

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

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to C. W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET
Vice-Pres. & Genl. Mgr., H. W. DESMOND

Treasurer, F. W. DODGE Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1910, by The Record & Guide Co.

Vol. LXXXV. FEBRUARY 19, 1910.

No. 2188.

T HE alterations in the general business situation that have been taking place since the beginning of the year have all been by way of improvements. If the conditions which had prevailed during the last part of 1909 had not been checked, the country would sometime during the current year have run upon the rocks of a panic. The high cost of living, the high prices of commodities, the dwindling exports, the enormous expansion of business and credit—these conditions would assuredly have resulted eventually in the dangerous collapse of the top-heavy structure of prosperity and a prolonged period of industrial depression. But since the first of the year the speculative movement in stocks has collapsed, and the general credit situation has been relieved thereby. Stocks have become cheap; but they have become cheap enough to stimulate a moderate amount of investment buying. Capital has been released for necessary business purposes and business expansion has suffered a wholesome check. The small exports and the large imports continue and, so long as they continue, are bound to constitute a drain on the immediate resources of the financial community. In all probability the large exports will remain a feature of American foreign trade, but with the coming of spring it is probable that prices of commodities will be reduced to a point low enough to stimulate an effectual foreign demand, and if the crops of 1910 are as large as the increased acreage promises, the country should be able to command during the latter part of the year a larger credit balance in the Euporean financial centres. The situation has not by any means been relieved of all of its dangerous aspects, chiefly because the country is still living at too high a rate, but at any rate there seems to be a good chance that the process of deliberately re-creating panic conditions has been checked. All of these changes in the general condition should help the real estate market. What real estate needs above everything else is an easy money market and a sound general business condition; and the first of these needs at least has been satisfied for many months to come. Stocks are not so cheap as to cause a rush of capital into Wall Street, and they are not so dear as to strain credit. The improvement in investment conditions will have its effect not only upon bonds and mortgages, but upon improved real estate. The daily reports indicate, indeed, the existence at the present time of an excellent demand for this class of realty, and it must continue as a condition of a persistence of that very considerable building movement in Manhattan borough. The way in which that movement maintains the high level of last year is very extraordinary.

THE large attendance at the dinner of the Real Estate Board of Brokers, and the excellent feeling manifested by the attendance are an encouraging augury for the better organization of the real estate interests of New York. It cannot be too frequently repeated that what the imperative interest of real estate demands is that property owners should get together and make their influence felt, BOTH AT THE CITY HALL and at ALBANY; and no association of people connected in any way with real estate has helped more to make property owners realize their common needs and dangers than has the Board of Brokers. The speeches made upon the occasion of their annual dinner afforded the best existing means of expressing the demands and the grievances of real estate owners, and at the dinner last Wednesday night the opportunity was turned to excellent account. The

two aspects of the official policy of the city in which real estate is most interested are, in the first place, some relief from the excessive burdens of taxation and from the yexatious use of the police powers of the State and, in the second place, some arrangement at the earliest possible date of a comprehensive plan of rapid transit improvement. In relation to taxation the brokers were addressed by Tax Commissioner Purdy, who made an able plea for the abandonment of the general property tax. Everything which Mr. Purdy said about the injustice and inexpediency of this tax is unquestionably true, but no matter how unjust it may be in its application, it is impossible for real property owners to be very enthusiastic about its abandonment just at present. During the past two years the tax burdens of New York real estate have been increased by about \$25,000,000, and this increase has taken place at a time when conditions have prevented any considerable shifting of this burden upon the shoulders of tenants. In the case of certain classes of expensive property rents have been increased, but throughout the residential districts, rentals have been stationary. To have another \$6,000,000 added to this burden is a prospect that does not appeal at all to ordinary property owners, particularly in view of the fact that the increase in assessed valuation is not sufficient to provide for the increase in the ordinary expenses of the city. Real estate owners may regard the proposed change with more equanimity as soon as they are sure that real and substantial economies are being introduced into the municipal Budget, but until such an assurance is realized, taxpayers will be inclined to believe that the impostion of further burdens upon real estate should be postponed until the conditions have become adjusted to the recent heavy increase in taxa-

THE intentions of the municipal authorities in respect to improved rapid transit will be explained to the brokers and their guests by Mr. Mitchel, President of the Board of Aldermen. From what he said and from what is already known about the opinions of Mayor Gaynor, there can be no doubt that whatever the Board of Estimate can do to build additional Subways will be done; but neither Mr. Mitchel's speech, nor the current reports in the newspapers, have done anything as yet to re-assure Manhattan property owners about the most discouraging aspect of the existing situation -viz: the apparent impossibility of any agreement between the Interborough Company and the Public Service Commission as to additional Manhattan Subways. It is all very well to go ahead with the Broadway-Lexington route, but that route will merely develop additional traffic without doing anything to relieve the congestion on the existing Subway. Moreover, no provision has yet been made for a West Side Subway, laid out to satisfy the needs of the new business district around Greeley Square. In this connection we take pleasure in printing a letter which the Record and Guide has just received from a prominent real estate owner; and there can be no doubt that the opinions therein expressed are shared by a large fraction of the property owners of Manhattan:

To the Editor of the Record and Guide:

Just how the battle-royal is to end that is being fought at the present time between Messrs. Shonts and Willcox over the Subway problem, is a question that is interesting the citizens of this town immensely just now; quite as much so as a little mill between any of the favorites of the prize-ring. Shonts, with Morgan's \$100,000,000 at his command, is not saying much, but the accelerating of public opinion on Rapid Transit matters is proceeding quite to his own satisfaction, with express trains running on slow schedule by special order to the train dispatcher, and side entrance trains that do not materialize; or for that matter, the extended station platforms about which there has been so much conversation for a year past or more. On the other hand, Willcox is boastful in his speech and arrogant. The thought pleases him that he has forced the side entrance cars down the objecting throat of Mr. Shonts. (There are three of these trains so far discovered by the travelling public, it is believed, and these seem to be falling into disuse if the truth be known.) This and other achievements are inspiration enough, and he grows eloquent as the time goes by.

A lawyer by profession, his statements suggest the lawyer rather than the practical man of business. Witness, for instance, this: "There is one thing I wish to state definitely. The Commission is not going to permit the necessities of the City to become the opportunity of the franchise grabbers." All of which is good logic, but opposed to that \$100,000,000. Can they prevent them? Or even so, is it altogether desirable that it should be done in this particular instance? Most people have heard some things said about the "law's delay." Postponement

is part of a lawyer's education, and it is very much feared that this commission, composed solely of lawyers, is seeking to carry out the letter of the law rather than the spirit of Rapid Transit.

It is all very well to explain, "Mr. Shonts, you shall not grab any more franchises," but matters have come to a point where it is better to give the franchise to the corporation that can solve the problem with the greatest dispatch and the least inconvenience to the public. The harm was done when the contract for the present Subway was awarded. It was apparently designed with much foresight to control absolutely the whole rapid transit situation as it has developed to-day, and it looks as if the Interborough Company were likely to get its extensions after all.

The Public Service Commissioners can go on talking until the skeletons of the present generation are bleaching on the desert wastes of the Bronx, but they will never alter the fact one jot, that THE PROBLEM CAN ONLY BE SOLVED in a satisfactory manner by extending the existing subways northward under Madison av or Lexington av and southward under Seventh av. Then why not supply the Commissioners with some of the City's superfluous automobiles and speed them on a vacation journey to foreign parts? This is said without any intention to cast reflections on their characters or loftiness of purpose; but their absence from us for a time would mean money in the City's treasury.

It is an old story, this trying to scotch the franchise grabbers. But what have the reformers or for that matter the politicians ever accomplished on behalf of rapid transit except delay? The great extent of vacant land and vacant buildings in Manhattan Borough tell their own story of human pettiness. Truly the gain to the City that the Commissioners hope to secure can never make up for the loss from arrested development that the City is suffering owing to these causes. It is only necessary to consider the history of the last twenty years to understand the truth of all this. Compare the development of the nearby districts of New Jersey with that of Long Island or the Bronx, and picture how different conditions must have been, had the transportation developers found as few obstructive influences here as were met with during their advance across the saltmarshes beyond the Hudson River.

Years ago one of the Vanderbilts wanted to give us rapid transit. No doubt it would have been equal to the best that it was possible to give in those days, had he been afforded reasonable opportunities to build. At the mere suggestion there was the cry "Monopoly!" The news journals of the city SHRIEKED. A committee of citizens tried to bait him in his den. He held that his railroads possessed other potentialities on which they might exist, and intimated that if the Public did not care for his beneficences they might go to New Jersey, or words to that effect.

And a large number of citizens, seeing the point of his argument, gathered up their goods and chattels and moved to other parts. Since that time the procession has been continuous. People allured to this municipality on account of the opportunities offered of every description, try a residence in it for a while; but they soon tire of the daily transportation hurly-burly, and if they prosper, the chances are more than even they will join the procession to other parts before many moons have waxed and waned.

Unless, but there can be no "unless" in the matter of increased subway facilities for years to come,—it is quite safe to predict that next Fall will witness an exodus from this tight little Island that may cause the taxeaters a rude awakening from their torper of OVERCONFIDENCE IN THE POSSIBILITIES OF TAXATION PEMMICAN.

The writing is on the wall, in the plainest English too, that needs no Daniel to interpret it for us, so apparent is it to every thinking citizen. The one question is, why has the whole problem of rapid transit been persistently TALKED TO SLEEP for years past. Studying the question carefully, considering the vast advantages to accrue to certain powerful interests from this cause, noting how certain outside transportation corporations have been permitted to burrow into the very vitals of Manhattan, how they have been given the freedom of the City with so much facility, one cannot down the suspicion that there are SUBTERRANEAN INFLUENCES we know not of.

It is plain that the Public Service Commissioners have felt it, for they complain of their limited powers and ask that more be granted them. Do they see hope in the Legislature that they speak of such possibilities? Willcox expresses the wish that he could compel the Morgan contingent to build extensions to their subways existing at present under such conditions as he might consider wise to impose. What glory for Willcox! Truly worth all the delay and cost of accomplishment—for him. What chagrin for Shorts!

Glancing down the vistas of time one can see pictured the milestone of delay, the changing scenes of court proceedings, and then is heard the monotonous voice of the court officer announcing the decision of the learned judges, unconstitutional. What folly! But is there hope of anything otherwise? The time has come for the citizens to gather together in mass meeting and demand that the Public Service Commissioners cease

their pursuit of rainbows, forget personalities, and devote a short while to the study of practical common sense. The building of subways after their own ideas can go on just the same, for by the time the first one is completed, five years from now, there will be room for all, provided these gentlemen from mere stubbornness, do not stand in the City's own light. The municipality can pay the toll that the system will exact more easily than it can endure the loss that must result from the delay that these gentlemen seem determined to impose upon it. For goodness sake, give Morgan the job and be done with the law's delays! Let no one lose sight of the fact for one moment that the Interborough Company can manage to worry along without its extensions, but excepting of course the Public Service Commissioners, it is impossible for the traveling public so to do. Just so long as the mood of the Public Service Commissioners continues to be more conversational than constructive, and they employ Willcox as their mouthpiece, just so long will the topics for his dissertation be supplied by Mr. Shonts.

REAL ESTATE.

NO BUILDING WAR.

THE PUBLIC ASSURED BY BOTH SIDES OF CONTINUED GENERAL PEACE IN THE TRADES.

It was very well settled this week that there is to be no general walkout in the building trades, and probably no further "sympathetic support" of any sort for the steamfitters and mosaic workers, which are the only two unions having members on strike against such of their employers as have not granted demands. The individual members of the local unions, which were asked to vote on the question of giving sympathetic support to the steamfitters on certain jobs, through their representatives in the Consolidated Board of Delegates, when requested by the steamfitters, are understood to be voting down the proposition by a large majority; and the feeling among the steamfitters is reported to be such that they themselves would not ask for such support even if it were to be voted. The State Board of Arbitration has this week been using its good offices. Only a few hundred of the steamfitters are now out, and the strike of the mosaic workers is also a comparatively small matter at this time.

Mr. Ross F. Tucker, chairman of the Board of Governors of the Building Trades Association, assured the Record and Guide on Friday morning that there was no possibility that the differences would not be adjusted. The talk about a general walkout impending was uncalled for. There was nothing to strike for. The General Arbitration Board had settled hundreds of such questions as that in which the steamfitters were now involved.

"There is nothing serious in the present situation," added Mr. Tucker. "In evidence of that I can say that the emergency committee of the Building Trades Employers has not held a meeting in two weeks. We expect that the General Arbitration Board will be reconvened in a few days. I do not think that the Arbitration Plan will be amended. It has served its purpose well for five years. It is important THAT THE PUBLIC SHOULD BE ASSURED that the present contention is a very slight one, and that there is no excuse for or probability of a sympathetic strike."

Richard P. Walsh, president of the Enterprise Association of Steamfitters, gave out a statement in which he said:

"If the sound common sense and the good judgment of the workmen prevail there will be no strike. A general strike is not thought of at present. The mosaic workers and the steamfitters are the only two unions now out on strike. The question of the steamfitters' strike will be taken up in the course of a week or so, and matters will probably be amicably adjusted. If not, there will then be a different aspect to the situation, but at present there is no thought of a sympathetic strike involving the united building trades."

The members of the Housesmiths and Bridgemen's Union have been notified that their wages will be increased from \$4.50 to \$5 a day. Thirty cents a day will be added at once, while the additional 20 cents will become effective on July 1.

Elsewhere in this issue will be found the experiences of property owners with the violation evil. The Associated Real Estate Property Owners of New York City, through the Record and Guide, have been waging this fight since the first of the year. Have you followed it? You should at least know about what is going on. Take time to read this most interesting testimony of aggrieved property owners.

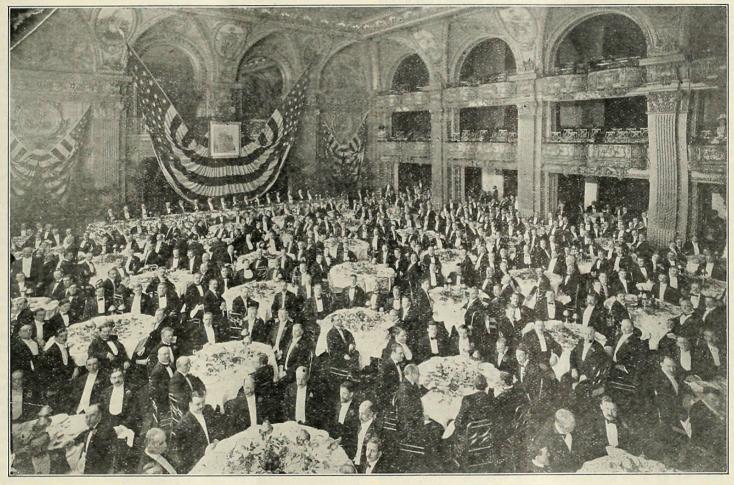
—Loft and store buildings are among the best paying realty investments in the greater city. As this fact becomes better known it is only natural that there should be a greater demand for such properties. In the last few years sales of such structures representing an outlay of many millions have been features of the frading.—N. Y. Tribune.

DINNER OF THE BOARD OF BROKERS

The Record Broken for Large Attendance—Speeches by the President of the Board of Aldermen, Tax Commissioner Purdy, Edward B. Boynton and Others

THE fourteenth annual dinner of the Real Estate Board of Brokers, held at the Waldorf on Wednesday evening, was the largest the board has so far held, there being 712 in attendance. Joseph P. Day, the president of the board, acted as toastmaster. Among the speakers were Hon. John Purroy Mitchel, president of the Board of Aldermen, who told of the Board of Estimate's plans for the construction of new subways. His words were attentively listened to and frequently applauded. Edward B. Boynton, president of the American Real Estate Company, delivered an interesting speech on "The Real Estate Business as a Profession." Arthur F. Sheldon spoke on the Science of Business Building. Hon. Lawson Purdy, president of the Tax Board, gave a number of good reasons for the abolition of the personal property tax. Hon. John P. O'Brien, talked of the many benefits the real estate interests have derived from

A year ago we at this dinner were starting auspiciously on a great civic campaign for the good of our city, through the good for our taxpayers. It was called the "Taxpayers Congress." Do not confuse it with the "Congress of Taxpayers." It grew practically over night to enormous proportions. So many different elements, each with its own pet scheme to advocate joined the movement, however, that it was deemed wise by your Board of Governors to postpone the development of so large a plan until after the recent municipal campaign. A move toward the conservative advancement of the Board of Brokers as a civic body was in making the Governor, Mayor, Comptroller and the President of the Board of Aldermen; in fact, all large city officers, honorary members of this Board. In passing, let us not forget this, that to the minds of a great many a taxpayers' movement, a real estate movement along conservative lines, is destined to control this municipality and eventually the nation. The rentpayer pays the taxpayer, and he in turn is the clearing house for the turning over of part of his income for running the municipal government. We have with us this evening a man who recognizes the importance of the taxpayer and will speak



DINNER OF THE NEW YORK REAL ESTATE BOARD OF BROKERS.

Waldorf-Astoria Hotel, February 16, 1910.

Photograph by George R. Lawrence Co.

the Tenement House Law. Walter Stabler, Comptroller of the Metropolitan Life, and Francis E. Ward were the other speakers. Other guests were Mr. Robert E. Dowling, Hon. Julius M. Mayer, Mr. Henry Morgenthau, Hon. Alfred R. Page and Mr. George C. Boldt.

The souvenirs that were distributed were of the useful order, there being a silver knife, a leather change wallet, a very handy pad-holder, a memorandum book, and a handy calendar. Committees.-Dinner Committee: Joseph T. Mulligan, chair-

man; A. N. Gitterman, secretary; Oscar L. Foley, auditor. Executive: Joseph T. Mulligan, A. N. Gitterman, Joseph P. Day, M. V. Lenane, Oscar L. Foley.

Reception: F. R. Wood, William Henry Folsom, F. R. Houghton, William C. Lester, Thomas P. Graham, John F. Doyle, Joel S. de Selding, Thomas Hovenden, Walter Stabler, Frank E. Smith, Luman W. Johnson. Speakers: Joseph P. Day, Francis E. Ward, William E.

President Day's Speech.

Mr. Day said in part:

To the superstitious, we have passed over our thirteenth year, and added fifteen new members in a year in which no particular real estate boom was apparent. It demonstrates clearly the rapidly growing realization of the importance and practical benefits of membership in our organization. It speaks well for the loyalty of our members. This evening we have a larger attendance at dinner than ever before—over 700.

Tonight, we, the Board of Brokers, stand out as a national figure in the real estate world. Through the National Real Estate Exchange and the boards it represents the real estate movements, achievements and speeches of the Board of Brokers in New York city are quoted, spoken of and published in all the large cities in this United States.

on subways in connection therewith—a young man, but with plenty of experience. He is only at the commencement of his career in public life, a man who his friends predict will occupy a position high in the state and high in the nation.

President Day then introduced the President of the Board of Aldermen, Mr. John Purroy Mitchel, who told the diners about the present administration's plans for obtaining adequate transit

The real estate business, began Mr. Mitchel, is the most directly affected of all the businesses in the city by the policy of government. Without adequate transit facilities the city's growth is being choked and the benefits of an increased population are being lost to New Jersey. When I became a member of the Board of Estimate I moved that a committee of the board be appointed to confer with the Public Service Commission on plans for immediate subway relief. That committee was appointed, and this afternoon it was at work with the commission. Results are in sight.

Of all the routes legalized and laid out by the Public Service Com-

work with the commission. Results are in sight.

Of all the routes legalized and laid out by the Public Service Commission four are almost ready for the advertisement of contracts. These are: (1) The Broadway-Lexington av route, with its extensions up Mott and Jerome avs, in the Bronx; (2) the Broadway-Lafayette av loop, in Brooklyn; (3) the Canal st loop, and (4) the extensions of the Fourth av route to Fort Hamilton and Coney Island. Altogether, these new lines will cost in the neighborhood of \$138,000,000.

The problem has accord to the second and the contract of the second and the second are second as a second and the second are second as a s

The problem has passed beyond the question, "Do we want them?" The question now is, "How can we get them?" Every man in the Board of Estimate is pledged to city construction, so far as that is possible. The first of the year the Comptroller estimated that the city's margin of borrowing capacity amounted to about \$70,000,000. Out of this must come expenditures for the many non-assessable improvements needed in the coming year. Beyond this there is that \$47,000,000 to be released if the constitutional amendment is passed exempting from computation in the debt limit bonds issued for self-supporting rapid transit improvements.

But that does not begin to meet the cost of the elaborate subway system planned. We must fall back on the plan of issuing assessment bonds to cover the cost of the extensions of the Broadway-Lexington av route in the Broax and the Fourth av extensions in Brooklyn. I think every line developing new territory should be paid for by assessments on the property to be benefited. I, for one, do not want to see a repetition of the Washington Heights development when the present subway was opened, where real estate values rose 100 and 1,000 per cent. in no time at all, without a dollar from the property owners going into the city treasury for the vast benefits conferred.

This plan of financing new subways by assessments involves frac-

This plan of financing new subways by assessments involves fractional construction, and as a lawyer I can see no valid objection in the law to contracts making this possible. I have heard Judge Gaynor—and there is no better lawyer in the city of New York than he—say that he could see no legal objections to such contracts.

I see no reason why ground should not be broken on the Broadway-Lexington av route this summer and on all the other routes mentioned no later than next fall. Maybe in some cases we shall have to permit construction by private capital. The Public Service Commission is now considering the Seventh av extension proposed by the Interborough. There is no doubt that this is as greatly needed as the other routes. It would greatly simplify the management of the entire system to have it in the hands of one company. But when we do, if we do, accept the offer of the Interborough, we will exact an adequate return to the city treasury for the franchise privileges granted.

granted.

Mr. Mitchel was emphatically opposed to the construction of further elevated tracks or to the taking over of the Steinway tunnel by the city, two conditions imposed in the Interborough subway proposal. He thought also that if the water were squeezed out of the capitalization of the railroad corporations in the city they would be better able to pay a sufficient return for their franchise privileges.

Do you know, said he, that the gas and electric light public service corporations in this city are capitalized at approximately \$380,000,000, that \$533,000,000 is roughly the capitalization of the railroad companies and that the railways alone have an income of \$62,000,000? The total revenue derived from these public service corporations by the city today is only \$700,000 annually. Meanwhile there stand uncollected \$30,000,000 in franchise taxes.

Address of Commissioner Purdy.

Mr. Purdy said the issue as to personal taxation presented by the Mayor was not the abolition of taxes on personal property, but the abolition of the New York remnant of the general property tax on personal property. He continued:

"Thirty years ago substantially the only tax on personal property was the general property tax. In old New York it yielded less than fifteen per cent. of the revenue contributed for State and local purposes. To-day personal property contributes a much larger proportion than that without counting at all what is known as the personal property tax.

"In 1880 there were none of the so-called corporation taxes, which are mainly personal taxes. There was no inheritance tax, no recording tax on mortgages, no stock transfer tax, and practically no tax on trust companies. Licenses for the sale of liquor amounted to comparatively little. Last year these new taxes yielded about \$42,000,000 in the whole State, and of this amount the City of New York contributed about \$29,-While these taxes are not worthy of unqualified approval, they are in the main artistically framed, are fully enforced, and bear with substantial equality on all persons similary situated.

"The taxes on banks, trust companies and mortgages alone yield over \$8,000,000 in the City of New York, or nearly twice as much as the impracticable, unequal, unjust relic of the past, the personal property tax.

"Occasionally some one says that the personal tax should be enforced by a listing system. The Western States, where the listing system is at its best, which means its worst, are trying to amend their antiquated constitutions so as to get rid of it. It has been condemned by commission after commission; no student of taxation has a word of defense for it; the common sense of the people will not permit its enforcement, and, as the Ohio Commission said, 'It debauches the moral sense of the community.' In spite of the most barbarous oaths and penalties the listing system does not produce revenue. Personal property is steadily vanishing from the tax rolls of Ohio

"In spite of the futility and weakness of the personal property tax in this city, its cruelty is sometimes heartbreaking. I have seen \$320 taken from an income of \$1,000, the sole support of the widow and the orphan. Such things would not happen in a savage community and ought not to be permitted for a day in a so-called civilized city.

"Our law is now so elastic that no rich man need be liable for any personal tax, for he can always profitably own more real estate than he can pay for in full, and low interest bearing mortgage debts are a good offset against bank accounts, bonds and merchandise. At the same time it is good that the law is elastic, for the more effective the personal tax is the more cruel it is, the more injurious to morals, and the worse its effect on the prosperity of the community, especially of the owners of real estate. The value of real estate depends on the volume of business and the number of prosperous people. The abolition of the menace of the tax on personal property would attract residents and business, which would create more real estate value in one year than the personal property on which taxes are paid. Those who have the most to gain by the removal of personal taxes are the owners of real estate.'

The Mastate Business as a Profession. SPEECH OF EDWARD B. BOYNTON.

"I might speak of a dozen things to-night that would be of interest to those identified with the real estate business. I might tell you that what we need in the real estate field are more subways, lower taxes, a better city government, the elimination of waste, more buyers, lower prices from sellers, more money, cheaper money, higher commissions to brokers,-but you are as familiar with these questions as I am.

"I want to speak to you, however, for a few minutes about the real estate business as a profession. There is a great difference between a mere livelihood and a profession. A livelihood is simply a means of subsistence, material support; living. A profession, on the other hand, is a vocation, requiring special preparation or an occupation that involves a liberal education or its equivalent. It is mental rather than manual labor; that is the plane upon which we should put the real estate business either as operators or brokers and upon that plane will we command the respect of our fellow-men. The trouble with a great many real estate men is that their wish-bone is where their back-bone ought to be.

"I am with the Mayor. I believe in New York; I believe in the people of New York. I believe there are more good people than bad people in New York; more honest than dishonest. I believe in the New York of to-day; I believe in the New York of the future. I believe in the growth of New York and the prosperity of its people. I believe in New York real estate and in its increasing value and I am willing to back this belief with all that I have or hope to possess, with all that I am or hope to become. I believe New York real estate is the safest thing in which money can be invested. New Yorkgreat has been her past; greater will be her future.

"More than twenty-two years ago the company which I represent began to purchase New York real estate as an investment. The company started with a foundation capital of \$100,000 and today it has assets of more than \$17,000,000. Early in its history, the company, in order to extend its business, began the sale of its securities direct to the public. Today there are nearly \$10,000,000 of the Company's Bonds held by investors throughout the country. During these twentytwo years NOT ONE DOLLAR OF THIS MONEY HAS BEEN LOST or gone astray. Every obligation has been met promptly when due and the interest on the company's bonds has been paid on the stroke of the clock. Over \$4,000,000, has been returned to its investors in principal and interest.

WHERE IT PUT MONEY.

"The American Real Estate Company has always invested its money in the line of New York's growth and ALONG THE LINES OF INITIAL transit and at strategic points. It has invested several millions of dollars in vacant property on the northward fringe of the city, developed this property with sewers, streets, pavement, etc., and as the property became ripe, it has been improved with buildings for income or has been sold at a profit to others for improvement. The company has spent more than three millions of dollars in the last four years in the Bronx alone in the building of two-family houses, five and six story apartment houses and business buildings. The company's seventeen millions of assets are divided into three classes: properties in the process of development; properties fully developed ready for building improvements; rental or income properties.

"We have apartments in the Bronx renting as low as \$22. per month, and we have apartments in Manhattan as high as \$2,500 to \$3,000 per year. We have stores that rent for \$1,000per year, and we have stores that rent for \$20,000 a year. There are over 650 tenants living in the apartments owned by the company, more than 3,000 people. It has always been the company's policy to give to its tenants the best possible service and to its Bond-holders the highest possible return on the money invested, consistent with safety.

"That man is greatest who serves the best, and that business will be the greatest which serves the most. This spirit of sincerity and desire to serve is not art, it is heart. The heart qualities of courage and loyalty, courtesy and fair dealing, will go just as far toward success as those of the mind, for we must not only think things, we must do them. There is only one real failure in life and that is not to do your best. A man's greatest glory is not in never failing, but in RISING EVERY TIME HE FALLS.

"The real estate business is not unlike any other business; its problems are not unique. Operating in real estate is not the game of chance some think it to be. The successful real estate operator must not only consider the present, he must study the past and look well into the future. The average real estate operator, like the average merchant or manufacturer, often becomes narrow because he is TOO CLOSE TO HIS PROPOSITION. We are apt to be too self-centered. Operators too often follow each other instead of working along original lines. We should learn to rise above the fogs and mists which surround the work in which we are engaged-climb the Metropolitan Tower, as it were-to get the broader view, the

HONORABLE TO OWN REAL ESTATE.

"The ownership of real estate for investment is just as honorable and dignified a business as the buying or selling of clothing or shoes or any other commodity. It is just as honorable to own real estate as it is to own stocks or bonds of a rail-road or industrial corporation. Our friends in the banking fraternity have, in the past, regarded real estate or securities based upon the ownership of real estate, as doubtful investments, to say the least. Some men are afraid of success and when it comes and takes them by the hand they draw back in a kind of panic and cannot, of their own free will, be induced to lay their fingers upon the treasure before them. Its very glitter appalls them and makes them suspect some concealed mischief beneath the specious show. Such men can find no attraction in 6%. 4% is their outside limit of venturesomeness and they maintain that whatever is more than this cometh of evil.

"The wealth of the world is based upon real estate in some form or other and it is high time that financiers recognized this. Real Estate is the only commodity of which there never can be any over-production. There is the same amount of land in the world to-day that there was a hundred or a thousand years ago and yet the population of the world is steadily increasing.

MORE STABLE THAN GOLD.

"In some respects real estate is more stable than gold because the production of gold fluctuates. As the standard of value gold has proved decidedly unstable. Under new methods of mining, the cost of gold has decreased to a very considerable Gold ore yielding \$20 gold bullion per ton is relatively rare in nature. On the other hand, gold ore running \$4. and \$5 per ton is distributed very widely and the deposits are of large area. When, therefore, mining engineers and chemists succeeded in devising methods of extracting gold from ore as low in grade as \$5. per ton at a profit, the supply of gold ore increased. Gold, therefore, has decreased in value nearly 40% in the last fifteen years, or in other words, a dollar's worth of goods to-day could have been purchased for about 62 cents in 1896.

"During all this time real estate, and New York real estate in particular, has been steadily increasing in value and will continue to increase so long as population increases. I call your attention to these facts to remind you that we are dealing in the greatest commodity in the world and that our calling is just as honorable as that of the banker, the merchant or the manufacturer.

THE PERSONAL SIDE.

"Now I want to say a word about the personal side of the business,-the men who make up the real estate fraternity of this city. We owe to our business the best that is in us. Let us put our business on a basis of human service. make the real estate business a profession and not a livelihood If we work for ourselves let us do it honorably and industriously; if we work for a man, in Heaven's name let us work for him. Let us do our best at all times. The successful real estate man should be clear of vision, keen of intellect and broad in his views and above everything else, strictly honest. I plead for a higher standard of integrity in the business in which we are engaged. It never pays to misrepresent. How long could a merchant hold his trade if his goods were not as represented. Let us clasp hands across the table to-night and pledge ourselves to a higher and nobler service in the great cause of real estate. Let us use our God-given powers honestly, faithfully and conscientiously. Let us be strong and self-reliant.

"Nature allows nothing to live that is not self-reliant; she sweeps into her grave-yard the thing that cannot support itself. The hurricanes blow through the forests and level to the ground the trees that cannot withstand the blast. The hurricanes of chance blow forever against the human being and they who are not fortified with inner resources, who are not self-reliant and unafraid, are levelled like the trees in the forest. There is no nobler sight than to see a sapling bend before a strong wind and then proudly right itself.

"I believe there are now in this city and throughout the country vast sums of money, the owners of which are desirious of investing in real estate but they do not know how. lieve also that there are many parcels of real estate in this city, the owners of which would gladly sell at a fair price. How to bring the buyer and seller together is the work of the broker. A careful study of the property and the use to which it could be put-an intelligent presentation of these facts to the prospective buyer will oftentimes bring about a sale. pare your cases carefully so that when you go to the prospective buyer you will at once win his interest in the property you have for sale.

"The less you require looking after the more able you are to stand alone and complete your tasks, the greater your reward; then if you cannot only do your work but direct intelligently and effectively the efforts of others your reward is in exact ratio and the more people you direct and the higher the intelligence you can rightly lend, the more valuable is your life."

The Attendance.

The Attendance.

John Adams, Charles A. Adrian, H. Ahern, George Allin, Robert Aments, Frank D. Ames, Alfred V. Amy, Charles E. Annett, William H. Archibald, D. W. Armstrong, Jr., C. W. H. Arnold, Harry T. Arnold, Herman Arns, E. C. Atwood.

R. C. Babbage, W. Willard Babcock, Irving Bachrach, Ed. Baer, H. D. Baker, William S. Baker, L. S. Barnard, Frederick T. Barry, William O. Bartlett, Thomas H. Baskerville, J. Fred Bass, Arthur Bauer, William Baylis, Alfred M. A. Beale, John Beaver, C. F. Bedell, A. Beinhauer, Edwin Q. Bell, Frederick Beneck, E. C. Benedict, LeGrand L. Benedict, Jr., William M. Benjamin, Joseph Berger, Benjamin Bernstein, Louis Bernstein, Charles A. Berrian, Burton J. Berry, Nathaniel A. Berwin, Andrew A. Bibby, Miltfor Bishop, Adolph Bloch, Henry Bloch, Virgil Bogert Charles J. F. Bohlen, William J. Bolger, Enos S. Booth, John N. Booth, Middleton S. Borland, J. H. Boschen, Frank A. Boyle, J. E. Brennan, John F. Brennan, Robert Bridgman, Henry J. Brigham, Louis V. Bright, W. H. Britigan, Henry Broder, Robert T. Brooks, Thomas J. Brooks, T. J. Brooks, Chris. O. Brown, F. H. Brown, George F. Brown, George L. Brown, Gerald R. Brown, T. L. Brown, W. Brown, William I. Brown, Wilson R. Brown, E. W. Browning, Albert Buchman, Charles Buek, Alfred L. M. Bullowa, C. H. Burdett, Elten Burroughs.

G. W. Cahen, David Canavan, Maurice J. Canavan, Michael J. Canavan, John A. Campbell, William B. Caradoza, Edward J. Carr, Clarence J. Carroll, Sidney Ceaderstrom, Victor Cerabone, M. S. Chappelle, R. O. Chittick, John J. Clancy, William F. Clare, Pierre M. Clear, William A. Coakley, Duane P. Cobb, William A. Cokeley, Geo. S. Coleman, F. P. Collins, Charles A. Cone, John E. Conron, Thomas F. Conway, James M. Cooper, C. B. Corey, E. A. Cowley, Leroy Coventry, John Crawford, Joseph D. Cremin, Thomas T. Crotty, W. A. Crosby, M. Crystall.

Clarke Dailey, John J. Danahar, Remsen Darling, William A. Darling, Frederick J. Davidson, J. Clarence Davies, Hon. William E. Davies, G. Richard Davis, Joseph H. Davis, H. B. D

berg, Nathaniel A. Elsberg, J. K. Emmel, Edward Engel, J. B. English, Thomas English, Joseph L. Ennis, D. V. Eskell, James J. Etchingham.

H. B. Fanton, Thomas F. Farrell, Joseph H. Fargis, Bert G. Faulhaber, Eugene Fay, Charles P. Feibusch, Benjamin F. Feiner, Abe Feist, B. M. Fellows, Hon. Barr Ferree, Frank H. Field, Leon O. Fisher, Samuel M. Fisher, John Fitzgerald, Ezekiel Fixman, Samuel Fleisch, Charles H. Focht, R. R. Fogel, Oscar L. Foley, S. D. Folsom, William Henry Folsom, Geo. H. Folwell, Archibald A. Forrest, Geo. M. Forrest, Dr. George V. Foster, Charles S. Fowler, Edward S. Fraker, James Frank, Herman Frankfort, Alexander H. Fraser, Jacob Freeman, Charles P. Freis, Frank French, G. Fresco, James P. Freyers. Edward M. Friedlander, M. Fritzam, Rudolph Froest, C. A. Fuller, Robert M. Fulton.

T. Foster Gaines, Andrew L. Gardiner, Richard Gatling, Louis Geib, F. J. Geist, P. A. Geoghegan, Wm. J. Gestall, Francis Gilbert, Chas. C. Gibson, A. N. Gitterman, John Glendenning, A. F. Glover, William Goddard, Bernard Gordon, Daniel F. Gordon, A. Gorsch, Thomas P. Graham, Robert A. Grannis, Frank L. Grant, Harmon S. Graves, William G. Green, Hon. Lawrence Gresser, Conrad Gross, William Grossman, Charles S. Guggenheimer.

Nelson B. Hadley, W. W. Hall, A. W. Hall, Charles Ward Hall, Charles V. Halley, Frank Halpin, Maurice W. Halpin, Paul Halpin, George Handel, Joseph J. Hanse, H. Hamburger, Wm. H. Harden, Daniel De V. Harned, S. Carman Harriot, Duncan G. Harris, William N. Harte, M. J. Harsen, Herbert S. Harvey, Edward E. Haskell, John B. Haskin, Arthur A. Hassell, C. A. S. Hatfield, Peter A. Hatting, George B. Hayes, Herbert H. Hazelton, Samuel Hecht, Samuel Hecht, Emanuel Heilner, Charles Hein, Sol Heller, Henry Hellman, Dr. Eugene Herbener, George Herbener, Edwin H Hess, N. J. Hess, Oscar Heyman.

R. L. Hill, Nathan Hirsch, Stuard Hirschman, Stephen D. Hirsch-

Hecht, Emanuel Heilner, Charles Hein, Sol Heller, Henry Hellman, Dr. Eugene Herbener, George Herbener, Edwin H Hess, N. J. Hess, Oscar Heyman.

R. L. Hill, Nathan Hirsch, Stuard Hirschman, Stephen D. Hirschman, Hon. James J. Hoey, E. F. Hogan, Charles E. Hollister, James K. Holly, James F. Horan, Michael J. Horan, C. H. Horton, Phillip I. Hover, Edward How, Charles Heuthwohl, Brian G. Hughes, Joseph D. E. Hughes, Paul Hunter, Robert Huntley, J. Hussey, Charles E. Hutchison, Percival L. Hutton, Charles Hvass, D. H. Hyman.

William T. Innis, Augustus H. Ivins. Samuel E. Jacobs, A. L. Jacobs, Charles H. Jewell, Frank E. Johnson, Le Roy Walker Johnson, Luman W. Johnson, Charles Jones, Dr. I. C. Jones, L. M. Jones, Thomas W. Jones.

F. D. Kally, John J. Kavanagh, Theodore A. Kavanagh, Henry S. Kearny, Leonide Keating, Joseph A. Kehoe, Charles G. Keller, Joseph F. Kelly, Otto Kempner, Joseph Kenney, Joseph Kenney, C. W. Kerry, Patrick Kiernan, P. H. Kiernan, George E. Kilgore, Edward L. King, Thomas C. King, John P. Kirwan, John S. Kirwan, John L. Klages, John C. Knight, Charles S. Koehler, F. D. Kolby, Peter Korn, Charles G. Koss, Thomas Krekeler, William J. Kuder, J. G. Kuehne, William H. King, John N. Knight.

William A. Lambert, George Law, R. H. Lawder, John H. Lawrence, J. A. Leach, John A. Leach, B. M. Lederer, Samuel Leese, I. H. Lehman, Jacob F. Leibler, C. A. Leidy, Dr. George A. Leitner, John P. Leo, Joseph J. Lees, Charles J. Leslie, Warren Leslie, A. Edward Lester, William C. Lester, Edgar J. Levey, Mitchel A. C. Levy, Jas. L. Libby, Walter Lindner, Richard T. Lingley, David Lion, David Lippmann, Harry Lippmann, F. B. Lippmann, William H. Locke, Alfred G. Lockitt, Otto Loibl, P. M. Looker, Edward J. Loughman, Benj. R. Lummis, Ira A. Lurie.

Frank McCabe, John McCarthy, John A. McCarthy, W. F. McClelland, James E. McDonald. Robert E. McDonnell, Frank B. McGay, Joseph L. McGee, James A. McGuire, Martin McHale, Morgan D. McMonegal, Andrew McTighe, William McAlister, Hugh Macatamney, Edward M. MacDougall, Ed

Box Holders.

Walter Stabler, Joseph P. Day, Hon. John Purroy Mitchel, Frank E. Smith, Guests, Hon. John J. Delaney, Press, A. N. Gitterman, Joseph T. Mulligan, Hon. John J. O'Brien, E. A. Tredwell, William G. Green, A. W. Fox, W. P. Mangam, Press.

GROWTH OF LOWER BRONX CENTER. By CHARLES A. WEBER.*

THE southeasterly part of the Bronx known as the Port Morris Section, between 132d st and 138th st, east of 3d av, experienced but little building activity last year outside of the erection of a few factories; but this locality has a splendid future and is bound to be the great manufacturing centre of the Bronx, especially on account of its water frontage and docking facilities on the East River.

East 138th st, in the vicinity east and west of 3d av, is bound to become another great business center of the borough, and will be second only in importance to 149th st and 3d av, when the Broadway-Lexington Avenue Subway is completed, as the proposed terminus and station of a branch of Route No. 18 will be located at the corner of 138th st and 3d av, in front of the new North Side Board of Trade Building.

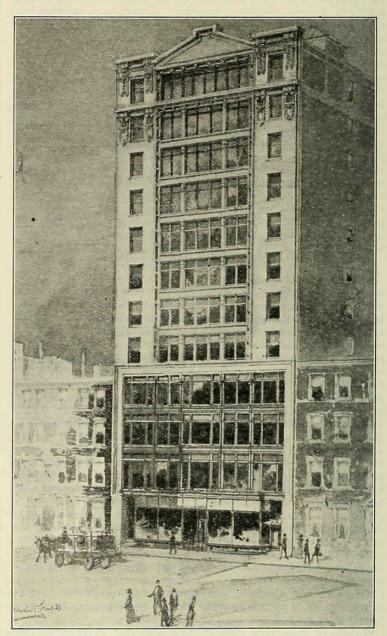
East 149th st, both east and west of 3d av, and the Melrose Section have experienced the most remarkable development within the past year, as no less than three new office and loft buildings and one modern theatre have been built and completed in one block, and two other modern theatre buildings are now in the course of construction on 149th st and Bergen av, and at 3d av, near 156th st. Stores on the ground floor located on the avenue and 149th st are commanding Broadway rentals, as the owners of this class of property are asking from \$3,600 to \$15,000 per annum for stores in this locality. The northwest corner of 149th st and Melrose av, a medium sized store has already been leased to a well-known downtown drug firm at the latter rental per annum.

The Hunt's Point section of the Bronx, lying south of the Southern Boulevard and Westchester av, is now in the midst of a remarkable building boom, as mostly all the vacant property in this section is now being built up and improved with high-class elevator and non-elevator apartment houses.

The old Morrisania section of the Bronx, from East 156th st north to East 172 st, was not improved to any extent during the past year, with the exception of the building of the new Armory of the Second Battery, at the corner of 166th st and Franklin av, and a number of apartment houses. The phenomenal growth of the lower Bronx, and the Melrose section in particular, has astonished the most optimistic, and with prosperity now assured the outlook for the coming year is certainly very good. THE BRONX needs BETTER TRANSIT FACILI-TIES to help along its growth, and it is up to the people to DEMAND them AT ONCE.

BUILDING FOR THE MIDTOWN DISTRICT.

The new commercial building which the Theodore Starrett Company, of 103 Park av, is erecting in the Midtown section of the city, at Nos. 137-139 West 25th st, is to be completed and ready for occupancy by June 1. Most of the brilliancy in Manhattan building operations at the present time is being focused into the midtown sections. Downtown there are but few operations of note to watch just at this time. The work is in the new commercial district, particularly in the twenties



THE STARRETT BUILDING.

Nos. 137-139 W 25th st. Louis Chas. Maurer, Architect. and thirties between 4th and 6th aves. Here are to be found dozens of loft buildings of the first class in course of construction, with many others about to be commenced.

As seen in the design herewith, the Starrett building will contain a large store with lofts above. Special care has been taken that the building will be light on all floors throughout the front and rear. The facade will be made up of a polished granite base with Italian marble architraves up four stories, and continued from this level with glazed brick and glazed terra cotta trimmings. At the twelfth story four heavy brackets, with cartouches, support a copper cornice.

The interior will be treated with exceptionally high ceilings, and three electric elevators will be installed, besides electric power. The building will have a height of 150 feet above the curb and will cover a plot measuring 66x98.9 ft., in dimensions. The estimated cost is placed at about \$185,000; by the architect, Louis Charles Maurer, of 1495 Broadway.

^{*}From a report to the North Side Board of Trade.



CONSTRUCTION.



But Opposed By Building Loan Interests, Which Assert That the Amendments Would Deaden Building Operations Here.

SUBCONTRACTORS, including material men, are reported to be generally in favor of the Dana bill, amending the Mechanics' Lien Laws. (Assembly Bill No. 545.) The bill has been discussed before trade associations and also before the Credit Men's Association of the Build-Objection to it has been raised on the part ing Trades. of certain mortgage interests, as will appear from an interview with Mr. Frederick A. Snow. Another bill amending the Lien Law has been prepared by the Allied Real Estate Interests, a bill which is designed to give better protection to owners than is found under the existing statute.

The Dana bill amends Section 8 of Chapter 38 of the laws of

1909 by calling it "Section Eight, Subdivision One" and adding a new subdivision designated as "Subdivision Two," and reading as follows:

a new subdivision designated as "Subdivision Two," and reading as follows:

(Sec. 8, Subd. 2.) Before the owner shall pay or cause to be paid to the contractor or his order any moneys, or make any advances to him under the contract, the owner shall require of the contractor, and the contractor shall serve on the owner or his architect, a statement in writing, under oath, setting forth the names and post office addresses of every subcontractor or material man who has performed labor or turnished materials for the improvement of the real property, giving the amount earned by and unpaid to said subcontractors and material men and each of them, for labor performed or materials furnished, service of said notice to be made in the manner provided for the service of a copy of a notice of lien in Section 11 of this article. THE OWNER MAY RETAIN out of any money then due, or to become due to the contractor an amount sufficient to pay all demands that are earned by and unpaid to such subcontractors and material men and each of them to the date thereof, as shown by the sworn statement so served by said contractor, AND PAY THE SAID AMOUNTS TO THE PARTIES ENTITLED THERETO; and all payments so made shall, as between such owner and such contractor, be CONSIDERED THE SAME AS IF PAID TO THE CONTRACTOR. Until the statement provided for in this subdivision is made, in manner and form as herein provided, THE CONTRACTOR SHALL HAVE NO RIGHT TO FILE A LIEN under the provisions of this article. The owner shall not be protected by reason of any payment made by him to the contractor, either before or after such statement has been served by the contractor, unless he shall retain sufficient money to pay the subcontractors and material men the amounts stated to be earned by and unpaid to them, in such statement. The owner on his architect may at any time during the progress of the work demand in writing of the contractor, and each contractor and subcontractor subcontractors, the statement in writing and under oath provided for in this subdi

The object of this section, as Mr. Dana explains, is to keep the money in the hands of the owner, so that if a subcontractor files a lien, it will attach to that money instead of allowing the money to go from the owner to the general contractor, in which case if a lien is filed after the owner has paid the general contractor in full, the building is not liable. There is nothing in our present law which compels a general contractor to use the money which he receives from the owner for the purpose of paying for materials or labor furnished for that particular building, but he may take it and use it for whatsoever purpose he pleases.

OWNERS FOR ADVANCE PAYMENTS, OF CONCLUSIVE MORTGAGES AND INCUMBRANCES.

Section 7 of Chapter 38, Laws of 1909, is amended, by the Dana bill to read as follows:

Dana bill to read as follows:

Any payment by the owner to a contractor upon a contract for the improvement of real property, made prior to the time when, by the terms of the contract, such payment becomes due, shall be of no effect as against the lien of a subcontractor, laborer or material man under such contract, created before such payment actually becomes due, unless such amount so paid has been duly distributed by the contractor, and each of the subcontractors and material men has been paid the amount earned by and unpaid to him. Any payment, unless so distributed, made prior to the time when, under the terms of the contract, such payment becomes due, shall be deemed to have been made for the purpose of avoiding the provisions of this article. A mortgage, lien or incumbrance made by an owner of real property, for the purpose of avoiding the provisions of this article, with the knowledge of privity of the person in whose favor the mortgage, lien or incumbrance is created, shall be void and of no effect as against a claim on account of the improvement of such real property.

BUILDING LOANS.

BUILDING LOANS.

Chapter thirty-eight of the laws of nineteen hundred and nine is hereby amended by designating the present Section Twenty-Two as "Section Twenty-Two, Subdivision One," and adding a new subdivision to be designated as "Subdivision Two" thereof, as follows: Section 22, Subdivision 2. No building loan or mortgage, made by the owner of real property, to secure an advance or advances of money furnished by the lender to be used by such owner as borrower for the improvement of such real property, shall operate upon such improvement or improvements upon such real property, until all liens filed by contractors, subcontractors, laborers or material men who have performed labor or furnished materials for the improvement of such real property SHALL HAVE BEEN SATISFIED or discharged. Such building loan or mortgage when duly filed shall have priority upon the funds derived from a judicial or other sale of such property over all such liens subsequently filed only to the extent of AN AMOUNT EQUAL TO THE VALUE OF SUCH REAL PROPERTY at the time of the commencement of such improvement or improvements thereon, and a lien of a contractor, subcontractor, laborer or material man who has performed labor or furnished materials therefor, filed subsequently, shall have priority upon the funds derived from such judicial or other sale of such property, to the extent of an amount EQUAL TO THE VALUE OF SUCH IMPROVEMENT or improvements thereon, at the time of the filing of the notice of such lien.

The foregoing provision is designed to protect the subcon-

The foregoing provision is designed to protect the subcontractor against the situation where a building loan placed upon the property that comes ahead of any lien that may be thereafter filed by a subcontractor. The proposed amendment provides, in effect, that THE BUILDING LOAN MORTGAGE SHALL HAVE PRIORITY TO THE EXTENT OF THE VALUE OF THE LAND at the time of the commencement of the improvement and that the MECHANIC'S LIEN FILED SHALL HAVE PRIORITY TO THE EXTENT OF THE VALUE OF THE IMPROVEMENTS.

All lienors having liens against the same property or any part thereof, and all persons who have made or agreed to make advances to the owner under a building loan contract or mortgage, which has been fully filed or recorded, are by an amendment to Section 44 made necessary parties defendant.

EQUITIES TO BE DETERMINED.

An amendment to Section 45 provides that "the court may adjust and determine the equities of all parties to the action, the order of priority of different liens and incumbrances, and the amount of the priority of each. Finally, the bill proposes to make any contractor or subcontractor guilty of a misdemeanor who shall serve on the owner or other person a false statement of names or amounts due to his subcontractors or material men, or who shall wilfully omit from any such statement the name of any subcontractor or material man and the

BILL PREPARED BY THE ALLIED INTERESTS.

The amendments to the Lien Law prepared by the Allied Interests of the State of New York have been introduced in the State Senate by Mr. Howard B. Bayne, of Richmond. They cover different phases of the question from that which the Dana bill refers to, and are intended (1) to restrict the liability of the owner of property for labor or materials performed or furnished at the request of a tenant or purchaser to such cases where the WRITTEN CONSENT of the owner or his agent has been obtained.

The Bayne bill also aims (2) to make the drawing of a lien LESS TECHNICAL, (3) to limit the right of continuation to one year, (4) to fix definitely the date when a building loan contract must be filed, and (5) limits the amount for which the lien may be filed to the agreed price or value of labor and materials.

Objection to the Dana Bill.

MR. FREDERICK A. SNOW, president of the City Mortgage Company (15 Wall street), who represents financial interests that are necessarily concerned in any legislation amending the mechanics lien law, being asked for his views on the Dana bill, remarked, first, that it dealt with a very large subject, and one which needed to be handled with care and discretion. Mr. Snow said further:

"The history of somewhat similar legislation in other States has shown the effect on business to be so disastrous, that after several years, during which building was almost paralyzed, the illy-considered legislation was materially modified or repealed, but, unfortunately, without compensation to the persons whose interests had suffered in the meantime.

"There is one feature, however, of the proposed law which, in the judgment of the writer, would produce very disastrous results if passed; namely, the provisions respecting the relative claims of contractors and building loan mortgagees.

"It is sought by the terms of this bill to make the claims of a building loan mortgagee for money advanced in good faith under the building loan mortgage, a subordinate lien upon the property to the claims of contractors, subcontractors and material men, and, in case of a judicial or other sale of the property affected, limiting the priority of the lien of the building loan mortgage to the value of the vacant land before the commencement of the building operation.

"It must be apparent to any thoughtful man that the effect of the passage of such legislation would be to absolutely put an end to the obtaining of money on building loans to aid in the improvement of real estate in the State of New York, as no lender of money on bond and mortgage, in his right mind, will voluntarily make a loan upon real estate to find out, after his money has been advanced and his loan has been made, that, instead of having a first lien upon the property, his mortgage is subject to the claims of unknown material men for unknown amounts.

WHAT A LARGE LENDER SAID.

"I have been informed by one of the executive officers of the institution which is the largest lender under building loan mortgages in this city, that THE PASSAGE OF THIS ACT WOULD COMPEL IT TO CEASE MAKING SUCH LOANS. He also informed me that his institution had been repeatedly urged to make building loans in other States to aid in the erection of large buildings of undoubted value. That, although his company was satisfied with the security in other respects, it found upon investigation that the laws of those States did not sufficiently protect a building loan mortgagee, and, therefore, his company declined to make the loans, stating, as he said, that if they would amend their laws so as to conform to the laws of the State of New York, his company would be very glad to do such business.

"How serious a matter this would be for the City of New York becomes manifest when one realizes that OVER SEVENTY-ONE MILLIONS of dollars was loaned in the Boroughs of Manhattan and the Bronx on building loan mortgages in the year 1909, to aid in the substantial development and improvement of the city, and that such great building enterprises as the Plaza Hotel, and the great office buildings of the City Investing Company, the Broad Exchange, the Bowling Green, the Fifth Avenue Company, and scores of similar great improvements, were carried on with the aid of buildings that have been erected in the two boroughs with the aid of such money in the past few years.

"Unless the proposers of the law referred to have some newly discovered capital or methods of financing building operations without money, the effect of the passage of such a bill would simply be to ABSOLUTELY PUT AN END TO ALL BUILD-ING OPERATIONS in this city where borrowed capital is required, as no lender can be compelled to make a loan on unsatisfactory security, and if his interests are so imperiled by legislation that lending money on any form of mortgage on real estate is no longer safe, such loans will simply cease.

"The fact that there has been possible ground for complaint that irresponsible builders with the aid and possible connivance of unprincipled building loan operators or lenders, have been enabled to undertake building operations which have failed, and through which material men of this city have lost money, is no argument against the thousands of other operations which have been honestly and fairly conducted, against which not one word of complaint has ever been heard.

"That irresponsible builders are allowed to build in this city is absolutely the fault of the material men and contractors who give them credit. If proper investigations were made before dealing with such parties, and credit absolutely refused, as it would be in any other trade or occupation to men of similar irresponsibility, such cases of loss could not have occurred. There must be always in this world a reward for business sagacity and judgment, and a like punishment for a lack of the same, which is not confined to the building trade or any other special occupation, but is the universal law of business, and which cannot be successfully altered by any form of legislation."

ARCHITECTS PLAY AND DANCE.

The Society of Beaux-Arts Architects, which is composed of New York architects who are alumni of the Ecole des Beaux-Arts of Paris, gave a frolic Tuesday night at the Fine Arts Building in West 57th st. Afterward there was a revue in the French style and a ball. At dinner the guests were arranged at table according to the provinces whose traditional dress they wore. There was for instance a table for the Gironde, another for Alsace, another for Britanny, one for Normandy. The scene of the revue was the Fulton Monument and Watergate, designed by W. W. Bosworth and Albert Herter. Much of the revue is devoted to burlesquing well known members of the society.

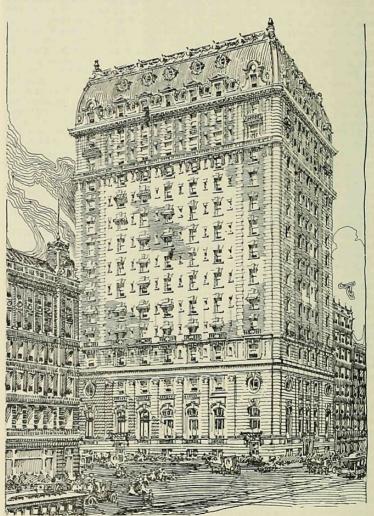
Among those present were Chester Holmes Aldrich, Raymond F. Almirall, Grosvenor Atterbury, H. M. Baer, Emile Baumgarten, Charles I. Berg, Donn Barber, F. H. Bosworth, Jr., W. W. Bosworth, John D. Boyd, John M. Carrere, Edward Pearce Casey, Walter B. Chambers, Howard Chapman, George S. Chappell, Walter Cook, R. H. Dana, Jr., George B. de Gersdorff, William Adams Delano, Edwin H. Denby, Arthur J. Dillon, William Emerson, Charles Ewing, Ernest Flagg, J. H. Freedlander, Frederick G. Frost, Leon N. Gillette, John C. Greenleaf, Howard Greenley, John A. Gurd, Thomas Hastings, A. J. Haydel, Henry F. Hornbostel, J. M. Howells, John S. Humphreys, Charles P. Huntington, Louis E. Jallade, Edgar A. Josselyn, W. Welles Knowles, Robert D. Kohn, Austin W. Lord, Benjamin W. Morris, Kenneth M. Murchison, Jr., James Otis Post, R. Burnside Potter, James Gamble Rogers, Hugh Tallant, Edward L. Tilton and Evarts Tracy.

THE NEW RECTOR ENTERPRISE.

Tuesday evening, February 1 last, a little party of ten, including Mr. and Mrs. Rector, E. R. Graham, of D. H. Burnham &Co., Louis J. Horowitz and J. H. Dinwiddie, of the Thompson-Starrett Company, J. M. Stoddard, attorney for Mr. Rector, assembled in a private room at Rector's to celebrate the launching of the new Rector enterprise which, long-delayed, had finally taken shape and was ready to move forward to completion.

The contract for the demolition of the old Rector restaurant and for the erection of a 17-sty—14 above grade and 3 below—hotel and restaurant, has been awarded to the Thompson-Starrett Company.

The new Rector Hotel, which will be erected from the plans of D. H. Burnham & Co., the Chicago architects, is to cover not only the old Rector site but property to the north and to



FIRST PICTURE OF THE NEW RECTOR BUILDING. Broadway, at 44th Street. D. H. Burnham & Co., Architects.

the east, the total area of the site being about 14,000 square feet. The architecture will be after the style of the French Renaissance. It will be necessary to excavate rock below grade to a depth of 40 feet, before the work on foundations can commence.

The exterior construction will be of limestone to the third story on the Broadway and 44th st sides, with brick and terra cotta trimmings in the upper stories, the whole surmounted with a mansard roof. Over 2,500 tons of steel will enter into the construction of the building, and is now being rolled at the mills for fabrication.

The hotel will contain 250 rooms, single and en suite, over 130 bathrooms and five passenger elevators. An unusually attractive feature will be the restaurant, which will be fifty per cent. larger than the former restaurant, extending, as it will, to 44th st. The ceiling will be in ornamental plaster, and the

general design highly artistic. The cafe and rathskeller will occupy the basement and have an entrance from the corner of 44th st and Broadway.

The chief difficulty in connection with the new Rector's was the completion date. Mr. Rector was obdurate on one point: The building was to be completed in time for next Christmas and New Year festivities. It was here that the Thompson-Starrett Company came forward and agreed to finish the building by December 15 next, so that the new Rector's will be opened to its patrons well before the New Year arrives.

IT PROVES A THEORY.

The Union Dime Savings Bank on Greeley Square, which is supposedly about to be pulled down, was built in 1876, and is an illustration of the doctrine that a first-class building in New York can outlive its economic usefulness in a single generation. If the economic value of this building has depreciated one hundred per cent. in thirty-three years, it follows that an annual depreciation charge of three per cent. for buildings of similar character and situation is not too large. The Bryant Building at Nassau and Liberty sts, which was cleared away last year, had a still shorter duration.

But the increase in the value of the site is a different story, which seems to prove the theory of those who hold that, in view of a sure increase in the value of the land, the economic depreciation of the building alone can be disregarded. The Union Dime Savings Bank has been as fortunate in real estate as some churches, as the trustees have erected three buildings and made a good profit on two of them.

When it was erected the Union Dime was the most imposing bank building in the city, being all of white marble and having three facades and a lofty tower. Much was said and written about it by architects. Some said there was confusion between the vertical treatment and the horizontal treatment, neither one nor the other predominating. This confusion exists, says John Beverley Robinson, wherever a single vertical object is placed upon or alongside a building of which the main lines are strongly horizontal, as is done when above the main horizontal cornice is set some kind of a turret, or perhaps the turret is carried down to the ground to form a round corner to the building, with a vertical break on each side where the flat wall joins the curve. In either case there is a clash between the horizontal and the vertical motives.

NOVELTIES.

SAVING THE WALLS FROM LEAKY DRAIN DAMAGE .-Even the best built brick, tile or concrete walls are liable to rapid disintegration resulting from leaky drain pipes. This is especially true in winter. The basin clogs up, water overflows and trickles down the brick wall face. There it freezes, displacing little atoms of cement mortar. This process is continued at every freeze-up following a thaw. If the drain pipe were placed an inch or two from the face of the wall and the basin were to be placed so close to the gutter as to permit absolutely no escape of water, this trouble and source of expense would be removed. A simple device that accomplishes this has just come onto the market. The leader rests upon a patented hanger inserted into the mortar joints and is perfectly rigid, yet room is allowed the leader to contract and expand and to be instantly removed. The Buyers' Bureau of the Record and Guide will give further particulars upon receipt of a two-cent stamp.

THE HOUSE FLY AND THE OFFICE BUILDING.—Flies and business never did mix. Fumes from a near-by restaurant, or stable draw flies in summer into many business offices, and more than one tenant has been obliged to move on that account. Now comes an inventor with a scheme to solve this problem. It is a new kind of a fly screen that lets the insect get out, instead of keeping him indoors where he makes a nuisance of himself and spreads disease germs. The device is made in screens and doors and come furnished complete with hardware. They may be removed from a window in a sceond and may be used in upper or lower sash. This comends itself to offices high above the street where the breeze is so strong that papers on desks are scattered about. The Buyers' Bureau has further information on this subject. Address Record and Guide, sending a two-cent stamp, to cover reply.

MAKING THE RADIATOR DO THE MOST WORK.—Little leaks occur in the management of a building that are almost impossible to discover or, if once found, defy stoppage. Consider the amount of useless work a radiator does. A room is heated, for instance, and someone discovers that it is close. Up go the windows, and then all the work the radiator has been doing goes for naught. That means waste of fuel. A local company has solved this problem. It encloses the radiator, forces air through a vent in the window sash around the radiator coils and then allows it to float out into the room, but in directed circulation. It supplies up to \$5,000 cubic feet of fresh air per hour, heated and perfectly circulated without draught. The vitalized air is exuded through exhaust vents. Besides, it prevents persons getting burned by coming in contact with hot radiators. This is a strong point in favor of its use in hotels and nurseries. So much for the commercial side

of it. Gases and putrid animal matter exhuded from the lungs are poison. They breed tuberculosis. A two-cent stamp sent with an inquiry to the Buyers' Bureau, Record and Guide office, will bring further information about this device.

IN KEEPING WITH ITS SITE.

THE Centurian Building, situated on the easterly side of Broadway, between 28th and 29th sts, a 17-story office building, built by the Century Holding Co. (Messrs. Lee & Fleischmann), is in the heart of the new commercial district, which will be the most important center as soon as the Pennsylvania and Long Island Terminal is in active operation. The building is in keeping with its site, being probably the most elaborate and complete structure of its size north of 23d street, and has been built with a view of catering to select and discriminating tenants.

There is light and air on all sides, and it is so planned that the entrance doors to the offices are visible at a glance as one steps off the elevators, a feature which must appeal to everyone who has had the misfortune to be lost in some of our mammoth office buildings.

The general finish of the building is exceptionally fine, all the trim being of steel with a baked enamel mahogany finish,



Lower portion of the Centurian Building, showing the Roman Doric order.

Rouse & Goldstone, Architects.

and the window frames and sash, being of bronze, produce a most striking and effective contrast with the mahogany trim. The floors are of white cement.

The entrance is a dignified hall more than 40 ft. in height, with a barrel-vaulted ceiling, the walls being laid out with Botticino marble and panelled, with a carved marble frieze above. A broad sweeping staircase of marble and bronze ascends from the entrance hall to the second floor.

The facade is of brick and marble of a severe classic design, the brick being made especially for this building. The lower portion is composed of free standing marble columns over 35 ft. in height, with a wrought iron and glass screen behind. The marble for this work was the selected output of the largest quarry in Vermont, each column alone costing over \$7,000. William L. Rouse and Lafayette A. Goldstone, 12 West 32d st., are the architects. The agents are Messrs. Gross & Gross Company, Fifth av and 34th st.

CONSTRUCTION OF THE NEW LONDON POST OFFICE.-The New London Post Office is constructed by a simple method of reinforced concrete. The building comprises two blocks one known as the Public Office and the other the Sorting Office. These two blocks are joined together by an intermediate building below ground level, the roof of which acts as the floor of the loading yard between the buildings. The cubic contents of the public office are, approximately, one and a quarter million cubic feet, while the cubic contents of the sorting office are about 5,780,000 cubic feet, and of the intermediate building about 900,000 cubic feet. The main dimensions of the public office are 201 by 60 feet, with a height of 85 feet above ground. The total height from subbasement level to flat roof is 109 feet. This block has six floors, of which the ground floor is 25 feet high and the other floors of varying heights, averaging 13 feet 6 inches. Regarding the sorting office, the main dimensions are 312 feet by 185 feet, with a height of 63 feet above ground, or 104 feet from sub-basement level to flat roof. Each of the blocks consists of a monolithic frame of columns and beams, with concrete curtain and face walls, floors and roofs. All staircases, light, air and elevator shafts, ventilation ducts and other details are cast in the concrete, and monolithic connection maintained throughout, similarly to the primary structural frame.

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

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

BRICK.

William Schmidt, Bridgeport, Conn., archi-

tect.

Marc Eidlitz & Son, 489 5th av, builders.

E. L. Sawyer Co., Terminal Bldg., Hoboken,
N. J., builder.

H. I. Darling Improvement Co., Trust Co.

Bldg., Jersey City, N. J., owner.

Wm. H, Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.

L. & R. Realty Co., 165 Broadway, owner.

Heywood-Wakefield Building Co., 129 Charlton st, owner.

ton st, owner. Brevoort Construction Co., 6-8 W. 18th st,

owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th St., archi-

tects.
Emma M. S. Mestaniz, 810 Forest av, Bronx,

owner.

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect av and 164th
st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av,
builder.*

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Bldg. Improvement & Investment
Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery,

owner.
Bliss & Griffiths, 225 5th ave., builders.
Heights Town Con. Co., 178th st and Audu-

bon ave., owner. Waunegan Realty Co., 35 Nassau st, owner. Rockton Construction Co., St. Nicholas ave and 163d st, owner.

STONE.

William Schmidt, Bridgeport, Conn., archi-

tect.

Marc Eidlitz & Son, 489 5th av, builders.

E. L. Sawyer Co., Terminal Bldg., Hoboken,
N. J. builder; reinforced concrete.

H. I. Darling Improvement Co., Trust Co.
Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av owner.

L. & R. Realty Co., 165 Broadway, owner.

Heywood-Wakefield Bldg. Co., 129 Charlton
St., owner.

St., owner.

Brevoort Construction Co., 6-8 W. 18th St., owner; limestone.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects

architects.
Emma M. S. Mestaniz, 810 Forest av, Bronx, owner; limestone.
Maximilian Zipkes, 103 Park av, architect;

concrete. Mercury Realty Co., Prospect av and 164th

st., Bronx, owner.
L. Shea Construction Co., 489 5th av,

E. L. Shea Construction Co., 489 5th av, builder; limestone.*
Gruenstein & Mayer, 230 Grand st, owners;

Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner;
limestone.*

Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Building, Improvement & Investment
Co., 149 Church st., owner.
Carnegie Construction Co., 231 Bowery,

owner. Bliss & Griffiths, 225 5th ave, builders. Heights Town Con. Co., 178th st and Audu-

bon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner; granite, limestone.

TERRA COTTA.

William Schmidt, Bridgeport, Conn., archi-

tect.
Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken,
N. J., Builder.
H. I. Darling Improvement Co., Trust Co.
Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, architect;

vitrified tile coping.
Chas. Brendon & Co., 500 5th av, owner; terra cotta coping.
L. & R. Realty Co., 165 Broadway, owner; glazed terra cotta coping.
Heywood-Wakefield Bldg. Co., 129 Charlton

st, owner. Brevoort Construction Co., 6-8 W. 18th st,

owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects tects.

Emma M. S. Mestaniz, 810 Forest av, Bronx,

owner.
Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th
st, Bronx, owner.
E. L. Shea Construction Co., 489 5th av,

builder.*

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect;
terra cotta coping.
Central Building, Improvement & Investment
Co., 149 Church st, owner; tile terra cotta

coping.
Carnegie Construction Co., 231 Bowery,

owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner; glazed terra cotta coping.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner; glazed tile coping. owner.

ROOFING.

William Schmidt, Bridgeport, Conn., archi-

Eidlitz & Son, 489 5th av, builders; gravel roof.

gravel roof.

E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.

H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, architect;

slag roof. Chas. Brendon & Co., 500 5th av, owner; tin roof.

& R. Realty Co., 165 Broadway, owner; slag roof. Heywood-Wakefield Bldg. Co., 129 Charlton

st, owner.

Brevoort Construction Co., 6-8 W. 18th st, owner; plastic slate roof.

Fabian Construction Co., owner.

B. W. Morris, 345 5th av, architect.

Harold L. Young, 1328 Broadway, architect.

Stephenson & Wheeler, 18 W. 27th St., architects

Emma M. S. Mestaniz, 810 Forest av, Bronx,

Maximilian Zipkes, 103 Park av, architec Mercury Realty Co., Prospect av and 164th st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av,

builder.*

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect;
Barrett slag roof.
Central Building, Improvement & Investment
Co., 149 Church st, owner; tile roof.
Carnegie Construction Co., 231 Bowery,
owner.

owner.

Bliss & Griffiths, 225 5th ave, builders.

Heights Town Con. Co., 178th st and Audubon ave, owner; plastic slate roof.

Waunegan Realty Co., 35 Nassau st., owner,

plastic slate roof.
Rockton Construction Co., St. Nicholas ave and 163d st, owner; felt and slag roof.

IRON AND STEEL WORK.

William Schmidt, Bridgeport, Conn., archi-

tect.
Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken,
N. J., builder.
H. I. Darling Improvement Co., Trust Co.
Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, architect. Chas. Brendon & Co., 500 5th av, owner. L. & R. Realty Co., 165 Broadway, owner. Heywood-Wakefield Bldg. Co., 129 Charlton st, owner. Brevoort Construction Co., 6-8 W. 18th st,

owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects

Emma M. S. Mestaniz, 810 Forest av, Bronx,

owner.

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect av and 164th
st. Bronx, owner.

E. L. Shea Construction Co., 489 5th av,
builder.*

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Building, Improvement & Investment
Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery,
owner.

owner. Bliss & Griffiths, 225 5th ave, builders. Heights Town Con. Co., 178th st and Audu-

bon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave
and 163d st, owner.

FIREPROOFING.

Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect. Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner; terra cotta blocks.
Heywood-Wakefield Bldg., Co., 129 Charlton st. owner.

st. owner Brevoort Construction Co., 6-8 W. 18th st,

owner.

owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, archi-

Emma M. S. Mestaniz, 810 Forest av, Bronx,

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect av and 164th st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av,

E. L. Shea Construction Co., 489 5th av, builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Albor Realty Co., 132 Nassau st, owner.
Central Building, Improvement & Investment
Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery,
owner

owner.

Bliss & Griffiths, 225 5th ave, builders.

Heights Town Con. Co., 178th st and Audubon ave, owner.

Waunegan Realty Co., 35 Nassau st, owner.

Rockton Construction Co., St. Nicholas ave and 163d st, owner.

PLUMBING.

William Schmidt, Bridgeport, Conn., archi-

Marc Eidlitz & Son, 489 5th av, builders. E. L. Sawyer Co., Terminal Bldg., Hoboken,

Marc Eidlitz & Son, 459 5th av, builders.

E. L. Sawyer Co., Terminal Bldg., Hoboken,
N. J., builder.
H. I. Darling Improvement Co., Trust Co.
Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av. owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton
st owner.

Brevoort Construction Co., 6-8 W. 18th st,

owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, archi-

Emma M. S. Mestaniz, 810 Forest av, Bronx, owner.

Maximilian Zipkes, 103 Park av, architect.
Mercury Realty Co., Prospect av and 164th
st. Bronx, owner.
E. L. Shea Construction Co., 489 5th av,

builder.

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Building Improvement & Investment
Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery,

owner. Bliss & Griffiths, 225 5th ave, builders. Heights Town Con. Co., 178th st and Audu-

bon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave
nue and 163d st, owner.

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

William Schmidt, Bridgeport, Conn., archi-

Marc Eidlitz & Son, 489 5th av, builders. E. L. Sawyer Co., Terminal Bldg., Hoboken,

Marc Enditz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., Builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st.

Brevoort Construction Co., 6-8 W. 18th st,

Fabian Construction Co., owner. B. W. Morris, 345 5th av, architect. Harold L. Young, 1328 Broadway, architect. Stephenson & Wheeler, 18 W. 27th st, archi-

Emma M. S. Mestaniz, 810 Forest av, Bronx,

owner.

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect av and 164th st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av,

builder.*

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect;
metal and glass skylights.
Central Building Improvement & Investment
Co., 149 Church st, owner; glass skylights.
Carnegie Construction Co., 231 Bowery,
owner

Bliss & Griffiths, 225 5th av, builders. Heights Town Con. Co., 178th st and Audu-

bon ave, owner. Waunegan Realty Co., 35 Nassau st, owner. Rockton Construction Co., St. Nicholas ave and 163d st, owner.

HEATING APPARATUS & SUPPLIES.

William Schmidt, Bridgeport, Conn., archi-

William Schmidt, Bridgeport, Cohn., architect.
Marc Eidlitz & Son, 489 5th av, builders; steam heat.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner; steam heat.

Wm. H. Birkmire, 396 Broadway, architect; steam heat

Chas. Brendon & Co., 500 5th av, owner;

chas. Brendon & Co., 500 cm., steam heat.

L. & R. Realty Co., 165 Broadway, owner; low pressure steam.

Heywood-Wakefield Bldg. Co., 129 Charlton

Brevoort Construction Co., 6-8 W. 18th st, owner; steam heat.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects

Emma M. S. Mestaniz, 810 Forest av, Bronx,

Maximilian Zipkes, 103 Park av, architec Mercury Realty Co., Prospect av and 164th st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av,

builder.*

Gruenstein & Mayer, 230 Grand st, owners. Frank F. Ward, 203 Broadway, architect. Louis Beers, 916 Broadway, Bklyn., owner.* Albor Realty Co., 132 Nassau st, owner. Chas. E. Birge, 29 W. 34th st, architect; direct steam heat.

Central Bldg. Improvement & Investment Co., 149 Church St.

entral Bldg. Improvement & Investment Co., 149 Church St., owner; steam heat.

Carnegie Construction Co., 231 Bowery, Bliss & Griffiths, 225 5th ave, builders. Heights Town Con. Co., 178th st and Audubon ave, owner; steam heat. Waunegan Realty Co., 35 Nassau st, owner;

steam heat.
ockton Construction Co., St. Nicholas ave
and 163d st, owner; steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

William Schmidt, Bridgeport, Conn., archi-

Eidlitz & Son, 489 5th av, builders; Marc

Marc Eidlitz & Son, 489 5th av, builders; electric lights.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st. owner. st owner.

Brevoort Construction Co., 6-8 W. 18th st, owner.

owner.
Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects tects.
Emma S. Mestaniz, 810 Forest av, Bronx,

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect av and 164th
st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av,
builder.*

Gruenstein & Mayer, 230 Grand st, owners. Frank F. Ward, 203 Broadway, architect. Louis Beers, 916 Broadway, Bklyn., owner.* Albor Realty Co., 132 Nassau st, owner; dumhwaiter dumbwaiter.

dumbwaiter.
Chas. E. Birge, 29 W. 34th st, architect.
Central Bldg. Improvement & Investment
Co., 149 Church St., owner.
Carnegie Construction Co., 231 Bowery,

owner. liss & Griffiths, 225 5th

Bilss & Griffiths, 225 5th ave, builders. Heights Town Con. Co., 178th st and Audubon ave, owner. Waunegan Realty Co., 35 Nassau st, owner. Rockton Construction Co., St. Nicholas ave and 163 st, owner.

ELEVATORS.

Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg., Co., 129 Charlton st. owner.

Brevoort Construction Co., 6-8 W. 18th st, owner

Fabian Construction Co., owner. B. W. Morris, 345 5th av, architect. Stephenson & Wheeler, 18 W. 27th st, archi-

Emma M. S. Mestaniz, 810 Forest av. Bronx,

owner; dumbwaiters.

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect av and 164th st, Bronx, owner; dumbwaiters.

E. L. Shea Construction Co., 489 5th av,

E. L. Shea Construction Co., 489 5th av, builder; dumbwaiters.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner; dumbwaiters.*

Alber Bealty Co., 132 Nassau st, owner;

Albor Realty Co., 132 Nassau st, owner; dumbwaiters.

dumbwaiters.
Chas. E. Birge, 29 W. 34th st, architect; dumbwaiters.
Central Bldg. Improvement & Investment Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery, owner; dumbwaiters.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner; dumbwaiters.
Waunegan Realty Co., 35 Nassau st, owner, dumbwaiters.

dumbwaiters. ockton Construction Co., St. Nicholas ave

and 163d st, owner

PAINTS.

William Schmidt, Bridgeport, Conn., archi-

William Schmidt, Bridgeport, Conn., architect.

Marc Eidlitz & Son, 489 5th av, builders.

E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.

H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, acrhitect. Chas. Brendon & Co., 500 5th av, owner.

L. & R. Realty Co., 165 Broadway, owner. Heywood-Wakefield Bldg. Co., 129 Charlton st, owner. st, owner

Brevoort Construction Co., 6-8 W. 18th st, owner. Fabian Construction Co., Fabian Construction Co., owner. Emma M. S. Mestaniz, 810 Forest av, Bronx,

owner.

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect av and 164th st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av, builder.*

Cruenstein & Mayor 230 Grand st owners

Gruenstein & Mayer, 230 Grand st, owners. Frank F. Ward, 203 Broadway, architect. Louis Beers, 916 Broadway, Bklyn., owner.* Albor Realty Co., 132 Nassau st, owner. Chas. E. Birge, 29 W. 34th st, architect.

Central Bldg. Improvement & Investment Co., 149 Church st, owner. Carnegie Construction Co., 231 Bowery,

owner.
Bliss & Griffiths, 225 5th ave, builders.
Heights Town Con. Co., 178th st and Audubon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

HARDWARE.

William Schmidt, Bridgeport, Conn., archi-

Marc Eidlitz & Son, 489 5th av, builders. E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.

Marc Eidlitz & Son, 489 oth av, bullders.
E. L. Sawyer Co., Terminal Bldg., Hoboken,
N. J., builder.
H. I. Darling Improvement Co., Trust Co.
Bldg., Jersey City. N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg., Co., 129 Charlton

st, owner. Brevoort Construction Co., 6-8 W. 18th st, owner

Fabian Construction Co., owner.
B. W. Morris, 345 5th av, architect.
Harold L. Young, 1328 Broadway, architect.
Stephenson & Wheeler, 18 W. 27th st, architects.
Emma M. S. Mestaniz, 810 Forest av, Bronx,

owner.

Maximilian Zipkes, 103 Park av, architect.

Mercury Realty Co., Prospect Ave. and 164th st, Bronx, owner.

E. L. Shea Construction Co., 489 5th av, builder.*

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Bldg. Improvement & Investment Co.,
149 Church st, owner.
Carnegie Construction Co., 231 Bowery,

owner.

owner.

Bliss & Griffiths, 225 5th ave, builders.

Heights Town Con. Co., 178th st and Audubon ave, owner.

Waunegan Realty Co., 35 Nassau st, owner.

Rockton Construction Co., St. Nicholas ave and 163d st, owner.

PLATE GLASS.

William Schmidt, Bridgeport, Conn., archi-

tect.

Marc Eidlitz & Son 489 5th av, builders.

E. L. Sawyer Co., Terminal Bldg., Hoboken.

N. J., builder.

H. I. Darling Improvement Co., Trust Co.

Bldg., Jersey City, N. J., owner.

Wm. H. Birkmire, 396 Broadway, architect.

Chas. Brendon & Co., 500 5th av, owner.

L. & R. Realty Co., 165 Broadway, owner.

Heywood-Wakefield Bldg. Co., 129 Charlton

st, owner. owner. Brevoort Construction Co., 6-8 W. 18th st.

owner.
Fabian Construction Co., owner.
Stephenson & Wheeler, 18 W. 27th st, archi-

tects. Emma M. S. Mestaniz, 810 Forest av, Bronx,

Maximilian Zipkes, 103 Park av, archite Mercury Realty Co., Prospect av and 164th st. Bronx, owner. E. L. Shea Construction Co., 489 5th av,

builder.

builder.*
Gruenstein & Mayer, 230 Grand st, owners.
Frank F. Ward, 203 Broadway, architect.
Louis Beers, 916 Broadway, Bklyn., owner.*
Albor Realty Co., 132 Nassau st, owner.
Chas. E. Birge, 29 W. 34th st, architect.
Central Bldg. Improvement & Investment
Co., 149 Church st, owner.
Carnegie Construction Co., 231 Bowery,

owner.

Bliss & Griffiths, 225 5th ave, builders.

Heights Town Con. Co., 178th st and Audu-

heights Town Con. Co., 1. Co., bon ave, owner.
Waunegan Realty Co., 35 Nassau st, owner.
Rockton Construction Co., St. Nicholas ave and 163d st, owner.

INTERIOR WOODWORK AND TRIM.

William Schmidt, Bridgeport, Conn., archi-

Marc Eidlitz & Son, 489 5th av, builders. E. L. Sawyer Co., Terminal Bldg., Hoboken,

Marc Eidlitz & Son, 489 5th av, builders.
E. L. Sawyer Co., Terminal Bldg., Hoboken, N. J., builder.
H. I. Darling Improvement Co., Trust Co. Bldg., Jersey City. N. J., owner.
Wm. H. Birkmire, 396 Broadway, architect.
Chas. Brendon & Co., 500 5th av, owner.
L. & R. Realty Co., 165 Broadway, owner.
Heywood-Wakefield Bldg. Co., 129 Charlton st, owner.
Brevoort Construction Co., 6-8 W. 18th st, owner.

owner.
Fabian Construction Co., owner.
Stephenson & Wheeler, 18 W. 27th st. archi-

tects.
Emma M. S. Mestaniz, 810 Forest av, Bronx,

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

AUDUBON AV, s e cor 177th st, 6-sty brick and stone tenement, 99.11x89.11; tin or plastic slate roof, steam heat, glazed terra cotta coping, galvanized iron cornices; cost, \$200,000; owner, Heights Town Con. Co., 178th st and Audubon av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 82.

FORT WASHINGTON AV, n e cor 164th st, 6-sty brick and stone apartment house, 127.10x116, plastic slate roof, steam heat, glass skylights, limestone; cost, \$225,000; owner, Waunegan Realty Co., 35 Nassau st; architects, Schwartz & Gross, B. N. Marcus, 347 5th av. Plan No. 83

B. N. Marcus, 347 5th av. Plan No. 83. I. Friedenheit, 85 5th av, president; Simon Wolf, 22 East 81st st, secretary and treasurer.

Dwellings.

52D ST, No. 46 East, 4-sty and basement brick and stone dwelling, 18x66, tin roof, galvanized iron skylights and cornices, steam heat, terra cotta coping, terra cotta blocks; cost, \$40,000; owner, architect and builder, Chas. Brendon & Co., 500 5th av. Plan No. 76.

Miscellaneous.

STANTON ST, No. 15, 1-sty brick outhouse, 11.2x8.8; cost, \$800; owners, Geo. J. & M. J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, Bible House. Plan No. 86.

Office and Loft Buildings.

34TH ST, Nos. 514-520 West, 12-sty brick and stone warehouse and loft, 100x 197.5; cost, \$500,000; owner, Heywood-Wakefield Bldg. Co., 129 Charlton st; architects, Lee & Hewitt, 1123 Broadway. Plan No. 78.

45TH ST, Nos. 2-4-6 West, 16-sty brick and stone store, office and lofts, 75x90, plastic slate roof, galvanized iron skylights, steam heat, granite, limestone; cost, \$625,000; owner, Brevoort Const. Co., 6-8 West 18th st; architects, Schwartz & Gross, 347 5th av. Plan No. 79.

& Gross, 347 5th av. Plan No. 79.
39TH ST, No. 225 West, 12-sty brick
and stone loft, 75x90, slag roof, galvanized
lron skylights, wire glass, terra cotta
blocks, low pressure steam, glazed terra
cotta coping; cost, \$300,000; owner, L. &
R. Realty Co., 165 Broadway; architects,
Mulliken & Moeller, 103 Park av. Plan
No. 77.

Raymond M. Owen, Broadway and 101st st, president; A. B. Leary, 304 West 82d st, secretary; R. H. Montgomery, 317 West 83d st, treasurer. American Press Association, 45 Park pl, tenants.

HUDSON ST, s w cor Duane st, 12-sty brick and stone loft, 44.5x120.10, tile roof, galvanized iron and glass skylights, tile terra cotta coping, steam heat, limestone; cost, \$350,000; owner, Central Building Improvement & Investment Co., 149 Church st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 81.

27TH ST, Nos. 122-130 w, 12-sty brick and stone store and loft, 98.9x88.9, composition felt and slag roof, blue stone and glazed tile coping, steam heat, granite and limestone; cost, \$300,000; owner, Rockton Const. Co., St. Nicholas av and 163d st; architect, L. Townsend Steinle & Haskell, Marbridge Bldg., 34th st and 6th av. Plan No. 84.

Stores and Dwellings.

72D ST, No. 148 West, 7-sty brick and stone store and dwelling, 20x92.2, Barrett slag roof, metal and glass skylights, iron balconies and stairs, stone and terra cotta coping, direct steam heat, marble sills; cost, \$50,000; owner, F. A. Elliott, 243 President st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 80.

10TH ST, n w cor Emerson st, 1-sty store and dwelling, 55.1x110, galvanized iron skylights, cornices, steam heat; cost, \$10,000; owner, Realty Operating Co., 15 Wall st; architects, Gronenberg & Leuchtog, 7 West 22d st. Plan No. 85.

MANHATTAN ALTERATIONS.

CANAL ST, No. 131, stairway, floor beams to 6-sty brick and stone store and loft; cost, \$500; owners, S. J. Silberman and David Shoff, 83 Canal st; architect, Barney Parker, 1488 Madison av. Plan No. 276.

CHURCH ST, No. 274, install mezzanine floor to 6-sty brick loft; cost, \$250; owner, not given; architect, Henry H. Zubrin, 28th st and 1st av. Plan No. 255. Ely J. Rieser & Co., 28th st and 1st av,

carpenter work.

COLUMBIA ST, No. 55, partitions, toilets, windows, to 5-sty brick tenement; cost, \$2,000; owner, Chas. W. Hunter, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 294.

CORTLANDT ST, No. 31, 1 and 5-sty brick rear extensions, 23x33, and 21.8x7, partitions, electric elevator, girders, vault, to 5-sty brick and stone store and loft; cost, \$25,000; owner, C. F. Benton, Perth Amboy, N. J.; architect, J. C. Westervelt, 36 West 34th st. Plan No. 289.

DIVISION ST, No. 60, stairs, show windows, beams to 5-sty brick tenement; cost, \$3,000; owner, Almira H. Dominick, 44 West 48th st; architect, O. Reissmann, 30 1st st. Plan No. 282.

ELDRIDGE ST, No. 5, store fronts, install columns, beams, to 6-sty brick store and tenement; cost, \$1,500; owner, Samuel Friedman, 107 Attorney st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 287.

ESSEX ST, No. 134, alter beams, columns, girders, to 6-sty brick loft; cost, \$8,000; owners, Tenzer & Friedland, care architect; architect, L. A. Sheinart, 190 Bowery. Plan No. 251.

EXCHANGE PL, No. 26, partitions to 10-sty brick and stone office; cost, \$800; owner, Farmers Loan & Trust Co., 22 William st; architect, Beaver Const. Co., 26 Exchange pl. Plan No. 274

26 Exchange pl. Plan No. 274.

FORSYTH ST, No. 82, 1-sty brick rear extension, 25x14, beams, piers, to two 3-sty brick stores and dwellings; cost, \$2,000; owner, Mathias Bros., 82 Forsyth st; architect, Max Muller, 115 Nassau st. Plan No. 253.

FRANKLIN ST, No. 16, toilets, tubs, sinks to 4-sty brick tenement; cost, \$1,-800; owner, Augustus Sparboro, 14 Franklin st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 267.

HESTER ST, No. 189, partitions, tank to 5-sty brick store and tenement; cost, \$750; owner, John H. Strodl, 63 East 87th st; architect, Chas. H. Richter, 68 Broad. Plan No. 285.

McDOUGAL ST, Nos. 68-70, windows to 6-sty brick tenement; cost, \$750; owner, Dominick Abbate, 226 Lafayette st; architect, Richard Rohl, 128 Bible House. Plan No. 279.

MADISON ST, No. 166, windows to 4sty brick tenement; cost, \$200; owner, Samuel Abraham, 9 East 14th st; architect, O. Reissmann, 30 1st st. Plan No. 297.

PEARL ST, No. 489, piers, windows, partitions, to 5-sty brick tenement; cost, \$100; owner, Thomas Hammill, 22 City Hall pl; architect, Wm. H. Rahmann, 103 Park av. Plan No. 271.

RIDGE ST, No. 132, show windows, to 4-sty brick tenement; cost, \$500; owner, M. Weingarten, 229 Broome st; architect, O. Reissmann. Plan No. 291.

RIVINGTON ST, Nos. 71-73, cut doors to 6-sty brick tenement; cost, \$200; owner, Max Dick, 1839 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 267.

SUFFOLK ST, No. 43, alter show windows to 5-sty brick tenement; cost, \$500;

owner, L. Greenberg, 43 Suffolk st; architect, O. Reissmann, 30 1st st. Plan No. 266.

7TH ST, No. 100 East, bathrooms to 5sty brick tenement; cost, \$5,000; owner, Simon Roth, 315 Pearl st; architects, Gronenberg & Leuchtog, 7 West 22d st. Plan No. 270.

10TH ST, No. 81 East, 1-sty brick and stone rear extension, 9x14.8, to 4-sty brick and stone loft; cost, \$450; owner, Nathan Schwab, 6 East 14th st; architects, Gross & Kleinberger, Bible House. Plan No. 261.

10TH ST, Nos. 283-297 West, Charles st, Nos. 150-169, erect sign to —sty brick brewery; cost, \$450; owner, Beadleston & Woerz, 291 West 10th st; architect, O. J. Gude Co. Plan No. 284.

14TH ST, No. 138 E, partitions, show windows, to 5-sty brick loft and office; cost, \$500; owner, M. Krins, 2½ Murray st; architect, O. Reissmann, 30 1st st. Plan No. 290.

17TH ST, Nos. 40-42 West, partitions to 12-sty brick and stone warehouse; cost, \$550; owner, Morris Levine, on premises; architects, Gross & Kleinberger, Bible House. Plan No. 269.

23D ST, No. 316 West, partitions, windows, piers, to 4-sty brick dwelling; cost, \$250; owner, James E. Mitchell, 332 West 24th st; architect, C. B. Brun, 1 Madison av. Plan No. 254.

29TH ST, No. 414 West, alter walls, enlarge partitions, toilets, skylights, fire-escapes, to two 4 and 3-sty brick tenements; cost, \$1,800; owner, Mrs. Isabella Hawkins, Ramsey, N. J.; architect, John Ph. Voelker, 979 3d av. Plan No. 263.

30TH ST, No. 230 E, partitions, windows (skylights, to 4-sty brick tenement; cost, \$300; owner, Joseph Personeni, 496 West Broadway; architect, John Ph. Voelker, 979 3d av. Plan No. 292.

33D ST, No. 305 E, dumbwaiter shaft, to 5-sty brick tenement; cost, \$6,000; owner, A. Goldenblum, 623a Willoughby av; architect, Century Eng. & Const. Co., 140 Nassau st. Plan No. 301.

39TH ST, No. 400 West, partitions, windows, to 5-sty brick tenement; cost, \$900; owners, Beadleston & Woerz, 400 West 39th st; architect, A. V. Bourke, 220 Broadway. Plan No. 258.

M. T. Garvey, 36 New Bowery, has carpenter work.

42D ST, No. 13 West, stairs, alter show windows to 4-sty brick store and tenement; cost, \$1,250; owner, Estate Katherine L Hall, 13 West 42d st; architect, H. G. Knapp, 5 East 42d st. Plan No. 281.

45TH ST, No. 26 West, alter walls to 1sty brick place of amusement; cost, \$450; owner, Harvard Club, 26 West 45th st; architect, Elwood Rue, 219 West 29th st. Plan No. 283.

47TH ST, No. 22 West, partitions, doors, windows, walls, show windows to 4-sty brick dwelling; cost, \$900; owners, Gustav and Hugo Blumenthal, 42 West 70th st; architect, R. E. Kelly, 219 East 39th st. Plan No. 280.

50TH ST, No. 216 West, alter beams, walls, columns to 3-sty brick and stone store and dwelling; cost, \$2,500; owner, Estate of J. C. Miller, 227 West 52d st; architect, Adna H. Miller, 216 West 50th st. Plan No. 273.

51ST ST, No. 107 West, 1-sty brick rear extension, 9x15, to 2-sty brick garage and office; cost, \$200; owner, Mrs. E. F. Shepard, 5th av and 49th st; architect, Robert McGregor, 207 West 19th st. Plan No. 264.

69TH ST, No. 1 E, partitions, windows, stairs, elevator shaft, walls to 3-sty brick and stone stable; cost, \$10,000; owner, Mrs. Mary W. Harriman 1 East 69th st; architects, G. Atterbury and J. L. Peabody, Asso., 20 West 43d st. Plan No. 298.

Marc Eidlitz & Son, 489 5th av, have general contract.

91ST ST, Nos. 154-160 East, install bath to two 8-sty brick tenements; cost, \$3,-000; owner, M. E. Oppenheim, 206 Broadway; architect, A. Balschun, 427 East 138th st. Plan No. 252. 104TH ST, No. 427 E, 1-sty brick rear

104TH ST, No. 427 E, 1-sty brick rear extension, 129x50, gangway, windows, to 2-sty stable; cost, \$5,500; owner, Frank De Rosa, 427 East 104th st; architect, M. W. Del Gaudio, Tremont and Webster av. Plan No. 302.

av. Plan No. 302.

125TH ST, No. 20 W, beams, stairs, walls, to 4-sty brick store and tenements; cost, \$4,000; owner, Wm. T. Koch, 224 Lenox av; architects W. H. Hume & Son, 1 Union sq. Plan No. 296.

125TH ST, Nos. 123-125 W, add 1-sty,

125TH ST, Nos. 123-125 W, add 1-sty, new stairs, vent shaft, walls, to 2, 4 and 3-sty brick stores and offices; cost, \$20,-000; owner, Frank Wanier, 75 West Houston st; architects, Kafka & Lindenmeyr, 37 East 28th st. Plan No. 293.

129TH ST, s s, 316.4 e Amsterdam av,

129TH ST, s s, 316.4 e Amsterdam av, 2-sty brick side extension, 50x57.2, to 2-sty brick factory; cost, \$10,000; owners, Bernheimer & Schwartz, 128th st and Amsterdam av; architect, L. Oberlein, 407 West 37th st. Plan No. 300.

BROADWAY, No. 1876, mezzanine floor

BROADWAY, No. 1876, mezzanine floor to 2-sty brick and stone store and office; cost, \$500; owner, Wendell Estate, 175 Broadway; architects, Motor Mart Co., on premises. Plan No. 260.

EAST BROADWAY, No. 43, partitions, toilets, skylights, to 4-sty brick store and loft; cost, \$1,000; owner, Nathan Roggen, 43 East Broadway; architect, Max Muller, 115 Nassau st. Plan No. 268.

1ST AV, No. 2221, 1-sty brick rear extension, 25x16.5, partitions, toilets, windows, to 4-sty brick tenement; cost, \$2,-000; owner, Henry A. Ridabock, 112 4th av; architect, Nathan Langer, 81 East 125th st. Plan No. 256.

125th st. Plan No. 256.

1ST AV, No. 2258, show windows, to 4sty brick tenement; cost, \$250; owner,
Anna Wetter, 2258 1st av; architect, O.
Reissmann, 30 1st st. Plan No. 299.

Reissmann, 30 1st st. Plan No. 299.

2D AV, No. 1285, alter door openings to 5-sty brick tenement; cost, \$100; owner, Jacob Harris, 1285 2d av; architect, O. Reissmann, 30 1st st. Plan No. 250.

3D AV, No. 1058, alter show windows to 4-sty brick office and loft; cost, \$500; owner, Frank Gass, 1058 3d av; architect, O. Reissmann, 30 1st st. Plan No. 265.

3D AV, No. 2336, alter stairs, to 4-sty brick tenement; cost, \$600; owners, A. H. Landecker, 206 Broadway; architects, Reid & Erkins, 105 East 14th st. Plan No. 288.

3D AV, No. 745, dumb waiter shaft, to 5-sty brick tenement and store; cost, \$500; owner, Mrs. Catherine A. Phelps, c Cruikshank Co., 141 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 286.

5TH AV, No. 670, columns, girders, beams, doors, windows, to 4-sty brick dwelling; cost, \$10,000; owner Gallatin Estate, c architects; architects, Stephenson & Wheeler, 18 West 27th st. Plan No. 295.

Brewster & Co., Broadway and 47th st, lessees.

5TH AV, No. 503, erect sign to 6-sty brick and stone store and office building; cost, \$350; owner, 503 5th Avenue Co., 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 278. 6TH AV, No. 461, erect sign to 2-sty

6TH AV, No. 461, erect sign to 2-sty frame store; cost, \$150; owner, A. Y. Pringle, 53 Bond st. Plan No. 272.

6TH AV, No. 814, stairs, store fronts, to 5-sty brick store and tenement; cost, \$1,-000; owner, Bridget D. Fitzpatrick, 60 West 76th st; architect, P. J. Murray, 341 East 43d st. Plan No. 257.

7TH AV, n e cor 124th st, new interior front to 3-sty brick and stone theatre; cost, \$90,000; owner, Anthony Van Bergen, Paris, France; architect, S. S. Sugar, 104 West 142d st. Plan No. 259.

Marcus Loew, Inc., lessee.

9TH AV, No. 313, show windows, girders to 3-sty brick and stone store and dwelling; cost, \$1,350; owner, Chas. McNamee, Rome, Italy; architect, J. Charles Hankinson, 147 Watts st. Plan No. 277.

10TH AV, No. 512, partitions to 5-sty brick tenement; cost, \$750; owner, Frederick Rohrs, 512 10th av, and Chas. H. Hohns, 512 10th av; architect, John H. Knubel, 318 West 42d st. Plan No. 275.

PROJECTED BUILDINGS. Bronx.

Apartments, Flats and Tenements.

PROSPECT AV, e s, 300 n 167th st, 5-sty brick tenement, tin roof, 30x56; cost, \$18,000; owner, Geo. Seipp, 20 New Chambers st; architect, Adolph Balschun, 427 East 138th st. Plan No. 112.

PROSPECT AV, block bounded by Av St. John and Kelly st, 5-sty brick stores and tenement, plastic slate roof, 228x137.-7; cost, \$250,000; owners, Mercury Realty Co., L. Brener, 987 Prospect av, Pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 124.

TIFFANY ST, w s, 93.3 n 165th st, 5-sty brick tenement, slag roof, 25x87; cost, \$25,000; owner, Irving Roberts, 1165 Fox st; architect, Samuel Sass, 23 Park Row. Plan No. 123.

176TH ST, s s, 90.11 w Washington av, 5-sty brick tenement, slag roof, 47x96; cost, \$50,000; owners, Francis Const. Co., Jacob Sommer, 545 Macon st, Brooklyn, president; architect, Emanuel Sommer, 545 Macon st, Brooklyn. Plan No. 121.

Dwellings.

252D ST, s s, 200 e Independence av, 2sty brick dwelling and garage, shingle roof, 44.6x25.6; cost, \$5,000; owner, Geo. W. Perkins, Riverdale; architect, R. M. Byers, 59 Pearl st. Plan No. 114.

DEVOE TERRACE, w s, 530.7 s 190th st, two 2-sty and attic frame dwellings, shingle roof, 19x42; total cost, \$10,000; owner, Mons Johnson, Alexander av, Yonkers; architect, Louis Falk, 2756 3d av. Plan No. 122.

BYRON AV, w s, 250 n 236th st, 2-sty frame dwelling, tin roof, 22x50; cost, \$4,-500; owners, Mrs. C. Benson and Gus Anderson, 1530 Vyse av; architect, Geo. H. Oliphant, Jr., 677 East 224th st. Plan

224TH ST, n s, 52.6 e Barnes av, 2-sty brick dwelling and stable, tin roof, 25.6x 70; cost, \$7,500; owner, Michael Klunder, on premises; architect, John Davidson, 638 East 227th st. Plan No. 120.

232D ST, s s, 355 w Laconia av, 2-sty and attic frame dwelling, shingle roof, 21x28; cost, \$3,500; owner, Frank A. Grant, 107 West 106th st; architect, Carl P. Johnson, 8 East 42d st. Plan No. 132.

BILLAR PL, w s, 150.10 s Fordham st, two 2-sty frame dwellings, tin roof, 22x48; total cost, \$5,500; owner, Henry Weaver, 91 Carroll st, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 134.

Factories and Warehouses.

SO. BOULEVARD, s s, 75 e Brook av, 2-sty brick factory slag roof, 50x50; cost, \$6,000; owner, Anton Heiss and Elizabeth Gans, 605 East 136th st; architect, Geo. Hoffman, 236th st and Barnes ave. Plan No. 126.

Hospitals.

KINGSBRIDGE ROAD, s s, from Webb to Aqueduct av, 3-sty brick hospital (isolation building), tile roof, 52x37; cost; \$30,000; owners, Hebrew Infant Asylum, Benno Newberger, 55 East 74th st, president; architect, Edw. Necarsulmer, 507 5th av. Plan No. 113.

Miscellaneous.

BOSTON ROAD, e s, 72.5 s 179th st, brick smokestack, 3 ft. diameter, 100 ft.

high; cost, \$300; owners, Interborough Rapid-Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 117.

BAINBRIDGE AV, e s, 40.6 s 194th st, 1-sty frame barn, tin roof, 26x17; cost, \$350; owner, Maria T. Moore, 2609 Marion av; architect, Thos. H. Adams, 3147 Hull av. Plan No. 118.

161ST ST, n s, 200 e Union av, 2-sty frame amusement place, tin roof, 7x6.6; cost, \$50; lessees, Cohen Bros. on premises; architects, Koppe & Daube, 830 Westchester av. Plan No. 128.

LOWERNEDE ST, e s, 399 s Gunhill rd, 1-sty frame wagon storage, tin roof, 50x20; cost, \$200; owner, Richard Morrison, on premises; architect, Chas. Schaefer, Jr., 461 Tremont av. Plan No. 125.

Stables and Garages.

152D ST, No. 345, 1-sty brick garage, gravel roof, 13.4x22; cost, \$1,000; owner, Minnie E. Barrett, 343 East 152d st; architect, Arthur Arctander, 391 East 149th st. Plan No. 115.

150TH ST, n s, 100 w Wales av, 1-sty brick stable, 25x31, tin roof; cost, \$1,225; owner, John A. Biglitt, on premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 130.

Plan No. 130.

UNION AV, w s, 250½ n 166th st, 1sty brick garage, tar and gravel roof,
25x120; cost, \$5,000; owner, Abram N.
Herbst, 1072 Hall Place; architect, C. H.
Detrich, 25 West 42d st. Plan No. 133.

Stores and Dwellings.

3D AV, e s, 26.3 n 169th st, two 1-sty brick stores and dwellings, slag roof, 25.6 x60.4; total cost, \$7,000; owner, Geo. M. Reinhardt, 943 Brook av; architect, Wm. Schnaufer, 363 East 149th st. Plan No. 116.

WASHINGTON AV, w s, 100 n 173d st, two 1-sty brick store, dwelling and amusement hall, tin roof, 28x95; total cost, \$8,000; owners, Trablime Realty Co., 4077 Park av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 127.

169TH ST, n w cor Clay av, three 1-sty brick stores and dwellings, slag roof, sizes irregular; total cost, \$7,500; owner, Alsis L. Ernst, 170 Broadway; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 129.

Theatres.

PROSPECT AV, w s, 117 n 160th st, 3-sty brick theatre, 120.1x106; cost, \$100,-000; owners, Meehan, Ehrichs & Simon, 815 Hunts Point av; lessees Friedenrich, Gersten & Baer, 1033 Faile st; architect, E. C. Horn, 1440 Broadway. Plan No. 131.

BRONX ALTERATIONS.

KAPPOCK ST, n e cor Palisade av, 1-sty frame extension, 13x6, to 1½-sty frame dwelling; cost, \$250; owner, Dean H. Leitner, 84 Wiliam st; architect, V. J. Clirehugh, Spuyten Duyvil. Plan No. 68.

PURDY ST, e s, 755 n Starling av, move 2½-sty frame dwelling; cost, \$500; owner, D. Paul Gillespie, 3735 White Plains av; architects, Serviss & Glew, 2514 Webster av. Plan No. 79.

132D ST, n s, 100 e Lincoln av, brick smokestack 250 ft. in height to ice factory; cost, \$12,000; owner, Jacob Ruppert, 1639 3d av; architect, Herbert R. Hyatt, 263 Quincy st, Brooklyn. Plan No. 64.

150TH ST, No. 249, new beams, new partitions, etc., to 1-sty frame stable; cost, \$100; owner, Jos. McBride, 414 East 157th st; architect, L. Howard, 1861 Carter av. Plan No. 63.

150TH ST, No. 761, 2-sty frame extension, 25x20, to 2-sty frame shop and dwelling; cost, \$1,225; owner, John A. Biglin, on premises; architect, Chris F. Lohse, 627 Eagle av. Plan No. 78.

168TH ST, s e, cor Fulton av, 2 stories, built upon 1-sty extension of 2-sty and attic frame dwelling; cost, \$1,000; owner, John Kingston, on premises; architect, Fred Hammond, 396 East 155th st. Plan

189TH ST, n e cor Arthur av, new partitions, new toilet, etc., to 4-sty brick store and tenement; cost, \$750; owner, Nicola Sebbella, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 72.

215TH ST, n s, 100 e Laconia av, move 1½-sty frame dwelling; cost, \$400; owner, Chas. S. McGarry, 660 Burke st; architect, Frank J. McGarry, 660 Burke st. Plan No. 70.

ARLINGTON AV, e s, 280 n 227th st, new partitions, new bathrooms to 3-sty frame dwelling; cost, \$2,500; owners, Edgehill Terrace Co., J. J. McKilver, 84 Williams st, treasurer; architect, V. J. Clirchugh, Spuyten Duyvil. Plan No. 67.

BYRON AV, s e cor 239th st, 1-sty frame extension, 14x15, to 2½-sty frame dwelling; cost, \$1,500; owner, Rachael Milone, 726 East 239th st; architect, Antonio B. Milone, 726 East 239th st. Plan No. 69.

.CASTLE HILL AV, e s, 28 s Houghton ave, move three 2-sty frame dwellings; cost, \$1,500; owner, Margaret Olsson, 2233 Story av; architect, Fred Hammond, 396 East 155th st. Plan No. 74.

East 155th st. Plan No. 74.

CASTLE HILL AV, e s, 78 s Houghton ave, move 2-sty frame dwelling; cost, \$700; owner, Margaret Olsson, 2233 Story av; architect, Fred Hammond, 396 East 155th st. Plan No. 75.

155th st. Plan No. 75.

CASTLE HILL AV, s e cor Houghton av, move two 2-sty frame dwellings; total cost, \$1,000; owner, Margaret Olsson, 2233 Story av; architect, Fred Hammond, 396 East 155th st. Plan No. 76.

396 East 155th st. Plan No. 76.

CASTLE HILL AV, w s, 58 n Haviland av, move two 3-sty frame stores and dwellings; total cost, \$2,000; owner, Caroline Mussig, on premises; architect, Henry Laue, 1499 Zerega av. Plan No. 58.

CASTLE HILL AV, w s, 33 s Powell

CASTLE HILL AV, w s, 33 s Powell av, move 2-sty frame store and dwelling; cost, \$1,000; owners, Louise Hoffmeister & Rose Becker, on premises; architect, Henry Lauc, 1499 Zerega av. Plan No. 59.

CASTLE HILL AV, w s, 225 n Starling av, move 2-sty frame dwelling; cost, \$500; owner, Stephen Wickes, 1521 Castle Hill av; architect, Henry Laue, 1499 Zerega av. Plan No. 60.

CASTLE HILL AV, w s, 13 s Av C, move 1-sty frame church; cost, \$1,500; owners, Church of the Holy Family, Rev. A. N. Stehle, Castle Hill av and 9th st, pastor; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 61.

HARRISON AV, e s, 25 n Cornell av, move 2-sty frame dwelling; cost, \$500; owner, Michael Brennan, 3618 Willett av; architects, Serviss & Glew, 2514 Webster av. Plan No. 80.

LUDLOW AV, n s, 40 e Zerega av, new brick wall to 2-sty frame office and dwelling; cost, \$1,500; owner, T. R. Thom, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 66.

MARMION AV, w s, 93 n Crotona Park North, move 2½-sty frame dwelling; cost, \$1,000; owner, James E. Dougherty, 881 Crotona Park North; architect, Louis Falk, 2756 3d av. Plan No. 71.

PROSPECT AV, No. 2143, add 1-sty to 2-sty frame store and dwelling; cost, \$1,500; owner, Pasquale Venezia, on premises; architect, M. W. Del Gaudio, Tremont and Webster avs. Plan No. 73.

ST. LAWRENCE AV, e s, 100 s Merrill st, new front to 2-sty frame store and dwelling; cost, \$300; owner, B. J. Reynolds, 122 East 98th st; architect, B. Ebeling, 1136 Walker av. Plan No. 65.

WEBSTER AV, e s, 200 n Wendover av, 1-sty brick extension, 80x40, to 1-sty brick factory; cost, \$1,500; owners, Hogan

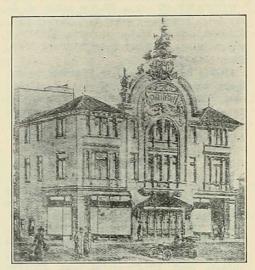
& Di Genno, on premises; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 62.

Attention is called to the testimony of property owners in another part of this issue regarding the violation evil under various department administrations. The Record and Guide has been waging this campaign since January 1st. It is vital that every architect, contractor, material man and property owner know about the agitation being conducted by the Associated Real Estate Property Owners of New York City in their behalf.

ADVANCE REPORTS.

Jersey City's New Theatre Started.

JERSEY CITY.—Ground has just been broken for the new Orpheum Theatre, which the Phoenix Realty Co., Inc., 591 Summit av, is to erect at the northwest corner of Summit av, and Cottage st, at the Five Corners. Plans which were prepared by Architect William H. McElfatrick, of 1402 Broadway, N. Y. C., call



for a building to measure 86 feet frontage with a depth of 170 feet, containing a seating capacity of 1,400, of brick and strictly fireproof equipment. The general contract was awarded some days ago to DeRiso Bros., of Union Hill, N. J. The Fagen Iron Works, Hoboken, N. J., has the steel work, Van Wagoner Linn Const Co., 110 W 28th st, wiring; Neumann & Kappmeier, 108 Hutton st, Jersey City, plumbing, and the White Fireproofing Const. Co., 1 Madison av, N. Y. C., fireproofing. The directors of the Phoenix Co., are A. G. Weissenborn, A. D. Eyre, and Chas. Dennis.

Fifth Av Baptist Church Plans.

46TH ST.-It is not probable that figures will be taken for at least two months yet for the new edifice to be erected by the Fifth Avenue Baptist Church at No. 8 West 46th st. Plans are still in progress by architect, W. W. Bosworth, of 527 5th av. The Richard D. Kimball Co., 437 5th av, will act as consulting engineer. The structure is to cost in the neighborhood of \$600,000, and will have for exterior materials, limestone, granite and terra cotta, having a height of three stories. The ground dimensions will be 100x100 The building committee is composed of the following: Edgar L. Marston, A. S. Walker, Colgate Hoyt, J. E. Thompson, F. Froment, E. L. Ballard, Henry Hubbard, Chas. T. Peck, E. M. Foote, William B. Conklin, 146 West 25th st, is secretary. Rev. C. F. Aked, 2 West 86th st, is pastor.

New Government Buildings.

NEW LONDON, CONN.—Plans are being made by the engineers in the Quartermaster's Department at Washington for a group of new buildings at Fort H. G. Wright on Fishers Island and Fort Terry

on Plum Island. The buildings will consist of new officers' quarters, guard house, shews and shop. At Fort Terry there will be built a new guard house, store house and barn. There will also be built at the latter place a complete power and electric lighting plant for lighting all the buildings there, where there has never been any lighting system. The cost will be about \$125,000. The plans will be out about March 15 and it is expected that bids will be received until April 15. The matter will be in charge of the constructing quartermaster of New London.

Eidlitz & Son Get Hartford Contract.

HARTFORD, CONN.—Marc Eidlitz & Son, 489 5th av, New York City, received the contract to erect the addition to the office building of the Phoenix Mutual Life Insurance Co. in Pearl st, Hartford. The rear portion of the present building, which is about 60x70 ft., 3-stys, will be raised three additional stories and in the rear there will be a new addition, 30x70 ft., 6-stys higs. It will be of brick and steel construction, fireproof, with gravel roof, steam heat extended from present building, electric lights, etc. Davis & Brooks are the architects. The cost will be in the neighborhood of \$200,000.

Seven Tenements for East 187th St.

187TH ST, N. Y. C.—Foundations have been built for seven 4-sty brick tenements, 41x82 ft., in the south side of 187th st, between Bathgate av and Lorillard pl, the Bronx, to cost a total of about \$250,000. The Furlong Construction Co., Richard Furlong, president, 81 East 125th st, is the owner. Harry T. Howell, 3d av and 149th st, prepared the plans. M. Montague, Jr., 881 Tremont av, has the mason work; Carl F. Busheaum & Son, Yonkers, N. Y., the carpentry. The Tompkins Engineering & Construction Co., 81 East 125th st, is in charge and takes all figures.

New Block for Kelly St.

KELLY ST, N. Y. C.—Excavating is now going on for a large tenement block, including stores, which the Mercury Realty Co., of Prospect av and 164th st, is to erect in Kelly st, from Av. St. John to Prospect av, the Bronx, to cost in the neighborhood of \$300,000. There will be apartments for fifty families. The building will be 5-stys and cover a plot 228x185x132 ft. The owner will handle the general contract and award all subcontracts. Architects Goldner & Goldberg, 704 Jackson av, have prepared these plans.

Latest Fifth Av Improvement.

5TH AV.—Louis M. and Thomas W. Jones, of 350 Broadway, have purchased the 5-sty building, No. 220 5th av, 22.4x 100 ft., adjoining the apartment house at the northwest corner of 5th av and 26th st, also owned by them, giving a combined site measuring 56.6x127.6 ft. On this property a tall office building, probably 18 stys will be erected. Work will be started about May 1. Frederick C. Browne, 143 West 125th st, has been architect in previous operations for the Messrs. Jones.

Contract for 16th St Building.

16TH ST.—The general contract for the new 12-sty loft building to be erected by the Second Manhattan Office Building Co., at Nos. 114-116 East 16th st, near Union sq, on a plot measuring 56x90 ft, has been issued to Bliss & Griffiths, of No. 225 5th av. Building operations are to be commenced within a few days. The plans are by architects, Squires and Wynkoop, 44 Cortlandt st, and Harde & Short, 3 West 29th st, associated. The estimated cost is placed at about \$275,000.

New Marlborough Hotel Contemplated. BROADWAY.-It became known during the week that preliminary plans have been prepared for the reconstruction of the Hotel Marlborough block on Broadway, between 36th and 37th sts, with a 20-sty hotel building of the best type. George W. Sweeney is manager of the present hotel. Marvin Davis & Turton, 1122 Broadway, are the architects. Further particulars will be given in later issues.

Business Building for 22d St.

22D ST .- Architect Louis Korn, 5th av, southeast cor 34th st, has been commissioned to prepare plans for a 16-sty office store and loft building for a new building corporation of which the names are for the present withheld to cover the plot fronting 103 ft. at Nos. 20 to 26 The plans have not yet West 22d st. been completed.

Big Loft Building for 23d Street.

23D ST.-Architects Buchman & Fox, 11 East 59th st. are preparing plans for a high-class loft and store building to cover the plot. Nos. 148 to 156 West 23d st, for A. M. Rau, of 135 Broadway. The structure is to cost in the neighborhood of \$700,000. Particulars of materials and equipment have not yet been determined.

Madison Avenue Alteration.

MADISON AV, N. Y. C .- Louis Chas. Maurer, 1499 Broadway, has started plans for an alteration to the residence at No. 415 Madison ave, for Rieder Bros. (Drugs), 31st st. and 4th av, who are the lessees. Alteration consists of remodeling the basement and first floor for Cost about \$10,000. store purposes.

Apartments, Flats and Tenements.

18TH ST, N. Y. C.-Chas B. Meyers, 1 Union sq, has plans ready for bids for the 6-sty flat house for Chas. Roffman, 148 Forsyth st, to be erected at No. 350

West 18th st, to cost \$25,000.

BANK ST, N. Y. C.—H. S. Lion, 12

West 32d st, has prepared plans for a 6-sty tenement, 42x57.3 ft, for Chas Rubinger, 220 Broadway to be erected at Nos. 42-44 Bank st, to cost \$40,000.

82D ST, N. Y. C.-Nos. 217-219 East 82d st, will be improved with a 6-sty flat, 43.7x89.2 ft. to cost \$40,000. Brand, 28 West 120th st, is the owner. Bernstein & Bernstein, 24 East 23d st, are the architects.

181ST ST, N. Y. C.—The John M. Linck Const. Co., 1047 Trinity av, will erect a 6-sty flat, 100x irregular, in the south side of 181st st, 140 ft, east of Fort Washington av, to cost \$150,000. Chas. Kreym-

borg, 908 Jennings st, has prepared plans.
WADSWORTH AV, N. Y. C.—The H.
Dongon Const. Co., 203 West 81st, will soon improve the northeast corner of Wadsworth av and 175th st, with a 5-sty tenement, 50x90 ft, to cost \$60,000. Moore & Landsiedel, 3d av and 148th st, are planning.

ST. PAULS PL.-Plans have been completed by Architect Chas. B. Meyers, 1 Union sq, for the erection of six flat buildings containing stores, for Benjamin Gruenstein, of 230 Grand st, at St. Pauls pl, the southwest cor of Fulton pl, Bronx, to cost a total of about \$200,000. The owner builds.

BELMONT AV, N. Y. C .- Foundations have been put in for the 5-sty store and tenement, 60x90 ft, at the northwest corner of Belmont av and 182d st. Albor Realty Co., 132 Nassau st, owner. Goldner & Goldberg, 704 Jackson av, architects. Estimated cost, \$55,000. The

BROOK AV, N. Y. C.-C. B. Meyers, 1 Union sq, will complete plans about March 1, for a 6-sty brick, limestone and terra cotta 22-family tenement, with stores, 50x77 ft, to be erected on the west side of Brook av, 175 ft. south of Anna pl, to cost \$42,000. Gruenstein &

Mayer, 230 Grand st, are the owners.

INTERVALE AV, N. Y. C.—Foundations are underway for the 6-sty apartment house, 80x125 ft, which the Revell Siecel Co., of which Patrick J. Farrell, 960 East 163d st, is president, will erect at the northwest cor of Intervale av and 163d st, to cost \$125,000. M. Zipkes, 103

Park av, is architect. The owner builds.
HUGHES AV, N. Y. C.—The Garfield
Construction Co. has purchased from the Belmont Bond and Mortgage Co. ground at Hughes and Belmont avs, 179th and 180th sts, Bronx, upon which it will immediately erect two 5-sty fireproof highclass apartment houses, with all improvements. Edward J. Clark is the ar-

111TH ST, N. Y. C .- Footings have been put down, for the ten 8-sty apartment houses, 83x100 ft, which the Carnegie Const Co., 231 Bowery, is about to erect at Nos 528 to 534 West 111th st, at a cost of \$300,000 each. Mulliken & Moeller, 103 Park av, are the architects. The owner builds and awards all sub-con-

FOREST AV, N. Y. C.—Excavating is underway for an 8-family, 4-sty brick and limestone tenement house, 25x86 ft, for Emma M. S. Mestaniz, of 810 Forest av, to be erected on the west side of Forest av, ft north of 160th st, Bronx, costing about \$20,000. L. R. Mestaniz, 810 Forest av, is architect. Figures on separate con-

tracts will be taken by the owner.

BROOKLYN.—The E. L. Shea Const.
Co. 489 5th av, N. Y. C., general contractor, is taking bids from sub-contractors for the 4-sty apartment house, 40x 125 ft, brick and limestone to be erected in Fenimore st near Prospect Park; from plans by C. E. Silkworth, 44 Court st. The Fenimore Construction Co., 186 Remsen st, is the owner.

Contracts Awarded.

BROOKLYN.-John Thatcher & Son, 60 Park av, Brooklyn, has received the contract for \$10,000 worth of changes to the 4-sty office building, No. 360 Pearl st, for the Edison Electric Illuminating Co., on premises.

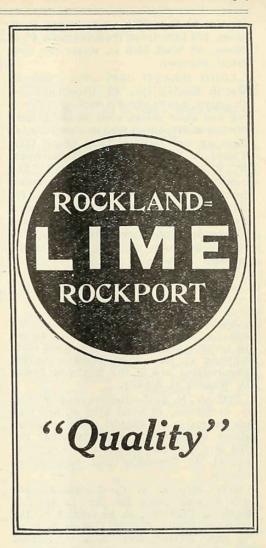
FORSYTH ST, N. Y. C.-Rosenberg & Aronson, 54 Canal st, have received the contract for alterations to the tenement property No. 82 Forsyth st, owned by Mathias Bros. Plans were prepared by Max Muller, 115 Nassau st.

72D ST, N. Y. C .- The C. F. Bond Co., 136 Liberty st, has received the general contract for making over the residence No. 162 West 72d st, for office purposes. Henry Ives Cobbs, 42 Broadway, prepared these plans. Estimated cost is \$60,000.

144TH ST, N. Y. C .- John F. Cockerill, Inc., 147 Columbus av, has received the general contract to erect the 3-sty stable, 50x100 ft, in 144th st, 410 ft. east of Lenox av, for the James M. Laughlin Co., to cost about \$25,000. Frederick Jacobsen, 1212 Broadway, is the archi-

JERSEY CITY, N. J.-The general contract for the factory on the west side of West Side av, south of Fisk st, to be built for the New York Baking Powder Co., of 102 Murray st, N. Y. C., has been awarded to the E. L. Sawyer Co., of the Terminal Building, Hoboken. new building will be of reinforced concrete construction, 2-stys in height, and will measure 100x120 ft. F. H. Koeningsberger, 1 Madison av, N. Y. C., is architect.

RIVERSIDE DRIVE, N. Y. C.-Tierman Bros., 172d st and Shakespeare av, have received the mason contract for brickwork and partitions for the 9-sty apartment house to be erected at the northeast corner of Riverside Drive and 158th st, costing \$250,000. Brown Bros. (Inc.), 33 East 20th st, owners. Floyd De L.





HOUGHTALING & WITTPENN

Impervious Face Bricks ALL COLORS

44 EAST 23d ST., NEW YORK Telephone, 1154 Gramercy

WHITNEY-STEEN CO. **ENGINEERS** CONTRACTORS & BUILDERS 135 BROADWAY, N.Y.

NEW YORK, HARTFORD, SALT LAKE, DENVER

THE QUAY ENGINEERING CO.

1123 Broadway, New York CLEVELAND, OHIO

Contracting and Consulting Engineers

For POWER PLANTS, HEATING VENTILATING, PLUMBING REVOLVING DOORS, TRAVELING STAIRWAYS

Brown, 33 East 20th st, architect, R. E. Moss, 126 Liberty st, steel engineer, P. R. Moses, 46 West 34th st, steam and electrical engineer.

LONG ISLAND CITY .- The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received contracts for roofing and sheet metal work on the factory for the Metropolitan Switch Board Co., at East av and 14th st, Long Island City. Thomas T. Hopper (Inc.), 1326 Broadway, N. Y. C., is general contractor. The company has also received a contract from the Pennsylvania Railroad Co., for waterprofing, roofing and sheet metal work on three additional buildings in the Sunnyside Yard, Long Island City. F. W. Ferguson Co., N. Y. C., is the

Office and Loft Buildings.

ALBANY, N. Y .- The Fuller & Robinson Co., architects, have been retained to prepare plans for a 3-sty brick office building at Nos. 25-27 Washington av. Negotiations are in the hands of James D. Wasson of Albany.

5TH AV, N. Y. C.-Stephenson & Wheeler, architects, 18 West 27th st, are taking estimates for \$25,000 worth of alterations to the 5-sty store building, No. 670 5th ave for Brewster & Co. (carriages), of Broadway and 47th st, as lessees.

25TH ST, N. Y. C .- Contractors are still figuring plans for the 12-sty loft building, 75x99 ft., to be erected by the Junction Realty Co., of 1 West 34th st, at Nos. 157-163 West 25th st, Samuel Sass, 23 Park row, architect, R. E. Moss, 126 Liberty st, steel engineer.

SPRING ST, N. Y. C .- Architect, Frank F. Ward, 203 Broadway, is taking bids on revised plans for an 8-sty store and loft building, 25x67 ft, to be erected at No. 145 Spring st, at a cost of \$40,000. Bertha K. Bartlett and Helen M. Post, 26 West 20th st, are the owners.

WASHINGTON ST, N. Y. C .- The Greenwich Investing Co., L. Kanter, 69-71 West 138th st, president, is taking figures on the 7-sty brick loft building, 20x80 ft, to be erected at 479 Washington st, at a cost of \$35,000. Kehoe & Kehoe, 1 Beekman st, prepared the plans.

41ST ST, N. Y. C .- P. R. Moses, 45 West 34th st, has been selected as steam and electrical engineer for the new 12-sty physicians' building soon to be erected at Nos. 40-44 East 41st st, from plans by Israels & Harder, 31 West 31st st. Chas. M. Warner, 79 Wall st, is the own-(See issue Feb. 12.)

20TH ST, N. Y. C .- The Fabian Construction Co., Moses Crystal, president, is taking estimates from sub-contractors for the 12-sty loft building to be erected at Nos. 40-44 West 20th st, from plans by Schwartz & Gross, 347 5th av. Estimated cost is \$400,000. I. C. Crystal, 949 Broadway, is treasurer.

4TH AV, N. Y. C.—Excavating is well along for the 20-sty loft and office building which is soon to rise at the southeast corner of 4th av and 24th st, \$1,000,000. Philip Braender, 143 West 125th st, owner and general contractor; Wm. C. Frohne, 38 East 21st st, architect; Paul J. Piatti, 47 West 34th st, steam

JERSEY CITY.—The H. I. Darling Improvement Co., of the Trust Company Building will shortly begin the erection of two store buildings on the easterly side of Central av, near Franklin st. Brick construction, 1-sty, 50x65 ft. All modern improvements, including plate glass store fronts, metal ceilings and sidewalks and steam heat. The buildings will be built so that in the future two upper floors may be added.

EAST END AV, N. Y. C.-Work is soon to start on the 8-sty fireproof loft and factory, 102x148 ft, which the Stevenson Construction Co., James A. Stevenson, president, is to erect at East End av and 79th st, at a cost of \$175,000. Construction will be of brick and bluestone. Thos. Penders of Long Island City, is in charge for the owner. John M. Baker, 21 Jackson av, Long Island City, prepared the plans. The owner builds.

(Continued on page 426.)

Brief and Personal.

The Tidewater Building Co., has moved its offices to 16 East 33d st. A. Milton Napier, H. Stevenson and Joseph P. Ranney are the heads of this company.

Henry Davidson, architect, formerly of No. 255 West 69th st, has moved his office to No. 400 West 23d st, corner of 9th ave, room 301.

John Hutchinson & Sons are supplying the cut limestone for the 16-sty American Woolen Co. building at the northeast corner of 18th st and Fourth av.

The offices of the Rockland-Rockport Lime Company, will be in the Fifth Avenue Building, 23d street side, third floor, after March first. (Telephone, 6697 Gramercy.) Orin F. Perry, is the gen-(Telephone, 6697 eral manager.

Governor. Hughes, on Thursday, signed the Conklin bill, which removes all restrictions preventing the construction of the new Court House in City Hall Park. It is now probable that immediate action will be taken and plans prepared for the proposed building, which has been long contemplated.

The third article in the series entitled "The Architecture of American Colleges," appearing in the Architectural Record for February, is about Princeton. The author is Montgomery Schuyler. Another dis-tinguished contributor is John Beverley Robinson. He points our certain architectural "Aberrations." Peter B. Wight discusses "Utilitarian Architecture at Chicago," and W. R. Ware contemplates "The Architect's Proper Sphere." Articles on "Building a Church for a Small Congregation" and on "The New House of the Royal Automobile Club," will also be appreciated.

Mayor Gaynor dismissed the three appointive members of the board of ex-

amining plumbers and appointed three in their place. The men displaced were B. F. Donohue, John J. Dana and John J. Moore. To succeed them the Mayor named Edward Murphy, a master plumber of 308 East 41st st; Edwin Hayward, a member of the Brooklyn Master Plumbers' Association, and James J. Donohue of Manhattan, an examiner of apprentices applying for membership in the plumbers' union. The board examines and grants licenses to plumbers and the pay is \$5 a session.

Since the residence of the late Henry W. Poor, at the northwest corner of 21st st and Lexington ave was purchased by Chas. Buek, the builder, with the expressed intention of erecting an apartment house upon the site, there has been a keen rivalry manifested among artists, architects and sculptors to secure mementos of this very interesting residence. It is quite probable that the concern is fortunate enough to secure the wrecking of these premises, will be besieged with inquiries for stairways, gates, ceilings, The title of this property, however, will not pass for some weeks.

The Siegfried Company, an advertising agency, at 21 Park row, hands us a pamphlet showing the plan and character of its work. It is noted that while it specializes in financial, insurance and real estate advertising, it will also undertake the account of any firm to which it can be of service. In a list of fifty typical accounts the names of a good proportion of real estate and collateral firms appear among them the Title Guarantee and Trust, the Thompson-Starrett, the Bond and Mortgage Guarantee, the Realty Associates, Shore Acres, Plainfield Building and Development, New York Investors, Engineering Supervision, Bay Ridge Development, Deed Realty, Coney Island Associates and Abels-Gold.

"Everything looks propitious for a good spring in the building line," said a well known builder yesterday, "if the steamfitters strike does not become general throughout the trades." This idea of the steamfitters going on strike is the most ill-advised move that Labor has made in sometime. Upon the occasion of the last building strike, the builders were caught unawares, unorganized, and without sufficient money. The story is a different one now, however. The builders have a perfect organization, are governed by intelligent men, and have plenty of capital. I cannot see where the fitters would profit by a strike, and I regard their request for additional wage and shorter hours as establishing a precedent in the trade that will be difficult for the builders to maintain, and I feel sure that the present attitude of the men is ill-advised."

Building Superintendent Rudolph P. Miller had the pleasure on the eve of Lincoln's birthday of awarding one of the prized municipal "honeymoon vacations"—the city's own regulation wedding present-to one of the best liked of the younger inspectors on his staff in the Manhattan Department. The recipient was William Sinclair White, who had brought a happy engagement to a felicitous termination by making a bride of Miss Ada Estelle Cramer, a daughter of Mr. Milton Clay Cramer, and all hands in the department joined in making another handsome present to the couple just before the wedding trip. White was appointed under the administration of Mayor Strong by Superintendent Constable and has been known ever since as the "handy man" of the department, a title he earned by the peculiar ingenuity he displayed in making himself useful at all sorts of things in all sorts of ways and which made him valuable to all the Division chiefs and the other officials of the department.

HALF THE WORRY OF A CONTRACTOR IS IN WAITING FOR LUMBER AND MATERIALS

15 MILLION FEET OF YELLOW PINE, SPRUCE AND HEMLOCK IN STOCK SAW, PLANING AND MOULDING MILLS

F. L. & A. HEIDRITTER, Dealers in Lumber and Timber, ELIZABETHPORT, N. J.

FIRE!

We make a specialty of hurry work for fire jobs. Odd sizes made up at short notice Complete Line of T. H. D. Law Supplies. Prices right.

FRED. C. SUMNER, 246-248 Canal Street

WINDOW FRAMES, SASH, DOORS, TRIM, ETC.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Material Market More Hopeful.

Building material men reported no falling off in business this week owing to the unrestfulness of the labor market.

Dealers expressed the belief that the trouble would blow over. Among the numerous reasons advanced for this opinion was that assurances for a good building year were not tangible enough to strengthen the stand taken by the unions; that the fall and winter have been backward and the prospects for the early spring do not warrant the belief that conditions will improve. The stiffness that has been maintained on certain kinds of material, notably yellow pine and spruce, has not continued so marked, partly owing to the fact that incoming consignments have increased the local supply and partly because the retailers have been holding back on some of their Spring specifications, for a week or two pending some evidence of peaceable adjustment of the labor crisis. Contractors are in good shape as far as suppiles are concerned. They have been taking material right along so as to be prepared for any contingency.

Weather conditions were more propitious for steady work in construction this week and the consumption of materials therefore was less fluctuating in volume. The fact was made known that there is now on the market approximately only 38,000 cu. ft. of building stone not yet taken. As compared with the normal stock, 200,000 cu. ft., the former figures show the true extent of the demand for stone that has featured the last five months. The summary for the week follows:

BRICK—Demand steady; prices steady. CEMENT—Market easy.

IRON AND STEEL—Iron moved slow-ly—Steel, Specifications increasing.

LIME AND PLASTER—Demand unchecked—market nervous.

LUMBER—Prices and demand steady. STONE—Supply scarce—demand increasing.

Brick.

The demand for Hudson River common brick showed no change either one way or the other this week, and prices remained at last week's quotation, \$6.75 to \$7.25, with \$7 representing the average sale. There are twenty-four cargoes in hand at present. Raritan Rivers are meeting good sales and prices are stationary.

The dealers are not evincing any concern over the strike situation, and so far there has been no reduction in the amount of sales, although, perhaps, it is a little early to look for any change in that direction. The feeling is general among the dealers that the proposed general sympathetic strike will not be declared. Much depends upon the course of the engineers. If they go out, then building operations are bound to stop or suffer serious delays. All branches of the building material business will then suffer. But the engineers are not expected to vote for a strike, because they have had but little work this winter, the latter end of the Fall was not an especially busy season for them, and they are in need of work.

The formation of three (and possibly four) district associations along the Hudson River, for the purpose of governing conditions of manufacture and shipments to market, is designed to strengthen the manufacturers' position in a measure. It is the outcome of the unfavorable conditions that prevailed in this city last year. The district association headquarters are at Kingston, Newburgh and Haverstraw. The headquarters of the

Up-River district has not yet been selected.

There is a counteracting movement on foot here, it is said, that, if carried through, may offset the advantage the manufacturers might otherwise gain by their action, but the details of this movement have not been perfected, pending more definite information regarding the plan of action of the up-river associations.

Cement.

The Portland cement situation is unchanged. Prices are stationary, with no likelihood of an immediate change. There was no falling off in the volume of business done during the week, owing to the talk of labor complications, and none is expected, as an early adjustment of the difficulty is confidently look for. The damage that would accrue to the cement interests, should a big strike occur, following as it would a long and costly price battle, would, it is thought by the big companies, materially hasten the accomplishment of objects responsible for the agreement last Spring.

agreement last Spring.

CEMENT.
Portland Cement, in cloth*
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:
Alsen's (American) Portland \$1.43@\$1.58
Atlantic Portland 1.43 1.53
Bath Portland 1.43 1.53
Bath Portland 1.43 1.58
Edison Portland 1.43 1.58
Edison Portland 1.43 1.58
Trowel Portland 1.43 1.58
Trowel Portland 1.43 1.58
Vulcanite Portland 1.43 1.58
Vulcanite Portland 1.43 1.58
Alsen's (German) Portland 2.40
Dyckerhoff (German) Portland 2.43

Lime and Plaster.

The demand for lime and plaster in the last fortnight has maintained a steady position. Owing to the fact that there is a possibility of a strike, contractors are covering themselves for supplies. This accounted for the slight increase in volume of business reported this week. In this line, too, the feeling seems to be general that the labor situation will clear and that both sides are conducting a game of "bluff." One man said that strike or no strike, building would continue, as there is no dearth of competent men in the city who want employment.

A note of interest to the trade is that the Rockland-Rockport Lime Co. will move into its new quarters on the third floor of the Fifth Avenue Building on the first of the month. The new quarters are much more commodious than the old ones in the Flatiron Building.

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
	1.30
New Milford (small barrel)	1.00
Hydrated, per ton	9.00
Calcined, city casting, in barrels, 250	Vita
lbs	1.45
In barrels, 320 lbs	1.65
	0.00
Calcined, city casting, in barrels, 250	
	1.45
In barrels, 320 lbs	1.65
Neat wall plaster, in bags, per ton* 1	1.00
	5.25

Browning	$\frac{5.25}{6.25}$
*Rebate of 10 cts. per bag.	
Note.—When sold in bags a rebate of 64/4 per bag returned is allowed.	cts.
SAND, GRAVEL, GRIT AND BROKEN STO Dock, New York. Screened Cow Bay sand\$0.30 cu	ONE.
Screened Cow Bay sand\$0.30 cu	yd.
Screened Cow Bay gravel50 cu	. vd.
White quartz roofing grit 1.50 cu	. vd.
Crushed Granite, 11/2 in\$1.00 cu	. vd.
Crushed Granite, 34 in 1.25 cu	. vd.

Iron and Steel.

Iron was somewhat slower in tractions this week, while steel specifications moved easily. Inquiries were slow, and there seems to be no movement toward a resumption of better prices, the tendency in this respect being downward. There is no evidence of cancellation of orders owing to the backwardness of building interests, and especially the railroads, to go ahead with work now on the boards. The halt in pig iron is most notable in foundry grades, and in certain markets much lower prices maintain. The mills are making better deliveries in finished products.

Steel is more active, with specifications increasing. They are for small tonnages, however. Among the local specifications of interest this week was one for 1,300 tons for the New Jersey Zinc Co. at Palmerton, N. J. Awards are also expected soon for a loft building on 39th st, for which Milliken & Moeller are the architects. Concessions are being made on fabricated steel, but prices for plain material are being better sustained. It is reported that some of the Eastern mills state that specifications received on current business since the first of February are more than 100 per cent. greater than in January, and only about 30 per cent. of the specifications were on contracts.

Concessions of about \$1 per ton are being made of nails and wire by an Ohio mill, but others have not found it necessary to change their price schedules. Leading interests report a decided improvement in the receipt of specifications and the receipt of new business since the first of February. They range about 500 to 1,000 tons a day better than January. Traffic congestion has caused delays in getting full shipments from the mills to local stores.

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

Northern:

No. 1 x Jersey City......\$17.75@\$18.25

No. 2 X Foundry 11.20	11.10
No. 2 Plain	17.25
The following prices are f. o. b. cars mingham, freight to N. Y. \$4.25 and inclitherage within litherage limits, N. Y. b. \$4.85:	luding
Southern:	
No. 1 Foundry\$14.00@	\$14.50
No. 2 Foundry Spot	14.00
No. 3 Foundry	13.50
Basic:	
D 10	40 00

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 SOUARE IRON.

ROUND AND SQUARE IRON.	
1 to 1%, base price	2.00
% and %-in 1-10c.	extra
FLAT IRON.	
1½ to 4 in. x % to 1 in., base price	2.00
1½ to 4 x ¼ x 5-162-10c	extra
2 to 4 in. x 1% to 2 in 5-10c	extra
	extra
Norway Shapes 3.35	
	base
Burden H. B. & S \$2.95	base
Machinery Steel, Iron Finish, base	2.00
Soft Steel Bars, base or ordy. sizes	2.00
Fool Steel, regular quality 7.00	
Fool Steel, extra quality 13.00	
SOFT STEEL SHEETS.	
and heavier	2.30
3-16	2.40
No. 8	2.50

390	
Blue Annealed.	0.5
No. 8 No. 10	2.5
No. 10 No. 12	2.5
No. 14	2.6
No. 16	2.7
7	Aill. Store
One Pass,	Cleaned
	American \$3.00
No. 16	3.00
No. 21	0.00
No. 22 1 2.85	3.10
No 24 (
No. 25 3.05	3.20
No. 20 J	9.50
No. 27 3.10	3.50
GENUINE IRON SHEETSGalvani	
Nos. 22 and 24per	lb. \$5.7
20	" 7.2
	1.2
TERNE PLATES.	10 20-29
N. B.—The following prices are for the rate for 14x20 being half as muc usually held at \$2 per box advance fo lbs coating and \$2.50 to \$3 advance	h IX i
usually held at \$2 per hox advance for	r 8 to 1
lbs. coating and \$2.50 to \$3 advance	for 15 lb
and upward. The following are appr	oximatin
basis quotations, and proper allowance made for special brands, small lots, et	must b
made for special brands, small lots, et	ic.:
About 40-lb. coating About 30-lb. coating About 20-lb. coating	15 9
About 20-lb coating	13.5
About 15-lb, coating\$10.	90 11.4
About 20-lb. coating	8.3
Genuine Russia, according to assort-	
ment, per lb	111/4@ 1
9c., net. Metal laths, per sq. yd	22 2
GALVANIZED STEEL.	
	lbs. \$3.1
" 18 and 20 " "	" 3.2
" 22 and 24" "	" 3.4
" 26 " "	" 3.6
21	" 3.8
20	" 4.0
No. 20 and lighter, 36 ins. wide, 25c	higher
EADDICATED GLAD DELYCONG	. підпег.
FABRICATED SLAB REINFORCEM	ENT.
"Triangle" Mesh, Style 27 (approved is spans), in carload lots F. O. B. doc	ol N V
\$1.05 per 100 sq. ft.	A, IV. 1.
\$1.05 per 100 sq. ft. "Triangle" Mesh, Style 26 (approved f spans), in carload lots F. O. B. doc	for 8 foo
spans), in carload lots F. O. B. doc	k, N. Y.
\$1.29 per 100 sq. ft.	000
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. olled.

Sheet Copper, polished, 20 ins. wide and un-ir, 1c. above cold rolled.

Sheet Copper, polished, over 20 ins. wide, above cold rolled. der, 1c Sheet 2c. abo PIG LEAD.
On lots 4%@5
ooss 5 5½

Lumber. Lumber, like other lines of building material, did not seriously feel the effects of strike talk this week. A certain amount of conservatism was noted in the buying, however, bespeaking caution, but since the greater volume of business is going into the suburbs just at this time the demand, if anything, increased slightly. There was a little less stiffness in prices in certain grades, notably yellow pine and spruce, but it was not ascribed to the unsettled condition of the labor market, being due more to unfavorable building weather and the difficulty in making deliveries and also to the fact that wholesalers have not been receiving cargoes in the volume they had counted upon.

"My view of this alleged impending strike," said the president of one company this week "is that it is mostly talk. We have had a poor building winter. There is no absolute certainty that this will be a big building year, although the unions aver that it will be. The lessons that were learned in the 1903 strike have not all been forgotten and there are more unemployed in this city according to charity workers' statistics, than for ten years. Cost of living is higher, too. lockout at this time would be almost a calamity to labor, and the rank and file know it. This disagreement will be amicably settled, I believe, because there are too many reasons why there should not be a strike or a lockout."

The financial situation was somewhat easier. Collections are good and the local inquiry was better. Pine prices follow:

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

4-478 34 50	29.50	21.50	14.5
4-4x8	30.50	22.00	15.5
4-4x1239.50	32.50	23.50	16.5
4-4x12	28.50	21.00	
5-4 Wide Edge, over			
12 in	36.50		
5-4x1037.50	32.50	23.50	
5-4x1242.50	36.50	25.50	
6-4 Edge34.50	31.50	23.00	
6-4x1038.50	33.50	24.00	
6-4x1243.50	37.50	26.00	
\$-4 Edge35.50	32.50	24.00	
\$-4x1039.50	34.50	25.00	
8-4x1244.50	38.50	27.00	
Bark Strips 21.	50		
Air dried, N. C., F.O.B. v			
1111 uriou, 111 oi, 11012.	occor.		Red
			Hear
		ar	d Mil
No.1.	No.2.	No.3.	
4-4 Edge	23.00	18.50	12.50
4-4x6*	20.00		
4-4x8	*		:::
4-4x8 4-4x1030.00	26.00		
4-4x1233.00	28.00		:::
1-1212	20.00		
5-4 Edge26.00	24.00		
5-4x1032.00	27.00		
5-4x1236.00	30.00		
Bark Strips 19.0	00		
*These widths included wi	th Ed	ge in	these
Grades.	th Eu	50 111	шеы
diades.			
FRAMINGSquare and Ro	und.		
12-14-16		00 44	01 4
ft.	ft.	22 ft. 18.00	24 ft 19.00
2x4	17.50 17.50	18.00	19.00
	17.50	18.00	19.00
	18.50	19.00	20.00
	19.50	20.00	21.00
FLOORING.—F.O.B. Car:	13.00	20.00	21.00
FLOORING.—F.O.B. Car.	No.1.	No.2.	No.3
13-16x21/2 and 3, Flat Grain.	29.75	27.75	21.7
13-16x3½ to 4½, Flat Grain	29.25	27.25	21.7
13-16v3 to 4 Jointed F Gr	33.00	30.00	22.00
13-16x3 to 4, Jointed F. Gr. 13-16x2½ and 3, Rift	42.75	37.75	22.00
13-16x3½, Rift	37.75	32.75	
1 1-16x21/6 to 41/6. Flat	31.75	29.75	22.23
1 1-16x2½ to 4½, Flat 1 1-16x2½ to 3½, Rift	47.75	42.75	
			I I
CEILING AND PARTITION	7.50 1	No 2	No 2

Stone.

13-16x All widths except 5½ 30.75 28.75 22.75 13-16x5½ 33.75 30.75 22.75 3-4x All widths except 5½ 30.50 28.50 22.50 3-4x5½ 33.50 30.50 22.50

Stone is in a tight market, with little to be had for immediate shipment. Fortunately for certain cutters, the demand is easing up, but there are some wholesalers who have completely sold out, save such stock as is being held on call from customers. As for strike talk, it has not so far held up operations, nor has it shown any disposition to, as much as the nervous condition of the stock market. Here is a case that is typical:

A well-known capitalist, who specializes in high-class building construction, will take title to a most valuable piece of property in the midtown section on March 1. He had planned to build on that site a very fine office and store building, beginning operations on May 1. He has refused to renew leases of his tenants, all of which expire on May 1, but instead of tearing down the old structure he is now talking of letting it stand idle for a year, even though his taxes would be somewhere about \$17,000. This is his present attitude, and those close to him aver that his determination is due not only to the financial unrest, but to the present uncertainties in the building material and labor markets.

Despite the apparent unrestfulness of the immediate future, there is a good outlook for building stone, which includes marble, granite and slate. January was the biggest month in volume of stone used since the first of last year. February is doing well, but there is a decided falling off in demand. A strange thing about this is that not a dollar's worth of business, figuratively speaking, is going into New Jersey, the local market absorbing all available supplies. This is because New Jersey dealers stocked up thoroughly in October and November, and have been able, in most cases at least, to supply all local demands.

This is especially true of Newark, where one firm late in the Fall received 80 carloads of Indiana limestone within three weeks. At the time the company was accredited with being poorly advised. Today that company is supplying some of the firms that criticised its action. The same thing occurred here. One whole-saler bought 50,000 cu. ft. (The Record and Guide was told that this was probably an exaggeration, but it immediately verified the fact.) To-day that wholesaler is supplying those firms who doubt-ed and criticised his purchase. THERE IS APPROXIMATELY ONLY 35,000 CU. FT. of limestone in New York City, as against 200,000 cu. ft. usually carried at this time of the year.

1 coluary 19, 1910

Furthermore, no stone will be coming into this market within thirty days, and the quarries will not be in shape to move stone in any quantity within six weeks. The cause of the present shortage was due to the quarries not being able to start early enough last year to meet the demand, and when the demand started in earnest, about July and August, it took about all the quarries could do to keep up with the demand, which ran into the late Fall. In consequence, there was a small winter supply on hand when the quarries shut down.

Last year was about the biggest stone year ever known. As for 1910, it promises even to exceed the record IF THERE IS PEACE. The quarries are going ahead planning for a greater output this year, by the installation of new machinery, as previously told in these columns, and by getting an early start. Requisitions now in the hands of quarry agents are in excess of those of last year up to March 1. By the twentieth of next month they will be in shape to make some deliveries, we are told.

STONE.—Wholesale rates, delivered at	New
York. Bennington building mable\$1.25@	
Brownstone, Portland, Con	\$1.25
Caen 1.25	1.75
Georgia building marble 1.40	2.00
Granite, black 1.00	2.00
Granite, grey	1.00
Granite, Maine	.75
Granite, Milford, pink	1.00
Granite, Picton Island, pink	1.00
Granite, Picton Island, red	1.00
Granite, Westerly, blue 1.18	3.50
Granite, Westerly, red 1.00	3.00
Hudson River bluestone, promiscuous	
sizes, per cu. ft	
Kentucky limestone	.95
Lake Superior redstone 1.05	
Limestone, buff and blue	1.05
Longmeadow freestone	.90
Ohio freestone	1.00
Portage or Warsaw stone	1.00
Scotch redstone 1.05	
South Dover building marble 1.25	1.50
Tennessee marble 2.35	2.50
Vermont white building marble 1.00	1.50
Wyoming bluestone	.90

Traitel Marble Co., to the Trade.

The statement is said to have been circulated in the building trades, that the Traitel Marble Co., as well as Traitel Brothers & Co., has gone out of business. This is not the case. The Traitel Marble Company has succeeded to all the departments that were conducted by Traitel Brothers & Co., and is handling all business from the factory of the Traitel Marble Co., on Webster avenue, Long Island City, instead of at the 19th st show rooms, which have been abandoned.

The Traitel Marble Company has one of the best equipped factories in the United States for handling all kinds of architectural marble work, encaustic and ceremic wall and floor tile, marble mosaic work, wood and marble mantels and fire The object in moving all departments under one roof is to bring them under one responsible head and one hand-

Every contractor should be vitally interested in the fight that the Associated Real Estate Property Owners of New York City are conducting through the Record and Guide against the violation evil. See what the experiences of others have been. They have been published each week since January 1st. Take your Record and Guides home and read about it. See elsewhere in this issue.



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.

	ojected Dandings for the Corresp	
MANHATTAN AN	D THE BRONX	
CONVEY		7
1910. Feb. 11 to 17, inc.	1909.	100
Total No. for Manhattan 219		
No. with consideration 11 Amount involved \$284,649		1
Number nominal	Number nominal 198	- 4
Total No. Manhattan, Jan. 1 to date	1910. 1909. 1,511 1,463	
No. with consideration, Manhattan, Jan.		9
1 to date Total Amt. Manhattan, Jan. 1 to date	\$5,808,746 \$4,947,391	
1910.	1909.	
Feb. 11 to 17, inc. Total No. for the Bronx 145	Feb. 11, to 18, inc.	7
No. with consideration 12	No with consideration 12	
Amount involved	Amount involved \$100,822 Number nominal 143	
	1910. 1909.	
Total No., The Bronx, Jan. 1 to date Total Amt., The Bronx, Jan. 1 to date	918 914	
Total No. Manhattan and The	\$589,496 \$572,468	
Bronx, Jan. 1 to date TotalAmt. Manhattan and The	2,429 2,377	
Bronx, Jan. 1 to date	\$6,398,242 \$5,519,859	
Assessed Value		
T	1910. 1909. Teb. 11 to 17, inc. Feb. 11, to 18, inc.	
Total No. with consideration	11 15 \$284,649 \$998,850	
Amount involved	\$263 500 \$919,000	-
Total No. nominal	\$11,699,500 \$13,352,600	1
Total No. with consid., from Jan. 1 to date	107 102	1
Amount involved " " Assessed value " "	\$6,027,000 \$4,423,000	
Total No. nominal	\$100,109,400 \$78,350,900	
MORTG	AGES.	
191	0. 1909.	7
Feb. 11 to Manhattan.		5
Total number 172	135 212 138	E
Amount involved \$4,426,086 No. at 6% 73	\$915,548 \$6,607,448 \$880,544 52 75 50	1
Amount involved	\$350,802 \$803,023 \$145,369 18 4	
	10 4 10	
Amount involved \$98,500	\$39,586 \$85,000 \$60,000	1
No. at 5¼%	\$39,586 \$85,000 \$60,000	1
No. at 51/4%	\$39,586 \$85,000 \$60,000	1
No. at 51/4%	\$39,586 \$85,000 \$60,000 0,000 27 55 31 \$272'210 \$1,939,400 \$284,775	
No. at 51/4% Amount involved No. at 5% Amount involved No. at 43/4% Amount involved \$1,462,200 No. at 43/4% \$15,000 No. at 41/4% 22	\$39,586 \$85,000 \$60,000 	
No. at 51/4% Amount involved No. at 5% Amount involved No. at 43/4% Amount involved No. at 41/4 22 Amount involved No. at 41/4 S899,000	\$39,586 \$85,000 \$60,000 0,000 \$27 55 31 \$272.210 \$1,939,400 \$284,775 3 29 \$34,000 \$1,106,000 \$444,300 1	
No. at 5½%. Amount involved. No. at 5%. 41 Amount involved. \$1,462,200 No. at 4½%. 1 Amount involved. \$15,000 No. at 4½%. 22 Amount involved. \$899,000 No. at 4½%. 2 Amount involved. \$31,300 No. at 3½%. \$31,300	\$39,586 \$85,000 \$60,000 0,000 \$27 55 31 \$272.210 \$1,939,400 \$284,775 3 29 \$34,000 \$1,106,000 \$444,300 1 \$700,000 1	
No. at 51/4% Amount involved No. at 5% Amount involved No. at 43/4% Amount involved \$15,000 No. at 41/4 22 Amount involved \$899,000 No. at 41/6 Amount involved \$31,300 No. at 31/4 Amount involved \$31,300 No. at 31/4 Amount involved	\$39,586 \$85,000 \$60,000 	
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	\$39,586 \$85,000 \$60,000 	
No. at 5½%	\$39,586 \$85,000 \$60,000 	
No. at 51/4%	\$39,586 \$85,000 \$60,000	
No. at 51/4%	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
No. at 51/4%	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	
No. at 51/4%	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	
No. at 5½%	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1
No. at 51/4%	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1
No. at 5½%	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1
No. at 5½%	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1
No. at 5½%. Amount involved. No. at 4½%. Amount involved. No. at 3½%. Amount involved. No. at 3½%. Amount involved. No. with interest not given amount involved. No. at 2%. Amount involved. No. above to Bank, Trust and Insurance Companies Amount involved. Total No., Manhattan, Jan. 1 to date. Total Amt., Manhattan, Jan. 1 to date. Total Amt., The Bronx, Jan. 1 to date. Total Amt., The Bronx, Jan 1 to date. Total Amt., The Bronx, Jan 1 to date. Total Amt., Manhattan and The Bronx, Jan. 1 to date. EXTENDED M	\$39,586 \$85,000 \$60,000 27 55 31 \$272*210 \$1,939,400 \$284,775 3 29 4 \$34,000 \$1,106,000 \$44,300 1 4,400	1
No. at 5½%. Amount involved. No. at 4½%. Amount involved. No. at 3½%. Amount involved. No. at 3½%. Amount involved. No. with interest not given amount involved. No. at 2%. Amount involved. No. above to Bank, Trust and Insurance Companies Amount involved. Total No., Manhattan, Jan. 1 to date. Total Amt., Manhattan, Jan. 1 to date. Total Amt., The Bronx, Jan. 1 to date. Total Amt., The Bronx, Jan 1 to date. Total Amt., The Bronx, Jan 1 to date. Total Amt., Manhattan and The Bronx, Jan. 1 to date. EXTENDED M	\$39,586 \$85,000 \$60,000 27 55 31 \$272*210 \$1,939,400 \$284,775 3 29 4 \$34,000 \$1,106,000 \$44,300 1 4,400	1
No. at 5½%. Amount involved. No. at 4½%. Amount involved. No. at 3½%. Amount involved. No. at 3½%. Amount involved. No. with interest not given amount involved. No. at 2%. Amount involved. No. at 31,300 S592,535 S72,400 Total No., Manhattan, Jan. 1 to date. Total No., The Bronx, Jan. 1 to date. Total No., The Bronx, Jan. 1 to date. Total No., The Bronx, Jan. 1 to date. Total Amt., The Bronx, Jan 1 to date. Total Amt., The Bronx, Jan 1 to date. EXTENDED M Manhattan. Total number. EXTENDED M Manhattan. Total number.	\$39,586 \$85,000 \$60,000 27 55 31 \$272*210 \$1,939,400 \$284,775 3 29 4 \$34,000 \$1,106,000 \$44,300 1 4,400	1
No. at 5½%	\$39,586 \$85,000 \$60,000 27 55 31 \$272*210 \$1,939,400 \$284,775 3 29 4 \$34,000 \$1,106,000 \$44,300 1 \$700,000 1 4,400	1
No. at 51/4%	\$39,586 \$85,000 \$60,000 27 0,000 27 0,000 \$272,210 \$1,939,400 \$284,775	1
No. at 51/4%	\$39,586 \$85,000 \$60,000 27 55 31 \$272*210 \$1,939,400 \$284,775 3 29 4 \$34,000 \$1,106,000 \$44,300 1 4,400	1
No. at 5½%	\$39,586 \$85,000 \$60,000 27 0,000 27 0,000 \$272,210 \$1,939,400 \$284,775	1

PROJECTED BU	ILDINGS.	
	1910. eb. 14 to 18, inc. F	1909.
Manhattan	11	49
The Bronx	28	73
Grand total	39	122
Total Amt. New Buildings: Manhattan	\$2,580,800	\$6,065,300
The Bronx	545,625	2,363,100
Grand total	\$3,126,425	\$8,428,400
Total Amt. Alterations: Manhattan	\$301,900	\$168,550
The Bronx	34,725	86,250
Grand total	\$336,625	\$204,800
Total No. of New Buildings: Manhattan, Jan. 1 to date	87	155
The Bronx, Jan. 1 to date	196	830
Mnhtn-Bronx, Jan. 1 to date	283	485
Total Amt. New Buildings: Manhattan, Jan. 1 to date	\$11,989,500	\$18,025,650
The Bronx, Jan. 1 to date	4,159,655	6,048,990
Mnhtn-Bronx, Jan. 1 to date	\$16,149,155	\$24,069,640
Total Amt. Alterations:		041,000,010
Muhtn-Bronx, Jan. 1 to date	\$1,455,900	81,165,175
BROOKLY	N.	
CONVEYA	NCES.	
	1910.	1909.
Total Number Feb. 1	10 to 16, inc. Fe	b. 10, to 17, inc.
No. with consideration	18	22
Amount involved	\$136,775 441	\$182,532 549
Number nominal Total number of Conveyances,		
Total amount of Conveyances,	3,318	3,613
Jan. 1 to date	\$1,238,570	\$1,726,852
MORTGAG	ES.	
Total number,	418	527
Amount involved	\$1,551,798 195	\$2,079,607 259
Amount involved	\$482,143 65	\$834,076 105
Amount involved	\$271,340	\$442,632
No. at 5\frac{1}{8}\%	\$2,400	
No.at 5%	\$620,140	\$683,8 3 9
No. at 41/% Amount involved.	2	1
No. at 4%	\$11,000 1	\$40,000
Amount involved	\$4,300	\$550
No. at 3% Amount involved		21
No. with interest not given	\$160,475	\$78,510
Amount involved		
Jan. 1 to date Total amount of Mortgages,	3,045	3,230
Jan. 1 to date	\$12,033,070	\$13,046,234
PROJECTED BU	ILDINGS.	
No. of New Buildings	\$407,450	154
Estimated cost	\$62,836	\$803,525 \$82,565
Total No. of New Buildings, Jan. 1 to date	642	907
Total Amt. of New Buildings,		
Jan. 1 to date	\$2,962,510	\$5,178,071
Jan. 1 to date	\$789,601	\$463,520

PROJECTED BUILDINGS. TED BUILDINGS. 1910 Feb. 11 to 17, inc. 100 \$346,898 \$349,025 \$\$13,350 329 \$1,446,802 Total Amount of Alterations, Jan. 1 to date..... \$13,266 THE WEEK.

THE announcement that the Public Service Commission and the City Administration have gotten together and finally agreed upon the immediate building of forty-three miles of subway independently of the existing Interborough system, is good news for the real estate interests of Greater New York, and particularly the east side of Manhattan. The district north of 42d st, between 3d and 5th avs, is at the present time, so far as rapid transit facilities are concerned, the most inconvenient in Manhattan Borough. The building of the Broadway-Lexington Avenue Line will supply this deficiency and will surely create an active demand for real estate in that section. In

QUEENS.

mount involved	\$487,666	\$445,400	\$2,923,850	\$98,800
Vo.at 6 %	4	3	8	2
amount involved	\$17,250	\$28,000	\$230,500	\$14,700
Nq. at 51/2%	2	1		11
amount involved	\$48,500	\$4,500	******	\$68,000
No. at 5%	9	15	14	
Amount involved	\$302,416	\$367,900	\$1 201,500	\$3,500
No. at 43/%			******	
Amount involved			16	
No. at 41/2%	• 1	3		1
Amount involved	\$12,000	\$27,000	1,468,500	\$8,000
No. at 4%				
Amount Involved			*******	
No. with interest not given	6	1	4	2
Amount involved	\$107,500	\$18,000	\$23,350	\$4.600
No above to Bank Trust				

No. above to Bank, Trust and Insurance Companies Amount involved $\begin{array}{c} 9\\\$238,000\\ 1910\\ 305\\\$15,456,091\\ 114\\\$1,779,232\\ \end{array}$ \$35,000 1909 313 \$16,691,475 Total No., Manhattan, Jan. 1 to date...
Total Amt., Manhattan, Jan. 1 to date...
Total No., The Bronx, Jan. 1 to date...
Total Amt., The Bronx, Jan. 1 to date...
Total No., Manhattan and The
Bronx, Jan. 1 to date...
Total Amt. Manhattan and The
Bronx, Jan. 1 to date... 730,074

397 419 \$17,235,323 \$17,421,549

fact, there is strong evidence already that such will be the case, there being, as the brokers say, more inquiries from buyers at the present time than in months.

Another section that will benefit largely is the Bronx, west of Jerome av, from the Macomb's Dam bridge north. At the present time, it is entirely dependent upon the service furnished by the trolley lines, which at its best is poor. With improved transit facilities, it will undoubtedly be built up with twofamily houses and apartments, and the increase in values, as a result of such a movement, would largely help to pay for the tost of constructing the line.

The volume of business reported by the brokers this week is quite satisfactory, including as it does all classes of property, and a very fair proportion of the parcels going to investors. Among the more important properties acquired by investors was the 12-sty loft building at Nos. 121 to 127 West 27th st, the apartment house at Central Park West and 92d st, one at West End av and 84th st, and another at Claremont av and 122d st.

THE AUCTION MARKET

THE principal offerings this week were on Tuesday and Wednesday, On both days for nesday. On both days fair-sized crowds were present, and there was considerable interest shown when the improved properties were offered. The results, however, were disappointing. Joseph P. Day offered on Tuesday for various owners, 107 Bronx lots. A few were sold, but there appeared to be very little demand for lots in that section. In addition to the lots he offered at foreclosure three parcels which were bought by the

On Wednesday, Bryan L. Kennelly offered properties for the estates of William G. Park, William Hodsdon and Francis S. Kinney. A number of these were improved properties and they are said to have been sold. The Kinney house at 19 West 54th street fetched \$270,000; of the Hodsdon properties the Broad street block front from Stone to South William, sold for \$242,500 and the Fulton st parcels, 231 and 241 sold for \$23,500 and \$16,500 respectively. The Park residence at 47 Fifth av, was knocked down for \$127,000. The total for the day was over \$1,000,000 and had the properties all been sold the sale would certainly have acted as a tonic for the market.

A TAX SUGGESTION.

To the Editor of the Record and Guide:

The following communication, which was printed in the Record and Guide of February 29, 1908, is of interest at the present time, and is offered as a suggestion in the discussion now going on in relation to the personal property tax.

"All sorts of stones are thrown at real estate by the tax measures directed at it. How long is this to last without doing more harm than it has already done? A large city requires a large income, and there is a limit to the drain, which already reaches from 20 to 35 per cent. of the gross income of the average price of property. The nominal personal tax supplies very little of the means required to support the city. How can an income be secured other than from real estate and personal taxes? Easily enough; tax another source which cannot escape, namely, the gross sales of every business conducted in this city. The city of St. Louis has such a tax in force. It is more popular than the real estate or personal tax, because its cost is charged to business expenses, and in most cases a profit is made on it. The justice of the tax is evident when the city's large outlays for fire and police service, wear and tear of the pavements, and the number of other large incidentals caused by business are considered. During the Civil War the Government collected a large sum of money by taxing sales, and the writer is positive that the collection of the tax was simple and was freely paid.

"The City of New York's credit must be built up by increased in

positive that the collection of the tax was simple and was freely paid.

"The City of New York's credit must be built up by increased income. Real estate is abused by onerous taxes, because it cannot run away. Business cannot run away either, and a reasonable tax on sales would produce a big income and hurt nobody. As I stated above, business, if taxed, will make a profit on the tax, just as it does on high duties. Relieve and lower the real estate tax by taking up this new source of revenue. Private capital should furnish the new subways—municipal ownership should die (the city can always demand and get a share of all new public utilities profits), business should be taxed (its life depends on the metropolis), and we will then again feel that the securities issued by this city are the best investments for everybody (speculators are the chief buyers now)."

"REAL ESTATE."

Loft Owners and Other Receiving Notices

from the Department of Labor, Factory Inspector, requiring them to furnish ventilation, are requested to send their notices to the Realty League. The Realty League was organized in May, 1902, and represents over one hundred millions in real estate ownerships in Manhattan. Its membership is composed of owners of large and valuable properties, paying in the aggregate enormous taxes. It seeks paying in the aggregate enormous taxes. It seeks cooperation of owners in a suit to test the power to compel compliance with ventilation orders. Send your notices to

REALTY LEAGUE, WILLARD H. HODGSON, Ass't Sec'y 62-64 WILLIAM STREET

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

FRONT ST.—Steven B. Ayres and Walter F. Baylis sold for the Rufus Story estate, to two investors, 5 Front st, at the corner of Moore st. This parcel has a very interesting history, inasmuch as it was for damage to it that the first easement suit was brought against the Third Av Elevated Railway. The action was successful and the damage assessed at a considerable sum, and a precedent thus established. At least one well known lawyer was first brought into public notice by his connection with this law suit, which he was largely instrumental in winning. The title to this parcel has been held since 1841 by Rufus Story.

PEARL ST.—The Charles F. Noves Co. sold for W. Irving Clark.

PEARL ST.—The Charles F. Noyes Co. sold for W. Irving Clark, executor of the estate of Mary A. Gillespie, 315 Pearl st, a 5-sty and basement building covering lot about 20x100, and located 24 ft. north of Ferry st. This is the third Pearl st parcel recently sold by the same brokers for the Gillespie estate.

17TH ST.—George W. Mercer & Son sold for a client 362 West 17th st, a 4-sty tenement on lot 18x78. The buyer, the Hamilton Holding Co., also bought 264, adjoining and with its recent purchase of 266, now controls a plot 58x88 irregular.

now controls a plot 58x88 irregular.

16TH ST.—The Manhattan Office Building Co. bought from Chas. Sooysmith 114 East 16th st, a 4-sty dwelling on plot 31.6x103.3, and from John L. Golden 116 East 16th st, a similar house, on lot 25x103.3. On the combined 56 ft. a 12-sty high-grade office and loft building will be erected, to cost about \$260,000, from plans by Squires & Wynkoop and Harde & Short. The site is 100 ft. west of Irving pl and opposite the new Borgfeldt Building. Gerry C. Beach, Evkley H. Stearns and H. M. Ingraham are members of the purchasing corporation.

21ST ST.—Alfred Tallay sold 203 and 205 West 21st st, two 3-sty dwellings on plot 42.3x74.

American Real Estate Co. Makes a Big Contract.

American Real Estate Co. Makes a Big Contract.

21ST ST.—Chas. Griffith Moses & Bro., in conjunction with J. Clarence Davies, have affected an exchange for Henry Corn and the American Real Estate Co. of the new 12-sty store and loft building at 54 to 62 West 21st st, adjoining the southeast corner of 6th av, for 33 lots on Sherman, Post and Nagle avs and Academy st, at Dyckman. The 21st st building, which has just been finished by Mr. Corn, has a frontage of 112 ft., by a depth of 100 ft. on the westerly side, and 92 ft. on the east, and all the lofts are leased for not less than 5 years each. The vacant land, which is almost one-half of the Dyckman holdings of the American Real Estate Co., consists of the following plots: 250x160 on the east side of Sherman av, 250 ft. north of Dyckman st; 100x160 at the southeast corner of Academy st and Sherman av; 250x150 on the west side of Post av, 100 ft. south of Academy st, and 100x160 at the northwest corner of Nagle av and Academy st. This trade is interesting in marking new departures in the operations of two important interests in New York realty, the entrance into the loft building field by the American Real Estate Company and Mr. Corn's debut in the Dyckman section.

man section.

The same brokers have negotiated a long lease of the 21st st building to Mr. Corn on a net return basis. Mr. Corn intends to resell the lots to builders for apartment house improvement. The exchange, exclusive of the lease, involves almost one and one-half

22D ST.—The deal involving the three 3-sty dwellings 126 to 130 West 22d st, 56.4x98.9, has been concluded. Mayer S. Auerbach has bought the property. E. H. Ludlow & Co. were the brokers in the transaction.

16-Sty Loft Building for 22d St.

22D ST.—M. & L. Hess sold for Samuel K. Jacobs, of the firm of Walter Emmerich & Co., ribbon manufacturers, the 103-ft. front plot 20-26 West 22d st, to a building corporation, which will erect a 16-sty loft building. This plot adjoins the one recently sold by Benjamin Stern to a builder, who will erect a 12-sty building.

 $25\mathrm{TH}$ ST.—The H. M. Weill Co. sold for Henry Harburger to Edward Baer 250 and 252 West $25\mathrm{th}$ st, two 3-sty and basement dwellings, on plot $50\mathrm{x}100.$

Midtown Sale for \$650,000.

27TH ST.—M. & L. Hess have sold for the Realty Holding Co. to an investor the 12-sty store and loft building at 121 to 127 West 27th st, The building, which is on a plot 100x98.9, was started last July and completed and tenanted by Jan. 1. The gross rental is \$63,000, and the selling price is said to be \$650,000. The same brokers recently sold the similar building adjoining this on the west, size 75x98.9. A. Epstein was the buyer.

39TH ST.—Mary A. McGrane sold 220 West 39th st, a 4-sty dwelling on a lot 20.7x98.9. The lot adjoins the new structure of the Marmac Construction Co. It is said that a loft structure is planned for this and adjoining property.

30TH ST.—John J. Schwartz, president of the Reliance Holding Co., sold to Heyward McAllister, for investment, the 7-sty mercantile buildings, 110 and 112 West 30th st, near 6th av, on plot 36.9x 106x irregular. Thomas & Eckerson were the brokers in the transaction. The structure was erected by the Reliance Construction Co., of which Mr. Schwartz was also president, and was taken over last month by the Reliance Holding Co.

33D ST.—The H. M. Weill Co. sold for Dr. Charles Meyers 416 to 422 West 33d st, four buildings on plot 56x98.9, near the new Pennsylvania terminal.

40TH ST.—The H. M. Weill Co. sold for Annie Goucher 214 West 40th st, a 3-sty and basement dwelling on plot 14.3x98.9.

46TH ST.—Mme. Cully, dressmaker, bought from Col. Adolph Ammon the 4-sty dwelling 63 West 46th st, on lot 20x100.5, just east of 6th av. The house will be altered for the purchaser's businesses. ness use

52 DST.—James A. Dowd sold for F. X. O'Connor to Richard P. Lydon, 249 West 52d st, a 3-sty brick dwelling, 14x100.5, and resold same to Jessie E. Snyder.

54TH ST.—Senior & Stout sold 146 West 54th st, a 3-sty and basement brownstone dwelling, plot 18.9x100, to a client who after extensive alterations will occupy the same for his own business.

55TH ST.—Bing & Bing bought the five 4-sty and basement stone front dwellings, 347 to 355 West 55th st, on plot 100x100.5. The property is located 200 ft. east of 9th ave, and was sold by John T. Wall, Solomon Sprung and Conrad Muller. On this site, the Messrs. Bing will erect an 8-sty elevator apartment house from plans by

Schwartz & Gross. This is the first large structure of this type planned for the section south of 57th st and adjacent to 9th av. At the southwest corner of 9th av and 57th st, is the Windermere, a 7-sty structure, one of the landmarks of the district. The property just purchased by Messrs. Bing is part of the old Cozine farm which was divided among the Chanle family, descendants of the first John Jacob Astor, in April, 1908, following partition proceedings. This particular plot was assigned to Winthrop Astor Chanler who disposed of it early last year to the present sellers.

4TH AV.—Jacob Neadle bought 353 and 355 4th av, near 26th st, having a frontage of 40 ft. in the av, and 102-104 East 26th st, adjoining the 4th av property, in the rear, forming an L, and containing an area of about 7,200 sq. ft. The property is diagonally opposite Madison Square Garden. Harris & Vaughn were the

6TH AV.—Ames & Co. sold for the Rich estate 80 6th av. a 3-sty building, on lot 22.9x80, adjoining the northeast corner of Waverly pl, to Leo J. Kreshover.

6TH AV.—James A. Dowd sold for Mrs. Lilly Barney, 977 6th av, northwest corner 55th st, a 4-sty building on lot 25.5x72, also the adjoining 3-sty building 103 West 55th st, on lot 28x100.5, for the same owner. same owner.

NORTH OF 59TH STREET.

64TH ST.—Henry D. Winans & May report the sale of 19 East 64th st, a 4-sty high stoop brownstone house, on lot 22x100.5, with dining room and butler's pantry extension, for the Alliance Realty Co. to H. J. Douglas.

70TH ST.—The David Dows estate sold 30 East 70th st, a 4-sty and basement dwelling, on lot 25x100.5, adjoining the southeast corner of Madison av. The house faces the Presbyterian hospital and has been held at \$100,000.

85TH ST.—William L. Cahn has bought 7 and 9 East 85th st, consisting of a 4-sty and basement stone front dwelling, with a stable in rear and a vacant lot, comprising a plot 50x102.2, 150 feet east of 5th av. In exchange Mr. Cahn gives the 3-sty single flats 1244, 1246 and 1248 Madison av, on plot 60.8x87.6, adjoining the southwest corner of 90th st.

86TH ST.—Mrs. Bedell H. Harned sold 39 West 86th st, a 5-sty American basement dwelling, on plot 32.6x100.8. It was built by Cornelius W. Luyster about ten years ago and before its completion was sold to Louis V. Bell who finished it and occupied it for some time. About five years ago Mr. Bell sold it to Dr. Clarence S. Elebash, who occupied it up to the time of his death a few years ago. Mrs. Harned has been holding the property at \$175,000.

87TH ST.—Alfred Roelker, Jr., bought from Emily M. Roemer the 4-sty and basement dwelling 70 West 87th st, on lot 20x100.81%, adjoining the southeast corner of Columbus av. Mr. Roelker buys for occupancy.

90TH ST.—The H. M. Weill Co. sold for Marko L. Frank 60 West 90th st, a 4-sty and basement dwelling, on lot 18.9x100, to Catherine Roach, who will occupy the same.

101ST ST.—The Gulick-Halle Co. sold for the Brown Realty Co. 322 and 324 East 101st st, between 1st and 2d avs, a 6-sty new law tenement, with stores on plot 38.10x100.11.

106T HST.—F. R. Wood & Co. sold for Josephine A. Gousse West 106th st, a 5-sty apartment house, on plot 33.4x100.11.

107TH ST.—The Gulick-Halle Co. sold for William Dangler to the Brown Realty Co. 68 West 107th st, a 6-sty elevator apartment house, on plot 48.9x100.11.

116TH ST.—A. V. Amy & Co. have resold for the Broad Construction Company to R. H. Herschman, 230 West 116th st, a 5-sty flat tion Company to on lot 25x100.11.

119TH ST.—Levin & Jackson sold for Hyman Cohn & Son, 302 East 119th st, a 6-sty new law house with stores on plot 50x60.

125TH ST.—The Friedman Construction Co. sold 450 and 452 West 125th st, two 5-sty flats, on plot 50x100.11, 125 ft. east of Amsterdam av Property at Fort Lee, N. J., was taken in part payment.

payment.

136TH ST.—Braude-Papae Company resold for Andrew J. Cobe to the Anaconda Realty and Construction Co, the 5-sty high class dwelling at 306 West 109th st, on lot 25x100, near Riverside Drive, formerly occupied by the Automobile Club of America. Also 234 W. 108th st, a 2-sty garage on lot 25x100, near Broadway. Also the northeast corner of Jerome av and 177th st, formerly known as Mt. Hope Hotel, on plot 135x117. Also southeasterly corner of Seaman av and 218th st, a plot 110x80, irregular. Mr. Cobe recently acquired through the same brokers the above parcels from John L. Hobson of Haverhill, Mass., and has taken in exchange from the Anaconda Realty and Construction Co. two newly completed 6-sty elevator apartment houses, 522 to 526 and 528 to 530 West 136th st, on plot 200x99.11, 175 ft. east of Broadway. The total amount involved in the entire transaction is about \$750,000.

136TH ST.—F. R. Wood & Co. sold for Louis B. Rosenberg 514 W. 136th st, a 6-sty house, on plot 37.6x99.11. This is the third house of a row of four sold by the above firm.

138TH ST.—A. Kollender sold through Benedict & Co. 141 and 143 West 138th st, two 5-sty double flats, each on plot 26x100. Jacob Frankenthaler is the buyer.

160TH ST.—Gibbs & Kirby sold for George W. Vanderbilt the Chesknoll, a 5-sty apartment house on plot 50x100, at 560 and 562 West 160th st. The property was held at \$85,000.

164TH ST.—Levin & Jackson sold for Henry Rosenthal to Hyman Cohn & Emanuel Levy, 442 and 444 West 164th st, a 5-sty new law house on plot 50x112.

184TH ST.—S. M. Bier sold the plot, 160x100, in the south side of 184th st, 100 feet east of Audubon av. The buyer is the 184th St. Construction Co., and the erection of two apartments will immediately be commenced. Negotiations are under way for the sale of the adjoining plot, 110x100, at the southeast corner of Audubon av and 184th st. 184th st

Sherman Square Plot Sold.

Sherman Square Plot Sold.

AMSTERDAM AV.—The Alliance Realty Co.. of which Wm. H. Chesebrough is president, sold through A. C. Narlian the northeast corner of Amsterdam av and 73d st, a plot having frontages of 76.8 ft. on the av and 82 ft. on the st, on which there are now three dwellings and a 6-sty apartment house. The buyer, a client of the law firm of Hall, Hawkes & Prentice, gives in part payment the 4-sty brownstone front dwelling 19 East 64th st, on lot 22x100. Title to the latter property is now in the name of Augustus N. Morris. There was recently reported the sale of the dwelling 175 West 73d st, 18x76.8, to a client of Hall, Hawkes & Prentice, adjoining the properties which have just been sold, and making in all a plot fronting 76.8 ft. on Amsterdam av and 100 ft. on 73d st.

This is one of the most desirable of the corners available for re-improvement on Sherman sq. McDougall Hawkes said that nothing had yet been determined as to the future of the property, but that it would probably be improved eventually with a structure of the highest class.

BROADWAY.—Max Marx has sold through Edouard Dressler to the Cascade Realty & Construction Co., M. Brown, president, the southwest corner of Broadway and 150th st, a plot 100x125, The purchaser will erect a 6-sty elevator apartment house with stores

CENTRAL PARK WEST.—Herman Wronkow bought Ardsley Hall, an eleven-story structure, on a plot 100x125, at the south corner of Central Park west and 92d st. The price was about \$950,000. The property was purchased by Mr. Wronkow from the Ardsley Hall Co. of which John A. Stephens is president. Ardsley Hall was built about seven years ago by M. H. Gillespie. The house is one of the most prominent of the many large structures along Central Park West and has an annual rent roll of nearly \$90,000. The sale to Mr. Wronkow was negotiated by M. Lindheim.

CLAREMONT AV.—F. R. Wood & Co. sold for Abram Baudoine, 620

CLAREMONT AV.—F. R. Wood & Co. sold for Abram Baudoine, 620 West 122d st, southwest corner of Claremont av, a new 6-sty elevator apartment house known as Dakota Hall, on plot 100x100. The property was given in part payment to Lorenz Weiher for the Hohenzollern apartment house at West End av and 84th st, recently sold through F. R. Wood & Co. Dakota Hall is arranged for thirty-six families, and was completed about six months ago.

Resale of Lexington Av Corner.

LEXINGTON AV.—Wm. J. Roome & Co. sold for Miss M. Louisa Adam 1841 Lexington av, the southeast corner of 114th st, a 4-sty building with 5 stores, and apartments above. This property was sold to Miss Adam last March by the same brokers. The present purchaser is Earl G. Pier.

LEXINGTON AV.—Duross Co. sold for Thos. J. Meehan, southwest corner of 96th st and Lexington av, 5-sty apartment house with eight stores, on plot 36x100.8. The purchaser had in mind, the proposed Lexington av extension of the subway.

MADISON AV.—Marcus Rosenthal sold 1642 to 1646 Madison three 5-sty single flats each on lot 19x100, between 109th and 110th sts. In part payment Mr. Rosenthal takes the Sea Cliff hotel property at Sea Cliff, L. I. It is a 4-sty structure covering the block bounded by 15th, 16th, Central Park and Prospect avs.

NORTHERN AV.—Geo. H. Shurtleff bought from Mary Cowan, represented by Benno Lewinson, a plot of about 8 lots on the east side of Northern av, 325 ft. north of 181st st, extending through to New av. Nothing could be learned as to what disposition Mr. Shurtleff will make of the property. In the vicinity are the residences of Dr. Paterno, M. H. Kingsley and James Harden.

SHERMAN AV.—Bernard Smyth & Sons sold for William H. Sidway the plot of four lots situated on the north side of Sherman av, 100 feet east of Dyckman st, size 100x150 feet, to a client.

WEST END AV.—F. R. Wood & Co. sold for Lorenz Weiher the Hohenzollern, a 9-sty high-class apartment house at the southwest corner of West End av, and 84th st. The house occupies a plot fronting 108 feet on the av and 100 feet on the street. It contains twenty-eight apartments arranged in nine, ten and eleven room

2D AV.—M. Morgenthau, Jr., Company sold for Mrs. J. Mannheimer 1892 2d av, a 5-sty four family tenement with store, on plot 25.3x 100, adjoining the southeast corner of 2d av and 98th st. The purchasers will thoroughly renovate the property.

3D AV.—Samuel Merritt bought from Clara M. Bryde 2179 and 2181 3d av, southeast corner of 119th st, two 5-sty tenements and a 1-sty brick building on plot 50.10x100.

7TH AV.—The Duross Co. has sold for S. W. Mayer the 4-sty business building 106 to 110 7th av on plot 52x79.7, with an "L" to 206 West 17th st, 19.5x105.

10TH AV.—Ennis & Sinnott bought through Charles Griffith Moses & Brother from James E. Duffy, three lots on the east side of 10th av, 74.11 feet north of 209th st, 75x100.

BRONX.

KELLY ST.—Lauter & Blackner sold for the Kelly Street Construction Co., the two 4-sty double flats 1039 and 1041 Kelly st, each on plot 33.4x100.

KELLY ST.—Lauter Blackner sold for the Martha Realty Co. the plot, 120x100, on the east side of Kelly st, 280 feet north of 165th st, to a builder who will immediately improve the plot with four 4-sty flats. Title to the property was recently taken by Herbst & Co.

149TH ST.—It is reported that 371 and 373 East 149th st, and 370 and 372 East 150th st, forming a plot 50x180, has been sold, on the 149th st front are two 4-sty brick tenements, and on 150th st one 3-sty frame tenement and 1-sty frame storage shed. The parcel is within 25 feet of the American Real Estate Company's new office building.

179TH ST.—John Kelly sold for John McNulty the 4-sty flat 586 East 179th st, on plot 33x75.

212TH ST.—Shaw & Co. sold for Henry O'Neill the plot of 21 lots comprising the block front on the north side of 212th st, between Woodlawn road and De Kalb av. The property has frontages of 347 ft. on 212th st, 216 ft. on Woodlawn road and 185 ft. on De Kalb av, with a rear line measuring 265 ft. The buyer is a builder who proposes improving the Woodlawn road end of the plot.

226TH ST.—Hugo Wabst sold plot 50x114 on the north side of 226th st, 105 ft. west of Barnes av, to a client.

AQUEDUCT AV.—Bernard Smyth & Sons sold for M. Rechnitzer the plot of 4 lots on the east side of Aqueduct av, and extending through to Merriam av, commencing 125 ft. south of the junction of Aqueduct and Merriam avs, size 50 ft. on Aqueduct av and 85.66x50 ft. on Merriam av x117.75.

BROADWAY.—R. I. Brown's Sons in conjunction with J. Clarence Davies sold for James K. Walter the vacant lot on the west side of Broadway, 612.12 feet south of West 240th st, being in size 28.8x 166.02x28.10x145.80.

ROOK AV.—The Hamilton Holding Co. bought from the Ansonia Realty Co. the five 5-sty apartment houses, occupying the block front on the west side of Brook av, from 135th to 136th st, on plot 200x 90. The houses figured in a trade for the St. Thomas apartment house, at the northwest corner of Amsterdam av and 178th st.

COLLEGE AV.—L. Chase sold for J. Reeber 1039 and 1043 College av, two three-family houses, each on lot 22x95.

FRANKLIN AV.—R. I. Brown's Sons sold for the estate of Frederick Zelling the 2 and 3-sty frame dwellings on plot 49x100x irreg-



WANTS AND OFFERS



AN EXPERIENCED mortgage broker wanted by an old established real estate firm entering a new field. Commission basis. Communicate by mail stating experience. Box 45, Record and Guide.

EXPERIENCED SALESMAN familiar with private houses and business property in Fifth Avenue section. Liberal arrangements. E. H. WENDELL COMPANY, 500 Fifth Avenue.

SECOND mortgages cashed; I wish to purases several second mortgages; quick anwer; brokers protected. BARTON CHAPIN, 0 Broadway.

WANTED-Properties, sale or rent; send particulars; satisfactory results assured.

DUFF & CONGER, Madison Ave., cor. 86th

Bronx Properties, Improved and Vacant,
For Sale and Wanted

Arthur Weyl & Co., 786 Prospect Av., Bronx

NEW BUSINESS

Can be obtained by advertising in the RECORD AND GUIDE.

EAST RIVER AND 119th ST. PLOT TO LEASE SIZE 185 X 100

RENT VERY REASONABLE CRUIKSHANK COMPANY, 141 Broadway

Lawvers 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

OFFICERS.

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT,
THORWALD STALLKNECHT,
TEORWALD STALLKNECHT,
ARCHIBALD FORBES, Treasure.
WALTER M. VAIL, Secretary.
DAVID B. OGDEN, Counsel.

ENVIOUNCE:

DAVID B. OGDEN, Counsel.

ENVIOUNCE:

LEWIS H. LOSEE, Asst. Genl. Manager.
U. CONDIT VARIOR,
BOBERT I. SMYTH,
GEORGE A. FLEURY,
FREDERICK D. REED,
Asst. Secretaries.

EXECUTIVE COMMITTEE

EDWIN W. COGGESHALL, Chairman.

GEORGE F. BUTTERWORTH HENRY GOLDMAN
WILLIAM P. DIXON PHILIP LEHMAN
JULIAN D. FAIRCHILD JOHN T. LOCKMAN

HENRY MORGENTHAU JAMES N. WALLACE ALBERT H. WIGGIN

ular, at the southwest corner of Franklin av and East 169th st. This plot adjoins the lot 25x100, recently sold by the same brokers, and will give the new owner a plot of about 74x100.

GRAND BOULEVARD AND CONCOURSE.—R. I. Brown's Sons sold for Mrs. Augusta Morris de Peyster the vacant plot of 4.9 lots on the east side of the Grand Boulevard and Concourse, 483.54 ft. north of East 167th st, 61.4x204.84 ft., running through to Sheri-

HUGHES AV.—Garfield Construction Co. purchased from the Belmont Bond and Mortgage Co, the plot of ground at Hughes and Belmont avs, 179th and 180th sts, upon which they will immediately erect two 5-sty fireproof high class apartment houses, with all improvements. Mr. Edward J. Clarke is the architect.

MAPLE AV.—Hugo Wabst sold lot 25x100 on the east side of Maple av, about 25 ft. south of 212th st, to a client.

PARKVIEW PL.—Louis Meckes sold for E. Osborne Smith to A. McIntoch, the lot on the east side of Parkview pl, 269 feet south of 190th st, size 38x90 and 52.

PLIMPTON AV.—James C. Picken sold to J. Weber a two-family brick dwelling in Plimpton av, near 169th st. The building was recently completed.

PROSPECT AV.—Barry Bros. bought from Uhriah Simons the plot 100×95 , on the west side of Prospect av, 100 feet north of 187 th st, which they will improve with a 4-sty building.

SOUTHERN BOULEVARD.—Lauter & Blackner sold for the Boulevard Construction Co. the 5-sty new law house 1505-1507 Southern Boulevard, on plot 37.6x100.

SOUTHERN BOULEVARD.—Henry Schweibert sold for the American Real Estate Co. the two 5-sty buildings with stores 995 and 999 Southern Boulevard, to a client for investment.

Buys for Parochial School.

SOUTHERN BOULEVARD.—St. Athanasis' Roman Catholic Church, of which Rev. Wm. F. Dougherty is pastor, purchased a plot adjoining the northwest corner of Southern Boulevard and Tiffany st from Jas. F. Meehan. The property will be used as a site for a parochial school.

TRINITY AV.—Ernst & Cahn sold for Fannie Sondberg 700 Trinity av, a 2-sty and cellar frame dwelling, on lot 18.9x80.

TREMONT AV.—F. J. Wood sold for Anthony McOwen 1060 and 1062 Tremont av, two 3-sty buildings, with stores, on a plot 50x 100.

WEBSTER AV.—E. Sharum sold to the Armor Realty Co., a vacant plot 25x180, on the westerly side of Webster av, 145 feet south of 180th st. 20 lots at Jackson Park, N. J., and a mortgage on a property in Rockland County, New York, were taken as part pay-

WOODYCREST AV.—Louis Meckes sold for J. H. Jones to C. brink the two-family house 1016 Woodycrest av on lot 25x100.

LEASES.

James A. Dowd leased for John Hindley 142 West 48th st, a 3-sty dwelling for a term of years.

Chris. Schierloh leased for Frederick Van Wyck, the 3-sty and basement house at 559 West 57th st, to the Chauffer's Social Club, incorporated.

neorporated.

Senior & Stout have leased for Adolph Sturz, the first floor at 886 6th av, corner of 50th st, to Christian Hansen, also for the Thacher estate, the store 888-892 6th av, to A. L. Cella, the store 894 6th av, to Colvill & Schmitt and a floor at 81 West 50th st, to

894 6th av, to Colvill & Schmitt and a floor at 81 West 50th st, to John Cross.

Duross Co. have leased for the Marine Engine & Machine Co. to the U. S. Chemical Co. the 4-sty building 230-232 West 13th st, for a term of 7 years. The Chemical Co. are to use the building for office purposes, and will make considerable improvements. Also leased the 7-sty building 55 West 8th st for the Hayes estate to the Wertheim Chinaware Co. for a term of 10 years.

3D AV.—J. Clarence Davies has leased for William Astor Chanler to the Adams-Flanagan Company for twenty-one years 2866 to 2870 3d av, extending through to Bergen av, between 149th st and Westchester av. On a portion of the site the company will erect an annex to its department store. The remainder of the premises will be improved for store purposes at the expiration of the present leases.

Benjamin R. Lummis has just negotiated a twenty-one year lease for the owners of the property 415 Madison av. This property will be re-constructed and occupied by the firm of Reeder Bros., druggists, who have been for years at the southwest corner of 4th av and 31st st, the moving of the wholesale loft buildings in that section having driven them further up town. This is the first move of the retail business in the Hotel Ritz section, and shows the nature of the changes about to take place in that locality. They expect to occupy their new building on May 1 next.

The Chas. F. Noyes Co. has leased large suites of offices in 37-9 Liberty st, through to 44 Maiden lane, for the Lawyers Title Ins. & Trust Co. to John M. Billups, Jr., & Co., Felix H. Levy, Jos. H. Fargis and Paul Tillinghast. This building, which is a 13-sty structure, is now about 80% rented, and negotiations are pending through the agents for the balance of the space. It was almost entirely vacant when placed in the hands of the Noyes Co. for management. The rapid way in which the building has been rented shows that office space in that particular section is still in active demand.

The Bankers' Investing Co., owners of the Century Building, 1 West 34th st, has leased through Adolph Meyer the westerly store and basement therein to Frederic's, jewelers of New York, Chicago and Paris, for a term of years at an aggregate rental of nearly \$400,000. At the time the Bankers' Investing Co. purchased the Century Building, five years ago, the former owners would have considered leasing the entire space now occupied by the two stores for \$18,000, which is less than one-half of the income from the same space under the present leases. The recent lease of the 50-ft. store at 47 West 34th st, which will be occupied in April by the Meriden Britannia Co., now at 5th av and 26th st, taken in connection with the present lease to Frederic's, is an indication of the further advance of 34th st as a high-grade retail centre, and reflects the growing demand by retail mer

REAL ESTATE NOTES

L. T. Acton has given up his offices at 1418 Broadway and removed to 111 Broadway.

Geo. R. Read & Co. have opened a branch of their Manhattan office at White Plains, Westchester County.

Norman U. Ruland and Charles J. Hardy are now members of the directorate of the Ruland & Whiting Company.

Louis' Wickes was the broker who sold to J. Harris Jones 1016 Woodycrest av, a 3-sty 2-family house, on a lot 25x100, and resold same to C. Sudbrink.

Edmund J. Butler, late Commissioner of the Tenement House Department of the City of New York, has resumed the business of real estate and insurance at No. 92 William st.

Owners receiving notices from the State Factory Inspector to furnish more ventilation are recommended by the Realty League to communicate with its secretary, Mr. William H. Hodgson, at 62 William st, the office of the League.

John R. Thompson, for thirty years a resident of Astoria, died suddenly at his home at Woolsey and Franklin sts, Astoria, last Friday night of heart disease, aged 46 years. Mr. Thompson was a real estate and insurance broker. He is survived by his widow and three children.

Jacob A. King, the real estate agent, has resigned as agent of the Adams Express Co. at 51 West 125th st, New York City in order that he may give his entire time and attention to the real estate and insurance business. Mr. King will open an office at Broadway and 14th st. Mr. King recently resigned as superintendent of a sub post office, as well as ticket agent of the L. I. R. R. at the same address.

ACTION BY OTHER OFFICIALS

ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY

Lack of Public Understanding as to Certain Matters In the Administration of the Department of Labor

ACTION BY THE BUILDING BUREAU—RECORD & GUIDE TO PUBLISH NOTICES OF ALL CHANGES IN PRACTICE.

It is the desire and intention of the Superintendent of Buildings to do everything within his power to make the Bureau most thoroughly serviceable to the public, and to remove as far as possible all annoyance affecting the public or those interested in seeing that their building operations are pushed through with the utmost urgency.

In accordance with this idea, the Superintendent some three weeks ago made an arrangement by which he devotes the hours from ten-thirty a. m. to one p. m. every day, with the exception of Saturday, when the hours are from ten-thirty to twelve m., to meet architects, builders, contractors, etc., who may wish to see him on matters of interest to them. To further help out the men who are interested in building, an arrangement has been made by which appointments can be made by letter or over the telephone for any time between the hours of ten-thirty a.m. and one p.m., beginning with any quarter of the hour.

In the short time in which this arrangement has been in effect, it has worked with excellent results and to the advantage of the Bureau of Buildings and, as I believe, to that of architects, builders and contractors also. For the former indefinite provision, or lack of provision, for the reception of men whose time is too valuable to have any of it wasted, there has been substituted an arrangement which so far has been, and will continue to be, as I believe a substantial benefit.

The Superintendent will be glad at any time to receive suggestions as to improvements in the methods or workings of the Bureau that may be carried out to the advantage of the public. Any information of value to those interested in building will be gladly given at any time. The Superintendent, moreover, will make it a point to see that architects, builders and contractors are promptly informed in regard to changes in regulations or methods, and will make use of the "RECORD AND GUIDE" in disseminating this information. RUDOLPH P. MILLER,

Supt. of Buildings.

INFORMATION WANTED.

A great many complaints have been made to the ASSO-CIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY in regard to certain matters connected with the administration of the Department of Labor. Probably many of the complainants need only the advantage of a little more information in order to be in accord with the Department itself, but this information should be forthcoming. When a property owner calls on the Department and asks for exact information as to the legal requirements imposed upon him, he is certainly entitled to receive that information promptly. There are many complaints that this information is not so furnished, and that in his struggles to obtain it the property owner finds it easier to get what he is after by going to some COMMERCIAL CONCERN than by going in any other direction. Probably it is merely accidental (and we all know how easily accidents of this sort will happen), but the commercial concerns referred to are very restricted in number and do not seem, apparently, to exhaust all the limits of competition. Undoubtedly some firm's goods are better than others, and the property owner would prefer to buy in the cheapest market. There may be good reasons why the Department should stop him in this inclination of his, but it can only be done on the basis of a pretty clear understanding as to THE REASONS WHY.

AN ALERT OFFICIAL

DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY, Commissioner's Office, 13-21 Park Row.

February 14, 1910.

To the Editor of the Record and Guide:

I have looked through with much interest the Record and Guide for February 5th.

I believe that the Water Department ought to furnish tests and repair all meters at its own expense, and I shall lean to that end, which will be quite in line with your thought.

E. W. BEMIS,

Deputy Commissioner.

HEARINGS TO BE HELD BY THE TENEMENT HOUSE COMMISSIONER.

The Tenement House Commissioner announces that he has under consideration several dates for the hearings to be held in the Council Chamber in the City Hall on the administration of the Tenement House Law. He is now in communication with a number of organizations for the purpose of fixing dates most convenient to all. The dates of the hearings will be announced in next week's issue of the RECORD AND GUIDE, and all who are interested are again urged to attend.

JOHN J. MURPHY.

Commissioner Tenement House Department.

THE INTERVIEWS

HE treatment which the newspapers accord to officials and others is often very uncandid and unfair. Perhaps this is the reason why newspaper criticism, by itself, is often so ineffective. An official is hammered for his mistakes, but scarcely a word of commendation is bestowed when that word is justily merited. A sense of injustice is thus created in the official mind, and callousness to all criticism follows. The Public as a consequence assumes queer proportions in the official eye and losses every semblance of a righteous master demanding a reasonable account of the stewardship he has committed to a trusted employee. It is a sense of this obligation of fairness that makes it necessary for us now, to commend to the members of the ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY, and to all other property owners, the attitude and acts of certain city officials, notably the Mayor, Comptroller Prendergast, Commissioners Purdy, Murphy, Miller, Thompson and Bemis. They have evinced a willingness, a real intent, to do justice to real estate and its owners. The situation is so completely unexpected and the sensation occasioned is so entirely new, that we cannot blame real estate men if they feel a little bit like Christopher Sly when he awoke from his peasant dreams to find himself the recipient of courtly honors. But, real estate men will make a great mistake-a very great mistake, in our opinion, if they do not encourage and support these officials.

There are many kinds of support, of course, but the best kind is that which staunchly upholds the official in the administration of his duties; that demands nothing of him that may not be fairly and reasonably demanded. If, in the name of PRINCIPLE, a real estate man demands redress for the wrongs he suffers, the force of PRINCIPLE must also stop him from intruding, by ever so little, upon the legal rights of the other fellow. The property owner is suffering to-day because in the past he DID invade the rights of others. He did not bother much about "the other fellow," and in time, as usual, the "other fellow got back" at the man who imposed upon him. But the retaliation was extreme. Injustice has been done to the Property Owner and that is the reason why to-day the law is under arrest, and Public Opinion is actively inquiring into the administrative abuses that exist under the title of "Violations."

THIS question of public fairness on the part of newspapers and individuals goes pretty deeply into the subject of honest and efficient administration. Condemnation or commendation from the average newspaper is contemptible. Usually it is based on what ultimately is resolved into a cash payment. As to Public Opinion, it is apt to be ignorant, volatile and whimsical. There is no desire on the part of anyone to give an official a really square deal. Criticism is seldom properly measured. Often an unattainable standard, which conditions at the moment do not render practicable, is set up. The PUBLIC never seems to consider how much they may reasonably demand of their officials, at any moment or how much they MUST reasonably forego. It should never be forgotten that there is always one thing certainreform must be FROM what is, and not AGAINST what is. The critic who demolishes the world in which he lives must also break the ground away from under his own feet. A great deal of public criticism is, properly considered, nothing but a sort of blasphemy against common sense, and a medley of personal whims and fancies, utterly unrelated to settled facts. This distorted atmosphere will not promote official enthusiasm for good government, or for anything else in which the public is deeply concerned. Rightly, it falls under the contempt of the baser class of official, while it discourages and embitters the better class. A good rule for the citizen to follow is to say a good word for his officials whenever he possibly can, and say whatever is merited most loudly at the time that he is most strongly called upon to disagree with and disapprove of their actions. The sense of fairness will draw more out of a man, even the head of a department, than any other form of attraction.

COMMISSIONER MURPHY'S promised meeting with the property owners of this city will be held on a date to be announced next week. Property owners should MAKE IT THEIR BUSINESS to be present at the City Hall. They have sent in their complaints. Now that these have been heard, no one should remain idly silent, but should join and assist in the work of reforming conditions. The property owner must not fail at this point. It is an old fault of his to kick at the injustices put upon him and then send his voice "away for a holiday" when something is really doing for his benefit.

THIS week our chapter on "Violations" takes a little different turn. It is directed to the administration of the State Factory Laws and to those other similar laws that are not usually associated in the public mind with the ownership of real estate. Although running in different waters, the catch seems to be of the same kind as the "Violations" presented hitherto in these columns. Attached to them there are pecuniary losses entailed upon the property owner, but the biggest burden impossed is in the shape of annoyances and delays. The departments concerned seem to exist as a sort of police court, instituted to bring to trial and punish all property owners they can possibly reach. Indeed, as we have said before, all departments seem to conspire to treat the property owner as the police appear to treat street peddlers and vendors. "Keep them moving!" That seems to be the order issued from some headquarters higher up which, of course, does not exist except as an Official Attitude toward property owners assumed by those who administer what we may term the "philanthropic supervisory laws" of the state. The most curious part of the spectacle is to see our people vociferously denouncing socialism as a vast and gloomy evil overclouding the sunshine of freedom, and yet persisting in demanding an ever-increasing number of laws which are simply the constituent letters which, read as a whole, spell the thing "SOCIALISM!" It will come to be seen, in time, that the regular full-fledged socialist was effective only through the thefts which his opponents ignorantly made from him. State regulation of everything is increasing so fast, and by popular consent, that it is difficult to name anything that now has not a little policeman attached to it like a watchdog. The Parrot won't say Socialism. He squawks "Freedom!" What's in a name?

ONE PROPERTY OWNER'S COMPLAINT.

A LITTLE ILLUMINATION was shed this week on the administration of the law affecting the installation of ventilators in factory and store structures. The following interview speaks for itself:

"Some time ago I received an order from the Commissioner of the State Factory Inspection Department ordering me to supply ventilators in a loft building that I own at No. — street. I went to the department and after many useless calls, I had a talk with an official. I told him that on the third, fourth and fifth lofts of the building in question there were seventeen windows each. On the second floor there were six.

"It made no difference. The official said that I had to have the ventilators.

"'What kind shall I put on?" I asked.

"'Any kind that will give a sufficient amount of fresh air,' the official said.

"'Well, suppose I put on those round revolving ones that fit in the window pane,' I suggested.

"'No,' he said, 'I do not think they would supply enough air for those lofts.'

"'But I would put three or four of them in a window,' I said.

"No? Then where can I get a ventilator that will do the work?" I asked. The official reached across his desk and handed me a card of the —— Ventilating Company, of — avenue, New York City.

THE POWER OF A NAME.

"I went up there and saw the head of the firm. I talked the matter all over with him. I told him I did not see why his ventilator was any better than a lot of others on the market that were cheaper.

"'I do not know anything about that. BUT IF MY NAME GOES ON THE PLANS IT WILL BE O. K.,' the ventilating man told me.

- Manufacturing Company has these in their "But the catalogue,' I urged. 'I could go to them and get them cheaper.' "'But,' said the man the Department had referred me to,

'THE DEPARTMENT WOULD NOT PASS THEM.' "'T'll bet you that I can beat this law in the courts," then said, seeing that I was practically compelled to buy this man's ventilator. 'I will show you that you can't,' replied the man's ventilator. 'I will show you that you can't,' replied the ventilator man. Then he showed me court records where the company appeared to have won, on issues exactly like mine.

"I put the matter in the hands of my lawyers, - & -"Are you going to put the ventilators in?" asked the representative OF THE ASSOCIATED REAL ESTATE OWNERS.

"What can I do?" he answered, as he displayed this bill of

Ventilating Co.	Re
	No
av, N. Y. City	Premises

Gentlemen:—Please install for me in the building at ——, City of New York, State of New York, within thirty days from date, window ventilators of the —— Ventilating Co. of —— av, N. Y. City.

Flr. Rm. Size of Ventilator. Bot- Top. Finish. Remarks. tom. 18 24 30 36 42 Yes Yes Oxd-Cop $\frac{2}{3} \cdot \frac{1}{8}$ 3456 1 3 8 Vacant 6 8 6 8 3 " ..

This order is placed with the understanding that the above installation will meet with the approval of the STATE FACTORY INSPECTOR, as providing proper ventilation in the premises above mentioned and based on the following specifications:

Floor.	Persons.	Gas Jets.	Gas Irons.
Basement			
1			1 Hooded melting pot.
2	8	25	1 Linotype machine.
3	30	22	4 4-burner gas stoves.
4	Vacant		
5	55	45	15 gas irons.
6		.,	
1			
8			

I agree to pay you the SUM of \$—— as soon as you make the above installation and DELIVER TO ME THE APPROVAL OF THE STATE FACTORY INSPECTOR therefor.

I agree that you or your representative shall have full access to above mentioned premises at such reasonable hours as is desired and required to install said ventilating equipment.

It is understood and agreed that date of installations is contingent upon strikes, accidents or any other unavoidable cause beyond our control.

control.

Salesman, A. D.

	Owner.
Signed	Lessee.
	Agent.

"I showed this thing to my lawyers. They said they had never seen anything like this before, and they have the matter under advisement. The same order has been served on another house that I own at - street. Before I get through I will have to pay about \$2,000 for devices which will do no better work than the same number costing many hundreds of dollars less. It is an outrage, and something should be done." (No. 67.)

BUYING APPROVED FACTORY VENTILATORS.

Mr. - is a property owner and is representative of many other property owners in the care of their holdings. A notice was served on him to install ventilators in a loft building at No. —
street. He went to the Department and explained that there were thirteen windows to a floor, each being eight feet high by three feet wide, but the order stands. The son of the man referred to said that when he went to the Department he was referred to the —— Ventilating Company, — av, New York City. Mr. — decided to get bids on this work, and the next day, according to Mr. —, a deputy inspector told him of another ventilating concern.

"I wrote to the --- Ventilating Co., and received in reply this letter:

Dear Sir: As per your request of recent date we have had one of our representatives diagram the above premises. He reports to us that, owing to the existing condition, i. e., too few windows (there are 13 windows, 8 ft. high by 3 feet wide on each floor), it will be impossible for us to install our window ventilators to meet with the requirements of the Department of Labor, this being a fan proposition.

"The law says that you can put in an upper and lower ventilator if desired.

"I wrote to the -- Co. and got their bid, which was for -, covering the following specifications:

Floor.	No. of Persons.	Jets.	Welsbach burners.
3	20	4	8
4	70		42
5	25	12	8

"For which this equipment must be put in:

Floor.	Fans.	Ventilators.	Galv. Iron Work.
3	1-30"	12-42"	
4 5	1-24" 1-30"	9-42" and 2-30" 3-30" and 2-42"	2 Systems.
	100	0-00 and 2-42	1 System.

"Did you ever hear anything so foolish, so absolutely absurd? If I put those ventilators in and started them in operation it would be impossible to heat the premises. But note these few striking features of the agreement:

"'YOUR ATTENTION IS CALLED TO THE FACT THAT THIS GUARANTEE DOES NOT TOUCH UPON THE QUES-TION OF THE TEMPERATURE OF THE INCOMING AIR OR OF THE ROOM while the apparatus is in operation."

"Here's another:

"'A certificate from the BOARD OF FIRE UNDERWRIT-ERS is to be furnished BY US duly endorsed by THE DE-PARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY. IN ADDITION TO THOSE we will furnish a letter from the DEPARTMENT OF LABOR OF THE STATE OF NEW YORK approving the apparatus furnished BY US.'

"Finally, I wrote to the company which the Department had suggested to my son, and then I learned that this company would put in a fan ventilating plant for \$412.20. This is \$500.80 cheaper than the firm recommended to me by the Department."

"Of course you would have no trouble in getting the Department of Labor of the State of New York, the Department of Water, Gas and Electricity and the Board of Fire Underwriters, to say nothing of the Building Department, to O. K. the installation?" the reporter asked.
"No O. K., no money," was the reply. "At any rate, this

letter is interesting as showing that possibly the tilating Co. could have made the installation:

Regarding the ventilation of 3 upper floors at -& — MAY BE VENTILATED WITH WINDOW VENTILATORS, but that the fourth floor needs an exhauster and ducts.

The cost for the third and fourth floors would be \$106 and \$80, respectively. Outfit for fourth floor would comprise:

Here the letter went on to describe the equipment and to state the total cost.

"There is only ONE GREAT JOY connected with this law, and that is that there is no clause compelling the use of the equipment after it is in, although I am told they are trying to get this clause added. This is merely one case, but there certainly is room for action here." (No. 63.)

CATCHING FLIES WITH HONEY, ETC.

"You can catch more flies with honey than vinegar," said Mr. J. Doe, of No. — — — street, to an A. R. E. P. O. representative when asked his views of the violation evil. Murphy's announced intention to have a heart-to-heart talk with those most affected by the Tenement House Law promises great things. Personally my relations with the Department have been most amicable. I have no violations on my property now, nor have I had any for some time, but I know of others who have been less fortunate, and can say that theirs has been a hard lot.

"There are three interests affected by every law. First, is the person for whose benefit the law is framed; second, the person upon whom the law sets its limitations, and third, the Department in whose charge the administration of the law is placed. The first person does not figure largely in the premises, so we will consider the second. He is the property owner, who has to deal with the Department, generally through an inspector. Of course that worthy has no discretionary power, and so the exactions, or the errors of commission or omission, committed by the inspector are blamed upon the Department, and of course upon the law.

"If, as the Record and Guide announces, the Commissioner plans to have a conference with the property owners, he will most certainly be able to clear up the present misunderstanding. Perhaps he will learn for the first time of some of the excesses which have been committed in the name of the law

under preceding administrations. If free but friendly speech is permitted at the hearings, great good is bound to accrue

"Personally, I doubted the value of THE ASSOCIATED REAL ESTATE PROPERTY OWNERS, a few weeks ago, but I believe in it now most heartily. YOU HAVE BEEN ABLE TO ACCOMPLISH IN LESS THAN A MONTH WHAT OR-GANIZATIONS TWO SCORE YEARS OLD HAVE NOT BEEN ABLE TO BRING ABOUT. Public Opinion counts nowadays. (No. 64.)

ANOTHER UNNECESSARY "VIOLATION."

"I own the house at No. - -- avenue, and I know all about violations. I have just spent \$2,600 in making the property conform to the law by changing windows, putting in toilet compartments, and so forth, but I cannot get a dismissal. Why? Because they want me to put a new window in the air shaft. Mind you, there is a window in the air shaft already, but it happens to come a few inches short of what the law prescribes. In making the alterations I did more than the law requires; I gave every consideration to the welfare of my tenants, but they did not put in the original violations that the shaft window had to be changed. They waited until I had everything completed. Then they came to me and told me to do that work at once.

"I do not propose to do that work at once, law or no law. In that apartment a boy is lying very near death with pneumonia and pleurisy, and to move him or to proceed with the alterations would be fatal. Still the Department insists upon immediate compliance with the law, although I have explained the conditions at headquarters. Is that right? I do not object to the cost of the improvement. I have just spent \$2,600, but it is the annoyance that the Department subjects my tenants

"I do not know what to do to correct this evil," said the perplexed property owner, "except to propose that the Commissioner have a conference with the property owners for the purpose of exchanging ideas on these matters. I am glad to see that the Commissioner has decided on this course of action. If he meets the property owners half way, they will be only too glad to greet him in a reciprocal attitude." (No. 65.)

CONFLICT OF AUTHORITY IN THE T. H. D.

"My experience with the violation evil has been both long and varied," said an architect. "A case, one of hundreds, comes to mind. An inspector said that I must have a passageway opening from the yard to the street at No. — street. I showed the Tenement House Department that it was impossible to put such a passageway in, as my client did not own property on either side of his house. Mr. —— told my representative that it would not be necessary to put it in, since there was only one family living on the floor.

"At the same time I had plans under way for a house of similar style at — — avenue. I changed the plans, in accordance with Mr. ——'s statement, and drew them with no passageway on the side. When I had them prepared, I was told that they would not pass, BECAUSE NO PASSAGEWAY WAS PROVIDED.

- said they were not needed," said I. " 'Mr. -

"'But the examiner's overruled him,' came back word from the Department.

"Here is a case where a little more discretion and authority placed in the officials of the Department would save both annoyance and expense." (No. 10.)

AN UNREASONABLE ORDER.

The owner of a modern tenement erected within the last three years has just received a violation which reads as follows:

"Provide sufficient means of egress in case of fire for the said building by constructing a passageway entirely enclosed with fireproof walls leading from the yard to the street, or if the consent of the adjacent owner can be obtained provide proper means of egress in case of fire by cutting a gate or door in the fence on lot line. Said gate or door may be fastened with hooks or bolts, but not by a lock."

Upon being asked what he intended to do in the matter, the landlord said: "I have studied the wording of the notice over and over again, and I now begin to realize what an unmitigated ass one is to hold this class of realty for investment. The order is unreasonable and, as I do not believe that the Department has the right to enforce it, I am simply going to ignore the notification and await developments. The whole fault rests with the manner in which the law is carried out. If the act is so difficult to interpret why not repeal it and draw up another that can be understood better by the laymen?" (No. 68.)

PETTY VIOLATIONS.

"Like many other owners of tenement property," said an East Side real estate man, "I have been subjected to much annoyance of late by the frequent visits of inspectors from the T. H. D. The result of their examinations invariably ends by my receiving a list of petty violations, such as a worn faucet washer, or a slightly soiled airshaft. It takes time to investigate complaints like these, and what do they amount to, after all? The new Commissioner would do well to establish regulations more in keeping with the real purpose of the law and relieve owners of the worry caused by the operation of the present evil system." (No. ---.)

SMALL MATTERS.

A thing that provokes an owner more than some matters of larger importance is to get a notice of a trivial violation of construction laws long after a house has been completed and "I got a notice the other day," said a West Side owner, "that a bathroom window was too small by two inches. The house had been built in full accordance with plans approved by the Department. It seems to me that if the window was right once it ought to be right still, and that owners should not have to stand for the Department's oversight." (No. 66.)

CONCERNING FIRE-ESCAPES.

"I would like to register my kick against unwarrantable acts of the T. H. D. and its inspectors. I have a tenement in street, against which as many as ten violations have been filed. They all relate to the fire-escape, and for the life of me I cannot seem to please the Department, no matter how many changes I make. In one complaint the ladders are too short, and in another case the reverse. Yes, I have promptly complied with their notices, and in all seriousness I have done what I could to safeguard the lives of my tenants in the direction mentioned. If I am to be worried like this, perhaps the best thing to do is to dispose of the property." (No. 67.)

ARCHITECTS' OBJECTIONS TO TENEMENT HOUSE PRACTICE.

ONE of the recommendations made to Commissioner Murphy of the Tenement House Department by a committee from the Society of Architects is to the effect that the space taken by stoops, porches, porticos and open veranda ornamentation should not be considered as occupied space when considering the percentage of lot area occupied by tenement houses. In effect this would increase the permissible percentage of lot to be occupied, which is now ninety per cent. for a corner lot, and seventy per cent. for any other lot; except that the space occupied by fire-escapes is not reckoned. The architects also suggested that sills, lintels and roof-copings be permitted to project into courts and yards without being considered as encroachments.

Altogether, there are forty-seven specifications in the list of objections to the rules and regulations of the Department for enforcing the Tenement House Law. They were presented to the Commissioner last week and will be taken up separately by a joint committee from the Department and the Society, with the object of coming to some agreement with regard to the matters complained of or referred to therein.

With lots and buildings of irregular shape it sometimes occurs that the examiner's calculation differs from the architect's. In such cases where the difference is immaterial, and yet the applicant's calculation is clearly within the requirements of the law, the architects hold that the fault in the calculation should not be made a reason for refusing to issue a permit until a correction is made to the satisfaction of the examiner. The architects also ask that announcements of changes in departmental practice shall be posted in the outer office of the Department for thirty days before the new methods are put into effect. The specific recommendations, in full, are as follows, as furnished by the secretary of the Society, C. Whitley Mullin, 189 Montague st, Brooklyn:

1. Where party walls or other encroachments are shown on surveys, and sizes of yards and courts are in conformity with the law, no special affidavits need be submitted showing ownership of adjoining property wholly or partly encroaching.

2. Where changes are made in the plans and application papers before the same are submitted for examination, such changes should be taken as part of said plan and said papers, without the black or white markings being initialed and dated.

3. Simple statements of facts where given by the applicant should be taken without submitting special affidavits in each particular case.

be taken without submitting special affidavits in each particular case.

4. The system of initialing all amendments to be modified to important changes in plans or construction, and not apply to minute details, as now required.

5. The various information given under heading of Notes on plans such as width of stairs, height of rise and width of tread, fanlight over doors, size of skylights, hall deafening and fireproofing, fire escapes, etc., shall not be required to be again duplicated on plan or otherwise. The notes may be placed at the points in plan, and general notes may be omitted at the option of the applicant.

6. Where fire escapes are put in, it is understood the same shall be erected as per Section 16 of the Tenement House Law, without the additional note as to channels, etc., as now required.

7. Where several buildings are built on falling grade, under one application and one plan, showing fronts of all the buildings, or several of the buildings, the heights of each individual building need not be particularly given, provided the maximum heights required are given.

8. Where there is no established curb, the height of the building to be taken from grade in front of lot.

9. Where retaining walls are required to retain adjoining earth, such walls may be placed on same lot with intended building, provided that reasonable interpretation is used as to whether light and ventilation to apartments facing such retaining walls are mate-

ventilation to apartments facing such retaining walls are materially reduced.

10. The dimensions of street and yard area steps to cellars may be as best suited for the purpose, and other than the law requires specifically for interior stairs.

11. The headroom at street, or yard area steps, need not be 7 ft. high in the clear, other than for fire passages.

12. Grade doors to street and yard cellar entrances may be used at the option of the owners, and, where used for fire passage, doors shall be without provision for locking.

13. Areas to intake ducts and passages need not be excavated

6 ins. below cellar floor.

14. Wrought iron grating, made to open, should be accepted in place of railed areas to intakes, provided same are not used as

fire passages.

15. Entire rear yards need not be excavated 2 ft. below curb level for inlet opening of passages.

16. Conductors for rain water may be placed outside of court walls, shafts and yards, and need not be considered as encroachments.

ments.

17. Sills, lintels and roof copings may project into courts and yards, and shall not be considered as encroachments.

18. Roof and other proper ornamental returns may project a reasonable distance into courts or rear yards.

19. Where height of court or yard walls is given, the same to be taken at roof beams, and not at top of parapet coping, as law does not require buildings under 60 ft. high, and arranged for two families on a floor and with apartments extending to street from yard, to be measured to top of parapet wall.

20. That where stairhall windows and glazed doors aggregate 18 ft. or more of glazed surface for each floor level, further objection need not be raised, and that in case of stair platform landing between top floor and roof no further window is to be required above the platform.

the platform.

21. The pitch of roof beams to be placed at the option of the applicant, and not that of the examiner.

22. Where entrance halls are necessarily of minimum width (3 ft, 6 ins.), the width of entrance and vestibule doors may be 3 ft. stock size.
23. That the actual figure in evidence, if in excess

requirements, or within the maximum for windows, doors, stairs, irregular shaped rooms, distance of fire escapes to ground, etc., be accepted without additional quoting of the minimum or maximum

be accepted without additional quoting of the minimum or maximum dimensions or figures.

24. That reasonable judgment shall be used in regulating size of pantries or kitchenettes, where spaces show bona fide evidence as to proposed uses; especially having regard to general character of high-class apartments, requiring spaces for such uses; also storerooms, closets, etc.

25. That brick enclosure of cellar stairs may also include reasonable landing and egress spaces, not more than size of stair hall above; and the brick enclosing walls may also carry fireproof hall partitions above.

26. Sizes of sash and windows, if marked on plans, need not be duplicated on the elevations.

27. Where a statement of fact is given in the application, no changes need be made in the mere matter of wording to suit the taste of examiner, as now practiced.

28. Where wardrobe and kitchen dressers are shown on plans, the space covered by same should not be excluded from area of room.

29. Partition separating a room facing an inner court and a room facing street or yard may have in lieu of sash window a portion of said partition omitted, for the purpose of a grille and portiere passage, as defined for alcove rooms under Section 65.

30. Stoops, porches, porticos, open veranda ornamentations, etc., not to be considered as occupied space of lot area, although within the lot lines.

not to be considered as occupied space of lot area, although within the lot lines.

31. Doors in entrance halls opening directly to rooms in an apartment need not be sash doors.

32. Jib partitions under stairs in entrance hall and under which cellar stairs are located need not be constructed of 4-inch fireproof blocks, when hall partitions and stair soffits are covered with plaster boards or metal lathing and plastering, as required for specific class of tenements.

33. Bulkhead door and dumbwaiter doors in tenements, as exempted in Section 31, may not be required to be fireproof.

34. All other exemptions as provided for under Section 31 should be freely at owner's option without department's interference at any time.

be freely at owner's option without departments any time.

35. Measurements as complying with reasonable interpretation of the law relative to width of halls, all stair measurements, walls, clear widths, etc., should be finally and definitely interpreted and by advice of recognized authorities with practical ability.

36. That windows of less than 12 square ft. in area between stop heads shall be permitted, as supplementing windows of the size prescribed as a legal minimum, in cases where window openings equal to one-tenth of the floor area of the room are provided independently of such smaller windows.

37. No necessity to file separate typewritten amendments covering minor amendments that can be written by hand at the department office.

dently of such smaller windows.

37. No necessity to file separate typewritten amendments covering minor amendments that can be written by hand at the department office.

38. Provision in Section 58, relative to buildings with inner court, three stories, six families, etc., and which provision permits said court to adjoin another inner court of equal or greater size, of building adjoining or in course of erection, must also permit such intended inner court to adjoin an outer court of same or greater size, or any open space reasonably liable to remain open during the life of the building intended.

39. Doors other than fire passage doors may be less than 7 ft. high.

39. Doors other than fire passage doors may be less than 7 ft. high.

41. Amendments required after filing and during examination of plans should take precedence over all other new applications coming into the hands of the same examiner.

42. Surveyor's data as to sewers, sidewalks, width of streets, and grades, should not be required to be duplicated on block diagram.

43. When a decision by the Commissioner or a deputy has been given in a certain case, the same to become general without having to make special application in all future cases.

44. Changes in method of procedure, departmental rulings and regulations should be posted at department's outer office and otherwise published for 30 days before going into force.

45. Where alterations are contemplated in a building on which violations have been filed, it shall not be necessary to first remove or comply with said violations before said plan and application can be examined or approved. But the same should be examined and approved at once, provided that the work of alteration as contemplated is in conformity with the law.

46. Change Bulletin No. 18 as follows: "Where there is more than one building to be erected from the same plan or permit the same should be numbered as follows, starting on the left side of elevation and numbered to right; left building, No. 1; second, No. 2; third, No. 3, etc."

47. When applicant's statement in schedules for percentage of lot occupied or of unoccupied space, etc., differs from examiner's calculations, and the difference is immaterial, and applicant's calculations clearly within the requirements of the law, no objection need be raised, nor disputed calculations be made ground for refusal to issue permit until corrected to the satisfaction of examiners. (This frequently occurs with lots and buildings of irregular shape.)

COMMISSIONER ADDRESSES OWNERS.

MEETING OF THE HOUSE AND REAL ESTATE OWNERS' ASSOCIATION-WORKING FOR A CROSSTOWN SUBWAY THROUGH THE PARK.

THAT a growing desire exists on the part of many of the taxpayers' associations in Manhattan and the Bronx to become better acquainted with the heads of the city departments, was further indicated at the meeting of the members of the House and Real Estate Owners' Association of the 12th and 19th Wards, last Friday evening, on which occasion the newly appointed Tenement House Commissioner, John J. Murphy, spoke of the tenement house situation as he had found The Commissioner's remarks were short and to the point. He impressed his hearers as one who can be depended upon to carry out the intent of the law without imposing unnecessary hardships upon the owners of property.

Mr. Murphy promised that while he would fulfill the duties of his office in every detail, he would always consider the facts presented to him by the Real Estate Owners. He assured the members of the association that he would at all times be pleased to confer with them and would look to them to assist him in making his department one of efficiency. He further stated that he would at all times be pleased to receive suggestions and proper complaints from the members of the Association, but not in the manner of one real estate owner who sent a complaint about unfair treatment, but did not sign the letter nor give any address. This, Mr. Murphy stated, was not treating him fairly, as he is always willing to receive complaints from real estate owners and give them prompt and confidential attention.

Mr. Gilbert R. Hawes described at some length the full workings of the new Torrens Law, after which an open discussion was held on this question.

Mr. Adolph Bloch, counsel of the Association, stated that he appeared before the Public Service Commission asking that the Second Avenue Railroad Company be compelled to live up to its franchise by extending the First Avenue line from the north side of 59th st to run down 2d av to Worth st. Further, that the Interborough Railroad Company be requested to erect two extra stairways on the Second Avenue Elevated line at 86th st.

The newly appointed Committee on Subway, consisting of John Volz, chairman; Chas. H. Schnelle, secretary; Frank Eberhart, Henry G. Wynn and Pierre M. Clear, reported that they had met to discuss the matter of subways. This committee is to meet a committee from the Crosstown Transit Association, of which Hon. Morgan J. O'Brien is president, to discuss the matter of a proposed subway to be built under West 86th st through Central Park at 85th st and across East 86th st. This line would connect the main subway with the whole upper East

In this connection it seems fitting to state that the Tenement House Committee of the owners' associations is particularly familiar with the Tenement House Act. Its counsel, Mr. Adolph Bloch, was a member of the Committee of Three which last revised the law. One of the most efficient members of the committee is Edward Engel, who is kept busy examining the violations imposed upon the members of his organization by the Department, and in furnishing advice and securing modifications.

The House and Real Estate Owners' Association of the 12th and 19th Wards is a thriving taxpayers' organization with a membership of 650 in good standing. Every owner of real property in the 12th and 19th Wards of Manhattan is invited to join the organization. The initiation fee is \$2. Five dollars is now charged for annual dues.

REALTY LEAGUE WILL RESIST THE FACTORY INSPECTOR'S SUITS.

A regular monthly meeting of the directors of the Realty League was held at the Ansonia Hotel, Broadway and 73d st, on Tuesday evening, the 15th inst. Hon. Alfred R. Conkling, president, in the chair.

Several members, of the League having forwarded to the secretary notices that they had received from the Department of Labor, the Factory Inspector, William W. Walling, requiring ventilation to be supplied in lofts owned or represented by these members, the matter was very fully discussed, and there was unanimous assent that the office of the Department of Labor was being used ILLEGALLY in demanding things unwarranted by law, and in causing unnecessary annoyance and expense to owners.

It was decided to resist any suit that might be brought against any member of the League by the Department of Labor or the Factory Inspector. In the one instance of a criminal complaint that was made against a member of the League for an alleged violation of the orders requiring com-pliance with the Factory Inspector's demands, the police magistrate before whom the matter came, upon the statements of the witnesses for the Factory Inspector, and without calling anyone for the defense, dismissed the proceeding and held that the Factory Inspector was without the authority under the law which he had assumed.

LAW DEPARTMENT

"POWER TO DESTROY."

One of our contemporaries quotes with unction this latter-day false shibboleth, so often used to justify taxation to the point of extinction.

There is no truth so deadly, as a half truth, and no proverb so deceiving as one wrongly applied.

so deceiving as one wrongly applied.

And even the old saying, such as "Cast thy bread upon the waters and after the many days it will return to thee," is being recast to suit modern conditions by even the theological revisers. This latter, we are advised, is being changed into some such form as "Cast thy bread upon the waters, and it will be many days before it returns to thee."

However true all this may be, it goes to show that much danger lurks in these half-digested maxims and saws.

That the power to tax implies the power to destroy is as false, when applied to taxation, as that the power of the surgeon to bleed or amputate the patient extends to the power of life and death.

Both depend for their authority upon the consent of the patient. And we use that word advisedly, for if ever there were a patient in the hands of the so-called representative government, it is the man who usually pays the taxes, or the bulk of them.

For be not deceived—it is not the poor man who pays the taxes, or even his proportion of them! He pays first the market price for what goods and accommodation he purchases of his own free-will, and nothing more. That market price would exist and goods and accommodation be offered at it, whether there were no taxes, or whether the taxes were far in excess of any money return had for them. And what little he may incidentally pay of taxes in that market price is returned twice over to him, in free education, free parks and free dispensaries, Tenement House Commissions and Boards of Health, maintained for him and him only.

But even as the balance of tax swings, as above stated, it is not enough to satisfy the latter-day call that from him that hath shall be taken away even that which he hath.

The old theory of imposing a poll tax was abandoned because of perhaps imposing an arbitrary tax on an individual. He who had a dollar paid from that dollar, and every dollar proportionately—he who had not even a dollar paid no tax.

This was an eminently fair proposition; but the cry is now, to go back to the poll tax principle in an emasculated form. That is, that he who has few or no dollars shall pay nothing, but he who has some or many dollars shall pay, not according to the dollars he may possess, but an extra rate—a poll tax based on his degree of wealth.

It would in some sense be a return to the feudal system when the king squeezed the barons or the rich, and they in turn squeezed those weaker or dependent on them. But with this difference, that now the government is to squeeze the so-called barons and the well to do, but they in turn must not recoup from those under them, in prices or wages.

With corners and trusts we have no sympathy, and a monopoly should be made impossible by just laws; but that a man should not be allowed to fix his own price for his goods or offer such wages only as he personally sees fit, or can afford to offer, for service rendered him, is latter-dayism run mad.

Let us return to public sanity, and recognize that though taxation may imply the power to destroy, or more truly to tend toward that as an ultimate ceasing point, yet it has no more right to be carried beyond a reasonable and agreed upon limit—that of reciprocal benefit,—than the surgeon's knife.

NOT EXEMPT FROM ASSESSMENTS.

To the Editor of the Record and Guide:

Gentlemen—A is the owner of lots on a street that is not sewered or paved. B is a Cemetery Corporation owning lots opposite. When street is sewered and paved will the cemetery be liable for one-half the costs, or will the whole expense fall on A?

SUBSCRIBER.

Answer.—The Cemetery Corporation will be assessed and wil. have to pay its due proportion as any other land owner, without exemption.

Property actually used as a place of worship is exempt from taxation, but even that bears its proportion of assessment for improvements.—Ed.

TAX SALES.

To the Editor of the Record and Guide:

Gentlemen.—Will you kindly inform a reader what the tax sale law was in the old city of Brooklyn in the 40's, whether at that time the city sold property in arrears in perpetuity or for a term of years, and also for how long a term. Also as to how to proceed—in a general way—to ascertain the exact date, description of the property, etc., known to have been so sold, but where the only fact actually known is the name in which it stood at the time of its sale by the authorities of Brooklyn,

INVESTORS!

We are offering for sale a number of desirable fully rented income properties, netting as high as

20 per cent. on your investment.

They have our guarantee of value.

Lovejoy&Hanrahan

Tel. 5090 Cortlandt

160 BROADWAY

which was sometime in the 40's. A reply will confer a favor. Answer.—The old method of sale for taxes in Brooklyn was by a lease for the shortest term bid for the amount of tax due. Absolute sales were made at a much later date, but soon abolished. You need a description of the property, names being of little or no value in such matters. Having this in hand a title company search for taxes only would reveal all you seek to know.—Ed.

TRESPASS IN LAW.

To the Editor of the Record and Guide:

Gentlemen—Just over the line adjoining my property stands a large tree, of which the lower branches obstruct my driveway. I requested that the lower limbs be cut off, or that I be allowed to do so, and the request was refused.

Have I not a legal right to remove all such branches overhanging my property, and obstructing free passage to the rear of my grounds?

The offending tree is about one foot from the dividing line, hence the branches hang over on my property ten or fifteen feet, causing heavy shade to flowers, in addition to obstructing the entrance of vehicles on the driveway.

SUBURBAN.

Answer.—The boundary of your land extends from the centre of the earth to the sky, and anything overhanging it constitutes a trespass in law. While this is strictly true, the tree with all its branches belongs to the owner of the land, and we have seen many ugly law suits the result of violent measures. A simple suit in trespass or nuisance, asking damages, will accomplish your object more wisely than extreme action.

Manhattan and Bronx Real Estate

is an open sesame to the strong boxes and stocking savings banks of the entire world.

The New York Herald

on

Sunday, February 27

will contain a special Review of the Manhattan and Bronx Real Estate Market during the last fourteen months and point out the problems and promises of the year 1910.

Special articles dealing with each and every phase of the real estate situation will be contributed by experts in each section.

This review is especially designed for everyday use as a work of reference and to be of practical value to all those who are interested in real estate. Usual rates for advertisements will apply for this Special Review.

MUNICIPAL IMPROVEMENTS

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

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Feb. 21.

ST NICHOLAS PARK.—Addition, between Hamilton Terrace and 141st st; at 11 a.m.

SEDGWICK AV .- Street opening, from Jerome av to 169th st; at 2 p. m.

WEST 184TH ST .- Street opening, from Broadway to unnamed st; at 12 noon.

ST. LAWRENCE AV.—Street opening, from Westchester av to Clasons Point rd; at 1 p. m.

HAVEN AV.—Street opening, from 170th st to Fort Washington av; at 1 p. m.

TREMONT AV.—Street opening, from Eastern Boulevard to Fort Schuyler rd; at 2 p. m.

GLOVER ST .- Street opening, from Castle Hill av to Westchester

av; at 2.45 p. m.

BENSON AV.—Street opening, from West Farms rd to Lane av; at 3.15 p. m. RIVERSIDE DRIVE .- Widening, from 158th st to 165th st; at

11 a. m. MAGENTA ST .- Street opening, from White Plains rd to Golden

at 10 a. m.

ROSEDALE AV.—Street opening, from Westchester av to West Farms rd; at 11.45 a.m.

ROSEWOOD ST .- Street opening, from Bronx Boulevard to Cruger av; at 4 p. m. Wednesday, Feb. 23.

WEST 177TH ST.—Street opening, from Amsterdam av to Riverside Drive; at $2\ \mathrm{p.\ m.}$

GROTE ST.—Closing, from East 182d st to Southern Boulevard; at 4 p. m.

TAYLOR ST .- Street opening, from East River to Westchester at 2.30 p. m.

WEST 218TH ST.-Street opening, from Seaman av to 9th av; at 3 p. m.

BRONX ST.-Street opening, from Tremont av to 180th st; at 2 p. m.

Thursday, Feb. 24.

ZEREGA AV.—Street opening, from Castle Hill av to Castle Hill av; at 10 a. m.

BOSTOIN RD.—Street opening, from White Plains rd to northern boundary city; at 1° p. m.

TWO PUBLIC PARKS.—East of Boulevard Lafayette; at 3.30 p. m.

EAST 177TH ST.—Street opening, from Tremont av to Morris Park av; at 2 p. m.

Friday, Feb. 25.

CRESTON AV .- Closing, from Tremont av to Minerva pl; at 4 p. m.

CRUGER AV.—Street opening, from Williamsbridge rd to South Oak Drive; at 10 a.m.

AT 258 BROADWAY.

Monday, Feb. 21.

141ST ST .- School site, Bronx; at 11 a. m.

BRIDGE 3.-Manhattan Bridge; at 2 p. m.

15TH AND 18TH STS .- Dock proceeding; at 2 p. m.

LOOP NO. 3 .- Rapid transit; at 2 p. m.

Wednesday, Feb. 23.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m. ONDERDONK AV.—School site, Queens; at 3.30 p. m. 120TH ST.-Police station; at 4 p. m.

Thursday, Feb. 24.

FORT GEORGE.-Rapid transit; at 10 a. m.

LOOP 3.—Rapid transit; at 2 p. m. LOOP 1.—Rapid transit; at 2 p. m.

BRIDGE 3.—Manhattan Bridge; at 3 p. m.

Friday, Feb. 25.

15TH AND 18TH STS.—Dock proceeding; at 2 p. m. BRIDGE 3.-Manhattan Bridge; at 2 p. m.

BY THE PUBLIC SERVICE COMMISSION. TRIBUNE BUILDING, 154 NASSAU ST., MANHATTAN.

Monday, Feb. 21.

LONG ISLAND R. R. CO.—Application of City of New York as to opening of Suydam st and Williams av, from Irving av to the borough line, Brooklyn—Commissioner Bassett; at 2.30 p. m.

LONG ISLAND R. R. CO.—Application of City of New York as to opening of Starr st, from Irving av to Wyckoff av, Brooklyn—Commissioner Bassett; at 2.30 p. m.

CITY OF NEW YORK AND BRADLEY CONTRACTOR

CITY OF NEW YORK AND BRADLEY CONTRACTING CO.—Arbi--Arbitration of determination of Henry B. Seaman, Chief Engi-

Wednesday, Feb. 23

CITY OF NEW YORK AND BRADLEY CONTRACTING CO.—Arbitration (Nos. 2, 3 and 4) of determination of Chief Engineer; at 11 a. m.

METROPOLITAN STREET RAILWAY CO.—Hearing as to type of wheel guards—Commissioner Maltbie; at 2.15 p. m.

MANHATTAN BRIDGE THREE-CENT FARE LINE.—Application for certificate of public convenience and a necessity for street railway over Manhattan Bridge and on certain streets—Commissioner Bassett; at 2.30 p. m.

2D AV RAILROAD CO.—Application for change of motive power on Worth st, between Chatham sq and Broadway—Commissioner Maltbie; at 3.30 p. m.

Thursday, Feb. 24.

CITY OF NEW YORK AND DEGNON CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer; at 11 a. m.

3D AV R. R. CO.—Application for approval of issue of securities under second reorganization plan—Chairman Willcox and Commissioner Maltbie; at 2 p. m.

KINGS CO. ELECTRIC LIGHT & POWER CO.—Application for approval of issue of convertible debenture bonds for \$5,000,000-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.

BOARD OF ESTIMATE

The attention of property owners is called to the advertised meeting of the Board of Estimate and Apportionment to be held in the Old Council Chamber, City Hall, Manhattan, on Feb. 25. 1910, at 10.30 in the forenoon. On this date the Board will consider areas of assessment for the following local improvements:

of assessment for the following local improvements:
WADSWORTH TERRACE.—Opening and extending, from West
188th st to Fairview av; of Broadway Terrace, from West 193d st
to Fairview av; of West 188th st, from Wadsworth av to Wadsworth
Terrace; of West 190th st, from Wadsworth av to Wadsworth Terrace; and of West 193d st, from Broadway to Broadway Terrace.

LUDLOW AV.—Opening and extending of Ludlow av, from Tremont av, near Av A, to Whitlock av; of Whitlock av, as widened, from Ludlow av to Hunts Point road, and of the public place at the intersection of Whitlock av, Hunts Point road and the Southern Boulevard, opposite Dongan st, by including therein a triangular parcel located at the junction of Ludlow av and Tremont av.

BRONX PARK EAST.—To change the lines of Bronx Park East, between Pelham Parkway North and Boston road, and close and discontinue Boston road, between the former boundary of Bronx Park and Bronx Park East, and Lydig av, between Boston road and Bronx Park East.

CONDEMNATION PROCEEDINGS.

THE TRIANGULAR AREA.—Opening and extending of the triangular area bounded by Lafontaine av, Quarry road and the south side of Oak Tree pl, Bronx. Commissioners Hal Bell and F. J. Schmaelz-lein will present their final reports in this opening for confirmation to the Supreme Court prior to Mar. 1.

216TH ST, W.—This proceeding relates to the acquisition of title, wherever the same has not been heretofore acquired, to West 216th st, from Broadway to the Harlem River. Commissioners Walter C. Booth and Thos. S. Scott give notice that their final supplemental and amended report in this matter will be presented for confirmation to the Supreme Court prior to Mar. 1, 1910. The area of assessment as shown by the dotted lines in the accompanying diagram begins at a point formed by the intersection of the U. S. Channel Line of the Harlem River with the south-easterly prolongation of the middle line of the blocks between West 215th and West 216th st; running thence northwesterly, along said prolongation and middle line and its northwesterly prolongation to its intersection with a line parallel to, and 100 ften to the point or place of beginning; excepting from said area all streets, avenues or roads or portions thereof heretofor legally opened as such area as shown upon the benefit maps.

141ST ST EAST.—Opening and extending, from Park av to Rider av. Commissioners Thos. R. Lane, Geo. W. Kearney and Geo. V.

for legally opened as such area as shown upon the benefit maps.

141ST ST EAST.—Opening and extending, from Park av to Rider av. Commissioners Thos. R. Lane, Geo. W. Kearney and Geo. V. Mullan give notice that the abstracts of the estimate of damage and assessment for benefit in this proceeding have been deposited in the Bureau of Street Openings, 90 and 92 West Broadway, Manhattan, at which place they may be examined until March 4, 1910. Unless objections are filed to either of the abstracts referred to the reports as to awards and assessments will be presented for confirmation to the Supreme Court on April 25.

ASSESSMENTS.

DUE AND PAYABLE.

147TH ST WEST.—Regulating and regrading, from a point 252.92 ft. west of Broadway to the easterly line of Riverside Drive extension. Area of assessment: Both sides of 147th st, from Broadway to Riverside Drive. Assessment confirmed Feb. 10, 1910, and entered on the same day. Payable on or before April 11, 1910, at 280 Broadway, Manhattan.

64TH ST EAST.—Restoring asphalt pavement, between 1st and 2d avs, in front of premises No. 302. Area of assessment: South side of 64th st, 100 ft. east of 2d av, known as lot No. 48 in block 1438. Payable on or before April 11, 1910, at 280 Broadway,

SPOFFORD AV.—Opening, from Longwood av to Tiffany st, and from Tiffany st to the Bronx River. Assessment entered Feb. 7, 1910. Payable at the Municipal Building, corner 3d av and 177th st, Bronx, on or before April 8, 1910.

st, Bronx, on or before April 8, 1910.

GRAMERCY PARK EAST.—Restoring asphalt pavement in front of Nos. 35 and 37. Area of assessment: East side of Grammercy Park East, between 20th and 21st sts, known as lot No. 21, on Block 876. This assessment was entered on Feb. 11, 1910, and is payable on or before April 12, 1910, at 280 Broadway, Manhattan.

AUDUBON AV.—Restoring asphalt pavement, west side of Audubon av, between 176th and 177th sts. Area of assessment: West side of Audubon av, between 176th and 177th sts, known as lot No. 46, in block 2133. This assessment was entered on Feb. 15, and is payable at Room H, 280 Broadway, Manhattan, on or before April 16. If paid after that date interest will be charged at the rate of 7 per cent. per annum. per annum.

141ST ST WEST.—Paving, curbing and recurbing, from Lenox av to 5th av. Area of assessments: Both sides of W. 141st st, from Lenox av to 5th av and to the extent of half the block at the intersecting avs. Assessment confirmed on Feb. 15, 1910, and entered

henox av to 5th av and to the extent of half the block at the intersecting avs. Assessment confirmed on Feb. 15, 1910, and entered on the same day.

The Comptroller gives notice that the above is payable at 280 Broadway, Manhattan, on or before April 16, 1910.

WEST BROADWAY.—Restoring asphalt pavement in front of premises No. 401. Area of assessment: Southeast corner of West Broadway and Spring st, known at lot No. 20 in block 487. Payable at

BOARD OF ASSESSORS

Notice is given by the Board of Assessors that the following proposed assessments have been completed and may now be inspected at the office of the Board, 320 Broadway, Manhattan:

BRONX.

BAINBRIDGE AV.—List 866, No. 3. Sewer and appurtenances in Bainbridge av, between Mosholu Parkway and Woodlawn road.

CLAY AV.—List 867, No. 4. Sewer and appurtenances in Clay av, between East 165th st and East 164th st.

DECATUR AV.—List 868, No. 5. Sewer and appurtenances in Decatur av, between East 193d st and Kingsbridge road.

PARK AV WEST.—List 988, No. 6. Sewer and appurtenances in Park av West, between East 178th st and East 180th st. MANHATTAN.

116TH ST.—List 414, No 1. Paving with asphalt blocks, curbing and recurbing 116th st, between Broadway and Riverside Drive.

147TH ST.—List 1001, No. 2. Repairing sidewalk on the south side of 147th st and the north side of 146th st, commencing about 100 ft. east of Amsterdam av, and running half the block to Convent av.

NEW YORK PERSONAL TAXES.

The New York Tax Reform Association is sending out the following:

Mayor Gaynor's letter to President Purdy of the Tax Department in regard to personal property taxes was written "to open up the subject for general public discussion," although the Mayor said he did not expect "that it will be timely to propose any legislation on the subject this year, but only to have a full discussion and consideration of the matter."

The practically unanimous approval by the press and representative citizens of the Mayor's suggestion that the present personal taxes be abolished has led him to say that "if the intelligent will of the community calls for the repeal law now, I shall have it prepared and sent to Albany."

We therefore ask your co-operation with a view to securing prompt relief, and suggest the following ways in which you can help:

help:

1. By bringing the subject before any organization with which you may be connected, and especially business associations, and seeing that we receive copies of any resolutions that may be seeing tadopted.

2. By

2. By writing to the Mayor, members of the legislature, and newspapers, in support of the Mayor's proposal that the system should be abolished.

3. By bringing this matter.

papers, in support of the Mayor's proposal that the system should be abolished.

3. By bringing this matter and the work of this association in its efforts to have the personal property tax repealed to the attention of your friends, especially business men, who are most exposed to injustice and loss under the existing law.

4. By sending us the names of any persons who you think will co-operate, and by helping us to distribute literature on the subject.

5. By informing us of the amount of real estate taxes and of personal taxes paid by you last year. We enclose a card that can be filled out conveniently. The justice and expediency of abolishing the personal tax cannot be determined by showing the apparent effect on individuals, since so many are tenants whose share of real estate taxes comes out of rent paid. Nevertheless, it will help in a practical way to show that even those who pay real estate taxes directly favor the change.

This matter of personal property taxation is one of the immediate questions that ought to be settled now. This association has been agitating the subject for many years, and while much progress has been made, there is still a great deal to be done. To evercome the inertia of the masses, who are not directly affected, and the apathy in other portions of the State, due to non-enforcement of the law, will require considerable effort.

The mortgage department of the Title Guarantee and Trust Co. gives out the following mortgage statement: The first week of February has shown no diminution in the demand for mortgage investments. The record of the company for the week has been particularly gratifying, showing a sale of 171 mort-gages aggregating \$1,707,100, the largest amount disposed of in any one week since the early summer of 1908. It is comforting to real estate owners to know that there is no tendency whatever toward an increase in the mortgage rate. There is more than enough money at 41/2 per cent. in Manhattan and 5 per cent. in Brooklyn and the Bronx to take care of all desirable applications for loans.

COMMENT CONCERNING ERNEST TRIBELHORN

"He will contract to manage or lease property at a fixed charge, paying for all repairs and maintenance, and give his guarantee for expert services, increasing the net income, without the cares attached to the management of Real Estate for the Owner."—N. Y. Herald, Jan. 9, 1910.

This, in a nutshell, covers my

PROPERTY OWNERS' SERVICE

I am in a position to take on a few more properties. If you have not heard from me, write or phone and I will lay the details before you.

ERNEST TRIBELHORN

320 FIFTH AVE., Tel. 2778 Madison Square. NEW YORK

BROOKLYN DAY AT BOARD OF ESTIMATE.

The Borough of Brooklyn was well represented at the public hearing given by the Board of Estimate on Friday in the matter of the selection by the Justices of the Supreme Court, Kings County, of property in the First Ward of that borough, as a site for a new Court House, bounded by Livingston, Schermerhorn, Court and Clinton sts. It is requested by the Justices that the title to said property and the land necessary for the erection of the Court House be acquired by and vested in the city, pursuant to chapter 390 of the Laws of 1909. Although many taxpayers protested against any movement in this direction on the ground that such a purchase would entail needless waste of public funds, it was clearly demonstrated by those who are in favor of the project that the acquisition of the site not only meets with the general approval of the legal fraternity and the local authorities but of a majority of property owners as well.

The assessed value of the site recommended by the Justices amounts to \$1,204,900, but the actual cost of the property will doutbless exceed this amount by many thousands. The chief opponents to the proposition are the physicians who reside within the limits of the area mentioned. They contend that there is no reason why the present Court House could not be enlarged sufficiently to meet all requirements. On motion of the president of the Board of Aldermen the matter was laid over pending the action of the Sinking Fund as to the cost of the undertaking.

Frost, Palmer & Co., real estate brokers, formerly of 29 West 26th st, are now located in the St. James Building, 1133 Broadway, Suite 727. The members of the firm conduct a brokerage business only, and are confining their efforts at present largely to the Pennsylvania district. They would be pleased to hear from those who are in the market in that location, as their list of properties for sale is a large and varied one.

UNCLASSIFIED SALES

The total number of sales reported above is 83, of which 26 were below 59th st., 33 above, and 24 in the Bronx. The sales reported for the corresponding week last year were 94, of which 29 were below 59th st, 41 above and 24 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 173 as against 146 last week, and in the Bronx 135, as against 117 last week. The total amount was \$5,341,634 as against \$7,191,754 last week.

The amount involved in the auction sales this week was \$1,-890,828 and since January 1st, \$8,518,540. Last year the total for the week was \$690,175 and from January 1st, \$6,590,557.

for the week was \$630,175 and from January 1st, \$6,390,557.

45TH ST.—The New York Central R. R. has added several properties to its holdings in the vicinity of its new terminal. From the O'Reilly estate the railroad company has bought 32, 34 and 36 East 45th st, three 4-sty buildings, on plot 50x100.5. The property adjoins the Tiffany studios at the southeast corner of Madison av and 45th st, and is located 15 ft. west of Vanderbilt av. The railroad company is the owner of this 15-ft. parcel, as well as a similar piece at the adjoining corner of 44th st, giving it control of the Vanderbilt av front between these two streets. The company also owns the entire block to the south bounded by Vanderbilt and Madison avs, 43d and 44th sts, and the block front on Vanderbilt av, between 42d and 43d sts, thus giving it control of the frontage along Vanderbilt av for its entire length from 42d to 45th st.

119TH ST.—Albert Harris bought 111 and 113 East 119th st, two

119TH ST.—Albert Harris bought 111 and 113 East 119th st, two 5-sty tenements, on plot 50x100.11, 100 ft. east of Park av. M. Sachs holds title.

Sachs holds title.

PINEHURST AV.—Charles Lowen has sold the plot of 3 lots, 75x 100, on the east side of Pinehurst av, 100 ft. north of 180th st.

5TH AV.—Lewis B. Preston sold 220 5th av for Mrs. Bernard P. Steinman, who inherited the realty from her former husband, the late Addison Cammack. The property, which consists of a 5-sty business building, on lot 22.2x100, has been purchased by Louis M. and Thomas W. Jones, owners of the Croisic Apartment, adjoining at the northwest corner of 26th st, which gives them a plot fronting 56.6 ft. on 5th av and 127.6 ft. on the st. Plans for the improvement of the parcel have been prepared by Frederick C. Browne, and it is expected the structure will be under way by May 1. The Steinman property was under lease to Andrew J. Connick until May, 1924, at a net rental of \$12,500 per annum. Mr. Connick had sublet the store to H. Wnuderlich & Co., and the 4 lofts to L. P. Hollander & Co., the lessees of the building adjoining on the north. Mr. Connick's lease had been purchased by Messrs. Jones, who have also acquired the lease held by Wunderlich & Co.

403

HE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan and 203 Montague St., Brooklyn

CAPITAL AND SURPLUS, \$3,000,000

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

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

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

BRYAN L. KENNELLY.
Feb. 21.

Greenwich st, No 177, 24.9x54.1x irreg, 4-sty brk tenement with store.
Pearl st, No 273, 22.2x91.1x irreg, 5-sty brk building.
Greenwich st, No 128, 20.2x79.8x ireg, 4-sty brk tenement with store.
3d av, No 867, 20x80, 4-sty brk tenement with store.
55th st, No 328 East, 38.4x100.5x irreg, 5-sty brk and stone tenement.
89th st, No 230 East, 25x100.8, 5-sty brk tenement. Feb. 23.

Madison av sw cor 69th st, 32x63, 4-sty 69th st, No 20 East brk and stone dwelling. 57th st, No 443 East, 20x100.4, 3-sty stone front dwelling. 68th st, Nos 440 to 444 East, 75x55.4, 2-sty brk stable and frame stables and sheds.

HERBERT A. SHERMAN.

Feb. 23

Feb. 23. 37th st, No 22 W, 20x98.9, 4-sty stone front dwelling. 38th st, No 34 W, 23x98.9, 4-sty stone front Sth st, N dwelling.

Feb. 24.

Kingsbridge rd, Nos 14, 16 & 20 to 28, each lot 16x80, seven 3-sty brk and stone dwellings. Wilkins av|s w cor 170th st, 282.6x97.3x irreg x 170th st | 105.4.

Grand av, No 2396, 15x100, 3-sty brk dwelling. Grand av | the block, 200x200, vacant.

Davidson av | Clinton pl

Clinton pl 181st st

181st st | Union av, No 634, 16.8x90, 2-sty brk dwelling. Fordham rd, s s, abt 70.8 e Loring pl, 29.7x 119.2x25x104.9, vacant. 147th st, No 283, 25x100, 6-sty brk tenement

119.2x25x104.9, vacant.
147th st, No 283, 25x100, 6-sty brk tenement with stores.

Boston rd |s s, block front between Wilkins pl | and Charlotte st, runs e 244.4 to Charlotte st | Charlotte st x s - x w 100 x s 312.6 x w 100 to Wilkins pl, x n 319.2 to beg. Davidson av, No 2344 |s e cor North st, 100x-, North st | 4-sty brk tenement.

131st st, No 134 West, 20x100, 3-sty stone front dwelling. orth st 31st st, No 134 West, 20x100, 0 11, dwelling. 32d st, No 29 East, 20.x99.11, 3-sty stone front

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Feb. 19.

No Legal Sales advertised for this day.

Feb. 21.

Feb. 21.

Creston av, No 2268, on map No 2264 e s, 159.8 s 183d st, 16.8x89.6, 2-sty brk dwelling. Estelle Best agt Mountshannon Realty Co et al; Arrowsmith & Dunn, att'ys, 229 Broadway; Crowley Wentworth, ref. (Amt due, \$5,414.25; taxes, &c, \$92.29.) Mort recorded May 25, 1909. By Bryan L Kennelly.

Bedford st, No 47 | n w cor Le Roy st, runs Le Roy st, Nos 41 & 43 | n 28 x w - x s w 11 x w 12.4 x s 21 x e 75 to beg, 5-sty brk tenement and stores. Frank Matone agt Omero Pardi et al; Lewkowitz & Schaap, att'ys, 73 Nassau st; S L H Ward, ref. (Partition.) By Bryan L Kennelly.

Feb. 23.

126th st, Nos 326 & 328, s s, 391.8 e 2d av, 41.8 x99.11, 6-sty brk tenement and stores. Metropolitan Trust Co of the City of N Y agt Rosalia Meli et al; John B Pine, att'y, 66 Wall st; Wm O Badger, Jr, ref. (Amt due, \$36,352.33; taxes, &c, \$894.67.) Mort recorded July 11, 1906. By Herbert A Sherman.

Tiffany st|s w cor 167th st, 94.6x38.6x75x69.2, 167th st | vacant. Anna N Rogers agt Clarence D Baldwin et al; Merrill & Rogers, att'ys, 128 Broadway; Phelan Beale, ref. (Amt due, \$2,504.03; taxes, &c, \$781.93; sub to a mort of \$8,000.) Mort recorded April 2, 1909. By Joseph P Day.

50th st, No 417, n s, 155.7 e 1st av, 19.5x100.5, 4-sty stone front dwelling. Julia D Heinemann agt Lena Kaufman et al; Heymann & Hermann, att'ys, 35 Nassau st; Effingham N Dodge, ref. (Amt due, \$8,732.74; taxes, &c, \$627.30.) Mort recorded July 16, 1906. By Joseph P Day.

5-sty brk tenement and store. Cara H Tange.

ref. (Amt due, \$8,732.74; taxes, &c, \$627.30.) Mort recorded July 16, 1906. By Joseph P Day.

106th st, No 232, s s, 225 w 2d av, 25x100.11, 5-sty brk tenement and store. Cora H Tangeman et al agt Mary Saideman et al; Albert F Hagar, att'y, 60 Wall st; Adam Wiener, ref. (Amt due, \$21,391.40; taxes, &c, \$701.52.) Mort recorded Oct 3, 1906. By Herbert A Sherman.

Spring st, No 264, s s, 50.2 w Varick st, runs s 75 x w 8.1 x s 13.4 x w 17.10 x n 88.4 x e 25 to beg, 7-sty brk loft and store building. Caroline B Sellew agt Elizabeth Bendfeldt et al; Stitt & Phillips, att'ys, 113 Fulton st; Paul L Kiernan, ref. (Amt due, \$35,313.42; taxes, &c, \$750.) Mort recorded Nov 13, 1908. By Joseph P Day.

1st av, No 1067, w s, 25.1 n 58th st, 25.1x75, 4-sty brk tenement and store. George Willi, Jr, agt John H Bensen et al; F P Hummel, att'y, 1511 3d av; Chas L Denks, ref. (Amt due, \$8,691.90; taxes, &c, \$585.65; sub to a prior mort of \$9,000.) By Samuel Marx.

141st st, No 201, n s, 75 w 7th av, 20x99.11, 5-sty brk tenement. Francis A Watson et al, exrs, &c, agt Simon Weiss et al; action No 1; Geo C Blanke, att'y, 253 Broadway; Frank H Hennessy, ref. (Amt due, \$15,127.24; taxes, &c, \$461.96.) Mort recorded Dec 31, 1904. By James L Wells.

MIANDAKTAN

THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET

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

116th st, No 129, n s, 325 w Lenox av, 25x 100.11, 5-sty brk tenement and store. Charles Jaeger agt Maurice Goldberg et al; Ira J Ettinger, att'y, 257 Broadway; Wm J O'Sullivan, ref. (Amt due, \$5,876.25; taxes, &c, \$722.25.) Mort recorded March 3, 1908. By Joseph P Day.

Day.
216th st, No 732, s s, 430 w Barnes av, 30x110,
Wakefield. M Katherine Wadick agt Rosanna
Smith et al; Arthur H Wadick, att'y; Wm F
Bleakley, ref. (Amt due, \$1,812; taxes, &c,
\$445.43.) By Wm F Bleakley, on premises
at 11 a. m.

Feb. 24.

Feb. 24.

101st st, Nos 326 & 328, s s, 200 w 1st av, 39.1 x100.11, 6-sty brk tenement and stores. Samuel King agt Feny Herbst et al; Stroock & Stroock, att'ys, 30 Broad st; Robert J Culhane, ref. (Amt due, \$5,458.59; taxes, &c, \$967.50; sub to two prior morts aggregating \$38,000.) Mort recorded July 17, 1906. By Joseph P Day.

Madison av, No 1340 n w cor 94th st, 100.8x42.9, 94th st | 5-sty brk tenement. Mutual Life Ins Co of N Y agt John H Gray et al; James McKeen, att'y, 55 Cedar st; Lyttleton Fox, ref. (Amt due, \$81,297.69; taxes, &c, \$1,845.84.) Mort recorded June 30, 1904. By Joseph P Day.

68th st. Nos 302 & 304, s s, 100 w West End av, 50x100.5, 2-sty brk tenement and 1-sty frame shop in rear. Mutual Life Ins Co of N Y agt Gertrude T Cockerill et al; James McKeen, att'y, 55 Cedar st; Elek J Ludvigh, ref. (Amt due, \$10,840.62; taxes, &c, \$.—.) Mort recorded June 9, 1899. By Joseph P Day.

Mosholu Parkway North, e s, 25 s Kossuth pl,

ref. (Amt due, \$10,840.62; taxes, &c, \$—.) Mort recorded June 9, 1899. By Joseph P Day.

Mosholu Parkway North, e s, 25 s Kossuth pl, 50x100, vacant. Julius Mayer agt William Wainwright et al; Simpson, Werner & Cardozo, att'ys, 111 Broadway; David Tim, ref. (Amt due, \$3,484.49; taxes, &c, \$371.81.) Mort recorded Nov 24, 1905. By Joseph P Day.

83d st, Nos 127 & 129, n s, 41.8 w Lexington av, 51.1x102.2, 4-sty brk garage. John H D Meyer agt John H Yockel et al; John M Ruck, att'y, 116 Nassau st; Henry M Stevenson, ref. (Amt due, \$3,448.35; taxes, &c, \$959.57; sub to two morts aggregating \$86,026.66.) Mort recorded June 17, 1909. By Joseph P Day.

Brook av, No 454, e s, 25 n 145th st, 24.6x100, 5-sty brk tenement and store.

Brook av, No 460, e s, 98.8 n 145th st, 25x100, 5-sty brk tenement and store.

Frederick Schilling agt Wilhelmine Schilling et al; Manton Marks, att'y, 38 Park Row; John J Hynes, ref. (Partition.) By Herbert A Sherman.

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., II East 24th St., New York

Fordham st, e s, abt 192.3 s Fordham av & being Lots 5, 6 & 7, map of property of Orin F Fordham, adj land of Gustavus F C Hillman, runs s 190 x w 266 x n 190 x e 306 to

F Fordham, adj land of Gustavus F C Hillman, runs s 190 x w 266 x n 190 x e 306 to beg.

Land under water, adj above, runs e 379 x n 206.4 x w 379 x s 190 to beg, right, title, &c, City Island.

Rosalia A Williams agt Chas H Collison et al; Douglas Mathewson, att'y, 265 Broadway; Edw L Parris, ref. (Amt due, \$18,713.66; taxes, &c, \$632.24; sub to a prior mort of \$14,000.) By Joseph P Day.

36th st, Nos 20 to 26, s s, 300 w 5th av, 65x 98.9, three 3 and one 4-sty brk dwellings. Henrietta C S Burley agt George Nicholas et al; House, Grossman & Vorhaus, att'ys, 115 Broadway; Geo F Langbein, ref. (Amt due, \$39,111.45; taxes, &c, \$7,935.05.) Mort recorded May 11, 1905. By Herbert A Sherman.

Feb. 25.

Forest av | s w cor 168th st, 82x40, 2-sty 168th st, No 732| frame dwelling and vacant. Ida Taylor agt Joseph Roberts et al; McLaughlin & Stenn, att'ys, 15 William st; Alexander Brough, ref. (Amt due, \$13,627.13; taxes, &c, \$685.54.) Mort recorded May 18, 1906. By Joseph P Day.

Belmont av in w cor 189th st, 15x87.6, 4-sty brk 189th st | tenement and store. Frank M Patterson agt Louis Noschese et al; W Gibbes Whaley, att'y, 27 William st; Joseph R Trues-

dale, ref. (Amt due, \$1,154.07; taxes, &c, \$150.) Mort recorded April 20, 1908. By Joseph P Day.

seph P Day.

Hughes av, No 2124, e s, 36.1 n 181st st. 16.8 x84.10x16.8x84.7, 2-sty brk dwelling. Daniel G Wild et al, trustees, agt Magdalena Marx et al; Winthrop Stearns, att'y, 277 Broadway; Colin MacClennan, ref. (Amt due, \$5,495.19; taxes, &c, \$643.93.) Mort recorded Sept 25, 1908. By Samuel Marx.

3d st, No 312, s s, 183.4 w Av D, 22.7x106, 3-sty brk tenement and store and 6-sty brk shop in rear. Morris Weiss agt Max Gross et al; Reiss & Reiss, att'ys, 132 Nassau st; Wm A Sweetser, ref. (Amt due, \$5,730.60; taxes, &c, \$500; sub to a first mort of \$17,000.) Mort recorded May 18, 1909. By Joseph P Day.

Mort recorded May 18, 1909. By Joseph P Day.
Washington st, Nos 719 & 721 | n e cor 11th st, 75 11th st, Nos 337 to 345 | x98.8x60x116.6,6-sty brk loft and store building. Amy N Frank et al agt William Carter et al; M S & I S Isaacs, att'ys, 54 William st; Sampson H Weinhandler, ref. (Amt due, \$16,005.35; taxes, &c, \$-; sub to a prior mort of \$150,000.) Mort recorded Aug 1, 1905. By Joseph P Day.
102d st, No 63, n s, 62.6 w Park av, 37.6x 100.11, 6-sty brk tenement and stores. Beckle Kadin agt Louis Koch et al; Isidor Cohn, att'y, 5 Beekman st; Michael J Daley, ref. (Amt due, \$7,425.49; taxes, &c, \$60; sub to first

mort of \$37,000.) Mort recorded March 30, 1906. By Samuel Marx.

Feb. 26. No Legal Sales advertised for this day.

Feb. 26.

No Legal Sales advertised for this day.

Feb. 28.

101st_st, No 103, n s, 16.6 e Park av, 15.6x75, 3-sty brk dwelling; action No 1. Lionello Perera agt Gussie Englander et al; Lemuel Skidmore, att'y, 69 Wall st; Benno Lewinson, ref. (Amt due, \$1,519.41; taxes, &c, \$125.46; sub to a first mort of \$5,500.) Mort recorded July 24, 1907. By Joseph P Day.

101st st, No 105, n s, 32 e Park av, 15.6x75, 3-sty brk dwelling. Same agt same; action No 2; same att'y; same ref. (Amt due, \$1,512.49; taxes, &c, \$125.46; sub to a first mort of \$5,500.) Mort recorded July 24, 1907. By Joseph P Day.

134th st, No 122, s s, 350 e 7th av, 25x99.11, 5-sty brk tenement. John M Bowers, trustee, agt Moses L Frazier et al; Bowers & Sands, att'ys, 31 Nassau st; Denis O'L Cohalan, ref. (Amt due, \$16,523.25; taxes, &c, \$385.94.) Mort recorded July 5, 1904. By Joseph P Day. Sth 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.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Feb. 18, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY. | Near Construction | Near

BRYAN L. KENNELLY.

 Total
 \$1,890,828

 Corresponding week, 1909
 690,175

 Jan. 1st, 1910, to date.
 8,518,540

 Corresponding period, 1909
 6,590,557

Dodge Reports follow, step by step from the architect's office to the finished building, all building operations throughout the United States. By these reports you learn not merely what goods are needed, but also the moment when they are needed. F. W. DODGE COMPANY, 11 East 24th St., N. Y., also Boston, Philadelphia, Pittsburg and Chicago.

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

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. Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

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

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

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

CONVEYANCES

Feb. 10 (part of), 11, 14, 15, 16 and part Feb. 17.

BOROUGH OF MANHATTAN.

Allen st, No 165, w s, 150.6 s Stanton st, runs w 46 x n 0.6 x w 41.6 x s 25 x e 87.6 to st x n 24.6 to beginning, 4-sty brk tenement and store and 3-sty brk loft building in rear. Joseph Waldman to Isaac Corsun. 1-3 part. B & S. Mort \$18,000 and all liens. Feb 14. Feb 15, 1910. 2:416-23. A \$18,000-2000. all liens. \$25,000.

\$25,000. nom Canal st, Nos 533 to 541 | n e s, 101 s e Washington st, runs n 41 Washington st, No 477 | x n w 17.8 x w across end of an alley 3 x n w 15.6 and 8.6 and 17.6 x w 70 to e s Washington st x s 22.2 to Canal st x s e 101 to beginning, with rights to alley, &c, four 3-sty brk tenements and stores. St John Park Realty Co to Greenwich Investing Co. Mort \$50,000 and all liens. Feb 11. Feb 14, 1910. 2:595—56 to 60. A \$35,000—\$43,500.

Clinton st, No 127 (105), w s, abt 125 n Broome st, 25x100, 3-sty frame brk front tenement and store and 4-sty brk tenement in rear. Pincus Lowenfeld et al to Louis Silverman. ½ part. Mort \$14,000 and all liens. Feb 17, 1910. 2:347-25. A \$26,000—\$30,000. other consid and 100 Charlton st, No 38, s s, 180.6 e Varick st, 23x100, 3-sty and basement dwelling. Helene Hey to Richard Outwater of Greenwich, Conn. Feb 7. Feb 16, 1910. 2:506-13. A \$13,000-\$15,000. other consid and 100 Charlton st, No 38, s s, 180.6 e Varick st, 23x100, 3-sty and basement brk dwelling. Isaac C Ogden Jr as exr Isaac C Ogden to Helene Hey. Feb 15. Feb 16, 1910. 2:506-13. A \$13,000-\$15,000. Charlton st, No 40, s s. 156.7

Helene Hey. Feb 15. Feb 16, 1910. 2:506—13. A \$13,000—\$15,000.

Charlton st, No 40, s s, 156.7 e Varick st, 23x100, 3-sty brk dwelling. Denis F Gerbereux to Richard Outwater, of Greenwich, Conn. Mort \$6,000. Feb 10. Feb 11, 1910. 2:506—12. A \$13,000—\$15,000. other consid and 100 East Broadway, No 219 | s w cor Clinton st, 24x87.6, 4 and 5-Clinton st, Nos 199 and 201 | sty brk tenement and stores. Release mort. The East River Savings Institution to Thomas Sheils. Feb 14, 1910. 1:285—16. A \$30,000—\$40,000. 35,000 Front st, No 5 | s w cor Moore st, 34.2x80.3x35.11x79.8, Moore st, No 26 | 5-sty brk loft and store building. Mary on map Nos 24 and 26 | E Wheeler to Abby S wife Chas C Marshall of Millbrook, N Y, and Alice S wife David H Rowland, of Plainfield, N J. B & S. Feb 8. Feb 15, 1910. 1:4—18 and 20. A \$36,400—\$46,500. other consid and 100 Same property. Hester R Rockwood et al to same. B & S. Feb 8. Feb 15, 1910. 1:4—18 and 20. Grand st, No 521 | s s, 64 w Jackson st, runs s w 38.11 x s 21.5 to Henry st, No 323 | n s Henry st x w 20 x n 37.6 x n e 34.8 to Grand st x s e 25 to beginning, 5-sty brk tenement and stores. Meyer Deutsch to Cela Kirsh and Bertha Dworsky. Mort \$—. Feb 15. Feb 17, 1910. 1:288—33. A \$17,000—\$27,000. 100 Hamilton Terrace, No 32. Hamilton Terrace, No 32. Party wall agreement. Isabel McR Case with Geo F Moore. June 8, 1906. Feb 16, 1910. 7:2050. nom Hester st, No 46, s s, 62.6 e Ludlow st, 25x50, 3-sty frame brk front tenement and store. Cornelia K Averill widow to Allen Broomhall. All right, title and interest to 35-64 parts. Mort \$14,500. Oct 1, 1909. Feb 11, 1910. 1:297—15. A \$16,000— 1919,000.

Houston st, No 174, n s, 35.10 w Hancock st, 26x100, 6-sty brk tenement and stores. FORECLOS, Dec 13, 1909. Julius J Frank ref to Michael Offen Feb 11, 1910. 2:527-49. A \$18,500-\$37,000. 36,650

| Section | Sect

Houston st, No 287, s s, 50 w Clinton st, 25x100, 3-sty brk store with 1-sty brk extension. Marion C H Powel et al EXRS Mary N Neilson to The Gem Amusement Co. Feb 9. Feb 15, 1910. 2:350—18. A \$24,000—\$28,000. 25,000 Hudson st, No 615½, w s, 56 s Jane st, 24x82.7x24x83.9, 6-sty brk tenement and store. Matilda Hollander to The Universal Operating Co. B & S. Jan 7. Feb 14, 1910. 2:625—12. A \$15,000 other consid and 100 Ludlow st, Nos 123 and 125, w s, 100 s Rivington st, 37x87.6, 6-sty brk tenement and stores. Louis Burger to Foulard Realty Co. All liens. Feb 15. Feb 16, 1910. 2:410—18. A \$32,000—855,000.

Mitchell pl, No 10 n s, 162 s e 1st av, 18x80.10, with all title to or 49th st strip in front to 49th st, 4-sty stone front

welling. Solomon Weill to Bella Lewis. Mort \$5,000. Apr 6, 908. Feb 17, 1910. 5:1361-8½. A \$4,500-\$7,000.

1908. Feb 17, 1910. 5:1361-8½. A \$4,500-\$7,000. other consid and 100 Mercer st, No 231, w s, 175 s 3d st, 25x100. 6-sty brk loft and store building. Celia Stern to Moritz Weil and Joseph L Butten-wieser. All liens. Jan 4. Feb 17, 1910. 2:533-23. A \$29,000 other consid and 100 Madison st, No 353, n s, 192 e Scammel st, 24x96, 5-sty brk tenement and store. Jacob Kurzman to Henry J Abrahams. All title. Mort \$— and all liens. Feb 16. Feb 17, 1910. 1:267-28. A \$14,000-\$25,000. nom Mercer st, No 113, w s, abt 148 n Spring st, 25x100, 5-sty stone front loft and store building.

Mercer st, No 115, w s, abt 175 n Spring st, 25x100, 5-sty stone front loft and store building.

Isaac H Love to Corcoran Realty Co. Mort \$92,000. Dec 6, 1909. Feb 17, 1910. 2:499-30 and 31. A \$58,000-\$95,000. nom

Monroe st, No 18, s s, about 250 e Catherine st, 25x50.10x25x47, e s, 5-sty brk tenement and stores.

Hamilton st, No 21, n s, 244.2 e Catherine st, runs e 19.9 x n 62.10 x w 12.2 x n 4 x w 6.9 x s 66 to beginning; 2-sty brk tenement

tenement.

Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty frame brk front tenement and store and 5-sty brk tenement in rear. FORECLOSURE (Feb 10, 1910.)

Melville B Mendel ref to Louisa H Vosbrinck. Feb 14. Feb 15, 1910. 1:253-74 and 99. A \$15,000-\$26,000; 2:416-19. A \$18,000-\$23,000.

1,100

FORECLOSURE (Feb 10, 1910.)

Melville B Mendel ref to Louisa H Vosbrinck. Feb 14. Feb 15, 1910. 1:253-74 and 99. A \$15,000-\$23,000.

Mulberry st, No 3, w s, abt 45 n Park Row, 30x25x29.9x25, 5-sty brk tenement and stores. Patrick Garone to Martin Garone. ¼ right, title and interest. Mort \$13,500. Feb 15. Feb 16, 1910. 1:161-32. A \$10,000-\$13,500.

Same property. Thomas Carone to same. ¼ right, title and interest. Mort \$13,500. Feb 15. Feb 16, 1910. 1:161. nom Norfolk st, No 38, es, 100 s Grand st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Sarah L Berman to Celia Jokinsky, Mort \$29,750. Feb 8. Feb 11, 1910. 1:312-10. A \$23,000-\$31,000.

Prince st, No 101, n s, 75 e Greene st, 25x90.8, 3-sty brk loft and store bldg and 1-sty frame shop in rear. Rebecca S Kettell to Chas Laue. Mort \$6,000. Feb 15, 1910. 2:513-36. A \$29,000-\$
Pearl st, No 301 a long se Pearl st 36 x e 30.3 to w s New Bowery, Nos 2 and 4 n along e s Pearl st 36 x e 30.3 to w s New Bowery, Nos 2 and 4 n along e s Pearl st 36 x e 30.3 to w s New Bowery x s w 45.11 to beginning, gore, 5-sty brk tenement and store and 1-sty frame store. Wm J Collins, of Brooklyn to Eliz M wife Wm J Collins, of Brooklyn. Mort \$7,750. Dec 27, 1905. Feb 17, 1910. 1:115-1 and 2. A \$9,000-\$81,000. nom Pearl st, No 641s e s, 45.11 s w Coenties slip, 28.6x105 to n w s Water st, No 38 water st, X28,6x103.65. 5-sty brk loft and store on map No 34 building. 1:7-25. A \$26,500-\$83,000. West End av/n e cor S9th st, runs no 20.15 to s s 90th st x e 325 89th st to be ginning, several 1-sty frame stables and va-Broadway is cant. 4:1237-1. A \$625,000-\$825,000. South store on the store with stable and value of the s

Wall st, No 71 s w cor Pearl st, -x-, 7 and 8-sty brk and stone

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

office and store building. Pearl st

waiter Smith, HEIR, &c, Wm W Smith, decd, to Edward R Vollmer, of Brooklyn. 1/4 of right, title and interest. Q C. Jan 29. Feb 11, 1910. 1:23—12. A \$1,635,000—\$1,900,000. 27—17. A \$390,000—\$450,000.

A \$390,000—\$450,000.

Washington st, Nos 502 to 506, w s, 80 n Spring st, 62x97, 3-sty brk storage building and store. Evelyn Horr and ano to Frederick Baker. B & S. Mort \$24,000. Feb 1. Feb 14, 1910. 2:596—37. A \$34,000—\$39,000.

4th st E, No 129, n s, 99.3 w 1st av, 25.8x96.2, 5-sty brk tenement and stores. David Frankel to Frank Gens. Mort \$31,000. Feb 8. Feb 15, 1910. 2:446—37. A \$18,000—\$33,000. Other consid and 10 n w cor Perry st, 105.6x75x105.6x74.1, two 6-sty brk tenements with stores on map Nos 264 to 272 Perry st, Nos 57 and 59 on map Nos 53 to 59 Feb 15, 1910. 2:622—56. A \$55,000—\$130,000. Other consid and 10 feb 15. Per 15. No. 105 per 2012 at (2) should be a from no core of the strength of the s

other consid and 100

Feb 15, 1910. 2:622—56. A \$55,000—\$130,000.

7th st E, No 195, n s, 213 s (?) should be e from n e cor of Av B and 7th st, runs s e 20 x n e 73.1 x w 21.5 x s w 65.3 to beginning, 4-sty brk tenement and store. David Goodman to Rosie Hochman. All title. All liens. Feb 14, 1910. 2:390—58. A \$9,000—\$13,500.

7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 6-sty brk tenement and store. David Goodman to Dora wife of David Goodman. ½ part. All liens. Feb 14, 1910. 2:377—67. A \$15,-000—\$36,000.

10th st E, Nos 34 and 36, s s, 222.3 e University pl, runs e 51.6 x s 90.1 x s w 7.10 x w 43.11 x n 92.3 to beginning, 10-sty brk and stone loft and store building. Frank A Seitz Realty and Construction Co to Bonwit Realty Co. Morts \$160,000. Feb 10. Feb 11, 1910. 2:561—12 and 13. A \$81,000—\$193,000.

10th st E, No 325, n s, 395.6 e Av A, 25x94.8, 5-sty brk tenement and store and 4-sty brk tenement in rear. Samuel Tuchfeld to Jennie Diston. ½ part. All title. Mort \$25,000. Jan 25. Feb 11, 1910. 2:404—43. A \$20,000—\$30,000. nom 12th st E, Nos 39 and 41, n s, 205.8 w Broadway, 50.8x103.3x52.9x 117.5, 8-sty brk loft and store building. Frank A Seitz Realty and Construction Co to Bonwit Realty Co. Mort \$150,000. Feb 10. Feb 11, 1910. 2:564—28. A \$105,000—\$185,000.

12th st W, Nos 137, 139 and 145, n s, 387.6 e 7th av, 62.6x103.3, three 3-sty and basement brk dwellings. Wm E Babcock TRUS-TEE Maria L Knevals to Joseph L Buttenwieser. Feb 14. Feb 15, 1910. 2:608—60 to 62. A \$42,000—\$49,500. other consid and 100 12th st W, No 260, s s, 321.2 w Greenwich av, 20.9x85x20.7x83.1,

TEE Maria L Knevais to Joseph L Buttenwieser. Feb 14. Feb 15, 1910. 2:608—60 to 62. A \$42,000—\$49,500.

12th st W, No 260, s s, 321.2 w Greenwich av, 20.9x85x20.7x83.1, 3-sty and basement brk dwelling. Village Realty Co to Daniel M Caragher. Mort \$7,500. Feb 14. Feb 15, 1910. 2:615—17. A \$9,500—\$11,500.

12th st W, No 151, n s, 325 e 7th av, 20.10x103.6x20.10x103.7, 3-sty and basement brk dwelling. Walter R Brinckerhoff to Henry M Brinckerhoff, of Ossining, N Y. B & S and C a G. Jan 13. Feb 17, 1910. 2:608—65. A \$14,000—\$17,000.

12th st W, No 149, n s, 345.10 e 7th av, 20.10x103.5x20.10x103.6, 3-sty and basement brk dwelling. Francis McF Brinckerhoff to Henry M Brinckerhoff, of Ossining, N Y. Feb 15. Feb 17, 1910. 2:608—64. A \$14,000—\$17,500.

12th st W, No 147, n s, 366.8 e 7th av, 20.10x103.5.

12th st W, No 151, n s, 325 e 7th av, 20.10x103.6x20.10x103.6.

12th st W, No 151, n s, 325 e 7th av, 20.10x103.6x20.10x103.7.

three 3-sty and basement brk dwellings.

Helen M Brinckerhoff, widow to Henry M Brinckerhoff, of Ossining, N Y. All title. Jan 13. Feb 17, 1910. 2:608—63 to 65. A \$42,000—\$51,000.

Same property. Henry M Brinckerhoff to Joseph L Buttenwieser.

\$42,000—\$51,000.

Same property. Henry M Brinckerhoff to Joseph L Buttenwieser.

B & S and C a G. Feb 15. Feb 17, 1910. 2:608.

no

13th st E, Nos 636 and 638, s s, 183 w Av C, 50x103.3, 6-sty brk

tenement and stores. Fanny Segal to Herman Segal. All liens.

Feb 15. Feb 16, 1910. 2:395—24. A \$32,000—\$66,000.

other consideration of the consideration of the consideration of the consideration.

Feb 15. Feb 16, 1910. 2:395—24. A \$32,000—\$66,000. other consid and 100 13th st E, No 538, s s, 170 w Av B, 25x103, 3-sty brk tenement and store and 2-sty brk stable in rear. Cornelius V S Kane to Julia P McSwegan. All title. B & S. All liens. Feb 5. Feb 15, 1910. 2:406—24. A \$16,000—\$18,000. omitted 14th st E, Nos 520 and 522, s s, 296 e Av A, 50x103.3, 6-sty brk tenement and stores. David Frankel to Frank Gens. ½ part. All liens. Feb 9. Feb 11, 1910. 2:407—18. A \$34,000—\$70,-000

out, no second that E. No 521, n s, 295.6 e Av A, 25x103.3. 4-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS Feb 11, 1910. John T Dooling, ref, to Alfred L M Bullowa and Louis Frankenstein. Mort \$10,000. Feb 11, 1910. 3:973—14 15th st E.

Louis Frankenstein. Mort \$10,000. Feb 11, 1910. 3:973—14. A \$9,000—\$14,500.

15th st W, No 110, s s, 140 w 6th av, 20x83.3, 4-sty and basement stone front dwelling. Mary A McGuire to Alphonse Freund. Feb 15, 1910. 3:790—44. A \$14,000—\$17,000.

17,000. 3:790—44. A \$14,000—\$17,000. other consid and 100 17th st E, No 325, n s, 276 e 2d av, 14x92, 4-sty and basement stone front dwelling. Margt G Maxcy to Gennaro Doyno. Mort \$6,000. Feb 15. Feb 16, 1910. 3:923—17. A \$8,000—\$12,500.

17th st W, No 234, s s, 363 e 8th av, 25x84, 3-sty frame tenement. Carl A Friedenstein to Ole H Olsen. Feb 15, 1910. 3:766—63. A \$11,000—\$11,500. other consid and 100 17th st W, Nos 230 and 232, s s, 388 e 8th av, 50x84, two 3-sty frame tenements. Gem Realty Co to Ole H Olsen. Morts \$28,500. Feb 15, 1910. 3:766—61 and 62. A \$22,000—\$23,500. other consid and 100 other consideration of the consideration of

nom

17th st E, No 532, s s, 403.11 e Av A, 24.1x92, 4-sty brk tenement.

Paul Stern to Lena Schatz, of Brooklyn. All title. Q C. Feb 4.
Feb 15, 1910. 3:974—43. A \$7,000—\$12,500. nor
Same property. Lena Schatz to Patrick J McArdle. All title.
Morts \$14,100. Feb 11. Feb 15, 1910. 3:974. nor
18th st W, Nos 212 and 214| s s, 175 w 7th av, 50 to Whites pl x
Whites pl, Nos 3 to 8 | 141.5x50x140.7, six 3-sty brk tenements and 4-sty brk tenement and stores. Caroline D White widow to Samuel P White, Jr. Jan 31. Feb 16, 1910. 3:767—
50. A \$32,000—\$50,000.
22d st W, No 128, s s, 318.9 w 6th av, 18.9x98.9, 3-sty and basement brk dwelling. Caroline D White widow to Samuel P White, Jr. Mort \$5,500. Jan 31. Feb 16, 1910. 3:797—59. A \$20,000

-\$23,000.
22d st W, No 402, s s, 14.3 w 9th av 14.3x79. 4 sty

22d st W. No 402, s s, 14.3 w 9th av, 14.3x72, 4-sty and base ment brk dwelling. Jennie E wife Hubert B McLellan to Tho M Fleming. All liens. Feb 16. Feb 17, 1910. 3:719—45. \$6,000-\$9,000.

22d st W, No 150 (132), s s, 237.6 s e 7th av, 20.10x98.9, 3-sty and basement brk dwelling. Moey K Lindner to Reliant Holding Co. Mort \$22,500. Feb 14. Feb 16, 1910. 3:797—70. A \$18,-000—\$21,000.

22d st W, No 142, s s, 320.10 e 7th av, 20.10x98.9, 3-sty and basement brk dwelling. City Real Estate Co to Isaac H Levy. B & S. Mort \$22,000. Feb 15. Feb 16, 1910. 3:797—66. A \$18,000—\$21,000.

\$18,000—\$21,000.

23d st W, Nos 404 and 406, s s, 55 w 9th av, 34.6x98.9, two 5sty stone front dwellings. Agnes O wife Theo C Stone to Robert T Russell. Morts \$20,000. Feb 2. Feb 10, 1910. 3:720—
49 and 50. A \$20,000—\$30,000. other consid and 100
23d st W, Nos 148 to 156, s s, 197.6 e 7th av, —x—, two 6 and
one 4-sty brk and stone office and store buildings. Gustavus L
Lawrence to Edmund W and John Yard, EXRS, &c, Amelia A
Yard. Q C. May 25, 1899. Feb 16, 1910. 3:798—71 and 73. A
\$254,000—\$338,000.

23d st W, Nos 148 to 156, s s, 197.6 e 7th av, 102.6x98.9, two 6sty and one 4-sty brk and stone office and store buildings. John
Yard, EXR and TRUSTEE Amelia A Yard to The Robert Burns
Realty Co. Feb 11. Feb 16, 1910. 3:798—71 and 73. A \$254,
000—\$338,000.

Other consid and 100

25th st W, Nos 158 to 162, s s, 118 e 7th av, 55x98.9, three 4-sty brk dwellings.
24th st W, No 157, n s, 120.10 e 7th av, 20.10x98.9, 4-sty brk tenement and stores.
Adolph Aliman to Billian Adolph Altman to Philip Levey. Mort \$61,416.60. Feb 10, 1910. 3:800-9 and 71 to 73. A \$63,000-\$71,500.

Other consid and 100 Nos 158 to 162, s s, 118 e 7th av, 55x98.9, three 4-sty

brk dwellings.
24th st W, No 157, n s, 120.10 e 7th av, 20.10x98.9, 4-sty brk tenement and stores. o Levey to Edward Baer. Morts \$108,000. Feb 10, 1910.

—9 and 71 to 73. A \$63,000—\$71,500.

Same property. Edward Baer to Harry Wolfe, of Brooklyn. Mort \$108,000. Feb 9. Feb 10, 1910. 3:800. other consid and 10 25th st W, Nos 158 to 162, s s, 118 e 7th av, 55x98.9, three 4-sty brk dwellings. other consid and 100

brk dwellings.
24th st W, No 157, n s, 120.10 e 7th av, 20.10x98.9, 4-sty brk tenement and stores.
Harry Wolfe to Hedwig Glass. All liens. Feb 10. Feb 11, 1910. 3:800—9 and 71 to 73. A \$63,000—\$71,500.

other consid and 1 25th st W, Nos 513 to 519, n s, 150 w 10th av, 100x98.9, vacant Orange County Milk Association to Ocma Realty Co. Mort \$20,000. Feb 15, 1910. 3:697—23 to 26. A \$32,000—\$32,000. consid and 100

25th st W, No 353 (363), n s, 175 e 9th av, 25x98.9, 5-sty brk tenement and 2-sty frame tenement in rear. Ethel V Walsh to Robert J and Delia T Walsh. Q C. Feb 5. Feb 15, 1910. 3:-749—11. A \$10,500—\$13,000. nom Same property. Robt J Walsh et al to Henry Brady. All liens. Feb 5. Feb 15, 1910. 3:749. nom 25th st W, No 52, s s, 123 e 6th av, 27.6x98.9, 4-sty brk dwelling. Eliz B Grannis to Alcourt Realty Co. Mort \$37,500. Feb 1. Feb 16, 1910. 3:826—71. A \$45,000—\$50,000.

1. Feb 16, 1910. 3:826—71. A \$45,000—\$50,000. other consid and 100 26th st W, No 429. Release assignment of rents recorded Nov 30, 1904. The Royal Bank to Mary R McCloskey. Feb 9. Feb 10, 1910. 3:724. nom 26th st W, No 429. Release assignment of rents recorded June 23, 1899. Mutual Loan Association to Mary R McCloskey. Feb 9. Feb 10, 1910. 3:724. nom 26th st W, No 19, n s, 475 e 6th av, 25x98.9, 5-sty brk tenement and store. Michael Bergman to John S Montgomery of Riverside, Conn. Feb 10. Feb 15, 1910. 3:828—21. A 51,000—\$75,-000.

26th st W, No 429 (437), on map No 437, n s, 362.10 w 9th av, 27.11x98.9, 5-sty brk tenement and stores. Wm G Herring to Bruno Steinel, of Weehawken, N J. Morts \$15,000. Feb 10, 1910. 3:724—18. A \$10,000—\$15,500. other consid and 100 29th st E, Nos 308 and 310. Order of court appointing Julius O Foote as RECEIVER in matter Sam and Robert Rothstein, INDIVID and firm Sam Rothstein & Bro, bankrupts. Feb 5. Feb 10, 1910. 3:934.

Feb 10, 1910. 3:934.

Sourt order 29th st E, No 126, s s, S1 w Lexington av, 19x98.9, 4-sty stone front dwelling. Kath C Butler to Allen W Evarts. Mort \$7,250. Feb 10, 1910. 3:884—71. A \$17,000—\$22,000. nom 33d st E, No 10, s s, 150 e 5th av, 25x98.9, 12-sty brk and stone office and store building. Albert B Ashforth to Alice M Gardiner. Mort \$160,000. Feb 15. Feb 17, 1910. 3:862—67. A \$75,000—\$170,000. other consid and 100 34th st E, Nos 44 and 46, s s; owner, August Belmont. 34th st E, Nos 48 to 52, s s; owner, Madison Realty Co. 34th st E, No 60, s s; owner, Annie Flint. 34th st E, No 53, n s; owner, Julia M Mooney and Amelia A Fox and Teresa M Deery. 34th st E, No 56, s s; owner, Henry C Sturges. 34th st E, No 58, s s; owner, Julia S and Julia A Loomis and Alfred L Loomis. 34th st E, No 41, n s; owner, Glengarry Realty Co. Agreement as to release of covenants of restriction of land fronting on 34th st, both sides, bet Madison and Park avs. Each with the other as above. Oct 1, 1909. Feb 11, 1910. 3:863. nom

34th st E, No 41. Resolution by board of directors of Glengarry Realty Co as to above release. Dec 28, 1909. Feb 11, 1910. 3.863

34th st E, Nos 48 to 52. Resolution by board of directors of the Madison Realty Co as to above release. Dec 2, 1909. Feb 11, 1910. 3:863.

34th st E, No 47, owned by Wm C and Anna H Lusk. as to above release. Each with the other. Nov 4. Feb 11, 1910. 3:863.

34th st W, Nos 13 and 15. Release assignment of rents recorded Jan 28, 1909. Title Guarantee & Trust Co to Bonwit Realty Co. Feb 10. Feb 14, 1910. 3:836. nom 34th st W, No 142, s s, 250 e 7th av, 25x98.9, 5-sty stone front dwelling. Cortland Betts et al, EXRS Mary J Wilson to Sarah W Mott, of Monmouth Co, N J. Feb 10. Feb 11, 1910. 3:809—68. A \$90,000—\$94,000. other considerable.

36th st W, Nos 215 and 217, n s, 167.8 w 7th av. 46.4x75, two 4-sty brk tenements and store in No 215. H Henry Douglas to Whitney Lyon. B & S. Mort \$23,000 and all liens. Feb 9. Feb 11, 1910. 3:786—34 and 36. A \$30,000—\$36,000. other consid and 100

Ramsdell's Metallic Wash Tub Covers

The recognized cover in the building trade. Ramsdell Manufacturing Co.

Insure perfect sanitation and cleanliness. No warping or eplitting. No vermin can germinate. Made to fit any tub.

83-85 Manhattan St., New York

PATENTED

37th st W, No 142, s s, 172 e 7th av, 24x98.9, 2-sty brk stable. Deed of trust. Allan S Boyd to Margt W Bush. 1-3 part in trust. Feb 8. Feb 16, 1910. 3:812—67. A \$48,000\$50,000. nom 37th st W, rear of No 435, being an interior lot at c 1 of block between 37th and 38th sts and 450 w 9th av, runs s w 26.4 x n w 25 x n e 26.4 x s e 25 to beginning, with right of way to 37th st, 1-sty brk building. Michael Leonard to Peter Kelly. Mort on this and other property \$17,500. Feb 16, 1910. 3:735—part lot 15. A \$——. nom 37th st W, No 602, s s, 75 w 11th av, 25x75.5, 4-sty brk building. Mary V and James T Pyle, EXRS, &c, Wm S Pyle to David and David L Williams. ½ part. All title. Feb 8. Feb 16, 1910. 3:682—38. A \$6.500—\$7.500. 6,500. Same property. James T Pyle to same. ½ part. All title. B & S. Feb 8. Feb 16, 1910. 3:682. other consid and 100 38th st W, Nos 262 to 266, s s, 150 e 8th av, 50x98.9, three 4-sty brk dwellings. Fort Amsterdam Realty Co to Dowd Construction Co. Mort \$45,000. Feb 15. Feb 16, 1910. 3:787—76 to 78. A \$43,500—\$51,000. feb 15. Feb 16, 1910. 3:787—76 to other consid and 100 44th st, W, No 5, n s, 150 w 5th av, 25x100.5, 2-sty brk stable. Release mort. John A Stewart et al TRUSTEES I N Phelps deed to the Fifth Avenue Bank of N Y. Feb 11. Feb 16, 1910. 5:1260—31. A \$90,000—\$95,000. 70,000 46th st W, No 63, n s, 165 e 6th av, 20x100.5, 4-sty stone front dwelling. Marie L Ammon to Wm T Cully. Mort \$12,500. Feb 15, 1910. 5:1262—8. A \$38,000—\$44,000. other consid and 100 46th st W. No 43, n s, 410 e 6th av, 20x100.5, 4-sty stone front dwelling Howard Pendleton, Jr, to Annette W Sherman. Morts \$50,000. June 25, 1907. Feb 11, 1910. 5:1262—17½. A \$49,-000—\$55,000.

52d st W, No 249, n s, 226 e 8th av, 14x100.5, 3-sty stone front

000-\$55,000.

52d st W, No 249, n s, 226 e 8th av, 14x100.5, 3-sty stone front tenement and store. Francis X O'Connor to Jessie E Snyder. Mort \$14,000. Feb 14, 1910. 4:1024—10. A \$16,000—\$17,000.

52d st W, No 431, n s, 375 e 10th av, 25x1000.5, 5-sty brk tenement. Benj J Weil to Bertha Kaufmann. B & S. All liens. Jan 24. Feb 17, 1910. 4:1062—16. A \$12,000—\$23,000.

Jan 24. Feb 17, 1910. 4:1062—16. A \$12,000—\$23,000. other consid and 100 Same property. Bertha Kaufmann to Benj J Weil. All liens. Jan 24. Feb 17, 1910. 4:1062. other consid and 100 55th st E, No 28, s s, 103 w Madison av, 22x100.5, 5-sty stone front dwelling. Joseph Fox to Grace G Bird, of Washington County, N Y. Mort \$50,000. Feb 15. Feb 17, 1910. 5:1290—56. A \$80,000—\$90,000. other consid and 100 56th st E, No 19, n s, 120 w Madison av, 22.6x100.5, 4-sty and basement stone front dwelling. Julia Coddington to Bronx Investment Company. Feb 14, 1910. 5:1292—12. A \$67,000—\$80,000. other consid and 100 60th st W, No 206, s s, 150 w Amsterdam av, 25x100.5, 5-sty brk tenement. Margaretha Rothenbach to Mary B Hoehn. All liens. Oct 3, 1908. Feb 14, 1910. 4:1151—39. A \$6,000—\$17,000.

61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store. Armor Realty Co to John F Fox of Jersey City, N J. Morts \$14,500. Feb 8. Feb 16, 1910. 4:1153-6.

City, N J. Morts \$14,500. Feb 8. Feb 16, 1910. 4:1153—6. A \$6,000—\$16,000. no. 61st st E, No 37, n s, 171 e Madison av, 19x100.5, 4-sty and basement stone front dwelling. Carl Beck to Hedwig S Beck. Mort \$13,500. Feb 15. Feb 16, 1910. 5:1376—28. A \$38,000—\$44,000.

63d st E, No 210, s s, 155 e 3d av, 25x100.5, 4-sty brk tenement and store. FORECLOS (Jan 6, 1910). Francis P Pace (Ref) to Jonathan A and Margaret R Haskell of Monmouth Beach, N J as tenants by entirety. Feb 15, 1910. 5:1417—42. A \$12,000—200.

6,96 64th st E, No 19, n s, 73 w Madison av, 22x100.5, 4-sty and basement stone front dwelling. Eva V C Hawkes to Alliance Realty Co. B & S Feb 15, 1910. 5:1379—14. A \$79,000—\$87,000.

64th st W, No 139, n s, 357.6 w Columbus av, 17.6x100.5, 4-st; and basement stone front dwelling. Wm J Warner to Wm Patten. Mort \$12,000. Feb 10, 1910. 4:1136—18. A \$8,500—

65th st W, No 20, s s, 275 w Central Park West, 25x100.5, 5-sty stone front tenement. Joseph H Jasper et al to J Henry Dutting. Morts \$31,500. Feb 14, 1910. 4:1117—44. A \$20,000—

Sth st W, Nos 248 to 254, s s, 125 e West End av, 100x100.5, vacant. City Investing Co to Chas A Miller. B & S. Mort \$20,000. Feb 14. Feb 15, 1910. 4:1159—56 to 59. A \$24,000

\$24,000. Feb 14. Feb 15, 1910. 4:1193—36 to 39. A \$24,000.

74th st E, Nos 210 to 214, s s, 135 e 3d av, 50x102.2, two 4-sty brk tenements and stores and one 2 and one 3-sty brk tenements in rear. Augusta Buchner to Eliza E Geilhard. Morts \$29,500. Feb 14. Feb 15, 1910. 5:1428—42 and 43. A \$22,000—\$32,500. other consid and 100.

75th st W, No 120, s s, 260 w Columbus av, 20x102.2, 4-sty and become the state from the state of the s

other consid and 100 basement stone front dwelling. Henry J Fink, EXR Diedrich Fink to Eugene Vallens. Mort \$16,000. Feb 10. Febb 11. 1910. 4:1146-43. A \$14,000-\$28,000. other consid and 100 80th st W, No 165, n s, 150 e Amsterdam av, 31x102.2. 5-sty stone front tenement. Henry B Batchis to Henry W Baird. All liens. Feb 9. Feb 10, 1910. 4:1211-7. A \$17,500-\$42,000. nom

82d st W, No 70, s s, 132 e Columbus av, 18x102.2, 4-sty and basement stone front dwelling. PARTITION (Nov 16, 1909). George H Smith (ref) to Harriet MacDonald France. (All title of Chas MacDonald decd). B & S. Jan 18. Feb 15, 1910. 4:1195—59. A \$12,500—\$22,500. 25,900

Same property. Charles MacDonald et al HEIRS Charles MacDonald decd to same. Jan 8. Feb 15, 1910. 4:1195. nom Same property. Bessie A McLaughlin et al to same. Jan 7. Feb 15, 1910. 4:1195. other consid and 100

Same property. Harriet, MacDonald France to Emily Sondheim and Julia Schneider. Mort \$20,000. Jan 18. Feb 15, 1910. 4:1195. nom

ame property. Emily Sondheim and Julia Schneider to Philip Sondheim and Abraham Schneider. B & S. Morts \$20,000. F 11. Feb 15, 1910. 4:1195.

ame property. Philip L Sondheim and Abraham Schneider to Emily wife of Philip L Sondheim and Julia wife of Abraham Schneider. B & S. Morts \$20,000. Feb 14. Feb 15, 1910.

4:1195.

83d st W, No 118, s s, 175 w Columbus av, 25x102.2, 5-sty stone front tenement. Henry Offermann to Magdalena 0 Heckmann. Mort \$27,000. Jan 17. Feb 11, 1910. 4:1213—40. A \$14,000—\$27,000.

\$27,000. 827,000. 84th st E, No 232, s s 203.4 w 2d av, 17x102:2, 4-sty stone front tenement and stores. Joseph Lapitino to Francis J Lapitino. 1-3 part. B & S and C a G. Jan 4. Feb 17, 1910. 5:1529—33. A \$7,500—\$11,000.

A \$7,500—\$11,000. 100

Same property. Same to Anthony J Lapitino. 1-3 part. B & S and C a G. Jan 4. Feb 17, 1910. 5:1529. 100

84th st W, No 31, n s, 330 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. PARTITION (Nov 16, 1909). Geo H Smith (ref) to Harriet MacDonald France. (All title of Chas MacDonald deed.) Feb 9. Feb 16, 1910. 4:1198—14. A \$14,000—\$23,500.

Same property. Bessie A McLaughlin et al to same. Jan 7. Feb other consid and 100 Same property. Charles MacDonald et al to same. Jan 8. Feb 16, 1910. 4:1198.

Same property. Charles MacDonald et al to same. Jan 8. Feb 16, 1910. 4:1198.

Same property. Harriet M France to Isaac Friend. Mort \$18,000. Jan 10. Feb 16, 1910. 4:1198.

Some property. Harriet M France to Isaac Friend. Mort \$18,000. Jan 10. Feb 16, 1910. 4:1198.

Some property. Harriet M France to Isaac Friend. Mort \$18,000. Some property. The street of the same property. The same property is a same property is a same property. The same property is a same property. The same property is a same property is a same property. The same property is a same property is a same property is a same property is a same property. The same property is a same propert

7th st W, No 70, s s, 30 e Columbus av, 20x100.8, 4-sty and basement brk dwelling. Emily M Roemer to Millicent T Roelker. Mort \$23.500. Nov 15, 1909. Feb 14, 1910. 4:1200—63. A \$13,500—\$24,000. 87th st W.

9th st E, No 223, n s, 225 w 2d av, 25x100.8, 5-sty brk tenement. Johanna Hutshing to Ida wife Chas B Fraade. 2-5 parts. Mort \$25,050. Feb 14, 1910. 5:1535—15. A \$10,000—\$22,000.

89th st E. No 303, n s. 100 e 2d av, 25x100.8, 5-sty brk tenement.

Louis Schadt to Elizabeth wife Louis Schadt. All title. Q C.

All liens. Jan 10. Feb 16, 1910. 5:1552—5. A \$9,000—\$21,000.

90th st W, No 302, s s, 90 w West End av, 20x100.8, 3 and 4-sty and basement stone front dwelling. FORECLOS, Feb 9, 1910. Adam Wiener, ref. to Jennie Clarkson Home for Children. Mort \$25,000. Feb 16, 1910. 4:1250—101. A \$12,000—\$24,000. 5,000 92d st E, No 147, n s, 350.6 w 3d av, 24.6x100.8, 5-sty brk tenement. 5:1521—22. A \$13,000—\$25,000. 92d st E, No 149, n s, 325.6 w 3d av, 25x100.8, 5-sty brk tenement. 5:1521—23. A \$13,000—\$16,000. 85th st E, No 351, n s, 75 w 1st av, 25x100, 4-sty brk tenement. 5:1548—23½. A \$9,000—\$12,500. 90th st E, No 165, n s, 200 w 3d av, 25x100.8, 5-sty brk tenement. Mort \$43,000. 5:1519—28. A \$14,000—\$26,000. Also property at Long Island City, Borough of Queens. J Edward Jetter to Caroline Hachemeister. ½ part. Feb 7. Feb 11, 1910. 97th st W, No 126, s s, 537.5 e Amsterdam av, 17.6x100.7, 3-sty and basement stone front dwelling. Chas F Smith to Wm C Deane. Morts \$11,900. Feb 10. Feb 11, 1910. 7:1851—43. A \$7,700—\$13,000.

97th st E, No 327, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement and store. Lottie L Wasserman to Henry W Wenson. Mort \$18,000. Feb 15. Feb 16, 1910. 6:1669—17. A \$7,000—\$23,000.

\$23,000.

97th st E, No 205, n s, 115 e 3d av, 25x100.11, 5-sty brk tenement.

Sarah Weinstein to Sophia Mayer. Mort \$13,000. Jan 27. Feb
16, 1910. 6:1647—5. A \$9,000—\$19,000. nom

99th st E, No 228, s s, 175 w 2d av, 37.6x100.11, 6-sty brk tenement and stores. Josephine Schnierer to Isaac and Louis
Chauser. Mort \$40,875. Feb 10. Feb 15, 1910. 6:1648—32.

A \$13,500—\$44,000. other censid and 100

A \$13,500—\$44,000.

99th st W, n s, 125 w West End av, 75x100.11, vacant. Meteor Realty & Construction Co to Barkin Construction Co. Morts \$86,000. Feb 1. Feb 10, 1910. 7:1888—63 to 65. A \$45,000—0ther consideration and 100 construction construction construction construction construction construction construction construction construction.

other consid and 100 109th st W, No 306, s s, 138 w Broadway, 25x100.11, 5-sty brk dwelling. Robert S Masterton et al to Anaconda Realty & Construction Co. Mort \$30,000. Jan 26. Feb 15, 1910. 7:1893—22. A \$17,000—\$44,000. other consid and 100 114th st E, No 248, s s, 75 w 2d av, 25.1x50, 5-sty brk tenement and store. Israel D Shlachetzki to Diedrich Eggers. Mort \$10,-000. Feb 9. Feb 10, 1910. 6:1663—30. A \$5,000—\$12,000. other consid and 250

other consid and 250

115th st E, No 460, s s, 74 w Pleasant av, 20x100.11, 4-sty brk tenement. FORECLOS, Feb 10, 1910. Earle Scott, ref, to Emanuel Arnstein, Benj Wertheimer, Henry Leipziger and Alfred Hutter, EXRS Leopold Hutter. Mort \$6,500. Feb 10. Feb 11, 1910. 6:1708-28½. A \$5,000-\$12,500. 25 116th st W, No 230, s s, 400 e 8th av, 25x103.7x26x111.6, 5-sty stone front tenement and store. Bella M wife of and Joseph G Wallach to Broad Construction Co. Mort \$26,000. Feb 7. Feb 14, 1910. 7:1831-48. A \$19,000-\$31,000.

other consid and 100 other and stores. Fleischmann Bros Co to Adolphus Ottenberg. Mort \$28,000. Feb 15. Feb 16, 1910. 6:1599-53. A \$18,500 -\$31,000.

Mort \$28,000. Feb 15. Feb 16, 1910. 6:1599—53. A \$18,500—\$31,000. other consid and 100 117th st W, No 115, n s, 194 w Lenox av, 19x100.11, 5-sty brk dwelling. Grace A Hyde to Geo W Olvany. Feb 11, 1910. 7:1902—24. A \$9,800—\$20,000. nom 118th st E, Nos 305 and 307, n s, 100 e 2d av, 50x100.11, 6-sty brk tenement and stores. Michael Wolf to Joseph Yeska. Mort \$58,000. Feb 10. Feb 11, 1910. 6:1795—part lot 5. A \$—\$—. other consid and 100 119th st E, No 66, s s, 195 w Park av, 27.6x100.11, 5-sty brk tenement. Lizzie wife George Isaac to Triumph Holding Co. All liens. Feb 16. Feb 17, 1910. 6:1745—45. A \$11,000—\$29,000. nom

119th st E, Nos 302 and 304, s s, 50 e 2d av, 50x60.10, 6-sty brk tenement and stores. Hyman Cohn et al to Henry Rosenthal. Mort \$39,000. Feb 15. Feb 16, 1910. 6:1795—50½. A \$10,-500—\$37,000.

120th st E, No 215, n s, 175 e 3d av, 20x100.10, 3-sty brk tene-

ment and store. 20th st E, No 213, n s, 156.3 e 3d av, 18.9x100.10, 3-sty brk 20th st E, No 216, H 5, dwelling.

John T Delaney to Mary A Meaghet. Mort \$20,000. June 16, 1909. Feb 15, 1910. 6:1785—7 and 8. A \$15,000—\$26,000. no 20th st W, No 15, n s, 180 e Lenox av, 20x100.11, 3-sty and basement brk dwelling. Edward D MacMannus to Augusta M basement brk dwelling. B & S. Mort \$13,000. Feb 15.

basement brk dwelling. Edward D MacMannus to Augusta M wife Edward D MacMannus. B & S. Mort \$13,000. Feb 15. Feb 17, 1910. 6:1720—9. A \$12,000—\$21,000. gift 121st st E, Nos 207 and 209, n s, 66.9 e 3d av, 34.10x71.9x—x43.8, 3-sty frame tenement and stores. Lena Wolff to Lizzie Meyer and David S Friedenberg. Q C and C a G. Feb 10, 1910. 6:-1786—4½ and 4¾. A \$13,000—\$17,000. nom 122d st W, No 275, n s, 85.11 e Sth av, 14x76.5, 3-sty and basement brk dwelling. Edward J Welling to Jacob Bermann. Morts \$8,000. Feb 16, 1910. 7:1928—4½. A \$5,800—\$8,000. other consid and 100

\$8,000. Feb 16, 1910. 7:1928—4½. A \$5,800—\$8,000.

other consid and 100
122d st E, No 331, n s, 250 w 1st av, 25x100.11, 5-sty brk tenement. FORECLOS, Feb 9, 1910. Chas M Beattie, ref, to Louisa Egler, EXTRX Chas J Egler. Mort \$15,000. Feb 14. Feb 15, 1910. 6:1799—17. A \$7,000—\$22,000.

122d st E, No 333, n s, 225 w 1st av, 25x100.11, 5-sty brk tenement. FORECLOS, Feb 9, 1910. Chas M Beattie, ref to Louisa Egler, EXTRX Chas J Egler. Mort \$15,000. Feb 14. Feb 15, 1910. 6:1799—18. A \$7,000—\$22,000.

122d st W, No 112, s s, 153 w Lenox av, 18x100.11, 3-sty and basement stone front dwelling. John F Scott to Susan E Clendinning and Geo W Ruddell. Feb 14. Feb 15, 1910. 7:1956.

40. A \$8,600—\$18,000.

127th st E, No 106, s s, 36 e Park av, 18x74.10, 3-sty brk dwelling. Herman Wronkow to Edw Rubin. Mort \$3,000. Feb 4. Feb 15, 1910. 6:1775—70. A \$6,400—\$8,500.

other consid and 100

other consid and 100 127th st E, No 72, s s, 140 w Park av, 25x99.11, 3-sty frame dwelling and 2-sty frame building in rear. Jacob Solomon to Harold E Fine. Mort \$13,750. Feb 10. Feb 11, 1910. 6:1751—43. A \$10,000—\$12,000. other consid and 100 127th st W, No 64, s s, 210 e Lenox av, 18.9x99.11, 3-sty and basement stone front dwelling. George Kitt to Sarah wife George Kitt. Mort \$9,000. Feb 10. Feb 11, 1910. 6:1724—63. A \$9,000—\$12,500. other consid and 100 128th st W, No 205 n s, 100 w 7th av 46 \$200.11

131st st W, No 246, s s, 325 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. Pendant Realty Co to Isaac Cohen. Mort \$9,000. Feb 9. Feb 11, 1910. 7:1936—51. A \$7,300—\$10,500. other consid and 100 133d st W, No 206, s s, 175 w 7th av, 37.6x99.11, 5-sty brk tenement. Josephine White to John J Doyle. All liens. Feb 10. Feb 11, 1910. 7:1938—41. A \$16,500—\$36,000.

Feb 11, 1910. 7:1938—41. A \$16,500—\$36,000.

134th st W, No 304, s s, 75 w 8th av, 25x99.11, 5-sty brk tenement. August Brandes and ano, EXRS Henry G Peters to Jacob Chaimowitz and Thomas Carroll. Feb 14, 1910. 7:1959—19. A \$10,000—\$21,000.

136th st W, Nos 522 to 530, on map Nos 520 to 526, s s, 400 w Amsterdam av, 200x99.11, two 6-sty brk tenements. Anaconda Realty & Construction Co to Andrew J Cobe. Morts \$295,000. Feb 14. Feb 15, 1910. 7:1988—123 and 127. A \$80,000—\$—.

136th st W, No 514, s s, 287.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement. Release mort. Anna C Hough to Louis A Rosenberg. Feb 14. Feb 16, 1910. 7:1988—118. A \$15,000—P \$40,000.

other consid and 100

147th st W | n w cor Convent av (New Croton Aqueduct), 100x Convent av | 99.11, vacant. John J McEvoy to Denis J Dwyer and William Haigh. All liens. Oct 17, 1892. Feb 15, 1910. 7:-2062—11 to 14. A \$29,500—\$29,500.

Same property. Same to same. Confirmation deed. All liens.

Jan 13, 1910. Feb 15, 1910. 7:2062. 100

Same property. Denis J Dwyer and ano to Iona Home Construction Co. All liens. Feb 10. Feb 15, 1910. 7:2062.

other consid and 100

147th st W, n s, 80 w Convent av, 20x99.11, vacant. Thos D Van

Dusen to Denis J Dwyer and Wm Haigh. All liens. Jan 18, 1910.

Feb 15, 1910. 7:2062—part lot 11. A \$ — \$ — 100

153d st W, No 526, s s, 375 w Amsterdam av, 25x99.11, 2-sty brk

stable. FORECLOS, Dec 28, 1909. Louis B Hasbrouck referee

to Ernest N Adler. Feb 11, 1910. 7:2084—48. A \$7,500—\$8,
500.

157th st W, Nos 511 and 513, n s, 200 w Amsterdam av, 50x99.11.

500. 16,000
157th st W, Nos 511 and 513, n s, 200 w Amsterdam av, 50x99.11,
5-sty brk tenement. Simon H Glasscheib to Business Mens
Realty Co. Mort \$63,385. Oct 11, 1907. Feb 15, 1910. 8:2116
—45. A \$20,000—\$54,000. other consid and 100
164th st W, Nos 442 and 444, s s, 225 e Amsterdam av, 50x112.4,
5-sty brk tenement. Henry Rosenthal to Hyman Cohn and
Emanuel Levy. Mort \$50,000. Feb 14. Feb 16, 1910. 8:2110
—74. A \$15,000—\$55,000. other consid and 100
178th st W, Nos 605 and 607, n s, 100 w St Nicholas av, 50x100,
5-sty brk tenement. Alcazar Realty Co to Rosanna Havanagh.
Morts \$55,000. Feb 10. Feb 11, 1910. 8:2162—23. A \$14,
000—\$47,000.
0ther consid and 100
179th st W, Nos 535 and 537, n s, 150 w Audubon av, 50x100, two

000—\$47,000. other consid and 100
179th st W, Nos 535 and 537, n s, 150 w Audubon av, 50x100, two
2-sty frame dwellings. Mort \$9,000.

Brook av, Nos 165 to 179 | w s, extends from 135th to 136th sts,
136th st, No 505 | 200x90, five 5-sty brk tenements and
136th st, No 500 | stores. Morts \$163,700.

Ansonia Realty Co to Pincus Lowenfeld and William Prager.
Feb 15, 1910. 8:2153—53. A \$13,000—\$17,000. 9:2263.

other consid and 100
187th st W, s s, 189.6 e Broadway, runs s 150 x e 50 x n 150 x e
50 x n 150 to 187th st, x w 50 to beginning, probable error.
vacant. Anthony F Koelble to Henry A Koelble. Mort \$5,000.
Aug 1, 1909. Feb 16, 1910. 8:2167—53 and 54. A \$10,000—
\$10,000. \$10,000.

218th st W | s w s, at s e s Seaman av, 104.7x110.9x100x80, va-Seaman av | cant. Andrew J Cobe to Anaconda Realty & Construction Co. Feb 10. Feb 15, 1910. 8:2243—378. A \$8,000 Aug 1, \$10,000.

struction Co. Feb 10. Feb 15, 1910. 8:2243—378. A \$8,000.

Amsterdam av, Nos 1969 to 1975| s e cor 158th st, 99.11x150.

158th st, Nos 494 to 498 | Agreement as to conveyance of ½ interest and erection of apartment houses and proceeds of sale, &c. Middle Town Realty Co with Fee Simple Realty Co. Jan 17, 1908. Feb 10, 1910. 8:2108. nom

Amsterdam av, No 785, e s, 50.2 n 98th st, 25x80, 5-sty brk tenement and store. Louis Bauer, Jr, et al HEIRS, &c, Louis Bauer to William Sommer. Mort \$15,000. Feb 10. Feb 11, 1910. 7:1853—3. A \$15,500—\$26,000. other consid and 100

Amsterdam av, No 784, w s, 50.9 n 98th st, 25x84.2, 5-sty brk tenement and store. John S Colwell to Nathan Grabenheimer and Max J Sulzberger. Mort \$23,500. Feb 14. Feb 16, 1910. 7:1870—31. A \$16,500—\$26,000. other consid and 100

Amsterdam av, Nos 281 and 283 | n e cor 73d st, 76.8x82, three 4-73d st, Nos 177 to 183 | sty and basement stone front dwellings and 5-sty brk tenement and store on cor. The Alliance Realty Co to Eva Van C Hawkes. Morts \$116,500. Feb 11. Feb 15, 1910. 4:1145—1 to 2½. A \$87,000—\$133,000. other consid and 100

Amsterdam av, Nos 2380 to 2386 | n w cor 178th st, 100x100, 6-sty

Amsterdam av. Nos 2380 to 2386 | n w cor 178th st, 100x100, 6-sty 178th st, No 501 | brk tenement and stores. Hamilton Holding Co to Ansonia Realty Co. Mort \$143,500. Feb 15. Feb 16, 1910. 8:2152—23. A \$50,000—P \$82,000.

Amsterdam av, Nos 2228 to 2234 s w cor 171st st, No 500 6-sty brk tenements and stores.

Lincoln Holding Co to David Zipkin. Mort \$67,500 on north 43 ft. Feb 10. Feb 15, 1910. 8:2127—44. A \$___\$___.

Amsterdam av, No 785, e s, 50.2 n 98th st, 25x80, 5-sty brk tenement and store. Chas L E Wolf EXR &c Louis Bauer to William Sommer. Mort \$15,000. Feb 10. Feb 11, 1910. 7:1853—3. A \$15,500—\$26,000.

Amsterdam av or 10th av, e s, 74.11 n 209th st, 75x100, vacant. Sound Realty Co to Ensign Realty Co. Mort \$11,000. Feb 17, 1910. 8:2206—4 to 6. A \$15,000—\$15,000.

Audubon av, No 260 other consid and 100 nmap Nos 268 and 270 tenement and stores. Broad Construction Co to Joseph G Wallach, of Westchester Co, N Y. Mort \$124,000. Feb 11. Feb 14, 1910. S:2153-20. A \$29,500-\$— other consid and 100 Broadway, No 3696 |s e cor 153d st, 24.11x100, vacant. Daniel 153d st | B Freedman to Trinity Studio Co. B & S. Mort \$17,000. Feb 3. Feb 11, 1910. 7:2084-61. A \$22,000 Broadwayls a cor 140th to 00 44 478

—\$22,000. nom

Broadway|s e cor 140th st, 99.11x150, 6-sty brk tenement and 140th st | stores. Clementine M Silverman et al to C M Silverman & Son, a corpn. Mort \$250,000. Feb 14, 1910. 7:2071

—61. A \$——\$—. other consid and 100

Broadway, Nos 2600 to 2606 | n e cor 98th st, 100.11x202.4 to c 1 98th st | old Bloomingdale road x101.11x188.3 to beginning, vacant. Wm W Astor to T J McLaughlin's Sons. B & S. Jan 31. Feb 14, 1910. 7:1870—20 and 25. A \$175,000

—\$175,000. nom

Broadway | n w cor 146th st, 99.11x100, vacant. Jane E Oothout 146th st | to Pauline D Riggs of Paris, France, and Wm Oothout of Santa Barbara. Cal.

—\$175,000.

Broadway| n w cor 146th st, 99.11x100, vacant. Jane E Oothout 146th st | to Pauline D Riggs of Paris, France, and Wm Oothout of Santa Barbara, Cal. B & S. Feb 14. Feb 15, 1910. 7:2093 —29 to 32. A \$81,000—\$81,000.

Greenwich av, No 29, w s, 65.5 n 10th st, runs w 40.3 and 35.2 x n .21 x e 31.2 and 40.3 to av x s 21 to beginning, 3-sty brk tenement and store. Neerg Realty Co to Morris B Goldberger. Mort \$10,000. Feb 14, 1910. 2:611—62. A \$10,500—\$12,500. other consid and 100 Haven av, w s, 50 n from s s 170th st, runs w 103.3 x s 100 x e 103.3 to av x n 100 to beginning, 3-sty brk dwelling and vacant. John H Springer to Cora A Springer his wife. Mort \$9,500. Feb 9. Feb 11, 1910. 8:2139—217. A \$14,000—\$21,000. nom Lexington av, No 529, e s, 67.1 s 49th st, 16.8x70, 4-sty stone front dwelling. Seymour Realty Co to Martin H Goodkind. Mort \$7,000. Jan 25. Feb 14, 1910. 5:1303—51½. A \$9,500—\$13,000.

Madison av|s w cor 71st st, 100.5x21, vacant. The N. V. Debtiled.

\$13,000. other consid and 100 Madison av s w cor 71st st, 100.5x21, vacant. The N Y Public 71st st | Library, Astor, Lenox & Tilden Foundations, to Mary wife Jacob Reiser. Feb 14. Feb 15, 1910. 5:1385—56. A \$110,000—\$110,000. other consid and 100 Madison av s w cor 71st st, 100.5x21, vacant. Mary Reiser to 71st st | Abraham H Feuchtwanger. Mort \$31,500. Feb 15, 1910. 5:1385—56. A \$110,000—\$110,000. other consid and 100

Northern av New av x100.9x240.8, vacant. CONTRACT. Mary Cowan, of Brooklyn, with Geo H Shurtleff. Morts \$30,000. Feb 14. Feb 16, 1910. S:2179—part lots 125 and 140. A \$——\$——. 35,00 Park av, No 1748, w s, 75.11 s 122d st, 25x80, 5-sty brk tenement and store. Ida H Hodges to Mary Devine. Morts \$14,000. Sept 15, 1906. Feb 14, 1910. 6:1747—57. A \$8,000—\$18,000. Feb 14. Feb 35,000

other consid and 100 other consid and 100 st Nicholas av s e cor 191st st, 100x100, vacant. Chas S Sykes 191st st to Donald Robertson. Mort \$17,500. Feb 14, 1910. 8:2161—4. A \$29,500—\$29,500. other consid and 100 Sherman av, w s, 175 n e Isham st, 125x59.6x140.11x124.7, vacant. Geo J Gould et al EXRS, &c, Jay Gould to Fredk W Fieder, Jr. Feb 15, 1910. 8:2228—37. A \$20,000—\$20,000.

Sherman av, w s, 175 n Isham st, 125x59.6x140.11x124.7, vacant.
Fredk W Fieder Jr to Max Marx. Mort \$15,000. Feb 15, 1910.
8:2228-37. A \$20,000-\$20,000. other consid and 100
West End av, No 325, w s, 45 n 75th st, 20x75, 3-sty and basement stone front dwelling. John L Du Fais, INDIVID and as TRUSTEE under deed of trust to Frank Bradley. Mort \$14,000.
Feb 10, 1910. 4:1185-21. A \$15,000-\$24,000.

Wadsworth av | n w cor 180th st, runs n 119.6 x w 80 x s 44.6 x w 180th st | 10 x s 75 to n s 180th st x e 90 to beginning, vacant. Hanover Estates to Mutual Apartment Co. Feb 14. Feb 15, 1910. 8:2163-57 to 61. A \$39,000-\$39,000. nom 1st av, Nos 2322 and 2324 | begins 119th st, n s, 60.10 e 1st av, 119th st, Nos 401 and 401½ | runs w 60.10 to e s 1st av, x n 67.9 x s — to beginning, two 2-sty brk stores and 5-sty brk tenements and stores. Simeon M Barber to Margaret O'Connor. B & S. Mort \$15,000. Aug 19, 1909. Feb 16, 1910. 6:1807—1. A \$13,000-\$21,000.

ments and stores.
& S. Mort \$15,000. Aug 19, 1909. Feb 16, 1910.

A \$13,000—\$21,000.

1st av, No 218

| n e cor 13th st, 26x66, 4-sty brk tene13th st, Nos 401 and 403| ment and store. Henry Fuldner to
Fred Ruppert. Mort \$30,000. Jan 31. Feb 16, 1910. 2:441—
part lot 1. A \$—\$—.

nom

1st av, No 2119| s w cor 109th st, runs w 100 x s 10 x s e 21.5

109th st, No 356| x e 85.7 to av, x n 25.10 to beginning, 5-sty
brk tenement and stores and 1-sty frame store in st. Fredk W

Kroehle et al to Henry Elias Brewing Co. Mort \$30,000. Feb

11. Feb 15, 1910. 6:1680—30. A \$14,500—\$28,000.

other consid and 100

2d av, No 817, w s, 57 s 44th st, 18.5x77, 4-sty brk tenement and store. Nicholas A Haggerty et al to Meyer Knapp. Mort \$8,400. Feb 15. Feb 16, 1910. 5:1317—26. A \$9,000—\$12,000.

Teb 15. Feb 16, 1910. 5:1317—26. A \$9,000—\$12,000.

3d av, Nos 1833 and 1835, e s, 50.11 n 101st st, 50.6x90, two
5-sty brk tenements and stores. Morris J Simon et al to Louis
H Shieber. Mort \$51,000 and all liens. Feb 14. Feb 16, 1910.
6:1651—3 and 4. A \$27,000—\$51,000. other consid and 100
3d av, Nos 443 to 447, e s, abt 20 s 31st st, 60x95.
31st st E, No 206, s s, abt 95 e 3d av, 25x100,
2-sty brk theatre.

Trust agreement. Thos J McCahill with Frances A McCahill.
Sept 30, 1909. Feb 14, 1910. 3:911. nom
5th av, Nos 1315 to 1319| s e cor 111th st, 50.11x100, 6-sty brk
111th st, No 2 | tenement and stores. Hyman Miller et
al to Jacob Gans. B & S. Mort \$118,100 and all liens. Dec
30, 1909. Feb 15, 1910. 6:1616—69. A \$50,000—\$105,000.
other consid and 100

5th av, No 835, e s, 75.5 s 65th st, runs e 100 x n 0.5 x e 25 x s 25.5 x w 125 to av x n 25 to beginning, 4-sty and basement stone front dwelling. Andrew L and Alice M Gardiner, EXRS Chas A Gardiner to John W Herbert. Mort \$185,000. Feb 7. Feb 17, 1910. 5:1379-72. A \$200,000-\$240,000.

7th av, No 493, e s, 60.3 s 37th st, 20.2x75x20.9x75, 4-sty brk tenement and store. James C Thomas to Mary Reiser. Feb 10. Feb 11, 1910. 3:812—76. A \$41,000—\$44,000.

7th av, No 495, e s, 40.1 s 37th st, 20x75, 4-sty brk tenement and store. James C Thomas to Mary Reiser. Mort \$20,000. Feb 10. Feb 11, 1910. 3:812—75. A \$41,000—\$44,000.

7th av, No 493, e s, 60.3 s 37th st, 20x75x20.9x75.

7th av, No 495, e s, 40.1 s 37th st, 20x75x20.9x75.

The av, No 495, e s, 40.1 s 37th st, 20x75x20.9x75.

Wary Reiser to Aaron Coleman. Morts \$82,000. Feb 10. Feb 11, 1910. 3:812—75 and 76. A \$82,000—\$88,000.

8th av, Nos 2266 and 2268 are 50 100 other consid and 100 other consid and 100 other consideration.

8th av, Nos 2266 and 2268, e s, 50 s 122d st, 50x100, two 5-sty brk tenements and stores. George Kitt to Sarah wife George Kitt. Mort \$47,000. Feb 10. Feb 11, 1910. 7:1927—63 and 64. A \$36,000—\$50,000.

8th av, No 2545, w s, 25 n 136th st, 25x85, 5-sty brk tenement and store. George Kitt to Sarah wife George Kitt. Mort \$18,-000. Feb 10. Feb 11, 1910. 7:1960—45. A \$13,500—\$22,000. other consid and 100

10th av. No 650, e s, 20.5 s 46th st, 20x60, 4-sty brk tenement and store. Chas C Wendel to Fritz Wendel. B & S. Feb 7. Feb 16, 1910. 4:1055—62. A \$10,000—\$15,000.

10th av|s e s, at n e s 206th st, 124.11x100, vacant. Chelsea 206th st| Realty Co to Gustavus L Lawrence. Feb 15, 1910. 8:2203—1 to 5. A \$30,000—\$30,000. other consid and 100 11th av, No 658, e s, 50.2 s 48th st, 25x100, 4-sty brk tenement and store. Samuel C Baum to Dora Schwarz. All liens. Jan 25. Feb 10, 1910. 4:1076—63. A \$10,000—\$13,500. 100

MISCELLANEOUS.

Certified copy last will of Diedrich H von Glahn. May 8, 1906.
Feb 15, 1910.

General release. Joseph A Dennerlein son of Julia Dennerlein, decd, and of John F Dennerlein to John F Dennerlein. Feb 16, 1910.

1910. S,458.1'
Power of attorney. Susan C Woodford to David F Dutcher. Sept
28, 1906. Feb 15, 1910. Norris. Dec 28, 1908. Feb 10, 1910.
Power of attorney. Marie T Dunn to Geo McCauslan. Sept 1,
1909. Feb 11, 1910.
Power of attorney. Michael McCloskey to Geo W Brewster. Feb
9. Feb 11, 1910.
Power of attorney. Sarah Kitt to George Kitt. Feb 10. Feb 11,
1910.
Power of attorney. Henry S Wynkoon of Kinderhook. N. V. to

ower of attorney. Henry S Wynkoop of Kinderhook, N Y, to Agnes L C A Wynkoop of Kinderhook, N Y. Feb 2. Feb 11, 1910. Power of attorney

1910.
Resigation of Rollin C Newton and substitution of Lewis B Franklin of Flushing, N Y, as TRUSTEES of mortgage dated Nov 20, 1899, for \$5,000,000 made by American Malting Co to secure an issue of bonds. Feb 3. Feb 11, 1910.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

*Arnow pl |s s, 95 e Jarrett pl, 95 to w s Blondell av x53.2x95x
Blondell av | 51.7, Westchester. Charlotte Knam to Herman
Knam. Jan 27, 1906. Feb 16, 1910.

Beck st, w s, 430 n Longwood av, 80x100, vacant. Beck St Realty
Co to Mardece Construction Co. Mort \$63,000 on this and other
property. Feb 7. Feb 11, 1910. 10:2710.

other consid and 10 nom

other consid and 100

Cedar st, w s, 101 n old Boston road, 50x100, Seneca Park.
Adolph Fehlhaber to William Fehlhaber, of Mt Vernon, N Y.
½ right, title and interest. Mort \$2,770. Jan 28. Feb 10, 1910.
other consid and 100

*Cemetery lane, s s, 222.6 w Lafayette av, 100x94x100x93.10, City Island. John G Moore to Harry T Booth. All liens. Oct 30, 1909. Feb 17, 1910. other consid and 100
*Clarence st, a strip along s s of lot 278 map (No 1337) of St Josephs Orphan Asylum abt 5 ft wide, with all title to lots 276, 277 and 278. Edgewater Realty Co to Annie Klippel. All liens. Feb 4. Feb 15, 1910. other consid and 100

Crotona Park East | s s, 176 e Suburban pl, runs s 101.10 x e 65.1 173d st | to w s 173d st x n 91.11 to Crotona Park East x w 44.3 to beginning, vacant. Stanislaus J Vanecek et al to Oliver E Davis. Mort \$2,000. Feb 14. Feb 15, 1910. 11:2939.

Geo H Janss. Mort \$5,000. Feb 9. Feb 11, 1910.

other consid and 100

Freeman st, No 887, n s, 205 e Stebbins av, runs e 42 x n 121.1 x
w 3.6 x n 4.5 x w 22.3 x s 121.3 to beginning, 5-sty brk tenement and stores. Michael Sheehan to Nellie Crawford. All
liens. Feb 1. Feb 17, 1910. 11:2965. other consid and 100

Garden st, Nos 706 and 708, s s, 66.1 e Crotona av, 37.5x100, two
2-sty brk dwellings. Edw J Byrne to Henry Hof. Mort \$8,
500. Feb 15. Feb 16, 1910. 11:3099. exch and 100

Home st, n s, 66.7 w Prospect av, 49.11x107.7x45x85.11, vacant.
Release mort. N Y Trust Co to Ittner Realty Co. Feb 10, 1910.
10:2681. other consid and 1,000

Home st, n s, 66.7 w Prospect av, 49.11x107.7x45x85.11, vacant.

ome st, n s, 66.7 w Prospect av, 49.11x107.7x45x85.11, vacant. Ittner Realty Co to Thomas H Tully Construction Co. All liens. Dec 1, 1909. Feb 10, 1910. 10:2681.

Hutton st late Bailey av, e s, abt 178.4 s Fort Independence st, lot 79 map Wm O Giles at Kingsbridge, 50x87x49x77, vacant. Adam A Volze et al to Alfonso Sellitto and Emidio De Blasi. Mort \$1,800. Feb 10. Feb 11, 1910. 12:3261.

other consid and 100

*Jefferson st, w.s, 100 s Morris Park av and being lots 258 and 259 map portion Hunt Estate, Van Nest, 50x100. John Carey to Mary Carey. Mort \$8,000. Feb 15. Feb 16, 1910.

other consid and 100

Kelly st | n e cor Intervale av, runs n along st 82.11 x e Intervale av | 105.11 x s 37 x w 9.11 x s 100 to n s of av x w 48.3 to beginning.

Kelly st, e s, 280.3 n 165th st, 120x100, vacant. Herbst & Co to Edward Elsner. Mort \$17,500. Feb 9. Feb 14, 1910. 10:2716.

Plot begins 100 w Beck st and 82.11 n Intervale av, runs e 10.4 x s 20.10 x n 16.11 to beginning.

Declaration by Henry Morgenthau Co to maintain 2d parcel free and clear of any building for purpose of assuring better light and air to building erected on 1st parcel. Dec 31, 1909. Feb 17, 1910. 10:2711.

Kelly st, w s, 213.7 n 165th st, 66.8x100, vacant. The Kelly St. Construction Co to Ludwig Andresen. Morts \$35,000. Feb 11. Feb 14, 1910. 10:2705.

Cher consid and 100 Kelly st, No 900 | n e cor Intervale av, runs n 82.11 Intervale av, Nos 914 and 916 | x e 105.11 x s 37 x w 9.11 x s 100 to n s Intervale av x w 48.3 to beginning, 5-sty brk tenement and stores. Henry Morgenthau Co to Utility Realty Co. B & S. Feb 16, 1910. 10:2711.

Kossuth pl w s, 250 n 210th st, runs n 109.8 x s w along e s Dekalb av | Dekalb av, 123.1 x e 55.11 to beginning, vacant. Georgiana Upton to Wm H Upton. C a G. Feb 15. Feb 16, 1910. 12:3327.

Manida st, w s, 325 s Spofford av, 25x100. 2-stv brk dwelling. A Rezzano Construction Co to Henry Sternkopf. Mort \$4,500. Feb 15. Feb 16, 1910. 10:2768. other consid and 10 more should st, s s, 142.5 e Eastchester road and being lots 198 and 199 map (No 1130) of 327 lots of Hunter Estate, 47.11x100. Hudson P Rose Co to Michael Ruane. All liens. Feb 14. Feb 17, 1910.

Hudson P Rose Co to Michael Ruane. All liens. Feb 14. Feb 17, 1910.

*McDonald st, s s, 190.4 e Eastchester road, 25x100 and being lot 200 same map. Same to Mary Leonard. All liens. Feb 14. Feb 17, 1910.

*Swinton st, e s, 100 n Eastern Boulevard, 25x100, Westchester. Harry and Annie Metzler to Charles Doll. (This deed given as collateral for 2 notes for \$633 due in 4 months). Sub to morts of \$3,250 and judgment for \$210. Jan 17. Feb 16, 1910. non Tiffany st |s w cor 165th st, runs w 55.2 x s 73 x s 22.3 x e 50 to 165th st | Tiffany st x n 98.11 to beginning, vacant. Bronx Realty Co to Gross & Herman, Inc. Mort \$5,750. Feb 11, 1910. 10:2715.

Tiffany st, No 1071, w s, 243.8 s 167th st, 65x100, 2-sty frame dwelling, 2-sty frame rear stable and vacant. Edward J Farrell to Tiffany St Impt Co. Morts \$13,400. Feb 10. Feb 14, 1910. 10:2716.

*4th st, s s, 400 w Av D, 25x103, Unionport. Margt L O'Brien 10.

1910.

136th st, No 441, n s, 445 w Brown pl, 25x100, 5-sty brk tenement. Marie Butt to Franz Schilp, of Brooklyn. Morts \$20,000 and all liens. Feb 15, 1910. 9:2281. other consid and 10 137th st, No 622 old No 902, s s, 600 w Home av and abt 255 w Cypress av, 25x100, 4-sty brk tenement. Ignaz Luft to Marie Steindler. Mort \$12,500. Aug 27, 1908. Feb 15, 1910. 10:2549.

137th st, Nos 616 to 620, s s, abt 280 w Cypress av and 625 w Home st, 75x100, three 4-sty brk tenements. Ignaz Luft to Marie Steindler. Mort \$38,000. July 15, 1908. Feb 15, 1910.

Marie Steindier. Mort \$55,000. July 15, 1505. Feb 15, 1510. 10:2549. 138th st, Nos 574 and 576, s s, 62.3 e St Anns av, 50x100, 6-sty brk tenement and stores. Clara Ellner to Saul Ellner. ½ right, title and interest. Mort \$52,000. Feb 1. Feb 15, 1910. 10:2550.

138th st. Nos 574 and 576, s s, 62.3 e St Anns av, 50x100, 6-sty brk tenement and stores. Clara Elliner to Saul Elliner. ½ right, title and interest. Mort \$52,000. Feb 1. Feb 15, 1910. 10:2550. nom 139th st, No 450, s s, 458.4 e Willis av, 41.8x100, 5-sty brk tenement. Leonard Halberstad to Theresa Phelps. All liens. Feb 11. Feb 15, 1910. 9:2283. nom 148th st, No 412, s s, 43.11 e Bergen av, 27x100, 5-sty brk tenement. Charles Kroetz to Jacques B Schlosser. Mort \$14,500. Feb 15, 1910. 9:2292. other consid and 100 161st st, being land lying in bed of 161st st, bet w 5 Hewitt pl and s e s Westchester av, as 161st st is shown on Final Maps. Geo F Johnson to City of New York. B & S. Oct 18, 1909. Feb 16, 1910. 10:2689. 162d st, n s, 247 s e Morris av, late Morris pl. 87x115, vacant. John Yule to The Melrose Building Co. Mort \$16,750. Feb 10. Feb 11, 1910. 9:2422. other consid and 100 164th st, No 868, s s, 39 w Stebbins av, 23x73.5, 3-sty brk dwelling. FORECLOS, Jan 13, 1910. Melvin G Palliser, ref, to Anna B Deutsch. Feb S. Feb 14, 1910. 10:2690. 176th st | s w cor Southern Boulevard, 126.2 to e s Trafalgar pl falgar pl x49x148.11 to Southern Boulevard | x53.10, vacant. John H Lavelle to Lavelle Real Estate Co. Mort \$11,250. Feb 10. Feb 11, 1910. 11:2958. other consid and 100 184th st, No 366, s s, 112 w Webster av, runs s 81.9 x s w 12.6 x n w 10.4 x n e 84.2 to st x e 22 to beginning, 2-sty brk dwelling. Louis Frankenthaler to John Zissimopoulos. Mort \$5,000. Feb 10. Feb 11, 1910. 11:3143. nom 188th st, No 504, s s, 152 w Bathgate av, 20x95, 3-sty brk dwelling. Clara Ellner to Saul Ellner. Mort \$8,250. Feb 1. Feb 15, 1910. 11:3057. 1910. 11:3057. 1910. 11:3057. 1910. 11:3057. 1910. 194th st, n s, 25.2 w Decatur av, 62.5 to e 1 Orchard st, closed, x—x—x100, vacant. Raffo Sellite to John O'Rourke. Mort \$7,500. Feb 10. Feb 11, 1910. 12:3301. other consid and 100 *215th st, n s, 300 w Tidden av, 25x100. Nunzeata wife Charles Schaffer to Frank Licata. Feb 15. Feb 16, 1910. other consid and 100 *215th st, n s, 500 w M

*232d st late 18th av, n s, 155 e 2d av and being east ½ of lot 1024 map (No 143 in Westchester Co) of Wakefield, 50x90.2. Wm S Jutten to Geo H Janss. Mort \$1,000. Feb 5. Feb 10, 1910.

*232d st late 18th av, n s, 155 e 2d av and being east part lot 1024 map (No 143 in Westchester Co) of Wakefield, 50x90.2. George H Janss to Minnie Mazziotta. Mort \$1,000. Feb 9. Feb 10, 1910. other consid and 100

238th st. No 120, s s, 200 e Oneida av, 25x100, 2-sty frame dwelling. Wm H Snow to Sophie Seelig. Mort \$5,250. Jan 18. Feb 16, 1910. 12:3372. other consid and 100

239th st, s s, 175 e Katonah av, 150x100, vacant. Release mort.
Grace T Ely to Bronx Heights Land Co. Jan 28. Feb 17, 1910.

259th st, late Rock st, s s, 275 e Riverdale av, 25x87, 2-sty frame dwelling. Mary M Sweeney HEIR, &c. Patrick Morley to John J Morley. All title. Q C. Nov 10, 1909. Feb 16, 1910. 13:3423.

*Av A s w cor 5th st, 108x205, Unionport. Kenneth Melrose HEIR 5th st &c Thomas Melrose to George Herold. Q C. Dec 17, 1909. Feb 14, 1910.

*Av B, s w cor 7th st, 108x205, Unionport. Edna W Hoffman et al, HEIRS, &c, Chas L F Arden to Colorado Realty Co. 1-6 part and all liens. Jan 20. Feb 11, 1910.

*Same property. Wm J Hyland to same. Q C. Feb 9. Feb 11, 1910. *Same property. 1910. *Av B, s w cor

*Av B, s w cor 7th st, 108x205, Unionport. Chas W Arden and ano, HEIRS Chas L F Arden to Colorado Realty Co. Q C and confirmation deed. Jan 20. Feb 11, 1910. nom *Av C, e s, 29 s 3d st, 25x105, except part for Castle Hill av, Unionport. Wm H Brady to Frank A Bennett, of Mt Vernon, N Y. Feb 4. Feb 10, 1910. other consid and 100 *Same property. Release mort. Franz J Lang to Wm H Brady. Feb 1. Feb 10, 1910.

Arthur av, No 1926, late Broad st, s e s, 100 s Tremont av, and being lot 86 map Fairmount, 50.4x149.7x50x144.6 s w s, all title to all land lying bet said lot 86 and e s Fulton av as now laid out, 3-sty frame dwelling and vacant. FORECLOS, Jan 11, 1910. Francis P Pace, ref, to Chas W Hangen. Feb 11. Feb 14, 1910. 11:2947.

Arthur av late Broad st, e.s. 100 s Tremont av, being strip lying bet e s Arthur av as legally opened and e s Broad st as on map Fairmount. John L Rollins et al, HEIRS John T Rollins to Chas W Hangen. Q C. All title. Feb 4. Feb 14, 1910. 11:2947.

W Hangen. Q C. All title. Feb 4. Feb 14, 1910. 11:2947.

Nom

Arthur av, n e cor 176th st | all right, title and interest to strip

Broad st, e s | lying in Broad st in front of lot 82 on map (No 21 in Westchester Co) of Fairmount, being land bet e s of said av and e s of said st as shown on map, with all title to c l of said Broad st. John L Rollins et al, HEIRS John T Rollins to Wm C Bergen. Q C. Feb 4. Feb 14, 1910. 11:2947. nom

Arlington av s e cor 230th st, 60x125x87.5x127.11, 2-sty brk dwell-230th st | ing and vacant. Edgehill Terraces Co to Edw C Hooker. Mort \$6,000. Feb 1. Feb 14, 1910. 13:3401. 100

*Amsterdam av, w s, 250 s Madison av, 25x100, Tremont Terrace. Alicia Fogarty to Jane Lennon. Jan 31. Feb 14, 1910.

Aqueduct av, e s,, 125 s Merriam av, 50x— to Merriam av x50x85.8 and being Lot 4. 5 and 36, parcel 23, map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Max Rechnitzer to Joseph M Litchenauer. Morts \$2,660. Feb 10. Feb 15, 1910. 9:2534.

Same property. Release mort. Edward F Cole to Max Rechnitzer. Jan 18. Feb 15, 1910. 9:2534.

Brook av, No 1458 | n e cor St Pauls pl, 34.2x100.6x28.4x100, 4-sty St Pauls pl, No 423 | brk tenement and stores. FORECLOS, Jan 26, 1910. William Lustgarten to Solomon Moses and Sarah Friedlander, exrs, &c, Herman Friedlander. Feb 15, 1910. 11:-2895.

Boston road. Nos 1056 and 1058 | begins Cauldwell av, w s, 271.11 n

Friedlander, exrs, &c, Herman Friedlander. Feb 15, 1910. 11:-2895. 25,000

Boston road, Nos 1056 and 1058|begins Cauldwell av, w s, 271.11 n
Cauldwell av | 165th st, runs n 86.2 to se s
Boston road x s w 102.3 x e 54.11 to w s Cauldwell av at beginning, 5-sty brk tenement and stores. Henry Hof to Edward
J Byrne. Morts \$27,000 and all liens. Feb 15. Feb 16, 1910.
10:2622. exch and 100

*Boston road, s s, 49.2 w Ely av, and being lots 42 and 43 map (No
1131B) of 113 lots of Baychester Realty Co, 48x99.3x45x115.9,
Baychester Realty Co to Philippina Mergenthaler. Feb 9. Feb
11, 1910. other consid and 100

*Boston road, s w cor Bruner av, and being lots 96 and 97 map
(No 1131b) of Baychester Realty Co, 52.3x107.7x50x122.8. Baychester Realty Co to Anna A Wetterhahn. Feb 15. Feb 16, 1910.

Bedford Park Boulevard, No 383, late 200th st, n s, 40.1 e Decatur
av, 40.1x\$5.3x39.9x80.2, 3-sty brk tenement and store. Armistead
G Wilson to Anthony Smyth, N Y, and Robert I Smyth, of New
Rochelle, N Y. B & S. Morts \$17,000. Nov 18, 1909. Feb 16,
1910. 12:3280. other consid and 100

Beekman av, Nos 347 and 349, w s, 25 n Oak Terrace, 50x100,
5-sty brk tenement. Henrietta wife of and Coleman Ebb to
Samuel F Manges. Mort \$41,500. Feb 15, 1910. 10:2555.

Other consid and 100

*Blondell av |s e cor Evadna st, 25x100, Westchester. The ChesEvadna st | ter Impt Co to Fred Judge. Mort \$600. Feb 1.
Feb 16, 1910. 10:2555.

Other consid and 100

Briggs av, No 2588| e s, 375.8 s 194th st, 19.7x97.4 to c 1 Poe p1

No 100 | x19.3x95.10, 2-sty brk dwelling. Elm Improvement Co to Geo G Davis. Mort \$7,000 and all liens. Feb 14.
Feb 17, 1910. 12:3293.

Bryant av | n e s, at n w s 167th st, 92.8x100x100x100.3, vacant.
167th st | John C Denner to Charles Richardson. Mort \$7,000

and all liens. Feb 15. Feb 16, 1910. 10:2754.

Other consid and 100

*Bracken av, w s, 597.9 s Kingsbridge road, 50x100. Land Co B

of Edenwald to William Edelman, June 3, 1908. Feb 17, 1910.

*Bracken av, w s, 597.9 s Kingsbridge road, 50x100. Land Co B of Edenwald to William Edelman. June 3, 1908. Feb 17, 1910.

of Edenwald to William Edelman. June 3, 1908. Feb 17, 1910.

Same property. William Edelman to Ann J O'Donnell. Mort \$475 and all liens. Feb 15. Feb 17, 1910.

*Carpenter av (2d st), w s, abt 200 s 226th st, and being part lot 1123 map (No 143 in Westchester Co) of Wakefield, begins at s s lot 1123, runs w 125 x n 24.9 x e 105 to av x s 24.9 to beginning. Gustave Blass to Pauline E Gast. Mort \$5,000. Nov 13, 1909. Feb 11, 1910. other consid and 100 Cambreling av, w s, 130 s Crescent av, 100x100 and being lot 60, map Belmont Village, vacant. Dennis W Moran to Harry Mintz. Q C. Dec 31, 1907. Feb 16, 1910. 11:3087. 335 Clay av, No 1066, e s, 384 n 165th st, 27x80, 3-sty and basement brk dwelling. Leo Rosenberg to Bertha Dohm. All liens. Feb 10, 1910. 9:2425. Other consid and 100 Clay av, No 1224 |n e cor 168th st, 34.6x80, 5-sty brk tenement 168th st, No 381 | and stores. Kate Schick to Amelia Maloney. Mort \$32,500. Feb 10. Feb 11, 1910. 9:2427. 100 Courtlandt av, Nos 786 and 788, e s, abt 55 n 157th st, 50x91.6, two 2-sty frame tenements and stores. Fannie London to Belwood Realty Co. All liens. Jan 19. Feb 10, 1910. 9:2404.

College av s e s, at n e s 170th st, 112.6x50x114.11x50, vacant. 170th st Frank Eveland to Irene C and Mary L Brown. Mort \$2,150. Oct 8, 1908. Feb 10, 1910. 11:2784, 2786.

other consid and 100

DENNIS G. BRUSSEL The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone, 3080 Mad. Sq. 15 West 29th St., New York

Clay av, No 1228, e s, 34.6 n 168th st, 40.3x80, 5-sty brk tenement. Mathilde wife Andreas C Bosselmann to Bernard Levy and Harry M Cohen. Mort \$20,000. Feb 14. Feb 15, 1910. 9:2427.

Clay av, No 1228, e s, 34.6 n 168th st, 40.3x80, 5-sty brk tenement. Mathilde wife Andreas C Bosselmann to Bernard Levy and Harry M Cohen. Mort \$20,000. Feb 14. Feb 15, 1910. 9:2427.

Creston av n w cor 190th st, 114.2x100, vacant. Le Roy Construction of the St. 118. Feb 15, 1910. 9:2427.

Creston av n w cor 190th st, 114.2x100, vacant. Le Roy Construction of Company of Cohen and St. 118. Feb 15, 1910. 11:3175.

Davidson av, No 2487 s w cor 190th st, 220.5x200 to e s Grand av x229.2 to s s 190th st x200.5, two 2-sty frame dwellings and vacant. Eleanor E Hamilton to Mary F MacDougall. All title. B & S. Feb 16, 1910. 11:3203.

Doon av, e s, 375 s Jefferson av, 50x100. Land Co A of Edenwald to Frank W Emmerich. All Ilens. Dec 30. 1909. Feb 16, 1910.

Daly av, w s, 50 s 178th st, 31.4x80, vacant. John J Donovan to Merrivale Realty Co. Mort \$10,000. Jan 11. Feb 14, 1910. 10:2626.

Eagle av, No \$38, e s, 277.3 s 161st st, 25x100, 2-sty frame dwelling. William Elvers to Mary Elvers. July 3, 1908. Feb 11, 1910. 10:2626.

Eagle av, No 577, w s, 452.2 s Westchester av, 25x120, 5-sty brk tenement. Anna Olssen widow and DEVISEE of Andrew Olssen to John S Michel. Q C. Feb 14. Feb 15, 1910. 10:2616. nom Gerard av, e s, 120 s 165th st, 25x100, vacant.

Walton av, w s, 54.5 s 165th st, 25x100, vacant. Robert H Bergman EXR Hannah C Doran to Lily J Doran. All liens. Feb 10. Feb 15, 1910. 9:2477. 3,000

Gerard av, e s, 202.10 s 165th st, runs e 100 x n — to point 150 s 165th st x w — to av x s — to beginning, vacant. Robt H Bergman EXR Hannah C Doran to Viola de S Allison. All liens. Feb 10. Feb 15, 1910. 9:2477. 3,000

"Hall road]s e cor Steuben av, runs e 498.5 to w S Woodlawn Steuben av | road x s 583.6 x w 478.3 x n 270.5 to e s Steuben woodlawn rd | av x — 678.6 to beginning, vacant. Robt H Bergman EXR Hannah C Doran to Viola de S Allison. All liens. Feb 10. Feb 15, 1910. 9:2477. 1,200. 11.2533. 3338. 3339 and 3340. **Havemeyer av (Av B), e s, 58 s Gleason av (12th st), 25x105. Uniouport. Sidney B Hickox to Edward A Schill.

Andrew J Cobe. B & S. Mort \$21,000. Feb 1. Feb 16, 1910.

Same property. Andrew J Cobe to Anaconda Realty & Construction Co. Mort \$26,000. Feb 10. Feb 15, 1910. 11:2853. 100

Johnson av | w s, abt 30 n Kappock st, at n e cor land of Albert E Kappock st | Putnam, runs n 215.11 x w 60.3 to e s Kappock st x s 221.8 x e 10.5, Spuyten Duyvil, two 2-sty frame dwellings and stores and vacant. John G Beck to Estate of Isaac G Johnson. Mort \$3,000. Feb 14. Feb 15, 1910. 13:3407.

*Kinsella av, s s, 176.4 w Bronxdale av, 25x100, deed reads runs s 100 to Kinsella av x e 25 to beginning (?) probable error and omission of two courses, being lot 55 map 211 lots part of Downing Est. Marry T Collins to Lizzie S Cowen. Feb 16, 1910.

Longwood av, Nos 1091 and 1093, n s, 60.3 w Garrison av, 38.4x 63.5x36.5x65.8, two 2-sty frame dwellings. Lancelot M Berkeley to Robert C Berkeley. Q C. Mort \$6,000. June 10, 1908. Feb 16, 1910. 10:2731.

*Lamport av, s s, 275 w Fort Schuyler road, 25x100, Tremont

*Lamport av, s s, 275 w Fort Schuyler road, 25x100, Tremont Heights. James F Delaney to John Whalen. Mort \$3,500. Sept 30, 1909. Feb 16, 1910. other consid and 100 *Same property. John Whalen to The Chester Impt Co. Mort \$3,500. Feb 1, 1910. Feb 16, 1910. other consid and 100 Marion av, Nos 2644 and 2646, e s, 189 n 194th st, 50x168.4x50.1 x171.4, 5-sty brk tenement and stores. Wm J Koch to Hermine Espaumberger. Mort \$22,000. Jan 25. Feb 11, 1910. 12:3282.

*Morris Park av |s w cor Taylor st, 25x100, and being lot 213
Taylor st | map Van Nest Park, vacant. Louis Baer to
Ida B wife Louis Baer of Freeport, L I. Feb 2. Feb 11, 1910.

*Morris Park av, No 608, s s, 75 e Garfield st and being lot No 411 map Van Nest Park, 25x100, except part for av. Ike Morris to Abraham Blumberg. Mort \$8,300. Feb 14. Feb 16, 1910. nom *Morris Park av, No 608, 25x100, except part for av. Morris Lewis to Ike Morris. All title. Mort \$7,800. Jan 10. Feb 11, 1910. other consid and 100

Morris av n e cor 190th st, runs n 190 x e 146.5 x s 73.10 x w 190th st | 114.1 x s 114 to n s 190th st x w 35 to beginning, vacant. Release mort. John B Haskin Estates to Le Roy Construction Co. Feb 15, 1910. 11:3175.

struction Co. Feb 15, 1910. 11:3175. 9,000

Nelson av, w s, abt 246 n Featherbed lane, 25x120x25x121.7 and being lot 117 map of Century Investing Co, vacant. Release mort. Burdick Realty Co to August Nelson. Jan 15. Feb 11, 1910. 11:2876. 1,000

Same property. August Nelson to Fritz Wendel. Mort \$6,000. Jan 13. Feb 11, 1910. 11:2876. other consid and 100 Ogden av, e s, 200 n 166th st, 50x115, vacant. Ogden av, e s, 75 n 166th st, 75x104.7, vacant. Emma E Horn and ano to Eliphalet L Davis. All liens. Jan 26. Feb 15, 1910. 9:2514. other consid and 100

Park av, Nos 4152 and 4154 | s e cor 176th st, runs s e along st 98 176th st, No 440 | x s w 50 x s e 2 x s w 58 x n w 100 to av x n e 108 to beginning, two 2-sty frame dwellings and vacant. Charles Purdy to The Leo Company. Dec 28, 1909. Feb 16, 1910. 11:2908. other consid and 100

*Paulding av, w s, 34 s 226th st, 75x105.7x75x109.6.
225th st, n s, 100 w Paulding av, 75x109 and being lots 98, 99, 100 and 105 to 107, map (No 1114a) of 329 lots, part Schieffelin Estate. Louis Weinstock to Robert N Quinn. Dec 6, 1909. Feb 10, 1910.

Bronx

*Powell av (11th st), n s, abt 139 e Av B and being part lot 278 map (No 29 in Westchester Co) of Unionport, begins at line bet lots 277 and 278, 66.4x108. Edward A Schill to Fred Judge, Feb 1. Feb 16, 1910.

*Powell av (11th st), n s, 105 e Havemeyer av (Av B), 33.4x108, Unionport. Edward A Schill to Sidney B Hickox. Mort \$1,000. Feb 1. Feb 10, 1910.

*Powell av (11th st), n s, 105 e Havemeyer av (Av B), 33.4x108, Unionport. Edward A Schill to Sidney B Hickox. Mort \$1,000. Feb 1. Feb 10, 1910.

*Powell av (12th st), n s, 105 e Havemeyer av (Av B), 33.4x108, Unionport. Edward A Schill to Sidney B Hickox. Mort \$1,000. Feb 1. Feb 10, 1910.

*Powell av (12th st), n s, 105 e Havemeyer av (Av B), 33.4x108, Unionport. Edward A Schill to Sidney B Hickox. Mort \$1,000. Feb 1. Feb 11, 1910.

*Prospect 20 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. Fritz Wendel to August Nelson. Mort \$2,415. Jan 17. Feb 11, 1910. 9:2522.

*Prospect av, w s, 57 n Home st, 40x105, vacant. Release mort. N Y Trust Co to Ittner Realty Co and John J Tully Co. Jan 20. Feb 11, 1910. 10:2681.

*Prospect av, No 727, w s, 100.8 s 156th st, 21x106.9x21x107.5, 3-sty frame tenement. Louisa Singer to Joseph A Plerce. Mort \$6,000. Feb 10. Feb 14, 1910. 10:2675.

**Mort \$6,000. Feb 10. Feb 14, 1910. 10:2675.

**Mort \$6,000. Feb 10. Feb 14, 1910. 10:2675.

**N Y Feb 14. Feb 15, 1910. 11:2948.

**Robin av, w s, 100 n Madison av, 50x100, Tremont Terrace. Jane Lennon and Margt A Bowie to Jas F Fogarty. Jan 31. Feb 14, 1910.

**Robin av, w s, 100 n Madison av, 50x100, Tremont Terrace. 208th st | and being lots 266 to 269 map (No 1104) of 134 lots part Varian estate, vacant. Morton M Green to John H Green. ½ part. All title. Mort \$4,300. Feb 10. Feb 11, 1910. 11:2931.

**Southern Boulevard, e s, 100 s 172d st, 50x100, vacant. Emanuel Doctor to Codae Realty Co. All liens. Feb 11. Feb 14, 1910. 11:2981.

**Southern Boulevard, n s, 587.6 w Av St John, 37.6x105.

**Anns av, No 655|s w cor Rae st, 25,1x96.5x25x98.10, 5-sty brk tenement a

Spuyten Duyvil road, n w s, at n e cor land conveyed to Owen Man-ley, runs n e 62.7 x n w 38.9 x s w — to e s Johnson av x s 16.9 x s e — to beginning, except part for Spuyten Duyvil road and Johnson av. Sophia wife of and James Dillon, HEIR Denis Flynn to Edgehill Terrace Co, a corpn. Feb 15. Feb 17, 1910. 13:3407.

Flynn to Edgehill Terrace Co, a corpn. Feb 15. Feb 17, 1910. 13:3407. 10

Tremont av, No 105, n s, 316 n e on curve from Harrison av and being lot 60 and part lot 59 map of 71 lots Kingsland Estate at Morris Heights, begins at line bet lots 60 and 61, runs n 151.4 x s w 16.5 x s 146.8 to av x e 31.3 to beginning, 2-sty frame dwelling. Release mort. Anna Dreyer to Sanford L Cutler. Feb 9. Feb 15, 1910. 11:2869. 1,80

Teller av, No 1051, w s, 99.5 n 165th st, 20x100, 3-sty brk dwelling. Leah K R Goldfarb to Alice Adams. Mort \$8,000. Feb 10. Feb 15, 1910. 9:2428, 2433. other consid and 10 Verio av|s w cor 235th st, 110.2x90.9x100x136.11, vacant. The 235th st | Bradley & Currier Co to Verio Land Co, a corpn. Jan 31. Feb 14, 1910. 12:3383. other consid and 10 Valentine av, e s, at n w s Williamsbridge road, closed, runs n 8.4 x s e 5.1 x 9.5 to beginning, gore, with all title to c I said road. Paul M Herzog to Edward Sallinger. B & S. All liens. Feb 3. Feb 15, 1910. 12:3301. 20

Walton av, w s, 29.5 s 165th st, 25x100, vacant. Walton av, e s, 102.8 s 165th st, 23.4x107.4x23.9x102.10, vacant. Robt H Bergman EXR Hannah C Doran to Mary E G Vriens. All liens. Feb 10. Feb 15, 1910. 9:2477-2471. 3,00

Webster av, Nos 1229 and 1231, w s, 54 n 168th st, 52x100, two 4-sty brk tenements.

Webster av, Nos 1296 and 1298, e s, 98 s 169th st, 44x90, two 4-sty brk tenements. store in No 1298

tenement.
Webster av, Nos 1296 and 1298, e s, 98 s 169th st, 44x90, two
4-sty brk tenements, store in No 1298.
Louis Burger to Foulard Realty Co. Feb 15. Feb 16, 1910.
9:2427 and 2396.
Walton av, e s, 150.11 s of approach to Grand Boulevard and
Concourse, at 165th st, 26.8x117.6x27.2x112.3, 2-sty frame
dwelling. Robt H Bergman EXR Hannah C Doran to Mary E G
Vriens and Viola de S Allison. Feb 10. Feb 15, 1910. 9:2471.

Vriens and Viola de S Allison. Feb 10. Feb 15, 1910. 9:2471.

3,500

Walton av |s w cor 165th st, 29.5x100x100x103.2, vacant. Robert 165th st | H Bergman EXR Hannah C Doran to Lily J Doran 3-6 parts, and Rosanna E Doran and Mary E G Vriens and Viola de S Allison, each 1-6 part. All liens. Feb 10. Feb 15, 1910. 9:2477.

Walton av, w s, 128.5 s of approach to Grand Boulevard and Concourse, at 165th st, 25x100, vacant. Lily J Doran and ano to Mary E G Vriens and Viola de S Allison. Q C and confirmation deed. Feb 10. Feb 15, 1910. 9:2477.

Walton av |s e cor 165th st, 77.8x97.11x79.10x73.5, 2-sty 165th st, No 100 |s frame dwelling and vacant. Viola de S Allison et al to Lily J and Rosanna E Doran. Q C and correction deed. Feb 10. Feb 15, 1910. 9:2471.

Woodycrest av, No 1083, w s, 206.10 n 165th st, 15.10x92.1x15.10 92.8, 2-sty frame dwelling. Angelo H Martire to Juliet G Martire. Q. C. Jan 3. Feb 15, 1910. 9:2513.

Moodycrest av, No 1079, w s, 175 n 165th st, 15.10x98.3x15.10x 91.11.

Woodycrest av, No 1081, w s, 190.11 n 165th st, 15.10x92.8x15.10

x92.3.
two 2-sty frame dwellings.
Angelo H Martire to Juliet G Martire. Q C. Jan 3. Feb 15,
1910. 9:2513.

Protectory 75x120. Leonard *Westchester av, s s, 200 w Pugsley av and being lots 164 to 166 map (No 1130a) of N Y Catholic Protectory, 75x120. Leonard Halberstad et al to Theresa Phelps. Mort \$4,987.50. Feb 8. Feb 15, 1910.

*White Plains road, w s, 196.10 s 241st st, 50x121.3, Wakefield. Wm W Penfield to Joseph Wadick. Q C. Feb 10. Feb 11, 1910.

Willis av, No 147, w s, 75 s 135th st, 25x81.6, 5-sty brk tenement and store. Geo H Scheele et al to Gottlob C Zeeb. Morts \$22,000. Feb 1. Feb 11, 1910. 9:2297. other consid and 100 other consid and 100

WATER-FRONT PROPERTIES FLOYD S. CORBIN, 10 Wall St. Tel., 1094 Rector FACTORIES, FACTORY SITES

Whitlock av, No 960, e s, 349.4 s Hunts Point road, 25x126.3x25x 127.5, 3-sty brk dwelling. John F Bezold to Margt M wife John F Bezold. All title. Mort \$11,000. Feb 16. Feb 17, 1910. 10:2734. other consid and 100 White Plains road, w s, 196.5 s 241st st, strip, 0.5x121.3. Same to same. Q C and correction deed. Feb 7. Feb 11, 1910. nom Washington av, No 1443 |n w cor St Pauls pl, 65.3x100.5x70.10 St Pauls pl x100.8, 5-sty brk tenement and stores. Florence F Murphy to David Schiller. Mort \$75,000. Oct 26, 1909. Feb 11, 1910. 11:2902. other consid and 100 Woodlawn road s e cor Gun Hill road, 465.8 to 210th st x200 to Gun Hill road Wayne av x400.8 to Gun Hill road x210.3.

Tryon av

Gun Hill road s e cor Wayne av, runs s 342 x e 214.7 to w s

Wayne av Tryon av x n 79.5 to an old road leading from

Tryon av Yonkers to Fordham x n 171.4 to Gun Hill road

x n w 106.8 to beginning, vacant.

Wm H Picken to Montefiore Home, a corpn. Feb 11. Feb 14,
1910. 12:3343.

Walton av n e cor 181st st, 60x93.3x60.3x99, vacant. Cameron

181st st Realty Co to Leo Fried. Mort \$3,500. Feb 2. Feb

10, 1910. 11:3180.

Webster av, e s, 73.8 n 169th st, a strip, 0.2x44.1. Plough & Fox

Co to Max Magsamen. Q C. Feb 8. Feb 10, 1910. 11:2893.

ame property. Release mort. Kate and Benjamin Mordecai, TRUSTEES Allen L Mordecai to same. Feb 8. Feb 10, 1910.

TRUSTEES Allen L Mordecai to same. Feb 8. Feb 10, 1910.

11;2893.

*Lot C being resubdivision of lots 93, 94 and 108 of 108 lots map
(No 1371) of Coster Estate. Felix De Canio to Pasqua Stasi
and Rosa Grimaldi. All liens. Dec 29. Feb 11, 1910. nom

Lot 12,386 Sec 103 map of the Woodlawn Cemetery, contains 368
superficial feet. The Woodlawn Cemetery to John H Betz. May
5, 1909. Feb 15, 1910. 12:3361.

*Plot begins 195 w White Plains road at point 120 n along same
from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av, Charles
Ringelstein to Marie Weber and Christine Schoeck. Morts
\$5,000. Feb 11, 1910.

N Y & Harlem R R, east exterior line, 20 at right angles from
c 1 of original location of Port Morris Branch R R, and also 6 s
Wales av, runs s 20 x e 3 x n 18 x w 3 to beginning, contains
55 sq ft. Agreement as to easement for electrical duct, splicing
chamber, &c. Ward Bread Co with N Y C & H R R R Co. Jan
29. Feb 16, 1910. 10:2575.

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.

Feb. 10 (part of), 11, 14, 15, 16 and part Feb. 17.

BOROUGH OF MANHATTAN.

Irving pl, s w cor 15th st, Irving Place Theatre, all. Hanna A Crain to August Luchow; from May 1, 1909, until May 1, 1914 with option of 2 years renewal. Feb 16, 1910. 3:870.....18, Ludlow st, No 110, all. Philip Goldstein to Max Kaplan; 3 year from Feb 1, 1910 (2 years renewal). Feb 17, 1910. 2:410...3, Madison st, No 168, basement store. Morris Stitch to Sam Bru stein; 3 years from May 1, 1910 (1 year renewal). Feb 17, 1910. 1:272. .18,000 Feb 17, 1910

Norfolk st, No 134, store, basement and 1st loft. Nathan Coher to Nathan Rosenstock; 5 years from May 1, 1910. Feb 17, 1910. to Na 2:354

Mortgages

Brooklyn L. I. City New York Hoboken Bayonne
Staten Island
New Jersey
Elsewhere

BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS Tel. 5307 CORT. CHARLES W. TREMBLEY, 171 Broadway, N.Y.

East River Newtown Cr. Harlem River Hudson River Kill von Kull Arthur Kill Hackensack Passaic Rivers

BOROUGH OF THE BRONX.

MORTGAGES

Feb. 10 (part of), 11, 14, 15, 16 and part Feb. 17.

BOROUGH OF MANHATIAN.

Adler, Ernest N to Edwin R Lancaster. 153d st. No 526, s s 375 w Amsterdam av, 25x99.11. P M. Feb 11, 1910, 5 years 5%. 7:2084. 10,000 John James O'Connell. Same property. Prior mort \$10,000. Feb 11, 1910, demand, 6%. 7:2084.

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

Alliance Construction Co to Geo W Caughlan. 32d st, Nos 15 and 17, n s, 120 w Madison av, 50x98.9. Building loan. Prior mort \$245,000. Feb 14, demand, 6%. Feb 15, 1910. 3:862. 30,000 Same to same. Same property. Certificate as to above mort. Feb 14. Feb 15, 1910. 3:862.

Aubrey & Fiero, inc, a corpn to Neil A Flannery. Certificate of consent to mortgage dated Jan 24, 1910. Feb 1. Feb 17, 1910. 6:1723.

6:1723.

Alcourt Realty Co to Eliz B Grannis. 25th st, No 52, s s, 123 e 6th av, 27.6x98.9. P M. Prior mort \$37,500. Feb 1, due Dec 1, 1910, 5%. Feb 16, 1910. 3:826. 24,500

Burns (Robert) Realty Co to John Yard, exr, &c, Amelia A Yard. 23d st, Nos 148 to 156, s s, 197.6 e 7th av, 102.6x98.9. P M. Feb 11, 3 years, 4½%. Feb 16, 1910. 3:798. 295,000

Beck, Maks to FRANKLIN SAVINGS BANK. 51st st, No 524, s s, 325 w 10th av, 25x100. Feb 15, 1910, 5 years, 5%. 4:1079. 12.000

Beck, Maks to FRANKLIN SAVINGS BANK. 51st st, No 524, s s, 325 w 10th av, 25x100. Feb 15, 1910, 5 years, 5%. 4:1079. 12,000

Same to Abraham David. Same property. Prior mort \$12,000. Feb 15, 1910, due Aug 1, 1915, 6%. 4,380.83

Bardusch, Fredk to GREENWICH SAVINGS BANK. 7th av, No 201, e s, 55.8 s 22d st, 18.4x50. Feb 17, 1910, due, &c, as per bond. 3:797.

Balmford (Joseph) Construction Co to TITLE GUARANTEE & TRUST CO. 205th st, Nos 407 and 409, n s, 150 w 9th av, 50x 99.11. Feb 17, 1910, due, &c, as per bond. 8:2202. 30,000

Same to same. Same property. Certificate as to above mort. Feb 17, 1910. 8:2202.

Bernice Realty Co to Philip Siff. Certificate as to mort for \$3,150 covering land in Kings Co, N Y. Feb 9. Feb 17, 1910. —

Burnham, Herbert D to UNION TRUST CO OF N Y. 7th av, Nos 2003 and 2005, e s, 17.11 n 120th st, 33x77. Feb 16, due Mar 1, 1915, 4½%. Feb 17, 1910. 7:1905.

Brookside Realty Co to BROOKLYN SAVINGS BANK. 23d st, No 121, n e s, 240.6 s e 4th av, 28x110. Feb 10, 1910, 5 years, 4½%. 3:879.

Same to same. Same property. Certificate as to above mort. Feb 10, 1910. 3:879.

Bradley, Frank to Fredk A Clark. West End av, No 325, w s, 45 n 75th st, 20x75. P M. Feb 10, 1910, due, &c, as per bond. 4:1185.

Barkin Construction Co to LAWYERS TITLE INS & TRUST CO. 162d st, n e, 100 e Broadway, 105x99.11. Feb 10, 1910, 5 years, 5%. 8:2122.

Same to same. Same property. Certificate as to above mort. Feb 10, 1910. 8:2122.

Brower, Matilda W to Ernest E M Bullowa. 109th st, No 304, s s, 119 w Broadway, 19x100.11. Feb 11, due, &c, as per bond. Feb 14, 1910. 7:1893.

Baker, Frederick to Evelyn Horr and Alice White, of Newton Centre, Mass. Washington st, Nos 502 to 506, w s, 80 n Spring st, 62x97. P M. Prior mort \$24,000. Feb 1, due Nov 1, 1910, 5%. Feb 14, 1910. 2:596.

Bronx Investment Co to Julia Coddington. 56th st, No 19, n s, 120 w Madison av, 22.6x100.5. P M. Feb 14, 1910, due, &c, as per bond. 5:1292.

Brandt, Albert and Max H Schwartz to Estelle Scholle guardian of Norman H and Edith Scholle. 113th st

18,500
Baer, Rose with Ole H Olsen. 17th st, No 230 W, 25x84. Extension of \$11,000 mort until July 1, 1911, at 5½%. Feb 15, 1910. 3:766.
Brady, Henry to Patrick J Clark. 25th st, No 353, n s, 175 e 9th av, 25x98.9. P M. Feb 14, 3 years, 5%. Feb 15, 1910. 3:749. 14.000

av, 29x98.9. P.M. Feb 14, 5 years, 5%. Feb 15, 1510. 144,000

Bloomberg, David to Marie L Constable. 106th st, No 70, s.s., 78.6 w Park av, 25.6x100.11. Feb 14, 1910, due May 1, 1915, 4½%. 6:1611. 17,000

Becker, Margt J with Bertha Kaufmann. 52d st, No 431, n.s., 375 e 10th av, 25x100.5. Extension of \$17,000 mort until Jan 1, 1913, at 5%. Jan 24. Feb 17, 1910. nom Coleman, John S, Daniel J, Jr, and Edward to MUTUAL BANK. 56th st, No 118, s.s., 275 w 6th av, 24.10x100.5; 56th st, Nos 120 122, s.s., 300 w 6th av, 50x100.5. Feb 11, due Aug 11, 1913, 6%. Feb 14, 1910. 4:1008. 7,100

Chittick, Harriet A, of Township of East Orange, N J, to Frank W Blauvelt. 211th st, s.w.s., 100 n w 9th av, 100x99.11. Feb 7, 3 years, 5%. Feb 11, 1910. 8:2207. 3,000

Cavinato, Louis with Caroline Levy. 45th st, Nos 557 and 559 West. Subordination agreement. Feb 11. Feb 14, 1910. 4:1047.

Cavinato, Luigia wife of and Louis to Caroline Levy. 45th st, Nos 557 and 559, n s, 70 e 11th av, 30x75.3. Prior mort \$9,500. Feb 11, due Aug 11, 1911, 6%. Feb 14, 1910. 4:1074.

Chiavetta, Antonine to Henry Elias Brewing Co. 108th st, No. 240 East. Saloon lease. Feb 9, demand, 6%. Feb 14, 1910. 6:1657.

240 East. Saloon lease. Feb 9, demand, 6%. Feb 14, 1910. 6:1657. 700
Clendinning, Susan E and Geo W Ruddell to Mary Ruddell, 122d st, No 112, s s, 153 w Lenox av, 18x100.11. P M. Feb 15, 1910, 3 years, 4½%. 7:1906. 10,000
Chaimowitz, Jacob and Thomas Carroll to August Brandes and ano, trustees Henry G Peters. 134th st, No 304, s s, 75 w 8th av, 25x99.11. P M. Feb 14, 1910, 5 years, 5%. 7:1959. 17,700
Cobe, Andrew J to John Ingle, Jr. 136th st, No 522, s s, 400 w Amsterdam av, 100x99.11. P M. Feb 14, 3 years, 6%. Feb 15, 1910. 7:1988. 15,000
Cobe, Andrew J to Anaconda Realty & Construction Co. 136th st, Nos 524 and 526, s s, 500 w Amsterdam av, 100x99.11. P M. Prior mort \$135,000. Feb 14, 3 years, 6%. Feb 15, 1910. 7:1988. 15,000
C N & S A Construction Co to Rose Augenblick. 102d st, No 127, n s, 40 w Lexington av, 37.6x100.11. Prior mort \$35,000. Feb 14, 1910, 2 years, 6%. 6:1630. 5,000
Same to same. Same property. Certificate as to above mort. Feb 14, 1910. 6:1630. ——
C N & S A Construction Co to Rose Augenblick. Lexington av, w s, 100.11 n 102d st, 44.11x100. Prior mort \$40,000. Feb 14, 1910. 2 years 6%. 6:1630.

Feb 14, 1910. 6:1630.

C N & S A Construction Co to Rose Augenblick. Lexington av. w s, 100.11 n 102d st, 44.11x100. Prior mort \$40,000. Feb 14, 1910, 2 years, 6%. 6:1630.

Same to same. Same property. Certificate as to above mort.

Feb 14, 1910. 6:1630.

Carroll, Mary E to Patrick Dempsey. 10th av, No 383, n w cor 32d st, Nos 501 to 507, 24.9x100. Prior mort \$16,000. Feb 15, 1 year, 6%. Feb 16, 1910. 3:704.

Cully, Wm T to Marie L Ammon. 46th st, No 63, n s, 165 e 6th av, 20x100.5. P M. Prior mort \$12,500. Feb 15, 1910, 2 years, 5%. 5:1262. 41,500 Carvalho, David N to Adelaide B Harris. 97th st, No 30, s s, 275 w Central Park West, 18x100.11. Feb 15, 1910, 5 years, 4%%.

w Central Park West, 18x100.11. Feb 13, 1310, 6 Jan. 15,000 7:1832.

Coughlan, Timothy to Saranac Realty Co. 3d av, No 395. Store lease. Feb 16, 1910, demand, 6%. 3:909. 2,000 Cashman, Annie to Gilbert M Speir and ano, exrs Julia S Wright. 100th st, Nos 18 and 20, s s, 165-w Central Park West, 45x 100.11. Prior mort \$46,000. Feb 5, 5 years, 4½%. Feb 16, 1910. 7:1835. 44,000 Crotty, Mary J to Michael Grady. 120th st, No 64, s s, 220 e Madison av, 19x100.11. Prior mort \$12,000. Feb 16, due Feb 26, 1912, 6%. Feb 17, 1910. 6:1746. 2,500 Clark, Thomas A to Nathan Marks. 106th st, No 62, s s, 188.4 w Park av, 29.2x100.11. Aug 10, 1909, 1 year, —%. Feb 17, 1910. 6:1611.

Park av, 29.2x100.11. Aug 10, 1000, 2,500 6:1611.

Dakota Realty Co to Leon J Bamberger and ano. Hamilton pl, es, 434.9 s Broadway, runs n 54.3 x e 60 to w s old Bloomingdale road x e — to c 1 old Bloomingdale rd x s — x w 95.8 to beginning. Prior mort \$40,000. Feb 16, 3 years, 6%. Feb 17, 1910.

ning. Prior mort \$40,000. Feb 16, 3 years, 6%. Feb 17, 1910. 7:1988.

Same to same. Same property. Certificate as to above mort. Feb 16. Feb 17, 1910. 7:1988.

Doyno, Gennaro to Margt G Maxcy. 17th st, No 325, n s, 276 e 2d av, 14x92. P M. Prior mort \$6,000. Feb 15, 3 years, 6%. Feb 16, 1910. 3:923.

Dowd Construction Co to Fort Amsterdam Realty Co. 38th st, Nos 262 to 266, s s, 150 e 8th av, 50x98.9. P M. Prior mort \$45,000. Feb 15, 1 year, 6%. Feb 16, 1910. 3:787. 10,000 Davidson, Wm W to GREENWICH SAVINGS BANK. 139th st, No 142, s s, 100 e 7th av, 26x100.11. Feb 10, due, &c, as per bond. Feb 11, 1910. 7:2007.

Same and Levi Davidson with same. Same property. Subordination agreement. Feb 11, 1910. 7:2007. nom Donnelly, Julia R to Appolonia Ketcham. 22d st, No 407, n s, 50 w 9th av, 16.8x98.9. Prior mort \$15,000. Feb 14, 1910, 1 year, 6%. 3:720.

Donovan, Joseph J and Alfred C Matthews to Central Brewing Co of N Y. Amsterdam av, No 600. Saloon lease. Feb 14, demand, 6%. Feb 15, 1910. 4:1237. 2,500

Evarts, Allen W to LAWYERS TITLE INS & TRUST CO. 29th st, Nos 122 to 126, s s, 81 w Lexington av, 62.9x98.9. Feb 10, 1910, 5 years, 4½%. 3:884. 70,000

Ellman, Jacob to Saml Groszman. 2d av, No 2059, w s, 25.6 s

3,000

Ellman, Jacob to Saml Groszman. 2d av, No 2059, w s, 25.6 s
106th st, 25x73. P M. Prior mort \$—. Feb 15, 1910, 3 years,
6%. 6:1655. 3,000

Ewald, Louis A to Christopher W Mitchell. 87th st, No 48, s s,
83.5 e Madison av, 20x100.8. Prior mort \$17,000. Feb 14, 1910,
2 years, 6%. 5:1498. 3,000

Ensign Realty Co to Sound Realty Co. Amsterdam av, e s, 74.11
n 209th st, 75x100. P M. Prior mort \$11,000. Feb 17, 1910,
3 years, 5½%. 8:2206. 9,000

Fronmuller, Anna M with Frances E Anshacher, Av A No 112

9,000
Fronmuller, Anna M with Frances E Ansbacher. Av A, No 113.
Extension of \$18,000 mort until July 1, 1913, at 4½%. Feb 9.
Feb 10, 1910. 2:435.

Fluri Construction Co to City Real Estate Co. St Nicholas av, s e cor 177th st, 99.11x100. Building loan. Feb 10, 1910, 1 year, 6%. 8:2133.

Same to same. Same property. Certificate as to above mort.
Feb 10, 1910. 8:2133.

Feb 10, 1910. 8:2133.

Feinberg, Rachel to Morris Weiss. 10th st, Nos 406 to 408, s s, 133 e Av C, 40x92.3. Prior mort \$30,000. Feb 15, due June 15, 1912, 6%. Feb 16, 1910. 2:379. 3,240

Fieder, Fredk W Jr to Geo J Gould et al exrs, &c, Jay Gould. Sherman av, w s, 175 n Isham st, 125x59,6x140.11x124.7. P M. Feb 15, 1910, due, &c, as per bond. 8:2228. 15,000

Fleming, Thomas M to Wm O Saxton. 22d st, No 402, s s, 14.3 w 9th av, 14.3x72. P M. Feb 16, 3 years, 5%. Feb 17, 1910. 3:719.

719.

Same to Wm F Donnelly. Same property. P M. Prior mort \$8,000. Feb 16, 3 years, 6%. Feb 17, 1910. 3:719. 2,500 Forty-Fifth St Exchange to TRUST CO of AMERICA as trustee. 45th st, Nos 141 to 147, n s, 271.9 e 7th av, 68.6x100.4. Prior mort \$300,000. Feb 9, 4 years, 6%. Feb 14, 1910. 4:998. gold bonds, 50,000

Same to same. Same property. Certificate as to above mort. Feb 9. Feb 14, 1910. 4:998.

Fleischmann Realty & Construction Co with Freybell Realty Co. Amsterdam av, s w cor 176th st, 40x100, mort for \$20,000; Amsterdam av, n w cor 176th st, 40x100, mort for \$19,000; Amsterdam av, n w cor 177th st, 40x100, mort for \$19,000; Amsterdam av, n w cor 177th st, 44.4x100, mort for \$21,000. Agreement that above morts do not affect lands lying in bed of 176th and 177th sts; also agreement as to payment of assessments for opening said sts. Jan 31. Feb 11, 1910. 8:2132.

ments for opening said sts. Jan 31. Feb 11, 1910. 8:2132.

Freund, Alphonse to Deutscher Frauen Verein Zur Unterstutzung Hilfsberdurftiger Wittwen Waisen und Kranken, a corpn. 15th st, No 110, s s, 140 w 6th av, 20x83.3. P M. Feb 15, 1910, 3 years, 5%. 3:790.

Flynn, Geo H to Fredk Buse. 102d st, No 402, s s, 95 e 1st av, 25x100.11. Feb 15, 1910, 3 years, 6%. 6:1695.

600

Fiege, Emma, of Jersey City, N J, to Harry Semken and ano. Jay st, No 32, s s, 58.2 w Greenwich st, 22.2x50. All title. Feb 15, 1910, 1 year, 6%. 1:142.

2,000

Googins, Emma to Maurice J Burstein. 54th st, No 146, s s, 243.9 e 7th av, 18.9x100.5. Prior mort \$—. Feb 14, 1910.

1,000

Goodman, David and Marcus to Fanny Schwarz. 1st av, No 1288, e s, 25.1 n 69th st, 25.1x113. Feb 10, due, &c as per bond. Feb 14, 1910. 5:1464.

Same to Gretchen Goodman. Same property. Prior mort \$27,000. Feb 10, due, &c, as per bond. Feb 14, 1910. 5:1464. 4,500

Goldman, Harris and Pincus Malzman to Charlotte E Moorhouse. Grand st, Nos 319 and 321, cor Orchard st, No 63, —x—; Grand st, Nos 315 and 315½ and 317, s s, bet Allen and Orchard sts, 46.7x70. Leasehold. Feb 11, 1910, due Nov 1, 1913, at 6%. 7,000

OTTO G. LINDBERG, Telephone 7811 Cort. (Room 41) 9 CHURCH ST., NEW YORK

ENGINEERING AND CENERAL DRAUGHTING

Special attention given to the preparing of maps and other drawi required in real estate transactions, subdividing properties, etc

```
Greenwich Investing Co to St Johns Park Realty Co. Canal st. Nos 533 to 541, n e s, 101 s e Washington st, runs n 41 x n 17.8 x w 3 x n w 15.6 x n w 8.6 x n w 17.6 x w 70 to Washington st, No 477, x s 22.2 to Canal st x s e 101 to beginning. All title to alley on north. P M. Prior mort $115,000. Feb 11, 1 year, 6%. Feb 14, 1910. 2:595. 14,000 Gold, Joseph and Morris Bass with Seymour Schlussel, exr Alexander Schlussel. Stanton st, No 233. Extension of mort for $18,000 to Apr 1, 1915, at 5%. Feb 11, Feb 15, 1910. 2:339.
```

Geraldine Realty Co to American Mortgage Co. 131st st, Nos 640 to 644, s s, 125 e 12th av, 75x99.11. Feb 14, 1910, 5 years, 5%. 7:1997.

7:1997. 15,000

Same to same. Same property. Certificate as to above mort.
Feb 14, 1910. 7:1997.

Grinstein, Israel to Abraham Samuels. Chrystie st, No 114, e s, abt 130 s Broome st, 25x100. Prior mort \$28,000. Feb 11, 1910, 5 years, 6%. 2:418. 5,000

Grossman, Wm, exr, &c, Margt O'Neill and Eliz Mullane to LAWYERS TITLE INS & TRUST CO. Water st, No 592, n s, abt 45 w Montgomery st, 22.7x56.3. Feb 14, 5 years, 5%. Feb 15, 1910. 1:245. 3,500

Gardain (Wm) & Son to Hoyt Metal Co. Certificate as to mort for \$1,500 covering land in Hudson Co, N J. Feb 11. Feb 16, 1910.

\$1,500 covering land in Hudson Co, N J. Feb 11. Feb 16, 1910.

Same to Peoples Building & Loan Assn of Town of Harrison. Certificate as to mort for \$6,400 covering land in Hudson Co, N J. Feb 11. Feb 16, 1910.

Gutschneider, Max to Flora E Solomon. Claremont av, No 192, e s, 300 n 125th st, 50x100. Prior mort \$—. Feb 15, 3 years, 6%. Feb 16, 1910. 7:1993. 6,000

Gotschel, Hyman with Martha Seymour. 2d av, No 408, e s, 72.2 n 23d st, 26,6x100. Extension of \$19,500 mort until Mar 1, 1913, % as per bond. Feb 16, 1910. 3:929.

Gardiner, Alice M to Albert B Ashforth. 33d st, No 10, s s, 150 e 5th av, 25x98.9. P M. Prior mort \$160,000. Feb 15, due, &c. as per bond. Feb 17, 1910. 3:862. 77,500

Gem Amusement Co to METROPOLITAN SAVINGS BANK. Houston st, No 287, s s, 50 w Clinton st, 25x100. P M. Feb 15, 1910, 5 years, 5%. 2:350.

Hackett, Mary A to Wm R H Martin and and as trustees. 33d st, No 237, n s, 203.4 w 2d av, 18.4x98.9. Feb 15, 1910, 3 years, 5%. 3:914. 2,000

Hauser, Sigmund B to Jacob C Harris. 116th st, Nos 45 and 47, n s, 275 e Lenox av, 50x100.11. Prior mort \$60,000. Feb 15, 3 years, 6%. Feb 16, 1910. 6:1600. 12,000

Hille, Otto to John J Hardecker. Av A, No 1559, w s, 51.5 s 83d st, 25.5x80.5. Prior mort \$12,000. Feb 17, 1910, due July 1, 1913, 6%. 5:1562. 4,000

Holland Holding Co to Wm H Douglas. Riverside Drive, e s, 225 s 119th st, 113.4x100. P M. Feb 14, 2 years, 5%. Feb 17, 1910. 7:1990.

s 119th st, 113.4x100. P.M. Feb 14, 2 years, 5%. Feb 17, 1910.
140,000
Holland Holding Co to Wm H Douglas. Claremont av, w s, 225 s
119th st, 113.4x100. P.M. Feb 14, 2 years, 5%. Feb 17, 1910.
7:1990.

7:1990.
Hack, Jacob, Jr to John H Kerkmann. 8th av. No 2455, w s, 334.6 s 133d st, 25.3x100; 8th av, No 2794, e s, 49.11 n 148th st, 50x80. Prior mort \$\infty\$—. Feb 15, due Nov 15, 1910, 6%. Feb 16, 1910. 7:1958 and 2034.
Hicks Realty Co to American Mortgage Co. 100th st, Nos 61 to 65, n s, 175 e Columbus av, three lots, each 25x100.11. Three morts, each \$15,000. Feb 10, 1910, 5 years, 4½%. 7:1836.

Hicks Realty Co to American Mortgage Co. 100th st, Nos 61 to 65 West. Certificate as to three morts for \$15,000 each. Feb 10, 1910. 7:1836.

West. Certificate as to three morts for \$15,000 each. Feb '10, 1910. 7:1836.

Hutchinson, Clarence F to N Y LIFE INS CO. 94th st, No 67, n s, 180 e Columbus av, 20x100.8. Feb 10, due Jan 1, 1913, 5%. Feb 11, 1910. 4:1208.

Hyde, Grace A to John Ingle, Jr. 117th st, No 115 West. Assign rents to secure mort. Feb 11, 1910. 7:1902. nom Humes, James by Margaret Humes his committee to TITLE GUAR-ANTEE & TRUST CO. 1st av, No 363, n w s, 24.9 n e 21st st, 25x78. Feb 11, 1910, due &c as per bond. 3:927. 5,000 Hargood Realty & Construction Co to City Mortgage Co. 179th st, s s, 125 e Fort Washington av, 150x92.6. Building loan. Feb 9, demand, 6%. Feb 15, 1910. 8:2176.

Same to same. Same property. Certificate as to above mort. Feb 14. Feb 15, 1910. 8:2176.

Harris, Joseph M to Isaac Schmeidler. 25th st, No 32, s w s, 375 s e 6th av, 25x98.9. Prior mort \$34,000. Feb 10, 1 year, 6%. Feb 15, 1910. 3:826.

Jona Home Construction Co to Denis J Dwyer and ano. Convent av, n w cor 147th st, 99.11x100. P M. Feb 10, 1 year, 5%. Feb 15, 1910. 7:2062.

Jacobson, Israel to Monash Eisig. Market st or slip, No 87, w s, 40.6 s Cherry st, 20x51. Jan 27, 3 years, 6%. Feb 17, 1910. 1:250.

Same and Aaron Bloch with same. Same property. Subordina-nome.

1:250.

Same and Aaron Bloch with same. Same property. Subordination agreement. Feb 9. Feb 17, 1910. 1:250.

Jones, Nettie J and Cyrus P, of Milton, N Y, to Jennie Helborn. Morningside av West, Nos 54 to 57, s w cor 116th st, No 400, 100.11x90. Assignment of rents to secure twelve notes, each for \$1,450, due Dec 15, 1910, 6%. Feb 10, 1910. 7:1867. no Koch, Saml to Moses Gans. Av B, No 170, w s, 114.6 n 10th st, 25x70. Prior mort \$14,000. Feb 10, 3 years, 5%. Feb 11, 1910. 2:404.

Kendall, Daniel R and ano trustees John L Rogers with Nellie C E Keleher. 121st st, No 421 West. Extension of \$29,000 mort until Feb 3, 1913, at 5%. Feb 11, 1910. 7:1963. nom Knipe, Geo to NEW YORK SAVINGS BANK. 24th st, No 353, n s, 191.11 e 9th av, 20x98.9. Feb 14, 1910, due, &c, as per bond. 3:748.

bond. 3: 448. 10,000
Same to Robert Gibson. Same property. Prior mort \$10,000
Feb 14, 1910, 1 year, 6%. 3:748. 5,000
Kreisman, Eva wife Sam'l to METROPOLITAN SAVINGS BANK.
3d st, No 109, n s, 474.6 w Av A, 21.4x96.2. Feb 15, 5 years,
4½%. Feb 16, 1910. 2:431. 17,000

Special attention given to the preparing of maps and other drawings required in real estate transactions, subdividing properties, etc.

Same and Florence Weil with same. Same property. Subordination agreement. Feb 14. Feb 16, 1910. 2:431. nom Kinnan, Alex P W with City Mortgage Co. 179th st, s s, 125 e Fort Washington av, 150x92.6. Subordination agreement. Feb 14. Feb 15, 1910. S:2176. nom Kovner, Louis and Wolf and Tobe Levin as trustees, &c, will of Sam Levin; and Tobe, Wolf and Abe Levin, Rachel Peterman, Mary Gold and Anna Kovner, all being devisees said will to Sidney Katz. Attorney st, Nos 17, 1749 and 19, s w cor Grand st, No 423, 100x20. Prior mort \$55,000. Feb 11, 2 years, 6%. Feb 17, 1910. 1:314.

Knapp, Meyer to Michael Haggerty. 2d av, No 817, w s, 57 s 44th st, 185x17. P M. Prior mort \$8,400. Feb 15, 2 years, 6%. Feb 16, 1910. 5:1517.

Kramer (Max J) Co to Delia G Levy. Norfolk st, Nos 102 and 106, e s, 225.11 s Rivington st, 75.3x100.4. Building loan. Feb 9, demand, 6%. Feb 17, 1910. 2:353.

Levey, Philip to Adolph Altman. 24th st, No 157, n s, 120.10 e 7th av, 20.10x08.9. P M. Prior mort \$61,416.60. Jan 31, 3 years, 6%. Feb 10, 1910. 3:800.

Levey, Philip to Adolph Altman. 25th st, Nos 158 to 162, s s, 118 e 7th av. Three lots, each 18.4x98.9. Three P M morts: each \$11,645.85. Three prior morts \$61,416.60 each. Jan 31, 3 years, 6%. Feb 10, 1910. 3:800.

Levy, Fredericka and Minnie Frey to STATE BANK. 63d st, No 128, s s, 400 w Columbus av, 20x100.5. Prior mort \$— Feb 5, demand, 6%. Feb 10, 1910. 4:1134.

Lohnan Bros to Central Brewing Co. Broome st, No 413. Salono lease. Feb 11, demand, 6%. Feb 15, 1910. 2:473, 5,019.25.

Levine, David to Hyman Atlas. Houston st, No 477, s s, 70 w Goerck st. 20x50. Prior mort \$6,500. Feb 10, 1910. 3 yrs, 6%. Feb 11, 1910. 2:330.

Leichter, Adolf to Chas N Lee and ano, trustees Grace L Smidt will Wm H Lee. Houston st, No 304, n s, abt 50 e Av B, 226 x 70. Feb 15, 1910, 5 years, 5%. 2:384.

Lawe, Chas to Rebecca S Kettell. Prince st, No 101, n s, 75 e Green st, 25x

Mott, Sarah W to John W Sterling. 34th st, No 142, s s, 250 e 7th av, 25x98.9. P M. Feb 10, due, &c, as per bond. Feb 11, 1910. 3:809.

Moore (William M) Co to TITLE INSURANCE CO OF N Y. 139th st, s s, 250 w Amsterdam av, 100x99.11. Feb 10, due May 10, 1911, 6%. Feb 11, 1910. 7:2070. 100,000 Same to same. Same property. Certificate as to above mort. Feb 10. Feb 11, 1910. 7:2070.

Morse, Edw L with Aristides Martinez. 89th st, No 450 East. Extension of \$16,000 mort until Feb 1, 1913, at 5%. Feb 3. Feb 11, 1910. 5:1568. nom MORTGAGE, TRUST & REALTY CO with Matilda W Brower. 109th st, No 308, s s, 163 w Broadway, 19x100.11. Extension of \$7,000 mort until Feb 1, 1911, at 6%. Feb 4. Feb 14, 1910. 7:1893. nom Manheim, Louis to Josephine E Carpenter. 134th st, Nos 240 and

109th st, No 308, s s, 163 w Broadway, 19x100.11. Extension of \$7,000 mort until Feb 1, 1911, at 6%. Feb 4. Feb 14, 1910. 7:1893.

Manheim, Louis to Josephine E Carpenter. 134th st, Nos 240 and 242, s s, 250 e 8th av, 50x99.11. Feb 14, 3 years, 5%. Feb 15, 1910. 7:1939.

Merchant, Huntington W to LAWYERS TITLE INS & TRUST CO. 158th st, No 644, s s, 768.10 w Broadway, 18.8x100. Feb 14, 5 years, 5%. Feb 15, 1910. 8:2134.

Same and Edw C Osborn with same. Same property. Subordination agreement. Feb 14. Feb 15, 1910. 8:2134.

McLaughlins (T J) Sons to Wm W Astor of London, Eng. Broadway, Nos 2600 to 2606, n e cor 98th st, 100.11x202.4 to c 1 0ld Bloomingdale road x101.11 to st x188.3 to beginning. P M. Feb 14, 1910, 3 years, 5%. 7:1870.

Mutual Apartment Co to IRVING SAVINGS INSTN. Wadsworth av, n w cor 180th st, runs w 90 x n 75 x e 10 x n 44.6 x e 80 to av x s 119.6 to beginning. Building loan. Feb 14, 5 years, 6% until completion of building, and 5% thereafter. Feb 15, 1910. 8:2163.

Same to same. Same property. Certificate as to above mort. Feb 9. Feb 15, 1910. 8:2163.

Same to Hanover Estates, a corpn. Same property. Prior mort \$160,000. Feb 14, due, &c, as per bond. Feb 15, 1910. 8:2163.

Same to Hanover Estates, a corpn. Same property. Prior mort \$160,000. Feb 14, due, &c, as per bond. Feb 15, 1910. 8:2163.

Same to Hanover Destates, a corpn. Same property. Prior mort \$160,000. Feb 14, due, &c, as per bond. Feb 15, 1910. 8:2163.

Same to Hanover Estates, a corpn. Same property. Prior mort \$160,000. Feb 14, due, &c, as per bond. Feb 15, 1910. 8:2163.

Same to Hanover Estates, a corpn. Same property. Prior mort \$160,000. Feb 14, due, &c, as per bond. Feb 15, 1910. 8:2163.

Same to Hanover Estates, a corpn. Same property. Prior mort \$160,000. Feb 14, due, &c, as per bond. Feb 15, 1910. 1:220.

Maxlow Realty Co to Wm A Spencer and ano trustees Lorillard Spencer for benefit Eleanora L S Cenci, &c. Varick st, No 60, n e cor Laight st, 25x100. Feb 14, 3 years, 4½%. Feb 15, 1910. 1:220.

Mealio, Wm F of Fort Worth,

1910. 2:321. 2,100 Minzesheimer. Bethesda wife G M to Jacob Stern. Park av. No. 926, w s, 82.2 n S0th st, 20x80. Feb 16, 1910, 3 years, 4½%. 5:1492.

McDougall, Robt P to Sophie Mathieu et al. 107th st, No 110, s s, 200 w Columbus av, 25x100.11. Feb 13, 1910, 5 years, 5%. 7:1861.

Mica Construction Co to Chelsea Realty Co. St Nicholas pl. e s, 174.11 s from c l 153d st, 75x100. Feb 15, 1 year, 6%. Feb 16, 1910. 7:2054.

HECLA IRON WORKS | Architectural Bronze

North 10th, 11th and 12th Streets **NEW YORK** BROOKLYN.

IRON WORK

Same to same. Same property. Certificate as to above mort.

Feb 10. Feb 16, 1910. 3:704.

Same to Charles M Rosenthal and ano. Same property. P M.

Prior mort \$80,333.33. Feb 15, 1 year, 6%. Feb 16, 1910.

7:2054.

Manheim, Louis and Callman Rouse with Josephine E Carpenter.

134th st, Nos 240 and 242, s s, 250 e 8th av, 50x99.11. Subordination agreement. Feb 15, 1910.

Moscovitz, Adolf to Ferdinand Munch Brewery.

and 30. Saloon lease. Feb 3, demand, 6%. Feb 15, 1910.

2:398.

Mayer, Solomon with Louis B Rosenberg. 136th st. No 514, s s.

Mayer, Solomon with Louis B Rosenberg. 136th st, No 514, s s, 287.6 w Amsterdam av, 37.6x99.11. Extension of \$2,000 mort until June 21, 1911, at % as per bond. Feb 10. Feb 16, 1910. 7:1988.

McDermott Dairy Co to MUTUAL BANK. 38th st, Nos 525 to 531, n s, 350 w 10th av, 100x98.9. Feb 16, 1 year, 6%. Feb 17, 1910. 3:710.

n s, 350 w 10th av, 100x98.9. Feb 16, 1 year, 6%. Feb 17, 1910.
3:710.

3:710.

Same to same. Same property. Certificate as to above mort.
Feb 16. Feb 17, 1910. 3:710.

Neuville, Solomon and Ella, and Ida Guttentag with Ignatz and
Louis Fischer. Willett st, No 6, e s, 100 n Grand st, 25x100.
Extension of \$6,000 mort until Sept 12, 1912, at % as per bond.
Feb 11, 1910. 2:336.

Newtown Construction Co to Geo A Macdonald. Washington st,
Nos 799 and 801, n e cor Horatio st, Nos 85 to 89, 42x91. Certificate as to mort. Dec 10. Feb 15, 1910. 2:643.

Navarre Hotel Co to Eliza W White. 7th av, s w cor 38th st,
"Hotel Navarre." Certificate as to mort dated Jan 16, 1909.
Jan 25. Feb 11, 1910. 3:787.

O'Gara, Agnes, of N Y; Jane Coghlan and Jas J Kirwan, of Brooklyn, N Y, and Mary E Finley, of Long Branch, N J, to Mary A
O'Gara. 7th av, Nos 2246 and 2248, w s, 25 n 132d st, 49.11x
100. Jan 1, 1 year, 4%. Feb 11, 1910. 7:1938. notes, 1,300
Otten, Arthur to Tillie Autenrieth. Amsterdam av, No 2107, e s,
75 n 164th st, 25x100; Sth av, No 2837, w s, 24.11 n 151st st,
25x81; Columbus av, No 785, e s, 50.11 n 98th st, 25x74; Columbus av, No 783, e s, 25.11 n 98th st, 25x74. 1-6 part. All
title. Feb 11, 1910, 2 years, 6%. 7:1834, 2046, 8:2111. 1,500
Offen, Michael to Domingo Torres y Moran. Houston st, No 174,
n s, 35.10 w Hancock st, 26x100. P M. Feb 11, 1910, installs,
5%. 2:527.

Same to same. Same property. P M. Feb 11, 1910, installs,
6%. 2:527.

n s, 35.10 w Hancock st, 26x100. P M. Feb 11, 1910, 5 years, 5%. 2:527.

Same to same. Same property. P M. Feb 11, 1910, installs, 6%. 2:527.

Olsen, Ole H to Gem Realty Co. 17th st, Nos 230 and 232, s s, 388 e 8th av, 50x84. P M. Prior mort \$21,500. Feb 15, 1910, due July 1, 1911, 6%. 3:766.

Olsen, Ole H to Seymour Realty Co. 17th st, Nos 230 to 234, s s, 363 e 8th av, 75x84. P M. Prior mort \$28,500. Feb 14, due July 1, 1911, 6%. Feb 15, 1910. 3:766.

Otz, Ida M with Floyd H Crane and Wm H Procter. South st, No 160, and 36 and 38 Dover st, and 259 Front st. Agreement as to reduction of interest from 6% to 5%. Jan 25. Feb 15, 1910. 1:107.

Oussani, Joseph to UNION DIME SAVINGS BANK. 110th st, No 137, n s, 275 e 7th av, 100x70.11. Feb 17, 1910, due, &c, as per bond. 7:1820.

Pupke, Helene, widow and Eberhard L, Bertha A, Helene C, Emilie S and Arnold W Pupke, heirs, &c, John F Pupke to LAW-YERS TITLE INS & TRUST CO as trustee Abraham Scholle. 57th st, No 150, s s, 200 e 7th av, 25x200.10 to n s 56th st, No 153 West. Feb 16, 5 years, 4%. Feb 17, 1910. 4:1009.

Pianca, Giulia with Lena Soviero. Sullivan st, Nos 125 and 127, e s, 59.6 s Prince st, runs e 75 x n 40.4 x w 3 x s 7 x w 10 x n 7 x w 62 to st x s 40.4 to beginning. Agreement to secure performance of covenants in lease, &c. Feb 4. Feb 16, 1910. 2:503.

Pease & Elliman to whom it may concern. Madison av, No 340.

x w 62 to st x s 40.4 to beginning. Agreement to secure performance of covenants in lease, &c. Feb 4. Feb 16, 1910. 2:503. 1.050

Pease & Elliman to whom it may concern. Madison av, No 340. Certificate as to mort for \$35,000. Feb 15, 1910. 5:1278. —

Pine Investing Co to Alfred C Bachman. Broadway, Nos 3828 to 3834, s e cor 160th st, 99.11x125. Prior mort \$225,000. Feb 14, 2 years, 6%. Feb 15, 1910. 8:2118. 30,000

Same to same. Same property. Certificate as to above mort. Feb 14. Feb 15, 1910. 8:2118. 30,000

Same to same. Same property. Certificate as to above mort. Feb 14. Feb 15, 1910. 8:2118. 70 of City of N Y. Thompson st, Nos 98 and 100, —x—. Extension of \$53,000 mort until Feb 20, 1915, % as per bond. Feb 14, 1910. 2:502. nom Pigueron, Geo H to Rose Brown. 5th av, No 92, w s, 77.5 s 15th st, 25.9x100. Leasehold. P M. Prior mort \$4,000. Feb 11, 3 years, 6%. Feb 14, 1910. 3:816. 11,250.85

Petrie, Albert W J to Baron de Hirsch Fund, a corpn. 90th st, No 143, n s, 175 e Amsterdam av, 25.9x100.8. Feb 10, 1910, 5 years, 5%. 4:1221. 25,000

Petrie, Albert W J to Lewis M Isaacs, trustee Harrison Aronson. 90th st, No 141, n s, 200.9 e Amsterdam av, 26x100.8. Feb 10, 1910, 5 years, 5%. 4:1221. 26,000

Palmieri, John and Martin Wechsler to Wm A Spencer and ano, trustees Lorillard Spencer for benefit of Lorillard Spencer and ano. Thompson st, No 9, w s, abt 160 n Canal st, 23.10x100. Feb 10, 1910, 3 years, 4½%. 1:227. 21,000

Same and Jos L Buttenwieser with same. Same property. Subordination agreement. Feb 9. Feb 10, 1910. 1:227. nom Paterno (Michael E) Realty Co to City Mortgage Co. Riverside Drive, e s, 100 s 119th st, 2 lots, each 62.6x100. 2 building loan morts, each \$190,000. Oct 5, 1909, demand, 6%. Feb 15, 1910. 7:1990.

Same to same. Same property. 2 certificates as to above morts. Oct 5, 1909. Feb 15, 1910. 7:1990.

7:1990.

Same to same. Same property. 2 certificates as to above morts.
Oct 5, 1909. Feb 15, 1910. 7:1990.

Russell, Robt T, of Brooklyn, N Y, to SEAMEN'S BANK FOR SAVINGS IN CITY N Y. 23d st, Nos 404 and 406, s s, 55 w 9th av, 34.6x98.9. P M. Feb 10, 1910, 5 years, 4½%. 3:720. 30,000

Reiser, Mary to James C Thomas. 7th av, No 493, e s, 60.3 s 37th st, 20.2x75x20.9x75. P M. Prior mort \$—. Feb 10, 3 years, 4½%. Feb 11, 1910. 3:812. 35,000

Reiser, Mary to James C Thomas. 7th av, No 493, e s, 60.3 s 37th st, 20.2x75x20.9x75; 7th av, No 495, e s, 40.1 s 37th st, 20x75. P M. Prior mort \$55,000. Feb 10, 1 year, 5½%. Feb 11, 1910. 3:812. 27,000

Ruderer, Shaye to Elias H August and ano, exrs Matilda August. 105th st, s s, 85 w 1st av, runs s 75.11 x e 10 x s 25 x w 50 x n

100.11 to st x e 40 to beginning. Feb 10, 1910, 5 years, 5%.

6:1676. 33,000
Same and Wm Fischman with same. Same property. Subordination agreement. Feb 10, 1910. 6:1676. nom Rothschild, David to Mary J Robinson. 11th st, No 514, s s, 195.6 e Av A, 25x77.5. Feb 11, 1910, due as per bond, 5%. 2:404.

195.6 e Av A, 25x77.5. Feb 11, 1910, 1000
2:404.

Robertson, Donald to Chas S Sykes. St Nicholas av, s e cor 191st st, 100x100. P M. Prior mort \$17,500. Feb 14, 1910, 3 years, 5½%. 8:2161.

Rubin, Edward to Herman Wronkow. 127th st, No 106, s s, 36 e Park av, 18x74.10. P M. Prior mort \$6,000. Feb 4, due &c as per bond. Feb 15, 1910. 6:1775. 2,000
Reiser, Mary wife Jacob to N Y Public Library, Astor, Lenox & Tilden Foundations. Madison av, s w cor 71st st, 100.5x21. P M. Feb 14, 3 years, 4½%. Feb 15, 1910. 5:1385. gold, 31,500

Feb 10, 1910. 8:2133. nom
Stanley, Emma L to MUTUAL LIFE INSURANCE CO OF N Y. 3d
av, No 398, w s, 49.4 n 28th st, 24.8x120. Feb 5, due, &c. as
per bond. Feb 11, 1910. 3:884. 25,000
Saalfrank, John, of Brooklyn, N Y, to Edw H Bailey. 8th st, No
418 East, s w s, abt 100 e Av D, 22x97.6. Feb 10, 3 years, 5%.
Feb 11, 1910. 2:363. 8,000
Schroeder. Fredk, of Brooklyn, N Y, to Henry P Moorhouse. 8th
st, No 35, late Clinton pl. n s. 64.4 e University pl, 26.6x93.11.
Leasehold. Feb 10, due May 10, 1914, 6%. Feb 11, 1910. 2:560.
5.000

Schwartz, Abraham to Julia Ballerstein. 13th st, No 635, n s, 283.6 w Av C, 27x103.3. Feb 11, 1910, 3 years, 5%. 2:396. 23,000

Schwartz, Abraham to Julia Ballerstein. 13th st, No 635, n. s, 283.6 w Av C, 27x103.3. Feb 11, 1910, 3 years, 5%. 2:396. 23,000
Sheils, Thomas to EAST RIVER SAVINGS INSTN. East Broadway, No 219, s w cor Clinton st, Nos 199 and 201, 24x87.6. Feb 14, 1910, 1 year, interest as per bond. 1:285. 35,000
Smith, Daniel H to BOWERY SAVINGS BANK. 31st st, Nos 128 and 130, s s, 325 w 6th av, 50x142.2x51.1x131.8. Feb 14, 1910, 3 years, 4½%. 3:806.
Sasso, Tony to Lion Brewery. Av A, No 1514. Saloon lease. Feb 9, demand, 6%. Feb 15, 1910. 5:1577. nom
Sakolski, Isaac with Amalie Seldner. 1st av, No 19. Extension of \$11,000 mort until Apr 15, 1915, at 5%. Jan 28. Feb 15, 1910. 2:443.
Schweerer, Anthony, Jr, with Alfred C Bachman. Broadway, Nos 3828 to 3834, s e cor 160th st, 99.11x125. Subordination agreement. Feb 14. Feb 15, 1910. 8:2118. nom
Sclinsky, Louis to LAWYERS TITLE INS & TRUST CO. 72d st, No 212, s s, 170 e 3d av, 20x102.2. Feb 14, 1910, 5 years, 5%. 5:1427. 13,000
Schilling, Henry F to Jacques Lobel. Houston st, Nos 223 and 225, s w cor Essex st, Nos 181 and 183, runs w 50 x s 100 x e 25 x n 50 x e 25 to Essex st x n 50 to beginning. Assigns rent to secure \$1,500, due Feb 15, 1911, at 6%. Feb 15, 1910. 2:4412.
Stich, John to Edward Berger. Amsterdam av, No 371, e s, 53.1 s 78th st, runs e 75.5 x s 0.2 x e 7.11 x e 17.1 x s 26.4 x w 100 to Amsterdam av, x n 23.7 to beginning. Feb 15, due, &c, as per bond. Feb 16, 1910. 4:1149.
Sanders, Julia L to Julius Levy. Park av, No 1986, w s, 75.2 n 133d st, 25.7x86x26.1x86. P M. Prior mort \$—. Feb 15, 12 years, 6%. Feb 16, 1910. 6:1758. 5.750
Snieber, Louis H to Morris J Simon and ano. 3d av, Nos 1833 and 1835, e s, 50.11 n 101st st, 50.6x90. P M. Prior mort \$5.750
Snieber, Louis H to Morris J Simon and ano. 3d av, Nos 1833 and 1835, e s, 50.11 n 101st st, 50.6x90. P M. Prior mort \$5.750
Snieber, Louis H to Morris J Simon and ano. 3d av, Nos 1833 and 1835, e s, 50.11 n 101st st, 50.6x90. P M. Prior mort \$5.750
Snieber, Louis H to Morris J Simon and ano. 3d av, Nos 1833 and 18

THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE LONG ISLAND CITY

NEW YORK BUILDINGS

538, s s, 250 e 11th av, 25x100.5. Feb 15, 3 years, 5%. Feb 16, 1910. 4:1083.

538, s s, 250 e 11th av, 25x100.5. Feb 15, 3 years, 5%. Feb 16, 1910. 4:1083.

Thomson, Nellie of Bergen Co, N J, to Hudson Mortgage Co. 125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11. Prior mort \$42,000. Feb 11, 2 years, 6%. Feb 14, 1910. 6:1723. 6.000 Timoney, John H to MUTUAL LIFE INSURANCE CO OF N Y. 2d av, No 981, s w cor 52d st, —x70x20.5x70. Prior mort \$—.

Feb 17, 1910, due, &c, as per bond. 5:1325. 2.000

TITLE GUARANTEE & TRUST CO with Herman Bergdorf. St Nicholas av, No 880, e s, 154.10 n 153d st, runs n 89.9 x e 117.4 x s 14.10 x w 8 x s 60.3 x w 160.8 to beginning. Extension of mort for \$110,000 to Feb 15, 1913, at 5%. Feb 14. Feb 16, 1910. 7:2069.

Trimble, Walter and Richard as exrs, &c, Mary S Trimble with Henry and Robt J Spies and Philip Merkle as exrs John Spies. 82d st, No 153 East. Extension of \$10,000 mort until Feb 1, 1913, at 5%. Feb 11, 1910. 5:1511. nom

Trinity Studio Co to LAWYERS TITLE INS & TRUST CO. Broadway, No 3696, s e cor 153d st, 24.11x100. Building loan. Feb 3, due Dec 4, 1910, 6%. Feb 11, 1910. 7:2084. 50,000

Same to same. Same property. Certificate as to above mort. Feb 10. Feb 11, 1910. 7:2084. 50,000

Vallens, Eugene to TITLE GUARANTEE & TRUST CO. 75th st, No 120, s s, 260 w Columbus av, 20x102.2. P M. Feb 10, due, &c, as per bond. Feb 11, 1910. 4:1146. 24,000

Village Realty Co to TITLE GUARANTEE & TRUST CO. Bleecker st, No 300, ws, 36.4 n Barrow st, 19.7x80.10x19.3x80.10. Feb 11, due, &c, as per bond. Feb 14, 1910. 2:588. 9,500

Same to same. Same property. Certificate as to above mort. Jan 24. Feb 14, 1910. 2:588.

Valenstein, Moses with Blume Messner. 59th st, No 322 East. Extension of \$3,250 mort until Jan 12, 1911, at 6%. Feb 14, 1910. 5:1351. nom

Extension of \$5,250 mort until Jan 12, 1911, at 6%. Feb 14, 1910. 5:1351.

VAN NORDEN TRUST CO to Frank Valente exr Elise Zanmatti. 145th st, No 201 West. Certificate as to reduction of mort. Feb 7. Feb 14, 1910. 7:2031.

Vanderpoel, Frank with Eliz B Grannis. 25th st, No 52 West. Extension of \$37,500 mort until Dec 3, 1910, at 5½%. Feb 3. Feb 16, 1910. 3:826.

Wronker, Selma and Solomon and Jacob Levy with U S TRUST Co. Clinton st, No 150. Subordination agreement. Feb 15, 1910. 2:346.

Wronker, Selma wife of and Solomon Wronker and Jacob Levy to U S TRUST Co of N Y. Clinton st, No 150, e s, 150 n Grand st, 25x100. Feb 15, 1910, due June 1, 1915, 4½%. 2:346. 28,000 Wenson, Henry W to Lottie L Wasserman. 97th st, No 327, n s, 225 w 1st av, 25x100.11. Feb 15, due, &c. as per bond. Feb 16, 1910. 6:1669.

Weston, Albert E to Eimrich R Wessels and ano. Madison av, e s,

Weston, Albert E to Eimrich R Wessels and ano. Madison av, es, extends from 58th to 59th sts, most easterly store on 59th st side of Plaza Bldg. Store lease. Feb 9, installs, 5%. Feb 11, 1910. 5:1294.

side of Fiaza Bigs. 1910. 5:1294. Wolfe, Harry to Edw Baer. 25th st, Nos 158 to 162, s s, 118 e 7th av, 55x98.9; 24th st, No 157, n s, 120.10 e 7th av, 20.10x 98.9. P M. Prior mort \$108,000. Feb 10, 1910, 1 year, 6%. 11.00

3:800. 11,000
Wagener Restaurant Co to Wilson Distilling Co. 5th av, No 136, w s, 103.10 n 18th st, runs n w 25 x n w 160 x s w 18.5 x s e 51 x s w 6.6 x s e 109 to beginning. Leasehold. All title. Feb 2, demand, 6%. Feb 10, 1910. 3:820. 16.481.43
Wallach, Flora as guardian Adelaide Wallach and ano to Flora Wallach et al exrs. &c, Emanuel Wallach. 87th st, No 165, n s, 250 e Amsterdam av, 20x100.8. Participation agreement. Feb 10. Feb 15, 1910. 4:1218. nom
Wallach, Flora to Flora Wallach et al exrs Emanuel Wallach. 87th st, No 165, n s, 250 e Amsterdam av, 20x100.8. Feb 10, 3 years, 5%. Feb 15, 1910. 4:1218. 13,000
Ward, James to Consumers Brewing Co of N Y, Ltd. 10th av, No 223. Saloon lease. Jan 29, demand, 6%. Feb 15, 1910. 3:695. 8,000

Warwick, Samuel with Camilla M Waldron. 147th st, No 539 West, 17x99.11. Extension of \$8,000 mort until Jan 16, 1913, % as per bond. Jan 20. Feb 14, 1910. 7:2079. nor Wells, John with Philip Levey. 25th st, Nos 158, 160, 162 West, s s, 118 e 7th av, 55x98.9, and other property. Extension of \$61,416.60 mort until Feb 8, 1913, at 5%. Jan 29. Feb 11, 1910. 3:800. nor Yorklan Realty Co to TITLE GUARANTEE & TRUST CO. Declaration as to 2 morts aggregating \$60,000 covering land in Kings Co. Feb 7. Feb 14, 1910. Zwisohn, Esther to Elias H August and ano exrs Matilda August. 122d st, No 249, n s, 318.4 e 8th av, 17.8x100.11. Feb 14, 1910. 5 years, 5%. 7:1928. nom

13,000

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Avitable, Teresa to LAWYERS TITLE INS & TRUST CO. 165th st, s s, 38.7 w Forest av, 19.6x100. Feb 10, 5 years, 5%. Feb 11, 1910. 10:2649. 6,00 Aqueduct Construction Co to Robert A Ganzenmuller. Hoffman st, s w cor 189th st, 30x89.11. Feb 15, 1910, 3 years, 5%. 11:3058. 26,00 6,000

Same to same. Same property. Certificate as to above mort.

Feb 15, 1910. 11:3058.

Asmus, Julius with Julia Dorfman. Courtlandt av, No 598. Extension of \$18,000 mort until June 28, 1915 at 5%. Feb 15.

Feb 16, 1910. 9:2397.

**Braue, Geo W to Eliz B Clement. 11th st, n s, 205 w Av A and being lot 275 map Unionport, 100x108. P M. Feb 15, 3 years, 5%. Feb 16, 1910.

Brown, Ronald K and Geo H Culver with Christian P Roos. Grand Boulevard and Concourse, e s, 149.10 n 187th st, 75x—. Extension of \$6,000 mort until July 1, 1912, at 5%. Feb 10, 1910.

11:3152 and 3160.

Boak, Eugenie wife of and Wm H to Pauline School.

11:3152 and 3160.

Boak, Eugenie wife of and Wm H to Pauline Schilling. 183d st, s s, 178 w Washington av, 16.8x90. Prior mort \$3,000. Feb 11, due Jan 1, 1913, 5½%. Feb 14, 1910. 11:3038. 35 *Barashick, Fannie to Kate S Bell. Bracken av, e s, 325 s Jefferson av, 50x100, Edenwald. Jan 3, 1 year, 6%. Feb 11, 1910.

Brown, Michael J to Blumenthal & Bickart, Inc. 3d av, No Store lease. Prior mort \$9,000. Jan 19, demand, 6%. For 1910. 11:2924.

Butt, Marie to EMIGRANT INDUSTRIAL SAVINGS BANK. 136th st, No 441, n s, 445 w Brown pl, 25x100. Feb 15, 1910, due Mar 5, 1912, 4½%. 9:2281. 2,000
Bertin, Alfred F and James C Green with City Mortgage Co. 176th st, s s, extends from Southern Boulevard to Trafalgar pl, 126.2x53.10 on Southern Boulevard x—x49 on Trafalgar pl, Subordination agreement. Feb 10. Feb 14, 1910. 11:2958. nom Barsuk, Max to David Fried. Marion av, late Virginia st, w s, 300 s 187th st and being lots 47 and 48, map land subdivided into lots by John B Haskin and ano at Fordham, 100x110.8x—x 106, s s, except part for Marion av. Feb 15, 2 years, 6%. Feb 16, 1910. 11:3022. 1,500
Costello, Mary A and Helena Nitsch to Joseph Lehman. 134th st

16, 1910. 11:3022. 1,500

Costello, Mary A and Helena Nitsch to Joseph Lehman. 134th st, n s, 100 w Lincoln av, runs w 25 x n 175 x w 42.1 x n e 26 to 135th st x e 59.11 x s 200 to beginning. Feb 11, 1910, due, &c. as per bond. 9:2317. 16,000

*Colorado Realty Co to Julius Hilder. Bronx and Pelham Parkway, n s, at land Harlem River & Portchester R R Co, runs n e 779.9 x s e 216.2 x s e 163.5 x w 902.2 to beginning, contains 4 9-10 acres. Prior mort \$—. Feb 9, due Oct 9, 1910. 6%. Feb 10, 1910. 4,000

*Same to same. Same property. Consent to above mort. Feb 10, 1910. *Same to same. Same property. Certificate as to above mort.

*Same to same. Same property. Certificate as to above mort. Feb 9. Feb 10, 1910.

D'Ambrosio, Vergilio to Geo C Smith as trustee Francis S Smith. 241st st, n s, 335 e Katonah av, 2 lots, each 25x100. 2 morts, each \$3,500. Feb 8, due Mar 1, 1913, 5½%. Feb 11, 1910.

each \$3,500. Feb 8, due Mar 1, 1915, 57276. 7,00
12:3390.

Deutsch, Anna to LAWYERS TITLE INS & TRUST CO. 164th st, No 868, s s, 39 w Stebbins av, 23x73.5. P M. Feb 8, 5 years, 5%. Feb 14, 1910. 10:2690. 7,00

Davis, Oliver E to Stanislaus J Vanecek and ano. Crotona Park East, s s, 176 e Suburban pl, 44.3 to 173d st x91.11x65.1x101.10. P M. Feb 14, 2 years, % as per bond. Feb 15, 1910. 11:2939. 3,50

3,500

Delaney, Annie E to Francesca C Nesbitt extrx Mary J Fraser.

Rochambeau av, e s, 300 s 212th st, being lots 128 to 131 map
(No 1105) of Bruner estate, 100x103.6. Feb 11, due, &c, as per
bond. Feb 14, 1910. 12:3328. 3,000

Deming, Fredk with Eliphalet L Davis. Ogden av, e s, 75 n 166th
st, 75x104.7. Extension of \$6,000 mort until Jan 20, 1914, at
4½%. Jan 27. Feb 17, 1910. 9:2514. nom

Same with same. Ogden av, e s, 200 n 166th st, 50x115. Extension of \$5,000 mort until Jan 20, 1914, at 4½%. Jan 27. Feb
17, 1910. 9:2514. nom

Deutsch, Anna B to Rae Lesser, 164th st, No 868, s s 39 w

17, 1910. 9:2514.

Deutsch, Anna B to Rae Lesser. 164th st, No 868, s s, 39 w Stebbins av. 23x73.6. Prior mort \$7,000. Feb 8, 2 years, 6%. Feb 15, 1910. 10:2690.

*Dalton, John with Thomas McCullough. Gleason av, n s, 50 e 174th st, 100x100 and being Lots Nos 82 and 83 and 107 and 108 amended map of a portion of the Gleason property. Extension of \$2,400 mort until June 14, 1913 at 5%. Feb 11, 1910

Extension of \$2,400 mort until June 14, 1913 at 5%. Feb 11, 1910.

*Edelman, Wm to Land Co "B" of Edenwald. Bracken av, w s, 597.9 s Kingsbridge road, 50x100. P M. Oct 31, 1 year, 5½%. Feb 17, 1910.

EAST RIVER SAVINGS INSTITUTION with Michael Redmond. Bathgate av, w s, 33 n 176th st, 37.6x129.5. Extension of mort for \$27,500 to May 1, 1913, at 5%. Feb 14, 1910. 11:2918. nom EAST RIVER SAVINGS BANK with Amalia Ricca. 132d st, Nos 605-611 East. Extension of \$40,000 mort until May 1, 1915, at 5%. Feb 14, 1910. 10:2541. nom EAST RIVER SAVINGS INSTN with Frank C J Becker. 156th st, No 724 East. Extension of \$16,000 mort until May 1, 1915, at 5%. Feb 15, 1910. 10:2645. nom Same with same. 156th st, No 728 East. Extension of \$16,000 mort until May 1, 1915, at 5%. Feb 15, 1910. 10:2645. nom EAST RIVER SAVINGS INSTN with Michael Redmond. 176th st, No 499 East. Extension of \$37,000 mort until May 1, 1913, at 5%. Feb 14, 1910. 11:2918.

Same with same. Bathgate av, No 1869. Extension of \$27,500 mort until May 1, 1913, at 5%. Feb 14, 1910. 11:2918.

Evelyn Building Co to Edwin B Meeks trustee Joseph W Meeks for himself and others. Honeywell av, n e cor 177th st or Tremont av, 100x60. Feb 14, due &c as per bond. Feb 15, 1910. 11:3121.

Same to same. Same property. Certificate as to above mort. Feb 14. Feb 15, 1910. 11:3121.

EAST RIVER SAVINGS INSTN with Simon Friedman. Washington av, No 1473. Extension of \$23,000 mort until May 1, 1915, at 5%. Feb 15, 1910. 11:2902.

Everson, Duane S with August Jacob. Morris av. e s, 20 s 179th st, -x-. Extension of \$7,500 mort until Feb 27, 1913, at 5%. Feb 8. Feb 11, 1910. 11:2807. nom

Fried, Leo to Emil Leitner. Walton av, n e cor 181st st, 60x93.3x 60.3x99. P M. Prior mort \$3,500. Feb 3, 3 years, 6%. Feb 10, 1910. 11:3180.

10, 1910. 11:3180. 2,500

Farrell, Edw J to Bertha C M Johnson. Tiffany st, w s, 266.7 s 167th st, 42x100. Feb 10, due Dec 21, 1911, 5½%. Feb 11. 1910. 10:2716. 4,500

Same to same. Tiffany st, No 1071, w s, 243.8 s 167th st, 23x100. Feb 10, due Dec 21, 1913, 5½%. Feb 11, 1910. 10:2716. 4,000

Flynn, Mary E to The J Chr G Hupfel Brewing Co. 139th st, n s, 500 e St Anns av, 100x100. Prior mort \$9,000. Feb 10, demand, 6%. Feb 11, 1910. 10:2552 and 2553. 5,000

Feb 16, 1910. 10:2332 and 2333. 5,000

Fairmount Realty Co to Manhattan Mortgage Co. 239th st, s s, 175 e Katonah av, six lots, each 25x100. Six morts, each \$3,000. Six prior morts, \$— each. Feb 16, due, &c, as per bond. Feb 17, 1910. 12:3389. 18,000

Same to same. Same property. 6 certificates as to above morts. Feb 16. Feb 17, 1910. 12:3387.

Foody, Mary A, of Yorktown Heights, N Y, to Thos F Foody. Morris av, w s, 250 s 184th st, 75x204x75x203.9, except part for Walton av; also land in Westchester Co, N Y. Feb 10, 2 years, 6%. Feb 15, 1910. 11:3183.

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Froehlich (Jacob) Cabinet Works, a corpn to Ferdinand G Kneer.

Leggett av, n e s, 14 s e Whitlock av and being lots 74 to 76 map

No 352, 66.4x117x96x127.2, Casanova property; Leggett av, n s,
92.9 w Harlem River & Port Chester R R Co, runs 127.3 x s
14 x e 14 to beginning. Feb 10, due Jan 23, 1915, 6%. Feb 11,
1910. 10:2730.

(Carbards (Albert) Line to Victor Carbards (Property St.)

14 x e 14 to beginning. Feb 10, due Jan 23, 1915, 6%. Feb 11, 1910. 10:2730.

Gerhards (Albert), Inc, to Victor Gerhards. Freeman st, n w cor Longfellow av, 100x25. Prior mort \$24,150. Feb 11, demand. 6%. Feb 17, 1910. 11:2999. 1,850

Same to same. Same property. Certificate as to above mort. Feb 11. Feb 17, 1910. 11:2799.

Guggenheimer, Clara with Harvard Realty Construction Co. St Anns av, No 655. Extension of \$20,000 mort until Feb 15, 1913, at 5%. Feb 5. Feb 15, 1910. 9:2358. nom Gross & Herman, Inc, to Bronx Realty Co. Tiffany st, s w cor 165th st, runs w 55.2 x s 73 x s 22.3 x e 50 to Tiffany st x n 98.11 to beginning. P M. Prior mort \$5,750. Feb 11, 1910, due &c as per bond. 10:2715. 2.500

*Gast, Pauline E to Gustave Blass. Carpenter av, w s, abt 200 s 226th st, and at s s lot 1123, runs w 105 x n 24.9 x e 105 to av x s 24.9 to beginning, being part of lot 1123 map Wakefield. P M. Prior mort \$5,000. Nov 13, due, &c, as per bond. Feb 11, 1910. 1910.

Guttag, Leopold to LAWYERS TITLE INS & TRUST CO. 3d av, w s, 32.3 s 151st st, 32.3x96x29.7x108.4, except part for av. Feb 11, 1910, 3 years, 5%. 9:2374. 40,000 Galewski, Ida, Charles and Bernard, and Onyx Realty & Construction Co with Prospect Investing Co. Courtlandt av, Nos 622 and 624. Subordination agreement. Feb 11. Feb 14, 1910. 9:2398.

Galewski, Bernard and David, and Onyx Realty & Construction Cowith Prospect Investing Co. Courtlandt av, Nos 623 and 625. Subordination agreement. Feb 11. Feb 14, 1910. 9:2411. nom *Hickox, Sidney B to Edw A Schill. 11th st, n s, 105 e Av B, 33.4 x108, Unionport. P M. Feb 1, 2 years, 6%. Feb 10, 1910. 1,200 *Hickox, Sidney B to Francis R Cox. Havemeyer av, e s, 58 s Gleason av, 25x105, Unionport. June 17, 1909, due Mar 15, 1912, 6%. Feb 10, 1910. 2,000 *Hassard, Eliz D with August C Seebeck. 172d st, w s, 175 n Gleason av, 25x100. Subordination agreement. Feb 10. Feb 11, 1910. *Hoglund, August A to August C Seebeck. 172d st, w s, 175 n nom

Gleason av, 25x100. Subordination agreement. Feb 10. Feb 11, 1910.

*Hoglund, August A to August C Seebeck. 172d st, w s, 175 n Gleason av, 25x100 and being lot 223 Map No 313 map Gleason property. Feb 10, due, &c, as per bond. Feb 11, 1910. 4,250 Hangen, Chas W to Alice C Holden guardian Frances Holden. Arthur av, No 1926, late Broad st, s e s, 100 s e Tremont av, and being lot 86 map Fairmount, 50.4x149.7x50x144.6 s w s. P M. Feb 11, 3 years, 5%. Feb 14, 1910. 11:2947. 10,000 Hannigan, Michael to HARLEM SAVINGS BANK. Park View pl, n w s, 382.2 e Tee Taw av, 50x94.10x52x108.4. Feb 11, 1910. 3 years, 5%. 11:3219. 8,000 Hooker, Edward C to Edgehill Terraces Co. Arlington av, s e cor 230th st, 60x125x87.5x127.11. P M. Feb 1, installs, 5%. Feb 14, 1910. 13:3407. 4,200 Hogreff, C August to Albert Zimmerman. Aqueduct av, w s, 250 s 190th st, runs w 100 x s 19.9 x s w 16.3 x s e 29.4 x e 85.4 to av x n 50 to beginning. Feb 9, due Jan 1, 1913, 5%. Feb 11, 1910. 11:3219. 2,000 Hohmann, Anna to Fredk Kurtz. Clay av, No 1322, e s, 211 n

ohmann, Anna to Fredk Kurtz. Clay av, No 1322, e s, 211 169th st, 19x80. Feb 1, 2 years, 5½%. Feb 14, 1910. 11:288

169th st, 19x80. Feb 1, 2 years, 5½%. Feb 14, 1910. 11:2887.

Haskin (John B) Estates, a corpn, with Henry F Keil. Creston av, n w cor 190th st, runs n 114.2 x w 149.1 x n 73.10 x e 146.5 to w s Creston av x n 100.3 to s s 191st st x w 285.8 to e s Morris av x s 290 to n s 190th st x e 35 x n 114 x e 163.3 x s 114.2 to n s 190th st x e 100 to beginning. Extension of \$9,000 mort until Mar 1, 1911, at 6%. Feb 15, 1910. 11:3175. nom Hoffmann, Philip to Eliz Arnold. Mohegan av, late Grant av, e s, 99 n 179th st, if prolonged, 66x150, except part for Mohegan av. Jan 2, 1 year, 5%. Feb 14, 1910. 11:3123. 2,500 Hayes, Augustus L to Tremont Building & Loan Assoc. Keppler av, e s, 25 n 236th st, 75x100. Feb 7, installs, 6%. Feb 14, 1910. 12:3377. 2,500 Hoffmann-Deverberg Construction Co to Enoch C Bell. 180th st,

av, e s, 25 n 236th st, 75x100. Feb 1, installs, 0%. Feb 14, 1910. 12:3377. 2,500

Hoffmann-Deverberg Construction Co to Enoch C Bell. 180th st, n s, 70.1 e Mohegan av, 75.1x118.2x75.1x118.2. Building loan. Feb 17, 1910, 1 year, 6%. 11:3124. 33,500

Same to same. Same property. Certificate as to above mort. Feb 17, 1910. 11:3124. 16,500

Hof, Henry to Edw J Byrne. Garden st, No 706. s s, 66.1 e Crotona av, 18 8x100x18.9x100. Prior mort \$3,500. Feb 15, due Jan 1, 1911, 6%. Feb 16, 1910. 11:3099. 1,500

Harper, Kathryn A to Peter W Rouss. Webb av, No 2462 (Tee Taw av). e s, 424.5 n Park View pl, 23.11x102.6x24.3x100.7. Feb 15, 5 years, 3½%. Feb 16, 1910. 11:3219. 4,400

Home st Realty Co to Mendel Turkeltaub. Elsmere pl, s s, 300 w Marmion av, 100x100. Feb 8, demand, 6%. Feb 16, 1910. 11: 2955. 5,000

Ittner Realty Co to Mary Kirsch. Prospect av, n w cor Home st,

Marmion av, 100x100. Feb 8, demand, 0%. Feb 10, 2955.

1thner Realty Co to Mary Kirsch. Prospect av, n w cor Home st, 57x60x85.11x66.7. Prior mort \$16,000. Feb 11, 3 years, 6%. Feb 14, 1910. 10:2681.

*Juster, Rachel to Geo Hauser. Waterbury av, n s, 50 e Hollywood av, 25x100; Waterbury av, n s, 87.6 e Hobart av, 25x150, and being lots 96 and 225 map (No 1116A) 336 lots of Sisters of Charity. Feb 14, 1 year, 6%. Feb 15, 1910.

*Janss, Geo H to John J Hackett. Birch st, w s, 100 s Chester av, 50x100, and being lots 26 and 27 revised map Seneca Park. Feb 1, 3 years, 6%. Feb 15, 1910.

275

*Judge Fred to Wm H Weygandt. 11th st, n s, 171.8 e Av B, 33.4x108, Unionport. P M. Feb 1, due Nov 1, 1912, 6%. Feb 16, 1910.

33.4x108, Unionport. P. M. Feb 1, due Nov 1, 1912, 6%. Feb 16, 1910.

*Same to Julia L Strauss. 11th st, n s, 138.4 e Av B, 33.4x108. P. M. Feb 1, 2 years, 6%. Feb 16, 1910.

Kroether, Marie to Otto Gerdts. 156th st, No 401, n e cor Melrose av. Saloon lease. Prior mort \$4,075. Nov 16, 1909, installs, 5%. Feb 15, 1910. 9:2378.

*Knam, Herman to John C Heintz. Arnow pl, s s, 95 e Jarrett pl, runs e 95 to Blondell av x s 53.2 x w 95 x n 51.7 to beginning. Prior mort \$5,000. Feb 15, due, &c, as per bond. Feb 16, 1910.

*Karff, Amelia M to Henry Rehling. Tyron row, w s, 58.5 n 4th

st, 50x73x50x72, Westchester. Feb 1, 3 years, 6%. Feb 16, 1910.

Keegan, John to Wm G Dunn. Lafontaine av, e s, 15.4 s 179th st 25.7x100x25x100. Feb 15, demand, 6%. Feb 17, 1910. 11:3068

Keil, Francis X to Oliver E Davis and ano. Crotona Park East, s, 176 e Suburban pl, 44.3 to Minford pl or 173d st x99.11x65.10x 101.10. P M. Feb 14, due, &c, as per bond. Feb 16, 1910. 11:2939.

101.10. P. M. Feb 14, due, &c, as per 11:2939.

Le Roy Construction Co to Adolph Becker. Morris av, n e cor 190th st, 114x35. Certificate as to mort for \$3,500. Feb 14. Feb 16, 1910. 11:3175.

Levi, Emil S to Henry Untermeyer and ano trustees David Untermeyer. Stebbins av, e s, 200 n 170th st and being lots 9 to 13 map No 1100 of 300 lots controlled by Henry Morgenthau, 125x 76.9x125.5x87.11. Feb 17, 1910, 3 years, 5%. 11:2965. 13,000 *Leonard, Mary to Hudson P Rose Co. McDonald st, s s, 190.4 e Eastchester road, 25x100, and being lot 200 map 327 lots Hunter Est. P M. Feb 14, 3 years, 5½%. Feb 17, 1910. 380 *L'Etanche, Joseph de to Mary Fr wife Francis Letanche. 221st st, s s, 80 e White Plains rd and being lot 683, map Wakefield, 100x114. Prior mort \$5,000. Feb 16, 1910, due Mar 15, 1914, 5%.

Laumers, Mary to Katharina Leumann. Bristow st, No 1389, w s, 197.6 n Jennings st, 25x56.11x25x58. Feb 15, 1910, 3 years, 5%. 11:2963. 1.650
*Licata, Frank to Nunzeata wife Chas Schaffer. 215th st, n s, 300

rata, Frank to Nunzeata wife Chas Schaffer. 215th st, n s, 300 Tilden av, 25x100. P M. Feb 15, 1 year, 5%. Feb 16, 1910. 500

w Tilden av, 25x100. P M. Feb 15, 1 year, 5%. Feb 16, 1910.

Levy, Bernard and Harry M Cohen to Mathilde Bosselmann. Clay av, No 1228, c s, 34.6 n 168th st, 40.3x80. P M. Prior mort \$20 000. Feb 14, 3 years, 6%. Feb 15, 1910. 9:2427. 5,000 Lavelle Construction Co to LAWYERS TITLE INSURANCE & TRUST CO. Fulton av, w s, 92.6 s 175th st, 41x100. Feb 15, 1910, 5 years, 5%. 11:2930. 30,000

Same to same. Same property. Certificate as to above mort. Feb 15, 1910. 11:2930. ——

LeRoy Construction Co to Theo Roehrs. Morris av, e s, 114 n 190th st, 76x146.6x73.10x149.1. Feb 15, 1910, due, &c, as per bond. 11:3175. 4,000

Same to Adolph Becker. Morris av, n e cor 190th st, 114x35. Feb 15, 1910, due, &c, as per bond. 11:3175. 3,500

LeRoy Construction Co to Theo Roehrs. Morris av, e s, 100 s 191st st, 76x149.1x73.10x146.6. Certificate as to mort for \$4 000. Feb 14. Feb 16, 1910. 11:3175. ——

Luke, Joseph C to Annie Matthies. Hull av, e s, 125 n 209th st late Ozark st. Two lots, each 25x100. Two P M morts, each \$1,500. Two prior morts, \$5,000 each. Feb 15, 3 years, 5½%. Feb 16, 1910. 12:3352. 3,000

Same to same. Hull av, e s, 125 n 209th st late Ozark st, 50x100. Prior mort \$13,000. Feb 15, due June 1, 1910. 5½%. Feb 16, 1910. 12:3352. Same to Egbert Winkler, Sr. Hull av, e s, 125 n 209th st late Ozark st, 25x100. Feb 15, 3 years, 5½%. Feb 16, 1910. 12:3352. 5,000

Same to East German Conference of the Methodist Episcopal

5,000 5,000

Same to East German Conference of the Methodist Episcopal Church. Hull av, e s, 150 n 209th st late Ozark st. 25x100. Feb 15, 3 years, 5½%. Feb 16, 1910. 12:3352. 5,00 Lavelle Real Estate Co to City Mortgage Co. Southern Boulevard, s w cor 176th st, 53.10x148.11 to Trafalgar pl x49x126.2. Building loan. Feb 10, demand, 6%. Feb 11, 1910. 11:2958.

Same to same. Same property. Certificate as to above mort. Feb 10. Feb 11, 1910. 11:2958.

*Lacativa, Frank to Melrose Realty Co. 219th st, late 5th av, n s, 138.4 e 5th st, or av, 66.8x113.5, Wakefield. P M. Feb 10, 2 years, without interest. Feb 11, 1910.

*Leuenberger, Katharine to Fredk Sauter. Barnes av, e s, 250 s Morris Park av, 25x100. Feb 10, 3 years, 5%. Feb 14, 1910.

*Leuenberger, Katharine to Fredk Sauter. Barnes av, e s. 250 s
Morris Park av, 25x100. Feb 10, 3 years, 5%. Feb 14, 1910.

3,200

Mardece Construction Co to Beck St Realty Co. Beck st, w s, 430
n Longwood av, two lots, each 40x100. Two P M morts, each
\$6,400. Two Prior morts \$63,000 each. Feb 7, due Aug 5,
1911, 6%. Feb 11, 1910. 10:2710. 12,800

Mosholu Realty Co to Standard Plumbing Supply Co. Lafayette
st, s, 90 w Prospect av, 20x61.1x21.1x68. Prior mort \$2,500.
Feb 10, 1 year, 6%. Feb 11, 1910. 11:2937. 1,035.28

*Mink Construction Co to Eliz K Dooling. Gleason av (12th st),
n s, 305 e Olmstead av, 25x108.6, Unionport. Feb 10, 3 years,
5½%. Feb 11, 1910. 4,250

*Same to same. Same property. Consent to above mort. Feb
10. Feb 11, 1910. 10. Feb 11, 1910.

*Same to same. Same property. Subordination agreement. Feb
10. Feb 11, 1910. nom

*McClure, Cath to David McFadden, guardian Joseph A Lally et al.
Lots 156a and 156b map No 1108b subdivision of portion of Penfield property. Jan 15, 2 years, 6%. Feb 11, 1910. 2,000

Melrose Building Co to LAWYERS TITLE INS & TRUST CO.
162d st, n s, 247 s e Morris av, 2 lots, each 43.6x115. 2 building loan morts, each \$37,000. Feb 3, demand, 6%. Feb 11,
1910. 9:2422.

Same to same. 162d st, n s, 247 s e Morris av, 87x115. Cer-

74,00 ame to same. 162d st, n s, 247 s e Morris av, 87x115. Certificate as to 2 morts for \$37,000 each. Feb 10. Feb 11, 1910. 9:2422. Same to same.

9:2422.

Maloney, Amelia to Kate Schick. Clay av, No 1224, n e cor 168th st, No 381, 34.6x80. P M. Prior mort \$32,500. Feb 10, due Nov 12, 1912, 6%. Feb 11, 1910. 9:2427. 2,500

Macdougall, Mary F to Eleanor E Hamilton. Davidson av, s w cor 190th st, 220.5x200 to Grand av x229 to 190th st x200.5. Feb 16, 1910, 5 years, 5%. 20,000

Mountain Construction Co to John F W Knolhoff, of East Orange, N J. 165th st, s s, 86.5 e College av, 20x84.7x20x83.2. Feb 16, due, &c, as per bond. Feb 17, 1910. 9:2432. 9,000

Same to same: Same property. Certificate as to above mort. Feb 9. Feb 17, 1910. 9:2432.

Same to same. 165th st, s s, 106.5 e College av, 20x85.11x20x84.7.

Feb 16, due, &c, as per bond. Feb 17, 1910. 9:2432. 9,000

Same to same. Same property. Certificate as to above mort.

Feb 9. Feb 17, 1910. 9:2432.

Same to same. 165th st, s s, 126.5 e College av, 20x87.4x20x85.11.

Feb 16, due, &c, as per bond. Feb 17, 1910. 9:2432. 9,000

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

E. THIELE, Sole Agent, 99 John St., New York.

February 19, 1910 Mortgages

Same to same. Same property. Certificate as to above mort. Feb 9. Feb 17, 1910. 9:2432.

Meeks, Edw B trustee Jos W Meeks for himself and others with —. Tremont av, n e cor Honeywell av, 60x100. Extension of \$55,000 mort until Feb 14, 1915, 5%. Feb 15, 1910. 11:3121.

Morley, John J heir Patrick Morley to Mary M or Eliz M Sweeney.

259th st late Rock st, s s, 275 e Riverdale av, 25x87. P M.
Nov 10, demand, 6%. Feb 16, 1910. 13:3423.

*Molloy, John C to Michael E Corbley. Bronx Park av, w s, 25 n
179th st, 25x100. Prior mort \$4,250. Feb 15, 1 year, 5½%.
Feb 16, 1910.

*Mergenthaler, Philippina to Crawford Real Estate & Bldg Co.
Boston road, s s, 49.2 w Ely av and being lots 42 and 43 map
No 1131b of 113 lots Baychester Realty Co, 48x99.3x45x115.9.
P M. Feb 9, due Aug 1, 1912, 5%. Feb 11, 1910.

*Same to Baychester Realty Co. Same property. P M. Prior mort
\$650. Feb 9, due Aug 1, 1912, 5%. Feb 11, 1910.

*McPherson, John A to Margt Berrian and ano. Gillespie av, e s,
41.2 s Coddington av, No 1354, 25x100 and being lots 187, map
214 lots Koch Homestead. P M. Feb 15, 3 years, 5%. Feb 17,
1910.

*Nelson, Benj F to Sigmund Kusiel. Eastern Boulevard, n s, at stone fence bet land hereby conveyed and land now or formerly of heirs S Doty, runs n w 327 x s w 54.9 x s e 329 to Eastern Boulevard x n e 54.3 to beginning. Feb 10, 1 year, 6%. Feb 11, 1910

*Nelson, Nelly wife John to Clara M Zoetzl. Monticello av, w s, 375 n Randall av, 35.1x100x36.4x100. Feb 14, 1910, due, &c

as per bond.

Onyx Realty & Construction Co and David Galewski with Prospect Investing Co. Cortlandt av, No 623, 25x100, and other property. Subordination agreement. Feb 11. Feb 14, 1910.

Onyx Realty & Construction Co to Prospect Investing Co. Courtlandt av, Nos 623 and 625, w s, 75 n 151st st, 50x100. Feb 11, due Jan 1, 1911, 6%. Feb 14, 1910. 9:2411. 38,000 Same to same. Same property. Certificate as to above mort. Feb 11. Feb 14, 1910. 9:2411.

Onyx Realty & Construction Co to Prospect Investing Co. Courtlandt av, Nos 622 and 624, e s, 75 n 151st st, 40.8x100. Feb 11, due Jan 1, 1911, 6%. Feb 14, 1910. 9:2398.

ame to same. Same property. Certificate as to above mort. Feb 11. Feb 14, 1910. 9:2398.

Otis, A Walker with Cath S Wulf. Katonah av, s w cor 238th s 25x85. Subordination agreement. Feb 15. Feb 17, 1910. 12 nom

s4,500 mort until Nov 26, 1915, at 5½%. 11:2930. Feb 17

Price, Mary J to DRY DOCK SAVINGS INSTN. Beck st, e s, 150 r 156th st, 25x100. Feb 15, 1910, due, &c, as per bond. 10:2707 6,500

*Penfield, Wm W to HARLEM SAVINGS BANK. White Plains road, w s, 116.4 s Becker av, 31.9x123x29.3x124.1, Washington-ville. Feb 10, 1910, due, &c, as per bond. 7,000
*Same to same. White Plains road, w s, 177 s Becker av, 19.9x 121.3x22.2x122, Washingtonville. Feb 10, 1910, due, &c, as per 7,000

*Same to same. White Plains road, w s, 148.1 s Becker av, 28.11 x122x28.11x123. Feb 10, 1910, due, &c, as per bond. 7,000 *Polchinski, Joseph to DOLLAR SAVINGS BANK of City N Y. West Farms road, w s, 160.1 s Frisbv st, 81.9x97.3x80x84.8. Feb 11, 1910, due Dec 1, 1913, 5%.

205th st, 6. 4,500

Perry, Chas J to Fredk Sauter. Perry av, e s, 20.5 n 205th st, 25x100. Feb 10, 3 years, 5%. Feb 14, 1910. 12:3346. 4,50 *Reiss, John E to Rosa Spiehler. Sth st, s s, 130 w Av B, 25x136, Unionport, except part for 177th st. P M. Feb 8, 2 years, 5½%. Feb 11, 1910. 1,00 1,000

*Ringelstein, Chas to Fredk H Schomburg. Unionport road, w s 199 n Columbus av, 25x— and being lot 445 map Van Nest Park Prior mort \$—. Feb 8, 1 year, 6%. Feb 11, 1910. 1,500

Prior mort \$—. Feb 8, 1 year, 076. Feb 11, 102.

Richardson, Charles to John C Denner. Bryant av, n e s, at n w s
167th st, 92.8x100x100x100.3. P M.
1 year, 6%. Feb 16, 1910. 10:2754.

Roemer, Emily M to Edw Regenhard. Southern Boulevard, n s,
550 w Av St John, 37.6x105. Feb 16, 1910, 3 years, 5%. 10:2683

2683.

Same and Bertel Realty Co with Same. Same property. Subordination agreement. Feb 16, 1910. 10:2683.

*Raune, Michael to Hudson P Rose Co. McDonald st, s s, 142.5 e Eastchester road and being lots 198 and 199 map 327 lots Hunter Est, 47.11x100. P M. Feb 14, 3 years, 5½%. Feb 17, 1910.

Ricco, John B to Arthur A Fowler. Arthur av, n w cor 188th st, No 585, 35.3x112.3x39.1x112.4. Feb 14, 5 years, 5%. Feb 15, 1910. 11:3066.

Schoenhaus, Anton with Roman Catholic Orphan Asylum in City N Y. Willis av, w s, 75 s 135th st, 25x81.6. Extension of \$18,-000 mort until June 7, 1911. Apr 15, 1908. Feb 11, 1910. nom

Strauss, Helen with Herman Wiebke and ano. Willis av, w s, 75 s 135th st, 25x81.6. Extension of \$4,000 mort until June 7, 1912, 6%. Jan 4. Feb 11, 1910. 9:2297. nom Schlosser, Jacques B to Lucy Bach. 148th st, No 412, s s, 43.11 e Bergen av, 27x100. Feb 15, 1910, 5 years, 4½%. 9:2292. 18,000 Schlesinger, Amelia to Lulu Weinstein. 180th st, No 414, s s, 78.6 w Park av late Vanderbilt av, 18x94.8. Prior mort \$1,000. Feb 15, 1910, 3 years, 6%. 11:3029.

Sellitto, Alfonso and Emidio De Blasi to Adam A Volca and A Volca a

Sellitto, Alfonso and Emidio De Blasi to Adam A Volze and ano. Bailey av, e s, abt 178.4 s Fort Independence st and being lot 79 map land at Kingsbridge of Wm O Giles, 50x87x49x77. P M. Prior mort \$1,800. Feb 10, due, &c, as per bond. Feb 11, 1910. 12:3261.

*Steinmetz Construction Co to Herman F Epple. Cottage Grove av, e \$, 325 n McGraw av, runs n 50 x e 50 x e — x s — x w 125 to beginning; plot begins at n e line McGraw Estate distant 375 from n s McGraw av, runs e 25.8 x s 9.5 x n w 37 to beginning, being part of lot 33 blk K map Park Versailles, Westchester. Feb 15, 1910, 1 year, 6%.

*Same to same. Same property. Certificate as to above mort. Feb 15, 1910.

Scherrer, Louisa to Manhattan Mortgage Co. Hughes av, e s, 406.2 n 177th st or Tremont av, 18.10x95. Prior mort \$\frac{1}{2}\$— Feb 15, 1910, due, &c, as per bond. 11:3079.

Siegel, Harris and David Zipkin with Daniel Seymour and ano, exrs H Louisa Mulford. St Anns av, Nos 147-149. Extension of \$37,000 mort until Jan 16, 1915, at 5%. Jan 31. Feb 16, 1910. 9:2262.

Stephens, Olin J with BOWERY SAVINGS BANK. Gerard av, s e

Bronx

9:2962.
Stephens, Olin J with BOWERY SAVINGS BANK. Gerard av, s e cor 146th st, —x—. Extension of \$16,000 mort until Feb 8, 1915, at 4½%. Feb 7. Feb 16, 1910. 9:2350.
Schlesinger, John R to Henry Brandt. Hall pl, e s, 163.1 s 167th st, runs e 51.8 x e 48 to Intervale av x s 28 x w 56.7 x w 52.7 to pl x n 30 to beginning. Prior mort \$—. Feb 15, 1 year, 6%. Feb 17, 1910. 10:2700.
Spannhake, Anna to John Schroder. Robbins av. No 498, e s, 39.6 n 147th st, 19.9x80. Feb 16, due, &c, as per bond. Feb 17, 1910. 10:2579.

*Schwartz, Minnie and Ike Morris to John J Buckley. Morris Park av, No 608, 25x100. Prior mort \$7,800. Feb 1, 1 year, 6%. Feb 11, 1910.

Seligsberger, Hattie to Frances Fechheimer. Jefferson pl, n w cor Crotona av, No 1381, runs n 64 x w 100.4 x s 6.7 to pl x s e 116.6 to beginning. Feb 10, 1910, due Mar 1, 1915, 5%. 11:2935. 33.500

Schwartz, Joseph to Gustavus Robitzek and ano. Dawson st, es. 235 s Longwood av, 25x100. Prior mort \$9,000. Feb 11, 1910, due Aug 11, 1910, 6%. 10:2701. 2,000
Shalita, Pincus to Ernest Koch. 176th st, n s, 240.4 e Prospect av, 50x108.7x50.10x104.4. Feb 10, due July 1, 1915, 4½%. Feb 14, 1910. 11:2954.

Scheele, Geo H and Herman Wiebke with Helene Strauss. Willis av, No 147, w s, 100 n 134th st, -x-. Subordination agreement. Feb 2. Feb 11, 1910. 9:2297.

*Squillante, Carmine to Eliz K Dooling. 227th st, late 13th av, n s, 105 w 4th av, and being e ½ lot 483 map Wakefield, 25x 114. Jan 14, 3 years, 5½%. Feb 14, 1910. 1,500 Schilp, Franz to Marie Butt. 136th st, No 441, n s, 445 w Brown pl, 25x100. P M. Prior mort \$15,000. Feb 15, 1910, 3 years, 6%. 9:2281. 5,000

Schneider, Charles to National Surety Co. Teller av. s w cor 168th st, runs s 582.6 x w 75 x s 100 to n s 167th st x w 125.3 to e s Findlay av x n 685.10 to s s 168th st x e 200 to beginning. Secures undertaking and indemnity for discharge of two mechanics liens for \$14,500. Oct 15. Feb 15, 1910. 9:2435.

Saitta, Philip W of Brooklyn, N Y, to Ellen Theall. Washington av, n w cor 186th st, 50x91, except part for av. Prior mort \$8,500. Feb 14, due, &c, as per bond. Feb 15, 1910. 11:3040. 3.000

Tackney, Jennie to Tulare Realty Co. Intervale av. Nos 13: 1326, e s, 212.5 n Freeman st, 50x88.9x50.9x100.3. Prior \$41,000. Jan 29, due &c as per bond. Feb 15, 1910. 11 1324 and 8,000

8,000

Tiffany St Impt Co to Edw J Farrell. Tiffany st, w s, 266.8 s
167th st, 42x100. Prior mort \$4,500. Feb 10, due Aug 10,
1911, % as per bond. Feb 14, 1910. 10:2716. 4,900

Same to Richard Chonanus. Tiffany st, No 1071, w s, 243.8 s
167th st, 23x100. P M. Prior mort \$—. Feb 10, 2 years,
6%. Feb 14, 1910. 10:2712. 1,300

Same to same. Same property. Certificate as to above mort.
Feb 10. Feb 14, 1910. 10:2716. —

Verio Land Co to The Bradley & Currier Co. Verio av, s w cor
235th st, 110.2x90.9x100x136.11. P M. Feb 14, 1910, 3 years,
6%. 12:3383. 5,000

Warren, Abraham to Louise Withey. Morris av, No 2328, e s, 125 s Field pl, 25x130. Prior mort \$—. Feb 11, 1910, 1 year, 6%. 11:3172.

Wallach, Jos G to TITLE GUARANTEE & TRUST CO. Union av, e s, at s e s Boston road, runs s 26.9 x e 14.10 x n 5.7 x e 13.6 x n 3 x n e 112.9 x n w 64 to road x s w 120 to beginning. Feb 15, 1910, due &c as per bond. 11:2962. 50,000 Winkler, Wm, Mamie Craig, Nicholas Winkler, Catherine Winkler and Lee P Craig exrs Margt Winkler to Chas Mattes. 139th st, No 492, s s, 900 e Willis av, 25x100. Prior mort \$14,000. Feb 15, 1910, due July 1, 1911, 6%. 9:2283. 1,600

*Waldenberger, Emil and Magdalena with James J and Eliz V Feeley. Lots 648, 649, 650, 651 map Elizabeth R B King, City Island, Town of Pelham, Westchester Co, map No 657. Extension of \$15,000 mort until Sept 19, 1913, at 6%. Jan 18. Feb 14, 1910.

Williamson, Wm J and Harry C Bryan with John Schroeder. Robbins av, e s, 39.6 n 147th st, 19.9x80. Subordination agreement. Feb 15. Feb 17, 1910. 10:2579. no

*Wetterhahn, Anna A to Crawford Real Estate & Bldg Co. Boston road, s w cor Bruner av, 52.3x107.7x50x122.8. P M. Feb 15, due Aug 1, 1912, 5%. Feb 16, 1910. 1,00

*Same to Baychester Realty Co. Same property. P M. Prior mort \$1,000. Feb 15, due Aug 1, 1912, 5%. Feb 16, 1910. 30

Vule John to Katrine A Henderson. Southern Boulevard s w cor

mort \$1,000. Feb 15, due Aug 1, 1912, 5%. Feb 16, 1910. 300

Yule, John to Katrine A Henderson. Southern Boulevard, s w cor
136th st, 32.9x119.2x32x137.8. Prior mort \$40,000. Feb 14,
due Sept 1, 1912, 6%. Feb 15, 1910. 10:2548. 7,000

Zetsche, Robt to Augusta Keller. Davidson av, n e cor Clinton
st or pl, 100x65. Feb 11, 1910, 1 year, 6%. 11:3195. 5,000

Zissimopoulos, John to Louis Frankenthaler. 184th st, No 386, s
s, 112 w Webster av, runs s 81.9 x s w 12.6 x n w 10.4 x n e
84.2 to st x e 22 to beginning. P M. Feb 10, 1 year, 6%. Feb
11, 1910. 11:3143. 1,578.92

This Brand

GERMAN **AMERICAN** Sales Offices 45 B'way, N. Y. City MAUAG - - -

ANNUAL CAPACITY 3,000,000 BBLS "THE ABSOLUTELY SAFE CEMENT"

SEL PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS

of Portfrand Coment is in LVERY COUNTRY where cement is used to need further description.

JUDGMENTS IN FORECLOSURE SUITS.

Feb. 10.

159th st, s s, 175 w Elton av, 25x98. John C Heintz agt Emma Horenburger; Gustave Frey, att'y; Frederick S Rauber, ref. Amt due, \$22,137.50.
Av B, w s, 68.11 s 14th st, 43.2x95. Joseph Larchan agt Max Marx et al; Engel Bros, att'ys; Geo F Langbein, ref. Amt due, \$17,977.38.

att'ys; 977.38. 100th st

actys; Geo F Langbein, ref. Amt due, \$17, 977.38.

100th st, n s, 95 e Lexington av, 50x100.11.

Morris Gordon agt Aaron D Slater et al; Wilkenfeld & Abrams, att'ys; Richard H Clarke, ref. Amt due, \$11,468.95.

75th st, s s, 239.5 w 2d av, 20.2x102.2. Abraham H Sarasohn agt Samuel Silverman et al; Abraham H Sarasohn, att'y; Henry J Goldsmith, ref. Amt due, \$1,764.72.

Av A, w s, 50.5 s 70th st, 50x85. Lucy Costabile agt Simon Lefkowitz et al; Simon Burstein, att'y; Francis V S Oliver, ref. Amt due, \$15,768.46.

Prospect av, No 224. Augusta Liebertz agt Chas J Haberstroh et al; Chas M Beattie, att'y; Denis O'L Cohalan, ref. Amt due, \$4,282.62.

Feb. 11. Feb. 11.

Feb. 11.

Creston av, e s, 143 s 183d st, 16.8x98.6. Isabella L Miller agt Mountshannon Realty Co; Rabe & Kellar, att'ys; Lewis A Abrains, ref. Amt due, \$5,156.23.

2d av, w s, 75.6 s 118th st, 25.2x110. Lillie B Lillienthal agt Jacob Sherman et al; Sigmund Wechsler, att'y; James A Foley, ref. Amt due, \$31,375.

Feb. 14.

1st av, e s, 88.4 s 109th st, 37.6x95. State Bank agt Theodore Ginzbourger et al; Walter T Kohn, att'y; John Harrington, ref. Amt due, \$17,031.25.

agt Theodore Ginzbourger et al; Walter T Kohn, att'y; John Harrington, ref. Amt due, \$17,031.25.

122d st, No 263 East. Metropolitan Savings Bank agt Michael Freedman; A S & W Hutchins, att'ys; Thomas L Grady, ref. Amt due, \$6,212.69.

153d st, n s, 325 e 8th av, runs n 199.10 to 154th st, x e 194.4 to Macombs Dam road or lane x s w 228.2 to 153d st, x w 84.4 to beg. Richard F Veith agt Roosevelt Realty & Construction Co et al; Eugene G Kremer, att'y; William Allen, ref. Amt due, \$49,395.96.

Clinton av, No 1996. Richard C Burne agt Samuel Lewis; Abraham S Weltfisch, att'y; Milton G Butterfield, ref. Amt due, \$1,550.50.

1st av, No 846. Ernest Wibel agt Jennie Deutsch et al; Henry F Lippold, att'y; Wm H Van Beuschoten, ref. Amt due, \$14,838.44.

Lots 122 & 123, map of Varian Estate, Bronx. Julius Mayer agt Michael Fox; Action No 1; Simpson, Werner & Cardozo, att'ys; Reid L Carr, ref. Amt due, \$2,468.10.

Lots 124 & 125. Same map. Same agt same; Action No 3; same att'ys; same ref. Amt due, \$2,359.85.

Lots 126 & 127. Same map. Same agt same; Action No 4; same att'ys; same ref. Amt due, \$2,359.85.

Lots 137 & 138, same map. Same agt same; Action No 4; same att'ys; same ref. Amt due, \$2,316.55.

Lots 139 & 140. Same map; same agt same; Action No 4; same att'ys; same ref. Amt due, \$2,316.55.

Lots 139 & 140. Same map; same agt same; Action No 5; same att'ys; same ref. Amt due, \$2,316.55.

Lots 139 & 140. Same map; same agt same; Action No 6; same att'ys; same ref. Amt due, \$2,316.55.

Lots 139 & 140. Same map; same agt same; Action No 6; same att'ys; same ref. Amt due, \$2,316.55.

Lots 139 & 140. Same map; same agt same; Action No 6; same att'ys; same ref. Amt due, \$2,316.55.

Lots 139 & 140. Same map; Dayid Gordon Ref. Same att'ys; same ref. Amt due, \$2,316.55.

Lots 139 & 140. Same agt same; Action No 6; same att'ys; same ref. Amt due, \$2,316.55.

due, \$2,316.55.

Lot 33, same map. Same agt same; Action No 6; same attys; same ref. Amt due, \$1,169.10.

Feb. 15.

10th st, Nos 412 & 414 East. David Gordon agt Nathan Schwartz et al; Engel Bros, attys; Denis O'L Cohalan, ref. Amt due, \$779.75

agt Nathan Schwarz att'ys; Denis O'L Cohalan, ref. Amt due, 8,779.75.

Madison st, No 239. Louis Pades agt Philip Kreiger; Samuel N Freedman, att'y; Phoenix Ingraham, ref. Amt due, 12,191.33.

100th st, n s, 145 e Lexington av, 50x100.11.

Mutual Alliance Trust Co agt Jacob Levenson et al; Eugene G Kremer, att'y; Wm T Keleher, ref. Amt due, 20,733.16.

Anthony av, e s, 230 s Prospect pl, 30x200.

Wolf Goldberg agt Resht Realty Co et al; Sternberg, Jacobson & Pollock, att'ys; William Klein, ref. Amt due, \$6,376.04.

Feb. 16.

Feb. 16.

Av A, w s, 120.4 s 71st st, 25x100. Meyer Jarmulowsky agt Berel Kramer; Bernard Alexander, att'y; Henry M Stevenson, ref. Amt due, \$6,654.66.

Forest av, w s, 150 n West Farms rd, 37.6x 104.5. Louis Heilbrun agt John J Scheurer; Jacob Steinert, att'y; William Klein, ref. Amt due, \$1,102.75.

LIS PENDENS.

Feb. 11.

Lot 67, map of Village of Melrose, Bronx. Mary A Coyle agt Philip Livingston; partition; att'y, G A Moses.

Av C, n e cor Houston st, 48.6x25.3x45x31.8. Houston st, n s, near Av C, lots 5, 6 and 7, map of property of Augustus Wynkoop, 60x50

map of property of Augustus Wynkoop, 20x st, s s, 75 e Bowery, 80x53.8x irreg. 2d st, s s, 118 e Av B, 75x97.

Houston st, n s, between Avs C and D, lots 21 & 22, map of property of Augustus Wynkoop, 20x78.4x20x81.

2d st, n s, between Avs C and D, lots 49, 56 & 57, map of property of Augustus Wynkoop, 75x106.

75x106. Elizabeth Wynkoop agt Henry S Wynkoop et al; partition; att'ys, Thornton & Earle.

7th av, s w cor 127th st, 80x80. Isaac Schwartz et al agt Max G Reiser; action to foreclose mechanics lien; att'y, B Berger.
156th st, Nos 417 & 419 East. Philip J Dunn, rec'r, agt Julius H Haas et al; action to declare conveyance a mortgage; att'ys, Hays, Hershfield & Wolf.
Andrews av, No 2349.
Fordham road, Nos 120 & 124.
Charles Fuchs agt Fordham Construction Co et al; action to foreclose mechanics lien; att'y, H L Brooks.
Pearl st, No 60. Elizabeth Wynkoop agt Henry S Wynkoop et al; partition; att'ys, Thornton & Earle.

S Wynkoop et al; partition; att'ys, Thornton & Earle.

10th st, No 349 East. Hyman Shapiro agt Barnet Printzman et al; amended action to foreclose mechanics lien; att'y, L Rosenberg.

12ist st, s s, 115 e Park av, 50x100.11.

East Broadway, n s, lot 75, ½ part, map of property of Ann McDermott.

Lewis Alexander agt Lee W Bennett et al; action to foreclose mechanics lien; att'y, D A Spellissy.

Feb. 15.

Feb. 15.

Feb. 15.

Van Nest av, s s, 50 e Barnes av, 25x100.

People of the State of N Y agt Michael La Fate et al; notice of levy; att'y, C S Whitman.

Manhattan st, n e s, between 125th and 126th sts, 139x78x irreg. Daniel London agt Mitchell Valentine et al; action to foreclose lien; att'y, J Gans.

Bryant av, n w cor 179th st, 36.5x37.8x irreg.

Emma O'Neill agt Lena B Fowler et al; partition; att'y, J Heiderman.

34th st, s s, 207.6 e 2d av, 21.3x98.9. Aaron Schwartz agt Marcus Rosenthal et al; action to impress trust; att'y, L Dashew.

Matilda st, e s, 200 s 239th st, 100x100. Charles Clayviellis agt Fox Muller Realty Construction Co et al; action to foreclose mechanics lien; att'y, J Kendler.

Feb. 16.

Feb. 16.

lst st, s w s, 325 n w 3d av, 50x100.8. Anna Clark agt Ezekiel Fixman et al; dower; att'ys, Katz & Sommerich.
ast Broadway, No 114.
adlow st, No 94,
Fannie Jacobs agt Jacob Katz et al; partition; att'y, J A Seidman.

Ludlov

Feb. 17.

Feb. 17.—
Washington av, n w cor St Paul's pl, 65.3x100.5 x irreg. Ralph Meyer agt Florence F Murphy; warrant of attachment; att'y, M A Barney.
14th st, No 344 East. Thomas J Molloy agt Henry Teamer et al; action to determine claim; att'y, A H Wadick.
78th st, s s, 169 w Av A, 25x102.2. Sophia Appel agt David Abraham et al; partition; att'ys, Mandelbaum Bros.
99th st, n s, 50 w Park av, 50x100.11. Hannah Kram agt Katy Shyev et al; partition; att'ys, E Cohn & J Levy.

Feb. 18.
215th st, s s, lots 109 & 110, map of New Village of Jerome, 50x125. People of the State of N Y agt Nicola Belotto; notice of levy; att'y, C S Whitman.

FORECLOSURE SUITS.

Feb. 11.

Feb. 11.

Av A, No 1404. Lawrence E Brown et al agt Kern Realty Co et al; att'y, L E Brown.

64th st, Nos 55 & 57 East. John A Stewart et al agt Allene Tew Nichols; att'ys, Philbin, Beekman, Menken & Griscom.

141st st, No 684 East. Isidore D Morrison agt Max Levine et al; att'ys, Morrison & Schin.

83d st, s, 329.10 e Park av, 29x102.2. Gilbert P Brush agt Paula Clark et al; att'ys, Pressinger & Newcombe.

138th st, n s, 231.7 e So Boulevard, 112.6x100. John A Philbrick & Bro agt Max Walther et al; att'ys, Sackett & Lang.

Feb. 14.

Feb. 14.

Washington av, w s, 100 s 169th st, 35x150. Sophie Knepper agt John Marx Construction Co et al; att'y, J Rosenzweig.

5th av, s e cor 20th st, 23x96. Francis H Ross agt Katherine G Farrell et al; att'y, C E Neier.

137th st, s s, 125 e Lincoln av, 25x100. Clarence Tucker et al agt Rudolph Mann et al; att'ys, C P & Wm W Buckley.

139th st, s s, 100 w St Anns av, 37.6x100. E Ormonde Power, trustee, agt Abelman Construction Co.et al; att'ys, Hansen & Zinsser.

134th st, s s, 418.4 e Willis av, 18.4x100. Wm H Macy Jr et al agt Thomas J O'Kane et al; att'ys, W B & G F Chamberlin.

20th st, No 34 East. Warren McConihe agt John T Duffy et al; att'y, W McConihe.

Feb. 15.

Amsterdam av, No 149. Max Rothbart agt John Dimig et al; action to foreclose mechan-ics lien; att'y, J Blumofe. 119th st, n s, 139 e Lenox av, 18x100.11. Morris Levy agt James Talcott et al; att'y, M Sulz-

berger.
Kelly st, No 48. Geo A Molleson agt Ray Sussman et al; att'y, S H Molleson.
Grand st, No 28. Adaline A Hapworth et al agt Max Kessler et al; att'y, W M Powell.
Grand st, No 32. John T Willets, exr. &c, agt Max Kessler et al; att'y, W M Powell.
Thompson st, No 25. Charles Griffen et al agt Max Kessler et al; att'y, W M Powell.
2d av, No 1824. John A Schappert agt Annie Messer et al; amended; att'y, M Sundheimer.
Broome st, No 70. Jones Weil et al agt Joseph Bothman; ått'y, M Sundheimer.

Feb. 16.

Feb. 16.

76th st, n s, 171.8 e 3d av, 33.4x102.2. Orphan's Home and Asylum of the Protestant Church in New York agt Saul Wallenstein et al; att'ys, De Witt, Lockman & De Witt.
Bowery, No 319. Hans Reiss et al agt Margaretha Werner or Woerner et al; att'y, G W Stake.

Valentine av, No 2196, Minnie Kroger agt Joseph Kornhauser et al; att'y, H Elfers.
Av A, No 1404. Lawrence E Brown agt Kern Realty Co et al; att'y, L E Brown.

100th st, No 227 East. Meyer Jarmulowsky et al agt Peris Friedman; att'y, B Alexander.

West st e s, 67 s Charles st, 22.3x93.9x21.5x
87.10, two actions. Samuel J Gutter agt Margaret Curran et al; att'y, D E Goldfarb.

3d st, n s, 199.9 w Av C, 49.3x103.1, Bronx. Elizabeth Deligmann agt Jacob Kassler et al; att'y, S J Stillwell.

14th st, Nos 603 & 605 East. Chas E David agt Adolf Kagel et al; att'ys, Wilson, Barker & Wager.

10th av, e s, 47.4 n 18th st, 22.4x100. Mott Emigh, exr, agt Maggie E Newhall et al; att'ys, Fryer & Lewis.

Feb. 17.

Feb. 17.

red., agt Maggie E. Newhall et al; att'ys, Fryer & Lewis.

Feb. 17.

New Chambers st, Nos 71 & 73. Savoy Trust Co of the City of N Y agt Michele Brigando or Brigante et al; att'ys, Otterbourg, Steindler & Houston.

98th st, No 324 East. East River Savings Institution agt James King et al; att'ys, Hitchings & Palliser.

Fort Schuyler rd, s e cor La Salle av, 50x122.6x irreg. Eva C Stanton agt Alexander F Walsh et al; att'y, J B Harrison.

91st st, s s, 123 w 3d av, 25x100.8. Caroline Stegmayer agt Philip J Reitmayer et al; att'y, H P Botty.

121st st, No 436 East. Christian Biersack agt Morris Rubin et al; att'y, G Frey.

Home st, s s, 110.3 e Union av, 153.3x127.3x irreg, except part released. Mutual Life Ins Co of N Y agt Selma Alexander et al; att'y, J McKeen.

48th st, n s, 125 e 9th av, 15x100.5. Christian G Euler et al exrs agt George Nicholas; att'y, W D Leonard.

139th st, No 591 East. Frederick Loeloff agt Augusta Bischoff et al; att'y, J Gordon.

Feb. 18.

Fordham rd, No 124. Matilda Landsman agt Fordham Construction Co et al; att'ys, Simon & Asher.

Grand st, No 594. Daniel J Mendelson agt Giovanni Barbera et al; att'y, A T Scharps.

Cauldwell av, No 691. Joseph J Silver agt Sender Feldmark et al; att'ys, Saxe & Powell.

Madison av, n w cor 128th st, 19.11x70. Trustees of the Fund for Aged and Infirm Clergymen of the Protestant Episcopal Church in the Diocese of N Y agt John W Wood et al; att'ys, Harrison, Elliott & Byrd.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

ATLAS PORTLAND CEMENT

30 BROA	D STREET, NE	WYORK
14 Berger, David-P L Levy27.14	17 Cuttitta, Apostolo & Giovanna et al—A Bul-	16 Gugen, Charles et al-Engineering News
14 Burknaiter, Charles—D Rosenneld et al	lowa	Pub Co
14 Burnine, Edw L et al—H Stenge, costs, 08.24 14 Boyarsky, Aaron et al—S E Siegel34.54	17 Carter, Harry D—M R French	Brewing Co
14 Briscoe, Ellen J—S Archbold64.41 14 Britton, Albert F—Midland Motor Co.4,977.36	17 Clark, Clara B—C A Dards	10 Gardner, Peter N et al-J Weil et al
14 Bamperger, Joseph J—J J Kennedy588.00 14 Bristow, Jeffrey—J Byrnscosts, 13.35	17 Cucco, Giovanni—N Y Transportation Co.	16 Greco, Guiseppe & Maria—G Mascali et al. 17 Gempler, Frank S—J Bergonzi. costs, 133.27 17 Goodman David—M Ticobler 133.27
15 Brumperg, Samuel—Bauer & Black29.41 15 Bren, Jacob—G Balbin et al73.65		17 Glubt, Isaac—S Schnee costs 24 22
15 Blackman, Rose—M Schneider1,129.14 15 Boutete, Howard et al—Lang & Co89.67	11 Delli, Paoli, Ralph et al—City of N Ycosts, 104.35	17 Garner William—S Magad
 15 Burns, Ernest et al—Lang & Co89.67 15 Bedeli, Geo W—Roscoe Lumber Co1,253.82 15 Biau, Rosa—N Υ Teiephone Co62.05 	11 de Vigne, William—C G Bliss84.18 11 Decker, Garrett B—O Heimstadt43.91	17 Gans Charles H Fortig et al3,071.70
15 Bensetler, Max—C Adler25.01 15 Brunswick, Walter et al—E G Murray.454.68	11 Donnelly, Wm F—C D W Rogers.costs, 50.98 11 Davis, Joseph et al—R Plaut952.23 14 De Wolf, John C et al—Wm Schwarzwaeld-	17 Grant, Robert—I B Curtis 200 45
15 Baron, Jennie-L Stern	er & Co	17*Guberman, David et al—M Rosenfeld
Menjig K-H & W Co3,637.13 15 Becker, Frederick C-O R Gailand et al	14 Deutsch, Michael et al—N Hubbard Jr & Co costs, 81.62	Co
	15 De Pascale, Antonio—S Cotrone116.90 15 Durant, Clara—M Poyet27.32	17 Guggenheim Manko-A Reinhandt assts 20 41
16 Bauman, Maurice—E K Jones	15 the same—P M Haggerty	11 Hess, Nathaniel & Edwin H Lawrence
16 Buttler, Henry et al—Engineering News Pub Co	15 Di Menna, Matteo—G M Roden	11 Henckel, John W-O Heimstadt
16 Brandstaedter, Herman—M Eisen62.61 16 Bernstein, Samuel J—Berry Bros Ltd96.67	16 Dixson, Agnes—A D Thompson.costs, 138.33 16 Demitcos, James D et al—M E Ebenstein.	11 Hollins, Celine C, extrx—J H Hickey 14 Holl, John—Sherman National Bank of N
16 Bracco, Alfonso et al—People, &c1,500.00 16 Berkowitz, Abraham J et al—M Gluckstein	16 Dimarini, Frank—R Sutorius et al69.41	14 Helm, Benni M. Laura K et al. W Colsin
et al	17 Deng, Jacob—C Myers	14 Hallay, Patrick et al-M Rosenfield et al
17 Baxter, Chas L—Stock Quotation Telegraph Co54.38	17 Duaei, Elsa—A J Kobler	14 Harris Michael S C Prins
17 Brodsky, Samuel et al—W F Finkelstein.	17 Devine, Peter—S Laffin	14 Hart, Thomas—N Y Telephone Co94.16
17 Burr, Nelson B—Lawyers Co-operative Pub Co	17 Dimond, Joseph H—E S Clinchet al. 2,725.62 17 Degen, Abraham—H F Kaufman29.20	14 Heller, Louis—H Meyer
17 Barrett, Wm M, Pres—L Koempel555.66 17 Braunstein, Fred M—J F Taylor et al.41.15 17 Buchanan, James, trustee—City of N Y	17 Donnellon, John J—Erie R R Co172.49 17 De Govanne, Roger et al—L Gilbert295.39	of City of N V Metropolitan Trust Co
17 Buchani, James, trustee—city of A. S. 1. 1804.26 17 Brady, Mary admrx—J W Ciark.costs, 116.28	11 Enright, Annie-Murtha & Schmohl Co.32.41 11 Engelhardt, Newman C-O Heimstodt90.92	15 Halstead, Nathaniel C. H. H. W. L
17 Byrne, Anna M-C A Borst	11 Eckoldt, John—the same	15 Haas, Wilhelmina or Minna—J Keith. 86.65 15 Hubert, Conrad—C Young
17 Brown, John W-B Schneider50.99 17 Backer, Alex-S Spiro110.81	14 Everett, Samuel H—E A Redfern857.42 14 Emge, Max—S Bodriner66.68	Co
17 Briggs, Benjamin F admr—City of N Y.	16*Ehrman, Tilly et al—M Gluckstern et al	15 Hart Michael N V Tolor 15
17 Bamberger, Joseph J—Real Estate Manage- ment Co003.16 17 Barker, Chas B—F C Hollistercosts, 91.12	16 Epstein, Maurice—Title Guarantee & Trust Co	15 Herman Jannie I II
17 Badler, Kohos et al—J Badder	17 Ertz, Chas E et al—Brewer National Bank	Co
17 Bigelow, F Alfred—W H Grosjean. 13,209.92 17 Brand, Jacob & Bella et al—L Hubener et	17 Edelman, Louis—R Hill	16 Hesselson Simon Vatar et al202.80
al	17 Elliott, David—M J Averbeck:1,115.45 17 Evans, Amos H—P Outerbridge397.73	16 Harkow, Joseph H—Frank Levy, Inc. 25.65 16 Hogg, William—N Y Telephone Co. 32.18 16 Hall, Geo P & James S—Defender Photosupply Co
17 Bohm, Emil—H C Coe32.91 17 Borscher, Nathan, Louis* & Max—R Cohen 88.66	17 Eill, Jacob et al—S Moses et al1,973.48 17 Etherington, Wm J—Cross, Austin & Ire-	Supply Co
Export Co	land Lumber Co	16 Herzog, George—Frederick A Stokes Co.
17 Berkowutz, Sam-P Herrung et al 191.55 17 Brown, Wilbur C et al-A H Beyer 9,210.09	11 Frank, Leopold—Lawyers Co-operative Pub Co	17 Harris, Chas W. F. W. Davis2,624.52
17 Backhaus, Minna et al—M Walter et alcosts, 136.85 17 Bruckner, Theresa et al—M Walter et al.	14 Fargo, James C, pres—W Lieberman. 283.40 14 Flamm, Frank—American Slicing Machine Co	17 Horwitz, Hyman—Niagara Wood Working Co
17 Bachert, Moritz & Albert—J F Morris	14 Fite, Chas W-J E De Mund et al128.40	17 Hildebrand, George—M A Delhaye3,346.93
17 Broschart, David—Bernheim Distilling Co.	14 Fox, Sigmund—I Oppenheimer	17 Helfand, Jane—J Schulmancosts, 30.00
17 Buehler, Leon M et al—H B Sherwin	costs, 137.23	17 Halpin, Hannah & Peter—F B Reynolds et
1,801.12 11 Cordes, Martin—N B Cohen	15 Frank, George—I Lipshitz87.67	al
11 Cianciotta, Guiseppe—A Paccione169.41 14 Coulby, Frank H—F Lamphere145.71	15 Fliashnick, Meyer—E Jacob et al76.86 15 Fischer, Morris—N Y Telephone Co29.86 15 Fink, Simon—C Gallacher119.04	17 Horenburger, Herrmann—H A Ehrmann.
14 Constantine, Florence M & Raphael—North- ern Bank of N Y	15 Fargo, James C pres—S Yarmy2,127.43 15 Fishman, Benjamin et al—M Feltenstein et	17 Hubbell, Dr Ch G—T Lobsenz
14 Cohen, Louis—A Epstein et al165.46 14 Carroll, Patrick H et al—M Rosenfield et	al	17 Harvitt Louis I Lindhair
al	15 Fleischner, Albert—N Fleischner	17 Hirsch, Lawrence—C H Chetwood et al
14 Campiglia, Pasquale—J Kerrigan49.00 14 Crispino, Louis—B Borgillo37.50	City	17 Hitchcock, Stephen R-Richardson & Barrell
14 Cohn, Hiram & Leon H et al—B Stengecosts, 68.24	16 Fargo, James C, pres—L Schechter200.00 17 Fisher, Bertha—H Kornahrens et al140.01	17 Hester, Eugene W—G Abukalil 225.79 17 Hessberg, Magnus & Theodore at 225.79
14 Cantelmo, Ercole—C Altieri	17 Ferguson, Alan R et al—G R Sutherland.	17 Hayden Frank-N Schwarz 136.85
Co	17 Field, Cornelius J—W B Hill	11 Israelowitz Isaac et al P W II-by 225.31
15 Cohen, Rose—M Kielsovitch	17 Fette, Fred W-M M Heinkcosts, 121.46 17 Frank, Mary et al-M Walter et al	11*Iverson, John A et al—Byron W Greene Jr. Co
15 Cohen, Morris H—N Fisher et al134.60 15 Cohen, Leo—M White122.67	17 Franklin, Albert E—N Archibald Shaw Jr.	17 Ingui, Salvatore et al—I & M Hoffen Branch
15 Clark, Samuel D—Ivy Court Realty Co	17 Ford, Solomon K—B Steinman et_al.4,271.94	17 Irving, R. Johnson—C. M. Higging, and 390.97
15 Christie, Elisebeth B—N· Y Telephone Co	11*Gustafson, Alexander L et al—Byron W Greene Jr Co	11 Joline, Adrian H et al rec'rs, P. Kramb.
15 Carrington, Herbert J—E C Charles37.31 15 Corbett, Harrey W et al—F Eifert1,352.34	11 Goldstein, David,* Henry L* & Abraham— N Gitelson	15 Jacoby, Gustav—R. Herschman et al30.88
16 Cohn, Mayer—E E Beardsley	11 Greenberg, Alexander B—Lawyers Co-operative Pub Co130.26	15 Jay, Le Roy L—E Fuller
16 Carton, Andrew B & Lawrence A—E A Price et al	11 Green, Frederick W—O Heinstodt62.90 11 Gallo, Guiseppe et al—A Baum11,740.37 14 Gallor Lorin et al	16 Joffe, Samuel et al-Diehl Mfg Go 17.10
16 Clarke, Henry S—C Scribner et al1,829.71 17 Cohen, Charles—F Schwartzberg200.00	14 Gabler, John C-J Levin et al1,885.80 14 Gluck, Samuel-E L Blimline et al. 3,100.43 15 Greenburg, Morris B-G J Mehler et al.54.31	11 Hotta, Pasquale et al—C H Pratz et al.
17 Cassabona, Anthony—H Gerken50.08 17 Castello, Salvatore & Michela—S Kalmus.	15 Graebing, Lawrence S—L Sperber	17 Joline, Adrian H et al recyrs—Post Motor
17 Cooper, Jacob & Morris, trustees-City of	15 Grammas, George—R A Bulman30.22 16 Glaser, John L—N Y Telephone Co150.69	17 the same—I. Wagan 1 500 00
N Y	16 Glennon, Andrew J—Mercantile Finance Co	17 Judice, Charles—L Frank et al. 48.46 17 Jahns, Frederick W—W H Barnes 1,771.35 17 James, Margan T—F Zittel. 79.41 17 Jasper, Joseph et al—J F Morian 148.12
17 Cassin, Edward exr—the same108.25 17 Crooks, John J—the same66.00	16 Gately, Alexander—E G Lyons & Raas Co	17 Jasper, Joseph et al—J F Morian. 148.12 17 Jasper, Joseph et al—A Bachert. 32.72
The text of these pages is copyrighted. All	rights are reserved. Notice is hereby given	that infringement will lead to progression



VULCANITE PORTLAND CEMENT

PHONE, GRAMERCY 1000

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

"The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Fifth Ave. Building, N.Y.

-	"The Brand wit	h a Re		n.
11 11	Klein, Samuel—City of N Y Kreschevsky, Louis J gdn—G Kessel, Adam—Crouch & Fitz, Klepper, Charles—J S Sills et Kulp, Sam—M Stempel et al. Kutler, Samuel et al—B Plaut Kotler, Samuel et al—the sar Kahn, Max—C Ferber Klein, Normand—N J Packard Kaye, Frank C et al—Wm Sc er & Co Klepper, Charles—E H Sayre e Kantrowitz, Hadasa—J Picker Katzer, William—Klenert &	S Stu	408.97 hmer.	
11 11	Kessel, Adam—Crouch & Fitz Klepper, Charles—J S Sills et	erald.	.184.41	
11 11	Kutler, Samuel et al—B Plaut Kotler, Samuel et al—the sar	ne	.952.23 .952.23	
11 14 14	Klein, Normand—N J Packard Kaye, Frank C et al—Wm Sc	et al hwarzw	.123.81 raeld-	
14	Klepper, Charles—E H Sayre & Kantrowitz, Hadasa—J Picker.	et al	51.63	
14	Inc Kanevsky, Jacob-H W Selle &	Co	48.86	
14 14 14	Kenry, Patrick F—J L Moriar Keller, Caroline—J Schuessler	ty	.379.65	
15	Kirk, Eliza—C Bjorkegren Kuhns, Lucie—H J Erickson		1,190.95	
15 15 15	Klepper, Charles—E H Sayre e Kantrowitz, Hadasa—J Picker. Katzer, William—Klenert & Inc. Kanevsky, Jacob—H W Selle & Korth, Carl W F—McCall Co Kenny, Patrick F—J L Moriar Keller, Caroline—J Schuessler *Krall, John et al—A J L Dolo Kirk, Eliza—C Bjorkegren Kuhns, Lucie—H J Erickson Kuhn, Samuel N—H B Claflin Koch, Adolph J et al—Nason M Kovner, Louis et al—M Felter Kaplan, Sarah et al—H Settel. Keister, George—J E Faitonte. Kaufman, Charles—H Lissner Katz, Maurice J et al—I Fischl Kane, George et al—People, & Kaminsky, Abraham—R Hoffmer *Kutyn, Michael et al—M F Fin Keeney, James C et al—G R I Kolb, August R—Mutual Life N Y Karpovsky, Dinna et al—D Silverma Kerman, Edward—Pennsylvania	Afg Co.	90.35 et al.	
15 15 16	Kaplan, Sarah et al—H Settel. Keister, George—J E Faitonte.	nosts	86.07	
16 16 16	Katriman, Charles—H Eissher Katz, Maurice J et al—I Fischl Kane, George et al—People, &	et al.	.116.91	
174 17	*Kutyn, Michael et al—M F Fin Keeney, James C et al—G R I	kelsteir Bristor.	100.72 64.41	
17	Karpovsky, Dinna et al-D Silverme	costs	, 93.48 .194.72	
17	Kerman, Edward—Pennsylvania	Steelcosts	Co. 64.77	
17 17	Kutler, Samuel—B Krieger Korn, William et al—E Steffer	ns Jr	.373.15 et al.	
17 17	Kuske, Joseph C-A Bing & Co Kroeger, Henry-S Hellinger	1 & Finl	43.80 .,019.78	
17	Kind, Samuel—H Batjer et al. Kreuter Molly et al.—S Moses	at al 1	.310.72 .321.63 973.48	1
17	Kirshbaum, Samuel H gdn—I reau	ibrary costs,	Bu- 34.58 66.41	1
111	Leonard, John—O Heimstodt Leaver, Anton—the same	d	66.78 67.62	1
14	Launchmere, Lolo—Loft Realty	Co et	al 27.41	
14	Lebendiger, Charles et al—B thaler et al	Frank	en- 41.21	
14 14*	*Karp, Max et al—D Silverma Kerman, Edward—Pennsylvani: Kraft, Chas C—A Wagner Kutler, Samuel—B Krieger Korn, William et al—E Steffer Kuske, Joseph C—A Bing & Co Kroeger, Henry—S Hellinger Kahler, George et al—Dimock Kind, Samuel—H Batjer et al. Kreuter, Molly et al—S Moses & Kirshbaum, Samuel H gdn—I reau Livingston, Myron A—J Zunse: Leonard, John—O Heimstodt Leaver, Anton—the same Lichtman, Samuel—J Seidenfrie Launchmere, Lolo—Loft Realty *Levine, Sigmund et al—J Bon Lebendiger, Charles et al—B thaler et al London, Albert—N L Berliner Levinson, Samuel & Meyer—B s*Lindsay, Richard et al—James	Simon (et al. .573.88	1
14	*Lindsay, Richard et al—James Lyon, De Witt—J Stewart Lederer, Alison M—W P Frant Loeb, Herman A—J D Herklot		.102.20 51.56 .804.61	1
14 15	Loeb, Herman A-J D Herklot Lovell, Edward-Empire Trust	z et a 26	1 ,530.21 ,482.63	1
15 15 15	Lynch, John A—N Y Telephone Lingg, Matheu—C Adler Lowenthal, Wolf—S Schild	Co	28.81 47.71 .175.95	1
15 15 15	Lutge, William—F Hoelscher . Luzeckie, Antony—C Adler Lavens, Erwin—E F Rolle	48	,139.73 .122.39 .253.41]
16 16	Loeb, Herman A—J D Herklot Lovell, Edward—Empire Trust Lynch, John A—N Y Telephone Lingg, Matheu—C Adler Lowenthal, Wolf—S Schild Lutge, William—F Hoelscher Luzeckie, Antony—C Adler Lavens, Erwin—E F Rolle Larisch, Charles—N Y Telepho Lawrence, James A—Union Nut the same—Underhill, Clir	ne Co. & Bol	41.16 t Co. .227.69	1
16 16	the same—Underhill, Clir Lyons, Frank & Clarence L*	et al-	Co .187.25 Fred	1
16 16	Lyons, Frank & Clarence L* Adee Co Lechner, Alfred—H Ostendorf Luckes, Gus—Twelfth Ward B: of N Y.	ank of	.287.65 .331.41 City	1
16	Leisenheimer, John-Manhattan	Oil C	0.31.49	1
17	Linardos, Costa—McIlvaine & E	aldwin	49.24	1
17 17	Lookaschefsky, Joseph et al—D Lewis, Samuer Jr—A Franken		.194.72]
	Loveless. Edwin H-R H Hersc	hman e	et al.	1
17 17	Lonsdale, Louise—H Bion Langham, Chas C—H J Marck		.175.30 .206.25	1
17 17 17	Lonsdale, Louise—H Bion Langham, Chas C—H J Marck Lemonoff, Louis—J W Place Lerner, Joseph—M Sladkus Levin, Fannie or Fenie et al—J	costs	90.39	1
	TILL DE TENTE		700.05	1 1
17 17 17	Liebold, Chas E-A W Field C Loeb, Wm S-L Berg	nos	.113.40	1
17 17 17	Luce, Henry D—I Berg Locke, Charles—Central Foundr Lewis, Geo L—D S Sanford	y Co	.133.52 .158.90 .270.38	1
17 17 17	Lerner, Joseph—M Sladkins Levy, Louis, gdn—American Ic	costs,	13.78	1
17 17	Lowe, Otto—C N Dowd Levy, Julius—J Grenhaut	costs	85.97 64.40	1 1
17 17 17	Levy, Jacob et al—S Rose Lesser, M Monae Jr—G A Hask Lauter, Charles et al—H B Sho	ell	. 225.31 81.41 .801.12	1 1 1
17 11 11	Light, Maurice—B H Raulman Liberti, Carmine—W Peters e Linardi, Samuel et al—B Calfi Liebold, Chas E—A W Field C Loeb, Wm S—L Berg	Wilson	.550.01 .519.65 35.11	1
11 11 11	Margolies, Gussie—Century Ban Meyer, Louis G—S S Bendick. McDermott, John—M Berk et a	i	.510.65 ,500.72 97.90	1
11	McCarthy, Elizabeth & Hugh- bera	-J La	Bar- 33.91	1

."	VULCANITE	PORTL	AND	CE
14	Morrisey, Ellen-W M	Leslie Jr	39	97.88
14	Morrisey, Ellen—W M Miller, Anton—J Silve Merritt, Clarence C—W Miller, Adolph S—R S; Montgomery, Richard Trust Co of City of T Moran, Robert G—the McMahon, John et al— Marsh, Albert L—A B;	D Hann amuels	en1	73.65 36.81
14	Trust Co of City of I	Y	11,9	64.31 54.55
14 15 15	McMahon, John et al- Marsh, Albert L-A Br	A Zeeman	et al.4	\$1.71 53.94
15	Marquis, Jacob-Bonwi	t, Harris	2,1:	28.39 38.5±
15 15 15	Maguire, Samuel—L J Mulligan, Elizabeth—N Maltz, Bernard M—Gil	Lipset Y Teleph bert Coom	one Co.	83.67 54.01 29.83
15 15 15	Machof, Joseph, treas- Matier, Richard-J T	-I Neustae McColgan	edter	29.41
15	McCrary, Pierce R-W Minsky, Louis-L M Is	H Hart	14	13.36 25.25
16 16		Fischl et J Weil et	al1	16.91
16 16 16	Musso, Vincenzo—M N Mulvaney, Mary—A Fa	Clement	al	20.97
16	McDermott, John & T	homas J-	1an.85,56 -M Gre	en.
16 16	McDermott, John & 7	Thomas J*	L He	ss. 78,27
16	McKnight, Ellen—T M	achinski e	t al	38.04
17 17	Martin, Henry W-H	F Kean e	et al	26.66
17 17 17	Mandel, Henry-W R H Moltz, Max* & Lena-	Martin	bberd	19.94
17	the same—the so	me	26	51.26 50.26
17 17 17	the same—the sam Mayer, Henry D et al-	the same	20 ne 4	51.26 50.26 51.26
17 17 17	the same—the sam Morrison, Wm J-A A	Michell.	26	30.26 31.37
17	McDermott, John & 7 McDermott, John & 7 McDermott, Joseph F- McKnight, Ellen—T M Manes, Jacob—H J Co Martin, Henry—W R H Moltz, Max* & Lena- Morell, Frank et al—V the same—the san Mayer, Henry D et al— the same—the san Morrison, Wm J—A A Montgomery, Richard I tional Bank the same—the sam Mendlowitz, Aaron—Bro Co Melnikoff, Jacob—J H McDermott, John & 7 McDermott,	ie	10,80	6.00 04.55
17	Mendlowitz, Aaron—Bro Co Melnikoff, Jacob—J H	Mac Don	ights R 12	R 20.22
17	*McMahon, John T et al	-Harlem	Supply (89.90 Co.
17 17	McNeely, John J-Schu Moon, Edw H-D Harla	ele & Co.	6	8.06 89.55 29.41
17 17	Mizroch, Abraham—R Marinetzky, Jacob et Mason, Clara P—R	Cohen al—M Ro	senfeld.	14.65 19.65 15.67
17	Macaluso, Bernardo-M Maher, James-Bramha	S Birkha	hn1	5.55
17 17	Mendlowitz, Aaron—Bro Co	res Scholem	costs, 7	0.65 9.91
17 17	McClure, Joseph M-M	I—A W Ge	Avenue	Co. 30.31
17	McMahon, John T et al. McClure, Joseph M—M. Holding Co. McAllister, James, D. James F—City of N. Norton, Harry E or Mi. Naprstek, Henek & Naprstek. Nathanson, Abraham— Noonan, Lily—Press Pt. Neuer, Rachel et al—H. Nicholas, George—Jenni Children Nathan, Arthur J & Isa Nordheim, Henry—Stan ply Co. Nicholas, George—Fort jith Avenue Building Neibert, Mollie—Citizen	aniel, Wi	lliam &	1.91
11 11	Norton, Harry E or Mi Naprstek, Henek &	lls-W Wi Anthony	lson51	.9.65 -H
$\frac{14}{14}$	Nathanson, Abraham— Noonan, Lily—Press Pi	J Seeman	et al.6	9.21 2.07
15 16	Neuer, Rachel et al—H Nicholas, George—Jenni Children	Settel e Clarkson	Home 1	6.07 for
16	Nathan, Arthur J & Isa	ac et al—S	Schwa: 5,15	rtz. 2.23
17 17	ply Co Nicholas, George—Fort	y-Fourth	Street	4.72 &
17	Fifth Avenue Building Neibert, Mollie—Citizen	Corp s Savings	Bank	3.96 of
17 17	Nelson, Henry et al—A Nelson, Regina—J Ras	Dickas or et al	78	88.93 9.60
17 17 17	Cifth Avenue Building Neibert, Mollie—Citizen City of N Y Nelson, Henry et al—A Nelson, Regina—J Rass Nordheim, Henry—L E Nicholas, George—M B Nedwell, Frederick—F Orner, John—C L Cohr Ogle, Geo H—William ing & Contracting C Olcott, Susan B—McVic Co	Guilford. Holder	21	4.72 8.13 7.87
14 15	Orner, John-C L Cohr Ogle, Geo H-William	H Bingha	m Plum	7.28 b-
16	Olcott, Susan B-McVio	kar Gailla	rd Real	ty 6.45
16 17 17	Ostrom, Ambrose B-J Orr, Thomas P-H A O	H Mulle	r1,62 r4	5.98 7.54 2.69
11 11 11	Co Co O'Brien, William—M CO Ostrom, Ambrose B—J Orr, Thomas P—H A O Pariser, Abraham M—I Peterson, Alma S—J W Peterson, Minnie & Ci Pelham, Wallace R—O Pittelli, Francisco et a Pacher, Annie M & Fi witz	Shulsky Teil et al.	17	9.41 6.91
11	Pelham, Wallace R-0	Heimstod	15 t5	2.22
11 14	Pacher, Annie M & Fr witz	rank A—J	S Berk	0.37 :0- :7.73
14	witz Perlberg, Isaac et al—B	Frankent:	haler et	al 1.21 6.72
14	Paltrowitz, Myer et a	l—City of	N Y.	7.23
14	Pierce, David C—M P Paltrowitz, Myer et a Parkes, James—Metrop the City of N Y Parisi, John—Erie R F Pulvermacher, Annie— Hotel Co. possession	Co	11,95 st Co	64.31 8.48
15	Hotel Co, possession \$76.74 or	Sherman of prop	Apartme perty a	nt nd 26.74
15 15 10	Hotel Co, possession \$76.74 or	A J L Do	lon3	9.65 4.91
16 16	Palmer, John B-J B Pruno, Benjamin-A J	Russell Bates & (costs, 4	6.43 3.99
10.	et al	wm M—A	F Moo	re
16 16	Pfeifer, Hans T et al-	of N V	costs, 10	8.20
17 17	Pietschker, Frank—City Post, H A V—S O Go Preminger, Juda et al	ldan —J Badler	85,56	4.50 7.65

M	E	NT CO., Fifth Ave. Building,	N.Y.
	17 17	Preston, Patrick—City of N Y. costs, Passailaigue, Louis E—W R Adams Parks, William—D Nicoll et al. Philgus, Carl—F N Fletcher Pritchard, Wm H et al—A H Boyer 9, Quinlan, Wm J—City of N Y. Quackenbush, Samuel H—the same Qualey, John A et al—F Eifert 1, Qualiaroli, Antoine—W J Buzzini. Quinlan, Wm J—C S Phillips et al. 8, Quong, Chin—I Boiser Rothschild, David—H N Toch et al Russell, Frederick A—M Anglin 5, Robinson, Douglas et al. rec'rs—R Kr bach costs, Rockey, Walter S—Foster Milburn Co. Radlauer, Albert—B Kimler et al Ratner, Charles—Byron W Greene Jr Rothschild, David—Mason Seaman Tr portation Co Russo, Guiseppe & Stefano—A S Frase al Rice, Wm D Jr—O Heimstodt Reilly, Peter—J C Cocker 1, Raphael, Harry—B Persky 1, Ratcliffe, Sidney T—F H Brown Rosenthal, Isidor—L Hurwitz et al Reynolds, James et al—A Zuman et Reed, Elsie—S May Randell, Elias—A H Mittleman Rochlitz, Julius W—George Murphy Russack, David—C Srolof et al Rosenfeld, William—I Lipshitz Riley, James D or John D—R A Block Reiser, M Gustine—R Talsky et al.—I Ruchl, Elsie* & Adolph* et al—M E E stein Racos, James D or Demitcos et al—I Eberstein	133.99 624.10
	17	Parks, William—D Nicoll et al Philgus, Carl—F N Fletcher Pritchard, Wm H et al—A H Boyer.9,	.72.71 569.13 210.09
	11 15	Quantan, Wm J—City of N Y	.84.96 303.02 352.34
	17 17 17	Qualiaroli, Antoine—W J Buzzini Quick, Louis E—National Alumni Quinlan, Wm J—C S Phillips et al. 8.	.46.51 $.49.65$ 675.63
	17 11 11	Quong, Chin—I Boiser	$\frac{481.92}{113.16}$ $\frac{164.70}{164.70}$
	11	Robinson, Douglas et al, rec'rs—R Kn bachcosts, Rockey, Walter S—Foster Milburn Co	om- 88.80 260.31
	11 11	Radlauer, Albert-B Kimler et al Ratner, Charles-Byron W Greene Jr	.53.71 Co.
	11	Rothschild, David—Mason Seaman Tr portation Co	ans- .25.99
	11 11	al	223.00 $.65.15$ 520.57
	11 14 14	Raphael, Harry—B Persky1, Ratcliffe, Sidney T—F H Brown Rosenthal, Isidor—L Hurwitz et al.	346.63 153.86 38.91
	14 14	Reynolds, James et al—A Zuman et Reed, Elsie—S May	al 441.71
	14	Randell, Elias—A H Mittleman Rochlitz, Julius W—George Murphy	.61.91 Inc. 142.38
	14 15 15	Russack, David—C Srolof et al Rosenberg, Jacob—C Tuffiasch Rosenfeld, William—I Lipshitz	.62.90 140.29 340.80
	15 16 16	Riley, James D or John D-R A Block Reiser, M Gustine-R Talsky et al1, Ruehl, Elsie* & Adolph* et al-M E E	.39.41 731.27 ber-
	16	stein Racos, James D or Demitcos et al—I Eberstein	.99.41 I E .99.41
	16 16 16	Riederman, Jacob—S Feuer Raff, Nathan—Butler Bros Robertson, Joseph L—H M Prickett	0.31.02 $0.31.02$ $0.31.02$ $0.31.02$
	16 16	Reinheimer, Louis J et al—S Schwar Robinson, Douglas et al, rec'rs—H R	tz 152.23 eiss.
	17	Reynolds, James et al-Harlem Supply	200.00 Co. 318.06
	17 17 17	Ressler, Nathan—M F Finkelstein Rosenberg, Harry—J Davidson et al Robinson, Douglas et al recvrs—Post M	.30.72 .72.29 otor
	17 17	Ruehl, Elsie* & Adolph* et al—M E E stein Racos, James D or Demitcos et al—M E E Eberstein Racos, James D or Demitcos et al—M E E Eberstein Riederman, Jacob—S Feuer Raff, Nathan—Butler Bros Robertson, Joseph L—H M Prickett. Reinheimer, Louis J et al—S Schwar Louis J et al—S Schwar Reynolds, James et al—Harlem Supply Ressler, Nathan—M F Finkelstein Rosenberg, Harry—J Davidson et al. Robinson, Douglas et al recvrs—Post M Car Co. the same—L Wiegan Li, Reid, Robert & Izeyl et al—Empire C Metallic Bed Co Rainer, Max et al—the same Reid, Robert et al—the same Rainer, Max—the same Rothschild, David—A Lurie Rheinstrom, Isaac et al—H P Hallock Rockmore, Harold—S Launer et al. Rubens, Morris—Chelsea Exchange B:	180.90 500.00 City
	17 17	Rainer, Max et al—the same	$204.50 \\ 204.50 \\ 106.68$
	17	Rainer, Max—the same Rothschild, David—A Lurie Rheinstrom, Isaac et al—H P Hallock.	106.68 133.97 $.81.41$
	17 17	Rubens, Morris—Chelsea Exchange B	.54.60 ank. 540.49
	17	Raven, Frank A—G E Walter Reynolds, Hiram R—H A Flurscheim et	al. .62.56
	17	Richards, Katherine L-M Raimon et	al. 236.25
	17	Reinhardt, Louis et al—Paine Lumber	115.54 Co.
	17 17	Roth, Henry-W Schmidt	179.32 al. 35.27
	17 17 17	Reina, Colletti— DAppleton & Co Raynor, Margaret—C A Dards Rodgers, John C—City of N Y. costs.	.35.27 .30.87
	17	Rosenfeld, Sam-Germania Bank of Cit N Y*Reynolds, James et al-A W Gerstner	y of 778.31
	17 17	Roach, Stephen W-J C Delmonico Rice, Thomas F-J J Schmidt	30.31 427.21 123.42
	11 11 11	Schwartz, Solomon—City of N Y Scheiermann, August—Adolf Prince Co. Stich, Frank et al—A Singer	575.31 106.97 120.72
	11	Salmon, Edgar—M Donnelly Simon, Harry—Delaware Lackawanna Western R R Cocosts,	.44.72 & 109.12
	11	Jr Co	ene 122.84 Pub
	11 11 14	Spenadel, Max—A M De Harde	123.41 224.61 69.39
	14 14 14	Schlanger, Isaac—L Mondlinsky Sherwood, William—M Knight Smallwood Arthur N Stales	.21.80 110.15 604.03
	14	Silberstein, Abraham—J M Levine et	al 216.94
	14 14	Raven, Frank A—G E Walter	114.61
	14 14	Scannell, Geo F-J G Collinscosts, Sands, Philip-G G Moore.	185.47 107.55
	14 14	Scharles, Henrietta F et al—N Hubb Jr & Cocosts, Skitt, Alfred—Metropolitan Trust Co. of	81.62 the
	15 15	City of N Y	061.20 $0.47.66$ $0.48.82$
	15 15 15	Schwartz, Adolph et al—A Kacerow.2, Schreider, Abraham et al—L Stand Solomon, Max—J Taiarowitz et al	$ \begin{array}{r} 84.24 \\ 92.62 \\ 42.36 \end{array} $
	15 15 15	Sloane, George et al—E G Murray Soloman, Morris—M H Grossman et al. Spiess, Max—West Side Bank	154.68 183.75 160.66
	15 15 15	the same—the same Sholl, Edw P-J K Duer. Silverstein, Max-M Silverman et al.	301.62 .23.23
	15	Simon, Benjamin—Klenert-Rosenbluth Scannell, Geo F—J G Collinscosts, Sands, Philip—G G Moore Scharles, Henrietta F et al—N Hubt Jr & Cocosts, Skitt, Alfred—Metropolitan Trust Co of City of N Y	27.67 .40.79
n	the	ot infringement will lead to see	



EDISON Portland CEMENT

was used to build the handsome front of the Chelsea Docks, which cost New York City \$10,000,000.

The ornamental work, which is a marvel of beauty, is worthy of your inspection.

Edison Portland Cement binds more sand, crushed rock and gravel and makes the smoothest ornamental work, because it is

Uniformly 10% Finest Ground in the World

EDISON PORTLAND CEMENT COMPANY

935 ST. JAMES BUILDING, NEW YORK

1	
16	Schellinger, Frederick et al-Schlaepfer
16	Sandhop Charles—Schenga Carner Co.12.41
16	Simon, Joseph-Union Stove Works112.53
16	Symonds Marietta PW Falkner
16	Strauss, Max—W G Green
16	Schmidt, Meta R-M N Clement1,820.97
16	Speth Jacob—F Jepsen
16	Silverman, Isaac-C Lawlor530.61
17	7 Stover Robert C et al-G R Briston 64.41
17	7 Szerlip, Bertha—H L Calman34.41
17	7 Schwartz, Max—J Sobel et al132.15
17	7 Slepian, Harry et al—H Sindler239.65
1	7 Silberman, Joseph et al—H P Hallock. 81.41
17	7 Spies, Philomena—H Marks
17	7 Sussman, Wm S—I Berg et al117.60
17	7 Simon, David—H A Ferrandou230.05
1	7 Spiegel, Edward et al—L Hubener et al
i	7 Schisgall, Nathan-H Bloch et al1,027.08
1	7 Sadowsky, Kalman et al—T Bitterman
17	7 Sermunsky, Charles et al—the same.5,831.47
1	7 Sroka, Louis—C Adams
1	Simon, Benjamin et al- W it sacques et al.
17	7 Sutton, Blanche—I E Wilcox421.51 7 Silverman Isidor—A M Berkhahn 61.85
1	Siegel, Frederick L-J Zimmerman et al.
1	Sroka, Louis—C Adams
	cost, 32.72
17	Pub Assn
17	Siegel, Abraham et al-A Bachert, costs. 32.72
17	et al
17	7 Selley, Edwin J et al—A H Beyer9,210.09
17	Tauss, Josef S—G Kaufmann et al245.98
11	Trempe, Joseph A—City of N Y379.45
11	Thompson, Christian—the same72.72
11	Turk, Wm B—the same
11	Temerson, Morris—the same108.81
11	Trainor, Henry P—the same199.03
11	Trede, Conrad—the same108.81
11	Tustin, Edw B—C W Luyster1,780.59
11	the same—the same
11	Tanner, Dayton P-H W Richardson.2,361.63
14	4 Tombacher, Israel J et al—Macdonald Roof-
14	Teets, John—C Adler122.70
14	Tracey, John J—the same
14	4 Tolkow, Morris—H Rosenblum318.29
10	Thompson, Joseph H Jr—H H Sturtevant
1	Co
10	3 Trainor, Hugh F—F E Montgomery.20,017.35
1	7 Tschupp, Lena B—L T Lehmeyer102.72
1	Brewing Co390.97
1	7 Temerson, Morris—J F Levy80.10
1	7 Tunis, Arthur—E W Tunis, costs305.90
1	7 Thompson, Mary A-J Greenhart75.45 7 Taylor Emma et al-W C Trageser et al
1	1 Urchs. Wm J—New Amsterdam Casualty
1	Cocosts, 108.74
1	Volmer, Catherine—the same289.23
1	1 Vaughan, Charles—O Heimstodt115.74
1	Van Loan, Irving S—the same199.03
1	Van Buren, Corwin—the same289.23
1	1 Van Daniker, Geo W—the same469.66
1:	o Voss, Wm H N—Dan & Peckner133.88 5 Viardi, Alexander—Alexander Co. 64.66
1	Tanner, Dayton P—H W Richardson. 2,361.63 4 Tombacher, Israel J et al—Macdonald Roofing Co
1:	Wolfman, George* & Kosale S—F Hildebrandt
1	Weichman, Lillian—the same108.81
11	Wolf, John L—the same
1	Weill, Henry M—the same
1	Wadsworth, Eugene M—the same199.03

933 ST. JAMES BUILDI	NG, NEW TORK
11 Wiederkehr, Adolph—the same 34 84	11 Harlem Plumbers & Tinssmith Supply Co-
11 Wiederkehr, Adolph—the same .34.84 11 Whiton, Ernest C—the same .26.72 11 Wolff, Oscar—the same .72.72	H Altbach et al378.21
11 Winslow, Edw D—the same	11 Zaiden Snap Tie Co—J D Bookstaver et al
11 Wheeler, Samuel W—the same34.84	
11 Walter, Charles—the same	11 National Bank of No America in N Y— Mercantile National Bank of the City of
11 White, Washington—the same469.66	N Y
11 Whelan, John T—the same 11.3.4 11 Wheeler, Samuel W—the same .34.84 11 Walter, Charles—the same .117.82 11 Whalen, Francis—the same .113.44 11 White, Washington—the same .469.66 11 Ward, Joseph—the same .36.63 11 Weil, Ernest J—the same .29.42 11 Wyloff Alice P—C H Williams costs .82.45	costs, 126.75
11 Wolff, Jules & Edmund—E T Carter. 199.95	14 Brown Realty Co—E Senft160.41 14 Hygrade Steam Laundry Co—W Calvin Jr.
11 Waxman, Abraham—I Berkowitz et al. 92.85 11 Woolf, Bella et al—R W Hebbard63.41	14 James Dempsey Co—H Hyman539.12
11 Winchell, Edw E-Vroom Inc29.31 11 Wolkenberg, Joseph et al-J Elisberg. 87.06	14 W C Sweetzer Co—A Kielbach et al278.35 14 Interborough Rapid Transit Co—G H Rees.
14 Wolt, Betsie et al-J Bonjiorno342.00	14 Boyarsky Bookbindery Co et al—S E Siegel.
14 Wisner, Paul—E M Kreutzer132.61 14 Wilson, Wm G et al—James Beggs & Co.	
14 Whitney, Peter J-M H Avres213.54	14 Hunter's Island Inn Co-J L Hughes. 384.03 14 Hugh Miller Co-M Martin & Co345.98
14 Wax, Ida—T Thorney et al	14 Bowling Green Trust Co-G H King. 3,616.49 14 Baker, Smith & Co-A Landancosts, 124.20
15 Walsh, Wm T—City of N Y	14 Scandinavian Fur & Leather Co-M L
15 Wilson, Max S A et al—Pine Moon Realty	Aretsky
Co	15 Acme Hall Co_City of N V 56 25
15 Wessell, Isaac & Ray—I Schwartz341.41 15 Williams, Richard D—W A Leonard39.81	15 Alton Realty & Construction Co—the same
15 Well, Moritz & Alfred*—O L Spannhake	15 Alton Realty & Construction Co—the same
15 Witherbee, Sidney A—L I Hirschman. 314.82	15 Automatic Perforating Co—the same. 27.62
15 Whitridge, Frederick W, rec'r—A Caputo. 16 Waldau, Harry A & Hugo C*—C Fischer.	15 Ajax Realty Corp—the same
16 Waldau, Harry A & Hugo C*—C Fischer	15 American Watchmans Time Detector Co— the same
16 Wiedermann, Louis et al—J Weil et al	the same
16 Wallace, Geo E-J P Metzler et al337.59	same
16 Weiss, Joseph, George* & Oscar*—W Jantzen	the same
zen 132.52 16 Wiegelman, Wm H—L Joseph et al .69.41 16 Wolkeiser, Adolph—C Lawlor 87.71 17 Weiss, Adolph—M Weber 68.91	15 Automatic Gas Producer Co—the same109.19
17 Weiss, Adolph—M Weber	15 Banana Product Co—the same36.63
17 Weeks Frank D_M F Howlett 77.94	15 Aldhouse Construction Co—the same. 27.62 15 American Ventilating Co—the same
17 Willard, David—F Van Patten 36,07 17 Ward, Thomas—W L Rats. 93,98 17 Wallace, Fannie M—L Cione 250,00 17 Wilbur, Wm F—Kalil's Restaurant, 14	15 H G Alford Co—the same40.24
17 Wallace, Fannie M-L Cione250.00 17 Wilbur, Wm F-Kalil's Restaurant, 14	15 American Pure Drug Co—the same36.63 15 Allison Specialty Co—the same36.63 15 Atlantic Improvement Co—the same24.00
Park pl, N Y	15 Batavia Realty & Construction Co—the
17 White, George—W S Schley	same
17 Welcke, Adelheid et al-W C Trageser et	15 Auto Protective League—the same54.68 15 Auto Top & Toy Co—the same20.40
al, costs	15 B & B Paint Co—the same
It Watson, Jesse, trustee et al—City of N Y	15 Autoleltic Advertiser Co—the same22.20
costs	15 Astoria Cognac Liquor Restifying Co— the same
17 Walsh, Wm J-K Moore	the same
11 Yanger, William—City of N Y	15 Admiral Princte Mining Co—the same.
11 Yendes, Lillian M—the sam;72.72 17 Young, John W—Underwood Typewriter Co	15 South Shore Construction Co et al—L Stand
11 Zeitner, George—City of N Y	15 Coleman Stable Co—Delahaye Import Co.49.67
11 Ziegield, Florenz Jr—G A Weldnaas Jr.	15 Prince George Carriage Co—Delahaye Import Cocosts, 44.73
11 Zeldin, Isidore—A Shapiro et al 164.49	15 the same—the samecosts, 44.73 15 Levering & Garrigues Co—M J Storen
11 Zieser, Morris-E L Goodnow305.39	15 Property Improvement Co—L Kohn
14 Zimmerman, Sol & Annie—E Kaufmann	15 Schaap Flame Utilities Corp—J G Crowell.
15 Zimmet, Samuel et al—L Stand92.62 16 Ziegler. Emil et al—Schlaepfer Embroid-	15 Engineering & Combustion Co—N Y Tele-
ery Works	phone Co
17 Zimbardi, Salvatore et al—C H Pratz et al	15 Trinity Springs Co—C Roedler
	15 Trinity Springs Co-C Roedler. 94.72 15 Self Oiling Axel Co-T C Stokes Jr. 440.45 15 H D Best Co-I Hirshman. 411.05
CORPORATIONS.	15 Salo Art Metal Co—F Riera
11 Freses Consumers Brewery-City of N Y.	15 New York City Ry Co-J Sagebiel 1.369.98
	16 Victor Heating Co—J E Gallagher. 423.69 16 Sun Construction Co—S Feigcosts, 21.91 16 Courtney Rubber Co—F Poel et al267.54
11 Mt Moriah Hospital—Twentieth Century Laundry Co	16 the same—the same .304.94 16 Bryant Co-J B Owens .114.31
11 Knapp Portable Permanent Building Co— Wheeling Corrugating Co	16 Builders & Craftsmen Co-Fred Adee Co.
11 Jackson Plumbing Co-G W K Taylor.546.84	16 Builders & Contractors Corp et al—the
11 the same—G Brown 250.00 11 the same—P Graham 200.00 11 the same—M Gibson 200.00 11 Rossiter Realty Co—Hedden Construction	same
11 the same—M Gibson	16 J B & J M Cornell Co-C Fowler et al
CO	16 Capital Building Co—East New York Gas
11 Turba Vibrator Co—S Wohl114.13 11 Burke Engineering & Contracting Co—Na-	16 Louis Meyer Realty Co et al—I Fischel
son Mfg Co 984 96	et al116.91
11 Manhattan Ry Co & Interborough Rapid Transit Co—H Lerch	16 Hamilton Low Co—W H Jacobus97.54 16 Hudson Counties Co—Wheeler Holden Co.
the same—D Reynolds1,085.09	

NG	, NEW YORK
	Harlem Plumbers & Tinssmith Supply Co— H Altbach et al
11 11 11	Zaiden Snap Tie Co—J D Bookstaver et al. 686.32 Illinois Surety Co et al—City of N Y. 104.35 Horn, Michael Co et al—J Elisberg. 87.06 National Bank of No America in N Y— Mercantile National Bank of the City of N Y
11	Onward Construction Co—C Schwartz costs, 126.75 Brown Realty Co—E Senft
14 14 14	James Dempsey Co—H Hyman539.12 W C Sweetzer Co—A Kielbach et al278.35
14 14	Interborough Rapid Transit Co—G H Rees
14 14 14 14 14	W C Sweetzer Co—A Kielbach et al. 278.35 Interborough Rapid Transit Co—G H Rees. 962.50 Boyarsky Bookbindery Co et al—S E Siegel. 34.54 Hunter's Island Inn Co—J L Hughes. 384.03 Hugh Miller Co—M Martin & Co 345.98 Bowling Green Trust Co—G H King. 3,616.49 Baker, Smith & Co—A Landan.costs, 124.20 Scandinavian Fur & Leather Co—M L Aretsky
15	Pennsylvania Steel Co—D Anderson
15 15 15 15 15	same
15 15	American Watchmans Time Detector Co—the same
15 15 15	Auto Auction Association Co America—the same
15 15	Automatic Gas Producer Co—the same
15 15 15 15 15 15	Althause & Co—the same
15 15 15	same
15 15 15 15 15	Auto Top & Toy Co—the same
15 15	American Cut Sole & Leather Co-City of N Y
15 15	South Shore Construction Co et al—L Stand
15 15 15	South Shore Construction Co et al—L Stand 92.62 Coleman Stable Co—Delahaye Import Co.49.67 Prince George Carriage Co—Delahaye Import Co. the same—the same costs, 44.73 Levering & Garrigues Co—M J Storen 6,637.38 Property Improvement Co—L Kohn 86.75 Schaap Flame Utilities Corp—J G Crowell 66.63
15 15 15	Property Improvement Co—L Kohn
15	Engineering & Combustion Co—N Y Telephone Co
15 15 15 15	Bryant Company—L H Leopold et al. 138.37 Trinity Springs Co—C Roedler
15 16 16 16	Schaap Flame Utilities Corp—J G Crowell. 66.63 Engineering & Combustion Co—N Y Telephone Co
16 16 16	the same—the same
16 16 16	Builders & Contractors Corp et al—the same 287.65 Horace E Frick Co Inc—J R Livezy112.90 J B & J M Cornell Co—C Fowler et al 28.785.68
16 16	Capital Building Co—East New York Gas & Electric Fixture Co
16 16	Hamilton Low Co—W H Jacobus97.54 Hudson Counties Co—Wheeler Holden Co.

Allen, James L—Co-operative Garage Co. 1910

PLASTERING WALLS AND CEILINGS Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material. J. B. KING & CO., 17 State Street, New York

.3	For	PLA:	STER	RING	WA	LLS
16	Van R	ensselaer	Realty	Co—J T	Copps	85.16 Co
16	Hardie	Co—S G	Hardie	Co-J 7	1,4	305.91 468.54
16	Hoffn Custer	Interurian	ban Co	Co-D W	1 Co—C 3,7 7 Custer	74.32
16	City of	i N Y—S	мсма	nus	4,4	98.62 200.00
16	Co . Brown	Clay C	Son—N	dale Min	ing Co	ons 94.29 of
16	N Y Aeropla	ne Amu	sement	Co—J F	Rothschil	26.16 d
16	Trustee	s and loolent So	Associate ciety—L	nstruction Co—D W nus M P Smi dale Min Co—J F es of th	e Brook et al	lyn
16 16	Garfield	dated G	t Mfg (Co—H Ba	costs, ker3,8	56.85 03.52
17	Contr Fein B	acting C all Realty	o	struction	Co—N R	52.15 lao.
17	Van Re	ensselaer	Realty	Co-Non	pariel La	12.36 aun- 07.50
17 17	Barnes Bulls I	Co—S V Head Oil	V Mann Works	Co—Nong et al et al—E	eaver N	62.73 fa-
17 17	the	same-	the san	ne	10,8	04.55
17	Kalm: Americ	an Swan	Boat	Canada & Co—W M graving o same alty Co— the olty Co—	4,4 Murpl	22.51 hy. 88.15
17	Charles N Y	J Bend	lum En	graving	Co—City	of 29.42
17 17	Berg F Bronxv	tealty Co	o—the ronx Re	same . alty Co-	—the sa	54.68 me 72.72
17 17	Curtis Cathedr	Cook No	ovelty way Rea	Co—the	same	36.47 me.
17	Central —th	Nationa e same	l Realty	& Cons	truction	Co 08.81
17 17	Cosmos Bronx	Realty (Co—th	e same .	same	08.81 36.63 20.40
17 17 17	Cox &	Buckley asey Co-	Co—t —the s	he same		36.63 32.93
17 17	Bonton Church	Motor C Fabric &	o—the Furnis	same	—the sa	26.01 .me. 36.63
17 17	Collat W A C	Co—the	same	ion Co—	the sar	54.68 ne.
17 17	Cooks &	Pastry ative Pa	Cooks C	e same co—the e same he same same same shing Co—thing Co—thi	e same. lity of N	54.68 Y
17	G B Ch	ilds Co-	the sa	ime	ame	24.01 89.75 26.07
17 17	Corpora E L Co	tion Insp	ection —the	Co—the same	same	21.30 24.01
17	Canarsi	e Boat	& Laur	ich Co—	the sa	me 26.04
17 17	Bell Pia	no Co o Realty	f N Y— Co et	the scotthe same	T Hool	99.03 cey 50.26
17 17	41	000000	the cor	20	A:	51 96
17 17	Bernard Benloe	& Clark	Kegister K-City —the s	insmith r Co of N Y same ub Inc—	1	99.03 36.63
17 17	Pookma	n Blank	Book 1	Bindery-	the sa	me
1000						29.42
17	Marx R	awolle—l	Brooklyn	wton Fire n Heights nited Sta -W Maas -W H	R R (Co, 15.52
17 17	Trinity & Imp	Finance provement	Co—Ui t Co	nited Sta	tes Rea	1ty 48.24 74.65
17	Garrets	on-Antho	ny Co-	-W H (scamyar 41	13.06
17 17 17	Weisber Schenga	g Co-S Carver	e Co—S Launer Co—C S	et al	11 costs1	15.15 12.41
17	Jacob E Harstn	cos Co—	E S Te	on	3,27	73.40 74.73
17 17	the	same—th	ne same	Brownet alsandhop, ven, costs on	(37.88 37.88
17* 17	Physicia G R S McCorm	ons Associated	ciation d Galleries	of Ameri	ca et a	1— 89.25 9.41
17 17	Main R Benefici	ealty Co- al Real	-N Kirs	of American	9,42 tion—H	24.77 S
17	Therese et al	Hynds	Corseti	ere Co-	E Schi	ele 87.16
17 17	Macon	Construct	cion Co-	-L Barba	ati et a	0.41 Co
17	-Kurz Consolid	& Urin	Inc sendale	Cement	25 Co—K	5.22 I
17	Rosario Rhoade	Mining	& Smel	ting Co	et al—F	0 I 1.40 S
17	Pilon M Rhoad	lining &	Millin	g Co et	al—F	0 1.40
17 17	Post & The san	Davis Co- ne—G Col	-E Wil	g Co et	1,05	3.73 1.48
	Island	& Brook	lyn R R	Touring Co	8	ey 2.49
4.1	Order et al	Free Son	ns of Is	srael—S	Augenbli	ek M
						C
	CAN	CECTATION	D THEF	CREETATO	mo.	

SATISFIED JUDGMENTS.

Agid, Samuel—United Electric Light & Power Co. 1908
Agid. Sale & Sam et al—M N Einnorn, 1908.
4-13 G-1- TV 4 1 7 TV 1 1000 70.00
Agid, Sabe—Fire Ass n of Phila. 1908
Same—Boston Ins Co. 190853.23
Allen, John H et al-G Lorello. 19102,064.51
Borowitz, Louis et al—B Horn et al. 1909. 649.89 Boon, Ella L et al—G B Engel 1907
Berger, Edward-M Perlstein et al. 1910.545.82
Bronson, Alfred H—John Polhemus Printing Co., 1910
Bonagura, Rosina et al—People, &c. 1908 3,000.00 Same—same. 1908 3,000.00 Buckley, Lawrence—T C Edmonds et al. 1899. 149,34 Brodersen, Jacob—E Goldstein. 190974 41
Buckley, Lawrence—T C Edmonds et al. 1899.
18rodersen Jacob F Coldstein 1909 74.41
Block, Wesley S et al-Charles E Sholes Co.
1909
Bernstein, Nathan et al-J Spitzer. 190829.65
Birnbaum, Samuel et al—A Lang. 1910583.59 Bernstein Frank E—A I Birsky 1909 133.80
Barnes, Hans F-Cottonwood Creek Copper
Co. 1909
Buckley, Lawrence—T C Edmonds et al. 1899.
Brodsky George_T Hynds 1910 77.77
Clough, Arthur D-Gatti-McQuade Co. 1910.
Clingen John I—I A Reha 1910 162.66
Crystal, Israel & Rachel—State Bank. 1909.99.24
Brodsky, George—T Hynds. 1910
Dewey, Wm H-L C Bunes. 191051.53
Deckinson, Orville A-A Green, 1909110.45 Dewey, Wm H-L C Bunce, 1910
Epstein, Max—A L Silberstein. 1909 47.31
Einberger John et al-P Kaskel. 1910103.16
Freyer, Charles et al—A Lang. 1910583.59
Dewey, Wm H—L C Bunes. 1910
Flynn, Dennis et al-J Mendelowitz. 1910.160.34
Frederimacher, Frinip—W F Smith et al. 1910
Five Oak Copper Mining & Smelting Co-
American Sales Book Co. 190999.41
Goodman, Abraham H—— the same, 190986,75 Green, John—M Low et al. 1909
Goodman, Abraham H—the same, 190986.75
Gillingham, Geo O et al-G B Engel. 1907.554.54
Giller, Katie-G A Kessler, 19105,909.17
160.34
Goldstein, Philip—A Hirsch, 1908
Gross, Samuel et al—P Kaskel et al. 1910.103.16
Goldfarb, Louis-R Goldfarb, 19095,038.85
Same—same, 1909
Handarson Chas A C W Purps 1909 229 74
Hefferson, Chas A-G W Durins, 1300352.14
Hafner, Joseph—G V Morton. 19101,212.98 Hauf. Hugo J—N Y Edison Co. 191028.48
Hafner, Joseph—G V Morton. 19101212.98 Hauf, Hugo J—N Y Edison Co. 191028.48 ³ Hartridge, Julian—P J Shields. 190732,694.69
Hafner, Joseph—G V Morton. 19101,212.98 Hauf, Hugo J—N Y Edison Co. 191028.48 ³ Hartridge, Julian—P J Shields. 190732,694.69 Heyman, Henry M, John B & Louis M et al —Francis H Legett Co. 1909188.91
Goldaro, Louis—N Michalover et al. 1909.3(0.6) Same—same. 1909
Heddendorr, Wm H—Lion Brewery of N Y City 1910
Heddendorr, Wm H—Lion Brewery of N Y City 1910
Heddendorr, Wm H—Lion Brewery of N Y City 1910
Heddendorr, Wm H—Lion Brewery of N Y City 1910
Heddendorr, Wm H—Lion Brewery of N Y City 1910
Heddendorr, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendort, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910
Heddendorf, Wm H—Lion Brewery of N Y City 1910

Quirk, James et al—R H Hoffman et al. 1909
Rooney, Richard H-P Beale. 1909 150.00
Rosenfeld Ray et al P. I. Zabrinaki 191033.16
Rosenfeld, Monroe et al-R L Zabrinski, 1910, 199, 65
Reporti Natalo et al B. Lauria 1999
Rothenbucher, Auguste-Citizens Trust Co
1909
Smith, Louis Sr et al-I Spitzer 1908 20 65
Smirling, Morris et al-B Horn et al. 1909.649.89
Reppetti, Natale et al—P Lauria, 1909
Schwarz, Henry A & Daniel F-M Schmidt.
Schwarz, Henry A & Daniel F—M Schmidt. 1909
Schwarz, Henry A & Daniel F-M Schmidt.
Scott Alice R et al. C. P. Engel 1007
Springer, John H-A W Gerstner, 190434.96
Stern, Louis-C A Edelhoff et al. 1895384.10
Same—A Wimpfheimer, 1895 1 047 48
Same—G F Victor et al. 1895494.21
Taylor, John G-L Zimmermann et al. 1909
Same
Volpe, Dominick et al-P Lauria 1909 150 45
Warm, Joseph & Tillie-M Zwerling, 1909, 499, 39
Weil, Max—Corn Exchange Bank, 191085.90
Weiman, David-L Kempner. 19091,972.00
Wittner, Jaffer Realty Co-D C Rice. 1909.
Schwarz, Henry A & Daniel F.—M Schmidt. 1909
CORPORATIONS.
COLLI ORATIONS.
Continental Casualty Co—M Anderson 1910. ¹Central Realty Co—City of N Y. 1909. .57.00 National Mfrs Co—American Colortype Co. 1910. .1,440.40 N Y Transportation Co—D W Siemann 1909. .642.68 Same—F Sieman et al. 1909 .2,661.14 .10.63 Same—same. 1909 .110.63 .110.63 Densmore, Compton Building Co et al—L Lawlor. .83.85 Baker Smith Co—A Laudon. 1910 .124.20 Same—same. 1909 .112.82 Same—same. 1908 .8,382.72 No 471 Park Avenue Co. Inc, et al—L Lawlor. .1910 .83.85 .85.27 N Y Elevated R R Co, Manhattan Ry Co. & Interborough Rapid Transit Co—J K Jones. .1908 N Y Taxicab Co—B E Weil. 1910 .29.41 ¹City of N Y—B Shane. 1909 .52.91 East Side Amusement Co et al—M M Einhorn. .59.65 Marrin, E & J Co—J O'Brien. 1910 .2,600.18
National Mfrs Co-American Colortus Go
1910
N Y Transportation Co-D W Siemann, 1909.
Same—F Sieman et al. 1909 2,661.14
Densmore Compton Building Co. et al. I. I.
lor. 1910
Same—same 1909 Laudon. 1910124.20
Same—same. 1908
No 471 Park Avenue Co, Inc, et al-L Lawlor.
N Y Elevated R R Co, Manhattan Ry Co &
Interborough Rapid Transit Co-J K Jones.
N Y Taxicab Co—B E Weil. 1910
City of N Y-B Shane, 1909
Bast Side Amusement Co et al—M M Einhorn. 1908
Marrin, E & J Co-J O'Brien, 19102,600.18
795 29
N Y Elevated R R Co, Manhattan Ry Co &
1908 628.88
Scherz Restaurant Co-Casino Hotel Co. 1910
1908
Riccadonna Hotel Co et al—Francis H Leggett
Same—L A Ames. 1909
Co. 1909
Profession Co—D W Siemann, 1909.
Christian Natural Food Co-H Bridgman
Smith Co. 1910
mation—R E King. 1908 264 51
Christian Natural Food Co—H Bridgman Smith Co. 1910
149.30
'Vacated by order of Court. 'Satisfied on ap-

ated by order of Cour Released. Reversed. Annulled and void. Satisfied on ap-Satisfied by exe-

MECHANICS' LIENS

Feb. 11.

Feb 14.

The text of these pages is copyrighted. All that infringement will lead to prosecution Feb. 15.

Feb. 16.

Feb. 17.

109—Greenwich st, Nos 537 to 545. N Y
Cornice & Skylight Works agt F T Nesbit
.610.00

BUILDING LOAN CONTRACTS.

Feb. 11.

139th st, s s, 250 w Amsterdam av, 100x99.11.
Title Ins Co of N Y loans William M Moore
Co to erect a — sty building; — payments.
.....\$100,000

No Building Loans filed this day.

Co to erect a —sty bunding, 11 80,333.33

179th st, s s, 125 e Fort Washington av, 92.6

x150. City Mortgage Co loans Hargood
Realty & Construction Co to erect three 5sty apartments; 13 payments......129,000

SATISFIED MECHANICS' LIENS.

Feb. 11.

16th st, No 608 East. American Protective Roofing Co agt Rafel Hermle et al. (May 12, 1909)\$37.50
178th st, No 605 West. Cammak & Seitz agt Alcazar Realty Co et al. (Dec 14, 1909) 15.00
8th st, No 418 East. Eichenbaum Bros agt John Saalfrark et al. (Jan 8, 1910) ...179.25

ADVANCE REPORTS.

(Continued from Page 388.)

Banks.

NAUGATUCK, CONN. Architects Crow, Lewis & Wickendorfer, 160 5th av, N. Y. C., are preparing plans for the new bank to be erected by the Nauga-tuck Savings Institution. It is planned to erect a building, 35x60 ft., to be used

entirely for banking quarters.

NEW HAVEN, CONN.—W. F. Dominick, 3 West 29th st, N. Y. C., has been selected to prepare plans for the new bank for the New Haven and Union Trust Companies. The building will probably be of marble. Hoggson Bros. of New York are the contracting designers and will erect the building.

Churches.

HOLYOKE, MASS .- Rev. John C. Ivers of the Holy Cross parish has stated that a new church will be erected in the near future by the Holy Cross parish in Dwight st, in the Highlands.

MONTCLAIR, N. J.—Members of Chris-

tian Union Congregational Church of Upper Montclair have decided to add a new building and make alterations to the present church, at a cost estimated at \$30,000. The construction will be of gray sand-stone in conformity with the church and Address Board of Trustees. parsonage.

BRIDGTPORT, CONN.-Arch. William Schmidt of Bridgeport is preparing plans for a church to be erected at Walnut Beach for the Catholic parish of which Rev. P. H. McLean is pastor. The building will be 45x82 ft., frame, seating capacity 500, will be abinged. The plane exterior will be shingled. The plans

will be ready to figure in two weeks.

BURLINGTON, N. J.—The First Baptist Congregation is discussing plans preparatory to the erection of a new edifice. It is proposed that an entire new

edifice, with all modern conveniences, will be erected on the present site. lowing officers were elected: John Oilver, treasurer; Charles H. Duncan, clerk; George Whomsley, assistant clerk; E. D. Robinson, financial secretary.

Dwellings.

WEEHAWKEN, N. J.-From plans by Architect Fred'k Hensel of West Hoboken two two-family houses will shortly be erected on the easterly side of Gregory av near Highpoint av, Weehawken, by Pasquale Leport of 520 Central av, West

TYRINGHAM, R. I.-Albro & Lindeberg, 481 5th av, N. Y. C., have completed plans for a 2-sty frame and stucco residence 130x30 ft, to be erected by Mrs. Bayner Clarkson, of 26 West 50th st, N. Y. C., at a cost of about \$30,000.

Figures have been received.

195TH ST, N. Y. C.—Architect Chas.
Lupprian, 180 Main st, New Rochelle, N. Y., have taken bids on separate con-tracts for a frame and stucco residence 21/2-stys, 45x38 ft, including a garage, for Francis Keil, of 41 East 163d st, to be erected at 195th st, and the Concourse, costing about \$25,000.

BROOKLYN .- Wm Debus, 916 . Broadway, Brooklyn is preparing plans for a brick and limestone residence, 3-sty, 30x 62 ft, with an extension, 30x22 ft, for Louis Beers (builder), 916 Broadway, Brooklyn, to ze erected at the southeast corner of Bainbridge st and Stuyvesant av, to cost about \$35,000. The owner will take all bids at once.

BERGEN COUNTY, N. J.-The belief that a bridge is soon to be built over the Hudson River at 181st st is creating interest in real estate circles in Bergen The latest deal was consum-County. mated in Lodi this week by the Bergen Realty Co. of Hackensack, thirty-one acres being sold to the Passaic and Bergen County Homes Co. for \$30,000. The purchasers plan to erect a large number of residences on this tract at once.

Factories and Warehouses.

BROOKLYN.-Maximilian Zipkes, 103 Park av, N. Y. C., is taking figures on the 8-sty brick, concrete and steel shoe, factory, 90x200 ft, for Julius Grossman, of 1805 1st av, N. Y. C., to be erected on DeKalb av, from Grand av to Steuben st. NEW BRITAIN, CONN.-Architect W. H. Cadwell is preparing plans for a factory which he contemplates building in the rear of 171 Main st. It will be 3-sty, 98x47 ft., and estimates will be received for both brick mill construction and concrete monolith.

NEWARK, N. J.—The Progressive Investing Co., of Newark, will start immediately the erection of a \$50,000 plant on a two-acre plot on Hamburg Road below the Central Railroad tracks, for the American Patent Leather Co. Main building will be 100x200 ft., 3-stys, fireproof.

BUFFALO, N. Y.-Preparations are being made for the building of seven large factories by William F. McGlashen, president of the Beaver Manufacturing Everything is in readiness for the laying of the foundations and work is about to be started. Of the seven structures the main factory will be of brick construction, 100x280 ft. A large amount of machinery will be necessary.

Municipal Work.

BROOKLYN .- Bids will be received by the Park Board, Thursday, March 3, for furnishing, delivering and setting up 18 flag poles in the parks of the Boroughs of Brooklyn and Queens.

An equipment of LUXFER Prisms gives a remarkable increased value in rentals to the basements otherwise comparatively worthless.

AMERICAN LUXFER PRISM CO. Tel. 8257 507-509 West Broadway N.Y.



178th st, No 605 West. John Lever agt Alcazar Realty Co. (Oct 27, 1909)......131.00 "Stanton st, No 50. Herman Baron agt Morris Bresky et al. (July 29, 1909)....275.00 Prospect av, s w cor 150th st. Michael O'Connell agt Morris Devier et al. (Dec 16, 1909)

Feb. 16.

Feb. 18.

 ¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

Feb. 10.

Standard Acetylene Lighting Co; Earl G Pier; \$4,830; C D Francis.

Feb. 11.

United States Banking Co, S A; Bank of Montreal; \$215,000; Shearman & Sterling.

Feb. 14.

Phillips, John; Chas R Demarest; \$2,500; Mc-Kirby & Tavous. Panama Mining Co; J R Alsing Engineering Co; \$1,190; H Hoelljes.

Feb. 15.

Empress Copper Co; G W. Middleton; \$7,-333.34; H B Hord.

Feb. 16. No Attachments filed this day.

NEW YORK .- The president of the Borough of the Bronx, will open bids on Thursday, Feb. 24, for furnishing and delivering lumber for viaducts and bridges. Also, furnishing and delivering broken trap-rock stone and screenings.

NEW YORK.-Estimates will be received by the Commissioner of Street Cleaning Wednesday, February 23, for furnishing and delivering carriage bolts and nuts, machine bolts and nuts, malleable iron castings, plumbing supplies, scraper steel, stoves and stove supplies.

Schools and Colleges.

GREENFIELD, MASS.—The plans of Architect Clarence Hoyt of Boston have been accepted for the proposed school in Federal st. Their acceptance is under the condition that the building can be erected at a cost not to exceed \$30,000. NEW HAVEN, CONN.—Plans for the

8-room school to be erected by the city in Truman st, will probably be ready for estimates in about two weeks. The structure will be of brick, with a gravel The plans are by Architects Brown & Von Beren.

NEW HAVEN, CONN.-St. Rose's R. parish of Fair Haven has purchased property at Saltonstall av, and Richard st, from Mary J. Vevan. The site is for the new convent and school which the parish plans to build in the future Rev. John J. Fitzgerald is pastor in charge.

NEW HAVEN, CONN .- Announcement has been made of the gift of \$250,000 to the Sheffield Scientific School by George G. and William S. Mason for the erection of a new laboratory to be known as the Mason Laboratory of Mechanical Engineering. Plans will be prepared by Architect Charles C. Haight, 452 5th av, N. Y. C., and it is expected to start work about July 1.

CONN.-At a HARTFORD. meeting of the voters of the Northwest School District it was voted to erect an addition to the present school. A build-ing committee was appointed consisting of Dr. H. T. Sweet, George Calder, W. A. Wilcox, R. H. Lewis and F. H. Spencer.

to act with the district committee in securing plans, also to consider a new system of heating for the present buildings.

Stables and Garages.

137TH ST, N. Y. C.-W. H. Hornum, architect, 360 West 125th st, has taken bids for the construction of a 4-sty brick stable, 45x95 ft., at Nos. 293-297 East 137th st, for James Pringle, of 354 College

av, to cost \$40,000.

167TH ST, N. Y. C.—Architect Harold
L. Young, 1328 Broadway, is ready to receive figures on the general contract for the 5-sty fireproof garage, 50x85 ft, which Henry Guttman (furniture), 127 West 24th st, is to erect in the south side of 167th st, 175 ft. west of Amsterdam av, to cost \$65,000.

JERSEY CITY .- Figures are being received this week for the erection of the stable superstructure for Wells Fargo Company of 51 Broadway, N. Y. C., at the southwest corner of 10th st and Brunswick av, Jersey City, to cost in the neighborhood of \$200,000. Plans are by Architect B. M. Morris, of 345 5th av, N. Y. C. Contractors from New York, Jersey City, Passaic and Paterson are estimating.

Miscellaneous.

NORTH ADAMS, MASS.—C. F. Wells & Son of Philadelphia have received the contract for the new federal postoffice building at North Adams, at their bid of \$68,000. The building is to be completed by December 1, 1910.

BRIDGEPORT, CONN .- Bids are in for the equipment required at the new power plant to be erected by the Bridgeport Malleable Iron Co. S. E. Hopkins of Naugatuck is the engineer in charge. All the details of the building have not been decided.

SPRINGFIELD, MASS .- Plans are being completed for the proposed addition to the gymnasium of the Young Men's Christian Association Training School. The new part will be about twice the size of the present building, 3-stys, of faced brick, with stone trim, steel beams and girders, steam heat, tiling, electric lights, etc. It will cost about \$50,000.

Edward L. Tilton, 32 Broadway, New York City, is the architect. NEW HAVEN, CONN.—A building

committee consisting of Harry G. Day, Frederick G. Hotchkiss, J. Edward Heaton, Dr. George Blumer and Dr. W. H. Carmalt has been appointed to secure plans for the tuberculosis ward building to be erected at the New Haven hospital. The structure will cost about \$300,000. Nothing definite has been decided as yet, but the committee expects to hold a meeting within the next two weeks to pass upon several sketches.

GREENWICH, CONN.—Plans submitted by Architect F. G. C. Smith of Greenwich, have been selected for the new State armory to be erected in Mason st. The structure will be 125x75 ft., of brick and steel construction, with a gravel roof. The basement is to be arranged for a rifle range, bowling alleys, shower baths and locker rooms, with the main drill hall and officers' quarters on the first floor. Estimated cost is about \$35,000. Other architects who submitted plans were Charles S. Palmer of Meriden, H. Waring Howard of New York and George H. Inghram of Boston. It is expected that figures will be received in about a month.

Prudential Insurance Co Elevators.

The Hedden Construction Company has topped off the Prudential Insurance Company's new addition in Newark, N. J., and the elevator contract was awarded to the Otis Elevator Co., of 17 Battery place, recently. The battery consists of ten inverted plunger passenger machines, one inverted plunger freight, one plunger passenger, one plunger freight, and to extend the travel of one elevator now in service in the North building. The Northwest building's battery will consist of four traction passengers, two drum passengers, two service, two dumb-waiters, one coin lift and a sidewalk elevator. Recent New York contracts taken by the Otis Company include five geared traction electric passengers for the Collegiate Realty Co., and two "Standard Type A" escalators for the Bowery depot of the Brooklyn loop line at the Bowery and

Notice is hereby given that infringement will lead to prosecution. The text of these pages is copyrighted. All rights are reserved.