate men are naturally optimistic, but a man who lives a life of unrestricted optimism is likely to

make, in the end, the worst of pessimists. The purpose of the Associated Real Estate Property Owners of New York City is to maintain the spirit of optimism by making it imperative that the real estate house shall be kept in first-class order from day to day.

UNEQUAL ASSESSMENTS.

THE Mayor's talk with the Tax Commissioners may be viewed variously. Some read it as a criticism of the department so far as past methods and conditions are concerned. Others regard it as a piece of exhortation, intended to stimulate the incoming members of the new administration to the full performance of their duties. Still, others view the address as a verbal reaching-over-the-heads of the commissioners to the delinquent property owners who are supposed to have not suffered, but promoted the inequalities that exist in their assessments. Some others hear in the Mayor's words a command to the Tax Department to "get busy and see to it," because the city will need every penny that is coming to it.

It matters little how the Mayor's talk is taken in detail. The substance of what His Honor says is sound. If figures ever giggle, it must be at some of those jocosities that stand on the assessment rolls of the City of New York.

No one imagines for a moment that the assessing of real estate for the whole of the city is an easy task, but one of the things that everybody knows is that it is not so important to have the assessments right, as it is to have them equal. That secured, no one need bother.

We print below a few assessments, taken literally at random, which show how needed the Mayor's admonition to the Tax Commissioners was. In the table printed, after giving the location of the property, we append the amount of mortgage carried, and compare it with the assessed valuation. It will be noticed that many of the figures compared are practically equal, which means either the property has been overvalued for the mortgage, or underappraised for taxation. These discrepancies demand attention. Wherever there is an unwarranted inequality, some other property owner in the city is paying his fellow's taxes.

It is worth remarking, by the way, that undeveloped real estate is let off very much easier by the city than in fairness it should be. We need not be devotees of Henry George to recognize a certain element of injustice in putting the full burden of taxation upon the enterprising property owner who improves his realty, and at the same time letting off easily the slothful owner who prefers to become sodden in his "unearned increment."

We hope the Mayor is not going to leave this subject with merely one talk. He has, in Mr. Lawson Purdy, an efficient and reliable administrator. In the bulk, real estate owners desire an equitable assessment roll. Those who seek to solicit favors should be rigorously routed out. They are enemies of their kind. They should show to their class that personal obligation to itself which every community rightfully exacts from all its members. Our tax methods to-day are, generally speaking, a hodge-podge of crude traditions and experimentations. They need reforming and systematizing. This will take time to effect even with the best intentions all around. In the face of dishonesty, official or lay, mighty little can be accomplished. Property owners should get together and study the assessments. The lime light of publicity should be turned on the assessment rolls. Let the public see the list of the names of people who are getting, honestly or otherwise, some measure of immunity. Turn on the light! As long as these assessment rolls are semi-secret documents, hidden away in archives which men can get at but do not, so long will there be abuses. One real estate property owner should not ask another property owner to pay more than his share of the city taxes.

	Amount of mortgage.	Assessed value.
57th st, Nos 32 and 34 E, Maria B. Chapin....	\$175,000	\$185,000
Lenox av, s w cor 115th st, Jacob Gordon.....	64,750	62,000
7th av, Nos 592-96, Hotel Hermitage Co.....	550,000	475,000
Union sq, Nos 36-38, n e cor 16th st, I. S. & M. Korn	230,000	218,000
8th av, n w cor 43d st, C. A. Christian.....	170,000	170,000
22d st, Nos 152-156 E, Saml D. Davis Const Co	114,000	107,000
72d st, No 123 W, Mary E. Weir	47,000	45,000
73d st, No 152 W, J. S. Van Reimpst.....	24,000	25,000
77th st, No 133 W, M. Gross	28,000	27,000
Broadway, s e cor 113th, Jas. T. Brundage.....	360,000	475,000
Broadway, n e cor 180th, Barnard Realty Co....	126,000	94,000
Riverside Drive, Wm. H. Cooper	100,000	105,000
5th av, Nos 366-70, 35th St & 5th Av Realty Co.2,	700,000	2,035,000
5th av, No 424, John H. Burton	600,000	515,000
5th av, No 516, Comolin Realty Co.....	600,000	600,000
5th av, No 728, 728 5th Av Co.....	350,000	350,000

6th av, Nos 782-92, Lewis & Conger	410,000	359,000
Broadway, n w cor 113th st, Broadway and 113th St Co	225,000	211,000
Broadway, s w cor 113th st, I & H. Mayer....	145,000	106,000
20th st, Nos 6 and 8 W, G. Cunard	270,000	250,000
Riverside Drive, Nos 528-29, K. Corrison....	165,000	155,000
St Nicholas av, Nos 158-159, Haines Realty Co.	240,000	230,000
St Nicholas av, s w cor, No 164, Rauracia Rlty Co	145,000	125,000
Amsterdam av, Nos 1627-33, Maud T. Lavigne..	87,000	72,000
Amsterdam av, Nos 2071-2081, Peter Clemens.	85,000	77,000
Riverside Drive, Nos 550-52, H. B. Davis.....	235,000	235,000
Riverside Drive, No 4, Augie M. Booth	85,000	85,000
Broad st, Nos 107-11, s e cor Water st, Ernest Flagg, 12-31-09	232,000	235,000
25th st, Nos 41 and 43 W, Joseph Meeks, 13-10.	245,000	235,000
45th st, Nos 2 to 6 W, Brevoort Const Co. 12-31-09	310,000	300,000
Park av, No 957, Rixton Realty Co., 12-29-09...	51,500	50,000
Maiden lane, Nos 47-49, S. F. Myers Realty Co.	425,000	450,000
Maiden lane, Nos 52-54, Jos. Fahys Co.....	525,000	555,000
26th st, Nos 114-116 W, Criterion Const Co...	65,500	42,500
27th st, Nos 12 and 14 W, Chas. Kaye	80,000	70,000
7th av, Nos 421-423, Frank J. Cassidy.....	400,000	250,000
34th st, Nos 108-10 W, Shanley Realty Co....	675,000	530,000
34th st, No 136 W, 136 W 34th, a corp.....	120,000	95,000
34th st, Nos 224-226 W, 224 W 34th St. Co....	115,000	115,000
36th st, Nos 124-126 W, Dongon Investing Co..	145,000	115,000
36th st, No 69 W, T. J. Shine	85,000	57,500

PUBLIC OPINION VOICED.

FURTHER evidence proving that the proposed Associated Real Estate Property Owners of New York City has struck a responsive chord among leaders of thought and activity in that field of endeavor, was obtained this week. Cards bearing the signatures of officers of realty associations, taxpayers organizations, improvement clubs and individual property owners have come to this office in great number. Letters have been received from many others, some highly endorsing the plan, others seeking additional information and others asking the Record and Guide to send membership cards to friends and neighbors. Almost one hundred personal calls were made by members of the staff of this paper and the interviews of some of those seen follow, it being impossible to publish all this week.

In some cases secretaries of associations promised to take the matter up before their respective bodies at the next meeting. In fact, the proposal has met with such widespread enthusiasm and the most generous support from even the most diversified interests.

Owing to the large number of requests for membership cards and the impossibility of reaching everyone, the text is herewith appended. This form may be cut out, signed and sent to the office of the Record and Guide for registration. The cards follow:

Obverse Side.

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

On the distinct understanding that I am not in the slightest degree financially or otherwise obligated, and that I may withdraw at any moment without responsibility of any sort, I am willing that my name should be enrolled as a member of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY, formed in accordance with the editorial announcement published in the columns of the Real Estate Record and Builders' Guide.

Signature.....

Address.....

Date.....

Reverse Side.

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

This organization has no constitution.
It has no by-laws.
It has no officers.
It has no fees or obligations of any sort.
Its only demands upon its members are that they shall promptly report to the public organ of the organization (The Real Estate Record and Builders' Guide) all suggestions and criticisms that may appear to its members to be likely to protect the interests of real estate or benefit and advance those interests.
THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY rely upon the force of PUBLIC OPINION.
Their only purpose is to unify real estate owners for the purpose of protecting their common interests.

One particular feature about the proposition that seemed to appeal strongest to those interviewed is that secured through the eliminating of all opportunity for petty jealousies and the work of harmful influences within the organization, by the simple process of banishing unnecessary rituals, such as constitution, by-laws and rules of procedure.

One mistaken idea that seems prevalent, although it was made quite clear in the introductory articles on this subject, is that the new association will in no way interfere with the work of the local bodies. The ASSOCIATED REAL ESTATE PROPERTY OWNERS OF N. Y. CITY will concern itself only with general matters vital to taxpayers in general. Associations are

invited to join this body because its sole endeavor is to carry on the effectiveness of agitations for improvements affecting wider and more far reaching centres, or the entire city.

Some of the opinions expressed by well known real estate men this week, follow:

THE TOWN-MEETING IDEA.

ROBERT E. DOWLING, president City Investing Co. and property owner, 165 Broadway: "The town meeting idea, modified to present-day requirements; well, public opinion is learning its strength. It's a good idea. The very simplicity of the plan will bar petty jealousies which have wrecked many organizations before it. The proposition is timely; it's a good thing and it ought to succeed."

EDWARD B. BOYNTON, president of the American Real Estate Company, 527 5th av, which has property holdings, according to its latest statements, now in course of preparation, of between \$13,000,000 and \$14,000,000: "There is a good field for effective work in the plan. The difficulty, more or less, with all the local associations is that of SELF-INTEREST AND JEALOUSIES that seem bound to arise. If such an association is broad enough, organized on the simplest possible lines as proposed, those problems will be overcome. Simplicity is the keynote. We are all burdened with membership in various associations of the kind, and we find that we have not the time to give the attention to them that they deserve. The day of the meeting is passing, and so I believe that with a strong medium through which to arouse public opinion, the interests of the taxpayer will be much better protected."

JOHN L. PARISH, Parish & Fisher Co., Singer Building: "We now have an organization of real estate brokers, one for auctioneers and another representing the real estate owners and a number of local associations in various parts of the city, but none of them is as effective in its work as it could and would be if there were one strong, central organization combining all these interests, incorporated under the laws of the State, and owning and occupying its own representative building, located centrally in the financial district, like the Stock and Produce exchanges. The old Real Estate Exchange was the type of what such an organization should be. Every former member of that organization with whom I have discussed the matter has regretted that it was ever liquidated. It was always a power for good government, for the advancement and protection of the real interests of the city. More than these benefits the real estate interests of New York City do not need. If your efforts are directed toward organizing something on that line they certainly will merit the moral and financial support of every one interested in the real estate market."

ALFRED E. MARLING, of Horace S. Ely & Co., real estate, 21 Liberty st: "Anything that is going to get the property owners of New York together is a good thing and deserves support. An organization formed to protect their interests, or to enable them to protect themselves against arbitrary legislation, should be welcomed. Something of the kind has been needed for thirty years; a body that will represent all the varied interests of the property owner. In the old days the Real Estate Exchange did some good work, and in recent days the Allied Real Estate Interests have done their share. With such an organization this work could be made more effective. By all means organize. I'd like to see it go."

TIME TO ACT.

PAUL HALPIN, of 154 Nassau st, ex-secretary of the Dyckman Taxpayers' Association, member of the Central Taxpayers' Association, the Washington Heights Taxpayers' Association, and owner of considerable property verging upon the Pennsylvania Railroad station in the vicinity of 7th av, 33d and 34th sts: "Any way that may be devised to induce our Borough Presidents to give ear to the appeals of the over-burdened taxpayer should be encouraged. It seems impossible for the individual, and very often for even the local association, to obtain a hearing before a public body or official. When 60,000 taxpayers, or even a small portion of that number, seek a hearing that body or official will be more inclined to listen. This is opportune time to act. The taxpayers through public opinion are RISING UP TO DEMAND THEIR RIGHTS and we are evidently going to get them, judging by the newspapers. The day of the meeting is over. Printers' ink, properly wielded, does wonders. Your plan opens a way for it."

J. W. CUSHMAN, real estate operator, estate manager, property owner and secretary of the Twenty-Third Street Improvement Association, 240 West 23d st: "I believe it is a good thing to do. Get the property owners together; it is something that has been needed for many years. When tried before it has failed, but perhaps it is because it was tried on a wrong principle. If simplicity is what is needed, you have it. The most effective work that is done to-day is through public opinion. To have public opinion you must have a means of cultivating it. You have it, so I do not see why you will not succeed."

FRANK E. SMITH, real estate investments and owner of Manhattan property, No. 1 Madison av: "It will be a fine thing if all, or even a good part, of the property owners of Manhattan could be identified with an organization of some kind. They need concerted action to guard their interests. In the past,

when attempts have been made to do this thing, interest soon lagged, because there was nothing to hold the members. There was too much self-aggrandizement. Leaders were wanted. Those who could wouldn't, and those who would couldn't. The Record and Guide is a good leader for such an organization, and it will succeed."

FRANK E. KNOX, president of the Columbia Investment and R. E. Co., Times Building, Manhattan, has large real estate interests within the metropolitan district: "From the standpoint of a property owner I believe in your proposition. The Record and Guide should act as a MEDIUM for the discussion of all matters affecting real estate. Advance items concerning proposed improvements and assessments are of inestimable value to owners of realty and may often be the means of saving prospective purchasers from considerable loss. You are indeed on the right track."

DAVID STEWART, of 203 Broadway, Manhattan, observed: "I am in sympathy with the idea of your publication. Whatever subject is taken up, though, should be discussed in simple language. Give us all the information that will be of material value in assisting the buyer and seller of real estate. Your field of subjects is unlimited and, in my judgment, there will be no lack of co-operation on the part of realty owners."

A. C. HOTTENROT, of A. C. & F. W. Hottenrot, 146 Broadway, Manhattan, when seen at his office on Monday, expressed the belief that in the past insufficient publicity has been given to matters relating to real estate. "The Record and Guide can best serve the interests of the taxpayers by taking an impartial stand in this regard," he said. "All owners are eager for the facts at all times, and if correct news is furnished such information will be fully appreciated by both small and large holders of realty throughout the city."

THOMAS KELLY, president of the Belleclaire Realty Corporation, 150 Nassau st: "I consider it a very worthy movement, and one which is very much needed for the protection of the large real estate interests in New York."

BURTON THOMPSON, real estate broker, 1 Wall st, writes: "I am happy to become a member of the Associated Real Estate Property Owners of New York City."

WM. G. GREEN, of Sandford & Green, real estate operators, 160 Broadway, says: "I take pleasure in enrolling as a member of the Associated Real Estate Property Owners of New York City, and will be glad to co-operate in any way I can to further the movement."

FREDERICK G. RANDALL, vice-president of Queensboro Improvement Co., 1123 Broadway: "I am thoroughly in accord with the purposes of this movement, and think it should receive the co-operation of every property owner in New York City."

W. H. WARREN, of Warren & Skillin, 172 Fulton st, Manhattan, believes that the Record and Guide is supplying news of vital importance to owners. "You are furnishing a fund of information to holders of real estate hereabouts and your efforts should be promptly supported by them. The idea advanced by your publication receives my endorsement. You are taking up the subject at a most opportune time. The present movement toward reform shows that property owners are beginning to sit up and take an interest in civic affairs. No, I do not believe that the Record and Guide will experience any difficulty in gaining the co-operation of real estate owners along the lines suggested."

REGINALD P. BOLTON, of 527 5th av: "Your articles relating to the proposed organization have been read by myself with much interest. I can readily understand what a benefit it would be to real estate owners. The work of the present taxpayers' associations can be made much easier with newspaper support of the kind suggested. This support should come from just such an organ as the Record and Guide."

CHARLES L. VAN FOSSEN, of the Bryant Park Arcade, 42d st and 6th av, Manhattan, represents large realty interests. Mr. Van Fossen is devoting his time chiefly to the development of vacant property and is interested as well in the building of homes. He said: "We have several taxpayers' organizations in this vicinity, and while they are doing good work in their own way I feel certain that they do not fill the real requirements of their members. One association wants to keep down taxes and the other is crying for expensive improvements—in fact they are working against one another. This is the condition all over the city to-day and until property owners can agree on matters pertaining to their own welfare satisfactory results will be slow to follow. I fail to see any good reason why the Record and Guide could not be a help to the property owner at this stage."

F. E. BARNES, of 11 West 28th st, Manhattan: "I haven't given the matter serious consideration, but from what I have gleaned from the articles referred to it occurs to me that the Record and Guide can do much good by opening its columns for the discussion of subjects of interest to realty owners."

E. H. HESS, of M. & L. Hess, 907 Broadway, Manhattan: "It seems to me that your proposition ought to appeal to property owners. It is strange how ignorant the average owner is about the payment of taxes, street openings and such matters. The scheme appeals to me."

HENRY M. MORGENTHAU, real estate operator and owner, 165 Broadway: "The plan seems to be a good thing on its face, but I have not had time to look into it thoroughly."

CHARLES E. SCHUYLER, of 165 Broadway, secretary of the Riverside and Morningside Property Owners: "I believe that an association of real estate owners for the greater city of New York would be of great benefit to real estate interests, particularly if it co-operated with the Real Estate Board of Brokers, through which, to-day, as much influence can be exerted upon legislative work as through any other organization that has been in existence in New York City to this date.

"On general principles, I believe that the organization you suggest, if organized on a proper basis, would be of great benefit to real estate interests; and if it acted with local organizations in different parts of the city, I think it could be made a great success. There is no doubt that legislative committees and heads of departments give more consideration to a representative of an organization than to individual statements and protests.

"The Real Estate Record and Builders' Guide as the medium of publication for VERIFIED INFORMATION needed by property owners and real estate men, telling of the action of various local organizations, would be of great benefit, and would be, I think, endorsed by every real estate man."

CYRILLE CARREAU, 796 6th av.: "I have read with interest the views of prominent men in relation to the proposed organization, and I feel quite sure that if it was started with some interest on the part of the organizers it would be a success and do a great deal of good."

J. HARRIS JONES, Supt. of Buildings, Borough of the Bronx, and president of the North Side Board of Trade: "I have not had time to go into the merits of your plan for an association of property owners, but I am heartily in favor of any plan that will bring the property owners of the City of New York together. It was because we had no such organization in the past that the property owners of the City of New York have suffered so much from legislation that should never have been passed by the Legislature and approved by successive Governors.

"If you will refer to the files of the Record and Guide, you will find a letter from me which suggested a plan for just such an organization as I presume you are forming. It was published before either the Greater New York Taxpayers' Conference or the Taxpayers' Congress was outlined. The wrongs we have suffered in the past have been our own fault, as we cannot get the real estate interests together long enough to do useful work.

"A case in point is that of the County Clerk and the fight he has to make on account of the failure of the real estate interests to impress upon the city officials the importance of having fireproof quarters to contain the invaluable real estate records of the county. When we think of the state of chaos that would follow in the event of a fire, it is enough to appall any thoughtful man, and yet I fail to find any record of a united effort on the part of the real estate interests to back up the County Clerks in their fight. I am heartily with you to bring about a united association of real estate interests."

STIFLED BY INTERNAL DISSENSIONS.

L. NAPOLEON LEVY, operator in Manhattan and Bronx realty and an extensive real estate owner in this city; 27 Pine st.: "You can put me down as being in favor of anything that will CONCENTRATE PUBLIC OPINION. The good that most associations are capable of doing is hidden and stifled by internal dissensions or petty jealousies, and I see in your plan a way to overcome this. The proposed Associated Real Estate Property Owners of New York City is timely. There is unquestionably room for good work through literature and a strong, regularly issued medium that can focus public opinion."

ABRAHAM BOEHM, of Boehm & Coon, real estate operators and President of the 35th Street and Fifth Avenue Realty Co., 31 Nassau st.: "I believe that the proposed association is a good thing, and anything of the kind, once fairly started, would find us on the membership rolls."

LAURENCE M. D. M'GUIRE, real estate broker and director of the Callahan Estate (Inc.), Singer Building: "I've read the article with considerable interest and I believe it to be a very good scheme. If you can accomplish what you set out to do you can do a good work in a field where there is plenty of room for it."

BOUND TO BE BENEFICIAL.

RICHARD M. MONTGOMERY, real estate developer and owner, 27 Pine st.: "A movement such as the Record and Guide has undertaken is bound to be very beneficial to the individual property owner. If the local associations can do good work, surely the effectiveness of a larger organization would be greater."

IRVING I. KEMPNER, real estate operator and owner: "I'm with you in your undertaking and think you are doing a commendable work. We property owners need something like that in this city, and the sooner you can get it on its feet and the property owners enrolled, the better."

"HAS SHOWN ITS STRENGTH."

R. W. DAVIS, vice-president of the Dacorn Realty Company, owners of property on Riverside Drive, member of the Washington Heights Tax Payers Association and general developer; 95 Liberty st.: "I am absolutely in favor of the plan and it has my hearty and unreserved endorsement. The Record and Guide has already shown its strength in what it has done for the property owners of this city, and with an evidence of their appreciation in the endorsement of this plan, which plainly is for their benefit, the Associated Real Estate Property Owners of New York City could do a world of good."

JOHN R. FOLEY, of John R. & Oscar Foley, real estate brokers and property owners, and former member of the Board of Governors of the Real Estate Board of Brokers: "It's a good thing, and I believe a semi-formal concentration of all real estate interests with the Record and Guide as its voice cannot fail to insure protection against the hundred and one evils that assail the owner of property in New York City."

THE MODERN METHOD.

BRADISH JOHNSON, vice-president and director of the City Investing Company, and director of the Bradish Johnson Estate, 39 Cortlandt st.: "I believe as Mr. Dowling does, that the modern method of conducting affairs for the public good is through literature. The plan appears to be a good one."

EMANUEL HEILNER, of Heilner & Wolf, general real estate dealers, director of the Kips Bay Realty Company, and property owner, 135 Broadway: "There is certainly a need for such an organization as the Record and Guide proposes to crystalize. But I believe that it should go even farther, if possible, and conduct a personal canvass of property owners to urge them to join. One man cannot afford to stay out of a general movement of this kind just because his neighbor is indisposed to consider it. What affects one affects all, and in 'Unity there is Strength.' Real action is needed, but it must be a united action. We certainly need to have the property owners aroused, and inasmuch as you cannot get them out to meetings, they cannot help but encourage a movement that affects even better results through literature."

CHARLES GRIFFITH MOSES, real estate owner and operator, 141 Broadway: "You have my endorsement of the plan and my moral support in helping to make the Associated Real Estate Property Owners of New York City a success. THE RECORD AND GUIDE HAS ALWAYS HAD THE UNITED SUPPORT OF ALL REAL ESTATE OWNERS because of its observative attitude upon questions affecting those interests. There is unquestionably a need for more concerted action among the property owners, and I believe you will have no trouble in gaining the support of all who are interested in the welfare of the general community."

EDWARD J. HOGAN, in charge of the Fifth av. office of John N. Golding, 9 Pine st.: "The proposal to concentrate the interests of the property owners of New York city in an association, such as I see the Record and Guide proposes, is good. Owing to the fact that the Mayor in a recent letter called attention to the question of taxation of real property, the suggestion is timely and should receive the encouragement from all property owners that it deserves."

CHARLES F. MEHLTRETTER, real estate broker, 703 Tremont av, believes the formation of the Association of Real Estate Owners of New York City will fill a long-felt want; because, through an association like this, a vast amount of common and general interests can be protected. I heartily indorse its formation.

ALBERT E. DAVIS, architect, and chairman of the Literature Publication Committee of the North Side Board of Trade, 258 East 158th st.: "If all property owners in the City of New York would combine in one association, as you suggest, there would be less leeching on this thrifty and burden-bearing portion of our population. The difficulty would be the divergent interests of the different sections. A real estate newspaper, if it could be kept absolutely independent of political influence, would be a powerful aid in protecting the property owner."

COUNTY CLERK SCHNEIDER MAKING IMPROVEMENTS.

Since taking office, County Clerk William F. Schneider has devoted much time to the bureau of naturalization, which comes under the supervision of his office. He found that much of the congestion and confusion of which complaint had been made was due to the cramped quarters in which the naturalization clerks work. Next door to the present naturalization room, at the top of the County Court House, is a large, well lighted room at present filled up with old records dating back to 1835 of the old Common Pleas and Superior Courts. After consulting with Commissioner of Records Andrews, Mr. Schneider has decided to have these records moved across to the Hall of Records and properly docketed. The room which they now occupy will then be used for naturalization purposes, enabling the present force to triple the daily number of papers issued to prospective citizens. Mr. Schneider has asked for the power to appoint additional clerks in this bureau.

THE COMPLAINT.

I would call attention to an abuse which has long existed and has been referred to as a form of graft. I refer to the installation of water meters by city plumbers. It occurs to me this would be a good time for some publicity on this point, and thereby bring the existing abuse to the notice of the new Commissioner. My understanding of the law is that it is not obligatory for the department to serve notice on the property owner. The department, however, sometimes serves a form of notice upon some individual who may be found on the premises, without regard to whether or not the person served has any interest whatever in the property. The department's books, as I understand, has a mailing address, to which to send bills, and if the notice to install meters were mailed to these addresses the owners would comply with the notice and thereby save anywhere from 60 to 75 per cent. of the amount charged by the city plumbers. During the last administration I found it useless to complain to Commissioner O'Brien of this abuse. Meters were set in four separate properties of which I have charge and in no one instance was notice served. This, in spite of the fact that my address, as agent for the properties, was on the books of the department. In each instance the overcharge was 60 or 70 per cent. I submitted the matter to several attorneys, who advised it would cost at least three times the amount involved to contest the overcharge. I believe the Record and Guide is the proper medium through which this abuse should be given publicity, either toward having the law changed or the Commissioner to issue strict orders with regard to the service of notice. I have some interesting data with regard to this form of graft. Will be pleased to submit it to you if you so desire.

Trusting you will agree with me in the necessity for agitating this change, I am,
A PROPERTY OWNER.

THE COMMENT.—Our correspondent touches upon an old sore. Some of his minor statements are possibly subject to correction (as, for instance, his assertion that no notices are sent out), but in the main one he is right. The property owner who does not protect himself promptly upon receiving notice from the Department of Water Supply, Gas and Electricity and install the requisite meter, finds himself penalized by a seemingly extra judicial charge. If he does not obey the regulations of the Department of Water Supply, Gas and Electricity he should be made to. The water meter should be put in, if called for by the law, but if the city, to protect itself, does the work for him, the owner should not be "soaked" in order to enable some "favored" plumber to make a percentage which causes even the ordinary plumber's bill to laugh. As a matter of fact, the city should put the water meters in cheaper than anybody else; it can do so if it sets about it in a thoroughly businesslike way. We are surprised that some property owners have not legally contested the bills rendered and so made somebody "show up," unless it be that the amount of the stealing in any one case is small and our present process of law so slow that the property owner would lose whichever way he worked. The whole matter is not in a condition that justifies anyone or is creditable to the city itself.

THE REDRESS.—The Record and Guide brought this matter to the attention of Commissioner Thompson, who said he had already several hundred complaints of this character before him. He assured the Record and Guide that the subject would receive the most careful attention and redress at his hands. The matter is now in the hands of Mr. Beemis, the First Deputy. We trust all property owners who have any grievances of this kind will not allow them to remain beyond the eyesight of Mr. Beemis. That gentleman is full of energy and solicitous for the good fame of his department. He is anxious to have the lime-light turned on all injustices and abuses of the prerogatives of the Department of Water Supply, Gas and Electricity. These abuses are in themselves small, but the property owner who has to "get up against" nine thousand, nine hundred and ninety-nine of them within twelve months feels that the ownership of real estate in New York City is not the picnic that people think it is. No wonder the public cry about the increase of rents, when they know so little about what is going on to help raise the cost of operating a building. Nobody gets any return from it except the grafter.

We trust the new administration will abolish all these petty abuses. There are a number of them, of which we shall speak from time to time.

TORRENS TITLE INSURANCE COMPANY.

To the Editor of the Record and Guide:

I appreciate the kind words contained in the editorial of the last issue of the Record and Guide, with regard to the new "Torrens Title Insurance Company" that I am organizing. Will you allow me, however, to correct a slight error into which you have fallen. You say in the course of your article:

"The law itself had provided that no title examining corporation not already in existence should be recognized as an examiner, and the recent sharp decisions against a corporation dealing in legal services, even through its own attorneys, and in their personal capacity, had seemed to erect a wall of pre-

vention against any corporate activity in this or other legal fields."

Section 280 of the Penal law, which was passed last year and prohibits corporations from practicing law, contains this exception:

"This section shall not apply to any corporation lawfully engaged in a business authorized by the provisions of any existing statute, nor to a corporation lawfully engaged in the examination and insuring of titles to real property."

You will notice that the statute does not limit this exception to a title insurance company already in existence, as that would preclude any other company from being organized for the purpose of operating under the Torrens law, and if there were such a limitation, it would be restraint of trade and render the law unconstitutional.

Furthermore, Section 9 of the Torrens law provides, as follows: "A corporation may be licensed and admitted to practice as an official examiner of title by an order of the Appellate Division of the Supreme Court of the Department in which it has its principal place of business, which order shall be made on the certificate of the proper State official that such corporation is duly incorporated under and by virtue of the laws of this State, and by said laws authorized to guaranty or insure titles to real property within this State."

There is nothing in the Statute which prohibits a corporation, incorporated at any time under the title insurance law, whether already in existence, or incorporated after the passage of said act, from being licensed and admitted to practice as an official examiner of title, etc.

Trusting I have made this point clear and welcoming criticism in any other direction.

GILBERT RAY HAWES.

SOME MORE GRAFT.

To the Editor of the Record and Guide:

Noticing that the Comptroller proposes to run his office as a business proposition, by reducing the number of unnecessary employees, and there are undoubtedly many, I am prompted to write of a condition prevailing in another branch of the city government. The following are the number of people employed to clean a court room less than eighty feet square:

Janitor, designated engineer.....	\$1,200
Assistant janitor	900
Cleaner	600
Three scrub women, at \$30 a month each.....	1,080
Total	\$3,780

In other words, the cost of cleaning this room is \$3,780 per year, plus cleaning materials and the charge of a window cleaning company for cleaning windows. The above mentioned people are, I believe, appointed by the Superintendent of Public Buildings.

One of the employees, when asked one day by a representative of the Comptroller (who was looking for the man in charge), who was his boss, answered, "Tim Sullivan."

How many other cases are there in the city like this? These expenses are all saddled on real estate and raise the cost of maintaining realty. Ultimately they find a place more or less in "rents." Yet the public is crying out against "high rents" in New York City, and we all hear talk about the crowds moving away to New Jersey and elsewhere. What do other property owners think? This is a question that is "up to" us all. Let us give these matters all the benefits of publicity. I will gladly supply with details data of the case I am reporting.

A TAXPAYER.

Are there any more like this?—Editor Record and Guide.

FAVOR BRILLIANT LIGHTING SCHEME.

The members of the Fifth Avenue Association again gathered at the Holland House on Tuesday evening to discuss improvements for that thoroughfare. If the plans under consideration are carried out the aspect of the avenue will be greatly changed a year hence. It will be recalled that the association recently began a campaign for better light, better traffic regulations and "Islands of Safety," to make this wide street the equal of any of the famous streets abroad. An examination of the membership roll shows that nearly every business firm on the avenue is taking an active interest in the movement. Even the banks, trust companies, hotels and churches are represented.

At the meeting on Jan. 11 a spirited discussion on street lighting was indulged in, but when the excitement subsided a count of heads showed that all present were in favor of the proposition to urge merchants to increase their window and store front illumination. One of the suggestions made at the meeting called for a systematic sanding of the avenue by the Street Cleaning Department, especially where steep grades are in evidence. This, it was said, would obviate the condition caused by the constant dripping of oil from automobiles. Another matter considered related to "smoking" motors, it being pointed out that they were entirely too numerous. It was finally decided to appeal to the authorities in this instance and

request them to adopt the same restrictions to keep such autos off the avenue as are enforced in the public parks.

President Robert Grier Cooke, of the organization, argues that notwithstanding the distinction of 5th av to-day, those who are most interested in its development perceive that many of its present features must be improved, before the many people that turn to it naturally for either business or pleasure will have no cause for using some other street when they prefer 5th av.

SIDEWALKS IN 34TH STREET NONE TOO WIDE.

According to the results being obtained by the committee appointed by the Manhattan Central Improvement Association to investigate the need for widening 34th st, there appears to be little doubt but that a formal petition will shortly be presented to the Borough President calling for the broadening of the roadway of that thoroughfare, at least between Park and 7th avs. Already a large number of owners and lessees have been consulted in the matter, and so far little opposition has presented itself.

One of the members of the committee, Mr. A. Sulka, of 34 West 34th st, has been busy for the last ten days in interviewing lessees and owners on the south side of the street in question and reports unlooked for results. To a representative of the Record and Guide he had this to say in the matter:

"Now that I have practically concluded my investigation, I can unhesitatingly affirm that, so far as the property owners or lessees on the south side of 34th st are concerned, I am able to say that they recommend the project. Personally, I know of only two or three who really oppose the widening, including Jas. McCreery & Co. and Mr. Geo. C. Boldt, president of the Waldorf-Astoria Hotel Co. The argument advanced by Mr. Boldt against the widening is that by accomplishing our purpose we necessarily must make the sidewalks narrower, which would result in congestion. As I understand Mr. Boldt, he maintains that the sidewalks are none too large at present, and that when the Pennsylvania terminal is opened it will be found that there will be no surplus sidewalk room in 34th st. This is one of the reasons why he is not in favor of the scheme."

The committee having charge of the investigation is composed of three members of the improvement association. They are: Messrs. Wm. R. H. Martin, Edwin H. Popper and A. Sulka.

MOVEMENT TO EJECT SQUATTERS.

Among the matters laid over from last year by the Local Board of Chester was a project for laying-out on the map of the city a change of line of the Shore Drive from the Town Dock road to the southerly line of the Turnbull property, in the Throg's Neck section. The petition for this improvement was signed some weeks ago by Edward Polak, Alonzo N. Rose, Julius Figlinolo and eight others, representing an ownership of forty-three lots in that locality.

The real purpose of the change is to make the easterly line of the Shore Drive come generally below high water line. When the matter was brought to the attention of the Local Board opposition to the project was offered by Edward W. Murphy, since he did not exactly understand why the change was proposed. Mr. Polak thereupon explained that the proposition is to widen the strip of land which is between Edgewater Terrace and high water mark, and from the Town Dock road to the Turnbull property, and that the request is made for the reason that the owners believe that the water-front there should be preserved.

Another reason advanced by those in favor of the change is that by making the improvement the neighborhood will be rid of objectionable squatters. Frequent attempts have been made in the past to eject the residents complained of, but without success. A complete survey of the land in question was recently presented to the Board by the Topographical Bureau.

When questioned on the subject by a representative of the Record and Guide, Mr. Polak asserted on Wednesday that while it is true that the petition has been laid over, no thought of abandoning the proposition is entertained. "We believe that the project will enhance the value of bordering real estate, and a new petition for this improvement will undoubtedly be presented for consideration by the new administration."

STATE BOARD HEARING ON WATER TUNNEL.

FILE YOUR OBJECTIONS IN TIME.

The State Board of Water Supply met here Wednesday to hear objections to the amended plans of the local Water Board providing for a tunnel to be built under the Borough of Manhattan to carry the water from the new Catskill aqueduct. The amended plan will cost \$25,000,000. Assemblyman Linden Bates, Jr., representing the Twenty-ninth Assembly District, objected to the plans being passed upon at the present time. Mr. August Hobermann, of the Thirty-third Assembly District, also wished to protest against the tunnel, as did representatives of several taxpayers' associations. None of these had filed objections, as the law requires, and to allow them time to do so the hearing was adjourned to February 10.

LAWYERS TITLE INSURANCE AND TRUST COMPANY STOCK CHANGES HANDS.

The banking firms of Goldman, Sachs & Co. and Lehman Brothers have purchased about 13,000 shares of stock of the Lawyers Title Insurance and Trust Company, representing the entire holdings of the Equitable Life Assurance Society and the Mutual Life Insurance Co., which are gradually divesting themselves of their holdings of stock, in compliance with the Armstrong law; and those of the United States Realty and Improvement Company.

The Lawyers Title Insurance and Trust Company has \$4,000,000 capital stock and the purchases just effected will give the new interest 32½ per cent. of the total stock, or enough to represent virtual control, apart from the possibility that they or their friends may already have held enough shares to amount with the 13,000 just acquired to a full majority. The bankers have purchased the stock for themselves and their friends and expect to take an active interest in the management of the company.

The Lawyers Title Insurance and Trust Company, the offices of which are at No. 160 Broadway, began business in 1887. It has deposits of about \$15,000,000 and surplus and undivided profits of more than \$6,000,000. The capital stock, on which dividends of 12 per cent. a year are paid, is quoted at 285 bid, comparing with 240 bid and 245 asked last Friday. Its president is Edwin W. Coggeshall, vice-president, Louis W. Bright, and among the directors are John Arbuckle, ex-Judge Henry E. Howland, William A. Day, vice-president of the Equitable Life Assurance Society; James N. Wallace, president of the Central Trust Company; Albert H. Wiggin, vice-president of the Chase National Bank; Julian D. Fairchild, president of the Kings County Trust Company; Henry Morgenthau, Eugene A. Philbin, George L. Rives, John T. Lockman and William P. Dixon, who is a trustee of the Mutual Life.

Henry Goldman, of Goldman, Sachs & Co., and Philip Lehman, of Lehman Brothers, have been elected to the board of the Lawyers Title Insurance and Trust Company, and Adolph Lewisohn will become a director. Mr. Goldman is a director of the United Cigar Manufacturers Co. and Sears, Roebuck & Co., in both of which boards Mr. Lehman is associated with him, and a director of the Columbia Trust Co. Mr. Lehman is also a director of the American Light and Traction Co. and vice-president and director of the Consolidated Gas Co., of New Jersey, the Southern Light and Traction Co. and the New York & East River Ferry Co.

WORKING TO WIDEN 161ST STREET.

According to the belief of Chairman Charles H. Baxter of the executive committee of the Twenty-third Ward Property Owners' Association, his organization is doing more than its share of work for public improvements in the Bronx. In his recent report to the members of the association he has enumerated the achievements of the society for 1909 as partial proof of this contention.

"We began the year with amendments to the Tenement House Laws and by protesting against the adoption of the Building Code. In both matters we were successful," argued Captain Baxter. "Some of our most important measures were approved and have resulted in considerable benefit to many taxpayers."

The report of the committee deals with the question of widening 161st st. The committee lays great stress on the urgent need for this improvement, which has become more apparent since the Grand Boulevard and Concourse was thrown open to the general public. In all, the executive committee has attended 18 hearings and consultations during 1909 before the various commissions and city departments. The subjects related chiefly to gas questions, water pressure, bridges and rapid transit.

At the annual meeting of the association held recently all of the old officers were re-elected. It was announced during the session that the sub-committee lately appointed to push rapid transit in the Bronx had arranged to co-operate with a similar body of one of the Boards of Trade in that zone.

SUBURBAN.

SCARSDALE, N. Y.—Fish & Marvin sold a residence and one acre of land at Scarsdale, Westchester Co., to R. C. Newton.

PRINCE'S BAY, STATEN ISLAND.—P. G. Ullman, Jr., bought through the Princess Bay Realty Co. 30 acres for the New York-Seattle Land Co. for investment, in the south side of Staten Island. Prince's Bay Realty Co. sold for George Heck a large plot of land in Amboy road, Prince's Bay, Staten Island.

MONTCLAIR, N. J.—Steven B. Ayres has sold to Jas. E. Hayes a plot on the corner of Pompton turnpike and Claremont av, Upper Montclair, 189x170, which will shortly be improved with a residence. Also sold lot No. 15 on the Haseltine map on Montclair Heights to Peter Carlson. The plot will be improved with a residence this spring.

GREENWICH, CONN.—Payson McL. Merrill has sold for William H. Erhart his property on the Round Hill road, at Greenwich, Conn., opposite Conyers Manor, the estate of Edmund C. Converse, and adjoins the residence of Dr. J. Clifton Edgar. The property consists of over 200 acres of land, with two dwellings, stables and farm buildings.

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.
Monday, Jan. 17.

- Benson av, street opening, from West Farms road to Lane av; at 3 p. m.
- Matthews av, street opening, from Burke av to Boston road; at 1 p. m.
- Lane av, street opening, from Westchester av to West Farms road; at 1 p. m.
- Rosedale av, street opening, from Westchester av to West Farms road; at 11.45 a. m.
- East 180th st, street opening, from Bronx River to West Farms road; at 2 p. m.
- Glover st, street opening, from Castle Hill av to Westchester av; at 2.45 p. m.

Tuesday, Jan. 18.

- Haven av, street opening, from West 170th st to Fort Washington av; at 11 a. m.
- West 157th st, street opening, from Broadway and Audubon pl; at 12 noon.
- Bush st, street opening, from Creston av to Grand Boulevard and Concourse; at 2 p. m.
- Matthews av, street opening, from Burke av to Boston road; at 2 p. m.
- Cruger av, street opening, from Williamsbridge road to South Oak Drive; at 10 a. m.
- Boston road, street opening, from White Plains road to northern line of city; at 1 p. m.
- West 178th and 179th sts, street opening, from Haven av to Buena Vista av; at 3 p. m.
- Jerome av, widening, from Cameron pl to East 184th st; at 4 p. m.

Wednesday, Jan. 19.

- Bronxwood av, street opening, from Burke av to Gun Hill road; at 3 p. m.
- Morris av, closing, from Harlem R R to Concourse; at 3 p. m.
- East 182d st, street opening, from Tiebout av to Folin st; at 2 p. m.

Thursday, Jan. 20.

- Magenta st, street opening, from White Plains road to Golden av; at 10 a. m.

Friday, Jan. 21.

- Rosewood st, street opening, from Bronx Boulevard to Cruger st; at 1 p. m.
- Tremont av, street opening, from Eastern Boulevard to Fort Schuyler road; at 2 p. m.
- Eastern Boulevard, opening, from New Haven R R to Hunts Point road; at 1 p. m.

AT 258 BROADWAY.

Monday, Jan. 17.

- Westchester av, rapid transit; at 10.30 a. m.
- Chicago av, school site, Queens; at 11 a. m.
- Bridge 3, section 3; at 2 p. m.
- Pierce av, school site, Queens; at 4 p. m.

Tuesday, Jan. 18.

- Fort George, rapid transit; at 10 a. m.
- Loop 1, rapid transit; at 2 p. m.
- Brooklyn Bridge, arches; at 2 p. m.
- Loop 2, rapid transit; at 3.30 p. m.

Wednesday, Jan. 19.

- Westchester av, rapid transit; at 10.30 a. m.

Thursday, Jan. 20.

- Fort George, rapid transit; at 10 a. m.

Friday, Jan. 21.

- Westchester av, rapid transit; at 10.30 a. m.
- 15th and 18th sts, dock proceeding; at 2.30 p. m.

BY THE PUBLIC SERVICE COMMISSION.

AT 154 NASSAU STREET, TRIBUNE BUILDING, MANHATTAN.

Monday, Jan. 17.

Coney Island & Brooklyn R R Co.—Rehearing upon application for permission to issue \$372,000 in bonds; Commissioner Maltbie; at 2.30 p. m.

New York City Interborough Ry Co.—Application for abandonment of portions of routes in West 238th st, East 200th st, Decatur av, Intervale av and Wilkins pl; Commissioner Eustis; at 2.30 p. m.

Coney Island & Brooklyn R R Co.—Application for permission to issue \$462,000 additional bonds; Commissioner Bassett; at 2.30 p. m.

Tuesday, Jan. 18.

City of New York and Degnon Contracting Co.—Arbitration of determination of Henry B. Seaman, Chief Engineer; at 11 a. m.

3d Av Railroad Co.—Application of bondholders' committee for approval of issue of securities under reorganization plan; Chairman Willcox and Commissioner Maltbie; at 2.30 p. m.

Wednesday, Jan. 19.

2d Av R R Co.—Application for change of motive power in Worth st, between Chatham sq and Broadway; Commissioner Maltbie; at 2.30 p. m.

Coney Island & Brooklyn R R Co.—On the complaint of Jonas Monheimer; five-cent fare from New York to Coney Island on week days; Commissioner Bassett; at 2.30 p. m.

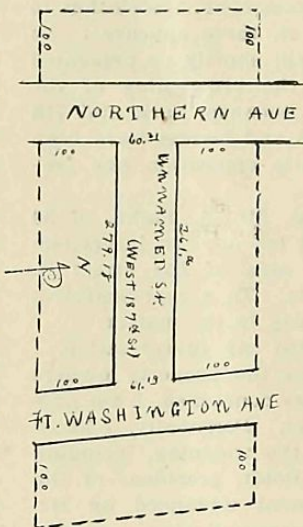
COMMISSIONERS TO BE APPOINTED.

CENTRE ST.—This proceeding has to do with the acquisition of the fee to certain premises on the westerly side of Centre st, between Canal and Howard sts, and on the northeast corner of Canal and Centre sts, and on the northwest cor of Centre and Lafayette sts, for the construction, maintenance and operation of a rapid transit railroad in Manhattan. Application will be made to the Supreme Court on Jan. 25 for the appointment of a Commissioner of Appraisal in this proceeding in the place and stead of Nathaniel A. Elsborg, resigned.

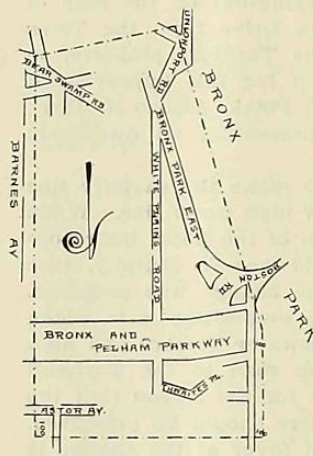
ZEREGA AV.—Opening and extending of Zerega av, from Castle Hill av, near Harts st, to Castle Hill av, at or near West Farms rd, being the whole length of Zerega av, including Av A and Green lane, Bronx. Commissioners Joseph J. Marrin, Maurice S. Cohen and Max Bendit will present their bill of costs and expenses in this proceeding, up to and including Jan. 6, 1910, for taxation to the Supreme Court on Jan. 26.

CONDEMNATION PROCEEDINGS.

AN UNNAMED ST.—This proceeding relates to the acquisition of title to land necessary for the opening and extending of an unnamed st, located about 1,500 feet north of West 181st st, extending from Fort Washington av to Northern av. The commissioners in this matter (Joseph W. Keller, Henry Murray and Samuel Prince), have completed their estimate and damage in this opening and notice is given to persons having any objections thereto that they may file such, in writing, duly verified, at the office of the commissioners, 90 and 92 West Broadway, Manhattan, on or before Jan. 28. The commissioners will hear parties so objecting at their office on Jan. 31, at 11 in the forenoon. The area of assessment as shown in the accompanying diagram is bounded and described as follows: Bounded on the west by a line distant 100 feet westerly from and parallel with the westerly line of Northern av, the said distance being measured at right angles to the line of Northern av; on the north of a line distant 100 feet northerly from and parallel with the northerly line of the unnamed st to be opened, the said distance being measured at right angles to the line of the said street, and by the prolongation of the said line; on the east by a line always distant 100 feet easterly from and parallel with the easterly line of Fort Washington av, the said distance being measured at right angles to the line of Fort Washington av, and on the south by a line 100 feet distant southerly from and parallel with the southerly line of the new street to be opened, the said distance being measured at right angles to the line of the said street, and by the prolongation of the said line. Unless objections are filed, the reports of the Commissioners relating to the above will be presented for confirmation to the Supreme Court on March 8.



The Board of Estimate has approved the area of assessment for benefit in the matter of the acquisition of title to White Plains rd, between a point near the old Unionport rd and a point near Thwaites pl, in the Bronx. As now fixed it begins at a point on the prolongation of a line which is 100 feet northerly from and parallel with the northerly line of Astor av, as laid out immediately east of Boston rd, as shown on Section 31 of the Final Maps of the Bronx, distant 100 feet westerly from the westerly line of Bronx Park East, the said distance being measured at right angles to the line of Bronx Park East, and running thence eastwardly along the said line parallel with Astor av and the prolongation thereof to the intersection with a line distant 880 feet easterly from and parallel with the easterly line of White Plains rd as laid out between Bear Swamp rd and Bronx and Pelham parkway, the said distance being measured at right angles to the line of White Plains rd; thence southwardly along the said line parallel with White Plains rd to the intersection with a line at right angles to the line of White Plains rd, and passing through a point on its easterly line distant 300 feet southerly from the angle point south of Bear Swamp rd; thence westwardly along the said line at right angles to White Plains rd to the intersection with the prolongation of a line distant 466 feet westerly from and parallel with the easterly line of Bronx Park East as laid out between White Plains rd and Boston rd, the said distance being measured at right angles to the line of Bronx Park East; thence along the said line parallel with Bronx Park East and the prolongation thereof to the intersection with a line parallel with Bronx Park East as laid out northerly from Pelham Parkway North, and passing through the point of beginning; thence northwardly and parallel with Bronx Park East to the point or place of beginning.



ASSESSMENTS.

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

ST. MARYS ST.—Paving the roadway and setting curb, from St. Anns av to Robbins av. Area of assessment: Both sides of St. Mary av, from St. Anns av to Robbins av, and to the extent of half the block at the intersecting sts. Assessment entered Jan. 11.

WEBB AV (Tee Taw av).—Regulating, grading, curbing and flagging Webb av, from West 188th st to Kingsbridge road. Area of assessment: Both sides of Webb av, from 188th st to Kingsbridge road, and to the extent of half the block at the intersecting sts; both sides of Parkview pl, between Webb av and 190th st. Assessment entered Jan. 11.

PAYABLE AT 280 BROADWAY, MANHATTAN.

AV H.—Sewer, between 11th and 12th sts. Area of assessment: Both sides of Av A, between 11th and 12th sts. Assessment entered Jan. 11.

116TH ST AND 5TH AV.—Repairing sidewalk at the northeast corner. Area of assessment: East side of 5th av, between 116th

ADDITIONAL MEMBERS OF THE ASSOCIATED PROPERTY OWNERS OF NEW YORK CITY.

In addition to those already mentioned, the following have joined the Associated Real Estate Property Owners, of New York City:

Emanuel Alexander, 87 Nassau st; American Union Realty Co., H. S. Crouch, Secy., 210 East 23d st; John P. Archibald, 560 West 182d st; William Archibald, 193 Front st; Steven B. Ayres, 1123 Broadway.

Harry Bachrach, 200 Broadway; Philip Bachrach, 200 Broadway; William Bachrach, 200 Broadway, Secy. and Treas. Sand Realty Co.; Gus G. Barr, 319 West 134th st; Abraham Bassford, 1253 Washington av, Bronx; Bay Counties Investing Co., 170 Broadway; George J. Becker, 609-11 West 178th st; Belle-claire Realty Corporation, Thomas Kelly, Pres., 150 Nassau st; Belmont Realty and Construction Co., G. Herman Knepper, Pres., 99 Nassau st; Alfred Benson, 304-306 West 133d st; Jacob Born, 2362 3d av; Edward H. Boyd, 312 Madison av, Treas. Varian Realty Co.; James C. Brady, 560 West 162d st; Brighton Beach Development Co., Orlando Harriman, Vice-Pres. and Treas., 41 Park Row; W. F. Brintsinger, 534 West 175th st; Frederick Britsch, 861 St. Nicholas av; E. G. Brown, 120 Broadway; Leo Bugg, 47 West 42d st; Alfred L. M. Bullock, 31 Nassau st; Henry T. Bulman, 21 Fort Washington av; Joshua T. Butler, 20 Vesey st.

Callahan Estate, Laurence M. D. McGuire, 149 Broadway, Secy.; John Campagnoli, 45 West 34th st, Pres. Sovereign Realty Co.; Chas. Waldron Clowe, 257 Broadway; Sarah Cohn, 612 West 115th st; Stephen W. Collins, 69 Wall st; J. H. Cruikshank, 50 Pine st; Crystal Realty & Construction Co., 175 5th av, M. Crystal, Pres.;

John H. Damm, 301 West 133d st, 821 East 226th st; M. E. Davis, 50 Church st; M. E. Davis, Pres., East Rockaway Realty Co., 50 Church st; Samuel D. Davis, 24 East 23d st; E. Ritzen DeGrove, 38 Park Row; Stephen W. Dodge, 732 Elmore pl, Brooklyn, Pres. South Midwood Residents' Association; J. W. Doolittle, 347 5th av; A. Douglas, Vice-Pres. Wm. R. Lowe Co., Jerome and Tremont avs; Alexander Duff Operating Co., 115 Broadway; J. L. Dunlap, 27 West 11th st.

Jesse W. Ehrich, 31 Liberty st; Erie Real Estate Co., Hudson Terminal Bldg.; Esperanto Mortgage Co., J. C. Levi, Pres. and Treas., 35 Nassau st.

Fabian Construction Co., 175 5th av, M. Crystal, Pres.; A. Fischer, Hotel Knickerbocker, 42d st and Broadway; Joseph Fischer, 309 Broadway; William D. Fischer, 226 West 72d st; F. Fisk, 46 2d av, Rockaway Park, L. I., N. Y.; William Fisk, Secy. and Treas. Knoll Crest Park Realty and Improvement Corporation, 45 Broadway; Fulton-Wendover Construction Co., Louis E. Kleban, Pres.; 505 Wendover av; Joseph G. Furey, Pres., 3035 Ocean av, Brooklyn.

Garnet Hall Realty Co., 17 West 42d st, E. B. Levy, Pres., A. B. Levy, Treas.; H. Ginsburg, 736 Broadway, Treas., Gingold Realty Co.; Hattie Glasberg, 102 West 115th st; Henry S. Glover, 62 William st; A. J. Goldstein, Pres. Gingold Realty Co., 152d st and Riverside Drive, M. A. Goldstein, 700 Broadway, Secy. Gingold Realty Co.; Milton J. Gordon, 41 Park Row; Frank H. Gray, 31 Nassau st; Wm. G. Green, Pres. Neerg Realty Co., 160 Broadway, also of the firm of Sandford & Green; Magnus Gross, Secy., 620 West 179th st.

Mary E. F. Hill, 440 West 162d st; Thomas H. Hill Co., 247-49 West 36th st; Louis Davis Hopkins, 312 Madison av; J. DeLyon

Howth, 30 Church st; Huldana Realty Co., 263 West 21st st, Joseph Wittner, Pres.

Inter-County Realty Co., Orlando Harriman, Pres., 41 Park Row; A. MacRobert Irving, 45 Broadway.

Samuel E. Jacobs, 135 Broadway; Aaron M. Janpole, 206 Broadway; The Junction Realty Co., 1 West 34th st.

Otto Kempner, 30 Church st; James M. Kiernan, Treas., Boston av, Kingsbridge; Kings Farm Realty Co., A. C. Baug, Secy., 45 Pine st; Herman Knepper, 99 Nassau st; Abraham A. Kotzen, 309 Broadway; Joseph Kraus, 1536 3d av.

Lakeview Realty Co., 3 Broad st; Verne M. Bovie, Pres.; Frank P. Wilson, Secy. and Treas.; Lamont Realty Co., 41 Park Row; Chas. A. Leighton, 504 West 113th st; E. B. Levy, 17 West 42d st; Geo. A. Lewis, 31 Nassau st; Ellis Lord, 156 Broadway, General Manager, Secy. and Treas. Realty Fund Co.; M. Lowe, Secy. and Treas. Wm. R. Lowe Co., Jerome and Tremont avs; William R. Lowe, Pres., Jerome and Tremont avs.

L. M. D. McGuire, 149 Broadway; Thos. D. Malcolm, 3651 3d av; William W. Malcolm, 311 and 313 Madison av; Manhattan Beach Development Co., Orlando Harriman, Pres. and Treas., 41 Park Row; James J. Martin, 2540 Grand av, Bronx; James F. Meehan, 815 Hunts Point av; Ph. Meirowitz, 430 West 119th st; Minit Realty Co., 32 Broadway; Bernard Naumburg, Pres.; Mitchell & Mitchell, 44 Wall st; Michael J. Mulqueen, 253 Broadway; Myles Realty Co., 28 st and 1st av.

Bernard Naumburg, 32 Broadway; Eva Naumburg, 32 Broadway; Nicholls Ritter Realty & Financial Co., 409 Fltairon Bldg.; Noble & Gauss Construction Co., 862 Elton av, Bronx.

C. E. Perkins, Vice-Pres. Varian Realty Co., 312 Madison av; George T. Picken, 43 West 125th st.

Queensboro Improvement Co., E. A. MacDougall, Pres.; Wm. P. Hencks, Pres.; F. G. Randall, Vice-Pres.; Quick Transit Realty Co., A. B. Jennings, Pres. and Treas., 41 Park Row.

Frederick G. Randall, 1123 Broadway; Raymore Realty Co., 263 West 21st st, Joseph Wittner, Pres.; The Realty-Business Corporation, 156 and 158 Broadway, Andrew Powell, Pres.; F. H. Walker, Secy.; Regent Realty Co., 17 West 42d st, E. B. Levy, Pres.; A. B. Levy, Secy.; Rembrandt Realty Co., Joseph E. Marx, Pres., 3609 Broadway; Rieser Realty & Construction Co., 28th st and 1st av; Irving Ruland, 5 Beekman st.

Sand Realty Co., 200 Broadway, Julius Bachrach, Pres.; John E. Scharsmith, 1 Madison av; Schmeidler & Bachrach, 203 Broadway; C. V. Schmidt, 1374 St. Nicholas av; Selkirk Realty Co., 49 Wall st, Albert B. Kerr, Pres.; William A. Todd, Treas.; Charles H. Hanson, Secy.; H. U. Singhi, 2648 Jerome av, Bronx; Sixty-two West One Hundred and Sixteenth St. Co., J. W. Ehrich, Treas., 31 Liberty st; Spear & Co., 713 Broadway; Julius Sternfeld, 114-118 East 23d st; Edmond Stiles, 140 Nassau st; A. H. Strauss, 20 Vesey st; Jacob Strittmatter, 324 East 83d st.

Alexander A. Tansky, 149 Broadway; Tekulsky Investing Co., 25-27 West 26th st, Nat. Tekulsky, Pres.; Burton Thompson, 1 Wall st; G. Tuoti, Pres., 206 Broadway; Anthony Du Guardia, Treas., 526 Hudson st; G. Sessa, Secy., 206 Broadway.

Varian Realty Co., Louis Davis Hopkins, Pres., 312 Madison av.

Geo. L. Walker, 571 West 139th st; Samuel B. Walker, 571 West 139th st; Ernest H. Wallace, 170 Broadway; J. L. Weinberg, 132 Nassau st; W. Brenton Welling, 2 Wall st; C. H. Werner, 2979 Marion av; Louis Werner, 206 Broadway; E. S. Willard, 45 Pine st; Robert Williams, 308 West 133d st; Hulda Wittner, 263 West 21st st.

and 117th sts, lots Nos. 1, 2, 3 and 4 in block 1622. Assessment entered Jan. 11.

167TH ST.—Paving, curbing and recurring West 167th st, from Amsterdam av to Edgcombe road. Area of assessment: Both sides of 167th st, from Amsterdam av to Edgcombe road, and to the extent of half the block at the intersecting sts and avs. Assessment entered Jan. 11.

BROADWAY.—Sewer in both sides of Broadway, between Isham and Emerson sts. Area of assessment: Both sides of Broadway, from Isham st to Emerson st. Assessment entered Jan. 11.

TAXPAYERS HOLD ANNUAL BANQUET.

The members of the United Real Estate Owners' Association held their annual ball at Terrace Garden on Wednesday night. All things considered, the affair was a grand success and far beyond the fondest hopes of the committee. Every seat in the house was taken, and hundreds were compelled to stand. By actual count there were 2,600 people present. A high-class vaudeville entertainment was given, followed by a grand march and ball. Tenement House Commissioner Murphy, Deputy Tenement House Commissioner Abbott, former Tenement House Commissioner Butler, ex-Comptroller Metz, Tax Commissioner Winthrop, Lawrence Veiller, and a number of other city officials were guests of the Association. The entire matter of the reception and ball was under the personal supervision of Henry Block, chairman of the Arrangement Committee and of the Ball Committee.

At a meeting of the Board of Directors of the Title Insurance Company of New York, at 135 Broadway, the following officers

of the company were re-elected for the ensuing year: Edgar J. Levey, president; Clinton R. James and John D. Crimmins, vice-presidents; William N. Harte, treasurer, and Cyril H. Burdett, secretary. Charles H. Keep, president of the Knickerbocker Trust Company, was elected a member of the Board of Directors.

The Title Guarantee and Trust Company has made the first advance on the building and permanent loans to the Degenhardt Construction Company of \$115,000. The property is located at the northwest corner of 178th st and Pinehurst av, plot 100x105 feet, on which 5-sty brick and stone flats are being erected.

ESTIMATE BOARD TRANSACT LITTLE BUSINESS

Very little business was transacted by the Board of Estimate and Apportionment at the meeting of that body on Friday. In fact it was evident throughout the session that the members of the Board had no intention of hurrying matters until a more intelligent understanding prevails with relation to the approximate expenditures required for the present year. As an old "regular" aptly put it, "de Board is feelin its way fer fair." All improvements of a public nature, whether they were on the calendar for preliminary or final authorization, were held up temporarily, and the only interesting discussion that took place occurred just previous to adjournment. The matter related to the snow removal contract. After long debate it was

(Continued on Pages 155 and 156.)

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Jan. 20.

128th st, No 230 E, 18.9x99.11, 3-sty brk and stone dwelling.
133d st, No 248 W, 37.6x99.11, 5-sty brk tenement.
133d st, No 303 W, 20.2x99.11, 5-sty brk tenement.
133d st, No 305 W, 19.8x99.11, 5-sty brk tenement.
133d st, No 307 W, 20.2x99.11, 5-sty brk tenement.
134th st, No 304 W, 25x99.11, 5-sty brk tenement.
134th st, No 306 W, 24.9x99.11, 5-sty brk tenement.
134th st, No 308 W, 25.1x99.11, 5-sty brk tenement.
118th st, Nos 65 & 67 W, 50x100.11, 5-sty brk stable.
142d st, No 204 W, 16.8x99.11, 3-sty brk and stone dwelling.
8th av, No 2491, n w cor 133d st, 19.11x90, 5-sty brk tenement with stores.
8th av, Nos 2493 & 2495, 40x90, 5-sty brk tenement with stores.
8th av, No 2496, 40x90, 5-sty brk tenement with stores.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
Jan. 15.

No Legal Sales advertised for this day.

Jan. 17.

103d st, No 132, s s, 403 w Columbus av, 16.6x100.11x19.5x100.11, 3-sty and basement stone front dwelling. Gilbert A Robertson Home agt Clementine W Arnoux et al; Elliott & S Sidney Smith, att'ys, 59 Wall st; John V Sheridan, ref. (Amt due, \$16,394.21; taxes, &c, \$403.68.) Mort recorded May 19, 1898. By Joseph P Day.
119th st, Nos 433 & 435, n s, 250.6 w Av A, 37.6x100.11, 6-sty brk tenement and stores. Meyer Jarmulowsky et al agt Morris Fine et al; Bernard Alexander, att'y, 165 East Broadway; Frank T Fitzgerald, ref. (Amt due, \$14,796.40; taxes, &c, \$687.99; sub to a prior mort of \$35,000. Mort recorded Oct 4, 1906. By Joseph P Day.
119th st, Nos 437 & 439, n s, 213 w Av A, 37.6x100.11, 6-sty brk tenement and stores. Meyer Jarmulowsky et al agt Morris Fine et al; Bernard Alexander, att'y, 165 East Broadway; Frank T Fitzgerald, ref. (Amt due, \$14,514.18; taxes, &c, \$857.04; sub to a prior mort of \$35,000.) Mort recorded Oct 4, 1906. By Joseph P Day.
Stanton st, Nos 333 & 335, s s, 99.6 e Goerck st, 39.8x55.5, two 5-sty brk tenements and stores. Arthur Fishman et al, exrs, agt Sarah Goldstein et al; Jacob A Wolf, att'y, 170 Broadway; Sylvester Malone, ref. (Amt due, \$3,783.51; taxes, &c, \$1,038.18; sub to two mort aggregating \$16,000.) Mort recorded April 1, 1905. By Joseph P Day.
Stanton st, Nos 329 & 331, s s, 59.10 e Goerck st, 39.8x81.3x38.9x81.3, two 5-sty brk tenements and stores. Arthur Fishman agt Sarah Goldstein et al; Jacob A Wolf, att'y, 170 Broadway; Sylvester Malone, ref. (Amt due, \$5,482.21; taxes, &c, \$1,452.30; sub to two mort aggregating \$34,000.) Mort recorded April 1, 1905. By Joseph P Day.
8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug 28, 1902. By Joseph P Day.

Jan. 18.

Parcel of land beg at a point of intersec of Baxter Creek and land of Elijah Ferris, runs s w 21 chains and 20 links x s w 698.8 x s e 3 chains and 4 links x s e 18 chains 95 links x n e 518.6 x n e 241 x n e 224 x n w 65 x n w 87 x n w 81 x n e 660 x n e 72 x n e 72 x n e 128 x s e 32 x n e 111 x n e 118 x s e 560 x s e 160 x s e 100 x n e 270 x n e 260 x n e 128.3 x n e 260.5 x n e 505.6 x n e 290 x n w 264.4 x n e 100 x n w 78 x n w 166 x n 300 x s w 118 x s w 111 x n w 32 x s w 128 x s w 81 x s w 72 x s w 660 x s e 81 x s e 87 x s e 65 x s w 224 x s w 241 x s w 518.8 x s e 512.2 x n e 827 x s w 160.5 x s w 128.3 x s w 260 x s w 270 x n w 100 x n w 160 x s w 100 to beg. Sidney H Rosenthal agt Ferris Avenue Realty Co et al; Morris H Hayman, att'y, 198 Broadway; Richard B Tillinghast, ref. (Amt due, \$10,529.20; taxes, &c, \$—; sub to a first mort of \$100,000.) By Joseph P Day.

Jan. 19.

133d st, No 208, s s, 212.6 w 7th av, 37.6x99.11, 5-sty brk tenement. Jessie N Wells agt John T Mulhall et al; Elek J Ludvigh, att'y, 299 Broadway; Albert P Massey, ref. (Amt due, \$2,243.72; taxes, &c, \$604.09.) Mort recorded Aug 8, 1906. By Joseph P Day.
Intervale av, No 1242 s e s, intersec w s Fox Fox st, 97.11x27x34.11x95.5, 5-sty brk tenement and store. Adelia A Carpenter agt Ernest F Luhrsen et al; Wilson M Powell, att'y, 29 Wall st; Richard H Clarke, ref. (Amt due, \$37,269.27; taxes, &c, \$2,000.94.) Mort recorded July 28, 1906. By Bryan L Kennelly.

Jan. 20.

Clinton st, No 93, w s, 175 s Rivington st, 25 x100, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Lena Koransky had on Feb 23, 1909, or since; Maurice Lefkowitz, att'y, 90 West Broadway; Thomas F Foley, sheriff. By Joseph P Day.
Cherry st, No 222, n s, 122.3 e Pike st, 37.7x161.7 x 37.9 x 163.11, 6-sty brk tenement and stores. Jacob Scheer et al agt Max Wolper et al; Louis A Jaffer, att'y, 320 Broadway; W W Collin, Jr, ref. (Amt due, \$24,528.93; taxes, &c, \$1,375.99; sub to a first mort of \$50,000.) Mort recorded March 2, 1907. By Joseph P Day.
1st av, No 1849, w s, 75.8 s 96th st, 25x80, 5-sty brk tenement and store. Benjamin Wertheimer et al exrs agt Ignatz Margareten et al; Action No 1; Samuel Levy, att'y, 128 Broadway; Daniel W Patterson, ref. (Amt due, \$3,153.76; taxes, &c, \$285.26.) Mort recorded April 19, 1904. By Samuel Goldsticker.
1st av, No 1851, w s, 50.8 s 96th st, 25x80, 5-sty brk tenement and store. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$3,153.76; taxes, &c, \$285.26.) Mort recorded April 19, 1904. By Samuel Goldsticker.
1st av, No 1853, w s, 25.8 s 96th st, 25x80, 5-sty brk tenement and store. Same agt same; Action No 3; same att'y; same ref. (Amt due, \$3,148.76; taxes, &c, \$285.26.) Mort recorded April 19, 1904. By Samuel Goldsticker.
Broadway, No 4146, e s, 70.11 n 175th st, 26.6 x125x25x125, 2-sty frame dwelling.
Wadsworth av, w s, 64.5 n 175th st, 25x56.3x23.3x48.4, vacant.
Mary A Garry agt Catharine Foley et al; Geo W Simpson, att'y, 90 West Broadway; Reid L Carr, ref. (Amt due, \$4,765.05; taxes, &c, \$5,237.15.) Mort recorded June 25, 1906. By Joseph P Day.
Thompson st, Nos 40 & 42 s e cor Watts st, 41x Watts st, 94, 7-sty brk tenement and stores. John Palmieri agt Max Wolper et al; Martin Wechsler, att'y, 61 Park Row; Adam Weiner, ref. (Amt due, \$4,691.26; taxes, &c, \$1,491.88; sub to a first mort of \$45,000.) Mort recorded March 2, 1906. By J H Mayers.
Oliver st, No 44, e s, 88.9 s Madison st, 30.1x69 x29.10x72.2, 5-sty brk tenement and stores.

THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET NEW YORK

Works: West 33d Street West 32d Street Tel., 1085 Murray Hill

Ruby Schwartz agt Ike Silberman et al; Joseph Gans, att'y, 140 Nassau st; Paul Crandell, ref. (Amt due, \$1,167.45; taxes, &c, \$1,000; sub to two mort aggregating \$26,000.) Mort recorded June 7, 1906. By Joseph P Day.
Riverside Drive, No 548, on map Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty brk tenement. Anna McAlpin agt Pauline Cohen et al; Atwater & Cruikshank, att'ys, 43 Cedar st; J Robert Rubin, ref. (Amt due, \$10,847.85; taxes, &c, \$3,919.82; sub to two prior mort aggregating \$255,000. Mort recorded Sept 8, 1908. By Joseph P Day.
West Broadway, Nos 413 and 415, e s, 99 n Spring st, 51x100, two 6-sty brk loft and store buildings.
92d st, No 37, n s, 465 e Columbus av, 20x100.8, 3-sty and basement stone front dwelling and property in Richmond County.
Mary A Fitz Gerald agt Mary Fitz Gerald, exr &c, et al; Frank T Fitzgerald, att'y, 87 Nassau st; Gilbert H Montague, ref. (Partition.) By Joseph P Day.
10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, \$14,605.98; taxes, &c, \$69,169.20.) Mort recorded May 13, 1903. By Joseph P Day.

Jan. 21.

129th st, No 111, n s, 165 e Park av, 25x99.11, 4-sty brk tenement and store. Francis H Ross agt Philip Epstein et al; Fixman & Lewis, att'ys, 198 Broadway; T Louis A Britt, ref. (Amt due, \$4,741.89; taxes, &c, \$100; sub to a prior mort of \$9,000.) Mort recorded Aug 13, 1907. By Joseph P Day.
Lampport av, s s, 400 w Fort Schuyler rd, 25x100, Throggs Neck. Sidney B Hickox agt Moses I Falk et al; Stephen J Stilwell, att'y, 261 Broadway; Eugene N Robinson, ref. (Amt due, \$4,158.25; taxes, &c, \$100.) Mort recorded Nov 28, 1906. By Joseph P Day.
Hoffman st, No 2396, e s, 19.3 s 187th st, 50x99.10, 3-sty frame tenement and store and 1-sty frame store. Kate Walsh agt Michael Pignoni et al; Edw F Moran, att'y, 51 Chambers st; Sylvester L H Ward, ref. (Amt due, \$5,997.25; taxes, &c, \$160.68; sub to a first mort of \$6,500.) By Bryan L Kennelly.
137th st, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk dwelling. Benjamin Steinman et al agt Robert W Hemens et al; Alexander Rosenthal, att'y, 320 Broadway; Frederick L C Keating, ref. (Amt due, \$4,288.68; taxes, &c, 276.87; sub to a mort of \$15,000.) Mort recorded Aug 22, 1908. By Joseph P Day.
8th av, No 2794, e s, 49.11 n 148th st, 50x80, 5-sty brk tenement and stores. David Werdenschlag agt Meyer Levy et al; Arnstein, Levy & Pfeiffer, att'ys, 128 Broadway; Morris H Beall, ref. (Amt due, \$9,344.40; taxes, &c, \$753.87.) Mort recorded Oct 11, 1905. By Herbert A Sherman.

Jan. 22.

No Legal Sales advertised for this day.

Jan. 24.

135th st, No 245, n s, 125 e 8th av, 25x99.11, 5-sty brk tenement. Wm L Bruen agt Marvin D Hubbell et al; Stewart & Shearer, att'ys, 45 Wall st; I Maurice Wormser, ref. (Amt due, \$26,584.18; taxes, &c, \$441.72.) Mort recorded June 13, 1900. By Joseph P Day.

INDEX

TO THE

RECORD AND GUIDE

VOL. LXXXIV., JULY-DECEMBER, 1909

PRICE, \$1.00

NOW READY FOR DELIVERY

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

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AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Jan. 14, 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 Advertisements Legal Sales.

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

JOSEPH P. DAY.

Arthur av, No 1926, e s, 100 s Tremont av, 50.4x144.6x50x144.7, 3-sty frame dwelling and vacant. (Amt due, \$6,641.60; taxes, &c, \$929.23.) L Hangen\$14,000
 Mercer st, No 237, w s, 100 s 3d st, 25x100, 6-sty brk loft and store building. (Amt due, \$32,486.32; taxes, &c, \$1,090.84.) H. D. Luce44,000
 Madison av | s e cor 72d st, runs s 102.2 x e 58.3 x n 22.2 x w 18.3 x n 72d st, No 26| 80 x w 40 to beg, 3-sty stone front dwelling. (Amt due, \$10,000; taxes, &c, \$9,221.05; sub to a mort of \$160,000.) Withdrawn. —
 *Av D, Nos 112 & 114 | n e cor 8th st, 47.6x77, 6-sty brk tenement. Sth st, No 405, on map No 395 and stores. (Amt due, \$11,331.11; taxes, &c, \$1,501.52; sub to three morts aggregating \$74,000.) Wm J Amend75,789
 Tiebout av | s w cor 184th st, 23.3x90.6x38.6x91.9, 2-sty brk 184th st, Nos 316 & 318| dwelling and stores. (Amt due, \$13,241.13; taxes, &c, \$765.) Liberty Investing Co.11,350
 120th st, No 341, on map Nos 341 & 343, n s, 187.6 w 1st av, 37.6x100.11, 6-sty brk tenement and store. (Amt due, \$40,438.45; taxes, &c, \$1,672.06.) Joseph E Liebling40,050
 164th st, No 868, s s, 39 w Stebbins av, 23x73.6, 3-sty brk dwelling. (Amt due, \$7,594.81; taxes, &c, \$301.57.) Rae Lesser8,400
 Willet st, No 65, w s, 125 s Rivington st, 25x100, 5-sty brk tenement and store. (Amt due, \$27,316.59; taxes, &c, \$1,103.93.) Withdrawn.
 Pearl st, No 164, e s, 41.3 s Pine st, runs s 21.9 x e 97.3 x n 23 x w 20.4 x s 1.7 x w 77 to beg, 5-sty brk building with store (assignee's sale). Withdrawn
 74th st, No 106, s s, 62 w Columbus av, 18x102.2, 4-sty stone front dwelling (voluntary). Bid in at \$28,000.
 145th st, Nos 368 & 370, s s, about 157.8 w Willis av, 50x100, 3-sty brk dwelling and 2-sty frame dwelling (exrs sale). Withdrawn.
 Amsterdam av n e cor 116th st, 100.11x175, vacant. (Partition.) Doug-116th st | las Robinson, Chas S Brown Co, for Columbia University230,000
 Cherry st, No 230| n e cor Pelham st, 25.6x108.7x25.1x109.7, 6-sty brk Pelham st, No 18| tenement with stores. (Partition.) H R Elias, for a client52,500
 107th st, No 69, n s, 100 e Columbus av, 37.6x100.11, 5-sty brk tenement (exrs sale). C Loeb47,000
 91st st, No 76, s s, 82.2 w Park av, 19.8x100.8, 3-sty stone front dwelling (exrs sale). Bid in at \$26,000.

56th st, No 405, n s, 99.9 w 9th av, 25.3x99.8x25.2x irreg, 5-sty brk tenement (voluntary). Bid in at \$24,500.
 *Rivington st, No 319, s s, 24.6 w Goerck st, 22.9x64, 3-sty brk tenement and store. (Amt due, \$4,962.13; taxes, &c, \$225.) Hugo Cohn8,084
 146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e Broadway, 75x99.11, two 5-sty brk tenements. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Adj to Feb 4
 *110th st, No 126, s s, 125 w Lexington av, 25x100.11, 5-sty stone front tenement. (Amt due, \$7,180.40; taxes, &c, \$44.28; sub to a prior mort of \$16,000.) Agnes A Cording23,733

BRYAN L. KENNELLY.

2d av, No 581| s w cor 32d st, 24.8x100, two 4-sty brk tenements with 32d st, No 250| stores (exrs sale). J Jones39,500
 6th av, No 348, e s, 74.1 s 22d st, 24.8x59, 3-sty brk building (voluntary). Thos J Gillen154,500
 3d av, e s, 25.8 n 89th st, 25x110, vacant (voluntary). Nathan H Weil, for a client20,000
 23d st, Nos 148 to 156, s s, 197.9 e 7th av, 102.2x98.9, two 6-sty and one 4-sty brk loft and store buildings (exrs and trustees sale). Alfred M Rau296,000

SAMUEL GOLDSTICKER.

*127th st, No 307, n s, 134.9 w 8th av, 25.3x99.11, 5-sty brk tenement and store. (Amt due, \$5,206.88; taxes, &c, \$369.16; sub to a first mort of \$19,500.) Rachel Newman19,550

CHAS. A. BERRIAN.

*97th st, Nos 204 to 208, s s, 100 e 3d av, 81x100.11, three 4-sty stone front tenements. (Amt due, \$4,737.94; taxes, &c, \$93; sub to prior morts aggregating \$33,000.) John A Weekes et al.36,000

SAMUEL MARX.

Belmont av, No 2148, on map No 2150, e s, 235 n 181st st, 24.2x172.11 x24x170, 2-sty brk dwelling. (Amt due, \$6,974.53; taxes, &c, \$180.) Rowland W Thomas, defendant7,100
 *136th st, No 25, n s, 410 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. (Amt due \$14,338.12; taxes, &c, \$—; sub to a prior mort of \$32,000.) Meyer Jarmulowsky et al.33,728

HERBERT A. SHERMAN.

*182d st, No 494, on map No 496, s s, 120.3 e Washington av, 18x61.7x 18.2x65.4, 3-sty brk dwelling. (Amt due, \$7,419.85; taxes, &c, \$142.66.) Josephine F Geiger et al.6,500

Total\$1,167,784
 Corresponding week, 19091,324,553
 Jan. 1st, 1910, to date1,495,674
 Corresponding period, 19093,254,625

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 472, lot 10.

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Jan. 6 (part of), 7, 8, 10, 11, 12, and part Jan. 13. (No. 107.)

BOROUGH OF MANHATTAN.

Allen st, No 79, w s, 137.6 n Grand st, 25x87.6. Release claims, &c, for station platform extension. Emma Haller, Katharine Vogt and Emma Briggs to Interborough Rapid Transit Co et al. Sept 21, 1909. Jan 8, 1910. 2:413. 750
 Allen st, Nos 151 and 153, w s, 75 n Rivington st, 41.8x87.6. Release claims, &c, for station platform extension. Meyer Bloom and Morris Kaplan to Interborough Rapid Transit Co et al. June 17, 1909. Jan 8, 1910. 2:416. 1,110
 Allen st, No 13 | s w cor Canal st, 50x47.6. Fredk J Seelig Canal st, Nos 70 and 72| to Annjeannette wife Fredk J Seelig. All liens. May 20. Jan 7, 1910. 1:293—15. A \$38,000—P \$65,000. other consid and 100
 Broome st, Nos 362 and 366, n s, 50.1 e Mott st, runs n 119.10 x e 42.8 x s 24.2 x e 16.8 x s 111.1 to st x w 65.2 to beginning, two 5-sty brk tenements. Mary J Clark to Charles Rubinger. B & S. Jan 8. Jan 10, 1910. 2:479—37 and 39. A \$66,000—\$112,000. 8,000
 Broome st, No 523, s w s, 110 s e Sullivan st, 20x60 to 3-ft alley with rights to alley, vacant. Henry S Kip to Garrett B and Wm R Kip. All title. B & S. Dec 9. Jan 11, 1910. 2:476—23. A \$9,000—\$9,000. nom
 Broome st, No 97, s s, abt 50 w Sheriff st, 25x75, 4-sty frame brk front tenement and store and 5-sty brk loft building in rear. Harry Horwitz to Jacob Morrison and Samuel J Mashkowitz. Mort \$12,000 and all liens. July 8, 1909. Jan 12, 1910. 2:336—45. A \$16,000—\$18,000. other consid and 100
 Broome st, No 2 | n w cor East st, 75x25, 5-sty brk tenement and East st | store. Henry Heipershausen to Philip and Frederick Heipershausen. 1/3 part. Jan 11. Jan 12, 1910. 2:318—24. A \$8,000—\$20,000. nom
 Catherine st, Nos 53 and 55, on map No 53, e s, 48.2 n Monroe st, 27x105.1x27x104.2, 5-sty brk tenement and store. Release

judgment. Irmino De Angelis to Moses Einhorn. Jan 11. Jan 12, 1910. 1:276—57. A \$20,000—\$38,000. nom
 Clinton st, No 24, e s, 275 s Houston st, 25x100.2x24.11x100.2, 5-sty brk tenement and store and 5-sty brk tenement in rear. Nathan Siegel to Marie Marculescu. Morts \$35,000. Mar 10, 1909. Jan 8, 1910. 2:350—42. A \$20,000—\$30,000. nom
 Crosby st, No 11, e s, abt 158 s Grand st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Thos D Day, Jr, to Aberdeen Realty Co, a corpn. Mort \$22,500. Dec 17. Jan 7, 1910. 1:233—3. A \$25,000—\$30,000. omitted
 Cherry st, No 383 | s w cor Scammel st, 25.1x55.4x24.9x53.5, w s, Scammel st, No 53| 5-sty brk tenement and store. Dora Willner to Myer and Abraham Davidoff. Morts \$15,000. Jan 1. Jan 7, 1910. 1:260—65. A \$9,000—\$18,000. other consid and 100
 Cherry st, No 480, n s, 49 w Corlears st, 27.8x50, 6-sty brk tenement. Rebecca Hakoun to Mary Grossman. All liens. Jan 8. Jan 11, 1910. 1:263—part lot 25. A \$—\$. nom
 Cherry st, No 478, n s, 76.8 w Corlears st, 28x50, 6-sty brk tenement. Rebecca Hakoun to Annie Epstein. All liens. Jan 8. Jan 11, 1910. 1:263—part lot 25. A \$—\$. nom
 Duane st, No 164 | s w cor Hudson st, 22.2x126.2x22.6x125.10, 4-Hudson st | sty brk loft and store building. Mort \$32,000.
 Duane st, No 166, s w s, 22.2 w Hudson st, 22.6x126.3x22.6x126.9 w s, 4-sty brk loft and store building. Mort \$28,000.
 Hudson st, Nos 21 to 31 | s w cor Duane st, being at n e cor of 1st Duane st | parcel, runs s along said 1st parcel 126.4 x e 25.1 x n 18.8 x e 29.3 to w s Hudson st x n 121.8 to beginning, two 4-sty brk tenements and stores and two 3-sty brk loft and store buildings. Morts \$75,000.
 Duane St Co to Central Building Impt & Investment Co. Also mort on whole \$80,000 in addition to above morts. Oct 28, 1909. Jan 12, 1910. 1:141—31 to 37. A \$103,500—\$122,000. other consid and 100
 Front st, Nos 284 and 286, n s, 79.1 w Roosevelt st, 46.1x73x47.1x 74, e s, 4-sty brk loft and store building. Walter R Willets to Rosetta W Slosson, Elsie R Willets, Gertrude T Prosser and Edna A Willets. B & S. Dec 24. Jan 11, 1910. 1:108—20. A \$14,000—\$25,000. nom

MILLER, McMANN & DONLEY

INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

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

- Franklin st, Nos 139 and 141, s s, 132.6 w West Broadway, runs w 53.6 x s 101.5 x s e 37 x n e — x n 92 to beginning, 10-sty brk loft and store building. Fredk C Strohmeier et al to Strohmeier & Arpe Co, a corp. Mort \$50,000. Dec 29. Jan 6, 1910. 1:179-66. A \$60,000-\$. nom
- Goerck st, No 125, w s, 75 n Stanton st, 21x100, 3-sty brk tenement and store and 6-sty brk loft building in rear. Rose Brown to Llewellyn Realty Co, a corp of N J. Mort \$17,500 and all liens. Jan 7. Jan 8, 1910. 2:330-69. A \$10,000-\$13,000. nom
- Greene st, No 213, w s, 125 s 3d st, 27.6x100, 6-sty brk loft and store building. Sophie Martinson to Martin Nibur. Mort \$43,500. Jan 6. Jan 7, 1910. 2:534-29. A \$28,000-\$47,000. other consid and 100
- Grove st, No 74, old s s, 15.6 w 4th st, 19.5x91.4x25x91.2, e s, 4-sty brk tenement and store.
- Grove st, new s s, 15.6 w 4th st, 19.5x1.7 to old line Grove st x 19.5x0.8.
- Bowdoin F Hazard and George B his wife to Florence A Hazard, of Shrewsbury, N J. 3-28 parts. Mort \$5,000. Dec 15, 1909. Jan 7, 1910. 2:591-21. A \$9,000-\$15,000. 3,000
- Gramercy Park East, No 40 | s e cor 21st st, runs e 125 x s 78.10 x 21st st, Nos 146 to 150 | w 45 x n 59.2 x w 80 to Gramercy Park East x n 19.8 to beginning, with rights to Gramercy Park, three 5-sty stone front tenements. Charles Buek Construction Co to Leon Jamain. Dec 30. Jan 11, 1910. 3:876-26 to 28. A \$69,000-\$90,000. nom
- Grand st, No 478, n s, 25 w Willett st, 25x100, 6-sty brk tenement and store. Abram Brothers to Henry Harris. Mort \$41,000. Jan 12, 1910. 2:336-24. A \$25,000-\$45,000. other consid and 100
- Hawthorne st | s w cor Sherman av, 110x100, vacant. Edmund Q Sherman av | Trowbridge to Timothy D Sullivan. Jan 10. Jan 12, 1910. 8:2221-17. A \$16,000-\$16,000. other consid and 100
- Hester st, No 88, s s, 58.2 w Allen st, 29.2x76.3x29.2x76.1, 5-sty brk tenement and store.
- Hester st, No 86, s s, 29 w Allen st, runs s 1 x — 50 x w 0.10 x s 25 x w 8.4 x n 76 to st x e 29.2 to beginning, 5-sty brk tenement and store.
- Isidor Bloch to Sarah wife Isidor Bloch. Mort \$56,000. Jan 4. Jan 10, 1910. 1:300-16 and 17. A \$43,500-\$64,000. nom
- John st, Nos 12 to 16, s s, 137 e Broadway, 53.8x55.9x50.3x59.4, 12-sty brk loft and store building. Henry S Clark et al to Fourteen John Street Realty Co. C a G. Mort \$175,000. Nov 26, 1909. Jan 13, 1909. 1:65-20. A \$188,600-\$345,000. 157,500
- King st, No 21½, n s, 84 w Congress st, 16x75x16.2x75.2, 5-sty brk tenement. Filomena Mariani to Oreste, husband of Filomena Mariani. Mort \$11,850. Jan 28, 1908. Jan 7, 1910. 2:520-43. A \$7,000-\$13,000. nom
- Lafayette st, No 182, late Elm st, No 168, w s, 139.5 s Broome st, 30.4x100x28.6x100, 6-sty brk loft and store building. Bartholomew Dunn, EXR Thos J Dunn to Richard H Deeves. Jan 4. Jan 11, 1910. 2:473-42. A \$28,000-\$40,000. 12,000
- Liberty st, No 96 | s s, 26 e Trinity pl, runs s 54 x w 25.6 to e s Trinity pl, No 107 | Trinity pl x s 22.2 x e 51.2 x n 22.8 x w 0.4 x om map No 109 | n 53.7 to st x w 26.1 to beg, 5-sty brk and stone loft and store building. George and Dickinson W Richards as TRUSTEES under deed of trust to Helen D McLanahan ½ part, and Geo X McLanahan, both of Washington, D C, ¼ part, and Cornelia McL Curtis, of Watertown, Conn, ¼ part (in all being ½ part of all title. Dec 31. Jan 6, 1910. 1:50-16. A \$155,000-\$165,000. 75,000
- Monroe st, No 268, s s, 75 w Jackson st, 25x87x25x87.10, 6-sty brk tenement and stores. Katie Seise to Alex A Tausky. Mort \$29,000. Jan 11. Jan 12, 1910. 1:261-40. A \$15,000-\$32,000. 100
- Monroe st, No 268, s s, 75 w Jackson st, 25x87, 6-sty brk tenement and stores. Alex A Tausky to Katie Seise. Mort \$28,000. Jan 11, 1910. 1:261-40. A \$15,000-\$32,000. 100
- Monroe st, No 274 | s w cor Jackson st, 25x89.7x25x89.6, 6-sty brk Jackson st, No 35 | tenement and stores. Regina Jacobs to Annie Levine and Annie Green. Mort \$42,000. Jan 10. Jan 12, 1910. 1:261-37. A \$24,000-\$50,000. other consid and 100
- Mangin st, No 66, e s, 179.4 s Rivington st, 20.8x100, 3-sty brk building.
- Mangin st, No 70, e s, 138 s Rivington st, 20.8x100, 3-sty brk tenement and store.
- Mangin st, Nos 72 and 74 | e s, 96 s Rivington st, runs e 100 x n Tompkins st, Nos 49 to 53 | 21 x e 100 to w s Tompkins st x s 63 x w 200 to e s Mangin st x n 42 to beginning, 1-sty brk factory and 2-sty frame shop and 1-sty frame shop. Mort on this \$15,000.
- Tompkins st, No 43, w s, 180 s Rivington st, 20x100, 3-sty brk building.
- Tompkins st, Nos 45 and 47, w s, 138 s Rivington st, 42x100, 1-sty brk shop.
- Henry Heipershausen to Philip and Frederick Heipershausen. ½ part. Jan 11. Jan 12, 1910. 2:323-41, 43, 44, 45, 56, 59 and 61. A \$58,500-\$71,000. nom
- Rivington st, No 345, s s, 68 e Mangin st, 22x75, 4-sty brk tenement. FORECLOS, Dec 30, 1909. Daniel E Lynch referee to John Bergmann. Jan 11. Jan 12, 1910. 2:323-50. A \$8,000-\$12,000. 6,000
- Rivington st, No 156, n s, 104 e Suffolk st, 23x100, 4-sty brk tenement and store and 5-sty brk tenement in rear. Joseph S Goldwag to Felix Kunstler. Mort \$22,500 and all liens. Jan 12. Jan 13, 1910. 2:349-33. A \$23,000-\$30,000. other consid and 100
- Rutgers st, No 54, w s, 17 s Monroe st, 25x107x24.11x106.11, 6-sty brk tenement and store. Annie Baranowski to Rosie Korovsky. Mort \$41,500. Nov 9, 1908. Jan 8, 1910. 1:255-29. A \$17,000-\$42,000. other consid and 100
- Rutgers st, No 54, w s, 17 s Monroe st, 25x106.10x24.11x106.9, 6-sty brk tenement and store. Rosie Korovsky to Mary Schulman. Mort \$30,000. Jan 6. Jan 8, 1910. 1:255-29. A \$17,000-\$42,000. 100
- Stanton st, No 200 | n w cor Ridge st, 25x80, 6-sty brk Ridge st, Nos 141 and 143 | tenement and stores. Louis E Stander on map Nos 139 to 143 | to George Laubentrach. All liens. Jan 10. Jan 12, 1910. 2:345-29. A \$35,000-\$60,000. other consid and 100
- University pl, No 124, w s, 51.9 n 13th st, 25.10x104.3x25.9x102.10, 3-sty brk building and store with 1-sty brk extension. Hamilton W Weeks to Emmelin C Baxter. C a G. July 26, 1909. Jan 7, 1910. 2:571-23. A \$50,000-\$53,000. nom
- Same property. Rainsford P Weeks to same. C a G. Jan 4. Jan 7, 1910. 2:571.
- Same property. Gertrude W Tubbs to same. C a G. Aug 16, 1909. Jan 7, 1910. 2:571. nom
- Same property. Edward A Weeks to same. C a G. Aug 14, 1909. Jan 7, 1910. 2:571. nom
- Vesey st, No 94, n s, 71.3 w Washington st, 17.9x50x14.2x50, 3-sty brk tenement and store. Morris Weinstein to Ronald E Curtis. Mort \$13,000. Jan 5. Jan 7, 1910. 1:84-4. A \$15,000-\$16,000. other consid and 100
- Washington st, No 479, e s, 182.6 s Spring st, 20.4x80, with all title to alley adj, vacant. St John's Park Realty Co to Greenwich Investing Co. Mort \$10,000. Jan 6, 1910. 2:595-61. A \$8,000-\$8,000. other consid and 100
- 5th st E, No 729, n s, 341.1 e Av C, 16.9x83x16.8x83, 3-sty brk building. Lillie Goldberger et al, HEIRS, &c, Max Goldberger, dec'd, to Louis Linder, of Brooklyn. All title. Mort \$9,000 and all liens. Jan 15, 1909. Jan 7, 1910. 2:375-55. A \$10,000-\$13,000. nom
- Same property. Pauline Goldberger, HEIR as above to same. All title. Mort \$9,000 and all liens. Nov 18, 1909. Jan 7, 1910. 2:375. nom
- 7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 6-sty brk tenement and store. Hyman Thumen to David Goodman. ½ part. All liens. Jan 10, 1910. 2:377-67. A \$15,000-\$36,000. other consid and 100
- 9th st E, No 640, s s, 158 w Av C, 25x96, 5-sty brk tenement and store. Henry E Bliss and ano EXRS Ernst F Bliss, dec'd, to Ernest F, Otto J and Louis E Bliss of N Y, and Henry E Bliss of Tarrytown, N Y. Jan 7. Jan 8, 1910. 2:391-26. A \$17,000-\$23,000. 23,000
- 12th st W, No 274, s s, 75.4 e 4th st, 16.7x91x16.6x92.6, 5-sty stone front tenement. Jennie Levitsky to Elizabeth and Eliz A Lahey. Mort \$16,500. Jan 6. Jan 10, 1910. 2:615-11. A \$9,000-\$17,000. other consid and 100
- 23d st W, No 436, s s, 374.9 w 9th av, 24.10x98.9, 5-sty brk dwelling. Declaration of trust. Slavonic Immigrant Society with Helen H Jenkins. Dec 30. Jan 8, 1910. 3:720-65. A \$15,000-\$21,000. nom
- 24th st W, Nos 123 and 125, n s, 275 w 6th av, 50x98.9, two 6-sty brk tenements and stores. Henry B Kellner to Rosa Frank. Mort \$65,000. Jan 5. Jan 6, 1910. 3:800-25 and 26. A \$40,000-\$74,000. other consid and 100
- 25th st W, Nos 138 to 144, s s, 285 e 7th av, runs e 90 x s 81 x w 79.11 x s w 18.4 x w 12.8 x n 98.9 to beginning, four 4-sty brk tenements and stores. Lee Holstein to Jacob Friedman. ½ part. Mort \$125,000. Jan 5. Jan 6, 1910. 3:800-61 to 64. A \$73,000-\$83,000. other consid and 100
- 25th st W, Nos 142 to 144, s s, 285 e 7th av, runs e 44.10 x s 80.11 x w 34.10 x s w 18.4 x w 12.8 x n 98.9 to beginning, two 4-sty brk tenements and stores. Louis E Frith, TRUSTEE Maria L Frith to Lee Holstein. Jan 5. Jan 6, 1910. 3:800-63 and 64. A \$37,000-\$42,000. 72,500
- 25th st W, No 26, s s, 310.3 w Broadway, 25x98.9, 4-sty brk dwelling. Benj Altman to Realty Holding Co. Mort \$70,000. Jan 8. Jan 11, 1910. 3:826-58. A \$50,000-\$54,000. other consid and 100
- 25th st W, Nos 130 and 132, s s, 325 w 6th av, 50x81.1, two 3-sty brk buildings and stores. William Goldstone et al to Lee Holstein. Mort \$48,000. Jan 12, 1910. 3:800-57 and 58. A \$40,000-\$42,000. other consid and 100
- 26th st W, No 231, n s, 363.3 e 8th av, 24.10x98.9, 4-sty brk tenement and store and 2-sty brk tenement in rear. Wm R Codington to Howard M Henderson. Mort \$14,000. Jan 8, 1910. 3:776-19. A \$13,500-\$19,000. nom
- 27th st W, s s, 275.8 e 7th av, strip or gore, runs s — to c 1 blk bet 27th and 26th sts at point 277 e 7th av x e0.2 x n — to beginning. Gordon Abbott and ano EXRS Melancthon W Borland to Investors & Traders Realty Co, a corp. Q C. Oct 29, 1909. Jan 12, 1910. 3:802. 31.25
- Same property. Wm G Borland to same. Q C. Sept 30, 1909. Jan 12, 1910. 3:802. nom
- Same property. John N Borland to same. Q C. Sept 30, 1909. Jan 12, 1910. 3:802. nom
- Same property. Eliza P Gibson widow to same. Q C. Sept 30, 1909. Jan 12, 1910. 3:802. nom
- Same property. Chas E Cotting TRUSTEE Madeline Borland dec'd for Julia B Smith to same. Q C. Nov 22, 1909. Jan 12, 1910. 3:802. nom
- Same property. Wm D Jaffray to same. Q C. Sept 30, 1909. Jan 12, 1910. 3:802. nom
- Same property. Rebecca N Jackson to same. Q C. Sept 30, 1909. Jan 12, 1910. 3:802. nom
- 27th st W, No 228, s s, 384.6 e 8th av, 21x98.9, 5-sty brk tenement and store. Julia R Spellman to James Spellman. Nov 30, 1909. Jan 11, 1910. 3:776-55. A \$13,500-\$18,000. nom
- 27th st W, No 230, s s, 359.8 e 8th av, 24.10x98.9, 5-sty stone front tenement. Martin and Louis K Ungrich, EXRS Louisa Ungrich to Alva Realty Co, a corp. Jan 10. Jan 11, 1910. 3:776-56. A \$13,500-\$21,500. 100
- Same property. Alva Realty Co to David and Harry Lippmann and Jacob Kottek. Mort \$20,000. Jan 10. Jan 11, 1910. 3:776. 100
- 27th st W, No 38, s s, 223 e 6th av, 23x98.9, 4-sty stone front dwelling. City Real Estate Co to Samuel J Bloomingdale. B & S. Jan 10. Jan 11, 1910. 3:828-69. A \$49,000-\$56,500. other consid and 100
- 27th st W, Nos 253 and 255, n s, 159.7 e 8th av, 49.9x98.9, two 4-sty brk tenements and stores and 3-sty brk tenement in rear. Intramural Realty Co to David and Harry Lippmann. Mort \$40,000. Jan 7. Jan 8, 1910. 3:777-12 and 13. A \$27,000-\$33,000. other consid and 100
- 27th st E, No 154, s w cor Broadway alley, at pt 125 w 3d av, 20x98.9, with all rights to alley, 4-sty brk tenement and 4-sty brk tenement in rear. Geo W Eccles to Isaac D Thomas, of Brooklyn, N Y. Mort \$18,000. Jan 10. Jan 13, 1910. 3:882-52. A \$13,000-\$20,000. other consid and 100
- 28th st W, No 113, n s, 185.8 w 6th av, 21.5x98.9, 4-sty brk tenement and store. Jenny K Stafford to Ellen Dunne. Jan 3. Jan 11, 1910. 3:804-28. A \$18,500-\$21,000. nom
- 30th st E, Nos 49 and 51, n s, 48.6 w 4th av, 38.2x74, two 4-sty brk dwellings. De Forest Estate, a corp, to Kate B Danforth of Tenafly, N J. Jan 11, 1910. 3:860-35 and 36. A \$61,000-\$67,500. nom

31st st W, No 446, s s, 208.4 e 10th av, 16.8x101.3x16.8x102.9, 4-sty brk tenement. James H Boyd to Castle Realty Co. Jan 5, 1910. 3:728-62. A \$5,500-\$8,500. 100

33d st W, Nos 441 and 443, n s, 500 w 9th av, runs n 98.9 x w — to point 242.9 e 10th av x s — and again s 47.6 to st x e 52.7 to beginning, two 5-sty brk tenements and stores. Lucy Schwab to Jonas Schwab, of Birmingham, Jefferson Co, Ala. Mort \$35,500. Jan 4, 1909. Jan 11, 1910. 3:731-17 and 19. A \$19,500-\$33,500. nom

34th st E, Nos 317 to 321, n s, 185.8 e 2d av, 64.3x98.9.

34th st E, No 323, n s, 250 e 2d av, 25x98.9. four 4-sty brk tenements and stores. Dina Enoch to Julius Sternfeld. Q C. Correction and confirmation deed. Jan 4. Jan 6, 1910. 3:940-12 to 15. A \$47,000-\$58,000. nom

34th st E, No 123, n s, 111.3 w Lexington av, 22.9x98.9, 4-sty stone front dwelling. The Farmers Loan & Trust Co et al to Marie Dewsnap Bergh, Louise Dewsnap Bergh, Samuel Brown Dewsnap and George Gibbes Dewsnap. Feb 27, 1909. Jan 7, 1910. 3:890-15. A \$45,500-\$52,500. 70,500

34th st W, No 455, n s, 145.10 e 10th av, 20.10x98.9, 4-sty brk dwelling. Fanny H Von Schmid et al to Edwin F Walton. Mort \$8,500. Jan 7. Jan 8, 1910. 3:732-9. A \$15,000-\$18,000. other consid and 100

Same property. Edwin F Walton to Geo S Youngling. All liens. Jan 7. Jan 8, 1910. 3:732. 100

36th st W, No 402, s s, about 62 w 9th av, —, 2-sty frame tenement and 2-sty frame tenement in rear. Hannah Meyers, decd (by will) to David Knopp as EXR for her HEIRS, &c. Aug 19, 1904. Jan 7, 1910. 3:733-40. A \$4,500-\$6,000. —

39th st W, Nos 433 and 435, n s, 325 e 10th av, 50x98.9, two 5-sty brk tenements and stores. Rose Brown to Edward A Smith. Morts \$4,600 and all liens. Jan 8, 1910. 3:737-15 and 16. A \$20,000-\$30,000. nom

39th st W, No 249, n s, 300 e 8th av, 16.8x98.9, 4-sty brk dwelling. Annie Grenthal to Chas A MacPherson. Mort \$13,500. Jan 8. Jan 10, 1910. 3:789-17. A \$14,500-\$17,000. other consid and 100

40th st W, No 551, n s, 125 e 11th av, 25x98.9, 5-sty brk loft and store building. Jacob Bros Co, a corpn to Isabelle Realty Co. Mort \$12,000 and all liens. Jan 12. Jan 13, 1910. 4:1069-6. A \$9,000-\$18,000. nom

40th st W, Nos 540 and 542, on map Nos 542 and 544, s s, 175 e 11th av. 50x98.9, 4 and 7-sty brk factory. Jacob Bros Co to Isabelle Realty Co, a corpn. Mort \$18,000. Jan 12. Jan 13, 1910. 3:711-57. A \$20,000-\$40,000. nom

41st st E, No 335, n s, 366.8 e 2d av, 16.8x98.9, 4-sty stone front dwelling. Lauritz P M Jacobsen to Wallace N Vreeland of Mt Vernon, N Y. B & S. Jan 12, 1910. 5:1334-15½. A \$5,300-\$7,500. nom

41st st E, No 335, n s, 366.8 e 2d av, 16.8x98.9, 4-sty stone front dwelling. Wallace N Vreeland to Lauritz P M Jacobsen and Mary E his wife tenants by entirety. B & S. Jan 12, 1910. 5:1334-15½. A \$5,300-\$7,500. nom

44th st E, No 10, s s, 200 e 5th av, 25x100.5, 4-sty stone front dwelling. Edmund Hendricks to Harmon W Hendricks. ½ part. B & S. Aug 8, 1893. Jan 13, 1910. 5:1278-64. A \$91,000-\$99,000. 32,500

46th st W, No 53, n s, 304 e 6th av, 22x100.5, 4-sty stone front dwelling. John R Townsend to John R Paxton. B & S. Jan 12, 1910. 5:1262-13. A \$53,000-\$60,000. other consid and 100

49th st E, Nos 329 to 335, n s, 305 e 2d av, 80.8x100.5, two 6-sty brk tenements and stores. Frank Hillman to Frank Hillman Realty Co. All liens. Jan 11. Jan 12, 1910. 5:1342-13 and 15. A \$32,000-\$100,000. other consid and 100

50th st W, No 337, n s, 405.10 w 8th av, 19.2x100.5, 3-sty stone front club house. Chas F Myers to N Y Polyclinic Medical School & Hospital. Jan 11, 1910. 4:1041-16. A \$11,000-\$13,000. 100

51st st E, Nos 222 and 224, s s, 260 e 3d av, 35.4x88.8 to c 1 Eastern Post road x—x106.4, 7-sty brk tenement and stores. Release judgment. Curtis Blaisdell Co to Margaret Jaeger. Dec 29. Jan 6, 1910. 5:1324-39. A \$18,000-\$54,000. nom

51st st E, Nos 222 and 224, s s, 260 e 3d av, 35.4x88.8 to former c 1 Eastern Post road x—x106.4, 7-sty brk tenement and stores. FORECLOS, Dec 6, 1909. Chas W Ridgway, ref, to Margaret Jaeger. Mort \$40,000. Jan 6, 1910. 5:1324-39. A \$18,000-\$54,000. 8,100

52d st E, No 403, n s, 99.6 e 1st av, 19.6x106.8x19.11x110.4, 3-sty and basement stone front dwelling. Mort \$9,200.

Mitchell pl, No 11, or n s, 180 e 1st av, 18x80.10, 4-sty stone 49th st front dwelling. Mort \$6,000.

Maurice Weinstein to Abraham Weinstein. All title. Dec 28. Jan 11, 1910. 5:1364-5. A \$5,000-\$8,500; 1361-9. A \$4,500-\$7,000. nom

52d st E, s s, 218 e Madison av, 17.6x100.5, vacant. Geo T Lane to Adams Realty Co. Morts \$32,000. Jan 8. Jan 10, 1910. 5:1287-43. A \$32,000-\$32,000. other consid and 100

55th st E, No 323, n s, 268.11 e 2d av, 18.11x100.5, 3-sty and basement stone front dwelling. Henry S Kip to Garrett B and Wm R Kip. All title. B & S. Dec 9. Jan 11, 1910. 5:1348-12. A \$6,500-\$9,500. nom

56th st E, No 233, n s, 250 w 2d av, 25x100.5, 5-sty brk tenement and store. Beckie Schlaff to Minnie Freifeld. All liens. Dec 31. Jan 7, 1910. 5:1330-14. A \$11,000-\$25,000. 100

61st st W, Nos 242 and 244, s s, 175 e West End av, 50x100.5, two 5-sty brk tenements. Fannie Goldstein to Sarah Scharlin. Mort \$23,000. Jan 7. Jan 10, 1910. 4:1152-56 and 57. A \$12,000-\$34,000. nom

65th st W, No 56, s s, 175 e Columbus av, 25x100.5, 5-sty stone front tenement. Peter F Rafferty to The Ess Eff Realty Co, a corpn. Mort \$26,000. Jan 7, 1910. 4:1117-57. A \$20,000-\$30,000. other consid and 100

72d st E, No 128, s s, 120 w Lexington av, 20x122.2 to c 1 of blk (?), probable error, 4-sty and basement stone front dwelling. Louis M Josephthal EXR Theresa Josephthal to Minnie Goldenberg. Jan 5. Jan 12, 1910. 5:1406-63. A \$36,000-\$45,000. 55,000

Same property. Ella August to same. Q C. Jan 5. Jan 12, 1910. 5:1406. nom

72d st E, No 128, s s, 120 w Lexington av, 20x122.2 (?) to c 1 of block, probable error, 4-sty and basement stone front dwelling. Louis M Josephthal to Minnie Goldenberg. Q C. Jan 5. Jan 12, 1910. 5:1406-63. A \$36,000-\$45,000. nom

73d st W, No 168, s s, 119.2 e Amsterdam av, 18.7x102.2, 4-sty and basement stone front dwelling. City Real Estate Co to Morewood Realty Holding Co. B & S. Mort \$14,000. Jan 12, 1910. 4:1144-59½. A \$12,500-\$22,000. other consid and 100

73d st E, No 317, n s, 275 e 2d av, 25x102.2, 5-sty brk tenement. Joseph Urban to Karoline Adler. Mort \$12,500. Jan 10, 1910. 5:1448-12. A \$9,000-\$21,000. other consid and 100

73d st W, No 168, s s, 119.2 e Amsterdam av, 18.7x102.2, 4-sty and basement stone front dwelling. Emma W Fulton to City Real Estate Co. Mort \$14,000. Jan 10. Jan 11, 1910. 4:1144-59½. A \$12,500-\$22,000. 100

74th st E, No 124, s s, 168.9 w Lexington av, 18.9x102.2, 3-sty stone front dwelling. Mary O, wife of and Horace Maxwell to Olina M wife of Robert Gilmor. Jan 11. Jan 12, 1910. 5:1408-63½. A \$20,000-\$24,000. nom

76th st E, Nos 519 and 521, n s, 298 e Av A, 50x102.2, 6-sty brk tenement and stores. Samuel Miller et al, Phila, Pa, to Nevelson-Goldberg Realty Co. All liens. March 19, 1909. Jan 7, 1910. 5:1488-13. A \$11,000-\$52,000. other consid and 100

76th st E, No 345, n s, 275 e 2d av, 25x102.2, 4-sty stone front tenement. Henry Born et al, HEIRS, &c, Emil Born to John M Born. 4-5 parts. Mort \$7,000. Jan 8. Jan 12, 1910. 5:1451-12. A \$9,000-\$15,000. nom

77th st W, No 143, n s, 433 w Columbus av, 19x102.2, 3-sty and basement stone front dwelling. Henry Lindenmeyr to Martha M wife Henry Lindenmeyr. Jan 8. Jan 10, 1910. 4:1149-15. A \$13,000-\$22,000. 100

81st st E, No 231, n s, 227.1 w 2d av, 27.1x102.2, 4-sty stone front tenement. Isaac Kahn to Hannah Haslach. Mort \$15,000. Jan 6. Jan 7, 1910. 5:1527-15. A \$12,000-\$20,000. other consid and 100

Same property. Hannah Haslach to Millard Veit. Morts \$18,000. Jan 7, 1910. 5:1527. other consid and 100

81st st E, No 225, n s, 279.7 e 3d av, 25.5x102.2, 4-sty stone front tenement. Katie Hochheiser et al to David Beitzer, of Brooklyn. Mort \$18,500. Jan 6. Jan 8, 1910. 5:1527-12. A \$11,000-\$20,000. other consid and 100

82d st E, Nos 202 to 216, s s, 70 e 3d av, 133x102.2, three 6-sty brk tenements and stores. Frank Hillman to Frank Hillman Realty Co. Mort \$155,000. Jan 10. Jan 11, 1910. 5:1527-41 to 44. A \$58,000-\$165,000. other consid and 100

83d st E, No 212, s s, 177.11 e 3d av, 25.5x102.2, 5-sty brk tenement. Franz Saip et al to Simon Adler. Morts \$27,500. Jan 7. Jan 10, 1910. 5:1528-41. A \$11,000-\$28,000. other consid and 100

84th st W, No 274, s s, 66.8 e West End av, 16.8x52.6, 3-sty and basement brk dwelling. Alice H Hamilton to Sophia R Eaton and Alice E McBee. Q C. June 3. Jan 11, 1910. 4:1231-61¼. A \$6,500-\$10,000. nom

85th st E, No 534, s s, 373 e Av A, 25x102.2, 5-sty brk tenement and store. Anton Szilagyi to Jakob Schmitt. Mort \$11,500. Jan 10, 1910. 5:1581-37. A \$8,000-\$17,000. nom

85th st W, Nos 338 and 340, s s, 400 w West End av, 50x102.2, 6-sty brk tenement. Chas F Swan to The Three Arts Club of N Y City. C a G. Mort \$90,000. Dec 10. Jan 7, 1910. 4:1246-49. A \$35,000-\$95,000. other consid and 100

86th st E, No 445, n s, 125 w Av A, 25x100.8, 5-sty stone front tenement and store. Anna E Dietz to Henry Fischer. Mort \$18,000. Jan 10. Jan 11, 1910. 5:1566-19. A \$9,000-\$23,000. other consid and 100

88th st E, Nos 58 and 60, s s, 147.11 w Park av, runs s 53.7 x e 3.10 x s 47.1 x w 66.5 x n 100.8 to st x e 62.7 to beginning, 3-sty brk stable. The Maze Realty Co to Ida Margoles. Mort \$50,000 or \$450,000 (?), error. Jan 7. Jan 12, 1910. 5:1499-44. A \$45,000-\$105,000. other consid and 100

89th st E, No 321, n s, 325 e 2d av, 25x100.8, 5-sty brk tenement and store. Henry C Gerhards to Jacob Koch. Mort \$15,000. Jan 3. Jan 8, 1910. 5:1552-14. A \$9,000-\$22,000. 100

93d st E, No 64, s s, 191 e Madison av, 20x100.8, 5-sty stone front tenement. Valentine Gumprecht et al to Isaac Kahn. Mort \$20,000. Jan 4. Jan 7, 1910. 5:1504-45. A \$16,500-\$26,000. other consid and 100

95th st W, No 129, n s, 300 w Columbus av, 16x100.8, 3-sty and basement brk dwelling. Melanethon S Ayers to Wm E Van Wyck. Mort \$12,500. Jan 6. Jan 7, 1910. 4:1226-20. A \$8,000-\$11,000. 100

97th st E, No 120, s s, 300 e Park av, 25x100.1, 5-sty stone front tenement. Annie Florea and Jennie Reiss to Julius Gerstenhaber. All liens. Dec 16, 1909. Jan 11, 1910. 6:1624-60. A \$11,000-\$25,000. other consid and 100

98th st W, No 202, s s, 92.5 w Amsterdam av, 26x100.11, 5-sty brk tenement. Carrie wife of and John Freienstein to William Lipshutz and Banet Weber. Mort \$18,000. Jan 3. Jan 6, 1910. 7:1869-36¼. A \$13,500-\$24,000. nom

98th st W, No 202, s s, 92.5 w Amsterdam av, 26x100.11, 5-sty brk tenement. William Lipshutz et al to Margt F wife Wm M Goddard. Mort \$23,000. Jan 6. Jan 7, 1910. 7:1869-36¼. \$13,500-\$24,000. nom

100th st E, No 233, n s, 475 e 3d av, 25x100.8, 5-sty brk tenement. David Kaden to Abraham Kaden. ½ part. All title. Mar 23, 1908. Jan 11, 1910. 6:1650-20. A \$9,000-\$15,000. nom

100th st W, No 131, n s, 300 w Columbus av, 25x100.11, 4-sty brk tenement. Lancelot M Berkeley to Robert C Berkeley. Mort \$12,000. Oct 31, 1907. Jan 12, 1910. 7:1855-20. A \$11,000-\$16,000. other consid and 100

101st st W, No 103, n s, 75 w Columbus av, 25x100.11, 5-sty brk tenement. Louis Grunig to Samuel H Martin. Mort \$10,000. Jan 6, 1910. 7:1856-28½. A \$11,000-\$21,000. other consid and 100

101st st W, No 103, n s, 75 w Columbus av, 25x100.11, 5-sty brk tenement. Samuel H Martin to John B Howard. Morts \$20,500. Jan 6. Jan 10, 1910. 7:1856-28½. A \$11,000-\$21,000. nom

102d st E, Nos 422 and 424, s s, 345 e 1st av, 50x100.11, two 2-sty brk tenements and stores. Release dower. Ann Monaghan widow of Thomas Monaghan to Mariangiola Mennella. Q C. Jan 10. Jan 12, 1910. 6:1695-35. A \$12,000-\$19,000. nom

104th st E, No 165, n s, 200 w 3d av, 25x100.11, 4-sty brk tenement. Bertha Thode to Ernest F. Otto J and Louis E Bliss all of N Y, and Henry E Bliss, of Tarrytown, N Y. B & S. All liens. Jan 7. Jan 8, 1910. 6:1632-28. A \$10,000-\$15,000. nom

104th st E, No 165, n s, 200 w 3d av, 25x100.11, 4-sty brk tenement. Otto J Bliss to Bertha Thode. B & S. All liens. Jan 7. Jan 8, 1910. 6:1632-28. A \$10,000-\$15,000. nom

104th st E, No 242, s s, 150 w 2d av, 25x100.11, 6-sty brk tenement and store. Joseph Feuerstein to Louisa Egler. Morts \$28,000. Dec 15. Jan 11, 1910. 6:1653-31. A \$9,000-\$23,000. nom

107th st W, No 313, n s, 162 e Riverside Drive, 20x100.11, 5-sty brk and stone dwelling. Benedict W Cheesman to Rose Brown. Morts \$35,000. Jan 8, 1910. 7:1892-41. A \$13,600-\$31,000. nom

108th st E, No 115, n s, 180 e Park av, 25x100.11, 4-sty stone front tenement. Bertha Thode to Ernest F, Otto J and Louis E Bliss, N Y, and Henry E Bliss of Tarrytown, N Y. B & S. All liens. Jan 7. Jan 8, 1910. 6:1636-9. A \$10,000-\$15,000. nom

108th st E, No 115, n s, 180 e Park av, 25x100.11, 4-sty stone front tenement. Otto J Bliss to Bertha Thode. B & S. All liens. Jan 7. Jan 8, 1910. 6:1636-9. A \$10,000-\$15,000. nom

109th st E, No 337, n s, 200 w 1st av, 25x100.11, 6-sty brk tenement and store. Release judgment. Gustave Hoffman to Wm H Mayer. May 25, 1909. Jan 11, 1910. 6:1681-18. A \$7,000-\$30,000. other consid and 100

111th st W, No 122, s s, 218.9 w St Nicholas av, 15x100.11, 4-sty brk dwelling. Geo S de Hierapolis, Jr to Beckey Meyers. Morts \$12,000. Jan 8. Jan 11, 1910. 7:1820-46. A \$7,200-\$13,000. nom

111th st W, No 122, s s, 218.9 w Lenox av or St Nicholas av, 15x100.11, 4-sty brk dwelling. John Conville to Geo S de Hierapolis, Jr, of Brooklyn. Morts \$12,000. Jan 8. Jan 11, 1910. 7:1820-46. A \$7,200-\$13,000. nom

111th st W, Nos 230 to 238, s s, 175 e 8th av, 125x100.11, three 6-sty brk tenements. Morris Katz to Rosie Sadowsky. B & S. All liens. Dec 20. Jan 8, 1910. 7:1826-53 to 57. A \$60,000-\$171,000. nom

111th st E, No 93, n s, 33 w Park av, 15.3x100.11, 3-sty stone front dwelling. Gerson Hyman et al to Belwood Realty Co. B & S. Jan 11. Jan 12, 1910. 6:1617-34½. A \$6,500-\$7,500. nom

112th st W, Nos 537 to 543, n s, 100 e Broadway, 100x100.11, 6-sty brk tenement. Advance Building Co to John P Nolan. Mort \$150,000. Jan 1. Jan 7, 1910. 7:1884-6. A \$-\$. other consid and 100

112th st W, No 37 (33), n s, 350 e Lenox av, 25x100.11, 5-sty brk tenement. FORECLOS, Dec 10, 1909. Ashley T Cole referee to Sadie H Jacobs. Jan 11. Jan 12, 1910. 6:1596-16. A \$13,000-\$26,000. 5,175 over and above mort for 20,000

113th st W, No 304, s s, 100 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. Eugene L Louis to Martha Acton, of Rowayton, Conn. Mort \$9,000. Jan 7. Jan 11, 1910. 7:1847-27. A \$8,000-\$10,500. nom

113th st E, Nos 70 and 72, s s, 180 w Park av, 50x100.11, two 5-sty brk tenements. George Laubentracht to Louis E Stander. Morts \$47,000 and all liens. Jan 10. Jan 12, 1910. 6:1618-45 and 46. A \$22,000-\$42,000. other consid and 100

114th st W, No 118, s s, 279 w Lenox av, 26x100.11, 5-sty brk tenement. Simon Unger to Martha wife Leo Blumenthal of San Francisco, Cal. Morts \$19,000. Jan 6. Jan 8, 1910. 7:1823-45. A \$12,400-\$26,000. other consid and 100

115th st W, No 357, n s, 80.8 e Morningside av East, 50x100.11, 6-sty brk tenement. John W Haaren EXR John W Haaren dec'd to Jacob Hansen. ½ part. B & S. Jan 7. Jan 8, 1910. 7:1849-27. A \$24,000-\$85,000. 2,000

115th st E, Nos 330 and 332, s s, 360 e 2d av, 40x100.11, two 4-sty brk tenements. Peter Julicher et al to Carmela Palermo. Morts \$18,000. Jan 3. Jan 8, 1910. 6:1686-37 and 38. A \$12,000-\$24,500. nom

116th st E, No 106, s s, 62.3 e Park av, 37.9x100.11, 6-sty brk tenement. Philip Dolfini to John M Downes. B & S. Jan 10, 1909. Jan 11, 1910. 6:1643-68. A \$19,500-\$52,000. other consid and 100

117th st E, Nos 519 and 521, n s, 204.6 e Pleasant av, 43.6x100.10, 6-sty brk tenement. Taft Realty Co to Winnie Connelley. All liens. Jan 6. Jan 7, 1910. 6:1716-9. A \$10,500-\$46,000. 100

117th st E, No 303, n s, 105 e 2d av, runs e 20 x n 100.10 x w 25 x s 50.10 x e 5 x s 50 to beginning, 5-sty stone front tenement. Louise Hetterich to Louis J K Heil. B & S. Mort \$13,000 and all liens. Jan 12. Jan 13, 1910. 6:1689-5. A \$6,500-\$16,000. nom

118th st W, No 17, n s, 285 w 5th av, 25x100.11, 5-sty brk tenement. John W Strayer of Bergen Co, N J, to Strayer Realty Co. a corpn. All liens. Dec 21, 1909. Jan 12, 1910. 6:1717-25. A \$14,000-\$30,000. nom

119th st W, No 313, n s, 120 e Manhattan av, 25x100.11, 5-sty brk tenement. Wm H Maxwell to Revenue Realty Co. Mort \$26,700. Dec 31. Jan 11, 1910. 7:1946-23. A \$11,000-\$25,000. other consid and 100

123d st W, No 213, n s, abt 170 w 7th av, —x—, 3-sty and basement stone front dwelling. Release mort. Frank H Partridge to Warren J and Lewis E Landon. Jan 5. Jan 6, 1910. 7:1929-24½. A \$7,400-\$10,000. nom

123d st W, No 25, n s, 75 e Lenox av, 25x100.11, 4-sty stone front dwelling. Thomas Darragh, Jr, et al, Sarah Darragh, decd, to Thomas Darragh, surviving husband of said Sarah Darragh. B & S. Nov 15, 1909. Jan 13, 1910. 6:1721-40. A \$17,000-\$27,000. gift

127th st E, No 74, s s, 127.6 w Park av, 12.6x99.11, 3-sty brk dwelling. Income Bond & Realty Co to F James Parks. Morts \$8,500 and all liens. Dec 14. Jan 12, 1910. 6:1751-42½. A \$4,500-\$8,000. nom

Same property. Peter Ciancimino to same. Q C. Morts \$8,500 and all liens. Dec 15. Jan 12, 1910. 6:1751. nom

129th st W, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. FORECLOSE, Jan 3, 1910. Geo M S Schultz, ref, to Christoph and Rosina Missall. Jan 7, 1910. 7:1955-19. A \$10,000-\$20,000. 22,000

131st st E, Nos 45 and 47, n s, 225 w Park av, 50x99.11, 6-sty brk tenement. Jacob Rogers to Gerbereux Co. Mort \$49,000. Jan 1. Jan 7, 1910. 6:1756-26. A \$19,000-\$62,000. other consid and 100

131st st W, No 638, s s, 200 e 12th av, 25x99.11, 1-sty frame dwelling. Joseph Tino et al to The Codevilla Realty Co, a corpn. Jan 4. Jan 10, 1910. 7:1997-56. A \$6,500-\$6,500. nom

132d st W, No 160, s s, 184.11 e 7th av, 19.10x99.11, 3-sty and basement stone front dwelling. Rosie Yaeger to Hannah Wallach. Mort \$14,500. Jan 7. Jan 10, 1910. 7:1916-55½. A \$8,800-\$14,000. nom

132d st W, No 166, s s, 125 e 7th av, 20.3x99.11, 3-sty and basement stone front dwelling. Hermalgus Realty Co to Gustav Goodman. Mort \$12,500. Jan 13, 1910. 7:1916-58. A \$8,800-\$14,000. other consid and 100

133d st W, No 514, s s, 250 w Amsterdam av, 25x99.11, 5-sty brk tenement. Jennie S Brisk to Agnes Brandenstein. ½ part. Mort \$24,500. Dec 6. Jan 11, 1910. 7:1986-105. A \$8,500-\$22,000. other consid and 100

133d st W, No 66, s s, 135 e Lenox av, 25x99.11, 5-sty brk tenement. Agnes C Mac Lean to Virginia A Johnson. Mort \$16,000. Jan 6. Jan 10, 1910. 6:1730-66. A \$10,000-\$23,500. other consid and 100

134th st E, No 60, s s, 177.6 w Park av, 37.6x99.11, 6-sty brk tenement. Chas C Tilghman to Selina Rosner. Morts \$38,500 and all liens. Jan 6. Jan 8, 1910. 6:1758-45. A \$9,500-\$44,000. nom

138th st W, No 45, n s, 425 e Lenox av, 37.6x99.11, 6-sty brk tenement. Irving Bachrach et al to Annie Fishman. All liens. Jan 5. Jan 6, 1910. 6:1736-19. A \$14,000-\$44,000. other consid and 100

149th st W, Nos 236 and 238, s s, 260 e 8th av, 40x99.11, 6-sty brk tenement. Berry B Simons to Terrace Holding Co. Mort \$35,000. Jan 10. Jan 11, 1910. 7:2034-53. A \$11,000-\$44,000. other consid and 100

149th st W, s s, 100 w Convent av, 75x99.11, vacant. Chas M Rosenthal to Adolf Doctor and Albert Kraus. Mort \$18,000. Jan 6. Jan 8, 1910. 7:2063-54 to 56. A \$18,000-\$18,000. other consid and 100

160th st W, Nos 531 to 537, n s, 276.8 e Broadway, 88.4x99.11, two 5-sty brk tenements. Hamilton Holding Co to Daniel F Mahoney. Mort \$76,000. Jan 10, 1910. 8:2119-58 and 60. A \$-\$. other consid and 100

179th st W, Nos 506 and 508, s s, 150 w Amsterdam av, 50x100, 5-sty brk tenement. Daniel F Mahoney to Hamilton Holding Co. Morts \$55,000. Jan 10, 1910. 8:2152-12. A \$12,000-\$48,000. other consid and 100

180th st W, No 604, s s, 100 w St Nicholas av, 25x100, 6-sty brk tenement. John B Berry Co to Eliz C Schneider. Mort \$25,000. Jan 12, 1910. 8:2162-36. A \$6,500-\$9,000. other consid and 100

Av A, No 1579 | s w cor 84th st, 27.2x79, 5-sty stone front tene-
84th st, No 454 | ment and store. Friedrich Gommel to Julius
Krause, Jr. Morts \$38,000. Jan 8. Jan 10, 1910. 5:1563-29. A \$14,000-\$28,500. other consid and 100

Av B, Nos 228 to 232 | s w cor 14th st, 68.11x95, two 6-sty brk
14th st, Nos 542 and 544 | tenements and stores. Robert Cochen-
thaler to B Wolowitch Realty Co, a corpn. All liens. Jan 10.
Jan 11, 1910. 2:407-29 and 31. A \$62,000-\$129,000. other consid and 100

Amsterdam av, Nos 400 to 408 | n w cor 79th st, 102.2x100, 12 and
79th st, No 201 | 13-sty brk and stone hotel. Central
Realty Co to Geo C Engel. Mort \$525,000. Jan 10. Jan
11, 1910. 4:1227-29. A \$100,000-\$600,000. other consid and 100

Amsterdam av, No 1428, w s, 62.5 s 131st st, 37.6x100, 6-sty brk tenement and stores.

Amsterdam av, No 1426, w s, 99.11 s 131st st, 37.6x100, 6-sty brk tenement and stores.

Amsterdam av, No 1424, on map Nos 1422 and 1424, w s, 137.5 s 131st st, 37.6x100, 6-sty brk tenement and stores. Sub to 1st and 2d morts on above for \$- and two additional morts for \$4,874.81.

124th st, Nos 355 and 357, n s, 75 w 1st av, 37.6x100.11, two 3-sty stone front dwellings. Morts \$11,500.

Alfred Frankenthaler et al to Leonard L Rothstein, N Y, and David Zorn, of Brooklyn. Q C. Jan 10. Jan 13, 1910. 7:1985-30 to 33. A \$54,000-\$150,000. 6:1801-22 and 22½. A \$12,000-\$18,000. other consid and 100

Audubon av | s e cor 170th st, 25x95, vacant. Realty Mortgage Co
170th st | to Benjamin Mordecai. 3-16 parts. B & S. Dec
30. Jan 13, 1910. 8:2126-34. A \$12,000-\$12,000. other consid and 100

Audubon av | s e cor 170th st, 25x95, vacant. Realty Mortgage Co
170th st | to Allen L Mordecai. 5-16 parts. Mort \$9,600.
Nov 16, 1905. Jan 13, 1910. 8:2126-34. A \$12,000-\$12,000. other consid and 100

Audubon av | n e cor 185th st, runs e 120 x n 53.10 x w 25 x n
185th st | 160.11 to s s 186th st x w 95 to av x s 214.10 to be-
ginning, vacant. Realty Mortgage Co to Allen L Mordecai. 5-16
parts. B & S. Morts \$50,000. Feb 9, 1907. Jan 13, 1910.
8:2156-33 to 35 and 65. A \$30,200-\$30,200. nom

Audubon av | n e cor 185th st, runs e 120 x n 53.10 x w 25 x n
185th st | 160.11 to s s 186th st x w 95 to e s of av x s 214.10
186th st | to beginning, vacant. Realty Mortgage Co to Ben-
jamin Mordecai. 3-16 parts. B & S. Morts \$50,000. Feb 9,
1907. Jan 13, 1910. 8:2156-33 to 35 and 65. A \$30,200-
\$30,200. nom

Audubon av | s e cor 177th st, 99.11x100, vacant. Release mort.
177th st | Edwin Mayer et al to Fleischmann Realty & Con-
struction Co. Jan 10. Jan 12, 1910. 8:2132-18. A \$-\$. 7,500

Same property. Fleischmann Realty & Construction Co to Heights Town Construction Co. Morts \$28,025. Jan 10. Jan 12, 1910. 8:2132. other consid and 100

Audubon av, No 109 | s e cor 171st st, 20x95, 3-sty frame dwelling.
171st st | Robert H Newman to Gustav F Boehme.
Jan 10, 1910. 8:2127-36. A \$9,000-\$11,500. other consid and 100

Broadway | n w cor 108th st, 201.10 to s s 109th st, x100,
108th st, No 301 | two 11-sty brk and stone tenements. Carrie M
109th st, No 300 | Butler to The Realty Assets Co, a corpn. Mort
\$850,000. Jan 7. Jan 8, 1910. 7:1893-13 and 17. A \$260,000-\$950,000. other consid and 100

Broadway, Nos 2361 to 2379 | n w cor 86th st, 201.11 to s s 87th
86th st, Nos 251 and 253 | st x95x201.5 to n s 86th st x81.7,
87th st, Nos 250 and 252 | 2-sty brk store building. Barney
Estate Co to Adolph Lewisohn. Morts \$245,000. Jan 12, 1910.
4:1234-13 and 52 to 55. A \$324,000-\$-. other consid and 100

Columbus av, No 843, e s, 25.11 n 101st st, 25x80, 5-sty brk tenement and store. Geo A McDowell to John Schemp. Mort \$18,000. Jan 11. Jan 12, 1910. 7:1837-2. A \$17,000-\$28,000. other consid and 100

Lenox av, Nos 657 and 659.
143d st W, No 100.
Lenox av, Nos 429 and 431.
Agreement dissolving interest as joint owners and to convey to each other their undivided interest in said properties, &c. Anton Oppermann with Edward J Scheveik. Dec 30. Jan 7, 1910. 7:1916, 2011. nom

Lexington av, No 1664, w s, 67.7 s 105th st, 16.8x55, 3-sty stone front dwelling. Henry E Bliss and ano EXRS Ernst F Bliss dec'd to Ernest F, Otto J and Louis E Bliss all of N Y, and Henry E Bliss of Tarrytown, N Y. Jan 7. Jan 8, 1910. 6:1632-55. A \$5,500-\$7,500. 12,100

Lexington av, No 174, w s, 138.3 n 30th st, 19.9x64, 3-sty brk dwelling. Eliza B Smallwood to Samuel B Smallwood of Long Island City, N Y. Jan 19, 1893. Jan 10, 1910. 3:886-69. A \$15,000-\$19,000. 12,000

Madson av, No 76, w s, 25 s 28th st, 24.7x95x24.5x95, 5-sty stone front dwelling. Dorothea W Butties to George Backer. Mort \$50,000 and all liens. Jan 7, 1910. 3:857-64. A \$54,500-\$62,500. other consid and 100

Manhattan av, No 280, e s, 66.11 s 112th st, 34x100, 5-sty brk tenement. Charles Eggenpieler to Andrew T Paige. Mort \$32,000. Jan 10, 1910. 7:1846-60. A \$20,400-\$45,000. other consid and 100

Manhattan av, No 280, e s, 66.11 s 112th st, 34x100, 5-sty brk tenement. Andrew T Paige to Margt E Morris. Mort \$32,000. Jan 10, 1910. 7:1846-60. A \$20,400-\$45,000. 100

Northern av, e s, 485 n 181st st, 71.2x226.4x73.10x234.10, vacant. Henry G Autenrieth to Paterno Construction Co. Q C and correction deed. Mort \$19,600. Jan 12. Jan 13, 1910 8:2179—part lot 140. A \$—\$. nom

Northern av, e s, 449.5 n 181st st, 35.7x239x36.11x234.10, vacant. Release mort. Equitable Life Assurance Society of the U S to Mary Cowan. Q C. Jan 11. Jan 13, 1910. 8:2179—part lot 125. \$—\$. 1,000

Same property. Mary Cowan, widow, to Paterno Construction Co. Jan 12. Jan 13, 1910. 8:2179. 100

Park av, Nos 1523 and 1525 | s e cor 111th st, 100.11x52.6, 111th st, Nos 100 to 104 | 6-sty brk tenement and stores. Abram Brothers to Henry Harris. Mort \$60,350. Jan 12, 1910. 6:1638—72. A \$26,000—\$70,000. other consid and 100

Riverside Drive or av, e s, 26.5 s 114th st, 25.7x99.8x25x105.4, part 12-sty brk and stone tenement. Release dower. Mary A Cohnfeld, widow, to the John J Hearn Construction Co. Dec 30. Jan 7, 1910. 7:1895—77. A \$25,000—\$25,000. nom

Riverside Drive or av, No 227 | s e cor 95th st, 76.2x98.5x75.6x 95th st | S9.9, 7-sty brk tenement. Geo C Engel to Central Realty Co. Mort \$200,000. Jan 1. Jan 11, 1910. 4:1253—48. A \$85,000—\$200,000. other consid and 100

St Nicholas av | s w cor 192d st, 200 to n s 191st st x100, vacant. 191st st | Morgenthau Realty Co to Alameda Construction Co. 192d st | B & S. July 15, 1909. Jan 11, 1910. 8:2169—29. A \$54,000—\$54,000. other consid and 100

St Nicholas av, late Kingsbridge road, e s, 78.7 n 166th st, runs n 26.2 x e 84.1 x s 25 x w — to beginning, vacant. Max Marx to William J Huston. Mort \$7,500. Jan 7, 1910. 8:2124—21. A \$9,000—\$9,000. other consid and 100

St Nicholas av, s w cor 179th st, 50x100. St Nicholas av, w s, 50 s 179th st, 25x100. Agreement as to release and receipt in full payment for 1/2 of party wall. Donald Robertson, N Y, with Geo R Conklin of Monroe, N Y. Feb 1, 1909. Jan 7, 1910. 8:2162. 500

St Nicholas av, w s, 50 s 179th st, 25x100, vacant. Also property at Monroe, Orange Co, N Y. General release. Carrie Conklin of Monroe, N Y, to Lewis R Conklin of Ridgewood, N J. Dec 31. Jan 11, 1910. 8:2162—15. A \$11,000—\$11,000. 4,888.93

St Nicholas av | s w cor 176th st, runs w — to e s Wadsworth av Wadsworth av | x n — to n s 176th st x e — to w s St Nicholas 176th st | av x s — to beginning, being land in street for street purposes, vacant. N Y Juvenile Asylum to The City of N Y. All title. Dec 9, 1909. Jan 13, 1910. 8:2144. nom

Vermilyea av | n w cor Isham st, 100x100, vacant. William Nelson Isham st | son to Max Marx. Morts \$17,200. Jan 7. Jan 8, 1910. 8:2236—17. A \$9,500—\$9,500. other consid and 100

Vermilyea av, s s, 175 w Emerson st, 25x150, vacant. Georgieana Shufflin to Cathleen Turney. Jan 10. Jan 11, 1910. 8:2226—13. A \$3,500—\$3,500. other consid and 100

Same property. Cathleen Turney to Thomas Alexander. Mort \$3,000. Jan 10. Jan 11, 1910. 8:2226. other consid and 100

West End av, Nos 375 and 377, w s, 22.2 s 78th st, 40x75, two 5-sty stone front tenements. Gardner Wetherbee to Seventy-eighth Street Impt Co, a corp. Mort \$28,000. Jan 10, 1910. 4:1186—31 and 32. A \$26,000—\$50,000. other consid and 100

West End av, Nos 70 to 74 | s e cor 63d st, runs e 150 x s 100.5 x 63d st | w 50 x n 25 x w 100 to av x n 75.5 to beginning, 1-sty frame stable and vacant. James McClenahan to Robert McClenahan. All liens. Nov 8, 1907. Jan 12, 1910. 4:1154—60 to 63. A \$31,000—\$31,000. nom

1st av, No 1541, w s, 107.5 s 81st st, 30.8x100, 5-sty stone front tenement and store. Anna M Buch to Joseph J Haupt, of Montclair, N J. 1/2 part. All title. Jan 6, 1910. 5:1543—26. A \$15,000—\$31,000. other consid and 100

1st av, No 320, e s, 56 s 19th st, 18x90, 4-sty brk tenement and store. Jacob Levenson to Ede Levenson. Mort \$11,000. Jan 5, 1910. Jan 7, 1910. 3:950—58. A \$8,500—\$12,000. other consid and 100

1st av, Nos 1957 and 1959, w s, 63.5 n 100th st, 37.6x100, 6-sty brk tenement and stores. Sol Richman et al to John Focarile. Morts \$43,600 and all liens. Jan 4. Jan 10, 1910. 6:1672—26. A \$18,000—\$50,000. nom

1st av, No 121, w s, 57.6 n 7th st, 20x50. 1st av, No 123, w s, 77.6 n 7th st, 20x50. Release claims, &c, for station platform extension. Mary Nurse and Hermine E or Hermina E or Elsie H Molke to Interborough Rapid Transit Co et al. July 10, 1909. Jan 8, 1910. 2:449. 640

1st av, No 125, w s, 97.6 n 7th st, 21x50. Release claims, &c, for station platform extension. Hermine E Molke to Interborough Rapid Transit Co et al. July 12, 1909. Jan 8, 1910. 2:449. 320

1st av, Nos 1965 and 1967 | s w cor 101st st, 63.11x50, 6-sty brk 101st st, No 340 | tenement and stores. Stuyvesant Mfg & Impt Co to Louis L Seaman. Morts \$51,000 and all liens. Jan 10. Jan 12, 1910. 6:1672—30. A \$11,000—\$40,000. other consid and 250

1st av, No 1855 | s w cor 96th st, 25.8x80, 5-sty brk tenement 96th st, No 340 | and store. FORECLOS, Jan 7, 1910. Michael J Driscoll referee to Eliza N Hall. Jan 11. Jan 12, 1910. 5:1558—30. A \$14,000—\$23,000. 14,000

2d av, No 1852, e s, 25.8 s 96th st, 25x100, 5-sty brk tenement and store. FORECLOS, Dec 22, 1909. Chas L Hoffman referee to Geo A Steinmuller. Mort \$15,000. Jan 8, 1910. 5:1558—50. A \$13,000—\$23,000. 3,950

2d av, No 1091, w s, 80.5 s 57th st, 20x60. Release claims, &c, for station platform extension. Moses Moritz to Interborough Rapid Transit Co et al. June 5, 1909. Jan 8, 1910. 5:1331. 400

2d av, No 1065, w s, 25 n 56th st, 25x75, 4-sty brk tenement and stores. Anna M Buch to Joseph J Haupt, of Montclair, N J. 1/2 part. All title. Mort \$12,000. Jan 6, 1910. 5:1330—22. A \$13,000—\$20,000. other consid and 100

2d av, No 1035, w s, 75.5 n 54th st, 25x75, 4-sty brk tenement and store. Anna M Buch to Joseph J Haupt, of Montclair, N J. 1/2 part all title. Jan 6, 1910. 5:1328—24. A \$13,000—\$20,000. other consid and 100

2d av, No 1917 | n w cor 99th st, 26x79, 5-sty brk tenement and 99th st | store. Conde B Pallen to Aetna Mortgage Co. Mort \$19,000. Dec 29. Jan 7, 1910. 6:1649—21. A \$17,000—\$29,000. nom

2d av, No 2274, e s, 25.5 s 117th st, 25x84.10, 4-sty brk tenement and store. Tannenbaum & Lowenstein, a corp to Max Tannenbaum. Mort \$14,000. Jan 5. Jan 11, 1910. 6:1688—51. A \$9,000—\$18,000. nom

2d av, No 2487, w s, 25.8 n 127th st, 24.4x100, 5-sty brk tenement and store. May Bentley to Fanny Gruen. Mort \$18,000. Jan 7. Jan 11, 1910. 6:1792—22. A \$8,500—\$24,000. other consid and 100

2d av, Nos 1060 and 1062 | s e cor 56th st, runs s 40.5 x e 63 x s 56th st, Nos 300 to 304 | 60 x e 37 x n 100.5 to s s 56th st x w 100 to beginning, two 6-sty brk tenements and stores. Frank Hillman to Frank Hillman Realty Co. All liens. Jan 11. Jan 12, 1910. 5:1348—48 1/2 and 49. A \$39,000—\$96,000. other consid and 100

3d av, No 1791, e s, 100.11 s 100th st, 25.2x105, 5-sty brk tenement and store. Samuel Jaffe to Martin C Wright. Morts \$27,000. Jan 12. Jan 13, 1910. 6:1649—4. A \$14,000—\$26,000. other consid and 100

3d av, No 1877, e s, 50.9 s 104th st, runs s 24.10 x e 110 x n 24.10 x w 40 x s 0.2 1/2 x w 70 to beginning, 5-sty stone front tenement and store. Chas F Camerer to Milton M Dryfoos. Mort \$26,000. Jan 10. Jan 11, 1910. 6:1653—47. A \$15,500—\$29,000. nom

4th av, No 325, e s, 20 n 24th st, 20x83, 3-sty brk building and store. Samuel H Ordway to Udo M Fleischmann, of East Millstone, N J. Mort \$35,000. Jan 5. Jan 6, 1910. 3:880—2. A \$33,000—\$36,500. nom

4th av, No 427, e s, 45.8 n 29th st, 20.5x80, 4-sty brk tenement and store. John Ingle Jr to Moses Dinkelspiel. Q C and confirmation deed. Jan 8. Jan 10, 1910. 3:885—3. A \$33,000—\$41,000. 100

5th av, No 881, e s, 50.2 n 69th st, 53.8x175, 4-sty and basement stone front dwelling. Mary W Harriman, of Arden, N Y, to Adolph Lewisohn. B & S and C a G. Jan 11, 1910. 5:1384—4. A \$480,000—\$600,000. other consid and 100

5th av, No 85 | n e cor 16th st, runs e 191.10 x n 92 16th st, Nos 5 and 7 East | x w 75 x s 43 x w 116.10 to e s 5th on map Nos 1 to 7 | av, x s 49 to beginning, 10 and 11-sty brk loft, office and store building. Carrie M Butler to The Realty Assets Co, a corp. Morts \$790,000. Jan 7. Jan 8, 1910. 3:844—1 and 6. A \$468,000—\$895,000. other consid and 100

5th av, No 2156, w s, 18 s 132d st, 17x75, 4-sty and basement stone front tenement. Eliz G Fooks to Charles Lewin. Mort \$11,000. Jan 10. Jan 12, 1910. 6:1729—39 1/2. A \$9,500—\$13,000. other consid and 100

5th av, No 2156, w s, 18 s 132d st, 17x75, 4-sty stone front tenement. Charles Lewin to Daniel J Mendelson. All liens. Jan 12, 1910. 6:1729—39 1/2. A \$9,500—\$13,000. other consid and 100

5th av, No 2216, w s, 24.11 s 135th st, 25x90, 5-sty brk tenement and store. FORECLOS, Dec 13, 1909. Chas J Leslie, ref, to Isaac Sakolski. Dec 31, 1909. Jan 12, 1910. 6:1732—39. A \$13,000—\$26,000. 24,000

6th av, Nos 431 to 435, w s, 24.8 n 26th st, 49.4x100, three 2-sty brk tenements and stores. Daniel B Freedman to Chas J Byrnes. B & S. Mort \$190,000. Jan 6. Jan 7, 1910. 3:802—36. to 38. A \$177,000—\$183,000. nom

Same property. Chas J Byrnes to Daniel B Freedman. Mort \$180,000. Jan 6. Jan 7, 1910. 3:802. nom

8th av, Nos 2546 and 2548, e s, 24.11 s 136th st, 50x100, two 5-sty brk tenements and stores. Herman Joveshof to Charles Eggenpieler. Mort \$49,000. Jan 10, 1910. 7:1941—62 and 63. \$33,200—\$50,000. other consid and 100

8th av, No 2713, w s, 24.11 n 144th st, 25x100, 5-sty brk tenement and store. Louis Friess to Conradine Friess. Mort \$20,000. Jan 10. Jan 12, 1910. 7:2044—30. A \$13,000—\$22,000. other consid and 100

9th av, No 787, w s, 75.5 n 52d st, 25x100, 5-sty brk tenement and stores and 4-sty brk tenement in rear. Francis X Werner to Catharine or Katherine Werner. Jan 3. Jan 11, 1910. 4:1062—32. A \$20,000—\$32,000. other consid and 100

9th av, No 575, n w s, 59 s w 42d st, 19.9x80, 4-sty brk tenement and store. Henry Strauss to Rachel Lederer. Mort \$13,000. Dec 27. Jan 7, 1910. 4:1051—34. A \$17,000—\$20,000. other consid and 100

9th av, No 575, w s, 59 s 42d st, 19.9x80. Release claims, &c, for station platform extension. Henry Strauss to Interborough Rapid Transit Co et al. June 25, 1909. Jan 8, 1910. 4:1051. 395

10th av, No 513, w s, 74 s 39th st, 24.6x75, 5-sty brk tenement and store. Lina Weil to Harry N Kohn. Mort \$21,000. Jan 7. Jan 10, 1910. 3:710—33. A \$12,000—\$17,500. nom

Plot begins 70 n 32d st and 325 e 2d av, runs e 25 x n 28.9 to e l of block x w 25 x s 28.9 to beginning, 2-sty brk building. Johnstone J Flynn to Annie Flynn. June 14, 1909. Jan 13, 1910. 3:938—part lot 16. A \$—\$. nom

MISCELLANEOUS.

Copy of will and decree in matter of estate of Hortense Strike-man. June 22, 1900. Jan 6, 1910. —

Power of attorney. Wm A Ayerigg, of Omaha, Neb, to Benj A Ayerigg, N Y. Jan 8. Jan 13, 1910. —

Power of attorney. Guiseppe Ruoti to Fortunato Ruocco. Jan 6. Jan 10, 1910. —

Power of attorney. Ella M France HEIR Charles MacDonald to Beverley R Robinson. May 10, 1909. Jan 12, 1910. —

Power of attorney. James H Hyde to Annie F Hyde, his mother. Dec 24, 1905. Jan 11, 1910. —

Power of attorney. Grace A Hardy to Gardner Richardson. Nov 24, 1909. Jan 11, 1910. —

Power of attorney. James R Roosevelt as TRUSTEE Wm Astor, decd, to Douglas Robinson and Nicholas Biddle as co-trustees. Dec 28. Jan 8, 1910. —

Power of attorney. Anna C Church to Henry E Howland et al. Dec 17, 1907. Jan 7, 1910. —

Power of attorney. Arthur L Cahn to Wm P Kapp and Wm L Cahn. Jan 5. Jan 7, 1910. —

Power of attorney. Johanna F Katz to Moses Esberg. Jan 5. Jan 6, 1910. —

Power of attorney. Alice E Porges to Gustave Porges, her husband. Oct 8, 1909. Jan 6, 1910. —

Revocation of power of attorney. Patrick J McMahon to Willard Roby and W Irving Taylor. Jan 5. Jan 10, 1910. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Austin pl, n w s, abt 182.2 s w 147th st, 50x100x—, and being lots 49 and 50 map (No 1239) of N Y Chartered Bond & Mortgage Co, vacant. Geo F Lynch to James A Lynch, Sr. Mort \$2,000. Nov 1, 1909. Jan 13, 1910. 10:2600. nom

Bush st, No 204, s s, 191.1 w Anthony av, 25x90, 2-sty brk dwelling. Adolph Wexler to Lena, wife Adolph Wexler. Mort \$8,000. Jan 10, 1910. 11:2812. nom

Devoe terrace, late Park View pl, n w s, 430.8 s 190th st, runs n w 70 x s w 52.2 and 3.7 x s e 94.10 to pl x n e 50 to beginning, vacant. Wm D Cameron to Philip Cahill. Mort \$2,950. Jan 4. Jan 8, 1910. 11:3219. other consid and 100

Same property. Release mort. Levi W Baum to same. Jan 5. 2,950
Jan 8, 1910. 11:3219.
Devoe terrace, late Park View pl, n w s, 375.8 s 190th st, runs n
w 70 x s w 52.2 and 3.7 x s e 94.10 to pl x n e 50 to beginning,
vacant. Philip Cahill to Wm D Cameron. Q C. Dec 30. Jan 8,
1910. 11:3219. other consid and 100
*Disbrow pl | e s, 237 n De Milt av, 54.11x66.2 to w s South 14th
South 14th av, x73.3x108.11, being lot 81 and n 1/2 lot 80, map
Penfield property South Mt Vernon, together with remaining
east portions of lot 81 and n 1/2 of lot 80 as now used by City
of Mt Vernon for South 14th av. Austin H Lloyd to Isabelle M
wife Wm H Brazee. Mort \$3,000 and all liens. Oct 18, 1909.
Jan 11, 1910. nom
Faile st | n w cor Aldus st, 100x200 to e s Hoe av, vacant.
Aldus st | Release mort. Mutual Life Ins Co of N Y to American
Hoe av | Real Estate Co. Dec 15. Jan 8, 1910. 10:2749.
8,700
Faile st | n w cor Aldus st, 100x200 to e s Hoe av, vacant.
Aldus st | American Real Estate Co to The Gaines-Roberts Co.
Hoe av | Jan 7. Jan 8, 1910. 10:2749. other consid and 100
163d st, n s, 85 w Intervale av, runs n 52.8 x s e 57.11 to st x w
22 to beginning, vacant. Geo F Johnson to Reville Siesel Co.
B & S and C a G. Dec 14. Jan 10, 1910. 10:2697.
other consid and 100
Featherbed lane, s s, about 48.6 w Nelson av, and being lot 27,
parcel 2, map (No 1233), of Knickerbocker Trust Co, &c, 24.3x
110x25x113.6, vacant. Thos J Flannagan to Christian S Lorentzen.
Mort \$1,600. Dec 31. Jan 10, 1910. 11:2874.
other consid and 100
Fox st | e s, 360 n Home st, runs e 100 x n 40 x w 91.9 to e s
Intervale av | Intervale av, x s w 14.1 to e s Fox st, x s 28.6 to
beginning, vacant. Release mort. N Y Trust Co to John J Tully
Co. Jan 11. Jan 12, 1910. 11:2974. other consid and 100
Fox st | e s, 423.2 n 165th st, 75x200 to w s Simpson st,
Simpson st | vacant. Rockland Realty Co to Graham-Adams Co,
a corpn. Mort \$16,000. Jan 4. Jan 13, 1910. 10:2726.
other consid and 100
Hoffman st, w s, 29.6 s 188th st, 25x96.11, vacant. Pasquale Di
Meola to Gaetano Cilento. 1/2 part. Q C. Jan 5. Jan 12,
1910. 11:3056. nom
Home st, No 901, n s, 50 w Fox st, 25x75.1x25.2x72.3, 3-sty frame
tenement and store. Samuel Strauss to Emily and Alma Trube.
Mort \$4,500. Jan 5. Jan 6, 1910. 11:2974. other consid and 100
*Main st, e s, at s line plot hereby conveyed and adj land Orrin
Fordham, runs n 79.8 to s s of Vickery's lane x e 100 x s
79.8 x w 100 to beginning, except part for City Island av, City
Island. Robert W Vickery et al to Jessy H Douglass. Jan 12,
1910. other consid and 100
*Poplar st, n e cor Forest st, 50x101, and being lots 54 and 55 map
Jos J Gleason dated May 15, 1894. Wm H Field to Frank E
Field. Sept 11. Jan 12, 1910. other consid and 100
*St Ouen pl, s s, 122.10 e White Plains road, 50x100.
White Plains road | s e cor St Ouen pl, 25.5x117.8x112.10x112.10,
St Ouen place | except parts for road, South Vernon Park.
Minnie T Shelton to Geo H Janss. Jan 7. Jan 12, 1910.
other consid and 100
*Theriot st, w s, 271.4 n Davis st and being lots 49 and 50 map
170 lots Siems Estate, 50x100. Thomas J McDonough to Jo-
hanna McDonough. Dec 20. Jan 7, 1910. nom
Waterloo pl, No 1816, e s, 81.11 n 175th st, 30x52, 2-sty frame
dwelling and 1-sty frame store. Eveline Messler to Margaret
Pierce, her daughter. Mort \$2,000 and all liens. Jan 12, 1910.
11:2958. gift
135th st, No 590 (862), s s, 225 e St Anns av, 25x100, 3-sty brk
tenement. Jacob Haas to Joseph Morgan. Mort \$6,000. Jan 5,
Jan 7, 1910. 10:2547. other consid and 100
136th st, n s, 100 e Brook av, 120x100, vacant. Jennie Weill to
Mary Ehrmann. Morts \$22,686 on this and other property. Jan
10, 1910. 9:2264. other consid and 100
137th st, s s, 100 e Brook av, 120x100, vacant. Jennie Weill to
Mary Ehrmann. Morts \$24,686 on this and other property. Jan
10, 1910. 9:2264. other consid and 100
140th st, No 603 (877), n s, 420 e St Anns av, 40x95, 5-sty brk
tenement. Fleischmann Realty & Construction Co to Annie
Prochaska. Mort \$28,000. Dec 30. Jan 11, 1910. 10:2552.
other consid and 100
140th st, No-603, n s, 420 e St Anns av, 40x95, 5-sty brk tene-
ment. Annie Prochaska to William Lechryr and Mary, his wife,
tenants by entirety. Mort \$28,000. Jan 10. Jan 11, 1910.
10:2552. other consid and 100
146th st, Nos 409 and 411, n s, 123.5 e Willis av, 50x100.1, 5-sty
brk tenement. Benjamin Benenson to Henry Meyer and Doro-
thea his wife as tenants by entirety. Mort \$40,000. Jan 8,
Jan 10, 1910. 9:2291. other consid and 100
146th st, No 339, n s, 226.10 w Courtlandt av, 50x154x50x153.5,
2-sty frame dwelling and vacant. Emma Allen and ano, HEIRS,
&c, Emma Allen, decd, to James, Clara and Reuben Budington.
All title. Q C. Oct 1, 1909. Jan 12, 1910. 9:2329. 400
147th st, No 438, s s, 390 w Brook av, 25x102.2x25x99.9, 5-sty
brk tenement. Leo Levinson to Ernestine Malino. Morts \$22,-
000. Jan 4. Jan 7, 1910. 9:2291. other consid and 100
153d st, Nos 420 and 422, s s, 170 w Elton av, 50x100, one 2 and
one 3-sty frame dwellings. Rockland Realty Co to Graham-
Adams Co, a corpn. Mort \$12,000. Jan 10. Jan 13, 1910. 9:-
2374. nom
Same property. Sophia Blauth et al to Rockland Realty Co. Jan
5. Jan 7, 1910. 9:2374. other consid and 100
166th st s s, 144 e Franklin av, runs s w 19.4 to s s Old Spring
Spring pl | pl x s e 23.5 x n e 19.6 to 166th st x n w 23.5 to be-
ginning, vacant. The City of N Y to Letitia Steiger. All title.
Q C. Jan 7. Jan 10, 1910. 10:2607. nom
167th st, No 455, n s, 152 e Park av, runs n 140 x e 17 x s 40
x e 3 x s 100 to n s 167th st x w 20 to beginning, 2-sty frame
dwelling and store. John Kenny & Co to Minnie C Kenny.
Confirmation deed. All liens. Jan 11. Jan 13, 1910. 9:2389.
other consid and 100
168th st, No 426, s s, 30 e Brook av, 30x96, 4-sty brk tenement
and store. Edward Ruehl to Wm H Harden. Mort \$17,000.
Jan 6. Jan 7, 1910. 9:2393. other consid and 100
169th st, Nos 126 and 128, s s, abt 175 w Concourse, —x—, and
being lots 30 and 31 map of Inwood at Morrisania, two 2-sty
frame dwellings. Joseph Falvella, Jr, to Frank J Falvella. 1-6
part of right, title and interest. Jan 12. Jan 13, 1910. 9:2466.
other consid and 100
171st st, No 444, on map No 442 (706), s s, 25 e Park av, 25x
90, 4-sty brk tenement. John M Haffen to Menotti Lanzillotti.
Morts \$12,500. Jan 5. Jan 6, 1910. 11:2902.
other consid and 100
*174th st, w s, 300 n Gleason av, 25x100 and being lot 124
amended map (No 1081) of Gleason property. Tillie M Stadler
to William Skarka. Mort \$4,000. Jan 11. Jan 13, 1910. nom
175th st, No 485 East, n s, 69.6 e Washington av, 17.6x103, 3-sty
frame dwelling. John F Cahill to H Raymond Mitchell. Mort
\$4,300. Dec 16. Jan 12, 1910. 11:2917. other consid and 100
177th st, No 22, s s, 185.9 s e Jerome av, late Central av, 25x
125, 2-sty brk dwelling. Jennie Tackney to Columbia Con-
struction Co. Morts \$10,500. Jan 5. Jan 6, 1910. 11:2852.
nom
177th st, No 70, late Waverly st, s s, 75 w Morris av, late Madi-
son av, 25x125, 2-sty frame dwelling. Ralph P Hovey to Martha
A Hovey. Sept 18. Jan 12, 1910. 11:2827. nom
181st st, No 61 West, n s, 100 w Grand av, 50x100, 2-sty brk
dwelling. Belmar Investing Co to Jennie Halpert. Mort \$10,-
000. Jan 5. Jan 6, 1910. 11:3207. other consid and 100
188th st, No 506, s s, 132 w Bathgate av, 20x95, 3-sty brk dwell-
ing. Release mort. Wm V Simpson to Mountain Construction
Co. Jan 7, 1910. 11:3057. nom
Same property. Mountain Construction Co to Louis Freed. Mort
\$7,500. Feb 6. Jan 7, 1910. 11:3057. nom
188th st, No 508, s s, 112 w Bathgate av, 20x95, 3-sty brk
dwelling. Release mort. Frederick N Du Bois to The Mountain
Construction Co. Dec 4. Jan 7, 1910. 11:3057. 2,600
Same property. Release mort. Wm V Simpson to same. Jan
7, 1910. 11:3057. 3,000
189th st, n s, 69.7 e Elm pl, 25x95.1x25x93, 2-sty frame dwell-
ing. Release mort. Charles Keary, INDIVID et al, TRUSTEES
Patrick J Keary to Thomas C Lisk. Jan 5. Jan 13, 1910.
11:3023, 3026. 2,000
189th st, No 550, old No 814 | s e cor Lorillard pl, 105x30, 5-sty
Lorillard pl | brk tenement and stores. Daniel G
Griffin to Palher Realty Co, a corpn. B & S. Jan 6. Jan 13,
1910. 11:3058. other consid and 100
199th st, n s, at former c l of Orchard st, closed, runs n e 103.2
x e 25 to e s Orchard st former line x s w 103.2 to 199th st at
pt 62.7 w Decatur av x w 25 to beginning, vacant. Thirza L
Happy, of Mt Vernon, N Y, to Thirza E Happy, of Mt Vernon,
N Y. All liens. Dec 10, 1909. Jan 10, 1910. 12:3284. nom
199th st, n s, 25.2 w Decatur av, 62.5 to former c l Orchard st
closed x—x100, vacant. Release mort. Abraham B Cox to
Thirza E Happy. Dec 31. Jan 10, 1910. 12:3284. nom
Same property. Thirza E Happy to Patrick O'Rourke. Dec 31.
Jan 10, 1910. 12:3284. nom
199th st, n s, 25.2 w Decatur av, 62.5 to former c l of Orchard st
x—x—x100, vacant. Patrick O'Rourke to Raffo Sellite. 1/2 part.
B & S. Mort \$7,500. Jan 10. Jan 11, 1910. 12:3284. nom
203d st, No 287, n s, 126 w Mosholu Parkway South, 25x95, 2-sty
brk dwelling. Elise Levy to Alice L Sanders. Mort \$6,000. Jan
6. Jan 7, 1910. 12:3309. other consid and 100
*219th st, late 5th av, n s, 138.4 e 5th st or av, 66.8x113.5, Wake-
field. Emily Strang widow to Melrose Realty Co, a corpn. Jan 3,
1910. Jan 10, 1910. other consid and 100
*Same property. Nelson M Strang et al to Emily Strang. Dec
1, 1909. Jan 10, 1910. other consid and 100
*222d st, e s, at w s Grace av, 157.10x115.2x155.10, gore, and
being lots 185 to 188 map (No 1208) of Bronx Terrace. Release
mort. Crawford Real Estate & Building Co to Irving Realty Co.
Jan 3. Jan 6, 1910. 1,225
*222d st, e s, at w s Grace av, 157.10x115.2x155.10, gore, and
being lots 185 to 188 map (No 1208) of Bronx Terrace. Irving
Realty Co to Gustav A Hoffmann. Jan 3. Jan 6, 1910.
other consid and 100
*223d st (9th av), s s, 230 e White Plains road, and being east
1/2 of lot 639 map of Wakefield, 50x114. Santo Mirabella et al
to Giuseppe Bianco. Mort \$2,500. Jan 5. Jan 8, 1910.
other consid and 100
*227th st, n s, 255 e Barnes av, and being east 1/2 of lot 343 map
Wakefield, 25x114.6. Swedish American Realty Co to Geo H
Janss. Mort \$3,000 and all liens. Jan 10. Jan 11, 1910.
other consid and 100
*230th st, late 16th av, n s, 105 e 2d st or av, 50x114, Wakefield.
Elizabeth J Fraser, widow and DEVISEE Donald S Fraser to
Thos H Roff. Jan 3. Jan 7, 1910. other consid and 100
*230th st (16th av), s w s, 205 s e 6th st or av, 50x114, Wake-
field. The Monatiquot Real Estate Co of N Y et al to James V
Jurgon. Q C and correction deed. Mort \$1,000. Jan 4. Jan 13,
1910. nom
*233d st | n e s, 168.3 n w Bronxwood av, 114.9 to s e s Kings-
Bussing av | bridge road (Bussing av), x103.6x88x100, Edenwald.
Julie C Tompkins EXTRX Julie Coombe to Bertha wife Joseph
Lauer. Dec 16. Jan 12, 1910. 8,750
240th st, Nos 410 and 412, s s, 100 e Martha av, 50x100, two 2-
sty frame dwellings. Release mort. Title Guarantee & Trust
Co to Eugene H Hammond. Jan 12, 1910. 12:3393. 4,000
259th st (Rock st) n w cor Liebig av, late Forest st, 100x100, ex-
Liebig av | cept part for 259th st, vacant. Francis X Wer-
ner to Catharine or Katherine Werner. Jan 3. Jan 11, 1910.
13:3423. other consid and 100
*Av D, w s, 53.6 n 5th st, 50x100, Unionport. Geo H Janss to
Swedish American Realty Co. Mort \$1,600. Jan 10. Jan 11,
1910. nom
Alexander av | s w cor Southern Boulevard, runs s
Southern Boulevard, or | 100 x w 157.4 x s 51.4 x w 42.8 x n
133d st, Nos 306 and 308 | 151.4 to s s Southern Boulevard x e
200 to beginning.
Alexander av, Nos 81 and 83 | n w cor 132d st, runs n 100 x w
132d st, Nos 305 to 323 | 157.4 x s 51.4 x w 42.8 x s 48.8 to
n s 132d st x e 200 to beginning.
4, 5 and 6-sty brk piano factory.
Jacob Bros Co, a corpn to Isabelle Realty Co, a corpn. All
liens. Jan 12. Jan 13, 1910. 9:2308. nom
Arthur av | s e cor Tremont av, 99.3x51.7x100.5x64.6, vacant.
Tremont av | Ellen T Coughlin INDIVID & EXTRX Peter Coughlin
to Wm C Bergen. Jan 11. Jan 12, 1910. 11:2947. other consid and 100
Aqueduct av, No 2198 | e s, 425 s 183d st, 37.6x102.4 to w s Ma-
Macombs Dam road | combs Dam road, 2-sty brk dwelling. Wm
C Bergen to Ellen T Coughlin. Mort \$11,000. Jan 11. Jan 12,
1910. 11:3211. other consid and 100
Arthur av | All right, title and interest to strip in front of lot 87,
Broad st | map of Fairmount, lying bet e s Arthur av and e s
Broad st, with all title to land to c l of Broad st. John L Roll-
ins et al HEIRS, &c, John T Rollins to Ellen T Coughlin. All
title. Q C. July 20, 1908. Jan 12, 1910. 11:2947. nom
Bathgate av, No 1992, e s, 150.10 s 179th st, 18x77.11x18x77.3,
2-sty frame dwlling. Frank Krenkel to Caroline wife Frank
Krenkel. Mort \$5,000. Jan 6, 1910. 11:3044. other consid and 100
Boston road or av, No 966, s e s, 87 n e Teasdale pl, 20.5x65x
19x73, 5-sty brk tenement and store. Amalia Fetzter to John
F Fetzter. 1/2 right, title and interest. Mort \$8,000. Jan 6.
Jan 7, 1910. 10:2621. 100

WATER-FRONT PROPERTIES

Factories, Factory Sites FLOYD S. CORBIN, 10 Wall St.

Bryant av, No 1510 | n e cor 172d st, 20x100, 3-sty brk dwell-
172d st | ing. Elviel Realty Co to Donald T Mc-
Phail. Mort \$10,000. Jan 7, 1910. 11:3001. nom

*Bronxwood av, e s, 75 n from n e s 233d st, 100x97.6, being
lots 9, 10, 11 and 12 map estate Julie Coombe. Julie Coombe
Tompkins EXTRX Julie Coombe to Stephen Daniels. Dec 16,
1909. Jan 7, 1910. 2,625

*Barkley av | e s, at w s Edison av, runs s along Edison av 100
Edison av | x w 100 x n 100 to s s Barkley av x e 100 to be-
ginning. Release mort. Henry A Coster to The Estates De-
velopment Co. Jan 4. Jan 6, 1910. 5,000

Bryant av, No 1510 | n e cor 172d st, 20x100, 3-sty brk dwell-
172d st | ing. Release mort. Margaret Knox to El-
viel Realty Co. Jan 6. Jan 7, 1910. 11:3001. nom

*Boston road, s s, 95 e Grace av, 25x112.11x25x112.
Boston road, s s, 45 w Grace av, 100x118.7x100x123.9.
222d st, e s, at w s Grace av, 157.10x115.2x155.10, gore.
Release mort. Kassel Edelson to Irving Realty Co. Jan 4.
Jan 6, 1910. nom

*Bracken av, w s, 375 s Jefferson av, 25x100. Land Co A of
Edenwald to Hanna Frank. All liens. July 28, 1909. Jan 8,
1910. nom

*Bracken av, w s, 425 s Jefferson av, 25x100. Land Co A of
Edenwald to Ida Frank. All liens. July 28, 1909. Jan 8,
1910. nom

Belmont av, e s, 199.1 n 176th st, 50x100, 3-sty frame dwelling
and vacant. Karl Jaeger et al to Sarah J Mason. Mort \$10,000.
Jan 8. Jan 10, 1910. 11:2946. other consid and 100

*Barnes av, s e s, 12.5 n e Wickham av, 36.7x61.6x25x88.4.
Wickham av, e s, at s e s Barnes av, —x83.4x25x97.6 and being
lots 1 and 2 blk 6.
Wickham av, e s, 125 s Nereid av, 25x97.6 and being lot 10 blk
29 map (No 1140) Sec 1 of Bathgate Estate.
Vincenzo Manzione to Ida R Rosin, of Brooklyn. ½ part. All
title. Mort \$5,450. Dec 17. Jan 10, 1910. nom

Bailey av, e s, 315.3 n Sedgwick av, 25.3x24.6x25.4x25.1 and being
lot 124 map (No 1187) of 272 lots of Bailey Estate, vacant.
Fordham Realty Co to Clarice Howard Crouch. All liens. Jan
7. Jan 8, 1910. 11:3237. other consid and 100

Bailey av, e s, 666.10 n Sedgwick av, 100.4x88.7x102.6x52.2 and
being lots 107 to 110 map (No 1187) of 272 lots Bailey Estate,
vacant. Ernestine Malino to Boulevard Construction Co. Mort
\$2,380. Jan 5. Jan 7, 1910. 11:3237. other consid and 100

Same property. Boulevard Construction Co to Fordham Realty
Co. Mort \$2,380. Jan 8. Jan 10, 1910. 11:3237. nom

*Blackrock av, s s, 380 w Olmstead av, 25x108, Unionport. Chas
E Devermann to Arvid G Ahlberg. Mort \$3,000. Jan 8. Jan
10, 1910. other consid and 100

Brook av, No 1378 | s e cor 170th st, 24.5x100, deed reads 170th st,
170th st, No 420 | s s, at w s N Y & H R R Co, runs s 24.5 x w
100 to e s Brook av, x n 24.5 to 170th st, x e 100 to beginning,
6-sty brk tenement and stores. The Wm F Lennon Construction
Co to Thos E Fitz Gerald. Mort \$43,000. Dec 31. Jan 12, 1910.
11:2894. other consid and 100

Belmont av, Nos 2139 and 2141, w s, 78.7 n 181st st, 35.11x85x
35.11x84.7, two 2-sty frame dwellings. Charles Lewin to Eliz
G Frooks of Saugerties, N Y. Mort \$8,500 and all liens. Jan
10. Jan 11, 1910. 11:3082. other consid and 100

Belmont (Cambreleng) av, No 2377, w s, abt 72 n 186th st, and
being lot 303 map S Cambreleng et al at Fordham, 25x87.6,
4-sty brk tenement. Pasquale Di Meola to Pasquale Di Meola
and Antonetta his wife. Dec 14, 1908. Jan 12, 1910. 11:3074.
nom

*Commonwealth av, e s, 225 s Merrill st, 25x100. Cunigundes
Schmitt to Frederick and Caroline Baumann, Borough of
Queens. Dec 30, 1909. Jan 13, 1910. nom

*Commonwealth av, e s, 225 s Merrill st, 25x100. James Gough
et al by James Martin, GUARDIAN, to Frederick Baumann,
Borough of Queens. ½ part. All title. B & S. Dec 20. Jan
13, 1910. 3,500

Cypress av | n e cor 140th st, 100x120, vacant. Richard Vallender
140th st | to Lulu Quigg. All liens. Jan 5. Jan 12, 1910.
10:2567. nom

College av, w s, 270 s 169th st, 50x85, two 2-sty frame dwellings.
James Harris to Henry L Harrison. Mort \$10,000. Jan 8. Jan
11, 1910. 9:2439. other consid and 100

*Columbus av, s s, 52 w Van Buren st, and being lot 72 map Van
Nest Park, 26x—. Ignazio Morrone et al to Peter Morrone.
Mort \$8,000. Jan 7. Jan 8, 1910. 100

*Same property. Peter Morrone to Angelo Morrone. Mort \$8,000.
Jan 8, 1910. 100

Crotona av, No 2100 | n e cor 180th st, 35x102, 5-sty brk tene-
180th st, No 701 | ment and stores. Release mort. Victor
Gerhards to Amalia Pirk. Dec 31. Jan 7, 1910. 12:3304. 1,900

Daly av, w s, 50 s 178th st, 31.4x80, vacant. Wm C Kelly to John
J Donovan. Jan 1. Jan 12, 1910. 11:3121. 100

Eastburn av, w s, 188.3 n 174th st, 50x95, vacant. James Ross
to Chas R McNeil. Q C. Jan 11, 1910. 11:2795. nom

Forest av, No 1111, w s, 182.8 n 166th st, 20x87.6, 3-sty brk
dwelling. Isidor Bloch to Sarah wife Isidor Bloch. Mort \$8,-
000. Jan 4. Jan 10, 1910. 10:2651. nom

Grand av, e s, 250 n 192d st, 50x100, vacant. Fredk W Devoe
to Thos H Thorn. All liens. Jan 4. Jan 6, 1910. 11:3205.
other consid and 100

Grand av, w s, 96.5 n 176th st, 96.5x83.2x—, vacant. Release
mort. N Y Trust Co to Leo M Klein and Samuel Jackson. Jan
10. Jan 11, 1910. 11:2867. other consid and 1,000

Heath av, No 2689, w s, 590.10 s Kingsbridge road, 25x100, 2-sty
frame dwelling. Fordham Realty Co to Ferdinand Gundlach.
Mort \$4,500. Jan 8. Jan 11, 1910. 11:3239. other consid and 100

Honeywell av, No 2017, w s, 136.7 n 178th st, 23.7x140, 2-sty frame
dwelling. Amedee J Van Beuren et al HEIRS, &c, Louisa
Forth to John H Pedden. Mort \$4,100. Dec 21, 1909. Jan 11,
1910. 11:3123. 6,365

Jerome av, No 3170, e s, 136.4 s Van Cortlandt av, 25x100, 3-sty
frame tenement and store. Mary A wife Thos F Costello to
Mosholu Realty Co. Mort \$6,250 and all liens. Dec 6. Jan
8, 1910. 12:3322. other consid and 100

Jerome av, No 3120, e s, 50 n 204th st, 25x100, 3-sty frame tene-
ment and store. Mary A wife Thos F Costello to Mosholu
Realty Co. Mort \$5,250 and all liens. Dec 6. Jan 8, 1910.
12:3322. other consid and 100

*Kingsbridge road (Bussing av) | s e s, 144.11 n e 233d st, 41.5x89.3
Bronxwood av | to w s Bronxwood av, x51.5x132.4,
Edenwald. Julie C Tompkins EXTRX Julie Coombe to John J
Ford. Dec 16. Jan 12, 1910. 1,900

*Kingsbridge road (Bussing av) | s e s, 124.2 n e 233d st, 20.8x
Bronxwood av | 132.4 to w s Bronxwood av x25.8
x153.10, Edenwald. Julie C Tompkins, EXTRX Julie Coombe
to Wm P Myhan. Dec 16, 1909. Jan 13, 1910. 1,000

Lafontaine av, w s, 97.5 s 179th st, 75x100, vacant. Mutual Life
Insurance Co of N Y to The Rockland Realty Co. Jan 12, 1910.
11:3061. other consid and 100

Lafayette av | s w cor Whittier st, 100x99.
Whittier st |
Lafayette av, s s, 100 w Whittier st, 100 to e s Longfellow st
x95.1x100.1x99.
Lafayette av, n w cor Whittier st, 150x100.
vacant.
Wm H Harden to Edward Ruehl. Mort \$10,000 and all liens.
Jan 6. Jan 8, 1910. 10:2764 and 2765. other consid and 100

Lafontaine av | s e cor 178th st, 100x100, vacant. CONTRACT.
178th st | Solomon Brill and Annie Levy with Nathania
Anspacher. Dec 10. Jan 7, 1910. 11:3068. 18,750

Longwood av, n s, 320.9 e Barry st, 50.1x91.1x50x88.1, vacant.
Menotti Lanzillotti to John M Haffen. Mort \$3,000. Jan 4. Jan 7,
1910. 10:2737. other consid and 100

Lind av, w s, 373.2 n 169th st, 50x96.3x50x92.3, and being lots 22
and 23 parcel 9 map subdivision Est Wm B Ogden at Highbridge,
filed May 24, 1907, vacant. Henry Meyer to Benjamin Benenson.
Jan 7. Jan 10, 1910. 9:2533. other consid and 100

Newton av, w s, 125 s 254th st, and being lot 162 map Samler
Estate, 21.11x101.11x2x100, vacant. George Howe to Adele W
wife Albert H Frankel of B of Q. Mort \$880. Dec 31. Jan 11,
1910. 13:3421. other consid and 100

*Olinville (Elliott) av, w s, 335 n Elizabeth st, 33.8x125, Olin-
ville. Leonora J Hinsdale to Peter H Short. Jan 11. Jan 13,
1910. other consid and 100

*Olinville (Elliott) av, w s, 368.9 n Elizabeth st, 36.8x125, Olin-
ville. Leonora J Hinsdale to Peter H Short. Jan 11. Jan 13,
1910. other consid and 100

Pelham av, No 485 (Union av), n s, 100 w Emmet st, 50x133,
2-sty frame dwelling and store and 1-sty frame bldg in rear.
Pelham av, No 487, n s, 74.7 w Emmet st, 25.5x150, 2-sty frame
dwelling.
Pelham av, No 489, n s, 50 w Emmet st, 24.7x150, excepts parts
for av, 2-sty frame dwelling and 2-sty frame building in rear.
Elizabeth Hannon to St Johns College, Fordham. Aug 8, 1908.
Jan 6, 1910. 12:3273. other consid and 100

St Anns av, No 749, w s, 105 n 156th st, —x100.
St Anns av, No 747, w s, adj above on south.
Beam right consent and agreement. Ferdinand A Sieghardt
with Catharine Klein and Anna A Schulz. Aug 26, 1908. Jan
6, 1910. 9:2360. nom

*St. Agnes av, w s, 75 n Central av, 50x100.
St. Agnes av, w s, 175 n Central av, 50x100.
St. Agnes av, w s, 300 n Central av, 25x100.
and being lots 8, 9, 12, 13 and 17 blk 27 map (No 599 in West-
chester Co) of Pelham Park.
Catherine Callahan to William A Wallas. Dec 2, 1909. Jan 7,
1910. nom

Sedgwick av, e s, about 250.9 n Undercliff av, 25x62.10 and 47.11
to Undercliff av, x25x43.4 and 58.3 to beginning, and being lot 6
parcel 26 map subdivision Est Wm B Ogden at Highbridge, filed
May 24, 1907, 2-sty frame dwelling. John F Kaiser to John J
Lenihan. Mort \$5,000. Dec 7. Jan 6, 1910. 9:2358. other consid and 100

Sedgwick av, No 1776, e s, 679.5 n 176th st, 20.11x115.8x20.7x
119.4, 2-sty brk dwelling.
Sedgwick av, No 1778, e s, 700.4 n 176th st, 21.11x111x21.5x115.8
2-sty brk dwelling.
Henry Heipershausen to Frederick Heipershausen. ½ part.
Jan 11. Jan 12, 1910. 11:2880. nom

Same property. Phillip Heipershausen to same. ½ part. Jan
11. Jan 12, 1910. 11:2883. nom

Sedgwick av, No 1772, e s, 637.11 n 176th st, 20.9x122.1x20.8x
124, 2-sty brk dwelling.
Sedgwick av, No 1774, e s, 658.8 n 176th st, 20.9x119.4x20.7x
122.1, 2-sty brk dwelling. Frederick Heipershausen to Henry
Heipershausen, of Brooklyn. ½ part. Jan 11. Jan 12, 1910.
11:2880. nom

Same property. Phillip Heipershausen to same. ½ part. Jan
11. Jan 12, 1910. 11:2880. nom

Sedgwick av, No 1768, e s, 596.2 n 176th st, 21.1x125.2x21.1x
125.6, 2-sty brk dwelling.
Sedgwick av, No 1770, e s, 617.3 n 176th st, 20.7x124x20.7x
125.2, 2-sty brk dwelling.
Frederick Heipershausen to Phillip Heipershausen. ½ part.
Jan 11. Jan 12, 1910. 11:2880. nom

Same property. Henry Heipershausen to same. ½ part. Jan 11.
Jan 12, 1910. 11:2880. nom

Sheridan av | n w cor 163d st, 105.8x66.10x107.3x69.3, vacant. David
163d st | F Urganhart and ano to John Yule. All liens. Jan
11. Jan 12, 1910. 9:2455, 2461. nom

Southern Boulevard, No 1003, w s, 523 s Westchester av, 40x132.7
x40x131.1, 5-sty brk tenement and stores. The Gaines-Roberts
Co to Edward Michels. Mort \$40,000. Jan 6, 1910. 10:2725.
other consid and 100

Southern Boulevard, e s, 175 n Barretto st, 150x100, vacant.
Northwestern Realty Co to Walter Rukyser. Confirmation
deed. Jan 10. Jan 11, 1910. 10:2735. nom

Southern Boulevard | s w cor 176th st, 53.10x148.11 to e s Tra-
Trafalgar pl | falgar pl x49x126.2, vacant. Jas C Green
to John H Lavelle. Mort \$6,000. Jan 8. Jan 10, 1910. 11:2958.
other consid and 100

Southern Boulevard, Nos 995 and 999, w s, 563 s Westchester
av, runs w 132.7 x s 79.9 x e 8.5 x e 127.1 to st x n 80 to be-
ginning, two 5-sty brk tenements. The Gaines-Roberts Co to
American Real Estate Co, a corpn of Rhode Island. Mort \$60,-
000. Jan 7. Jan 8, 1910. 10:2725. other consid and 100

Southern Boulevard, e s, 250 s Tiffany st, 125x100, vacant. Ferdi-
nand N Bunker et al to Geo F Johnson. Mort \$12,000. Jan 5.
Jan 7, 1910. 10:2732. nom

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Southern Boulevard, No 1501, w s, 375 n Jennings st, 37.6x100, 5-sty brk tenement and stores. Boulevard Construction Co to Ernestine Malino. Morts \$38,000. Jan 5. Jan 7, 1910. 11:2977. nom
*Tremont av | s s, 117.11 w Westchester av, 28.4x124.4 to Westchester av | chester av x25.7x104.10, and being lot 19 map (No 1128A) of 30 lots of Michael McCormick. Ferdinand C Bamman to Henry F Muller Co, a corpn. All liens. Jan 10. Jan 12, 1910. other consid and 100
*Tremont av, s s, 44 e 7th st, 116x24x100x—, and being lot 151 map (No 29 in Westchester Co) of Unionport, except part for Tremont av. Mary Welcker to Alex F Walsh. Mort \$3,000. Dec 15. Jan 6, 1910. other consid and 100
Tremont av, or 177th st, n s, 72.9 w Mapes av, 36.3x190.1, vacant. Sarah E Moore to John W Cornish Construction Co. Q C. All liens. Jan 10. Jan 11, 1910. 11:3106. nom
Tremont av or 177th st | n w cor Mapes av, 72.9x190.1, vacant. Mapes av | John W Cornish to John W Cornish Construction Co. Mort \$8,000. Jan 10. Jan 11, 1910. 11:3106. other consid and 100
Tremont av, or 177th st, n s, 72.9 w Mapes av, 36.2x190.1, vacant. Geo W Moore et al to John W Cornish Construction Co. All liens. Jan 7. Jan 11, 1910. 11:3106. other consid and 100
Tremont av | n s, 109 w Mapes av, 36.3x190.1, vacant. Phebe A 177th st | Bremer to Geo W Moore, of Riverside, Conn. All liens. Jan 7. Jan 11, 1910. 11:3106. other consid and 100
*Tremont road, s s, 25 w Gainsborg av, 25x100, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Jan 6. Jan 13, 1910. nom
Same property. Bankers Realty & Security Co to Manheim Sander. All liens. Jan 6. Jan 13, 1910. other consid and 100
Undercliff av, w s, abt 170.3 s Washington Bridge Park, 25x124.3x 17.2x127.7, and being lot 23 parcel 26 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, 2-sty frame dwelling. Merwin Realty Co to Edward F Maloney. Morts \$4,800. Jan 12. Jan 13, 1910. 9:2538. nom
Undercliff av, w s, abt 375 n 176th st, 100x100, vacant. Henry Heipershausen to Phillip and Frederick Heipershausen. 1-3 part. Jan 11. Jan 12, 1910. 11:2880. nom
Union av, No 634, e s, 128.1 s 152d st, 16.8x90, 2-sty brk dwelling. Annie Prochaska to Fleischmann Realty & Construction Co. Mort \$5,000. Dec 28. Jan 11, 1910. 10:2674. other consid and 100
*Unionport road, e s, 100 s Morris Park av, 25x100, and being lot 11 map portion Hunt estate, Van Nest. Guiseppe Rago or Rao to Carmine Liberti. Jan 29, 1909. Jan 10, 1910. other consid and 100
*Unionport road, e s, 100 s Morris Park av, 25x100, and being lot 11 map portion Hunt estate, Van Nest. Maria Liberti to Guiseppe Rago. 1/2 part. Jan 13, 1909. Jan 10, 1910. other consid and 100
Valentine av, No 2186 | e s, 172.9 n 181st st, 20x117.9 to w s Tiebout av | bout av x20x118, 3-sty brk dwelling. Wm L Phelan to Daniel Enright. Mort \$9,500. Jan 10, 1910. 11:3144. other consid and 100
Valentine av, No 2180 | e s, 112.8 n 181st st, 20.1x—, to w s Tiebout av | bout av, x20.1x118.9, 3-sty brk dwelling. Valentine av, No 2182 | e s, 132.9 n 181st st, 20x118.3 to w s Tiebout av | x20x118.6, 3-sty brk dwelling. Valentine av, No 2188 | e s, 192.9 n 181st st, 20x117.6 to w s Tiebout av | bout av, x20x117.9, 3-sty brk dwelling. Kath S Umsted to Johnston-Umsted Realty Co. Morts \$30,500 and all liens. Jan 7. Jan 11, 1910. 11:3144. other consid and 100
Same property. Wm L Phelan to Kath S Umsted. Mort \$30,500 and all liens. Jan 6. Jan 11, 1910. 11:3144. other consid and 100
Vyse av, w s, 325 s Jennings st, late Charlotte pl, 25x100, vacant. Allen Gailor EXR Mary E Taylor to Thos P Howley. Nov 12. Jan 7, 1910. 11:2987. 2,750
Same property. Allen Gailor et al HEIRS, &c, Betsy J Gailor to same. B & S. Jan 5. Jan 7, 1910. 11:2987. nom
Vyse av, e s, 75 n Freeman st, 25x100.
Vyse av, e s, adj above on south, 75x100.
Wall and fence agreement, &c. Immanuel Scandinavian Lutheran Church with Jorgensen Realty & Construction Co. Nov 30. Jan 12, 1910. 11:2994. nom
*Washington now Purdy st | w s, 630 n Starling (Railroad) av, 275 Jackson st | x216 to e s Jackson st, Unionport. Chas O Fendryck et al to Herman Levy. Mort \$7,333.34. Jan 11. Jan 12, 1910. nom
*Washington av, e s, 350.1 s 2d st, 25x100 and being lot 119 map (No 666) Partition map Est Wm Adee. Rosa Nathan et al, EXRS Marcus Nathan to Commercial Finance Co. Mort \$3,400. Dec 31, 1909. Jan 7, 1910. 4,200
Washington av, No 1484, e s, 75.2 s 171st st, 25x98.5x25x100.2, except part for av, 2-sty frame dwelling. Joseph Levenstein to Jacob Mayers. 1/2 share of right, title and interest. Q C. Mort \$6,800. Jan 10. Jan 12, 1910. 11:2911. nom
Westchester av, No 758 | s e cor 156th st, runs s 44.5 x s e 65.8 Tinton av, No 735 | x e 6.10 to w s Tinton av late Beach av x n 71.6 to s s 156th st x w 13.10 to beginning, 4-sty brk tenement and stores. CONTRACT. Barney Goldman with Joseph H Mann. Mort \$38,000. Dec 21, 1909. Jan 13, 1910. 10:2654. 43,000
*Westchester av, s w cor Hammond av, and being lots 162 and 163 amended map (No 1081) of Gleason property, 51.5x—x50x 97. Henry F Muller Co to Ferdinand C Bamman. Mort \$5,000. Jan 11. Jan 12, 1910. other consid and 100
Webster av | s e cor St Pauls pl, 26.2x100x32x100.2, 4-sty brk St Pauls pl | tenement and stores. Taft Realty Co to DeWitt H Warren. All liens. Jan 10. Jan 11, 1910. 11:2896. other consid and 100
*White Plains road | n w cor 222d st, 114x280, except part for 222d st | 222d st, with right, title and interest to awards for 222d st, Wakefield. John O'Brien to Olinville Realty Co. Morts \$35,248 and all liens. June 24, 1909. Jan 11, 1910. nom
*White Plains road | s e cor St Ouens pl, being lot 25 map No 1 St Ouens pl | of South Vernon Park (Cranford property). Geo H Janss to Wm H Christian. Mort \$1,200. Jan 11. Jan 12, 1910. other consid and 100

*Wilcox av, e s, 150 s Fairmount av, 50x100 and being lots 72 and 73 map Lohbauer Park. Wm J Merritt to Henry C Merritt. Nov 22, 1909. Jan 7, 1910. 2,000
Webster av, w s, 100.4 n 179th st, 25x110, vacant. Rosa Nathan et al EXRS &c Marcus Nathan to Lazarus Fried. All liens. Dec 27, 1909. Jan 7, 1910. 11:3142. nom
*White Plains road | n w cor Bridge st, 100x100, Westchester. Bridge st | William Schneider to Isaac W Maclay of Yonkers, N Y, and Wm E Davies of Demarest, N J. Mort \$4,000. Apr 9, 1896. Jan 7, 1910. nom
Willis av, No 399, old w s, 75 n 143d st, 25x106, 5-sty brk tenement and store. George Schworer to Joseph Goetz. All liens. Jan 1. Jan 7, 1910. 9:2306. other consid and 100
*Willeft av | s w cor 219th st, 138x37.4x136.6x27, Wakefield. Al-219th st | fred F Smith to John R Peterson. Dec 11. Jan 10, 1910. nom
3d av, Nos 4000 to 4004, e s, 176.11 s 174th st, 75x90, three 4-sty brk tenements and stores. Isaac Roth to Alexander Axt. Mort \$50,500. Jan 5. Jan 10, 1910. 11:2930. nom
3d av | s e cor 175th st, 138.1x108.8x134.8x113.10, vacant. Chas 175th st | M Rosenthal to Codae Realty Co. Mort \$25,000. Jan 8. Jan 10, 1910. 11:2930. other consid and 100
3d av, w s, 162.1 n 176th st, strip, 0.34x93.9. Chas H W Profen-3d av | to Oscar and Aaron Bartelstone. Jan 7. Jan 8, 1910. 11:2924. nom
3d av, No 3802, e s, 25 n 171st st, 23.6x100x18.7x100.1, 5-sty 5rk tenement and store. Katie Hiller to Oscar Dobroczyński. Mort \$16,000. Jan 5. Jan 7, 1910. 11:2928. other consid and 100
3d av, No 3820, e s, 250 n 171st st, 25x100.
3d av, No 3818, e s, 225 n 171st st, 25x100.
two 5-sty brk tenements and stores.
Catharine Egan to Gustav A and Otto H Beckman. Mort \$44,750. Jan 12, 1910. 11:2928. other consid and 100
Interior lot, begins 85 w Intervale av and 125 n 163d st, runs w 30.2 x s e 78.4 x n 72.3 to beginning, vacant. Release mort. The Broadway & Cathedral Parkway Co to Reville-Siesel Co, a corpn. Dec 31. Jan 10, 1910. 10:2697. nom
Same property. Release mort Frank Hedley to same. Dec 21. Jan 10, 1910. 10:2697. nom
Same property. Reville-Siesel Co to Geo F Johnson. B & S and C a G. Dec 14. Jan 10, 1910. 10:2697. other consid and 100
Same property. Consent to release of mort for \$20,000. Frank Hedley to Broadway & Cathedral Parkway Co. Jan 3. Jan 10, 1910. 10:2697. nom
*65 lots of Adeo Park, at Williamsbridge. Release claim and lien to 1-10th of net profits from sales of above lots. Chas W Dayton to Warwick Realty & Construction Co. June 25. Jan 8, 1910. nom
*Lots 60 and 61 map (No 1175) land Wm H Wallace on Fort Schuyler road. Thos McKenna to Patk J McSorley. Jan 4. Jan 7, 1910. 100

MISCELLANEOUS.

Power of attorney. Dora Moeller to David Schoenfeld. Apr 25, 1905. Jan 8, 1910.
Revocation of power of attorney. Mathilde Bouthin to John J Perret. Jan 7. Jan 8, 1910.

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.

Jan. 6 (part of), 7, 8, 10, 11, 12 and part Jan. 13.

BOROUGH OF MANHATTAN.

Bayard st, No 89, east store and basement. Herbert Baum, agent to Benjamin Feller; 3 5-12 years from Dec 1, 1909. Jan 11, 1910. 1:200.....780
Bond st, No 50, store and basement. Jonas Weil and ano to Abraham C Rothstein; 4 years, from Feb 1, 1911. Jan 8, 1910. 2:530.....1,900 and 2,000
Bleecker st, Nos 297 and 299 | all. Abraham H Levy and ano to Barrow st, Nos 26 and 28 | Frank Perrotta; 5 years from July 1, 1909. Jan 7, 1910. 2:591.....7,200
Bleecker st, No 188.
MacDougal st, No 89.
Assign lease. Ludovico Afeltra to Nicola Galgano. Dec 23. Jan 12, 1910. 2:526.....nom
Bleecker st, No 188, s w s, 25x98. All. Nicola Galgano to Antonio Cagliostro; 7 years, from Dec 1, 1909. Jan 12, 1910. 2:526for term, 9,000
Bleecker st, No 188. Surrender lease. Andrea Ribando to Nicola Galgano. All title. Nov 23, 1909. Jan 11, 1910. 2:526. ..nom
Same property. Surrender lease. Joseph Lampiase to same. All title. Dec 23, 1909. Jan 11, 1910. 2:526nom
Bleecker st, No 180. Assign lease. Silvestro Casabona to Joseph Lampiase. All title. Oct 15, 1909. Jan 11, 1910. 2:526. ..100
Bayard st, No 60 | stores and basements and 5 rooms on Elizabeth st, Nos 1 and 3 | 1st floor above stores. Sara Barnett et al, EXRS, &c, Samuel Barnett to Harris Daniel; 5 years from May 1, 1910. Jan 7, 1910. 1:201.....1,980 and 2,040
Delancey st, No 26, n e store. Nathan Hutkoff to Leon Sonenschein; 3 5-12 years, from Dec 1, 1909. Jan 12, 1910. 2:400.1,020 and 1,080
Division st, No 26. Assign lease. J B G Rinehart RECEIVER for Harry Brenner and Samuel Lesser to Brenner Bros. Jan 8. Jan 10, 1910. 1:289.....nom
Division st, No 26. Assign lease. J B G Rinehart, RECEIVER for Harry Brenner and Samuel Lesser to Brenner Brothers. Jan 8, 1900 (?) or 1910. Jan 10, 1910. 1:289.....nom
Franklin st, Nos 178 and 180, 6-sty building. Louvre Realty Co to Robert and Otto Roethlisberger; 10 years from May 1, 1910. Jan 7, 1910. 1:187.....6,500

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

Grand st, No 391 | cor Suffolk st. Assign lease. Philip Melnik
Suffolk st, No 32 | to Sarah Furber. Jan 6. Jan 13, 1910. 1:313.
.....nom
Houston st, No 74, n e cor Elizabeth st. Reassign lease. Will-
iam Zoll to Nicola Sarconi. All title. Mort \$2,227.25. Jan 6,
1910. 2:521nom
Mangin st, Nos 94 and 96, e s, 100 s Stanton st, 40x100, all. Frank
Etzel and ano to David Isseks; 15 years from Feb 1, 1910. Jan
11, 1910. 2:3241,000
Mulberry st, No 84, all. John H Doherty, EXR Katherine Do-
herty to Gaetano Malzone, of Brooklyn; 5 years from May 1,
1912. Jan 7, 1910. 1:2002,250
Macdougall st, Nos 68 and 70, all. Dominick Abbate and ano to
Pietro de Maso; 4 11-12 years from Nov 1, 1906. Jan 7, 1910.
2:5187,490
Macdougall st, No 51. Assign lease. Denis M Gallo to Galland
Realty Co. May 1, 1908. Jan 13, 1910. 2:520nom
Monroe st, n e cor Market st, store and basement. H and A
Cohen to Dr F A De Filippi; 5 years from May 1, 1909. Jan
13, 1910. 1:2741,440 and 1,500
Mulberry st, No 75. Surrender lease. Raffaele Prisco to Frank
and Rosina Pennacchio. All title. Jan 11. Jan 13, 1910.
1:199nom
Mulberry st, No 75, south part of store and small room in rear.
Rosina Pennacchio to Raffaele Prisco; 2 4-12 years from Feb
1, 1910. Jan 13, 1910. 1:199780
Pitt st, No 27. All. Moritz Rothstein to Max Himmel; 3 years,
from Jan 1, 1910. Jan 12, 1910. 2:3423,210
Whitehall st, No 64, n e cor South st, "Eastern Hotel." Assign
lease. August Schriesheim to Benj F Schriesheim. All title.
B & S. Jan 7. Jan 10, 1910. 1:4nom
Same property. John Bittner consents to assignment of above
lease. Jan 7. Jan 10, 1910. 1:4nom
3d st, No 420 East | all. Louis Kean, a corpn, to
Houston st, Nos 520 and 522 East | Barnet Siegel; 5 years from
Jan 1, 1910. Jan 12, 1910. 2:3569,075
3d st, No 422 East | all. Leon Sobel to Barnet
Houston st, Nos 516 and 518 East | Siegel and Isaac Slutzky;
year from Jan 1, 1910. (4 years renewal at \$9,500). Jan 12,
1910. 2:3569,200
10th st, Nos 213 and 215 West, all. The Hermitage Co to Frank
A Perrotta; 5 years from July 1, 1909. Jan 7, 1910. 2:620
7,100 to 7,500
13th st, Nos 30 and 32 West, s s, all. N Y Improved Real Estate
Co to Chas F Press; 10 years, from Feb 1, 1910. Jan 8, 1910.
2:5769,000 and 10,000
15th st, No 8, s s, 175 e 5th av, 25x103.3. Surrender lease.
Wm C Demorest to Frederick T Van Beuren et al. All title.
Jan 1, 1910. Jan 12, 1910. 3:8428,000
15th st, No 10, s s, 200 e 5th av, 25x103.3. Surrender lease.
Wm C Demorest to Frederick T Van Beuren et al. All title.
Jan 1. Jan 12, 1910. 3:8428,000
20th st, No 209, n e s, 480 n w 2d av, 20x92, the lot. Hamilton
Fish Corporation to Thos F McGonigle, RECEIVER; 21 years,
from Oct 1, 1909. Jan 7, 1910. 3:901taxes, &c, and 750
22d st, No 362, s w s, 71 s e 9th av, 21.6x98.8, the lot. Kath E
Moore of Paris, France, to Fanny A Newton; 21 years, from
Dec 1, 1909. Jan 10, 1910. 3:745taxes, &c, and 650
27th st, No 113, n s, 180 w 6th av, 20x98.9. Surrender lease. Ed-
ward J Lynn to Lucy Schwab. All title. Dec 27. Jan 6, 1910.
3:803nom
39th st, Nos 222 to 226 West, 1-sty pent house on the roof of the
12-sty loft building. Marmac Construction Co to The Pictorial
Review Co; Jan 8, 1910, 21 years, from May 1, 1910. Jan 10,
1910. 3:788net, \$500
50th st, No 47, n s, 591 w 5th av, 15x100.5, the land. TRUSTEES
of Columbia College to Susan M Seguin; 21 years from Aug 1,
1910. Jan 6, 1910. 5:1266taxes, &c, and 1,278
50th st, s s, 220 e 10th av, 15.6x100.5.
50th st, s s, 235.6 e 10th av, 25x100.5.
Assigns leases. Michael G Byrne to Hermine Byrne. All title.
Dec 30. Jan 8, 1910. 4:1059nom
56th st, Nos 324 and 326, s s, 294.2 e 2d av, 44.10x100.5x42.9x
100.5, all. Max J Kramer to Jacob Ebenstein; 3 years, from
Jan 1, 1910. Jan 10, 1910. 5:13484,658
S2d st, No 106 East, s e cor Park av. Assigns lease. Henry M P
Sidden to John D Haase. Mort \$3,262.92. Jan 12, 1910.
5:1510nom
S2d st, No 106 East, store and part basement. Simon E and
Max E Bernheimer to Henry M P Sidden; 5 years from May 1,
1915. Jan 12, 1910. 5:15102,500
102d st, Nos 422 and 424 East. Surrender lease. Vincenzo Men-
nella to Mariangiola Mennella. All title. Dec 9. Jan 12, 1910.
6:1695nom
125th st, n s, bet 7th and 8th avs, "Music Hall" and store. Es-
tate of Benjamin Lichtenstein to Hurtig & Seamon's Theatrical
Enterprises, a corpn; 5 years from June 1, 1912. Jan 13, 1910.
7:193120,000
132d st, Nos 58 and 60, s s, 25 w Park av, 50x99.11, all. George
Carroll to John H Adams; 4 years, from Oct 1, 1909. Jan 10,
1910. 6:17563,840
Av A | s e cor, all. Nastor Holding Co to Salvatore
14th st, No 502 East | Catalano; 3 years from Feb 1, 1910. Jan
11, 1910. 2:4076,300
Av A, No 13, 1st to 4th floors. Lena Rupp to Frederick Wendel;
3 years from May 1, 1910. Jan 13, 1910. 2:4291,620
Av B, No 76, cor store, 23x29. Joseph Spivack to Joseph David-
son; 5 years, from May 1, 1910. Jan 12, 1910. 2:4011,800
Av B, Nos 56 and 58, cor 4th st, store and basement. Wolf Boro-
schek to Rose Chazanow; 3 years, from May 1, 1910. Jan 8,
1910. 2:4001,020 to 1,080
Amsterdam, c 1 plot 20 map Isaac Dyckman at Fort George, runs
s e 450 to Harlem River x w — to land Wm Ferguson x n w
487 to c 1 Fort George av x s w along c 1 of Fort George and
Amsterdam avs 101.4 to beginning, except part taken by city,
hotel and park. Walter J M Donovan to Louis Wendel; 5 years
from Sept 1, 1910. Jan 11, 1910. 8:2149
.....taxes, &c, and 3,000 and 4,000
Same property. Assign lease. Louis Wendel to Arthur Jost. Jan
6. Jan 11, 1910. 8:2149nom

Amsterdam av, Nos 1109 and 1111, south store. Caroline Uhlig to
Solomon Rosenberg; 3 years from Oct 1, 1909. Jan 11, 1910.
7:1867720
Bowery, No 197, 5 upper floors and part basement. Max Mandel
Realty Co to Luhrs Hotel Co; 10 1-12 years, from Jan 1, 1910.
Jan 12, 1910. 2:4257,452
Broadway, No 2281, store and basement. Herbert Du Puy to
Einstein and Nathan; 5 years, from Nov 1, 1909. Jan 8, 1910.
.....3,600
Broadway, Nos 418-422 | rear store, &c. Eliza J Smith
Canal st, Nos 277 and 279 | EXTRX Thomas Smith to Samuel
Kohn of Brooklyn; 5 2-12 years, from Mar 1, 1910. Jan 7,
19105,500
Broadway, s e cor 102d st. Assigns sixteen leases on portions of
above. Sarah F Kent, of Elyria, Ohio, and Walter L Kent to
Louis J Ehret. Dec 31, 1909. Jan 13, 1910. 7:1873nom
Broadway, s e cor 163d st, store and basement, 20x43. Toma-
hawk Realty Co to Daniel Reeves; 10 years from Oct 1, 1909.
Jan 12, 1910. 8:21222,000
Columbus av, No 436, s w cor 81st st. Assign lease. Nicholas
Niemeyer to Geo E Anderson. Mort \$4,000. Jan 10, 1910.
4:1211nom
Lenox av, No 360, store and cellar. Kath E Meyer to Isabelle
Wierz; 7½ years, from Oct 1, 1909. Jan 12, 1910. 6:1726
2,400 to 2,700
Lenox av, No 315, store. John Shields to Arthur Johnson; 3 1-12
years from Apr 1, 1909. Jan 13, 1910. 7:19101,500 to 2,000
St. Nicholas av, No 930, three 4th floor apartments. St Nicholas
Construction Co to William Rawling; 10 months from Dec 1,
1909 (3 years renewal). Jan 6, 1910. 8:21071,248
1st av, No 1552, store and basement. Simon Schnurmacher to
David Waldman; 5 4-12 years, from Jan 1, 1910. Jan 11, 1910.
5:1560900
1st av, s w cor 101st st. —x—, surrender lease. Rose Harris to
Stuyvesant Manufacturing and Improvement Co. Dec 24. Jan
12, 1910. 6:1672nom
1st av, No 2241. Assign lease. Vincenzo Manzione to Oreste
Covelli. Dec 29. Jan 10, 1910. 6:1687300
1st av, No 2124. Assign lease to secure indebtedness of \$705.
Giuseppe or Joseph Breglia to Jos A Solomon. All title. Jan
7, 1910. 6:1703nom
1st av, No 1480, n e cor 77th st, store and basement. Leon S
Mendel et al EXRS, &c, Elias Jacobs to The Germania Bank
N Y; 5 years from May 1, 1910. Jan 13, 1910. 5:14722,200
2d av, No 1059, store, &c. Mary F Morgan to Frank Grosso; 5
1-12 years, from Sept 1, 1909. Jan 7, 1910.900
2d av, e s, extends from 126th to 127th sts, assigns two leases.
David Baird et al as TRUSTEES to Harlem River Park Co, a
corpn. Dec 16. Jan 6, 1910. 6:1803\$65,000 par value 6%
gold bonds and \$100,000 par value of capital stock of said corpn.
2d av, No 1591. Assign lease. Hubert Mosbach to John M Schmidt.
Jan 5. Jan 10, 1910. 5:1528nom
2d av, No 815, store and basement. Bernhard Horn and ano to
Walter Hutton and Gordon M Howe; 5 years from May 1, 1910.
Jan 13, 1910. 5:13171,080
2d av, n e cor 10th st, 25x105. Consent to assign lease. Rector,
Church Wardens, &c, of Protestant Episcopal Church of St
Marks in the Bowery to Aaron Avrutis. Jan 2. Jan 11, 1910.
2:452
2d av, No 316, basement and parlor floor. Rosa Gentzlinger
EXTRX Henry Gentzlinger to Frederick Hollander; 2½ years,
from Dec 1, 1909. Jan 12, 1910. 3:924900
3d av, s e cor 80th st, store and basement. Celesta M Bozeman
to Wm Auf Der Heyde; from Jan 7, 1910, to Apr 30, 1917. Jan
8, 1910. 5:15251,500
5th av, No 471, e s, 78.6 s 41st st, 26.5x98.4, store and mezzanine
floor and rear ½ of basement. James Blaine et al to Abraham
and Moses Ufland; 4 3-12 years, from Feb 1, 1910. Jan 8, 1910.
5:127514,000
5th av, No 509, e s, 37.6x158 to 10 ft alley leading to 43d st. All,
except Room 6. The United Oxygen Co to Christian H Lang
and Gottlieb Siebold; 3 5-12 years and 20 days from Nov 1,
1909. Jan 12, 1910. 5:1277
.....\$18,000 per annum; total for term 62,500
6th av, No 924, store and basement. Georgia P Williams and
Georgia W Warren to Maurice and Samuel Salomon; 3¾ years
from Feb 1, 1909. Jan 12, 1910. 5:12681,800
7th av, No 462, n w cor 35th st, store and basement. Anna L
Daly to Moses Weltz, 5 4-12 years, from Jan 1, 1910. Jan 12,
1910. 3:7853,000 and 3,300
7th av, No 257, store, &c. Walter R Heinrich to Eugene Green-
baum and ano; 3 years from Nov 1, 1909. Jan 7, 1910. 3:800.
.....1,500
7th av, No 268, store. Peter Feldman to Annie Gurvitz; 3 8-12
years and 15 days from Aug 15, 1909. Jan 7, 1910.900 and 960
8th av, No 2558, store and basement. Thomas Scholes to Aaron
and Hyman Scheps; 2 years from Aug 1, 1909. Jan 12, 1910.
7:1942660
10th av, No 576, n e cor 42d st, all. Cath Aspell et al. EXRS,
&c, Mary R Brennan to James Tierney; 10 years from June 1,
1909. Jan 11, 1910. 4:10523,100
Same property. Assign lease. James Tierney to Arthur Jost.
Jan 6. Jan 11, 1910. 4:1052nom

BOROUGH OF THE BRONX.

132d st, n s, bet St Anns av and Cypress av, being lot 104 blk
1971 on tax map; 1,000 years tax lease. City of N Y to Daniel
Eichner. Nov 7, 1908. Jan 8, 1910. 10:2546288.43
Brook av, No 521, store, &c. Louisa Hemmer to Peter Doersam;
3 years, from Oct 1, 1909. Jan 7, 1910. 9:2293396
Morris av, No 650, basement store. Michael Santangelo to Antonio
Antera; 2½ years from Jan 1, 1910. Jan 11, 1910. 9:2412
.....216 and 240
Willis av, Nos 209 and 211, store and cellar. Henry Bosch to F
W Woolworth & Co, a corpn; 5 years, from May 1, 1910. Jan
10, 1910. 9:22903,500
*White Plains av, No 3840, store and basement. S W William-
son to The Great Atlantic & Pacific Tea Co; 2 5-12 years and
15 days, from Nov 15, 1909. (3 years renewal). Jan 11, 1910.
.....720

BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT
BAYSIDE, FLUSHING, WHITESTONE
GREAT NECK ESTATES

McKnight Realty Co.
 347-5th Ave. 43

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.

Jan. 6 (part of), and Jan. 7, 8, 10, 11, 12 and part Jan. 13.

BOROUGH OF MANHATTAN.

- Adler, Simon to Franz Saip et al. 83d st, No 212, s s, 177.11 e 3d av, 25.5x102.2. P M. Prior mort \$23,000. Jan 7, due Sept 1, 1910, 5½%. Jan 10, 1910. 5:1528. 4,500
- Anderson, Pauline F and John of Jersey City, N J, to Joseph Ratzler. 46th st, Nos 605 and 607, n s, 100 w 11th av, runs w 50 x n 85.6 x e 25 x n — x e 25 x s 100 to beginning. Dec 1, 3 years, 5%. Jan 10, 1910. 4:1094. 15,000
- Alva Realty Co to Martin Ungrich and ano, exrs Louisa Ungrich. 27th st, No 230, s s, 359.8 e 8th av, 24.10x98.9. P M. Jan 10, due, &c, as per bond. Jan 11, 1910. 3:776. 20,000
- Adler, Karoline to Joseph Urban. 73d st, No 317, n s, 275 e 2d av, 25x102.2. Prior mort \$12,500. Jan 10, 1910, 5 years, 5%. 5:1448. 6,250
- Almeda Constructing Co to Chelsea Realty Co. St Nicholas av, s w cor 192d st, 100x100. Building loan. Jan 10, 1 year, 6%. Jan 11, 1910. 8:2169. 190,000
- Same to same. Same property. Certificate as to above mort. Jan 10, Jan 11, 1910. 8:2169. —
- Same to Henry Morgenthau Co. Same property. P M. Prior mort \$150,000. July 15, due July 15, 1912, 6%. Jan 11, 1910. 8:2169. 26,500
- Almeda Constructing Co to Chelsea Realty Co. St Nicholas av, n w cor 191st st, 100x100. Building loan. Jan 10, 1 year, 6%. Jan 11, 1910. 8:2169. 190,000
- Same to same. Same property. Certificate as to above mort. Jan 10, Jan 11, 1910. 8:2169. —
- Same to Henry Morgenthau Co. Same property. P M. Prior mort \$190,000. July 15, 3 years, 6%. Jan 11, 1910. 8:2169. 26,500
- Aranguren, Wm F to Jos Pomerantz. 34th st, No 43 and 45 West. Cigar stand lease. Jan 6, due July 6, 1910, 6%. Jan 12, 1910. 3:836. 200
- Alligance Realty Co with PHILADELPHIA TRUST, SAFE DEPOSIT AND INSURANCE CO in trust Neilson Brown and ano. 76th st, No 184 East. Extension of \$28,000 mort until Jan 10, 1912., at 4½%. Mar 30. Jan 12, 1910. 5:1410. nom
- Automatic Vaudeville Co to EMPIRE TRUST CO, as trustee. Consent to mortgage or deed of trust, dated Jan 1, 1910, for \$100,000. Dec 30. Jan 13, 1910. —
- Same to same. Certificate as to mort or deed of trust dated Jan 1, 1910 for \$100,000. Jan 11. Jan 13, 1910. —
- Bay, Fred to Wm Lubeck. 123d st, No 125, n s, 260 e Park av, 15x100.11. Prior mort \$4,500. Jan 10, due, &c, as per bond. Jan 12, 1910. 6:1772. 1,000
- Burns (C O) Realty Co to Charles O Burns. Hillside st, e 1, 737.2 s w c 1 11th av, 150x218.9 to e 1 11th av x156x263.1, except part for St Nicholas av and Hillside av or st. Jan 7, demand, 6%. Jan 13, 1910. 8:2170. 15,000
- Same to same. Same property. Certificate as to above mort. Jan 7. Jan 13, 1910. 8:2170. —
- BANK FOR SAVINGS IN CITY N Y with Jos Schmitt. 4th av, n e cor 14th st, No 101, runs e 58.6 x n 39.4x—x70.6 to beginning. Extension of \$44,000 mort until Dec 31, 1914, at 4½%. Jan 10, Jan 12, 1910. 3:870. nom
- Bond & Mortgage Guarantee Co with Henry Birdsall. Thompson st, No 227 and 229. Extension of \$20,000 mort until Jan 6, 1915, at 4½%. Jan 12, 1910. 2:539. nom
- Brady, Ellen with Abraham Goldsmith and ano trustees Saml Scholle. 24th st, No 331 East. Extension of \$15,000 mort until Mar 29, 1915, at 5%. Jan 11, 1910. 3:930. nom
- Bond & Mortgage Guarantee Co with Geo W Rudkin. Lexington av, No 178. Extension of \$28,000 mort until Dec 28, 1914, at 4½%. Jan 12, 1910. 3:886. nom
- Brubacher, Emma with TITLE GUARANTEE & TRUST CO. 3d av, No 612. Subordination agreement. Jan 10. Jan 11, 1910. 3:895. nom
- Brown, Minnie T to Amy A C Montague. West End av, No 378, s e cor 78th st, runs e 36 x s 27.2 x e 20 x s 14 x w 9 x n 6.2 x n w 4.6 x w 11.6 x n 5.10 x w 32.6 to av x n 26.2 to beginning. Prior mort \$23,000. Jan 12, 1910, due July 12, 1911, 6%. 4:1169. 3,000
- Blisnikoff, Max and Paul Hellinger with Solomon H Kohn. Clinton st, No 177, w s, abt 175 s Grand st, 25.6x100. Subordination agreement. Dec 1. Jan 8, 1910. 1:313. nom
- Beatty, Robert C of Suffern, N Y, to Chas F Bauerdorf. 9th st, No 3, n s, 100 e 5th av, 25x92.3. Jan 5, due &c as per bond. Jan 7, 1910. 2:567. 5,000
- Beach, Fredk C and Jennie B Gasper to FARMERS LOAN & TRUST CO. 23d st, Nos 114 to 120, s s, 150 w Lexington av, runs s 98.9 x s 98.9 to 22d st, Nos 113 and 115 and 119, x w 25 x n 98.9 x w 25 x s 98.9 x w 50 x n 98.9 x n 98.9 to 23d st x e 100 to beginning. Jan 7, 1910, 5 years, % as per bond. 3:878. 160,000
- Bendheim Construction Co to MUTUAL LIFE INS CO of N Y. Wadsworth av, No 160, n w cor 181st st, No 651, 170 to 182d st, No 650, x184.4 to Broadway. No 4260, x s 171.7 to 181st st x e 161 to beginning. Jan 7, 1910, due &c as per bond. 8:2161. 235,000
- Same to same. Same property. Certificate as to above mort. Jan 7, 1910. 8:2164. —
- Brandt, Albert to Geo E Altstadt. 95th st, No 229, n s, 175 w 2d av, 25x100.8. Jan 6, 1910, 5 years, 5%. 5:1541. 14,000
- Burns, Owen and Ursula C to Robert R Perkins. Bolton road e 1 being lots 33 to 36 map No 954 of property at Inwood, 99.11x124.9x104.3x162.2, n e s; F st, w s, 367 n Inwood st, runs n 216 x w 34.9 to e 1 Bolton road x s w 426.1 x s 14.8 x e 250.10 x n 50 x e 10 x n 30 x e 90 to beginning. Jan 5, due, &c, as per bond. Jan 6, 1910. 8:2247 and 2255. 5,000
- Butler, Carrie M wife of and Jacob D to GREENWICH SAVINGS BANK. Broadway, n w cor 108th st, No 301, 201.10 to 109th st, No 300, x100. Jan 7, 1910, due &c as per bond. 7:1893. 100,000
- Backer, George to Dorothea W Butties. Madison av, No 76, w s, 25 s 28th st, 24.7x95x24.5x95. P M. Prior mort \$50,000. Jan 7, 1910, 1 year, 6%. 3:857. 20,000
- Barbee, Clifford to Gurdon E Pendleton. Prescott av, w s, 210 s Emerson st, 104x123.10x100x136.5. Jan 7, 1910, 3 years, 6%. 8:2255. 4,000
- Bohatty, Antonie to Frank Krupicka. 1st av, No 1308, e s, 30.4 n 70th st, 25x87. Prior mort \$—. Jan 6, 3 years, 6%. Jan 8, 1910. 5:1465. 2,000
- Bamberger, Ira L and Benjamin Croner with LINCOLN TRUST CO. 106th st, No 337 East. Subordination agreement. Oct 8, 1909. Jan 7, 1910. 6:1678. nom
- Brogan (Charles), Inc, to American Mortgage Co. 188th st, s s, 100 w Amsterdam av, 175x95. Jan 7, 1910, 3 years, 5½%. 8:2159. 25,000
- Same to same. Same property. Certificate as to above mort. Jan 7, 1910. 8:2159. —
- Boehme, Gustav F to Robt H Newman. Audubon av, No 109, s e cor 171st st, 20x95. P M. Jan 10, 1910, 3 years, 4½%. 8:2127. 11,000
- Bock, Chas W to Wm H Steinkamp. 7th av, No 275, e s, 59.5 s 26th st, 19.4x70. Prior mort \$15,000. Jan 7, 2 years, 6%. Jan 8, 1910. 3:801. 2,000
- Bliss, Jeannette I widow to Richd J Cross et al trustees Geo T Bliss. 68th st, No 9, n s, 255 e 5th av, 45x100.5. Jan 7, due at or before the decease of party 1st part, 4%. Jan 8, 1910. 5:1386. 330,000
- Burke, James E to Samuel J Huggins. Madison st, No 414, s s, 400 e Jackson st, 25x99.6x25x100. Jan 10, 1910, 3 years, 5%. 1:265. 2,000
- Bohde, Fredk Jr to Charlotte E Ellis. 81st st, Nos 151 and 153, n s, 256.2 w 3d av, 43.10x102.2. Dec 30, 4 years, 5%. Jan 10, 1910. 5:1510. 5,000
- Clason, Leda P to Francis Colety. 104th st, No 322, s s, 100 e Riverside Drive, 20x100. Prior mort \$22,500. Jan 6, 1910, due, &c, as per bond. 7:1890. 3,000
- Coleman, Aaron to GREENWICH SAVINGS BANK. 68th st, No 50, s s, 500 w Central Park West, 18.9x100.5. Jan 7, 1910, due &c as per bond. 4:1120. 19,000
- Connor, John W to Lion Brewery. 135th st, Nos 69 and 71 West. Saloon lease. Dec 30, demand, 6%. Jan 7, 1910. 6:1733. 1,000
- Church of Our Lady of Lourdes in City of N Y to Cath A Tone and ano. 142d st, No 472, s s, 271 w Convent av, 16x99.11. Jan 7, 3 years, 4½%. Jan 8, 1910. 7:2058. 20,000
- City Investing Co to FARMERS LOAN & TRUST CO. Cedar st, Nos 21 and 23, n e s, abt 155 s e William st and at n w s land now or late John Stevens, runs —59.7 x n w 16.6 x s w 3 x n w 19.1 x s w 57.4 to st x s e 34.6 to beginning; Cedar st, Nos 25 and 27, n e s, 124.4 s e William st, 30.10x57.2x30.3x57.3 s s. Jan 6, 3 years, % as per bond. Jan 7, 1910. 1:42. 130,000
- Same to same. Same property. Certificate as to above mort. Jan 6. Jan 7, 1910. 1:42. —
- Crandall, Mary F to Mary F Hoe et al admrs Alfred C Hoe. 142d st, No 623, n s, 290 w Broadway, 15x99.10. Jan 6, 3 years, 5%. Jan 7, 1910. 7:2089. 9,000
- Connoly, Alice I indiv and Theodore Connoly exr Sarah L Holly with Sarah A Brevoort. 16th st, No 327 East. Extension of mort for \$30,000 to Dec 21, 1912, at 5%. Dec 9. Jan 8, 1910. 3:922. nom
- Caprio, William and Anthony Gricco to Robert Graves et al exrs Margt J P Graves. 35th st, No 416, s s, 175 w 9th av, 25x98.9. Jan 4, 5 years, 5%. Jan 8, 1910. 3:732. 17,000
- Central Realty Co with METROPOLITAN LIFE INS CO. Amsterdam av, Nos 400 to 408, n w cor 79th st, No 201, 102.2x100. Extension of mort for \$525,000 to Sept 1, 1912, at 5%. Jan 7. Jan 11, 1910. 4:1227. nom
- Central Realty Co to Martha M Dederer. Riverside Drive, No 227, s e cor 95th st, 76.2x98.5x75.6x89.9. Prior mort \$200,000. Jan 10, due, &c, as per bond. Jan 11, 1910. 4:1253. 10,000
- Same to same. Same property. Certificate as to above mort. Jan 10. Jan 11, 1910. 4:1253. —
- Camerer, Chas F to Anna M Ford, extr Francis W Ford. 3d av, No 1877, e s, 50.9 s 104th st, runs s 24.10 x e 110 x n 24.10 x w 40 x s 0.2 x w 70 to beginning. Jan 10, 5 years, 5%. Jan 10, 1910. 6:1653. 26,000
- Cruikshank, James H, Jared W Bell, Hyman Kantor and Greenwich Investing Co with James A Robinson. Washington st, No 433. Subordination agreement. Jan 4. Jan 12, 1910. 1:223. nom
- Corse, Blanche M wife of and Arthur W to Fredk Schuck. Sherman av, s s, 200 e Dyckman st, 50x160. Jan 11, 1910, 3 years, 6%. 8:2220. 10,000
- Crystal (B) & Son a corpn to UNION DIME SAVINGS BANK. Riverside Drive, e s 309 n 116th st, 78.1x100. Jan 11, 1910, due, &c, as per bond. 7:1990. 250,000
- Same to same. Same property. Certificate as to above mort. Jan 11, 1910. 7:1990. —
- Churchills, a corpn to FARMERS LOAN & TRUST CO as trustees. Broadway, Nos 1603 to 1611, s w cor 49th st, Nos 210 to 218, 78.9x176.4x77.8x164.10. Leasehold. All title. Dec 30, 9 years, 7%. Jan 11, 1910. 4:1020. gold bond 100,000
- Same to same. Same property. Consent of stockholders to above mort. Dec 30. Jan 11, 1910. 4:1020. —
- Same to same. Same property. Certificate as to above mort. Dec 30. Jan 11, 1910. 4:1020. —
- Same to same. Part of same property. Consent to above mort by Walter J Salomon and the State Realty Co, being landlords in lease to James Churchill. Jan.6. Jan 11, 1910. 4:1020. —
- Same to same. Part of same property. Consent to above mort by Maurice DeForest Lockwood et al, being landlords in lease to James Churchill. Dec 30. Jan 11, 1910. 4:1020. —

LONG BEACH

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- Central Realty Co with METROPOLITAN LIFE INS CO. Amsterdam av, Nos 400 to 408, n w cor 79th st, No 201, 102.2x100. Extension of mort for \$525,000 to Sept 1, 1912, at 5%. Jan 7, 1910. 4:1227. nom
- Cannon, George R with Solomon M Schatzkin. 151st st, Nos 502 and 504, s s, 100 w Amsterdam av, 75x99.11. Extension of mort for \$28,000 to Feb 1, 1915, at 6%. Dec 30, 1909. Jan 8, 1910. 7:2082. nom
- Drummond, Thos J to TITLE GUARANTEE & TRUST CO. 35th st, No 152, s s, 150 e 7th av, 25x98.9. Jan 6, 1910, due, &c, as per bond. 3:806. 20,000
- Drayton, James C as trustee Sylvia L Kirkpatrick with Alex A Tausky. 53d st, No 438 West. Extension of mort for \$16,000 to Jan 15, 1913, at 5%. Dec 30. Jan 6, 1910. 4:1062. nom
- Donald, Peter with Netty wife Sigmund Cohn and Isaac Newman. 133d st, No 61 West. Extension of mort for \$15,000 to May 25, 1913, at 5%. Dec 21. Jan 6, 1910. 6:1731. nom
- Dieffenbach, Bertha to Edmond Posnasky. 63d st, No 229, n s, 425 w Amsterdam av, 25x100.5. Jan 7, 2 years, 6%. Jan 10, 1910. 4:1155. 3,000
- Doctor, Adolf and Albert Kraus to Chas M Rosenthal. 149th st, s s, 100 w Convent av, 75x99.11. Building loan. Jan 6, due July 1, 1911, 6%. Jan 8, 1910. 7:2063. 60,000
- Same to same. Same property. P M. Prior mort \$—, Jan 6, due July 1, 1911, 6%. Jan 8, 1910. 7:2063. 16,750
- Dunne, Ellen to GREENWICH SAVINGS BANK. 28th st, No 113, n s, 185.8 w 6th av, 21.5x98.9. P M. Jan 11, 1910, due, &c, as per bond. 3:804. 24,000
- Dexheimer, Matthew to TITLE GUARANTEE & TRUST CO. 134th st, No 319, n s, 275 w 8th av, 25x99.11. Jan 10, 1910, due, &c, as per bond. 15,000
- East Side Pier Co to Jos D Carroll. 1st av, 97th st, 98th st and East River, the blk. Dec 22, 5 years, 6%. Jan 10, 1910. 6:1691. 5,000
- Same to same. Same property. Consent to above mortgage. Jan 4. Jan 10, 1910. 6:1691. —
- Same to same. Same property. Certificate as to above mort. Jan 4. Jan 10, 1910. 6:1691. —
- Eberhardt, Matilda to Maria L Seifert. 22d st, No 448, s w s, 345 s e 10th av, 20x98.9. Prior mort \$3,000. Jan 7, 1910. 3 years, 6%. 3:719. 1,500
- Erickson, Helen J to H Mortimer Brooks. 93d st, No 257, n s, 137 w Broadway, 19x100.8. Prior mort \$20,000. Jan 7, 1910, 4 years, 4½%. 4:1241. 2,000
- Eschmann, Fredk W R to John J Cisco. St Nicholas av, No 853, w s, 35.9 s 153d st, 45.6x124.11x44.6x115.4. Jan 6, 5 years, 4½%. Jan 7, 1910. 7:2067. 60,000
- Eschmann, Fredk W R with Sound Realty Co. St Nicholas av, No 853. Subordination agreement. Jan 6. Jan 7, 1910. 7:2067. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Rachel Lederer. 9th av, No 575. Extension of mort for \$13,000 to Jan 1, 1913, at 4½%. Jan 5. Jan 7, 1910. 4:1051. nom
- Ershowsky (S) & Bro, a corpn, to TITLE GUARANTEE & TRUST CO. Houston st, No 175, s s, 57.9 e Allen st, runs e 17.9 x s 97.8 x w 13 x n 27.2 x n w 11.10 x n 59.8 to beginning. Jan 3, due, &c, as per bond. 2:417. 11,000
- Same to same. Same property. Certificate as to above mort. Dec 24. Jan 7, 1910. 2:417. —
- EQUITABLE LIFE ASSURANCE SOCIETY of the U S with New York Times Building Co. 7th av, Nos 607 to 619, n e cor 42d st, runs e 58.4 to w s Broadway, Nos 1469 to 1485, x n 142.11 to Times Square x w 20 to av x s 137.1 to beginning. Extension of \$1,250,000 mort until Jan 1, 1915, at 4½%. Dec 21. Jan 12, 1910. 4:995. nom
- Einhorn, Moses to Rector, & c of the Church of the Transfiguration in City N Y. Catharine st, No 53 and 55, e s, 48.2 n Monroe st, 27x105.1x27x104.2. Jan 10, 5 years, 6%. Jan 12, 1910. 1:276. 27,000
- Same and Geo F Handel with same. Same property. Subordination agreement. Jan 7. Jan 12, 1910. 1:276. nom
- Einhorn, Moses and Robert McGill with Same. Same property. Subordination agreement. Jan 7. Jan 12, 1910. 1:276. nom
- Einhorn, Moses and Leonore J Fee with same. Same property. Subordination agreement. Jan 11. Jan 12, 1910. 1:276. nom
- Einhorn, Moses to Hyman Rosenblum and ano. Catharine st, No 53 and 55, e s, 48.2 n Monroe st, 27x105.1x27x104.2. Assign rents to secure notes for \$705. Jan 11. Jan 12, 1910. 1:276. 705
- Feldmann, Henry to GERMAN SAVINGS BANK in City of N Y. 154th st, No 430, s s, 314.10 w St Nicholas av, 19x99.11. Jan 11, due Feb 1, 1915, 4½%. Jan 12, 1910. 7:2068. 12,000
- Fifth Avenue and Thirty-eighth Street Realty Co to LAWYERS TITLE INS AND TRUST CO. 38th st, Nos 8 to 14, s s, 145 w 5th av, 75x98.9; interior plot, begins 145 w 5th av and 38 s 38th st, runs s 28.3 x e 12 to e s of alley, x n 28.3 x w 12 to beginning with right of way over alley. Jan 12, 1910, 3 years, 4½%. 3:839. 500,000
- Fifth Avenue and Thirty-Eighth Street Realty Co to LAWYERS TITLE INS & TRUST CO. 38th st, Nos 8 to 14 West. Certificate as to above mort. Jan 11. Jan 13, 1910. 3:839. —
- Same and Franklin Simon and Herman A Flursheim with same. Same property. Subordination agreement. Jan 12. Jan 13, 1910. 3:839. nom
- Frank, Rosa to American Mortgage Co. 24th st, Nos 123 and 125, n s, 275 w 6th av, 50x98.8. Jan 6, 1910, 3 years, 5%. 3:800. 70,000
- Freehold Construction Co to Horace A Hutchins. 132d st, Nos 66 and 68, s s, 222.6 e Lenox av, 37.6x99.11. Jan 5, due Jan 5, 1922, 5%. Jan 7, 1910. 6:1729. 40,000
- Same to same. Same property. Certificate as to above mort. Jan 3. Jan 7, 1910. 6:1729. —
- 563 Park Av, a corpn, to Bond & Mortgage Guarantee Co. Park av, n e cor 62d st, Nos 101 to 109, 60x95.1x65.3x95. Building loan. Jan 7, due Jan 7, 1915, 6% until completion of building and 4½% thereafter. Jan 8, 1910. 5:1397. 405,000
- Same to same. Same property. Certificate as to above mort. Jan 7. Jan 8, 1910. 5:1397. —
- Friedman (Robert) Construction Co to Aaron M Janpole and ano. 132d st, s s, 100 w Amsterdam av, 125x99.11. Prior mort \$120,000. Jan 7, demand, 6%. Jan 8, 1910. 7:1986. 6,500
- Same to same. Same property. Certificate as to above mort. Jan 7. Jan 8, 1910. 7:1986. —
- Goldberg, David to GREENWICH SAVINGS BANK. Stanton st, No 116, n s, 22 w Ludlow st, 22x80. Jan 6, 1910, due, &c, as per bond. 2:412. 18,000
- Greenwich Investing Co to James H Cruikshank. Washington st, No 479, e s, 182.6 s Spring st, runs e 80 x s 20.4 to an alley x w 80 to st x n 20.4 to beginning; all title to alley. P M. Prior mort \$27,000. Jan 6, 1910, 1 year, 6%. 2:595. 8,500
- Goldsmith, Simon M to Fannie Hexter, 117th st, No 146, s s, 200 e 7th av, 25x100.11. Prior mort \$21,000. Jan 4, 3 years, 6%. Jan 6, 1910. 7:1901. 3,000
- Girardo, Donato to Francesco Russo. 117th st, No 316, s s, 225 e 2d av, 25x100.11. Prior mort \$19,000. Dec 30, 5 years, 6%. Jan 6, 1910. 6:1688. 2,500
- Grosso, Frank to Lion Brewery. 2d av, No 1059. Saloon lease. Dec 9, demand, 6%. Jan 7, 1910. 5:1329. 863.09
- Gerken, William to James Ward. Greenwich st, No 353. Store lease. Dec 24, demand, 6%. Jan 7, 1910. 1:180. 2,000
- Geringer, Gussie wife Isaac to Joseph Demmer and ano. 47th st, No 336, s s, 140 w 1st av, 20x100.5. Jan 5, 5 years, 5%. Jan 7, 1910. 5:1339. 7,000
- GREENWICH SAVINGS BANK with Carrie M wife of and Jacob D Butler. Broadway, w s, extends from 108th to 109th st, —x100. Extension of \$750,000 mort until Jan 7, 1915, at 4½%. Jan 7, Jan 8, 1910. 7:1893. nom
- Goodman, Augustus to UNION TRUST CO of N Y. 16th st, Nos 649 and 651, n s, 104.8 w Av C, 33.4x92. Jan 6, 5 years, 4½%. Jan 7, 1910. 3:984. 10,000
- Goldstein, Albina to Anna E Schmidt et al exrs Henry W Schmidt. 2d av, No 1879, s w cor 97th st, No 238, 25.11x75. Equal lien with mort for \$18,000. Jan 6, due Dec 19, 1912, 5%. Jan 6, 1910. 6:1646. 2,000
- Geis, William to Wilhelmina Pfeiffer. 88th st, No 410, s s, 156 e 1st av, 25x100.8. Prior mort \$—, Jan 4, 3 years, 5%. Jan 6, 1910. 5:1567. 6,000
- Grube, Fredk to GERMAN SAVINGS BANK in City N Y. 1st av, No 833, w s, 74 s 47th st, runs w 60 x s 10.11 x w 20 x s 15.6 x e 20 x n 0.11 x e 60 to av x n 25.6 to beginning. Jan 4, 3 years, 4½%. Jan 10, 1910. 5:1339. 10,000
- GREENWICH SAVINGS BANK with Reginald Steel. 66th st, No 138, s s, 223.1 w Broadway, 25x100.4. Extension of \$21,000 mort until Jan 1, 1915, at 4½%. Jan 6. Jan 10, 1910. 4:1137. nom
- Green, Noah with Thomas Lennon. 82d st, No 176 West. Extension of \$15,000 mort until Feb 1, 1915, at 4½%. Jan 8, 1910. 4:1212. nom
- Goodheim, Jennie wife Louis to EXCELSIOR SAVINGS BANK of City N Y. 134th st, No 125, n s, 375 w Lenox av, 25x71.7x 31.1x90. Jan 8, 1910, 5 yrs, 5%. 7:1919. 14,000
- Same and Gustav Kaliski with same. Same property. Subordination agreement. Jan 6. Jan 8, 1910. 7:1919. nom
- Geiler, Ferdinand W to Daniel Seymour and ano exrs H Louisa Mulford. 8th av, No 2348, e s, 50 s 126th st, 25x100. Jan 8, 5 years, 5%. Jan 10, 1910. 7:1931. 45,000
- Same and TWELFTH WARD BANK of City N Y with same and ano. Same property. Subordination agreement. Jan 3. Jan 10, 1910. 7:1931. nom
- Goldstein, Sarah and Hannah Blankfort to Harrison D Meyer. 10th av, No 643, w s, 75.3 n 45th st, 25.1x100. Jan 6, 1910, due Dec 1, 1914, 5%. 4:1074. 25,000
- Same and Isaac S Heller with same. Same property. Subordination agreement. Jan 6, 1910. 4:1074. nom
- Greenwich Investing Co to James A Robinson. Washington st, No 433, e s, abt 80 n Vestry st, 20x80. Jan 4, 5 years, 5%. Jan 12, 1910. 1:223. 27,500
- Same to same. Same property. Certificate as to above mort. Jan 4. Jan 12, 1910. 1:223. —
- Greenwich Investing Co to Jared W Bell. Washington st, No 489, e s, 82.6 s Spring st, 20.4 to alley x80, all title to said alley. Building loan. Jan 11, 1 year, 6%. Jan 12, 1910. 2:595. 17,000
- Same to same. Same property. Certificate as to above mort. Jan 8. Jan 12, 1910. 2:595. —
- Gill, John H to TITLE GUARANTEE AND TRUST CO. Greenwich st, No 560, w s, 53.6 n Charlton st, 17.6x58.4. Dec 31, due, &c, as per bond. Jan 12, 1910. 2:598. 4,000
- Greenebaum, Henerette to TITLE GUARANTEE AND TRUST CO. 3d av, No 612, w s, 72 s 40th st, 24x80. Jan 10, due, &c, as per bond. Jan 11, 1910. 3:895. 13,000
- Haines Realty Corpn with METROPOLITAN LIFE INS CO, 11th st, No 58 East. Extension of mort for \$70,000 to Mar 1, 1911, at 5%. July 15, 1909. Jan 6, 1910. 2:562. nom
- Holstein, Lee to Wm R Morgan. 25th st, Nos 138 to 140, s s, 329 e 7th av, 45.4x88.11x44.10x80.11. P M. Prior mort \$30,000. Jan 5, due, &c, as per bond. Jan 6, 1910. 3:800. 32,500
- Haslacher, Hannah to Theresa G Veit. 81st st, No 231, n s, 227.1 w 2d av, 27.1x102.2. Jan 7, 1910, 2 years, 6%. 5:1527. 3,000
- Howard, John B, of West Orange, N J, to Sarah A Walter. Columbus av, No 846, w s, 75.11 n 101st st, 25x75. Jan 6, 1910, 3 years, 6%. 7:1856. 6,000
- Harlem River Park Co to HUDSON TRUST CO as trustee. 2d av, e s, extends from 126th to 127th sts — x 450. Leasehold. 127th st, s s, 450 e 2d av, runs s 199.10 to 126th st x e 25 x n 99.11 x e 25 x n 99.11 to 127th x w 50 to beginning. Leasehold with all machinery, fixtures, &c. Dec 15, 10 years, 6%. Jan 6, 1910. 6:1803. gold, 65,000
- Same to same. Same property. Certificate as to above mort. Dec 16. Jan 6, 1910. 6:1803. —
- Haupt, Jos J, of Montclair, N J, to Anna M Buch. 2d av, No 1035, w s, 75.5 n 54th st, 25x75. Jan 6, 1910, 3 years, 4½%. 5:1328. 12,000
- Holstein, Lee to Louis E Frith, exr, &c, Maria L Frith. 25th st, Nos 142 and 144, s s, 285 e 7th av, runs e 44.10 x s 80.11 x w 34.10 x s w 18.4 x w 12.8 x n 98.9 to beginning. P M. Jan 5, due, &c, as per bond. Jan 6, 1910. 3:800. 62,500
- Hermanos Realty Co to John C Barron as committee of Estate Carlyle N Barron. Certificate as to mort for \$23,302.50 covering land in Manhattan, Borough of Richmond and Westchester County. Jan 3. Jan 7, 1910. 1:29. —
- Hansen, Jacob to TITLE INS CO of N Y. 115th st, No 357, n s, 80.8 e Morningside av East, 50x100.11. Jan 7, 5 years, 4½%. Jan 8, 1910. 7:1849. 60,000

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- Hansen, Jacob and Selina with TITLE INS CO of N Y. 115th st, No 357 West. Subordination agreement. Jan 7. Jan 8, 1910. 7:1849. nom
- Hahenfeld, Henry and Mary with American Mortgage Co. 134th st, No 75 West. Subordination agreement. Jan 4. Jan 8, 1910. 6:1732. nom
- Harris, Thos A to George Ehret. Av C, No 198, n e cor 12th st, No 701, 26.9x62.6. Prior mort \$10,000. Jan 7, 1910, 1 year, 5%. 2:382. 4,500
- Haupt, Jos J of Montclair, N J, to Anna M Buch. 1st av, No 1541, w s, 107.5 s 81st st, 30.8x100. Jan 6, 1910, 3 years, 4½%. 5:1543. 20,000
- Heights Town Construction Co to Fleischmann Realty and Construction Co. Audubon av, s e cor 177th st, 99.11x100. P M. Prior mort \$38,025. Jan 10, 1 year, 6%. Jan 12, 1910. 8:2132. 14,975
- Hartford Fire Ins Co of Hartford, Conn, with Kate G Finkler. Madison av, No 602. Extension of \$33,000 mort until Dec 1, 1914, at 4½%. Jan 12, 1910. 5:1293. nom
- Hamilton Fire Ins Co with Dorothea W Buttles. Madison av, No 76, w s, 25 s 28th st, 24.7x95. Agreement that mort for \$50,000 may be paid any time prior to Oct 13, 1910. Dec 9. Jan 7, 1910. 3:857. nom
- Hamilton Building Co and Western Electric Co with Alfred M Heinsheimer et al exrs Louis A Heinsheimer. Thames st, Nos 22 to 26, and Greenwich st, Nos 125 to 131. Subordination agreement. Jan 4. Jan 12, 1910. 1:51. nom
- Hauk, Louis with Kaufman G Falk. 106th st, No 246, s s, 104.8 e Broadway, 25x100.11. Extension of mort for \$25,000 to May 9, 1913, at 5%. Nov 20. Jan 6, 1910. 7:1877. nom
- Henderson, Howard M to Wm R Codrington. 26th st, Nos 231, n s, 363.3 e 8th av, 24.10x98.9. P M. Prior mort \$14,000. Jan 8, 1910, 2 years, 5½%. 3:776. 4,000
- Hotel Hermitage Co to TITLE GUARANTEE AND TRUST CO as trustee. 7th av, Nos 592 and 594, w s, 49.4 s 42d st, 49.4x100. Prior mort \$555,000. Secures notes. Nov 27, due Sept 23, 1914, 6%. Jan 12, 1910. 4:1013. 100,000
- Same to same. Same property. Certificate as to above mort. Nov 27. Jan 12, 1910. 4:1013.
- Heipershausen, Philip and Fredk to GERMAN EXCHANGE BANK. Mangin st, No 66, e s, 179.4 s Rivington st, 20.8x100; Mangin st, No 70, e s, 138 s Rivington st, 20.8x100; Mangin st, Nos 72 and 74, e s, 96 s Rivington st, runs e 100 x n 21 x e 100 to w s Tompkins st, Nos 49 to 53, x s 63 x w 200 to e s Mangin st x n 42 to beginning; Tompkins st, No 43, w s, 180 s Rivington st, 20 x100; Tompkins st, w s, 138 s Rivington st, 42x100. Prior mort on 3d parcel \$15,000. Jan 11, due, &c, as per note. Jan 12, 1910. 2:323. 50,000
- Hurry, Randolph to Eugenia de Nottbeck. 52d st, No 123, n s, 205.9 e Park av, 21x100.5. Jan 11, 1910, 2 years, 4½%. 5:1307. 15,000
- Hoffman, Isabella, widow to Bella C Peterkin. 3d av, No 385, e s, 49 n 5th st, 24x100. Prior mort \$9,000. Jan 12, 1910, 2 years, 5%. 2:461. 1,500
- Holstein, Lee to Wm Goldstone and ano. 25th st, Nos 130 and 132, s s, 325 w 6th av, 50x81.1. P M. Prior mort \$48,000. Jan 12, 1910, 1 year, 6%. 3:800. 17,000
- Heipershausen, Philip and Fredk to GERMAN EXCHANGE BANK. Broome st, No 2, n w cor East st, 75x25. Collateral mort as security for note of \$50,000. Jan 11, demand, 5%. Jan 12, 1910. 2:318. note, 50,000
- Hasell, Clemence L, widow, of Brook Green, S C, to Daniel Bird-sall. Broadway, No 654, s e s, abt 60 s Bond st, 29x130; 3d av, Nos 310 to 314, w s, 98.9 n 23d st, 49.4x84. 2-3 parts. Prior mort \$148,095.65. Nov 1, 1895, due Nov 1, 1896, 5%. Re-recorded from Dec 23, 1909. Jan 13, 1910. 2:529; 3:879. 1,000
- Iseron, Abraham to Wm B Boulton. 130th st, No 118, s s, 200 w Lenox av, 25x99.11. Jan 7, 3 years, 4½%. Jan 8, 1910. 7:1914. 25,000
- Jerkowski, Louis, of Paris, France, with METROPOLITAN LIFE INS CO. 11th st, No 58 East. Subordination agreement. Dec 14. Jan 6, 1910. 2:562. nom
- Jaeger, Margt to Tillie Kligenstein and ano, exrs Bernard Kligenstein. 51st st, Nos 222 and 224, s s, 260 e 3d av, 35.4x88.8 to former e l old Post road x—x106.4. Jan 6, 1910, 5 years, 4½%. 5:1324. 40,000
- Jordan, John to Thos J Coman et al. 30th st, s s, 700.6 w 11th av, 99.6x49.4. Jan 8, 1910, 5 yrs, 4½%. 3:675. 45,000
- Johnson, Virginia A to Agnes C MacLean. 133d st, No 66, s s, 135 e Lenox av, 25x99.11. P M. Jan 6, 3 years, 6%. Jan 10, 1910. 6:1730. 6,000
- Jamain, Leon to N Y Public Library, Astor, Lenox & Tilden Foundations, a corpn. 21st st, Nos 146 to 150, s e cor Gramercy Park East, No 40, runs e 125 x s 78.10 x w 45 x n 59.2 x w 80 to Gramercy Park East x n 19.8 to beginning. P M. Dec 30, 5 yrs, 4½%. Jan 11, 1910. 3:876. 80,000
- Same to Charles Buek Construction Co. Same property. P M. Prior mort \$80,000. Dec 30, 10 years, 6%. Jan 11, 1910. 3:876. 35,000
- Joseph, Rudolf to George Ehret. 8th st, No 35 East. Saloon lease. Jan 11, demand, 6%. Jan 13, 1910. 2:560. 4,000
- JEFFERSON BANK to whom it may concern. 2d av, Nos 1060 and 1062, s e cor 56th st, Nos 300 to 304, runs s 40.5 x e 63 x s 60 x e 37 x n 100.5 to s s 56th st x w 100 to beginning. Certificate as to reduction of mort. Jan 11. Jan 12, 1910. 5:1348.
- KNICKERBOCKER TRUST CO with Lewis Danzig and ano. 5th av, Nos 1465 and 1467, e s, 50.5 n 118th st, 50.6x110. Extension of \$65,000 mort until Apr 30, 1913, 5%. Jan 11. Jan 13, 1910. 6:1745. nom
- King, Mary to LAWYERS TITLE INS & TRUST CO. 1st av, Nos 146 and 148, s e cor 9th st, Nos 400 and 400½, 33.4x60. Jan 10, 3 years, 4½%. Jan 11, 1910. 2:436. 20,000
- Kunstler, Felix to Isidor Kalfus. Broome st, No 99, s s, abt 80 w Sheriff st, 25x75. Prior mort \$18,500. Jan 10, 3 years, 6%. Jan 12, 1910. 2:336. 2,500
- Keenan, Annie M to Protective Realty Co. 117th st, No 508, s s, 98 e Pleasant av, 25x100.10. Prior mort \$15,000. Jan 10, 1 year, 6%. Jan 11, 1910. 6:1715. 9,000
- Keil, Henry E and Wm, trustees for Fredk Keil will Edw Keil and Henry and Wm Keil as guardians under same will with John Focarile. 1st av, Nos 1957 and 1959. Extension of \$8,000 mort until Jan 1, 1913, at 6%. Jan 11, 1910. 6:1672. nom
- Krause, Julius Jr to Friedrich Gommel. Av A, No 1579, s w cor 84th st, No 454, 27.2x79. Jan 8, 10 years, 4½%. Jan 10, 1910. 5:1563. 30,000
- Same to Chas Lutz. Same property. Jan 8, 5 years, 4%. Jan 10, 1910. 5:1563. 8,000
- Kastens, Fredk M with Daniel K De Beixedon. 68th st, No 249 West. Extension of mort for \$20,000 to Nov 16, 1914, at 4½%. Jan 7. Jan 8, 1910. 4:1160. nom
- Koch, Jacob to Henry C Gerhards. 89th st, No 321, n s, 325 e 2d av, 25x100.8. P M. Jan 3, 3 years, 6%. Jan 8, 1910. 5:1552. 5,000
- Klemt, Adolf to American Mortgage Co. 134th st, No 75, n s, 207.8 e Lenox av, 17.3x99.11. Jan 4, 3 years, 5%. Jan 8, 1910. 6:1732. 6,000
- Kips Bay Brewing & Malting Co to John Skelly and ano as trustees. 1st av, Nos 646 and 648, n e cor 37th st, No 401, 49.4x 125; 1st av, Nos 650 to 662, s e cor 38th st, No 400, runs e 150 x s 98.9 x w 25 x s 49.4 x w 125 to 1st av x n 148.11 to beginning; also (including part of above parcel) interior plot begins 233.11 e 1st av and 25 s 38th st, runs s w 20.7 x s 2.8 x s w 61.7 x n w 82.3 x n e 3.7 x s e 9.6 to original high water line x n e 60 x s e 56 x e 7.6 x s e 29 to beginning. Jan 8, 1910, 20 years, 4%. 3:969. gold bonds, 600,000
- Same to same. Same property. Certificate as to above mort. Jan 8, 1910. 3:969.
- Kilsheimer, Jas B Jr with LAWYERS TITLE INS & TRUST CO. Audubon av, No 94, s w cor 170th st, No 550, 25x100. Agreement as to share ownership in bond and mort. Dec 31. Jan 7, 1910. 8:2126.
- King, Joseph to Pincus Lowenfeld and ano. 187th st, n s, 100 w Amsterdam av, 175x94.10. P M. Prior mort \$30,000. Jan 5, 1 year, 6%. Jan 6, 1910. 8:2159. 40,000
- Korn, Henry H and Hattie his wife of Mt Vernon, N Y, to Harriet A Boyd. 47th st, No 256, s s, 175 e 8th av, 25x100.5. Given as collateral for mort of \$3,000 on Mt Vernon property. Dec 31, due —%. Jan 7, 1910. 4:1018. 3,000
- Kite, Morris to Mina Berkowitz. 77th st, No 317, n s, 175 e 2d av, 25x102.2. Prior mort \$14,000. Jan 7, 4 years, 6%. Jan 8, 1910. 5:1452. 2,500
- Kahn, Isaac to Valentine Gumprecht. 93d st, No 64, s s, 191 e Madison av, 20x100.8. P M. Prior mort \$—. Jan 4, due July 1, 1910, 6%. Jan 7, 1910. 5:1504. 1,000
- Kite, Morris with BOWERY SAVINGS BANK. East End av, No 69. Extension of mort for \$12,500 to Jan 4, 1915, at 4½%. Jan 4. Jan 6, 1910. 5:1590. nom
- Levine, Annie and Annie Green to Regina Jacobs. Monroe st, No 274, s w cor Jackson st, No 35, 25x89.7x25x89.6. P M. Prior mort \$42,000. Jan 10, due Dec 27, 1914, 6%. Jan 12, 1910. 1:261. 5,000
- Lipshutz, Wm and Barnet Weber to Carrie Freienstein. 98th st, No 202, s s, 92.5 w Amsterdam av, 26x100.11. P M. Prior mort \$18,000. Jan 3, 3 years, 5%. Jan 6, 1910. 7:1869. 5,000
- Lilienthal, Abraham to American Mortgage Co. 40th st, No 315, n s, 225 w 8th av, 24.10x98.9. Jan 7, 1910, 5 years, 5%. 4:1031. 27,500
- Same and Daniel L Korn and Jacob Holzman with same. Same property. Subordination agreement. Jan 7, 1910. 4:1031. nom
- Lilienthal, Ida C to American Mortgage Co. 40th st, No 317, n s, 250.2 w 8th av, 24.11x98.9. Jan 7, 1910, 5 years, 5%. 4:1031. 27,500
- Same and Daniel L Korn and Jacob Holzman with same. Same property. Subordination agreement. Jan 7, 1910. 4:1031. nom
- Levenson, Jacob to Estelle Scholle. 1st av, No 320, e s, 56 s 19th st, 18x90. Jan 5, 5 years, 5%. Jan 7, 1910. 3:950. 11,000
- Lederer, Rachel widow to EQUITABLE LIFE ASSUR SOC of the U. S. 9th av, No 575, n w s, 59 s 42d st, 19.9x80. Prior mort \$13,000. Jan 5, 3 years, 4½%. Jan 7, 1910. 4:1051. 4,000
- Lerner, Barnet to Solomon H Kohn. Clinton st, No 177, w s, abt 175 s Grand st, 25.6x100. Dec 1, 5 years, 5%. Jan 8, 1910. 1:313. 27,000
- Same and Meier Schulitz with same. Same property. Subordination agreement. Dec 1. Jan 8, 1910. 1:313. nom
- Lesser, Rachel with Louis E Lahens and ano trustees Mary Bradhurst for benefit Phebe P Lahens. 11th st, No 642 East. Extension of \$18,500 mort until Jan 13, 1913, — as per bond. Nov 22. Jan 10, 1910. 2:393. nom
- Lifshutz, Adolph with PHILADELPHIA TRUST, SAFE DEPOSIT & INS CO, trustee for Isabel B Coxe. Monroe st, No 32 and Hamilton st, No 35. Extension of \$35,000 mort until July 10, 1912, at 4½%. June 15. Jan 11, 1910. 1:253. nom
- Levy, Jacob to Mary Cantor et al. Suffolk st, Nos 157 and 159, Certificate as to payment of \$1,000 on account of mort. Dec 6. Jan 11, 1910. 2:355.
- Lawyers Mortgage Co with Herman Klein, Bernat Springer and Ignatz Weisberger. 95th st, No 235 East. Extension of mort for \$14,500 to Jan 1, 1915, at 5%. Dec 27, 1909. Jan 11, 1910. 5:1541. nom
- Laraia, Carmela and Carmela with John T Willets, guardian Josiah M Willets. 109th st, No 226, s s, 310 e 3d av, 25x100.10. Extension of mort for \$20,000 to Dec 5, 1912, at 4½%. Dec 30. Jan 6, 1910. 6:1658. nom
- Loscaro, John H with Strayer Realty Co. 118th st, No 19 West. Extension of \$4,000 mort until Jan 12, 1912, at 6%. Jan 12. Jan 13, 1910. 6:1717. nom
- Same with August L Peters. 118th st, No 19 West. Subordination agreement. Jan 12. Jan 13, 1910. 6:1717. nom
- Lawyers Mortgage Co with Salvatore Strano. 106th st, No 306, s s, 125 e 2d av, 25x100.11. Extension of mort for \$21,000 to Dec 5, 1912, at 5%. Nov 22. Jan 12, 1910. 6:1677. nom
- Lewin, Alfred with Jacob L Lissner and Rachel Marks. 7th av, No 2256. Extension of \$4,500 mort until Jan 15, 1915, at 6%. Jan 12. Jan 13, 1910. 7:1938. nom
- LAWYERS TITLE INS & TRUST CO with Annie Smith. Av B, Nos 176 and 178, n w cor 11th st, Nos 547 to 551, 43.3x90.6. Extension of \$65,000 mort until Sept 30, 1912, 5%. Dec 31. Jan 12, 1910. 2:405. nom
- LAWYERS TITLE INS & TRUST CO with Chas J Byrnes. 6th av, Nos 431 to 435, w s, 24.8 n 26th st, 49.4x100. Extension of mort for \$180,000 to Jan 1, 1915, at 4½%. Jan 6. Jan 7, 1910. 3:802. nom
- Mogilewsky, Pessie R, individ and as guardian Paul Mogilewsky, Annie Bernstein, David and Fannie Mogilewsky and Minnie Levin to Jacob Ter. 101st st, No 120, s s, 159.7 e Park av, 17x100.11. Prior mort \$—. Dec 31. Jan 11, 1910, 2 years, 6%. 6:1628. 1,000

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17 BATTERY PLACE, NEW YORK

Mahoney, Daniel F to Hamilton Holding Co. 160th st, Nos 531 to 537, n s, 276.8 e Broadway. Two lots, each 44.2x99.11. Two P M morts, each \$11,000. Two prior morts, \$38,000 each. Jan 10, 1910, 3 years, 6%. 8:2119. 22,000

Mohoney or Mahoney, Danl F with John Healy. 179th st, Nos 506 and 508, s s, 150 w Amsterdam av, 50x100. Extension of \$40,000 mort until Feb 11, 1913, % as per bond. Jan 10, 1910. 8:2152. nom

Middle-Town Realty Co to Leah Cohn. 162d st, Nos 539 and 541, n s, 205 e Broadway, 80x99.11. Certificate as to mort for \$12,000. Jan 7, 1910. 8:2122.

Michel, Louise and Anna with Fannie Waller. 12th st, No 433, n s, 172.9 w Av A, 24.3x103.3. Extension of mort for \$4,000 to Dec 30, 1913, at 6%. Dec 29, 1910, 1910. 2:440. nom

Miller, Gertrude B to U S TRUST CO of N Y. Park av, Nos 633 to 637, s e cor 66th st, Nos 100 to 106, 75.5x80. Jan 6, 1910, 5 years, 4½%. 5:1400. 165,000

McKune, Jeanne V O with Eliz Uhl. 101st st, No 70 West. Extension of \$18,000 mort until Jan 1, 1913, 5%. Dec 2, 1910, 1910. 7:1836. nom

Missall, Christoph and Rosina his wife to Lillie B Lilienthal of San Francisco, Cal. 129th st, No 304, s s, 100 w 8th av. 25x99.11. P M. Jan 7, 1910, due Sept 5, 1911, 5%. 7:1955. 20,000

Molloy, Francis H to Elise S Black. 7th av, No 2289. Estoppel certificate. Jan 7, 1910. 7:1919.

Mayer, David with TITLE GUARANTEE & TRUST CO. Houston st, No 175, s s, 57.9 e Allen st, runs e 17.9 x s 97.8 x w 13 x n 27.2 and 11.10 and 59.8 to beginning. Subordination agreement. Dec 24, 1910. 2:417. nom

Martin, Saml H to Louis Grunig. 101st st, No 103 n s, 75 w Columbus av, 25x100.11. P M. Prior mort \$17,500. Jan 6, 1910, 3 years, 6%. 7:1856. 3,000

Martin, Saml H to Morris H Thompson, 101st st, No 103, n s, 75 w Columbus av, 25x100.11. P M. Jan 6, 1910, 3 years, 5%. 7:1856. 17,500

Miner Drug Co to Estate Henry C Miner, Inc. 125th st, No 112 East. Store lease. Jan 17, 1908, demand, 6%. Jan 6, 1910. 6:1773. note, 6,000

Middle Town Realty Co to Leah Cohn. 162d st, Nos 539 and 541, n s, 205 e Broadway, 80x99.11. Prior mort \$—. Jan 7, 1910, 4 years, 6%. 8:2122. 12,000

Montgomery, Thomas to Trustees of the Estate and Property of the Diocesan Convention of N Y. 1st av, No 1788, e s, 75.8 s 93d st, 25x94. Jan 5, due, &c, as per bond. Jan 7, 1910. 5:1572. 8,000

Molloy, Frances H to Elise S Black. 7th av, No 2289. Extension of \$6,000 mort until Jan 7, 1913, at 5%. Jan 7, 1910. 7:1919. nom

McDermott, John to Joseph A O'Donnell and ano, trustees James O'Donnell. Perry st, No 8, s s, 107.8 w Greenwich av, 22x95. Jan 12, 3 years, 5%. Jan 13, 1910. 2:612. 11,000

McDermott, Lawrence with Joseph A O'Donnell and ano trustees James O'Donnell. Perry st, No 8, s s, 107.8 w Greenwich av, 22x95. Subordination agreement. Jan 12, 1910. 2:612. nom

Mennella, Mariangiola, wife of and Vincenzo to Walter F Kingsland. 102d st, Nos 422 and 424, s s, 345 e 1st av, 50x100.11. Dec 15, 5 years, 5%. Jan 13, 1910. 6:1695. 16,000

Same and Joseph and Congetta R Rubano with same. Same property. Subordination agreement. Dec 15, 1910. 6:1695. nom

Meagher, Mary, of Hoboken, N J, to UNION TRUST CO of N Y. Horatio st, Nos 75 and 77, n s, abt 158 e Washington st, 23x84.3. Jan 7, 5 years, 4½%. Jan 8, 1910. 2:643. 16,500

Margoles, Ida to Maze Realty Co. 88th st, Nos 58 and 60, s s, 147.11 w Park av, runs s 53.7 x e 3.10 x s 47.1 x w 66.5 x n 100.8 to st x e 62.7 to beginning. P M. Jan 7, due, &c, as per bond. Jan 12, 1910. 5:1499. 15,000

New York Physicians Mutual Aid Assn to Whom it May Concern. 84th st, No 232, s s, 203.4 w 2d av, 17x102.2. Certificate as to amount due on mort. Jan 10, 1910. 5:1529.

Newmark, Joseph to Louisa Minturn. 159th st, No 571, n s, 137.6 e Broadway, 37.6x99.11. Jan 4, 5 years, 4½%. Jan 11, 1910. 8:2118. 34,500

Same and Emma Younker with same. Same property. Certificate as to above mort. Jan 3, 1910. 8:2118.

Newmark, Joseph to Colored Orphan Asylum and Assn for the Benefit of Colored Children in City N Y. 159th st, No 573, n s, 100 e Broadway, 37.6x99.11. Jan 4, 5 years, 4½%. Jan 11, 1910. 8:2118. 34,500

Same and Theresa Rothschild with same. Same property. Subordination agreement. Jan 3, 1910. 8:2118. nom

Neuman, Abraham and Samuel Resler to Susan McV Hemenway. 1st st, No 54, n s, 270.8 w 1st av, 20.8x100.4x25.3x100. Dec 31, 5 years, 5%. Jan 7, 1910. 2:443. 28,000

Otten, William to Henry H Otten. Amsterdam av, No 2107, e s, 75 n 164th st, 25x100; Columbus av, No 783, e s, 25.11 n 98th st, 50x74; 8th av, No 2837, w s, 24.11 n 151st st, 25x81. Jan 7, 1910, due &c as per bond. 7:1834 and 2084. 15,000

Ottmann, Louis to Wm Ottmann, guardian Arthemus B Ottmann. 15th st, No 48, s s, abt 250 e 6th av, 25x103.3. Jan 7, 5 years, 4½%. Jan 8, 1910. 3:816. 45,000

Parks, F James, of Brooklyn, N Y, to Income Bond & Realty Co. 127th st, No 74, s s, 127.6 w Park av, 12.6x99.11. P M. Prior mort \$8,500. Dec 24, due, &c, as per bond. Jan 12, 1910. 6:1751. 287,500

Pressinger, Mabel L and Jennie Currier to Alex Duff Operating Co. 182d st, No 570, s s, 100 e St Nicholas av, 75x70. Extension of \$65,000 mort until Jan 11, 1913, at 5%. Jan 7, 1910. 8:2154. nom

Pedersen Manufacturing Co to Lorillard Spencer, Jr, as trustee. All rights, franchises, patents and property of every kind, all fixtures, &c, located in No 636 1st av. Chattel mort. Jan 6, 15 years, 5%. Miscellaneous. gold bonds, 20,000

Same to same. Consent to above mort. Jan 11, 1910. 1910.

Pedersen Manufacturing Co to Lorillard Spencer, Jr, as trustee. Consent to mort for \$20,000. Jan 11, 1910.

Palermo, Carmela to Peter Julicher et al. 115th st, Nos 330 and 332, s s, 360 e 2d av, 40x100.11. P M. Prior mort \$18,000. Jan 3, installs, 6%. Jan 8, 1910. 6:1686. 6,500

Philo Realty & Construction Co to CENTRAL TRUST CO of N Y. 3d av, Nos 1310 to 1314, n w cor 75th st, Nos 179 and 181, 50x82. Jan 7, 1910, 5 years, 4½%. 5:1410. 80,000

Same to same. Same property. Certificate as to above mort. Jan 7, 1910. 5:1410.

Powell, Thomas to Oscar Engels, Jr. St Marks pl, No 28 (8th st), s s, 336 e 3d av, 26x120. Prior mort \$23,500. Jan 12, 1910, 3 years, 6%. 2:463. 5,000

Paterno Construction Co to Mary Cowan. Northern av, e s, 485 n 181st st, runs s 35.7 x e 239 x n 36.11 x w 234.10. P M. Jan 12, 3 years, 4½%. Jan 13, 1910. 8:2179. 7,350

Payne & Suchy Manufacturing Co to Martin Suchy. Certificate as to chattel mort for \$825 covering machines, &c, located at No 813 E 225th st. Jan 12, 1910. 1910.

Pfretzschner, Ida J, widow, and Oscar W and Edward C Palmenberg, heirs, &c, Joseph R Palmenberg with BOWERY SAVINGS BANK. 125th st, Nos 24 to 30 West. Extension of mort for \$75,000 to Jan 3, 1913, at 4½%. Jan 3, 1910. 6:1722. nom

Same with same. Same property. Extension of mort for \$20,000 to Jan 3, 1913, at 4½%. Jan 3, 1910. 6:1722. nom

Porter Realty & Development Co to Daniel S Doran. Certificate as to mort for \$600, dated Jan 4, 1910. Jan 4, 1910. 1910.

Purcell, Kate, Anna Boland and Mary E McEvoy to American Mortgage Co. West Broadway, Nos 160 to 166, s w cor Worth st, No 24, 55x50; all title to strip 1.3 wide adj on west. Jan 6, 1910, 3 years, 4½%. 1:144. 40,000

Palermo, Carmela to Ebling Brewing Co. 2d av, No 2250, e s, 80.11 s 116th st, 20x80; 115th st, Nos 330 to 332, s s, 360 e 2d av, 40x100.11. Jan 5, due &c as per bond. Jan 8, 1910. 6:1686 and 1687. 1,500

Plunkett, Charles with Chas F Ballard. Sth av, No 2634. Extension of \$21,000 mort until Nov 6, 1914, at 4½%. Dec 6, 1910. 7:2026. nom

Quinn, Michael to Thomas J Coman et al. 43d st, No 427, n s, 313.4 w 9th av, 18.4x100.5. Jan 8, 1910, 5 years, 5%. 4:1053. 15,000

Roanoke Realty Co to Seymour Realty Co. St Nicholas av, No 288, s e cor 125th st, Nos 324 to 332, 89.10x100. Prior mort \$130,000. Jan 10, 1910, due Feb 1, 1915, 6%. 7:1951. 20,000

Same to same. Same property. Consent to above mort. Jan 10, 1910. 7:1951.

Same to same. Same property. Certificate as to above mort. Jan 10, 1910. 7:1951.

Rhineland, Laura V to TITLE GUARANTEE & TRUST CO. West st, No 204, e s, 48 s Harrison st, 23.1x76.5x24.10x75.9. Jan 7, due &c as per bond. Jan 8, 1910. 1:182. 15,000

Rosenthal (Joseph) Realty Co to Cornelius G Coakley et al exrs &c Kath T W Gardner. 134th st, No 514, s s, 310 w Amsterdam av. Certificate as to mort for \$35,500. Dec 27, 1910. 7:1987.

Realty Assets Co to Carrie M Butler. Broadway, n w cor 108th st, No 301, 201.10 to 109th st, No 300, x100. P M. Prior mort \$850,000. Jan 7, 10 years, 5%. Jan 8, 1910. 7:1893. 386,750

Realty Assets Co to Carrie M Butler. 5th av, No 85, n e cor 16th st, Nos 5 and 7, on map Nos 1 to 7, runs e 191.10 x n 92 x w 75 x s 43 x w 116.10 to 5th av x s 49 to beginning. P M. Prior mort \$790,000. Jan 7, 10 years, 5%. Jan 8, 1910. 3:844. 386,750

Robert, Julia to John M Bowers. Columbus av, Nos 321 to 327, n e cor 75th st, No 57, 102.2x112. Jan 2, 1903, 1 year, 6%. Jan 7, 1910. 4:1128. 7,016.58

Rosenthal (Joseph) Realty Co to Cornelius G Coakley et al exrs Kath T W Gardner. 134th st, No 514, s s, 310 w Amsterdam av, 40x99.11. Jan 5, 5 years, 4½%. Jan 7, 1910. 7:1987. 35,500

Same and Bella Unterberg with same. Same property. Subordination agreement. Jan 5, 1910. 7:1987. nom

Realty Holding Co to Benj Altman. 25th st, No 26, s s, 310.3 w Broadway, 25x98.9. P M. Jan 8, due, &c, as per bond. Jan 11, 1910. 3:826. 70,000

Ritter, Bertha with Estelle Scholle, guardian Norman H Scholle. 113th st, No 110 West. Extension of \$24,000 mort until Mar 17, 1915, 5%. Jan 11, 1910. 7:1822. nom

Realty Holding Co to TITLE INSURANCE CO OF N Y. 27th st, Nos 121 to 127, n s, 250 w 6th av, 100x98.9. Jan 7, 5 yrs, 4½%. Jan 11, 1910. 3:803. 400,000

Same to same. Same property. Certificate as to above mort. Jan 7, 1910. 3:803.

Strayer Realty Co to August L Peters. 118th st, No 19, n s, 560 e Lenox av, 25x100.11. Jan 12, 5 years, 5%. Jan 13, 1910. 6:1717. 25,000

Same to same. Same property. Certificate as to above mort. Dec 31, 1910. 6:1717.

Smith, Clara F with Congregation Beth Hakneseth Anshei Lebedow Im Radzelower and Louis Roossin and David Harris. Division st, No 245. Extension of \$8,500 mort until Nov 21, 1912, at 5½%. Jan 13, 1910. 1:286. nom

Spitzer, Daniel and Isak Stang to Jennie Klein. Av D, No 65, n w s, 58.9 n e 5th st, 19.7x82. Prior mort \$—. Jan 10, 3 years, 6%. Jan 13, 1910. 2:375. 3,000

Slattery, John with Millie Levy. 147th st, No 506, s s, 150 w Amsterdam av, 25x99.11. Extension of \$22,000 mort until Mar 21, 1915, at 5%. Jan 5, 1910. 7:2078. nom

Schuykill Realty Co to ROYAL BANK OF N Y. 132d st, Nos 620 and 622, s s, 50 e Wadsworth av, 50x70. Assigns rents to secure \$2,000. Jan 11, 1910. 8:2165. 2,000

Sakolski, Isaac to Domingo Torres. 5th av, No 2216, w s, 20.11 s 135th st, 25x90. Jan 12, 1910, 3 years, 4½%. 6:1732. 18,000

Seise, Katie to Geo G Kip. Monroe st, No 268, s s, 75 w Jackson st, 25x87.10x25x87. P M. Jan 11, 1910, 5 years, 5%. 1:261. 26,000

Seise, Katie and John Drescher, Jr, with Geo G Kip. Monroe st, No 268. Subordination agreement. Jan 11, 1910. 1:261. nom

Strayer Realty Co to Baruch H Schnur. 118th st, No 17, n s, 285 w 5th av, 25x100.11. Prior mort \$25,750. Jan 12, 1910, 3 years, 6%. 6:1717. 1,425

Same to same. Same property. Certificate as to above mort. Jan 12, 1910. 6:1717.

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS
LONG ISLAND CITY NEW YORK

- Schwarz, G Fredk with Henry Stucke. 141st st, No 216 West. Extension of \$30,000 mort until Mar 1, 1913, at 5%. Jan 4, Jan 11, 1910. 7:2026. nom
- Schempp, John to Geo A McDowell. Columbus av, No 843, e s, 25.11 n 101st st, 25x80. P M. Jan 11, 3 years, 6%. Jan 12, 1910. 7:1837. 12,000
- Sullivan, Timothy D to Edmund Q Trowbridge. Sherman av, s w cor Hawthorne st, 100x110. P M. Jan 10, 3 years, 5%. Jan 12, 1910. 8:2221. 20,000
- Stanton Live Poultry Co to Henry Krakaur. Certificate as to chattel mort recorded Dec 20, 1909. Jan 8. Jan 11, 1910. —
- Shedlinsky, Harris with Charles Griffen et al, trustees, &c, Samuel Willets, decd (Walter R Willets trust). Madison st, No 225, s w cor Jefferson st, No 38, 26.1x100.4. Extension of mort for \$55,000 to Nov 23, 1913, at 5%. Nov 23. Jan 6, 1910. 1:271. nom
- Strohmeier & Arpe Co to John A Stewart et al trustees for LIVERPOOL, LONDON & GLOBE INS CO in N Y. Franklin st, Nos 139 and 141, s s, 132.6 w West Broadway, runs w 53.6 x s 101.5 x s e 37 x n e — x n 92 to beginning. Certificate as to mort for \$165,000. Dec 29. Jan 10, 1910. 1:179. —
- Strohmeier & Arpe Co to John A Stewart et al as trustees of the LIVERPOOL & LONDON & GLOBE INS CO in New York. Franklin st, Nos 139 and 141, s s, 132.6 w West Broadway, 53.6x 101.5x37x92. Jan 6, 1910, 5 years, 4½%. 1:179. 165,000
- Smith, Terence P, Mary McGarry and Max Mendel with Stella Abrahamson and Lillie H Pretzfeld. Amsterdam av, No 726, w s, 75.8 n 95th st, 25x86. Subordination agreement. Jan 6, Jan 7, 1910. 4:1243. nom
- Smith, Terence P and Mary McGarry to Stella Abrahamson and ano. Amsterdam av, No 726, w s, 75.8 n 95th st, 25x86. Jan 6, 3 years, 5%. Jan 7, 1910. 4:1243. 26,000
- Same with Max Mandel. Same property. Extension of \$2,000 mort until Jan 6, 1912, at 6%. Jan 6. Jan 7, 1910. 4:1243. nom
- Slawson & Hobbs, a corpn, with John M Bowers. Columbus av, n e cor 75th st, —x—. Subordination agreement. Jan 5. Jan 7, 1910. 4:1128. nom
- Stock Quotation Telegraph Co to TITLE INS CO of N Y. Beaver st, Nos 26 and 28, s s, 66.2 w Broad st, runs w 53.5 x s 56.4 to n s Marketfield st x e 18.6 and 36.6 x n 50.6 to beginning. Jan 7, 1910, 2 years, 4½%. 1:11. 250,000
- Same to same. Same property. Certificate as to above mort. Jan 7, 1910. 1:11. —
- Segal Realty Co to Saml Rauch. Bowery, Nos 223½ and 225, e s, 111.1 n Rivington st, runs e 99.10 x s 11.3 x e 48 x n 25 x e 33.10 to alley 10 feet wide x n 24.1 x w 184.3 to Bowery x s 38.11 to beginning. Prior mort \$115,000. Jan 4, 4 months, 6%. Jan 7, 1910. 2:426. 4,000
- Scheer-Ginsberg Realty & Construction Co to Susan Devin. 113th st, Nos 605 and 607, n s, 100 w Broadway, 75x100.11. P M. Jan 3, 2 years, 5%. Jan 6, 1910. 7:1895. 70,000
- Spiro, Abraham I to American Bible Society. 7th av, Nos 1952 to 1958, s w cor 118th st, Nos 200 to 204, 100.11x99.9. Jan 7, 1910, 5 years, 4½%. 7:1923. 135,000
- Same and Solomon G Rosenbaum with same. Same property. Subordination agreement. Jan 7, 1910. 7:1923. nom
- Schulman, Mary to Rosie Korovsky. Rutgers st, No 54, w s, 17 s Monroe st, 25x106.10x24.11x106.9. Prior mort \$30,000. Jan 6, installs, 6%. Jan 8, 1910. 1:255. 3,500
- Simis, Ada L of Far Rockaway, N Y, to Geo T Soper. Rivington st, No 28, n s, 75 w Forsyth st, 25x100. Nov 26, 3 years, 6%. Jan 10, 1910. 2:421. 9,720
- Same to Thomas Pepper. Same property. Prior mort \$9,720. Dec 30, 3 years, 6%. Jan 10, 1910. 2:421. 7,100
- Schulman, Mary to Rosie Korovsky. 6th st, Nos 202 and 204, s s, 60.1 e 3d av, runs s 48.6 x e 20 x s 48.6 x e 24.11 x n 97 to st x w 44 to beginning. Given to secure purchase price for conveyance of No 54 Rutgers st. Prior mort \$—. Jan 6, 5 yrs, 6%. Jan 8, 1910. 2:461. 9,000
- Sobel & Kean, a corpn, to ALBANY SAVINGS BANK. 109th st, Nos 12 and 14, s s, 186.8 w Central Park West, 41.8x100.11. Jan 7, 5 years, 4½%. Jan 10, 1910. 7:1844. 43,000
- Same to same. Same property. Certificate as to above mort. Jan 7. Jan 10, 1910. 7:1844. —
- Same and Hulda Stein with same. Same property. Subordination agreement. Dec 31. Jan 10, 1910. 7:1844. nom
- St Johns Park Realty Co to American Mortgage Co. Vermilyea av, s s, 100 e Dyckman st, 150x200. Jan 7, 3 years, 6%. Jan 8, 1910. 8:2224. 24,000
- Same to same. Same property. Certificate as to above mort. Jan 7. Jan 8, 1910. 8:2224. —
- Spreen, Meta with Wm H Steinkamp. 7th av, No 275, e s, 59.5 s 26th st, 19.4x70. Subordination agreement. Jan 7. Jan 8, 1910. 3:801. nom
- Stronczer, Stephen to UNION TRUST CO. 118th st, Nos 531 and 533, n s, 395.9 e Pleasant av, 40.10x100.11. Jan 7, 5 years, 4½%. Jan 8, 1910. 6:1815. 14,500
- Smith, Aaron to Osher Gordon. Madison av, No 1553, s e cor 105th st, No 50, 17.7x45. Prior mort \$11,000. Jan 10, 1910, 2 years, 6%. 6:1610. 1,500
- Seventy-Eighth Street Impt Co to Gardner Wetherbee. West End av, Nos 375 and 377, w s, 22.2 s 78th st, 40x75. P M. Prior mort \$28,000. Jan 10, 1910, due, &c, as per bond. 4:1186. 17,000
- Tim, Bertha with Pauline Jacobs. Hester st, No 7, n s, 75 w Clinton st, 25x100. Extension of \$32,500 mort until Jan 1, 1913, at 5%. Dec 31. Jan 11, 1910. 1:313. nom
- Turney, Cathleen to Georgieana Shufflin. Vermilyea av, s s, 175 w Emerson st, 25x150. P M. Jan 10, 3 years, 5%. Jan 11, 1910. 8:2226. 3,000
- Trial Realty Co to Sarah Wohlgemuth. 166th st, Nos 453 and 455, n s, 95 w Colonial Parkway, late Edgcombe av, 50.1x 60. Prior mort \$—. Jan 6, 3 yrs, 6%. Jan 8, 1910. 8:2111. 6,000
- Same to same. Same property. Certificate as to above mort. Jan 6. Jan 8, 1910. 8:2111. —
- Thomas, Wm W or Wm, of Brooklva, N Y, to BOWERY SAVINGS BANK. 36th st, No 204, s s, 100 e 3d av, 25x74.1. Jan 11, 1910, 5 years, 4½%. 3:916. 2,000
- Terrace Holding Co to Edw Hilson. 149th st, Nos 236 and 238, s s, 260 e 8th av, 40x99.11. Jan 11, 1910, 4 years, 5%. 7:2034. 1,000
- Same to same. Same property. Certificate as to above mort. Jan 11, 1910. 7:2034. —
- Three Arts Club of N Y City, a corpn, to Chas F Swan. 85th st, Nos 338 and 340, s s, 400 w West End av, 50x102.2. P M. Prior mort \$70,000. Dec 10, due Jan 3, 1913, 6%. Jan 7, 1910. 4:1246. 20,000
- Taft Construction Co to Fanny E Bull. Certificate as to mort for \$3,500 on 8th st, w s, 60 s Av R, 20x100, Brooklyn. Jan 4. Jan 7, 1910. —
- Veltin, Louise with UNION DIME SAVINGS BANK. 68th st, No 29, n s, 306 w Central Park West, 19x100.5. Extension of mort for \$20,000 to Nov 1, 1912, at 4½%. Jan 6, 1910. 4:1121. nom
- Villa Construction Co to Lawyers Westchester Mort & Title Co. Certificate as to mort for \$6,000 covering land at Yonkers, N Y. Jan 4. Jan 6, 1910. —
- Voelker, Louis by Josephine Voelker et al his committee, and the said Josephine Voelker to TITLE GUARANTEE & TRUST CO. 7th av, No 422, w s, 22 n 33d st, runs n 19.2 x w 61.2 x s 7.4 x e 11.2 x s 11.10 x e 50 to beginning. Jan 10, due, &c, as per bond. Jan 11, 1910. 3:783. 50,000
- Vanderbilt Tile Co to Eliz Hafner. 160th st, No 558, s s, 125 e Broadway, 50x99.11. Prior mort \$60,000. Jan 12, 1910, due, &c, as per bond. 8:2118. 7,000
- Same to same. Same property. Certificate as to above mort. Jan 12, 1910. 8:2118. —
- Weil, Gertrude and Max with LAWYERS TITLE INS & TRUST CO. 9th av, Nos 588 and 590. Extension of mort for \$20,000 to Jan 18, 1912, at 4½%. Jan 10. Jan 13, 1910. 4:1033. nom
- Weiss, Max with Frederic de P Foster and ano, trustees for Ann A Sands et al will Sarah A Sands and Henry M Sands. Amsterdam av, No 1652. Extension of \$27,000 mort until Jan 3, 1915, at 5%. Dec 21. Jan 11, 1910. 7:2073. nom
- Wilson, Helen to County Holding Co. Madison av, No 527, e s, 40.5 s 54th st, 20x80. Jan 10, 1910, 3 years, 5%. 5:1289. 45,000
- Whitehouse, Worthington to TRUST CO OF AMERICA. 10th av or Amsterdam av, s w cor 212th st, 99.11x425. Jan 8, 3 years, 6%. Jan 10, 1910. 8:2229. 67,500
- Same and Clarence Porter with same. Same property. Subordination agreement. Jan 7. Jan 10, 1910. 8:2229. nom
- Wyckoff Park Realty Co to Caroline W Burtis. Declaration as to mort for \$2,000 covering land in Queens Co, N Y. Jan 6. Jan 11, 1910. —
- Waxenbaum, Syma to Wilhelmina Kratsch. Stanton st, No 124, n w s, 25 n e Essex st, runs n e 98 x s e 25 x s w 98 x n w 25 to beginning. Leasehold. Jan 3, 5 years, 6%. Jan 6, 1910. 2:355. 3,000
- Weiner, Sarah with Susan McV Hemenway. 1st st, No 54 East. Two subordination agreements. Dec 29. Jan 7, 1910. 2:443. nom
- Wiederhold, George to Minnie Mork. 121st st, No 144, s s, 480 w Lenox av, 20x100.11. Jan 7, 1910, 3 years, 5%. 7:1905. 16,000
- Warren, Edward A to Daniel R Kendall and ano trustees John L Rogers. 134th st, No 49, n s, 435 w 5th av, 16.8x99.11. Jan 7, 5 years, 5%. Jan 8, 1910. 6:1732. 4,500
- Williams, Henry T of New Rochelle, N Y, to Daniel S McElroy. 7th av, No 742, n w cor 49th st, Nos 201 and 203, 25x96. P M. Prior mort \$100,000. Jan 5, due &c as per bond. Jan 7, 1910, 4:1021. 35,000
- White, John B to Edw W C Arnold. Madison av, n e cor 78th st, No 41, 23.4x75; Madison av, No 1013, e s, 23.4 n 78th st, 22x 75. Jan 7, due Feb 1, 1913, 5%. Jan 8, 1910. 5:1393. 9,000
- Same and Robt L Harrison with same. Same property. Subordination agreement. Jan 7. Jan 8, 1910. 5:1393. nom
- Ward, Walter E to Edgar B Van Winkel. 163d st, Nos 455 and 457, n s, 225 e Amsterdam av, 50x112.6. Jan 8, due &c as per bond. Jan 10, 1910. 8:2110. 15,500
- Western Electric Co to MERCHANTS LOAN & TRUST CO, of Chicago, Ill, and ano, trustees. Bethune st, s e cor West st, runs e 285.9 x s 62.9 x e 81 to w s Washington st x s 171.9 to Bank st x w 163.8 x n 118.2 x w 206.4 to West st x n 142.10 to beginning; Bank st, s w cor Washington st, runs w 256 x s 100 x e 176 x n 25 x e 80 to Washington st x n 75 to beginning; also land in Chicago, Ill. Trust deed. Dec 20, due Dec 30, 1922, 5%. Jan 11, 1910. 2:638 and 639. gold bonds, 15,000,000
- Same to same. Same property. Certificate as to above mort. Jan 10. Jan 11, 1910. 2:639. —
- Youngling, Geo S to Adele Rheinsein. 34th st, No 455, n s, 145.10 e 10th av, 20.10x98.9. P M. Jan 7, 3 years, 5%. Jan 8, 1910. 3:732. 17,000
- Yaeger, Rosie to Auguste Christiansen. 132d st, No 160, s s, 184.11 e 7th av, 19.10x99.11. Prior mort \$12,500. Jan 4, 3 years, 6%. Jan 6, 1910. 7:1916. 3,500
- Young, John H to UNION TRUST CO of N Y. 29th st, No 536, s s, 275 e 11th av, 25x98.9. Jan 7, 5 years, 4½%. Jan 7, 1910, 3:700. 5,000
- Zachry, James G to John F Van Name. 83d st, No 68, s s, 90 w Park av, 18x102.2. Prior mort \$30,000. Jan 12, due, &c, as per bond. Jan 13, 1910. 5:1494. 2,500

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

- Av St John Realty Co to JEFFERSON BANK. Av St John, s e cor Kelly st, 250 to Beck st x 107.5, except part for sts and avs. Prior mort \$160,000. Jan 5, demand, 6%. Jan 6, 1910, 10:2685. 30,000
- Av St John Realty Co to JEFFERSON BANK. Leggett av, w s, 200 n Beck st, 50x107.5. Jan 6, 1910, demand, 6%. 10:2685. 25,000
- American Real Estate Co to MUTUAL LIFE INS CO of N Y. Melrose av, n w cor 149th st, 80x175. Jan 7, 1910, due &c as per bond. 9:2328. 325,000
- Same to same. Same property. Certificate as to above mort. Nov 29. Jan 7, 1910. 9:2328. —
- *Ayerlee, Geo W to Martha Handel. 187th st, n s, 225 w Cruger st, and being lot 84 map 107 lots Hudson Park, 25x119x—x108. Jan 7, due &c as per bond. Jan 8, 1910. 1,000

Notice is hereby given that infringement will lead to prosecution.

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,**NEW YORK****Architectural Bronze**

AND

IRON WORK

- Altro Realty Co to Morris H Hayman. 167th st, n e cor Barretto st, 79.11x57.10x54.7x82.2. Prior mort \$33,000. Dec 15, 1 year, 6%. Jan 12, 1910. 10:2718. 12,000
- Same to same. Same property. Certificate as to above mort. Dec 15, Jan 12, 1910. 10:2718.
- Allen, Sidney W of Newark, N J, to Ada F Howard. 135th st, No 864, s s, 250 e St Anns av, 16.8x100. Jan 11, 1910, due, &c, as per bond. 10:2547. 4,500
- *Ahlberg, Arvid G to Geo A Devermann. Blackrock av, s s, 380 w Olmstead av, 25x108, Unionport. P M. Prior mort \$3,000. Jan 8, 3 years, 6%. Jan 10, 1910. 800
- Bjorkegren (Charles), Inc, to Gustave Plonsky. 180th st, n s, 80 w Webster av, 19.11x80. Prior mort \$—, Jan 6, 3 years, 6%. Jan 7, 1910. 11:3143. 7,500
- Same to same. Same property. Certificate as to above mort. Jan 6, Jan 7, 1910. 11:3143.
- Boston Road Realty & Garage Co to Chas T Jaeger. Clinton av, e s, 193.2 n 169th st, 142.5x200.6 to Boston road x142.7 x153. Jan 6, 2 years, 6%. Jan 7, 1910. 11:2934. 18,000
- Same to same. Same property. Certificate as to above mort. Jan 6, Jan 7, 1910. 11:2934.
- Same and Westchester Av Realty Co with same. Same property. Subordination agreement. Jan 6, Jan 7, 1910. 11:2934. nom
- Boulevard Construction Co to Eliz Deisterberg. Southern Boulevard, No 1501, w s, 375 n Jennings st, 37.6x100. Prior mort \$33,000. Jan 5, due &c as per bond. Jan 7, 1910. 11:2977. 5,000
- Same to same. Same property. Certificate as to above mort. Jan 5, Jan 7, 1910. 11:2977.
- Becker, Isabella and Fredericka Zimpel to TITLE GUARANTEE & TRUST CO. Southern Boulevard, s e cor 167th st, runs e 24.6 x s 52 x e 0.6 x s 37.11 x w 25 to Southern Boulevard x n 90 to beginning. Jan 7, due &c as per bond. Jan 8, 1910. 10:2744. 16,000
- *Byles, Geo W to Gertrude C Seifert. Scofield av, n s, being plot begins at n w cor and adj land formerly Mary A Booth and ano, runs e 50 x s 118 to av x w 50 x n 118 to beginning. City Island. Jan 1, due May 1, 1912, 6%. Jan 7, 1910. 2,600
- *Bacon, Frank L to Herman F Epple. White Plains road, e s, 43.9 s 221st st, 20.3x80.1, Wakefield. Jan 6, 3 years, 5½%. Jan 7, 1910. 5,000
- *Same to same. White Plains road, e s, 23.9 s 221st st, 20x80.1. Jan 6, 3 years, 5½%. Jan 7, 1910. 5,000
- *Same to same. White Plains road, s e cor 221st st, 23.9x80.1. Jan 6, 3 years, 5½%. Jan 7, 1910. 8,000
- Bjorkegren (Charles) Inc, to Ebenezer Draper. Webster av, w s, 129.3 n 180th st, 33.10x100. Prior mort \$17,000. Jan 7, 1910, 2 years, 6%. 11:3143. 2,500
- Same to same. Same property. Consent to above mort. Jan 7, 1910. 11:3143.
- *Bezold, George with Eliza Quinlan. Lot 1 plot 688 map of Wakefield. Extension of mort for \$4,000 to July 2, 1913, at —%. Dec 31, Jan 6, 1910. nom
- *Bianco, Giuseppe to Santo Mirabella and ano. 223d st, s s, 230 e White Plains road, and being e ½ of lot 639 map Wakefield, 50 x114. P M. Prior mort \$2,500. Jan 5, 2 years, 6%. Jan 8, 1910. 500
- Brandolini, Palmira to Gaetano Marchesini. Belmont av, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.10. Prior mort \$15,000. Jan 6, 1 year, 6%. Jan 8, 1910. 11:3083. 3,642
- Buckbee, Geo E with Sarah A Williamson. Tiebout av, w s, 298.6 s 184th st, 25x115. Subordination agreement. Jan 8, Jan 10, 1910. 11:3146. nom
- Bertelsen, Ole G to Albert J Schwarzler. Webster av, w s, 314 n 168th st, 31x100. Prior mort \$16,500. Dec 30, 3 years, 6%. Jan 10, 1910. 9:2427. 1,500
- *Berti, Alexander to Alfredo Berti. Hancock st, w s, 400 s Van Nest av, 25x100. Prior mort \$—, Jan 10, 5 years, 5%. Jan 11, 1910. 2,117
- Bergen, Wm C to Ellen T Coughlin. Arthur av, s e cor Tremont av, late 177th st, runs s 99.3 x e 51.7 x n 100.5 to st x w 64.6 to beginning. P M. Jan 11, 3 years, 5%. Jan 12, 1910. 11:2947. 23,000
- *Badger, Frances B to Idah J Wright. Zerega av, w s, 212.3 n Westchester av, 50x100. Jan 11, 1910, 3 years, 5%. 2,600
- *Baumann, Frederick, of Queens Borough, N Y, to Caroline Lucke. Commonwealth av, e s, 225 s Merrill st, 25x100, except part for av. P M. Prior mort \$—, Jan 3, 3 years, 5%. Jan 13, 1910. 5,000
- *Capodilupo Construction Co to Geo P Laible. Beach av, n w cor Gleason av, 100x25. Prior mort \$—, Jan 13, 1910, demand, 6%. 500
- *Same to same. Same property. Certificate as to above mort. Jan 13, 1910.
- *Christian, Wm H to Geo H Janss. Lot 25 map No 1 South Vernon Park (Cranford property). Prior mort \$1,200. Jan 11, 2 years, 6%. Jan 12, 1910. 750
- *Clayton, Edw L to Union Square Permanent Co-operative Building & Loan Assn. White Plains road, w s, lot 22 map of Jacksonville property, Eastchester, 40x110x40x107.6, n s, except part for road. Jan 12, 1910, installs, 6%. 1,250
- Cohen, Isidor L and Philip L to Cora A Bernheimer. 174th st, s s, 38.2 e West Farms road, 156.10 to Bronx River x54.7x190x 62.2; 174th st, n s, 35.7 e West Farms road, runs e 113.7 to Bronx River x n 195.4 x w 49.3 x s 114.7 x e 35.9 x s 18.9 to beginning and being plot begins at s e end of a flat fence formerly the boundary line bet land Morris Kelly and Lemuel Pearce and adj low marsh or salt meadow formerly of Daniel Edwards, runs n e 183 x n e 68 x s along Bronx River x n w 197 to beginning, contains 66-100 acres; road leading from West Farms to Hunts Point, e s, being water lot beginning at c l West Farms Creek, runs w 50 to said road x s 108 x e — to foot of rock at salt marsh x n e, e and n to begin, except part for 174th st and West Farms road; also all riparian rights, &c. Jan 10, 3 years, 5%. Jan 12, 1910. 11:3020. 38,000
- Same to Hirsch Lumber Co. Same property. Prior mort \$38,000. Jan 11, 3 years, 6%. Jan 12, 1910. 11:3020. 10,000
- Central Holding Co to James M Anderson as Trustee James W Anderson. Sedgwick av, w s, 143.6 s Fordham rd, runs w 11.10 x w 51.9 x s 58.4 x e 74.6 to av x n 66.5 to beginning. Jan 11, 3 years, 5%. Jan 12, 1910. 11:3234. 30,000
- Same to same. Same property. Certificate as to above mort. Jan 6, Jan 12, 1910. 11:3234.
- Central Holding Co to Clairville E Benedict gdn James A and Eliz A Benedict. Sedgwick av, w s, 76.1 s Fordham rd, runs w 39.4 x s 66.8 x e 51.9 x e 11.10 to av x n 66.9 to beginning. Jan 11, 3 years, 5%. Jan 12, 1910. 11:3234. 30,000
- Same to same. Same property. Certificate as to above mort. Jan 6, Jan 12, 1910. 11:3234.
- Cornish (John W) Construction Co to City Mortgage Co. Mapes av, n w cor Tremont av, or 177th st, 190.2x108.11x190.1x108.10. Building loan. Jan 10, demand, 6%. Jan 11, 1910. 11:3106. 135,000
- Same to same. Same property. Certificate as to above mort. Jan 10, Jan 11, 1910. 11:3106.
- Cahill, Philip to Chas M Cauldwell. Park View pl, now Devoe terrace, w s, 430.8 s 190th st, 25x82.5x25.11x70. Jan 7, 3 yrs, 5%. Jan 8, 1910. 11:3219. 5,250
- Same to Wm D Cameron and Edna A Patton with same. Same property. Subordination agreement. Jan 7, Jan 8, 1910. 11:3219. nom
- Same to same. Park View pl, now Devoe terrace, n w s, 455.8 s 190th st, runs n w 82.5 x s w 24.3 x s w 3.7 x s e 94.10 to terrace x n e 25 to beginning. Jan 7, 3 years, 5%. Jan 8, 1910. 11:3219. 5,750
- Same and William D Cameron and Edna A Patton with same. Same property. Subordination agreement. Jan 7, Jan 8, 1910. 11:3219. nom
- Crouch, Clarice H to Fred A Crouch of Davenport, Ia. Bailey av, e s, 315.3 n Sedgwick av, 25.3x24.6x25.4x25.1, and being lot 124 map (No 1187) of 272 lots of Bailey estate. Jan 7, 3 years, 5½%. Jan 8, 1910. 11:3237. 500
- Codae Realty Co to Charles M Rosenthal. 3d av, s e cor 175th st, runs s 138.1 x e 108.8 x n 134.8 to st x w 113.10 to beginning. Building loan. Jan 8, due Aug 1, 1911, 6%. Jan 10, 1910. 11:2930. 95,000
- Same to same. Same property. Certificate as to above mort. Jan 8, Jan 10, 1910. 11:2930.
- Same to same. Same property. P M. Prior mort \$—, Jan 8, due Aug 1, 1911, 6%. Jan 10, 1910. 11:2930. 35,000
- Collard, Edward with Annie Ryan. 156th st, No 907 East. Extension of mort for \$7,000 to Dec 19, 1912, at 5%. July —, 1909. Jan 6, 1910. 10:2695. nom
- Crotona Construction Co to TITLE GUARANTEE & TRUST CO. Webster av, e s, 129.11 n 184th st, 100.11x90. Certificate as to mort for \$42,000. Dec 23, Jan 8, 1910. 11:3031. —
- *Daniels, Stephen to Julie C Tompkins extrx Julie Coombe. Bronxwood av (not legally opened), e s, 75 n 233d st, 100x97.6. Dec 18, due Jan 3, 1913, 5%. Jan 6, 1910. 1,837.50
- *Duca, John to Carmela Inserra. 214th st, late Av A, s s, abt 50 e Maple st, and being lot 23 map New Village Jerome, 25x 100. Jan 5, 3 years, 6%. Jan 7, 1910. 6,000
- *De Canio, Felix to G De Witt Clocke. Grace av, e s, 28 s Lafayette st, 25x100, and being lot 96 map No 277 St Raymond Park. Jan 7, 3 years, 6%. Jan 10, 1910. 4,000
- Donovan, John J to Wm C Kelly. Daly av, w s, 50 s 178th st, 31.4x80. P M. Jan 1, demand, 6%. Jan 12, 1910. 11:3121. 10,000
- Elliott, Harry N with Mary H Rosse of Englewood, N J. Forest av, w s, 197.1 n Home st, 20x87.7. Extension of mort for \$5,000 to Jan 3, 1915, at 5%. Jan 3, Jan 6, 1910. 10:2652. nom
- Ehrmann, Mary to Jennie Weill. 137th st, s s, 100 e Brook av, 120x100. P M. Prior mort \$—, Jan 10, 1910, 1 year, 6%. 9:2264. 4,186.05
- Ehrmann, Mary to Jennie Weill. 136th st, n s, 100 e Brook av, 120x100. P M. Prior mort \$—, Jan 10, 1910, 1 year, 6%. 9:2264. 4,186.05
- Enright, Daniel to Wm L Phelan. Valentine av, No 2186, e s, 172.9 n 181st st, 20x117.9 to Tiebout av x20x118. Prior mort \$7,500. Jan 10, 1910, due, &c, as per bond. 11:3144. 2,000
- Eberhardt, George with LAWYERS TITLE INS & TRUST CO. 146th st, n s, 123.5 e Willis av, 50x100.1x50x100.1 e s. Agreement as to share ownership in mort. Dec 27, Jan 6, 1910. 9:2291. nom
- E & W Construction Co to Leon Weinsbank. Brook av, w s, 120 s 137th st, 40x100. Prior mort \$33,500. Jan 6, 3 years, 6%. Jan 8, 1910. 9:2264. 5,500
- EAST RIVER SAVINGS INSTN with Edw J Bradlev. Boston road, No 1384, s e s, 320 n e Union av, 31.4 and 21.8x130.7x23.10x134.2. Extension of \$35,000 mort until Jan 1, 1913, at 5%. Jan 11, Jan 12, 1910. 11:2962. nom
- *Ford, John J to Julie C Tompkins, extrx Julie Coombe. Kingsbridge road (Bussing av), s e s, 144.11 n e 233d st, runs s e 132.4 to Bronxwood av (not legally opened) x n 51.5 x n w 89.3 to road x s w 41.5 to beginning. P M. Dec 16, due Jan 3, 1913, 5%. Jan 12, 1910. 1,330
- *Fordham, Angeline A to Mary E Murpby. Bay av, n s, adj land late T J Jennings, runs n 100 x e 90 x s 100 to av x n 90 to beginning. City Island. Jan 4, 3 years, 6%. Jan 8, 1910. 1,500
- Fetzer, John F to Samuel Frankenstein. Boston road, No 966, s e s, 87 n e Teasdale pl, 20.5x65x19x73. Prior mort \$—, Jan 6, due Mar 11, 1911, 6%. Jan 7, 1910. 10:2621. 3,500
- *Franz, Rosina to Chas A Buhler. Classon av, e s, 125 n Wood or Cornell av, and being lots 71 and 72 map of 370 lots McGraw estate, Westchester, 50x93. Jan 6, 4 years, 5½%. Jan 7, 1910. 1,000
- *Friedrich, Leo to Hyman M Kutner. 227th st, late 13th st, s s, 105 w Prospect terrace, 100x100. Confirmation mort. Prior mort \$—, Apr 7, 1908, 4 years, 5½%. Jan 7, 1910. 2,700
- *Field, Frank E to Helen F Wall. Poplar st, n e cor Forest st, 101x50. P M. Jan 4, 3 years, 6%. Jan 7, 1910. 4,500
- Forster, Fredk P to Montgomery S Sandford et al exrs Samuel K Nester. 3d av, s s, 57.5 w Brook av, 50.10x129.2x43.2x157.2. Jan 8, due &c as per bond. Jan 10, 1910. 9:2364. 13,000
- Filippone, Carmine to Jos E Dutey. Hoe av, w s, 200 n Jennings st, 50x100 and being lots 405 and 406 map Sec A Vyse Est. Jan 10, due, &c, as per bond. Jan 11, 1910. 11:2745. 1,000
- Fedden, John H to Fredk Maack. Honeywell av, No 2017, w s, 136.7 n 178th st, 23.7x140. P M. Jan 8, 3 years, 5%. Jan 11, 1910. 11:3123. 5,500

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS HAWAII - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p>ALSEN</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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SEE PAGE 132 IN "SWEETS"
FOR FULL PARTICULARS

- Fleischmann Realty & Construction Co with Hamilton Securities Co. Walton av, w s, 468.9 s Highbridge rd, old line, now Fordham road, 318.9x101.5x317.1x101.6. Subordination agreement. Jan 6, Jan 8, 1910. 11:3188. nom
- Falvella, Frank to Thomas F Devine. 169th st, Nos 126 and 128, s s, abt 175 w Concourse, and being lots 30 and 31 map Inwood, —x—. Jan 12, due &c as per bond. Jan 13, 1910. 9:2466. \$35
- Goetz, Joseph to George Schworer. Willis av, No 399, w s, 75 n 143d st, 25x106. P M. Jan 1, due Jan 1, 1920, 5%. Jan 7, 1910. 9:2306. 28,000
- *Gamache, Joseph to Frieda Frohlich. Bronxdale av, w s, 210.9 n Morris Park av, 25x99.8x25x99.7. Jan 3, 3 years, 5½%. Jan 7, 1910. 4,000
- *Same to George Doerr. Morris Park av, n s, 240 e White Plains road, 50x95. Prior mort \$12,000. Jan 3, 3 years, 6%. Jan 7, 1910. 1,500
- Grazier, Philip M to TITLE GUARANTEE & TRUST CO. 133d st, No 747, n s, 195.8 w Willow av, 16.8x100. Jan 10, 1910, due &c as per bond. 10:2562. 3,000
- Gerber, Henry to Edw F Cole. Ogden av, w s, abt 242.7 n 167th st, 25x95, and being lot 10 parcel 1 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Jan 7, 3 years, 5½%. Jan 8, 1910. 9:2528. 2,415
- Greene, Francis W to Adele Herold. Washington av, No 1647, w s, 180.5 n 172d st, 40.2x140.1. Prior mort \$27,000. Jan 8, 2 yrs, 6%. Jan 10, 1910. 11:2905. 6,000
- *Geddes, Agnes wife of and Chas W to NORTHERN BANK OF N Y. Muliner av, w s, 425 n Lydig av, 75x100 and being lots 45, 46 and 47 blk 72 map No 1138 Sec 1 Morris Park. Jan 8, due Apr 8, 1910, % as per bond. Jan 11, 1910. 3,500
- Greenberg, Nathan to HARLEM SAVINGS BANK. Fulton av, w s, 18.11 s 174th st, 18x86.1x18x87.7. Jan 12, 1910, 5 years, 5%. 11:2930. 5,000
- Same to Ray Weill. Fulton av, w s, 18.11 s 174th st, 18x86.1x18x87.7. Prior mort \$5,000. Jan 12, 1910, 3 years, 5%. 12:2930. 1,500
- Gaines-Roberts Co with Fredk H Keller. Southern Boulevard, w s, 603 s Westchester av, 40x127.1x irreg x 134.1. Extension of mort for \$30,000 to Sept 23, 1914, at 5%. Jan 6, Jan 8, 1910. 10:2725. nom
- Gillen, John J to John D Crimmins. Brook av, n w cor 153d st or Grove st, runs n 213.6 to s e s Bergen av x s w 158 to c l Mill Brook x s 59.10 to n s 153d st or Grove st x e 44.7 to beginning. Prior mort \$24,000. Jan 13, 1910, 1 year, 6%. 9:2363. 21,000
- Graham-Adams Co to Rockland Realty Co. 153d st, s s, 170 w Elton av, 50x100. P M. Jan 10, 1 year, 6%. Jan 13, 1910. 9:2374. 3,000
- Gibbons, Granville to Henrietta Shotten. Locust av, w s, 25 s 141st st, 75x100. Jan 12, due Mar 13, 1911, 6%. Jan 13, 1910. 10:2598. 500
- Gutman, Christian to TITLE GUARANTEE & TRUST CO. Elton av, No 761, w s, abt 65 s 157th st, 33.6x100. Jan 12, 1910, due, &c, as per bond. 9:2378. 3,500
- Hammond, Eugene H to Ida M Elford. 240th st, s s, 125 e Martha av, 25x100. Jan 12, 1910, 3 years, 5%. 12:3393. 4,500
- Same to Eliz Patterson. 240th st, s s, 100 e Martha av, 25x100. Jan 12, 1910, 3 years, 5%. 12:3393. 4,500
- Home St Realty Co to Edwin B Meeks trustee Jos W Meeks for Sophia T Hawkins et al. Home st, n s, 86.5 e Longfellow av, 50x100. Jan 7, due &c as per bond. Jan 8, 1910. 11:3006. 30,000
- Same to same. Same property. Certificate as to above mort. Jan 7, Jan 8, 1910. 11:3006. —
- Haase-Lippmann Construction Co to Moses Esberg. Prospect av, e s, 35 n Macy pl, —x—. Certificate as to mort for \$4,000. Jan 4, 1910. Jan 6, 1910. 10:2688. —
- Haase-Lippmann Construction Co to Moses Esberg. Prospect av, e s, 35 n Macy pl, 35x81.5x67.3x100.1. Jan 4, 1 year, 6%. Jan 6, 1910. 10:2688. 4,000
- Howley, Thomas P to Allen Gailor exr May E Taylor. Vyse av, w s, 325 s Jennings st, late Charlotte pl, 25x100. P M. Dec 30, 3 years, 5½%. Jan 7, 1910. 11:2987. 1,750
- Hoffmann, Gustav A to Crawford Real Estate & Building Co. 222d st, e s, at w s Grace av, 157.10x115.2x155.10, gore, and being lots 185 to 188 map Bronx terrace. P M. Jan 3, due July 1, 1912, 5%. Jan 6, 1910. 1,000
- *Same to Irving Realty Co. Same property. P M. Prior mort \$1,000. Jan 3, due Dec 31, 1912, 5%. Jan 6, 1910. 1,000
- Hunts Point Estates to Wm A Spencer and ano trustees Lorillard Spencer. Bryant av, w s, 475 n Randall av, 25x100. Jan 7, 5 years, 5%. Jan 8, 1910. 10:2764. 7,000
- Same to same. Same property. Certificate as to above mort. Dec 28, Jan 8, 1910. 10:2764. —
- High, John M to Samuel O Buckner. Palisade av, s w cor River av, runs s 197 x n w 360 to an alley x n e 38 x n e 211 to av x s e 52 x s e 57 x n e 19 x s e 43 x s e 232 to beginning. Jan 7, due June 11, 1913, 5½%. Jan 10, 1910. 13:3424. 5,000
- Hammer, Ernest to Thomas H Kelly. Marion av, s e cor 199th st, 63.2x81.4 to w s Orchard st x62.6x90.11. Jan 10, 5 years, 5%. Jan 11, 1910. 12:3284. 14,000
- Harrison, Henry L to James Harris. College av, w s, 270 s 169th st, 50x85. P M. Prior mort \$10,000. Jan 10, due Mar 15, 1910, 6%. Jan 11, 1910. 9:2439. 3,277.78
- Henry, Laura F with Manhattan Mortgage Co. Crotona av, n e cor 180th st, 35x102. Subordination agreement. Jan 4, Jan 11, 1910. 11:3096. nom
- Heipershausen, Philip to GERMAN EXCHANGE BANK. Sedgwick av, No 1768, e s, 596.2 n 176th st, 21.1x125.2x21.1x125.6; Sedgwick av, No 1770, e s, 617.3 n 176th st, 20.7x124x20.7x125.2. Collateral mort. Jan 11, demand, 5%. Jan 12, 1910. 11:2880. Note 50,000
- Same and Frederick Heipershausen to same. Lots 47 to 50, map Undercliffe Terrace. Collateral mort. Jan 11, demand, 5%. Jan 12, 1910. 11:2880. Note 50,000
- Heipershausen, Fredk to GERMAN EXCHANGE BANK. Sedgwick av, No 1776, e s, 679.5 n 176th st, 20.11x115.8x20.7x119.4; Sedgwick av, No 1778, e s, 700.4 n 176th st, 21.11x111x21.5x115.8. Collateral mort to secure note for \$50,000. Jan 11, demand, 5%. Jan 12, 1910. 11:2880. 50,000
- Hottes, Conrad and Wm H with Alois Hubal and Vincent Jalinek. 134th st, No 891, n s, 500 e St Anns av, 25x100. Extension of \$9,000 mort until Jan 1, 1913, at 5%. Jan 8, 1910. 10:2547. nom
- *Janss, Geo H to Minnie T Shelton. St Ouen pl, s s, 122.10, from e s White Plains rd, being lots 29 and 30, map No 1, South Vernon Park, Cranford property, South Mount Vernon, 50x100, except part for road. P M. Jan 11, 3 years, 6%. Jan 12, 1910. 1,300
- *Same to same. St Ouen pl, s s, being lot 25, same map. 25.5x112.10x25x117.8, except part for White Plains road. P M. Jan 11, 3 years, 6%. Jan 12, 1910. 1,200
- *Janss, Geo H to Swedish American Realty Co. 227th st, No 827, n s, 25x114.6. P M. Prior mort \$—. Jan 10, 1 year, 6%. Jan 11, 1910. 650
- Jacob (Geo H) Construction Co to John Eggers. Boston road, s e s, 59.6 n 165th st, runs e 50.2 x w 97.11 to Boston road x s w 59.6 to beginning. Jan 7, due &c as per bond. Jan 10, 1910. 10:2622. 12,000
- Same to same. Same property. Certificate as to above mort. Jan 7, Jan 10, 1910. 10:2622. —
- *Kurzman, Anna to Patrick F Barlow. Beach av, No 1134. Extension of \$4,000 mort until Dec 1, 1914, at 5%. Dec 31, Jan 11, 1910. nom
- Kraser, Stephen to Janie H Kellogg. 161st st, s w cor Melrose av, 65x49. Prior mort \$7,000. Jan 10, due, &c, as per bond. Jan 11, 1910. 9:2407. 2,000
- Klein, Leo M and Samuel Jackson to Martha W Kridel. Grand av, w s, 96.5 n 176th st, 96.5x83.2x—x—. Jan 7, 5 years, 5%. Jan 11, 1910. 11:2867. 20,000
- Kerby, Michael F of N Y and Seth S Terry of Montclair, N J to Arthur Kunze. Quarry rd, s e s, 37.5 e 3d av, runs n e 58.10 x e 56.1 x s 46.8 x w 25 x w 74.3 to beginning. Jan 12, 1910, due, &c, as per bond. 11:3062. 4,000
- Koenig, Frederick with Ivart W Suderberg. Norwood av, s s, 513.4 w 205th st, 25x112.6. Extension of mort for \$4,000 to Dec 29, 1914, at 5%. Jan 6, Jan 7, 1910. 12:3353. nom
- Keller, Henry to Kunigunda Goerl. Whitlock av, e s, 100 n 156th st, late Craven st, and being lot 42 map de Villaverde vs Casanova, Bronx, 50x180. Jan 1, 5 years, 5%. Jan 12, 1910. 10:2730. 15,000
- Kenny, Minnie C to Anna M Scholz. 167th st, n s, 152 e Park av, runs n 140 x e 17 x s 40 x e 3 x s 100 to st x w 20 to beginning. Jan 10, due, &c, as per bond. Jan 13, 1910. 9:2389. 2,500
- Lisk, Thomas C to HARLEM SAVINGS BANK. 189th st, n s, 69.7 e Elm pl, 25x95.1x25x93. Jan 7, 3 years, 5%. Jan 13, 1910. 11:3023 and 3026. 5,500
- LAWYERS TITLE INS & TRUST CO with Irvine Realty Co. Gilbert pl, n w s, 25 s w Faile st, six lots, each 25x100. Extension of six morts for \$6,000 each until Jan 7, 1915, at 5%. Jan 7, Jan 12, 1910. 10:2761. nom
- *Lauer, Bertha, wife Jos to Julie C Tompkins, extrx Julie Coombe. 233d st, n e s, 168.3 n w Bronxwood av (not legally opened), runs n w 114.9 to Kingsbridge road (Bussing av) x n e 103.6 x s e 88 x s w 100 to beginning. P M. Dec 16, due Jan 3, 1913, 5%. Jan 12, 1910. 6,125
- Lennon (Wm F) Construction Co to American Bonding Co of Baltimore. 170th st, s s, at w s land N Y & Harlem R R, runs s 24.5 x w 100 to e s Brook av x n 24.5 to st x e 100 to beginning. Aug 20, due &c as per bond. Jan 7, 1910. 11:2896. 1,000
- Levin (Nathan B) Co to Sarah A Williamson. Tiebout av, w s, 298.6 s 184th st, 25x115. Jan 8, 3 years, 5%. Jan 10, 1910. 11:3146. 6,000
- Same to same. Same property. Consent to above mort. Jan 8, Jan 10, 1910. 11:3146. —
- Lavelle, John H to Alfred F Bertin and ano. Southern Boulevard, s w cor 176th st, 53.10x148.11 to Trafalgar pl x49x126.2. P M. Jan 8, due &c as per bond. Jan 10, 1910. 11:2958. 5,250
- *Lo Medico, Angelina to Albert Winternitz. 216th st, late 2d st, n s, 100 w Laconia av, and being lot 471 map Laconia Park, 25 x100. Jan 5, due &c as per bond. Jan 10, 1910. 1,000
- Locher, Maria to Herman F Harms. Honeywell av, n e cor 179th st, 83.5x112.8, except part for street. Jan 10, 3 years, 5%. Jan 11, 1910. 11:3122. 7,000
- Michels, Edward to Gaines Roberts Co. Southern Boulevard, No 1003, w s, 523 s Westchester av, 40x132.4x40x131.1. P M. Jan 6, 1910, 3 years, 6%. 10:2725. 10,000
- Mountain Construction Co and Wm V Simpson with Mary S Crosson. 165th st, s s, 27 e College av, 130.10x88.8. Subordination agreement. Dec 28, Jan 10, 1910. 9:2432. nom
- Mentz, Jos W to Thos J Donlon. 236th st, n s, 210 w Katonah av, 75x100. Jan 7, due &c as per bond. Jan 8, 1910. 12:3377. 1,850
- Mountain Construction Co to CENTRAL TRUST CO. Bathgate av, s w cor 188th st, 32x89.4. Jan 7, 5 years, 5%. Jan 10, 1910. 11:3057. 30,000
- Same to same. Same property. Certificate as to above mort. Jan 8, Jan 10, 1910. 11:3057. —
- *Melrose Realty Co to Adeline A Kelly. 219th st, late 5th av, n s, 138.4 e 5th st or av, 22.2x113.5x22.2x113.5; 219th st, late 5th av, n s, 160.6 e 5th st or av, 22.2x113.5; 219th st, late 5th av, n s, 182.9 e 5th av or st, 22.2x113.5. P M. Jan 7, 3 yrs, 6%. Jan 10, 1910. 1,000
- *McLaughlin, Edw J to George Rueckel. Ferris pl, w s, lot 33 map in partition lands heirs Capt Cornell Ferris, 25x129.5x25.3 x133.4. Jan 6, 1 year, 6%. Jan 8, 1910. 500
- Morgan, Joseph to Jacob Haas. 135th st, No 590, s s, 225 e St Anns av, 25x100. P M. Jan 5, 3 years, 5%. Jan 6, 1910. 10:2547. 1,250
- Mulhara (T) Construction Co to LAWYERS TITLE INS & TRUST CO. 181st st, s s, 100 w Mapes av, 45.3x59. Jan 7, 1910. 5 years, 5%. 11:3110. 17,000
- Same to same. Same property. Certificate as to above mort. Jan 7, 1910. 11:3110. —
- Meeks, Edwin B as trustee Jos W Meeks for himself and others with Marie Krabo and Johanna R Ernst. Vyse av, w s, 125.11 s 180th st, 2 lots, each 38x100.1. Extension of 2 morts until Dec 31, 1914, at 5%. Dec 31, Jan 8, 1910. 11:3127. nom

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- Mountain Construction Co to Benj W B Brown. 188th st, No 508, s s, 112 w Bathgate av, 20x95. Jan 5, 3 years, 5%. Jan 7, 1910. 10:3057. 7,500
- Same to same. Same property. Certificate as to above mort. Jan 4. Jan 7, 1910. 11:3057. —
- *McSorley, Patrick J to Thomas McKenna. Lots 60 and 61 map (No 1175) Wm H Wallace on Fort Schuyler road, Westchester. P M. Jan 4, 3 years, 5%. Jan 7, 1910. 553
- *Mulligan, Edw T to John B Ryer. Griffins Creek, adj salt meadow formerly of Sampson D Valentine now or late of Jones, contains 3 acres, 3 rods and 22 perches, Eastchester. Nov 5, 3 years, 6%. Jan 7, 1910. 5,000
- Mitchell, H Raymond to John F Cahill and ano. 175th st. No 485, n s, 69.6 e Washington av, 17.6x102.11x17.6x102.10. P M. Prior mort \$4,300. Jan 11, 3 years, 6%. Jan 12, 1910. 11:2917. 1,500
- Marrone or Morrone, Frank to John McClure. Hoffman st, w s, 195.6 s 187th st, 75x94.11, except part for Hoffman st. Jan 12, 5 years, 5%. Jan 13, 1910. 11:3054. 9,000
- *Myhan, Wm P to Julie C Tompkins extr Julie Coombe. Kingsbridge road (Bussing av), s e s, 124.10 n e 233d st, runs s e 153.10 to w s Bronxwood av, not legally opened, x n 25.8 x n w 132.4 to road x s w 20.8 to beginning. P M. Dec 16, due Jan 3, 1913, 5%. Jan 12, 1910. 700
- *Malone, Agnes K to Chas Sass. Columbus av, s s, 175 e Garfield st, 25x100, lot 491 map Van Nest Park. Jan 11, 5 years, 5%. Jan 13, 1910. 4,000
- O'Rourke, Patrick to Thirza E Happy. 199th st, n s, 25.2 n w Decatur av, 62.5 to e l former Orchard st, closed, x — x 100. P M. Dec 31, due, &c, as per bond. Jan 10, 1910. 12:3284. 7,500
- Pickard, James C with Boston Road & Garage Co. Clinton av, e s, 193.2 n 169th st, 142.5x200.6 to w s Boston rd x142.7x 153. Extension of mort for \$65,000 to Feb 17, 1912, at 5%. Jan 6. Jan 7, 1910. 11:2934. nom
- Price, Mary J to HARLEM SAVINGS BANK. Mt Hope av, No 1652 to 1656, e s, 95 s 173d st, three lots, each 25x95. Three morts, each \$5,000. Jan 12, 1910, 3 years, 5%. 11:2791. 15,000
- *Peterson, John R to Jas E Dougherty extr Wm D Reilly. 217th st, late 3d av, s w cor 5th st or av, 138x37.3x136.5x27, Wakefield. P M. Jan 8, 3 years, 6%. Jan 10, 1910. 2,000
- Pride, Margt E with Jacob F Mack. 240th st (4th av), n s, 220 w Katonah av (2d st), and being lots 317 and 318 map Edw K Willard at Woodlawn Heights, 40x100. Extension of \$4,000 mort until Jan 10, 1913, at 5%. Jan 4. Jan 12, 1910. 12:3381. nom
- Quinlan, Ellen M to Kath D Arnold. Austin pl, w s, 232.2 s 147th st, 100x100 and being lots 45 to 48 map No 1239 property N Y Chartered Bond & Mortgage Co. Jan 10, due Sept 17, 1912, 5½%. Jan 11, 1910. 10:2600. 500
- Quigg, Lulu to Edgar S Appleby and ano. Cypress av, n e cor 140th st, 100x120. Jan 11, 3 years, 6%. Jan 12, 1910. 10:2567. 15,000
- Ryan, Annie to Mary R Kiely. Leggett av, n s, 70 e Hewitt pl, runs n 100 x e 17 x s 21.2 x s w 80.4 to av x w 25 to beginning. Jan 6, 1910, due &c as per bond. 10:2695. 2,700
- Rockland Realty Co to American Mortgage Co. 153d st, s s, 170 w Elton av, 50x100. P M. Jan 7, 1910, 1 year, 5½%. 9:2374. 12,000
- Ruehl, Edward to Wm H Harden. Lafayette av, s w cor Whittier st, 100x99x100x99.9; Lafayette av, s s, 100 w Whittier st, 100 to e s Longfellow st x95.1x100.1x99.1; Lafayette av, n w cor Whittier st, 150x100. P M. Jan 6, due &c as per bond. Jan 7, 1910. 10:2764 and 2765. 1,000
- *Roff, Thos H to Sarah A Sneden. 230th st, late 16th av, n s, 105 e 2d st or av, 50x114. P M. Jan 6, 3 years, 6%. Jan 7, 1910. 1,500
- *Roeder, Mary L wife Ernest Roeder to Josephine Riehm. City Island av, e s, adj land Boule, runs e 100 x n 25 x w 100 to av x s 25 to beginning; lane or road 20 ft wide running from East Fordham av, e s, 130 s East Fordham av, runs s 30 x e 103.8 x n 30 x w 103.11 to beginning. Jan 6, 2 years, 6%. Jan 8, 1910. 1,000
- *Reiling, Paul to Laura Eighling. Holland av, e s, 150 n Van Nest av, 25x100, Van Nest. Jan 7, due Jan 1, 1915, at 5%. Jan 10, 1910. 4,000
- Ruskay, Cecil B with Libbie Solnick. 164th st, No 526, s s, 169.3 e Morris av, 18.10x86.1x18.9x87.6. Extension of \$1,175 mort until May 1, 1912, at 6%. Jan 11. Jan 12, 1910. 9:2423. nom
- Ruskay, Cecil B with Ida Frank. 164th st, No 524, s s, 150.5 e Morris av, 18.10x87.6x18.9x88.11. Extension of \$1,175 mort until May 1, 1912, at 6%. Jan 11. Jan 12, 1910. 9:2423. nom
- *Rose, Wm R with Carmela Pulise. Randall st, s s, 25 e Mapes av, 25x100. Extension of mort for \$300 to Dec 19, 1910, at 6%. Dec 31, 1909. Jan 6, 1910. nom
- Rauner, Joseph with Sheila N wife H D Darrow, Jr and Crosby J McGiffert. Eagle av, w s, 526.1 s Westchester av, 25x irreg x50x120.1. Extension of \$13,500 mort until Jan 3, 1913. % as per bond. Dec 10. Jan 13, 1910. 10:2616. nom
- Ridley, Edward A trustee Edward Ridley with Clairville E Benedict, guardian James A and Eliz A Benedict. Sedgwick av, w s, 102.3 s Fordham road, 132.3x131.6 to 184th st x125x85.3. Subordination agreement. Jan 10. Jan 12, 1910. 11:3234. nom
- Same with James M Anderson, trustee James W Anderson. Same property. Subordination agreement. Jan 10. Jan 12, 1910. 11:3234. nom
- *Short, Peter H to Emma C Doughty. Elliott av, w s, 335 n Elizabeth st, 33.8x125. P M. Jan 12, 3 years, 5½%. Jan 13, 1910. 4,000
- *Same to Leonora J Hinsdale. Elliott av, w s, 368.9 n Elizabeth st, 33.8x125. P M. Jan 12, 3 years, 5½%. Jan 13, 1910. 4,000
- Scheurman, Henry L, Frank Wolf and Florence Long, trustees S D Rosenbaum with Palmer Realty Co. 189th st, No 814 East. Extension of \$25,000 mort until Jan 7, 1913, at 5%. Jan 7. Jan 13, 1910. 11:3058. nom
- *Schoch, Ulrich to Conrad Bruderer. 231st st, s s, 206.2 e 2d av, 50.3x114.6, Wakefield. Jan 10, 2 years, 5½%. Jan 12, 1910. 1,200
- Stevenson, Robt L of Seymour, Iowa to Robert Blackburn. 237th st, s s, 100 w Martha av, 150x47.5x150x50. Jan 7, 3 years, 6%. Jan 12, 1910. 12:3385. 1,700
- Schofield, Helen to Caroline Stahlberg. Bainbridge av, w s, 236.11 n 194th st, 26x75.7x26x74.6. Jan 10, 3 years, 5%. Jan 11, 1910. 12:3294. 5,000
- Stevenson, Joseph to Geo W Dunn and ano exrs, &c, Wm A Martin. Verio av, e s, 734.5 s McLean av and being lot 249, map No 1, Supreme Court, Valentine vs Brady et al, part Hyatt Farm, 85.4x153x14.8x168.6, s s. Jan 7, 3 years, 5½%. Jan 8, 1910. 12:3398. 3,000
- Sanders, Alice L to Elise Levy. 203d st, No 287, n s, 126 w Mosholu Parkway South 25x95. P M. Prior mort \$6,000. Jan 6, installs, 5½%. Jan 7, 1910. 12:3309. 3,150
- Silleck, Henry G Jr with Hamilton Securities Co. Walton av, w s, 468.9 s Highbridge rd, old line, now Fordham rd, 318.9x101.5 x317.4x101.6. Subordination agreement. Jan 7. Jan 8, 1910. 11:3188. nom
- *Stadler, Tillie M to Joseph Buellesbach. Saxe av, e s, 75 s Cornell av, 25x100 and being lot 308 map 370 lots McGraw Estate. Dec 31, 3 years, 5½%. Jan 11, 1910. 4,500
- Steiger, Letitia to TITLE GUARANTEE & TRUST CO. 166th st, No 576, s s, 144 e Franklin av, 23.6x138.10x23.2x138.7. Sept 18, due &c as per bond. Jan 10, 1910. 10:2607. 4,500
- Swords, Julia E with Isaias A Lehman and Elias Silverstein. Washington av, No 1727. Extension of \$9,000 mort until Feb 1, 1913, at 6%, and consent to same. Dec 15, 1909. Jan 10, 1910. 11:2906. nom
- Schlosser, Johanna to William Loeb. Hoe av, No 1158, e s, 275 n 167th st, 25x100. Jan 5, 3 years, 6%. Jan 6, 1910. 10:2752. 1,250
- Schindler, Philip A and Jacob F Liebler to Christine Keller. 166th st, No S17, n s, 100 e Union av, 40x100. Prior mort \$28,000. Jan 5, 3 years, 6%. Jan 7, 1910. 10:2680. 6,000
- Simpson, Wm V of Matawan, N J, with Benj W B Brown. 188th st, No 508, s s, 112 w Bathgate av, 20x95. Subordination agreement. Jan 5. Jan 7, 1910. 11:3057. nom
- Tully Construction Co with Henry Morgenthau Co. Simpson st, e s, 121.10 n Westchester av, 80x100. Agreement modifying terms of mort. Jan 12. Jan 13, 1910. 10:2727. nom
- Tramonte, Annonziata and Vincenzo with John McClure. Hoffman st, w s, 195.6 s 187th st, 75x94.11. Subordination agreement. Jan 12. Jan 13, 1910. 11:3054. nom
- Terrace Construction Co to The Warburg Orphan Farm School of the Evangelical Lutheran Church. 190th st, s s, 45.10 e Parkview pl, 20.4x72.9x20x76.6. Jan 7, 1910, 5 years, 5%. 11:3219. 5,000
- Same to same. 190th st, s s, 66.2 e Parkview pl, 20.4x68.11x20x 72.9. Jan 7, 1910, 5 years, 5%. 11:3219. 5,000
- Terrace Construction Co to Henry S Briggs. 190th st, s s, 25.5 e Parkview pl, 20.4x76.6x20x80.3. Jan 7, 1910, 5 years, 5%. 11:3219. 5,000
- Same to same and ano. 190th st, Nos 112 to 118 West. Certificate as to 3 morts for \$5,000 each. Jan 5. Jan 7, 1910. 11:3219. —
- Terrace Construction Co to Henry S Briggs. 190th st, s e cor Parkview pl, 25.5x80.3x25x85. Jan 7, 1910, 5 years, 5%. 11:3219. 7,000
- Tully (Thos H) Construction Co to City Mortgage Co. Beekman av, n w cor Oak Terrace, 25x100. Building loan. Jan 6, demand, 6%. Jan 7, 1910. 10:2555. 20,000
- Same to same. Same property. Certificate as to above mort. Jan 6. Jan 7, 1910. 10:2555. —
- Thorn, Thos H to Henry Staats. Grand av, e s, 250 n 192d st, 50x100. Prior mort \$—. Jan 4, 3 years, 5%. Jan 6, 1910. 11:3205. 8,000
- Treacy, Patrick S of Yonkers, -N Y, to Kate A Brennan. Hughes av, e s, at n w s Crescent av, runs — along Crescent av 103.3 x w 65.6 to Hughes av x s 79.11 to beginning. Jan 4, due &c as per bond. Jan 7, 1910. 11:3074. 1,500
- Torrens, William to David Thornton. Decatur av, e s, 295.6 n 194th st, 35.4x100x34x100. Dec 29, 3 years, 5%. Jan 10, 1910. 12:3277. 2,200
- Thramann, Louise to Jos H Bearns. Prospect av, e s, 6.4 s 166th st, runs s 100.11 x e 46.2 to Stebbins av x n 103.2 x w 16.11 to beginning; Prospect av, e s, at s s land acquired by city for Stebbins av, runs s abt 6 x e 16 to w s Stebbins av x n abt 6 to said land acquired by city x w 15 to beginning. Jan 3, 1 year, 5½%. Jan 10, 1910. 10:2691. 6,500
- Trube, Rebecca M to Isabelle Schulte, widow. 167th st, n s, 49.7 e Kelly st, 34x92.5x34x95. Jan 10, 5 years, 5%. Jan 11, 1910. 10:2706. 10,000
- Tully (John J) Co to Rebecca Forsch. Fox st, e s, 360 n Home st, runs e 100 x n 40 x w 91.9 to e s Intervale av x s w 14.1 to Fox st x s 28.6 to beginning. Jan 11, 5 years, 5%. Jan 12, 1910. 11:2974. 32,000
- Same to same. Same property. Certificate as to above mort. Jan 11. Jan 12, 1910. 11:2974. —
- *Tompkins, Julie C and Emma C of Roselle Park, N J, Eliz C Dessar of Lyme, Conn and -Mary M Rogers of Genesee, N Y, heirs Julie Coombe to Esther A Hadden. 233d st, n s, 125.4 s e Bronxwood av, runs s e 62.8 x n 117.3 x w 48.9 x s 78.10 to beginning; Bronxwood av, e s, at n e s, 233d st, runs s e 31.4 x n 94.8 x w 24.4 to av x s 75 to beginning; Bronxwood av, e s, 175 n 233d st, runs n 286 x n e 72.9 x e 112.4 x s 90.4 x e 24.4 to Digney av x s 375 x w 97.6 x n 125 x w 97.6 to beginning. Dec 29, 3 years, 6%. Jan 11, 1910. 5,000
- Tully Construction Co and Henry Morgenthau Co with LAWYERS TITLE INSURANCE & TRUST CO. Simpson st, e s, 121.10 n Westchester av, two lots, each 40x100. Two subordination agreements. Jan 11. Jan 12, 1910. 10:2727. nom
- Umsted, Kath T to Wm L Phelan. Valentine av, No 2188, e s, 192.9 n 181st st, 20x117.6 to Tiebout av x 20x117.9. Prior mort \$7,500. Jan 6, due, &c, as per bond. Jan 11, 1910. 11:3144. 2,500
- Same to same. Valentine av, No 2180, e s, 112.8 n 181st st, 20.1x 132.9 to Tiebout av x 20.1x112.5. Prior mort \$8,000. Jan 6, due, &c, as per bond. Jan 11, 1910. 11:3144. 2,500

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BANK WORK A SPECIALTY

Valentine Construction Co to TITLE GUARANTEE & TRUST CO. Lafontaine av, w s, 150 n 178th st, 2 lots, each 37.6x100. 2 building loan mortgages, each \$21,000. Jan 6, 1 year, 6%. Jan 7, 1910, 11:3061. 42,000

Same to same. Lafontaine av, w s, 150 n 178th st, 75x100. Certificate as to 2 mortgages for \$21,000 each. Dec 20, Jan 7, 1910, 11:3061.

Vohdin, Lillie and Julia, and Charlotte Henn and Isabelle Clark by Geo Freifeld their guardian to Mathilde Vianest ex Fr Francis Vianest. Mohegan av, late Grant av, n w s, 397 s w 180th st, late Samuel st, 33x100, except part for av. All title. Jan 3, 3 years, 5%. Jan 8, 1910, 11:3118. 4,000

Same to Achille Bataille ex &c Daniel Ramel. Same property. All title. Jan 3, 3 years, 6%. Jan 8, 1910, 11:3118. 2,500

Whisten (S A) Construction Co and Fredk Grasmuck with U S TITLE GUARANTY & INDEMNITY CO. Ryer av, s e cor 180th st, 34.5x104.6. Subordination agreement. Jan 7, Jan 8, 1910, 11:3144 and 3149. nom

*Weiss, Wm G to John H Ruschmeyer. Plot begins 240 e White Plains road at point 570 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Jan 7, 3 years, 5%. Jan 8, 1910, 3,500

Woodhouse, Claiborne O, Jr to HARLEM SAVINGS BANK. Andrews av, e s, 137.8 s 185d st, 33x100. Jan 10, 3 years, 5%. Jan 11, 1910, 11:3217. 10,000

*Whitney, Geo W to Estates Development Co. Barkley av, e s, at w s Edison av, 100x100. P M. Jan 4, 3 years, 5%. Jan 6, 1910, 3,600

Winnie Realty & Construction Co to Emma D Barr. Beck st, e s, 510 n Longwood av, 39.5x60. Jan 5, 5 years, 5%. Jan 6, 1910, 15,500

Whisten (S A) Construction Co to U S TITLE GUARANTY & INDEMNITY CO. Ryer av, s e cor 180th st, runs s 34.5 x e 37 x n 25 to st x w 104.6 to beginning. Jan 7, due June 1, 1910, 6%. Jan 8, 1910, 11:3144 and 3149. 20,000

Same to same. Same property. Consent to above mort. Jan 6, Jan 8, 1910, 11:3144 and 3149.

Same to same. Same property. Certificate as to above mort. Jan 8, 1910, 11:3144 and 3149.

Wahlig (Frank A) Co to Eliz Walter. Woodlawn road, e s, 250 s 210th st, 75x87.4x77.10x108.3. Jan 6, due &c as per bond. Jan 7, 1910, 12:3343. 3,000

Same to same. Same property. Certificate as to above mort. Nov 30, Jan 7, 1910, 12:3343.

*Wiegert, John H to John Struckman. Amsterdam av, w s, abt 277 n Alice av, 120x100, and being lots 426 to 430 map 473 lots Haight estate. Jan 5, 3 years, 6%. Jan 7, 1910, 1,500

Walton Building Co to Hamilton Securities Co. Walton av, w s, 468.9 s Fordham road, late Highbridge road, 318.9x101.5x 317.11x101.6, except part for av. Building loan. Nov 4, due &c as per bond. Jan 8, 1910, 11:3188. 92,000

Same to same. Same property. Certificate as to above mort. Jan 8, 1910, 11:3188.

*Walsh, Alex P to John Welcker. Tremont av, s s, 44 e 7th st, 116x24x100x—, and being lot 151 map Unionport, except part for Tremont av. P M. Dec 15, 2 years, 6%. Jan 6, 1910, 3,000

Weldon, Carrie L to NORTH SIDE SAVINGS BANK. 203d st, n s, 500 e Marion av, 25x100. Jan 10, 3 years, 5%. Jan 11, 1910, 11:3309. 4,000

Watson, Geo H ex Anna J Watson with Bernard H Joost. Union av, No 1081. Extension of \$5,000 mort until Dec 19, 1912, at 5%. Dec 18, Jan 11, 1910, 10:2670. nom

*Warwick Realty & Construction Co to Geo Wm Von Spiegel. Hall av, s e cor 203d st, runs s 279.3 to road to Westchester x s e 43.9 x n e 61.9 x n 184.2 x e 50 x n 100 to 203d st x w 150 to beginning, and being lots 353 to 366 map No 396 of Adee Park. Prior mort \$7,500. Jan 6, due, &c, as per bond. Jan 8, 1910, 1,500

*Same to same. Same property. Certificate as to above mort. Jan 4, Jan 8, 1910.

*Same to Martha A Edwards. Wallace av, s w cor 203d st, runs s 255.4 to road to Westchester x s w 103 x n 184.2 x e 50 x n 100 to 203d st x e 50 to beginning and being lots 367 to 376, same map. Prior mort \$7,500. Jan 6, due, &c, as per bond. Jan 8, 1910, 1,000

*Same to same. Same property. Certificate as to above mort. Jan 4, Jan 8, 1910.

Weil, Therese with FRANKLIN SAVINGS BANK. 148th st, No 315 East, n s, 375 w Courtlandt av, 25x106.6. Subordination agreement. Jan 12, Jan 13, 1910, 9:2330. nom

*Wallas, Wm A to Geo F Quelet and ano. St Agnes av, w s, 75 n Central av, 50x100; St Agnes av, w s, 175 n Central av, 50x 100 and being lots 8, 9, 12 and 13 blk 27 map Pelham Park. Dec 2, 1 year, 6%. Jan 11, 1910, 2,000

JUDGMENTS IN FORECLOSURE SUITS.

Jan. 6.

1st av, e s, 50.10 n 109th st, 37.6x95. Julia Ginsbourger agt Simon Lefkowitz; Isidore Herschfield, att'y; Edwin A Walton, ref. (Amt due, \$5,039.25.)

Lexington av, s w cor 102d st, 18x75. Chas A Flammer agt Robert Spero et al; Edw F Flammer, att'y; Robert A Maddox, ref. (Amt due, \$10,381.88.)

Jan. 7.

College av, e s, 92.6 s 166th st, 120x98.6. James G Wentz agt St Marks Construction Co et al; Boothby, Baldwin & Hardy, att'ys; John E Connolly, ref. (Amt due, \$29,056.45.)

Jan. 8.

132d st, No 57 East. John F Holmes agt Jacob Norwald et al; James M Tully, att'y; Andrew S Hamersley, ref. (Amt due, \$5,630.11.)

118th st, n s, 231 w 2d av, 29x100.10. Rose Nagel agt Julia Taggart et al; H H Glass, att'y; Herman Joseph, ref. (Amt due, \$6,195.)

Greenwich st, w s, 53.6 n Charlton st, 17.6x 58.4. Emigrant Industrial Savings Bank agt Batholomew F Kenney exr et al; R & E J O'Gorman, att'ys; Geo F Roesch, ref. (Amt due, \$3,658.81.)

Jan. 10.

50th st, n s, 155.7 e 1st av, 19.5x100.5. Julia D Heinemann agt Lena Kaufman; Heyman & Herman, att'ys; Effingham N Dodge, ref. (Amt due, \$8,365.50.)

Creston av, s e cor 183d st, 16.8x89.6. Insa R Meisel agt Mounthannon Realty Co; Meisel & Bolles, att'ys; Maximum G Lesser, ref. (Amt due, \$5,665.79.)

Jan. 11.

Lispensard st, Nos 23 & 25. Chas E Manierre agt Chas F Linde; Harold Swain, att'y; Wm L Snyder, ref. (Amt due, \$10,608.33.)

165th st, n s, 145.5 e Boston av, runs n 8 x n e 42.4 x e 13.5 x s w 50 x w 16.4 to beg. Gertrude Brugman agt Ida E King et al; Black, Varian & Somers, att'ys; Chas A Flammers, ref. (Amt due, \$2,615.42.)

135th st, No 3 East. Julius M Cohen agt Hannah J Frankel et al; Action No 1; Davis & Dworsky, att'ys; Carl L Schurz, ref. (Amt due, \$5,728.79.)

135th st, No 7 East. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$4,065.40.)

Jan. 12.

133d st, n s, 37.6 w Amsterdam av, 37.6x 99.11. Arnold S Furst agt Carmine Altieri; Furst & Furst, att'ys; Patrick J Dobson, ref. (Amt due, \$8,008.35.)

39th st, Nos 7 & 9 West. Mutual Life Ins Co agt George Nicholas; James McKeen, att'y; Henry H Sherman, ref. (Amt due, \$145,381.88.)

LIS PENDENS.

Jan. 8.

35th st, n s, 239 e 8th av, 23x98.9. Chas A Beckmann agt Martin Beckmann et al; accounting, &c; att'y, C V D Hughes.

Jan. 10.

Cedar av, n w cor 177th st, —x99.4x126.5x89. Geo. P. Morell agt Patrick J Murphy et al; action to declare lien; att'ys, Cowan, Ketchum & Marcus.

132d st, No 113 West. Gervase Green trustee agt Alfred L Simpson et al; action to impress trust; att'ys, White & Case.

88th st, No 438 East. Solomon D Muldz agt Joseph Zweig; notice of levy; att'y, J S Shea.

86th st, No 437 East. Montgomery st, No 62.

Ludlow st, No 116. Philip F Rosenberg, trustee, agt Hyman Rubin et al; action to set aside conveyance; att'y, A Palmer.

Oakland pl, s s, 100 w Prospect av, 25x100. Van Nest Wood Working Co agt Filomena De Lorenzo et al; action to foreclose mechanics liens; att'ys, Press & Hirschberg.

Jan. 11.

La Fontaine av, s e cor 178th st, 100x100. Charles Mayer agt Solomon Brill et al; specific performance; att'ys, James, Schell & Elkus.

189th st, s s, whole front between Hughes and Belmont avs, 100x175. George Colon & Co agt East 189th Street Building & Construction Co et al; action to foreclose mechanics lien; att'ys, Simon & Asher.

220th st, s s, e 1/2 lot 645, map of Village of Wakefield, Bronx. Lizzie H Brown agt Emily H McClellan et al; action to determine claim; att'y, S J Stilwell.

Jan. 12.

Lots 162 & 163, amended map of Gleason property, Bronx.

Lots 6 & 7, map of 51 lots of Eliza G Ketchum, Unionport, Bronx.

Westchester av, s s, 50.11 w Public pl, runs s 66.11 x e 55.7 x s 25.4 x w 101.3 x n 93.11 x e 50.11 to beg.

Willis av, s w cor 146th st, 25x107.7.

Catherine G Muller agt Henry F Muller et al; action to set aside deeds, &c; att'y, A P Wagener.

2d av, s w cor 106th st, 25.6x73.

3d av, s e cor 83d st, 22.2x80.

69th st, s s, 391.8 e 2d av, 16.8x77.4.

Mary J Meehan agt Maggie K Gilroy et al; amended partition; att'ys, D E & J F Lynch.

5th av, s w cor 35th st, 85.9x150. Dennis Gallagher et al agt Thirty-Fifth Street and Fifth Avenue Realty Co et al; action to foreclose mechanics lien; att'ys, Epstein Bros.

72d st, No 128 West. Amsterdam Building Co agt Douglas B Green; action to foreclose mechanics lien; att'y, R W Bernard.

15th st, n s, 88 e Av B. —x103.3x25x103.3. Marietta Long agt Katie King; action to declare trust; att'y, G Haas.

Jan. 13.

Lexington av, n e cor 30th st, 43.10x100. Chas L Adams et al agt Pietro Altieri et al; action to impress trust; att'y, L Lauterstein.

Jan. 14.

Forest st, n s, 150 w West Farms rd, 87x105. Richard Mannion agt John J Scheuber; notice of attachment; att'ys, Phillips & Avery.

Pearl st, No 166.

Pine st, No 79.

74th st, No 21 West.

Mildred E Sterry agt Wm De W Sterry et al; amended partition; att'y, G W Simpson.

FORECLOSURE SUITS.

Jan. 8.

Clinton av, No 1421. Clara Lion agt Moses Salm et al; att'ys, Kantrowitz & Esberg.

117th st, Nos 519 & 521 East. Nelson H Herzog agt Taft Realty Co et al; att'y, M Sulzberger.

Forest st, e s, Lots 86 & 87, map of Gleason property, Bronx. Louis Heilbrunn agt John J Scheurer et al; att'y, J Steinert.

Jan. 10.

64th st, No 218 West. Jennie Freed et al agt Geo T Douglass et al; amended; att'y, E Jacobus.

Belmont av, e s, 127.9 n 181st st, 58.10x164.1x 58.5x156.10. Italian Savings Bank of the City of N Y agt Cesare Pianisani et al; att'y, J E Wayland.

Sullivan st, w s, 260 n Bleecker st, 40x100. Annie I Aste agt Premia Real Estate Co et al; att'ys, Lindsay, Kalish & Palmer.

180th st, s s, 70.2 w Mapev av, 25x88. Anna S Finck agt Catharine M Kaine et al; att'y, H C Kudlich.

White Plains rd, e s, lots 4 and 5, map of Village of South Mt Vernon, Bronx, 25x128.3x 25x130; two actions. Catherine C Hill agt Jacob Marx et al; att'y, G Hill.

Jackson st, e s, 125 n Cherry st, 25x100. Lucille Kurtz agt Max Gold et al; att'y, Wilson, Barker & Wager.

Jan. 11.

Forest st, w s, lot 43, map of Gleason property, Bronx, 25x100. Alice Isherwood agt Emil Kolar et al; att'y, A Darmstadt.

125th st, No 543 West. Sire Fried agt Catalins de Vere Potter et al; amended; att'y, E Jacobus.

So Boulevard, n w s, intersec e s Union av, 184.10x100x irreg.

So Boulevard, n w s, 184.1 n e Union av, 124.10 x irreg; two actions.

Equitable Life Assurance Society of the U S agt Henry Kuntz et al; att'ys, Alexander & Green.

134th st, No 370 East. Isidor Enselman agt Fanny Weinberg et al; att'y, M Sulzberger.

Allen st, No 163. Joseph L Bittenweiser agt David Greenfest et al; att'ys, Strouse & Strauss.

128th st, Nos 129 East. Lottie E Field agt Percival E Nagle et al; att'y, C A Deshon.

Washington av, s e s, Lot 113, map of Bassford Estate, Bronx, 50.9x112.8x irreg. Florence E Pelletreau agt Michael J Kelly et al; att'y, J H Winans.

Broadway, No 1439. Excelsior Savings Bank of the City of N Y agt Thomas Simpson et al; att'y, J C Gullick.

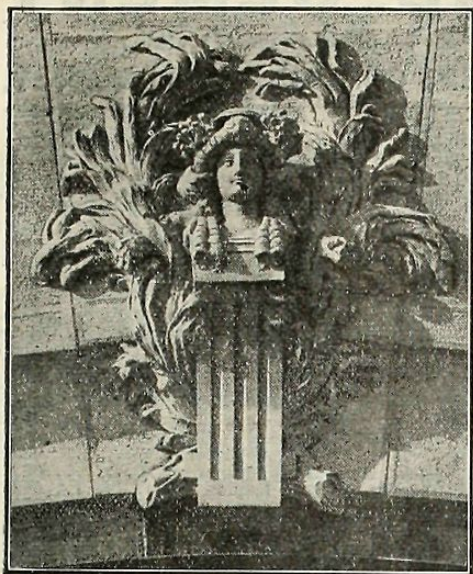
13th st, No 630 East. Morris Weinstein agt Jennie Schwab et al; att'ys, Eisman, Levy, Corn & Lewine.

97th st, No 120 East. Henrietta Wissler agt Luigi Favata et al; amended; att'y, H J Rubenstein.

Jan. 12.

107th st, No 323 East. John M Bowers agt Vidgor Bagolowitz et al; att'y, M S Borland.

154th st, s s, 325 e 8th av, 75x—. Mutual Life Ins Co of N Y agt Florence Ross et al; att'y, J McKeen.



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12th st, n s, 110.3 s Av C, 23.10x103.3. Max Wachaman et al agt Morris Hyman et al; att'y, I S Isaacs.
 122d st, Nos 247 to 251 East. American Mortgage Co agt Jacob Furman et al; att'ys, Bowers & Sands.
 2d av, n e cor 10th st, 25x105. Samuel Williams et al agt Morris Dlugasch et al; att'ys, Krakower & Peters.
 132d st, n s, 135 w 5th av, 25x99.11. Reinhold Kuehn agt Gertrude Leve et al; att'y, H H Glass.
 Ludlow st, s e s, lot 80, map of Leandert Farm, 25x87.6x irreg. Ella M Goebel agt Harry Neustadt et al; att'y, G C Goebel.
 Catharine st, e s, 400 s Westchester av, 76x100. Bronx. Robert Marshall agt Wm W Penfield et al; att'ys, Neier & Van Derveer.
 143d st, n s, 425 e 8th av, 25x99.11. Belle G Bernheimer et al agt Joseph Newmark et al; att'y, S Wechsler.

Jan. 13.

Grand st, No 521. Nathan Kirsh et al agt Meyer Deutsch et al; amended; att'ys, Davis & Dworsky.
 10th st, No 325 East. Jacob Karohan agt Max Wachman et al; att'ys, Engel Bros.
 10th av, s e cor 27th st, 24.8x75. Peter Bohm agt Bertha Becker et al; att'ys, A & H Bloch.
 53d st, Nos 246, & 248 East. Elkan Holzman agt Isaac M Golomb et al; att'ys, Arnstein, Levy & Pfeiffer.
 133d st, n s, 100 w Amsterdam av, 37.6x99.11. Francis J Kuerzi agt Carmine Altieri et al; att'ys, Furst & Furst.

Jan. 14.

13th st, No 234 East. Albert Deutsch agt John A Oakley et al; att'ys, Lese & Connolly.
 Madison av, e s, 405 w Park av, 16x83. John Ingle, Jr, agt Mary Sherry et al; att'ys, Earle & Russell.
 116th st, No 8 East. Abraham Korn agt Samuel Feingold et al; att'y, I J Ettinger.
 12th st, n s, 110.3 e Av C, 23.10x103.3. Max Wachman et al agt Morris Hyman et al; amended; att'y, S S Isaacs.
 107th st, s s, 50 w 1st av, 50x63.5. Meyer Jarmulowsky et al agt Salvatore Pergolizzi et al; att'y, B Alexander.
 Cherry st, Nos 402 to 406. James A Trowbridge agt Caroline E Miles et al; amended; att'y, A L Wescott.

JUDGMENTS

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments fled against corporations, etc., will be found at the end of the list.

Jan.

8 Abell, James M—Aeolian Co.....\$48.66
 8 Aiello, Joseph—R Manniello.....58.01
 8 Arbelino, Nicolo et al—M N Clement.1,964.11
 10 Alexander, Troy—J Hermans.....43.91
 10 Appleton, Katherine or Mrs A Stewart—J G Stabile.....2,000.00
 10 Abbott, Walter—A J Bruce.....217.41
 10 Abrams, Alexander—K Molyneaux et al.....41.16
 10 Attwood, Joseph G—Imperial Pub Co.141.81
 11 Adee, Chas T—City of N Y.....559.88
 11 Abend, Louis T—the same.....108.81
 11 Anderson, Robert H—the same.....206.89
 11 Albert, Sarah—the same.....72.73
 11 Alexander, Jesse—the same.....206.89
 11 Andrews, J Dewitt—the same.....206.89
 11 Avalloni, Anthony—the same.....95.28
 11 Anderson, Michael J—the same.....113.41
 11 Archer, Frank S—the same.....54.68
 11 Allen, Teresa—the same.....56.53
 11 Albert, George—the same.....75.50
 11 Auer, Charles—the same.....54.68
 11 Andrews, Lillian H—the same.....38.44
 11 Avrutis, Samuel—the same.....61.76
 11 Allen, H D—the same.....208.29
 11 Ascher, Max—the same.....27.62
 11 Adler, Anton—the same.....108.81
 11 Anderson, Chas J—the same.....64.61
 11 Anker, Frank—the same.....313.63
 11 Abratis, George—the same.....206.89
 11 Arches, Nicholas—the same.....199.03

11 Altman, Bernard—the same.....313.63
 11 Ahearn, John F—People, &c.....costs, 42.00
 11 Altieri, Mary—Curtis Blaisdell Co.....291.26
 11 Anagnost, William et al—J G Schmeckenbecker.....766.54
 12 Ackermann, Harold—S F Forbes.....179.71
 12 Armstrong, Henry—W A Scudder.....32.25
 12 Abt, Louis—City of N Y.....206.89
 12 Atwood, Charles—the same.....206.89
 14 Alter, Harris—J G Bernheimer et al.27.41
 14 Aichele, John—Johnston & Oswald Co.78.92
 8 Block, Louis—B Mishell.....37.43
 8 Birmingham, John R—F Nolte.....42.56
 8 Beck, Adolph—M Kann.....142.15
 8 Baldwin, Charles—J B Wilds et al.....19.41
 8 Blackwood, John W et al—L Mortimer et al.....716.23
 8 Bush, Chas H—N Y Life Ins Co.....costs, 102.50
 8 Balassa, Cornel—T O Smith et al.....80.78
 8 Beil, Henry—J Kupperman.....141.24
 10 Bertsch, Wm F—Peoples Surety Co of N Y.....46.42
 10 Berger, Morris et al—E Mermelstein.....29.65
 10 Black, David et al—the same.....29.65
 10 Bornstein, Fanny—C R Farnolo.....12.41
 10 Brown, Charles—E H Crand.....39.78
 10 Beckley, Alfred—H G Lane.....48.54
 10 Bogert, Mary E—N W L Turner, costs, 249.57
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 11 Buggie, William—City of N Y.....113.44
 11 Bjurland, Carl—the same.....56.53
 11 Butler, Anna M—the same.....75.50
 11 Bruckheimer, Jesse—the same.....81.75
 11 Busch, Robert—the same.....72.73
 11 Bernhardt, Joseph—J H Davis.....64.41
 11 Barber, Frederick C—S Sultan.....164.27
 11 Bell, Mary E—Olin J Stephens, Inc.131.02
 11 Brauneck, Joseph G—J Rothschild.....38.72
 11*Breitkopf, William—J G Schmeckenbecker.....766.54
 11 Blick, Jacob—S Blick.....198.81
 11 Baber, John F—W Sittenham.....costs, 68.70
 11 Boom, Maurice—S Shanker.....199.40
 11 Burtchell, Walter D—E Levy.....76.36
 11 Bello, Antonio—A Saunig et al.....90.66
 11 Beiderbecke, Frederick & Catherine et al—S Cohen.....2,234.10
 11 Belotto, Leo A—People, &c.....1,000.00
 11 Billotto, Nicola et al—the same.....1,000.00
 11 Berler, Solomon gdn—P D Kane et al.....costs, 108.18
 11 Benline, Harry C—I Mirkin et al.....39.61
 12 Barnett, Samuel—J Stern et al.....92.81
 12 Biber, Sigmund—W Rose.....537.73
 12 the same et al—the same.....51.39
 12 the same—the same.....100.99
 12 Benson, Charles—A Loewenberger.....180.52
 12 Braun, Julius—N Dunne.....356.77
 12 Benes, Rudolph—F C Mussgiller.....34.82
 12 Bang, Wm F et al—H H Upham & Co.....142.64
 12 Burns, James—N Y Telephone Co.....50.26
 12 Brodski, Benjamin G—the same.....32.72
 12 Barnes, Wm H, exr—P G Sedley.....894.00
 12 Baross, Nathan F—Techheimer Steel & Iron Co.....331.35
 12 Bloom, Solomon—City of N Y.....208.29
 12 Bowne, Harry C—the same.....113.44
 12 Bouker, De Witt, Jr—the same.....113.44
 12 Bond, John A—the same.....75.50
 12 Bond, Louis—the same.....94.47
 12 Both, Herman—the same.....61.90
 12 Brophyworth, Frank—the same.....52.87
 12 Brophy, Thomas J—the same.....30.32
 12 Brennan, Bernard—the same.....233.15
 12 Bellingham, Robert—the same.....29.87
 12 Blauvelt, Peter J—the same.....206.89
 12 Badenes, Bernard—City of N Y.....108.81
 12 Brick, Samuel R—the same.....113.41
 12 Beerer, Henry—the same.....108.81
 12 Baldwin, Bartholomew—the same.....469.66
 12 Blake, David—the same.....74.72
 12 Braisted, Chas M—the same.....75.48
 12 Bennett, John—the same.....113.41
 12 Brown, Daniel—the same.....75.50
 12 Beverly, Philip S—the same.....75.50
 12 Becker, Chas H—the same.....113.44
 12 Baylis, Alexander F—the same.....56.53
 12 Boera, Gabriel—the same.....208.22
 12 Birchell, Seaman L—the same.....94.47
 12 Blank, Henry—the same.....72.72
 12 Bissinger, John P—the same.....108.81
 12 Berg, Leo—the same.....199.03
 12 Bingham, S Dexter—the same.....72.72
 12 Babcock, Henry C Jr—the same.....48.10
 12 Burr, Irene H—M C Bartow.....costs, 595.13
 12 the same—E C Thayer.....costs, 99.53
 12 Bennett, James—City of N Y.....113.41
 13 Britwitz, Arthur—L Rosenzweig.....67.61
 13 Bennett, Frank—City of N Y.....208.22

13 Beaver, John S—the same.....303.02
 13 Battier, Robert C—J J Treacy et al.....217.73
 13 Bohn, E A—City of N Y.....313.63
 13 Bailey, Geo H—the same.....206.89
 13 Bedell, Elmer T—the same.....56.52
 13 Berkson, Henry—the same.....27.62
 13 Bruck, Jacob—the same.....48.10
 13 Borsodi, William—Hanover Press.....48.41
 13 Banks, Bertha—J A Smith.....38.11
 13 Brady, Michael F—Central Cigar Mfg Co.....73.81
 13 Barnett, Benjamin—the same.....59.91
 13 Bell, Hirsch—M Kalmanowitz, costs, 27.41
 13 Bidwell, Chas P—J J Gribbin.....95.01
 14 Bastone, Domenico—Abendroth Bros.112.67
 14*Burke, John et al—Central Cigar Mfg Co.....35.16
 14 Balter, Fernando, Jr—Donald Nicoll et al.....92.27
 14 Barsky, Abraham—P Reinherz.....45.15
 14 Becker, Carl—Roser-Runkel Co.....40.65
 14 Bragain, Mosey S—I A Keene et al.....60.35
 14*Blash, Louis et al—R W Milbank et al.....88.60
 14 Berger, Morris et al—D Blank.....175.53
 14 Baker, John H et al—E S D Hierapolis et al.....7,687.97
 14 Benner, Samuel—United Dressed Beef Co of N Y.....246.11
 8 Coughlin, John—G R Dyer.....costs, 43.98
 8 Crotois, Frederic E—Weber & Heilbrunner.....204.38
 8 Colgate, Wm H—Studebaker Bros Co of N Y.....1,622.32
 10 Coppola, Angelo et al—Peoples Surety Co of N Y.....169.41
 10*Cohen, Emanuel G et al—I H Cohen.1,095.53
 10 Corrigan, Patrick—G W Sammis et al.....costs, 91.92
 11 Cushing, Henry H—Marien National Bank of Pittsburgh.....679.38
 11 Coffin, Frank T H—D McDonald.....182.78
 11 Crouse, Gertrude & John—B La Raia.194.41
 11*Cahany, Frank et al—J C Marshurtz et al.....617.40
 12 Charsash, Mendel—J Wener et al.....costs, 68.98
 12 Coleman, Clyde J et al—H H Upham & Co.....142.64
 12 Cocito, Vincenzo—A Mazzio et al.....22.41
 12 Corson, Isaac—B Narotzky.....224.41
 12 Cassara, Pasquale & Carmello—W P Nollman et al.....35.11
 12 Chanower, Barnet et al—J Cohen.....94.65
 12 Chandler, Marie A—E Hecht et al.....112.22
 12 Clarke, Henry S—James F Hughes Co.108.0
 12 Cohen, Samuel et al—C Goldner.....28.25
 12 Claussen, Edward—J Umbach.....519.59
 12 Cowen, Barnard S—Mercantile Finance Co.....42.70
 12 the same—the same.....67.70
 13 Cantor, Max—City of N Y.....38.44
 13 Chase, Frederick—the same.....206.89
 13 Cantor, Louis—the same.....52.87
 13 Cohen, Nathan—the same.....36.63
 13 Cohen, Solomon—the same.....33.61
 13 Cohen, Bernard—the same.....313.63
 13 Copeland, George—the same.....75.38
 13 Case, Seymour—the same.....28.08
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 13 Crusanelli, Domenico—the same.....113.44
 13 Conklin, Frank W—the same.....75.50
 13 Chartier, Charles—the same.....36.66
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 13 Corbett, Michael—the same.....36.63
 13 Clark, James T—the same.....108.81
 13 Callahan, Walter C—the same.....369.45
 13 Cummings, James—the same.....208.29
 13 Cuff, Anthony—the same.....199.03
 13 Cass, Michael W—Central Cigar Mfg Co.....24.91
 13 Carroll, James—the same.....69.91
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 14 Citerman, Albert—R S Wyatt et al.....53.06
 14 Cohen, Max D Jr et al—G Zagat.....1,410.55
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 14 Coakley, Thomas J—Reed Mfg Co.....31.85
 8 Doran, Daniel A—J Finger.....191.93
 10 Dunn, A C—G A Wood.....223.41
 10 Davis, Lewis S—G L Hawley.....620.04
 10 Dillman, Louis C et al—Braunfels Brown-ing & Co.....221.91
 10 Drew, James et al—C E Rudolph.....219.40
 10 Dymock, John—Albert Hotel Co.....46.24
 11 Durnian, Bridget—L Morris et al.....100.00
 11 Dallas, Joseph T—L Saussez.....534.31
 11 Dendignac, Charles—Frank J Lennon Co.....138.38
 11 Druskin, Louis et al—I Cuba.....365.33



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12 Dubroff, Nathan & David—L Leavitt.....90.30	10 Hemmer, Anna—C Regan.....123.41	10 Lord, Susie F—A D Evans et al.....542.39
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12 Della, Femina G—F Mennillo et al.....67.09	10 Hebron, James, Jr—H F Alexander & Co.....91.64	10 LeVieu, Christopher L and Arthur D—W A Hoar.....101.26
12 Dunn, Sarah S R—A J Pascoello.....439.27	10 Haendel, Frederick J—Imperial Pub Co.....38.41	10 Lacks, Herman—J Fleischauer.....78.51
12 Druck, Herman—L Brown.....46.41	10 Hookey, Wm T—Edison Portland Cement Co.....353.20	10 Lentz, Edwin—R Van Iderstein, costs, 32.41
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13 Drotler, Peter J—T H Feix.....208.50	11 Horenburger, Herman—Jones Construction Co.....228.41	12 Levin, Morris—J A Taylor.....68.43
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11 Gerfein, Raphael—H Leventhal.....102.41	14 Kurrus, Edw J—Ennis Rubber Mfg Co.....236.08	14 Muller, Richard—F K Mitchell.....151.37
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12 Gaurziello, Francesco—A Maggio et al.....115.91	14 Kirk, William—H Fries.....46.91	14 Marks, Joel—Oriental Fire Proof Sash & Door Co.....43.66
12 Greenbaum, Isador—E Kaufman et al.....118.21	14 Kahn, Moerel—H Lefkowitz et al.....68.58	8 Niland, Peter—M N Clement.....1,820.97
12 Gettys, Wm C—Terwilliger Mfg Co.....45.91	14 Kratschovil, Stanislaw—United Dressed Beef Co of N Y.....190.88	8 Newman, Philip H—J Anderson.....70.40
12 Goldstein, Abraham et al—J Cohen.....94.65	8 Levy, Morris—H O Aaronson.....14.41	8 Nonis, John et al—Joseph Dixon Crucible Co.....281.19
12 Gormley, James—E M Cox.....121.28	8 Lee, Geo A—M Shulman.....1,375.26	10 Neilson, Geo W—Mothaven Apartments.....109.82
12 Gay, John—H Newmark.....232.31	8 Lipcett, Morris J—E E Beardsley.....37.41	10 Noeker, Eleanor O'N—H Jaekel et al.....1,389.54
13 Gold, Joseph—H Von Glahn et al.....89.21	8 London, Albert—J Lever.....330.71	11 Napier, Thomas S—F B Kohlhepp.....176.47
13 Gerard, Philip et al—Schwarzschild & Sulzberger Co.....583.76	8 Leiman, Herman et al—People, &c.....1,000.00	12 Nicholas, George—W S Deegan.....1,028.06
13 Greenberg, Aaron W—W Friedman.....338.81	8 Lowerre, Geo H—G W Reeves.....361.81	12 the same—the same.....1,028.06
14 Gumpert, S Eugene—G W Beck.....3,548.06	10 Linch, Geo W recr—G Satacroce et al.....41.31	13 Nicholas, George—F H Wright.....121.66
14 Griffiths, B Franklyn—W B Nisbet.....164.91	10 Levy, Samuel—J L Feiner.....1,661.13	13 Newman, John—O'Brien Bros.....133.34
14 Goldberg, Solomon et al—A Brodvin et al.....4,102.21	10 Lampelle, Martin—J V Spero et al.....30.91	14 Nicholas, George Jr—E H Gettle & Co.....385.41
14 Giles, James M—J M Lesser et al.....2,681.36	10*Lewis, John S et al—C E Rudolph.....219.40	8 O'Connell, Maurice J—P J Quilty.....250.00
14 Granitza, August M—Gibson Distilling Co.....112.83		12 O'Connell, Patrick—Hecker-Jones-Jewell Milling Co.....costs, 23.20
14 Glick, Emanuel et al—G Zagat.....1,410.55		13 Obrow, Samuel—W O Hunkins.....304.91
14 Goldfein, Joseph—M J Dennehy.....39.91		14 O'Rourke, John F—John Simmons Co.....501.59
8 Howard, Anna L—J M Bernstein.....34.66		8 Pisnoff, Jennie & David—L Stacy.....39.65
8 Halpern, Irving—E Schleeperman.....153.37		10 Paridiso, Angelo—Peoples Surety Co of N Y.....169.41
10 Holst, Augusta J—S Cooperman.....25.29		
10 Holinsky, Samuel—J D Colson.....35.00		

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10 Penza, Raffaele—H Minsky.....320.08	13 Scription, Frances L—H Pendleton Jr.....628.60	8 St Pauls Construction Co—Mosaic Tile Co.....323.42
10 Pollek, Philip—W S Rafferty et al.....249.49	13 Sully, Daniel—G Costan.....188.54	8 City of N Y—E F O'Brien.....1,800.00
11 Pharr, Nancie T—D B Porter.....126.91	13 Salomon, Herman—S J Stappler.....137.01	8 Pennsylvania Steel Co—N Brady.....5,827.04
11 Pritchard, Wm H—Siegel Cooper Co.....269.70	13 Schubiger, Jacob—Poetrowski Konop Co, Inc.....138.31	10 American Tropical Fruit & Canning Co—R S Tobey.....143.22
11 Petrone, Maria C—A Pepe.....costs, 7.41	13 Sessler, Louis et al—H Silver.....122.28	10 Parkway Garage Co—Empire Tire Co.....34.70
11 Pianciatici, Francesco—M Rollino.....57.41	13 Seligman, Max et al—the same.....122.28	10 Hotel Plaza Co of Havana—J Heinrichs.....420.04
11 Price, Moses et al—People, &c.....2,000.00	13 Schwartz, Samuel et al—the same.....122.28	10 City of N Y—Morning Telegraph Co.....costs, 118.90
11 Purdy, Alfred S—F H Brown et al.....33.73	13 Stein, Helene—A B From.....5,555.75	10 Delaware, Lackawanna & Western R R Co—A F Grant.....costs, 140.84
12 Pancei, Gershan—H Gertler.....114.15	13 Spring, Marie A—G W Spring.....costs, 70.81	10 M A Ryan, a corp—Prince Iron Works.....118.66
12 Permansky, Max—I Goldberg.....69.65	13 Steen, Nelson—Calendar Realty Co.....198.31	10 Fifty-Fifth Street Co—Hotel Holding Co.....costs, 28.57
12 Petit, Isabella B—G V Morton.....297.51	13 Steckler, Louis—F Zittel.....118.16	10 Metropolitan Mercantile & Realty Co—T J Murphy.....329.80
12 Posner, Sylvia—A M Birkhahn.....36.44	13 Stein, Abe—W O Knoch.....322.40	10 A B Spencer & Co et al—C E Rudolph.....219.40
12 Peck, Richard A—Illinois Athletic Club.....187.26	14 Reilly, John—Gibson Distilling Co.....100.61	10 Drew & Lewis Inc et al—C E Rudolph.....219.40
13 Polansky, Isaac—S Polansky.....4,117.25	14 Siskind, Jacob C—J McCann.....190.90	10 Dillman Fireproof Construction Co et al—Braunfels Browning & Co.....221.91
13 Pfaff, Edward—F H Hines.....42.89	14 Sanford, Joseph—Metropolitan Engineering Co.....46.47	10 Standard Ice Cream Co—Miller Tyson Co.....283.99
13 Pearson, Samuel P et al—American Forge & Iron Co.....952.81	14 Slattery, Emma & Patrick—N Marks.....138.25	10 125th Street Harlem Steam Laundry Co—Dimock & Fink Co.....85.91
14 Porta, Michele—E Invernizzi.....126.88	14 Springer, Charles et al—J Drillman.....96.38	10 Springfield Underwriters Mutual Fire Ins Co of Springfield, Ohio—W O Badger.....1,701.38
14 Pritchard, Selina—C H Barson et al.....costs, 113.55	14 Schwartz, Ignatz et al—D Blank.....175.53	10 Russell Contracting Co—F Skene.....costs, 89.35
14 Prager, Louis D et al—E Smith et al.....212.51	14 Seedorf, Henry—M Hasbrouck et al.....96.16	10 Weisberg Co—Fidelity Bank.....457.72
14 Parnes, Abraham et al—H Abramowitz.....28.37	14 Spitzer, Geza et al—W Knoerr.....832.03	11 Waclark Realty Co—B C Miller.....1,761.13
14 Phelan, Timothy—P Jordan.....7,670.95	8 Thomson, Chas E exr—G C Batcheller et al.....costs, 1,840.67	11 St Pauls Construction Co—Twenty-third Ward Bank of the City of N Y.....274.77
8 Roberts, Joseph—Geiger & Braverman Furniture Co.....69.33	8 the same—Batcheller Importing Co.....costs, 281.85	11*Jacob S Haft Co et al—Twenty-third Ward Bank of the City of N Y.....274.77
8 Romano, Frank gdn—A Weinig.....costs, 127.85	10 Toering, Albert J—City of N Y.....39.23	11 Lee Co—S K Felton et al.....84.81
8*Reich, David & Louis—M Wachman.....62.25	10*Tenenworzel, Moses et al—E Mermelstein.....29.63	11 Bridel Mercantile & Adjustment Co—Searing & Moore Co.....149.25
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10 Robinson, Wm L—National Casket Co.....108.50	11 Tuoti, Giuseppe—M Norman.....39.65	11 Rochester & Southern Construction Co et al—G R Sutherland.....532.65
11 Riegelhaupt, Samuel—Brookside Realty Co.....41.91	12 Tompkins, Raymond W—U S Radiator Co.....196.76	11 the same—the same.....2,274.33
11 Rosenzweig, Ignatz—I Stern et al.....810.21	12 Torre, Antonio et al—L Keil.....166.84	11 E & J Marrin Co—J O'Brien.....2,600.18
11 Radin, Aaron et al—I Cuba.....365.33	12 Tefter, Samuel—N Y & N J Telephone Co.....152.21	11 N Y Taxi Cab Co—M Bayone.....1,500.00
11 Roffis, Samuel—R Levitt.....14.40	12 Tripido, Rocco—Merchants Union Ice Co.....costs, 119.87	12 Biggs Young Shone & Co—N Y Evening Journal Co.....3,609.84
11 Riesel, Ernst—I Lewis et al.....137.87	13 Tumminelli, Paolo et al—M J Ross et al.....339.98	12 the same—N Y Times Co.....4,165.40
12 Rosenber, Isaac et al—D Glick et al.....240.32	14 Thomas, Wm E—J T Barrett.....294.40	12 the same—Press Pub Co.....5,515.14
12 Rosenthal, Morris—T G Sellow.....47.61	14 Terry, Geo S—R B Aldcroft Jr.....8,375.97	12 Van Rennselaer Realty Co—H S Story et al.....519.41
12 Robinson, Douglas et al recvrs—I Pollina.....64.41	14 Timponi, Vincent—B Berkitz.....26.51	12 Imperial Coal & Coke Co—Searing & Moore Co.....40.20
12 Rosenber, Jerome—L Jonette et al.....34.67	14 Tonjes, Henry—J G Simmons.....170.91	12 Columbus Circle Hotel Co et al—H H Upham & Co.....142.64
12 Ruehl, Adam—Federal Sign System Electric.....181.46	14 Untegrove, Wm E et al—C A Becker.....costs, 99.50	12 S P Pearson & Co—G Abeel et al.....436.62
13 Russak, Edw B—E Schulman.....1,107.43	10 Vaugh, Thomas—City of N Y.....313.63	12 the same—F L Froment et al.....156.22
13 Rosenthal, Ralph—L Anstern.....93.08	10 Van Pelt, Josephine G—the same.....112.39	12 Ernestis Gulick Co—F P Duryea.....3,437.36
13 Rose, Joseph G—D Zimmerman.....843.55	13 Vitzoky, Nathan—R Levy.....281.97	12 Scholerman Co—Whitney Duplicating Check Co.....62.51
13 Roach, John et al—J A Kapp et al.....955.06	14 Victor, Romildo S—United Merchants Realty Co.....583.58	12 City of N Y—L A Colford.....325.00
14 Roberts, Isaac—T G Sellow.....196.14	8 Watters, Wilford—R E Johnston.....1,527.43	12 N Y Taxicab Co—M A Ingram.....119.31
14 Ryan, John et al—Central Cigar Mfg Co.....35.16	10 Walkinshaw, Jessie B & Wm B—John Simmons Co.....193.11	12 Hudson Automobile Co—Braunworth Whittemore Co.....187.50
14 Ring, Chas F J—Central Cigar Mfg Co.....68.91	10 Williams, Alice—City of N Y.....313.63	12 Dillman Fireproof Construction Co—Braunfels Browning & Co.....43.38
14 Rosenheim, Gerald B—H Elfers.....59.81	10 Winnington, Arthur—the same.....206.89	12 City of N Y—S Schornstein.....634.30
14 Rosentover, Charles—I A Kern et al.....20.78	10 Weisberg, Simon, Jr—the same.....32.67	12 the same—D Schornstein.....200.00
14 Ritter, Isaac—H B Clafin Co.....344.96	10 Wolfenden, James—the same.....206.89	12 Burr Bros Inc—W R Jones.....810.70
14 Rau, Seymour I—Gainsborough Studios.....751.35	10 Walsh, Stephen—the same.....206.89	12 Lansden Co—Wyckoff, Church & Partridge.....costs, 91.03
14 Ritchey, Daniel P—K E Henesey.....67.23	10 Walker, James—the same.....112.39	12 American Mfg Co—J Weintraub et al.....48.97
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8 Stone, James et al—L Mortimer et al.....716.23	10 Wills, Norman L—the same.....206.89	12 the same—the same.....51.39
8 Sholes, Chas N—J Nurnberg.....299.42	10 Wardenhauer, Andrew—the same.....74.88	12 Borough Sporting Goods Co—E I Horsman Co.....51.03
10 Sayles, Nellie V—W T Norton.....2,131.62	10 Wagner, Isidor—the same.....37.42	12 New Jersey Co—T B Leahy et al.....costs, 121.61
10 Schlipp, Louis—City of N Y.....29.97	10 Wander, George—the same.....112.39	13 Hillside Realty & Construction Co—J F Geiger et al.....1,298.50
10 Sturges, Joseph—the same.....82.38	10 Wilson, William—the same.....65.49	13 Burns Mills Co—City of N Y.....112.14
10 Stringer, Franklin G—the same.....395.19	10 Wingersky, Hattie—United States Grand Lodge Independent Order Free Sons of Israel.....costs, 49.25	13 Green Beebe Weed Co—M Belitzer.....50.41
10 Shinberg, Jacob—the same.....112.39	10 Wolf, Samuel—H Wolf.....2,547.22	13 South Shore Construction Co et al—H Cohen et al.....113.56
10 Schwartz, Isidore et al—E Mermelstein.....29.65	10 Whitner, Wm R—I de Pierce.....185.04	13 Riverside Bank—Wyckoff, Church & Partridge.....3,974.05
10 Stroka, Louis & Bertha—G Ferrando.....82.46	10 the same—F N Whitehorne.....178.62	13 R H Kuehn Co—J A Stein et al.....545.09
10 Sorenson, Peter A—City of N Y.....32.67	10 Walsh, Neil H G Lane.....51.55	13 East 189th Street Building & Construction Co—E G Noyes.....528.81
10 Sturges, Purdy H—the same.....29.97	10 Weil, Jacob P—McDermott.....834.72	13 American Life Saving Society—Armstrong Cork Co.....168.55
10 Salinger, Hannah—L Cohen.....534.74	11 Wanamaker, Louis C—Bordens Condensed Milk Co.....68.56	13 O'Rourke Engineering Construction Co—City of N Y.....costs, 109.85
10 Sachse, Henry J—E S Potter.....34.97	11 Wilson, James A—J Bloch.....180.80	13 S P Pearson & Co et al—American Forge & Iron Co.....952.81
10 Stugensky, Coppel—L Bloom et al.....costs, 12.41	11 Wiesenberger, Sydney et al—People, &c.....200.00	13 N Y Mail Co—A F Kiesow.....costs, 139.60
10 Smith, Frank C—City of N Y.....206.89	11 Williams, Mary E—J B Van Woert Jr.....228.08	13 Long Island Dredging & Construction Co—Amsterdam Rubber Co.....63.83
10 Smith, Samuel S—City of N Y.....41.11	12*Weller, John et al—the same.....555.72	13 Percentograph Co—Trow Directory Printing & Bookbinding Co.....1,333.28
10 Schuessler, Joseph et al—E F Haviland.....489.62	12 Weiss, Samuel—W A Dougherty et al.....115.22	13 Dunmore Realty Co—D Mitchell.....costs, 168.20
10 Sichel, Maurice—L Stein.....261.31	12 Walbaum, Gottfried E—Acker, Merrall & Condit Co.....24.36	14 Equity Building & Contracting Co et al—G Smith et al.....212.51
10 Seinfel, Samuel—B London.....68.53	12 Weintraub, Victor—A Weintraub.....costs, 107.67	14 Kingsway Construction Co—City of N Y.....the same—the same.....515.00
10 Shapiro, Isaac—M Meyers.....126.90	12 Wilson, Joseph—J Bloom.....42.31	14 the same—the same.....75.00
10 Salzer, Josef M—S Bloomfield.....326.31	13 Whiteley, Seth H—W L Culbert.....473.80	14 Trinity Springs Co—H C Meyer.....369.41
10 Shapiro, Isaac—J Werle.....125.09	13 Wempe, Theodore et al—Schwarzschild & Sulzberger Co.....583.76	14 Lawrence E Blake Realty Co—J F Blake et al.....518.41
10 Stock, Annie et al—I H Cohen.....1,095.53	13 Weil, Jules—L G Hart.....31.60	14 Central Fish Co—Royal Live Fish Co.....2,006.04
10 Strong, Harry A—William Gardam & Son.....974.01	13 Wainwright, Edw W—J Wachner.....69.01	14 Interborough Rapid Transit Co—H Kanner.....1,291.35
10 Shurman, Clifford N—C La Costa et al.....60.70	13 Wald, Jacob et al—L Karp.....82.32	14 Behrend Dry Concentrator Co—American Blower Co.....38.33
10 Sullivan, Susan—W Wagner.....1,381.37	14 Willaume, Henry et al—C A Becker.....costs, 99.50	14 Vacuum Aseptic Sweeper Co—W P Nelson Co.....92.21
10 Schneider, Max L—London Guarantee & Accident Co Ltd of London, England.....340.46	14 Waram, Charles—L J Field et al.....426.37	14 Great Western Brokerage Co et al—E S De Hierapolis et al.....7,687.97
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10 Smith, Chas E W—Empire State Trust So.....2,274.02	14 Weber, Edward—Glockner & Blue Co.....92.72	14 Charles Lehmann Co—P Lyons.....273.12
11 Spencer, Frederick F—F M Saunders.....3,485.13	15*Wiederecht, Conrad et al—R W Milbank et al.....88.60	
11 Spero, Lesh—C M Biddle et al.....309.73	14*Wang, Simon et al—J Drillman.....96.38	
11 Schinasi, Solomon—J Hibbert.....1,747.68	14 Weintraub, Henry et al—B Abramowitz.....28.37	
11 Sawyer, Henry F—J De Jonz.....costs, 68.15	10 Zagat, Geo H—City of N Y.....206.89	
11 Somerfield, Alex M—S Meyer.....294.41	10 Zeldin, Isador—H Hausman.....371.13	
11 Schmidt, Ernest—G Kern.....96.43	11 Zuurdeeg, John W—A W Grey.....34.71	
11 Segall, Solomon—A Goldner.....94.72	12 Zatz, Gershan—H Kessler.....23.95	
11 Stengel, Barney—M A Weiler.....148.81	12 the same—J Gilman.....21.98	
11 Stolzenberger, Louis B—M R Riehl.....52.72	12 Zeigler, August H—N Y Telephone Co.....35.85	
11 Shook, Robert J—F H Brown et al.....43.67	13 Zieger, Louis et al—L Karp.....82.32	
11 Stillman, Frederick H—Estey Co.....239.71		
12 Stein Sam—E Ludwig.....112.15		
12 Squillaci, Salvatore et al—L Keil.....166.84		
12*Spiegelberg, Bernard et al—E C Lyons & Raas Co.....157.84		
12 Schwartz, Rudolph—I Goldberg.....39.65		
12 Sale, Cyrus B—L Schneider.....68.27		
12 St George, Henry V—M Fitzgerald et al.....283.74		
12 Sapir, Morris et al—H Asen.....45.26		
12*Sachs, Alexander et al—the same.....45.26		
12 Scullen, Earl—R B Gavin.....89.21		
12 Sexton, Joseph L—135 West 47th Street.....654.94		
12 Weymouth, Walter et al—Abendroth Bros.....555.72		

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Adler, Israel—C M Biddle et al. 1909. 170.46
 Blotto, Vittorio et al—J J Mayer. 1909. 34.65
 Boos, Chas P—Johnston County Savings Bank. 1908. 627.41
 Burns, Emily F et al—W G McCrea. 1909. 576.97
 Beall, Joseph H—J D Cochroft. 1905. 100.49
 Buinci, Albert et al—J J Mayer. 1909. 34.65
 Bowsky, Herman—Acker, Merrill & Condit Co. 1910. 116.54
 Berger, Abraham—I Haft. 1905. 233.83
 Blum, Solomon—M H Hershfield. 1909. 93.98
 Bezozzi, Jacob—J Reich et al. 1908. 127.44
 Bromley, Chas P—A Kaht. 1907. 220.28
 Bubander, John D et al—T Prince. 1909. 174.50
 Chapman, Robert R—E O Kindberg. 1907. 103.00
 Cohen, Isidor L—E Brett. 1908. 1,905.66
 Condon, Thomas G—C E Sholes. 1909. 537.59
 Creighton, Patrick—A Abelloff. 1908. 70.86
 Conroy, James J & Martin—E G Benedict. 1905. 782.32
 Cong Beth Hakneses Ansher—City of N Y. 1908. 265.17
 Corsum, Isaac—D Cottlow. 1910. 178.61
 Carroll, J Pratt—G W Goodsell. 1909. 442.24
 Conroy, James & Martin—C V King. 1905. 275.17
 Same—Pelham Operating Co. 1905. 174.10
 Same—I N Faulkner et al. 1905. 187.62
 Same—U S Mortar Supply Co. 1905. 237.59
 Same—Woetherspoon Plaster Mill, Inc. 1905. 397.95
 Same—Material Men's Mercantile Co. 1905. 60.71
 Same—Woetherspoon Plaster Mills Inc. 1905. 268.25
 Same—G M Reinhardt. 1905. 392.69
 Same—Roebbling Construction Co. 1905. 337.47
 Darling, Geo A—H Waxman. 1908. 509.30
 De Mille, Amtilda B—Geo C Flint Co. 1909. 177.03
 Dzimas, Elias & Zacharias—T Dimon et al. 1908. 507.97
 De Camp, Annie E et al—W G McCrea. 1909. 576.97
 Dezego, Antonio & Cono—N Y & Pennsylvania Co. 1908. 4,672.00
 Same—same. 1909. 122.95
 Dicker, Samuel—People, &c. 1909. 500.00
 Evans, Nathaniel—I H Harris. 1909. 524.52
 Funke, Minnie T & Francis M—Allerton Clarke Co. 1907. 312.84
 Fox Lillie F—J Arbuskle et al. 1909. 114.41
 Fitchett, Susan E et al—W G McCrea. 1909. 576.97
 Frank, Louis—J Yellin. 1909. 76.55
 Frankel, Maurice et al—E L Todd. 1908. 98.76
 Same—same. 1908. 120.97
 Ferrari, Prosper R—M A Racey. 1908. 66.70
 Gannon, Ackley G et al—G W Meyer. 1909. 32.72
 Gordon, Milton J—G Rosenberg. 1910. 351.66
 Grossman, Isaac et al—B Rosenkrantz. 1909. 347.93
 Goldberg, Harry et al—People, &c. 1909. 3,000.00
 Gold, Ray et al—People, &c. 1909. 3,000.00
 Guterman, Louis H—B Lasker. 1908. 61.41
 Same—same. 1909. 61.41
 Galgano, Nicola—J Lampiase. 1909. 287.30
 Same—same. 1909. 269.55
 Gens, Frank—S Lachman et al. 1909. 3,522.47
 Gielow, Henry J—E Steindler. 1909. 68.25
 Gallagher, Ellen—S Kaplan. 1907. 331.09
 Getzler, Ellis—M E Graul. 1908. 215.72
 Heitzner, Frank et al—M A Duffy. 1909. 306.34
 Hayes, Wm H et al—Corn Exchange Bank. 1909. 839.38
 Hayden, John J—United Waste Mfg Co. 1909. 119.22
 Heitzner, Frank et al—E McC Jaques. 1909. 1,654.52
 Hillebrand, Charles et al—C A Youngs. 1902. 261.86
 Judetsky, Max B et al—S Sass. 1907. 240.59
 Juster, Max—J Weinberg et al. 1909. 69.32
 Knochen, Frederick et al—Corn Exchange Bank. 1909. 839.38
 Kennedy, Arthur B—B Breslow. 1909. 224.13
 Kamen, Lena—J Landesman. 1908. 179.65
 Kolbe, George—J H Nicholson. 1909. 2,108.86
 Krieg, Oscar E et al—E McC Jaques. 1909. 1,654.52
 Klein, Benjamin F—M Hochschild et al. 1909. 67.25
 Krieg, Oscar E et al—M A Duffy. 1909. 306.24
 Kimber, Alfred—E B Banks. 1897. 2,785.63
 Same—E W Banks. 1909. 3,681.48
 Koster, Anton—People, &c. 1907. 180.22
 Kurzrock, Raphael—City of N Y. 1908. 265.17
 Kahn, Isaac—D Lesser. 1905. 177.80
 Koster, Anton—People, &c. 1907. 234.89
 Levenkind, Morris—S Friedlander. 1908. 231.91
 Lerner, Leo—Edward Thompson Co. 1905. 116.02
 Low, Samuel W et al—Corn Exchange Bank. 1909. 839.38
 Larkin, Thomas F—S Tobias. 1900. 238.18
 Lester, John F—Crippen—Lawrence Investment Co. 1909. 134.61
 Levy, Morris et al—W Lee et al. 1909. 575.78
 Lynett, Edw J—D A Patten. 1908. 6,006.00
 Lenz, Joseph—M Shapiro. 1907. 683.03
 Lasar, Emanuel J et al—E L Todd. 1908. 98.76
 Same—same. 1908. 120.97
 Munch, Edward—C Neundorff. 1909. 72.22
 Murrell, Wm G & George—R Bishop. 1909. 106.44
 McCloy, Joseph E—A Jenner. 1909. 103.56
 Murphy, Thomas—P Dolan. 1905. 36.96
 Mitchell, James M—Manhattan Storage & Warehouse Co. 1909. 143.87
 Meyer, Bernard D et al—T Prince. 1909. 174.50
 Miles, Wm Jr—W & J Sloane. 1909. 446.60
 McDonald, Belle—H A Parr. 1908. 31.31
 Mayerson, Max—I Cohen. 1909. 100.00
 McCarthy, Thomas—Burke Importing Co. 1909. 174.40
 McDonald, Edw H—Great Atlantic & Pacific Tea Co. 1909. 113.74

Mandelbaum, M Joseph—F A Davis Co. 1906. 29.50
 Monakad, Elias—C B Fritz et al. 1909. 2,828.50
 Miller, John D—H Sissel. 1909. 169.34
 Marshall, Wm F et al—C A Youngs. 1902. 261.86
 O'Connor, Richard—S A Strait et al. 1909. 114.19
 O'Neill, Andrew C—Bloomingdale Bros. 1908. 24.78
 Otterbourg, Paul M—P Mosher et al. 1909. 42.48
 O'Bryne, Robert—Scarsdale Pub Co of the Colonial Press. 1908. 130.17
 Poor, Henry V—H Willets. 1910. 281,814.82
 Pushoff, Solomon—Standard Oil Co of N Y. 1909. 94.11
 Powers, John D—W O Hough. 1908. 355.02
 Rose, Max or Marcus Rosenblatt—M Light. 1909. 59.41
 Reynall, Nathaniel C & Mary—N Y Exchange for Woman's Work. 1909. 415.18
 Schult, Abraham—Kulenkampff & Co. 1909. 46.16
 Silberberg, Abraham A et al—E L Todd et al. 1908. 98.76
 Same—same. 1908. 120.97
 Senft, Harry B et al—I Hirshman. 1909. 267.50
 Smith, Frederick A et al—G W Meyer. 1909. 32.72
 Sundelowitz, John et al—B Rosenkrantz. 1909. 347.93
 Sachs, Louis L—F J Goldsall. 1909. 240.18
 Simon, Kassel et al—W Lee et al. 1909. 575.78
 Torok, Stephen et al—M N Clement. 1909. 1,840.47
 Turner, Wm L recr—M E N Bogert. 1909. 3,922.83
 Von Ealoffstein, Chas R—I B Beales. 1909. 52.46
 Van Horn, Endora—J W Aitkan et al. 1909. 86.84
 Whisten, Stephen A—Russell & Erwin Mfg Co. 1910. 285.22
 Williams, Thomas F—P L Jones. 1908. 129.31
 Weiss, Henry M—L I Hallett. 1909. 229.78
 Wilson, Eugene H—C A Houston. 1902. 487.80
 Wilson, Eugene F—J H Taylor. 1904. 87.42
 Willett, Homer H—M Isaacson et al. 1909. 64.66
 Williams, James M—J O Sturer. 1909. 164.60
 Yogg, Morris et al—S Sass. 1907. 240.59

CORPORATIONS.

American Surety Co of N Y—J Q Cohen. 1909. 109.40
 Same—same. 1909. 5,113.00
 Bankers Surety Co et al—M N Clement. 1909. 1,840.47
 Foundation Co—E O'Connor. 1909. 1,160.57
 Fleischmann Realty & Construction Co—M Greenbaum. 1909. 9,007.12
 Same—same. 1909. 97.85
 George Colon & Co—J C Watson. 1909. 523.65
 Same—same. 1909. 523.61
 Same—same. 1909. 523.66
 Same—same. 1909. 523.66
 Same—same. 1909. 523.66
 Same—same. 1909. 523.66
 Same—same. 1909. 523.66
 Great Eastern Casualty & Indemnity Co of N Y—C Schumacher. 1909. 109.60
 Hayes Machine Co inc et al—Corn Exchange Bank. 1909. 839.38
 Innis, Speiden & Co—T A Nevins. 1909. 108.90
 Same—same. 1909. 99.50
 Merrill Co—J Roddy. 1909. 41.91
 David Meyer Brewing Co—E J Knauer. 1909. 376.49
 Mitow Realty Co—G H Storm. 1909. 740.53
 N Y Taxicab Co—J W Aitkin et al. 1909. 26.67
 Purity Baking Co—F C Mussgiller. 1909. 91.38
 Quinn & Smith Inc et al—I Hirshman. 1909. 267.50
 D H Spring Realty Co—D'Amore & Lanzetta. 1909. 1,738.12
 Stillman Appellate Printing Co—City of N Y. 1908. 76.71
 Silberberg & Saul Inc et al—E L Todd et al. 1908. 98.76
 Silberberg & Saul Inc et al—E L Todd. 1908. 120.97
 Scheer-Ginsberg Realty & Construction Co—M Kaufman. 1909. 1,958.00
 C A Weed & Co—J Brody et al. 1910. 759.85
 Woodside Water Co—City of N Y. 1906. 591.69
 Same—same. 1906. 1,233.13
 Guy B Waite Co—M O'Rourke. 1909. 875.03
 Fifth Avenue Restaurant Co—D W Shoyer et al. 1909. 470.57
 Montague Castle London Co—G J Haase. 1909. 100.41
 Realty Transfer Co—C E Kimball et al. 1909. 12.41
 Strohmeyer & Arpe Co—B Luke. 1905. 35.00

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Jan. 8.

55—Aqueduct av, n e cor Featherbed lane, 107.3x100x irreg. Gustav Ernst agt Apartment Building Co. 3,354.06
 56—Hughes av, s w cor 182d st, 64.10x52x65.10 x50.5. Samet & Schoen agt Marie Krabo and Henry A Schwicardi (renewal). 45.00
 57—8th st, No 418 East. Samuel Eichenbaum agt John Saalfrank and Hoffman & Bodinger. 179.85
 58—105th st, No 105 West. Basile Ferrera agt Froma Realty Co & Morris Randon. 125.00
 59—Satisfied.
 60—Webster av, e s, 100 s 178th st, 75x158.11. Trussed Concrete Steel Co agt Echo Amusement Co and P La Curto Co. 134.70

Jan. 10.

61—Mathilda av, e s, 200 s 239th st, 100x100. Charles Clayville agt Fox Muller Realty & Construction Co. 139.00
 62—Spring st, No 150. Jacob Steinberg agt Max Abramson, Abraham Shoenberg and Harris Mankin. 135.35
 63—Brook av, No 1378. Nicholas F. Peterson agt Wm F Lennon Construction Co and Wm F Lennon. 119.15
 64—Boulevard and Concourse, e s, 100 n Burnside av, 57x104. Abram Monroe agt Tremont Temple Congregation Gates of Mercy, Aaron Bartelstone, chairman and Gurlitt-Manning Co, Inc. 56.25
 65—Mulberry st, s e cor Delancey st, 40x90. Meyer Fritz agt Mitchele Briganti Co or Milhall Briganti Co and White Iron Works. 24.00
 66—Lafayette st, No 218. Meyer Fritz agt same. 11.00

Jan. 11.

67—72d st, No 128 West. Amsterdam Building Co agt Douglas B Green. 3,513.33
 68—Union av, No 1298. Theodore A Beckler agt Joseph Hollerith, Inc. 65.00
 69—57th st, s s, 275 w 11th av, 250x144.11. Roof Maintenance Co agt N Y Taxi Cab Co and Palmer Sheet Metal Works (renewal). 810.00
 70—Same property. Same agt same (renewal). 76.75
 71—119th st, No 66 East. Morris Hodes agt George Isock. 89.00
 72—Spring st, No 150. Samuel Adams agt Max Abramson & Harris Manken. 200.00
 73—135th st, No 240 West. Harry Grohman agt James D Ireland & Henry R Carberry and J J Kennedy of the Duane Realty Co. 35.00
 74—135th st, No 256 West. Same agt same. 15.00
 75—135th st, No 254 West. Same agt same. 20.00
 76—Spring st, No 150. Samuel Shanker agt Max Abramson & Jacob Steinberg. 220.00
 77—Spring st, s w cor Greenwich st, 40x20. John D McBrien agt W A King (renewal). 425.00

Jan. 12.

78—Webster av, e s, 100 s 178th st, 50x150. Henry G Silleck Jr agt Freund & Bovitz and the Echo Amusement Co and Antonio Mastracchia. 768.55
 79—142d st, Nos 137 & 139 West. Moritz Arstein agt Reynolds & McMahon. 424.10
 80—Brook av, n e cor 170th st, 50x100. Emanuel Liguori agt William E Lennon Contracting Co. 895.00
 81—Concord av, s e cor 178th st, 100x100. Paul Rines agt Hagerman Construction Co. 92.50
 82—Concourse, w s, 150 n Burnside av, 75x 150. Pietro Di Carlo agt Congregation of Mercy & Gurlitt-Manning Co. 25.83
 83—Union av, n e cor So Boulevard, 178.7x 160.10x irreg to Prospect av. Adolph Martin agt Jefferson National Realty Co of N Y City & Henry Kroeger. 9,450.00
 84—13th st, No 306 West. Herman Glasser agt J B Ireland & Duane Realty Co. 15.00
 85—107th st, No 62 West. Arnold Jacob agt Anna B Gilson & E T Browning and C W Hangs, agent. 137.00
 86—179th st, s s, 100 w Prospect av, 72x95. Chas H Dix agt Nora Realty Co & Herman Aarons. 2,800.00
 87—45th st, No 34 West. Harris Aronowitz agt Wm C Park & Mary Layrel. 70.00
 88—St Nicholas av, e s, 248.5 n 155th st, 125x 125. Abraham Rosen et al agt St Nicholas Construction Co. 200.00
 89—105th st, No 105 West. Harry B Senft agt Froma Realty Co & J Damsky. 55.00

Jan. 13.

90—189th st, s s, whole front between Belmont and Hughes avs, 175x100. Wilkinson Contracting Co agt East 189th Street Building & Construction Co. 142.80
 91—56th st, Nos 118 to 122 West. Abraham Sommerfeld agt John S, Samuel J, Jr, Harry F, Edward & Agnes Coleman, Coleman Stable Co and C H Lang Co. 156.00
 92—Intervale av, No 1324. Geo A Frank agt Tulare Realty Co. 150.00
 93—134th st, n s, 200 w St Anns av, 25x100. Constantino Landadio agt Eidas Realty Co (renewal). 220.12
 94—135th st, No 254 West. Sam Desowitz agt James D Ireland & Henry R Carberry and J J Kennedy of the Duane Realty Co. 32.00
 95—135th st, No 236 West. Same agt same. 17.00
 96—135th st, No 240 West. Same agt same. 13.00
 97—135th st, No 256 West. Same agt same. 35.00
 98—135th st, No 258 West. Same agt same. 35.50
 99—Bristow st, n e cor 170th st, 125x100. Nathan Passman agt Clara Wiedhopf & Oscar Weidhopf. 950.00
 100—142d st, Nos 137 & 139 West. Jackson's Mantel & Slate Works agt James Reynolds & John T McMahon. 350.00
 101—12th st, No 20 East. Joseph DiCoreia agt Julia Fitzgerald. 7,519.00
 102—57th st, No 429 East. Nathan Rosen agt Susanna Blarney & Albert Hartog (renewal). 150.00
 103—Norfolk st, No 38. Jacob Postman agt Sarah Berman, Chas S Rosenblum & David Rosenblum. 150.00
 104—2d av, No 1129. Same agt William Eifler. 53.75
 105—2d av, No 1129. Same agt William Eifler, Joseph Epstein & Edwin Epstein. 272.50

GEORGE DOAN RUSSELL

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

LAWYER

SPECIALTY: Building Business, Mechanics' Liens, Etc.
7 Years' Practical Building Experience. 13 Years Lawyer.

Jan. 14.
106—Chrystie st, No 180. Max Karp agt Joseph Stambler & Frank Goldman.....56.83
107—142d st, Nos 137 & 139 West. Duffy & Meagher agt James Reynolds & John T McMahon750.00
108—Mathilda av, e s, 323.10 n 238th st, 100x 100. Cross, Austin & Ireland Lumber Co agt Fox-Miller Realty & Construction Co.1,350.40
109—Boscobel av, No 3941. Max Brodsky agt David Christie and Cornelius Olsen.....136.00
110—So Boulevard, n w s, whole front between Union and Prospect avs, 339.6x irreg. Adolph Mertin agt Jeffers National Realty Co of N Y City.....13,500.00
111—50th st, No 134 East. Edward Barbig agt John Doe & A Sonberg, agent (renewal).54.32
112—188th st, Nos 504 to 516 East. Strauss & Engelberg agt Mountain Construction Co.400.00
113—Bathgate av, s w cor 188th st, 32x89.6. Same agt same475.00
114—26th st, No 153 East.
Broadway Alley, No 3.....
Otis Elevator Co agt Margaret T Johnson and Charles Smith (renewal)120.89
115—Prospect av, Nos 1196 & 1198. Joseph Elias agt Solomon Weinstein and Joseph Hollerith, Inc.....69.00
116—Fulton st, No 144. Israels & Harder agt Berghoff Brewing Assn.....1,206.12
117—142d st, No 137 West. George F Moore Inc agt James Reynolds & John T McMahon61.25

BUILDING LOAN CONTRACTS.

Jan. 8.
Ryer av, s e cor 180th st, 34.6x65x irreg. U S Title Guarantee & Indemnity Co loans S A Whisten Construction Co to erect a 5-sty building; 9 payments\$20,000
149th st, s s, 100 w Convent av, 75x99.11. Chas M Rosenthal loans Adolf Doctor & Albert Kraus to erect a 6-sty apartment; 13 payments60,000

Jan. 10.
180th st, n s, 80 w Webster av, 19.11x100. Gustave Plonsky loans Charles Bjorkegren, Inc, to erect a 3-sty dwelling; 6 payments.....7,500
Lafontaine av, w s, 150 n 178th st, 75x100. Title Guarantee & Trust Co loans Valentine Construction Co to erect two 5-sty apartments; 6 payments42,000
242d st, n e s, 200 n w Catherine st, 33.4x 100. Eastchester Savings Bank loans Frederick W Horst to erect a — sty building; 3 payments4,200
3d av, s e cor 175th st, 138.2x113.10x irreg. Charles M Rosenthal loans Codae Realty Co to erect four 6-sty apartments; 11 payments95,000
62d st, Nos 101 to 109 East. Bond & Mortgage Guarantee Co loans 563 Park Avenue to erect a 12-sty apartment; 2 payments.405,000

Jan. 11.
No Building Loans filed this day.
Jan. 12.
Washington st, No 479. Jared W Bell loans Greenwich Investing Co to erect a — sty building; 7 payments17,000

Jan. 13.
Mapes av, n w cor 177th st, 190.2x108.10. City Mortgage Co loans John W Cornish Construction Co to erect four 5-sty flats; 11 payments135,000
Courtlandt av, Nos 622 & 624. Prospect Investing Co loans Onyx Realty & Construction Co to erect a 6-sty apartment; 8 payments30,000
Courtlandt av, Nos 623 & 625. Same loans same to erect a 6-sty apartment; 8 payments38,000

Jan. 14.
156th st, n s, 185 e Riverside Drive, 65x 99.11. Metropolitan Life Ins Co loans George A Bagge Construction Co to erect an 8-sty apartment; 10 payments.....150,000
Brook av, n w cor Grove st, runs n 213.6 to Bergen av, x s w 158 x s 59.10 x e 44.7 to

beg. John D Crimmins loans John J Gillen to erect a — sty building; 5 payments..21,000
Westchester av, n w cor Zerega av, 50x94.7. Carrie E B Tripp & Stephen G Guernsey loan Seewacha Realty Co to erect a — sty building; 3 payments10,000

SATISFIED MECHANICS' LIENS.

Jan. 8.
126th st, Nos 135 to 139 West. Clark & Co agt Morris Mayers et al. (Dec 16, 1909).\$3,595.00
1 Broadway, n e cor 141st st. Thomas F Cushing Co agt T J McLaughlin's Sons et al. (Oct 15, 1909)686.47
1 Same property. Frederick N Dubois et al agt same. (Oct 16, 1909)5,828.73
165th st, n s, 26 e Fox st. Cross, Austin & Ireland Lumber Co agt William Simpson et al.....1,671.46
2 Same property. Nicola Colonna et al agt same. (Sept 8, 1909)2,372.25

Jan. 10.
45th st, No 21 West. William Ose agt Albert F Jammes et al. (Jan 3, 1910)....148.00
1 Broadway, n e cor 141st st. Dora Isseks agt T J McLaughlin's Sons et al. (Oct 20, 1909)160.00
28th st, Nos 146 & 148 West. George Monk et al agt Quinn & Smith Co et al. (Oct 26, 1909)7,700.00

Jan. 11.
28th st, Nos 146 & 148 West. Louis Block agt Robert Smith et al. (Oct 25, 1909).425.00
2d av, s e cor 15th st. Baker, Smith & Co agt Hebrew Technical School for Girls et al. (Oct 19, 1906)10,243.35
229th st, Nos 134 to 140 West. Braunfels, Browning & Co agt Twenty-Ninth Street Realty Co et al. (Dec 18, 1909).....358.04
2 Same property. Goodman Contracting Co agt same. (Dec 14, 1909)799.29
Essex st, No 49. Solomon D Nultz agt Annie Goldberg et al. (Jan 8, 1910)845.00

THE ESTIMATE BOARD.

(Continued from Page 131.)

thrown out. A resolution however was passed providing for the appointment of a commission to investigate teachers salaries. It will consist of five members, to be named by the Mayor, Controller and the President of the Board of Aldermen. The Seaside Park purchase which recently occupied the attention of the authorities was not on the calendar.

LAW DEPARTMENT

"UNREASONABLE REFUSAL OF TITLE CERTIFICATE?"

Since Shakespeare wrote his immortal "Merchant of Venice," moral controversy has raged over the ethical question of whether a hard bargain should be enforceable. The great playwright brought things out happily by admitting the right of the famous Shylock to the pound of flesh stipulated, but refusing to be allowed with it a drop of unstipulated blood. Since that time the Courts in relieving from hard bargains have justified illogical decisions on the plea of "Duress," "Public Policy" and the like, notably in cases involving agreements made with highwaymen by helpless beset travelers, and promises for the payment of money lost at cards.

Cases where parties have not put themselves into the hands of the other party for the enforcing of hard penalties, but provided for the decision of an umpire, for a long time seemed difficult of adjudication for the relief of a hard decision, when made by an apparently disinterested third party.

Such cases were continually arising in disputes as to building contracts and specifications, providing for the obtaining of architect's certificates as a pre-requisite to proportional payments as work progressed.

For a time the Courts were obliged to recognize the force of the decisions by the agreed upon arbiter, where fraud or prejudice were not elements; but gradually they gave way again in given cases of extremity to the equitable principle of making decision depend on "reasonableness" of the umpire's decision—only throwing upon the contesting party the binder of showing the unreasonableness.

In spite of this continuous drift towards equity, rather than the enforcement of specific contract by the Courts, many judges have stood and yet stand for the hard-and-fast enforcement of the agreements made between parties. "As ye sow, so shall ye reap," being the only party of Scriptural authority to which heed was had, and the later Golden Rule of "Do to others as ye would have them do to you" not being admitted as a basic principle for the non-enforcement of the "letter of the law."

Not so long ago we had the opinion of a Justice who refused relief to a litigant who gave "mistake of facts" as a defense to not having availed himself of an option of lease renewal within a certain time, thus losing the benefit of many im-

provements, in which the Justice justified by ending with—"And he didn't notify within the time."

A more recent phase of the ethical difficulty, and one which must sooner or later be re-decided on the principle already established by the Courts in the "architect's certificate" class of cases, has come to a decision where in a contract for the sale of land it was provided that title satisfaction to a certain Title Company named should be a condition of acceptance. An Appellate Division, in sustaining a lower court decision, upholding the letter of the agreement, says: "It is contended on the part of the defendant that the refusal of the insurance company was capricious and unreasonable; that the title tendered was marketable, and that she was able, ready and willing to give a marketable title approved of and insured by another company. The case turns" (however) "upon the meaning of the clause in the contract."

In former times it was said, "Circumstances alter cases," to which we add, "and sometimes established principles too."

BUILDING LOAN SWINDLES.

We print the following letter of a class frequently received, showing the deliberate swindling of small builders that is always going on. From the moment of allowing his first creditor to be shaved on his account, and by the assigning of his contract, and later by giving up his deed, our correspondent placed himself in the hands of a self-announced swindler:

"To the Editor of the Record and Guide:
"As I have been a subscriber to your publication for about three years and in business twelve years in the city and State of New York, a taxpayer and a citizen of the United States for twenty years, I appeal to you for legal advice, as I went in a building operation last year with a man by the name of _____. He was supposed to give me a building loan, or to get one for me, and it took until March 17, 1909, before he got one.

"Then I assigned the building loan to him, and he was supposed to advance me money to go ahead. I went to work, ordered such material as was necessary, and when it came time to pay the bills he told the people that they would have to take what he offered them or he would foreclose and they would get nothing.

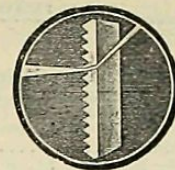
"I owed one man \$372 and he gave him \$300, but took from me a note for the full amount that I had to pay. For lumber I owed \$137, but he took from me a note for \$157. And so he kept on until I inclosed the building. About that time he had taken away \$1,500 to \$1,800 from the building loan, and I got stuck and stopped. Then he filed a lis-pendens, and we commenced to fight around. He promised me all kinds of things, and also threatened that he would foreclose and get a judgment of deficiency. I came to the conclusion to settle, and I gave him the deed. He gave me a contract for \$900 to finish the work, and I gave out a sub-contract for \$500 to finish the job for me. Now the building is finished and I have received only the sum of \$200, and no more. He finds all kinds of excuses and does not want to pay me my money.

"I invested my own money, \$800, and I lost a year's work; am left penniless with a family to support, without a cent in my name and nowhere to make a living. I don't know what to do, as I am not a mechanic by trade, and my business is ruined. He has me pressed to the wall and is trying to 'chuck' me. I am unable to engage a lawyer at the present time, and I don't know what to do. I appeal to you for advice to help me straighten the matter up and get my money out. I should be able to support my family as I always did before."

Luxfer

LUXFER Prism Daylighting does away with the danger of a light shaft, which in case of fire draws like a chimney.

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Spring 8258 507-509 West Broadway N.Y.



Jan. 12.

Broadway, w s, 221.1 n 122d st. Geo H Storm & Co agt Mitow Realty Co et al. (Sept 23, 1909)1,363.85
Same property. Howes Mfg Co agt John M Griffins et al. (Nov 30, 1909).....653.21
Broadway, Nos 3099 to 3103. New England Mantel & Tile Co agt Mitow Realty Co et al. (Nov 6, 1909)720.00
Broadway, w s, 220.11 n 122d st. Nathaniel Wise Co agt same. (Sept 30, 1909).....1,227.38
Broadway, Nos 3099 to 3103. D Bravin Tile & Marble Co agt same. (Oct 22, 1909).....2,450.00
Broadway, w s, 142.5 n 122d st. Geo H Storm & Co agt same. (Sept 23, 1909).....1,363.85
Broadway, No 3099. Harlem Wall Paper Supply agt same. (Nov 6, 1909)77.11

Jan. 13.

1st av, No 178. Lorenzo Building Construction Co agt Margaret Murphy et al. (Sept 2, 1909)1,900.00
18th st, No 425 East. Same agt Pasquale Nunziato et al. (Sept 2, 1909)195.00
18th st, No 210 West. Caroline Haas agt Estate of Robert Kennedy et al. (Feb 2, 1909)51.00

Jan. 14.

Chrystie st, No 232. Launer Bros agt Max Hart et al. (Aug 4, 1909).....30.00
Minford pl, Nos 1552 to 1556. J H McLain Co agt Geo F Picken Construction Co et al. (Nov 8, 1909)574.88

185th st, n s, 125 w St Nicholas av. Harry Zudek agt Pincus Lowenfeld et al. (Nov 18, 1909)65.00
8th av, s e cor 129th st. Same agt same. (Nov 18, 1909)30.00
Edgecombe av, s w cor 150th st. Jamestown Mantel Co agt Emanuel Doctor et al. (Jan 4, 1910)2,138.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

Jan. 6.

Humboldt Exploration Co; Walter H Thacher; \$2,330.30; Chas N Morgan & Son.
City Bank & Trust Co of Nashville, Tenn;
Hanover National Bank of the City of N Y;
\$40,000; P S Dudley.

Jan. 7.

Strang Gas Electric Car Co; C & C Electric Co;
\$5,000; Gould & Wilkie.

Jan. 8.

No Attachments filed this day.

Jan. 10.

Blauvelt, Harvey H; Robert D Noah; \$11,093.69;
Blumenstiel & Blumenstiel.
Daubitz, Franz M; Maurice Baer; \$5,260.29;
Law & Carey.
Finkelhor, Benjamin & Samuel; Henry W Schyke; \$904.96; Schwed & Frank.

Cameron Car Co; Ralph Meyer; \$200; L Schuldenfrei.

Jan. 11 and 12.

No Attachments filed these days.

CHATEL MORTGAGES.

Jan. 7, 8, 10, 11, 12 and 13.

AFFECTING REAL ESTAE.

Cohen, H M. 237-39 Canal..S Bukatman.
Plumbing Fixtures, &c. \$1,000
Cournan, E & T. 315 W 134th..American M & Mfg Co. Oak Mantels. 180
Caccioppoli, A..E J Gillies & Co. Refrigerator. 133
Corby Contracting Co. Hughes av and 183d st..American Mantel & Mfg Co. Mantels. 140
Finkenstein, M L. Vyse av and 173d st.. American M & Mfg Co. Enamel Mantels. 107
Forty-Fifth St Ex. 141-47 W 45th..A B See Electric E Co. Elevator. 7,200
Mountain Const Co. Southwest corner 188th st and Bathgate av..Basner Gas & E F Co. Gas Fixtures. 216
Reimer, M. 185 E 104th..A Cherr. Plumbing Fixtures. 600
Raymore Realty Co. 106th st and Broadway..Raisler Heating Co. Heating Plant. 6,150
Schmidt, M. 294 Henry..A Spiro. Chandeliers and Tubs. 200
Schmidt, M. 112 Madison..A Spiro. Chandeliers. 200
Tarrytown Building Co. 131-133 W 28th.. A B See Electric E Co. Elevator. 5,600

NEW METHOD OF SELLING REQUIRED.

IN canvassing the situation with respect to the spring outlook for the sale of vacant lots and houses in the outskirts of the city, the president of one of the largest land development companies hereabouts affirmed that in his opinion entirely new methods would have to be inaugurated by real estate companies in the way of gaining the interest of possible buyers.

"We have maintained for several years at considerable expense a well organized force of agents to sell lots and dwellings on our various properties, and have enjoyed the success which comes from intelligent planning in this direction, but it cannot be denied that either the home-owning instinct of the public is less keen than formerly, or there is too much property on the market for sale on the instalment plan, which may account for the increasing dullness of our business. The fact is that realty situated in the outskirts is not selling as rapidly as it should, particularly since there have been such wonderful improvements in suburban transit. A new way of interesting small buyers must be tried in order to render the business as profitable as formerly."

The opinion of the official mentioned is shared by several leading operators in real estate, one of whom has practically abandoned all of the time tried methods of selling, relying at present solely on well advertised auction sales to clear profits. "Sales on this plan are not always satisfactory," he said, "chiefly because of the uncertainty of the weather."

CARELESSLY DRAWN LEASES.

A well informed real estate agent on the east side of Manhattan recently called attention to the careless manner in which owners and others prepare ordinary leases for property. He said:

"More than ordinary judgment should be exercised in drawing up a lease, but unfortunately the average person is contented with the use of the regulation printed forms which may be obtained at stationery stores. Some printed forms are no doubt convenient to employ at times, and usually answer the purpose when the necessary modifications are made. To be on the sure side though, it is better to prepare the entire wording of each instrument, in which event one is apt to be more explicit.

"It is always safer, and by far more equitable to express in your lease everything that is agreed upon and take nothing for granted. Parenthetically speaking, a little caution used before executing a lease will produce more harmonious relations between the parties in interest. It is good judgment to insert in your agreements the exact purpose for which the property is to be used, whether the building is to be utilized as a private dwelling, for business or other purposes. If a store, the class of business to be carried on therein.

"Another point which should be thought over carefully relates to sub-letting. In this regard it is best never to eliminate the clause with respect to a tenant sub-letting without written authority. Unless this rule is adhered to some character of business may be carried on in your property which would materially increase the cost of your fire insurance and damage the value of your holdings in proportion."

The foregoing suggestions are well to consider. Similar ones may be consistently applied to other important instruments affecting real estate, but it might be added that by far the most sensible advice that can be offered in cases where the drawing of agreements are necessary, is to employ the services of a reputable real estate attorney.

NOTABLE WORK IN THE BRONX.

The completion of the Grand Boulevard and Concourse, the greatest parkway of the world, on which the motorist can start from 59th st in Central Park and continue northward through three parks and to Westchester County, was the most notable work under the head of construction finished in the Bronx last year. Other important works of the year were:

The completion of the A-Re-Co. store and office building, and the Bronx Theatre, of 3d and Melrose avs, one of the largest office buildings in the borough; the new building of the New York Edison Company; the Title Guarantee & Trust Co.'s building at 149th st and 3d av; the large 6-sty elevator apartment building put up at 163d st and Southern Boulevard by the H. Morgenthau Company; the Public Baths; the Mott Haven Branch Public Library; Tremont Methodist Church, at Washington av and 178th st; the Kemp Jones apartment, at High Bridge; the nine 4-sty apartments on Kelly st, built by Jas. F. Meehan; the Johnson and Meehan houses at Hunt's Point; the A-Re-Co. 2-family houses in Faile st, and the new work in the Aqueduct av section.

STIMULATING HOME BUILDING.

Officers of co-operative building and loan associations in this State are spending most of their leisure time these days on their books, for the purpose of getting out annual reports, and as most of the associations show an increase in business, the work seems less arduous than usual. Dividends of at least 5 per cent. have already been declared, and, as required by law, 5 per cent. of net profits have been added to contingent funds. The State law also requires that a detailed report of all the business done during the year by an association shall be sent to the Banking Department before February 1 of each year, blank forms being furnished by the department.

Especial attention is paid by the department to essential matters, such as the expense account, associations with assets of more than \$20,000 being limited to expenses in any one year of not more than 2½ per cent. of the amount paid in by members and profits credited them. Total assets of co-operative associations in this State at the close of 1908 were \$40,000,000, and the expense of operation, based on assets, about three-quarters of 1 per cent.; it is evident, therefore, that the State Banking Department never finds it necessary to call a halt on expenses of well-managed local associations. The remarkably low expenses of these associations is a big factor in their growth in this and other States. The reason for small expenses may be found by a visit to the office of one of these organizations, where men are working every meeting night, year after year, without pecuniary reward, their sole object being to stimulate thrift and home-owning.