

NEW ESTATE BUILDERS' RECORD AND GUIDE.

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 BUSINESS AND THEMES OF GENERAL INTEREST.

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PROBABLY the most surprising result thus far announced by the Census Bureau has been the comparatively small increase in the population of Chicago. Its percentage of growth has been only a little over twenty per cent., and thus it takes its place among the class of cities which may be said to be exhibiting the normal rate of expansion—a rate that is varying between twenty and twenty-five per cent. Other large cities in the same class are St. Louis, Philadelphia, Boston, Pittsburgh and Buffalo. Why is it that New York can maintain an extraordinarily larger rate of increase—amounting almost to forty per cent., while Chicago is growing only a little over half as rapidly? The Borough of Manhattan, taken alone, added a larger percentage to its population than did the city of Chicago, and the Borough of The Bronx, which has an actual population of only about one-fifth that of Chicago, is adding as many people every year to its inhabitants as is the middle western metropolis. In the case of Chicago, moreover, the comparatively small rate of increase cannot be explained by the fact that any percentage of the people who contribute to its wealth actually live outside the city limits, because Chicago has always been very aggressive in annexing surrounding territory. Why is it, then, that the second largest city in the country, which hitherto has increased in population anywhere from 40 to 100 per cent. every ten years, has suddenly dropped to a little over 20 per cent.? And why is it that the largest city in the country has increased almost forty per cent.? Probably the difference will be explained by the results of the business census; but in general the explanation seems to be that the manufacturing industries are inclined to seek the smaller rather than the larger cities. When the Steel Corporation, for instance, wished to construct the largest and most efficient steel manufacturing plant in the country, it avoided Chicago, and selected a site near Chicago, and on the same lake, but in Indiana. The increased price of livestock and dressed meat has probably prevented the Chicago stock yards from growing as fast as they have grown hitherto. The tendency of the big corporations is to locate their new factories in smaller places, the management of which they can more effectually control. Another interesting fact is that the automobile industry, the largest manufacturing creation of the last ten years, has almost entirely avoided Chicago. If such, in general, is the true explanation of the comparatively small growth of Chicago, it is an explanation from which the country, as a whole will benefit. A far more wholesome group of political and business conditions will follow from the up-building of a number of smaller centres of industrial population than from that of a comparatively few large ones.

THE foregoing explanation of the comparatively small increase in the population of Chicago does not, however, help one to account for the much larger increase of New York. Apparently the same conditions which account for Chicago's diminished rate of increase would have their application also to New York. This city has no doubt the largest manufacturing output of any city in the country, but there is no reason to suppose that it has gained much in that respect during the past ten years. No single New York industry, such as automobiles in Detroit, or lake shipping in Cleveland, can be pointed out which has been particularly prosperous. The proportion of the foreign trade

which enters and leaves the port of New York is diminishing rather than increasing. Railroad freight rates discriminate against it rather than in its favor. Why, then, is it increasing in population almost forty per cent., while the majority of the other large American cities are increasing only a little over half that rate? The explanation, probably, is that the wealth of the country is increasing faster than its population, and that New York benefits more than any other single city from the general increase in wealth. New York is becoming more and more the great purchasing and selling market for the whole of the United States, and particularly for the well-to-do fraction of the American people. It deals, not in industrial products, like locomotives, steel beams, machinery and the like, which are sold to industrial firms and companies, but in finished products like wearing apparel, luxuries of all kinds, and the like, which are sold either to the retailers or to the actual consumers. When the results of the business census are published it will probably be discovered that the branch of commerce which has been expanding most rapidly in New York has been mercantile trade of all kinds. It is becoming more and more the great distributing centre for the whole of the country; and so far at least there is no reason to suppose that it will lose this distinction. It should maintain its usual rate of growth as long as the wealth of the country keeps on increasing faster than its population.

THIS explanation of New York's extraordinary rate of growth is, so far as it is true, very interesting from the real estate point of view. Among the several remarkable movements which have taken place in New York during the past ten years, not the least remarkable has been the large increase characteristic of the past few years in the erection of mercantile buildings. The expansion of the wholesale trade has been so constant and so large that it looked as if it could not be wholesome. In the light of the foregoing considerations, the great increase in the number of mercantile buildings may well be simply the visible evidence of New York's increasing pre-eminence as the displayer and the distributor of merchandise for the whole country—or for at least an ever larger part of the whole country, and if so, it may be expected that the demand for Manhattan real estate for the needs of the wholesale trade will become more rather than less urgent. No doubt the tendency will be to scatter manufacturing—even the making of clothes—among the other boroughs; but Manhattan will retain and increase for an indefinite number of years its mercantile business, and that mercantile business will occupy the whole of the central part of the borough from Third Avenue to the North River, and from Bleecker to Fifty-ninth Street. Of course, certain avenues and streets within this territory will be given over to the retail shops and places of amusement, but except in these favored locations the whole district will contain a vast collection of warehouses and exhibition rooms—supplemented by a certain number of lofts used for light manufacturing. Of course, land on the more accessible avenues, such as Fourth and Seventh avenues, which will be improved with mercantile buildings, is destined to be even more valuable than it is now. It should be remembered also, an increasing amount of hotel, amusement, retail and restaurant business is necessarily associated with the growth of New York as a mercantile centre. Purchasers who come to New York spend their money by night as well as by day, and it is the money which they are leaving and will leave behind them which will become probably the most abundant single source of the continued growth of the city.

IT has long been evident that the New York & New Jersey Terminal Company would propose to connect its Cortlandt Street terminal with its Sixth Avenue line, but the route which its engineers have laid out is different from the one which has been anticipated. It had been supposed that the Sixth Avenue line itself would have been extended south to Church and Cortlandt streets. Instead of that the company proposes to build down Broadway from Thirty-third street until it reaches Union Square, and then to continue just west of Broadway to its destination. The proposal has much to recommend it, and doubtless something of the kind will eventually be built, but obviously the credit of the city should not be used for such a purpose until certain still more pressing subways are placed under contract. Whatever the advantages of the proposed new route

(and they are considerable) it obviously will not meet the necessities of the lower West Side rapid transit. It does not tap the Pennsylvania terminal; it is not connected with any upper East or West Side subway, and it makes no provision for the running of express trains. These defects are not conclusive against its construction, but they should be conclusive against the use of the city's credit for such a tunnel before genuine rapid transit has been provided for the lower West Side. An exceedingly interesting possibility is opened up, however, by the announcement that the New Jersey Tunnel Company will become a bidder for the Broadway-Lexington Avenue subway. The way in which this two-track Broadway line from Thirty-third Street south would dove-tail with the existing Manhattan system of the tunnel company and with the Broadway-Lexington Avenue route will immediately be noticed. On the other hand, there would not in that case seem to be any need of constructing two new subways, parallel to each other and to

the present subway south of Fourteenth Street. If the proposed route should ever be built and if another company should lease the Broadway-Lexington Avenue subway, an interesting situation, characteristic of New York's methods of laying out transit routes, would be created in respect to Broadway. That one continuous through-rail would be occupied by the Interborough Company, and from the Battery to the Post-Office and from Forty-second Street north. It would be occupied by the Interborough Company from Vesey Street almost to Union Square, and it would be occupied by the New Jersey Tunnel Company from Union Square to Thirty-third Street. From Thirty-third to Forty-second Streets it would remain untunneled. A foreign observer might well ask: "Why in the world should not these four different and disconnected pieces of tunnel, all under the same thoroughfare, be leased to one company and operated as one route?" We wonder what the answer would be?

ENCROACHMENTS BEYOND THE BUILDING LINE

Editor of the Record and Guide:

The question of what encroachments, if any, beyond the house line in front of buildings, will be permitted by the city has caused much discussion of late years. The situation has become acute in the Borough of The Bronx, because many buildings have been projected. They usually are of a speculative character, and, naturally, the builder wishes to use all of the front of his lot for his building and place his stoops, areas, columns, show windows, cornices and other projections on the land belonging to the public.

When the city buys the land for the street, it buys from house line to house line. The owner rarely forgets himself so far as to fail to charge the city full price for it. Then he turns about and purposes to use five or ten or fifteen feet of the land paid for by the city for his own private purposes. This shows enterprise. Such a happy condition of affairs would not be disturbed by me were it not that the Court of Appeals, possibly without thinking of the feelings of the builders in the Borough of The Bronx, has laid down the law that such encroachments are illegal, and that it is beyond the power of the Board of Aldermen or any other body or officer of the City of New York to give a valid permit for them.

So it happens that whenever a builder asks me to sanction such an encroachment, he asks me, an attorney-at-law and a public official, sworn to observe the laws of the State, to grant him permission to transgress the law, for which I am liable to removal from office. I should like to favor the builders, and do everything I can within the law to foster and encourage building in the borough, but being removed is unpleasant.

It is urged by the builders that such encroachments are necessary, that they do not interfere with the use of the highway by the public, that the custom of building so as to have such encroachments has received the approval of the public by usage, that it will work a hardship on vacant lot owners if the law is enforced, that it is unfair to prevent future builders from doing it when others have been permitted to encroach, that it is bad policy to enforce the law in the Bronx if it is not done in other boroughs, and—worst of all—that if I persist in enforcing the law I will not be re-elected. No one has offered a suggestion whereby I can avoid the calamities above set forth and at the same time obey the law.

For years city officials have avoided this question as they would a pestilence, because of its many embarrassments. It is about time that we tackle the question and settle it once for all. Because of the vacillating policy of city officials in the past, the public has been led to believe that such encroachments are legal. The removal of all encumbrances, except where it is absolutely necessary for highway purposes, might be considered an unnecessary hardship.

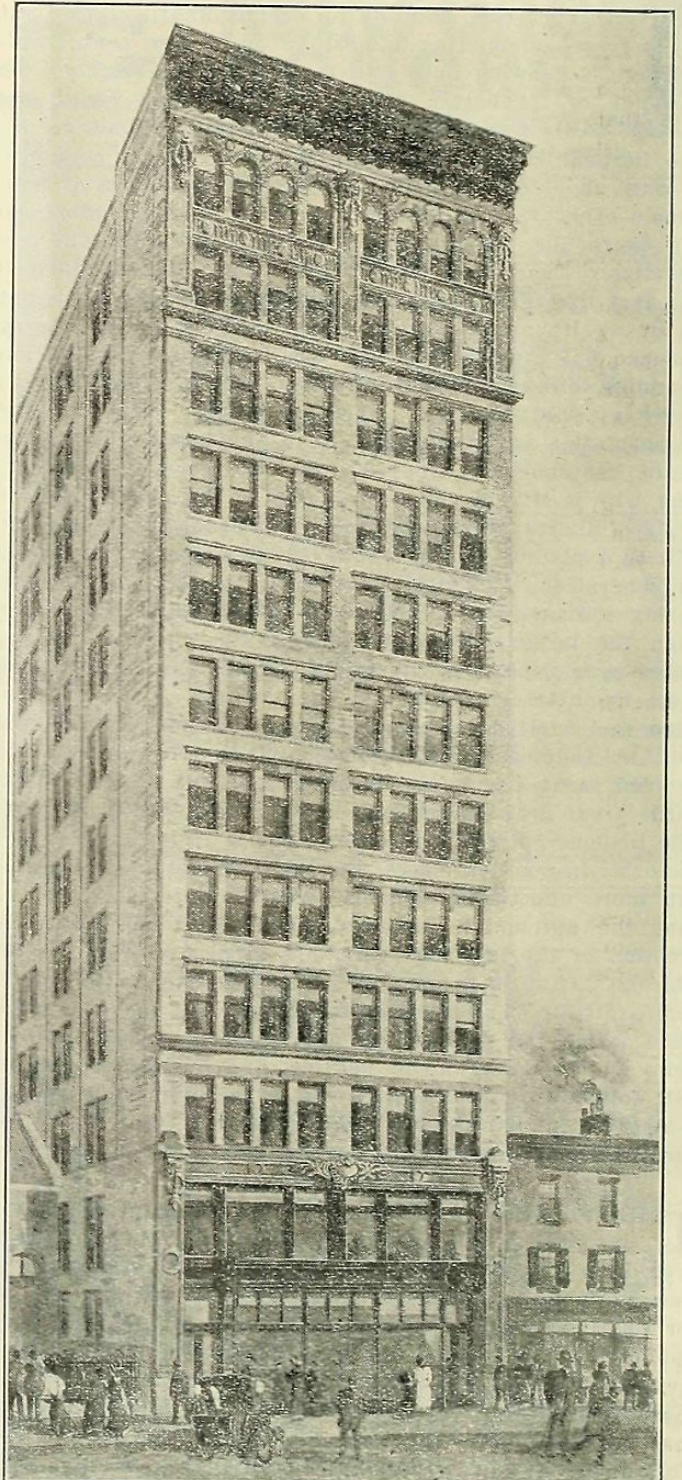
I suggest that a bill be prepared and presented to the next Legislature authorizing the existence of present encroachments

within certain reasonable limits and providing that none shall be allowed in the future. This might be an injustice to owners of lots on which projections to equal those on neighboring lots are forbidden, but that may be provided for in the bill. In this way the new parts of the city will be built up without encroachments and the old parts will be rebuilt gradually.

Yours very truly,

CYRUS C. MILLER,

President of the Borough of The Bronx



LATEST FOURTH AVENUE BUILDING.

Frederick C. Zobel, Architect.

A NEW NEIGHBOR FOR ALL SOULS CHURCH.

The next improvement in turn for Fourth avenue will be the twelve-story fireproof loft building at Nos. 239 to 243 4th av, adjoining All Souls Church, just south of 20th st. The structure is now being erected by the Brunswick Realty Company, as owner, from plans by Frederick C. Zobel, architect, of No. 118 East 28th st. The structural steel is up about ten stories, and stone setters are now starting the granite base. Above the first story the facade will be of limestone, light brick and terra cotta. The elevators to be employed will be of 'Otis' make and a complete automatic sprinkling apparatus will be installed. It is expected that the entire operation will be completed ready for occupancy by the first of January. The store and basement of the building have already been leased from the plans to Hess, Goldsmith & Co., a prominent silk house, for a term of ten years. The Lordi & De Respiris Construction Co., 321 East 116th st, has the building contract.

CONSTRUCTION

PRINCIPLES OF CO-OPERATIVE BUILDING

How to Successfully Carry Out an Operation for a Club Apartment House Described by an Expert Promoter and Manager

WITHIN the past three years there has been such a marked revival in building apartment houses for home clubs that there is a strong belief that this department of construction will be much enlarged in the years to come, when building operators and architects become more acquainted with the principles which are now recognized as essential to success.

Private residences, it is firmly believed, will continue to be erected in the central sections of the city, if not in the form of one-family or two-family houses, then as six, eight or ten-family houses, in which the essentials of privacy will be present as fully as if the suites of rooms were separated by a vertical "party wall," as in rows of small houses, instead of being separated horizontally, by floors as thick and substantial and impenetrable, as the side walls of the old-style dwellings.

A paper read by Mr. F. S. Bancroft at the convention of Building Managers and Owners, at Washington, last week, was considered a very informing explanation of the new principles interwoven with a successful operation for a co-operative house. Mr. Bancroft, in representing the firm of Pease & Elliman, has been instrumental in bringing about the erection of a number of co-operative houses. In the course of his paper, he said:

INCEPTION OF THE CO-OPERATIVE HOUSE.

The idea, it appears, had been applied to apartments in Great Britain before its adoption in this country, for the New York Record and Guide for 1881 states that in that year the architects, Messrs. Pugin & Walter, of Victoria Square, London, and No. 68 Wall street, New York, were commissioned by Lord Portman to establish co-operative apartments in New York. They were to be copied after those then in successful operation in Glasgow and other cities in the north of Great Britain.

The success or failure of Portman's enterprise is not recorded, and hence the credit of introducing co-operative apartments in this country must be given to Mr. T. G. Hubert, one-time senior partner of the firm of Hubert, Pirsson & Company, architects. In 1880 he launched his first successful co-operative scheme, in which he was ably seconded by the Rev. Jared B. Flagg, the father of Ernest Flagg, architect of the famous Singer Building.

This first venture was the "Rembrandt," Nos. 154-156 West 57th street, and among its subscribers were the Rev. Mr. Flagg, R. Swain Gifford, Junius H. Brown, John Elderkin, Mary H. Rossiter, Eliza S. Malcolm, Mary L. Dickerson and Helen C. Skidmore. This house ran successfully until a few years ago, when the property was purchased by Andrew Carnegie as a protection for Carnegie Hall, which adjoins it. It is still the "Rembrandt," although no longer run on the co-operative basis.

The second was promoted by Mr. Ernest Flagg in 1881, and continues in successful operation at No. 80 Madison avenue. During the following six or seven years, many "home clubs," as they were then called, were established, and among their subscribers were many prominent bankers, lawyers and well-known business and professional men. In one of these were introduced the first duplex apartments, which were considered a very attractive feature and were much commented upon at the time.

The years 1881 and 1884 seemed to be especially favorable for the promotion of "home clubs." In one instance an option was obtained on the property where the Plaza Hotel now stands, and subscribers were secured for all the apartments in what was to be an immense structure, but it was never built, owing to a flaw in the title. It was at this time that Mr. José F. de Navarro began the erection of the large block of buildings on 59th street facing Central Park, known as the "Navarro Flats." These were the handsomest apartments thus far attempted, and were eagerly subscribed to.

This experience, though unsuccessful as originally planned, was no doubt beneficial, for when co-operative apartments were revived it was with the feeling that experience had taught its lesson, that the experimental stage was passed, and that the road to success lay clear ahead. This has been proved by the successful co-operative apartments of to-day, and the public has not been slow to avail itself of the advantages which this mode of living affords.

In the cases where the stockholders erect their own building it is naturally put up to conform to the views of the majority as to design and material used. This enables them, if they wish,

to use the best material in its construction and the most modern appliances in the fittings; and no one knows better than the managers of real estate that in the end the best is always the most economical. It is especially true in this case, as the individual owner has to make all repairs in his own apartment, except where the damage is caused by outside influences or by the breakage of the main lines of supply and waste.

Each owner is also able to plan the size and arrangement of the rooms in his own apartment, this privilege being limited by the unavoidable demands of architect and builder. The decorations are done at his own expense, so he can suit his own taste and be extravagant or economical as he chooses. In cases where the stockholders purchase a building already constructed, they often make many changes to meet personal requirements, feeling, as they do, that it is to be their permanent home and not one at the sufferance of an uncertain and perhaps avaricious landlord or manager.

The management of the building is generally under the control of a house committee, appointed by the directors, and as each stockholder is a director he has an influential voice through this committee in the running of the building. The committee is also usually empowered by the directors to decide upon the eligibility of proposed tenants. This scrutiny is unquestionably a most decided advantage to the owners, as no one wants a home among undesirable neighbors.

If, as frequently happens, an owner wishes to give up his apartment temporarily or permanently, he can either rent to an eligible tenant and obtain a very good return on his investment, or find a purchaser, who must also pass under the scrutiny of the directors. In some corporations the would-be seller is required to offer his stock to the company before he can otherwise transfer it.

A final advantage, and one which cannot fail to interest the homeseeker, is the low annual cost of such an apartment, which, in a well-located and well-organized scheme, should be merely the interest on the money invested. The reason for this is one of the mysteries to the layman, but is easily explained by the fact that the usual large net return to the owner of the ordinary apartment house accrues in a co-operative apartment to the benefit of the stockholder, being in the one case in the form of net income, in the other of reduced rent.

The form of ownership is very simple. A corporation is formed to escape the individual liability which a partnership agreement would entail, and as it is formed solely for the purpose of holding the property, it is capitalized at an amount equal to the equity only. Each subscriber to the stock has the privilege of a lease of an apartment in the building, its size and location depending upon the amount of his subscription. These "proprietary leases," as they are called, run for a term of from 21 years, with renewal privileges to perpetuity and specify that the tenant is owner of a certain number of shares of the capital stock of the company.

These leases are cancelled prior to their expiration should the following contingencies arise: First—In case the tenant shall cease to be the owner of, and cease to have standing in his name, at least the number of shares of stock specified. In the event of the death of the tenant, this provision is suspended, to give time to arrange for a transfer of the stock, either to the legatee or a satisfactory purchaser. Second: In case at any time the company shall decide to sell the property. Such a sale has to be approved by an affirmative vote of 75 per cent. of the stock at a meeting duly called for the purpose.

The rent specified is generally about 40 per cent. of the rental value of the apartment, with the additional clause that should there be a deficiency in the current funds to meet current expenses, the tenant, whom I have spoken of also as the owner, may be called upon to pay on the next rent day such proportion of the deficiency as his stock bears to the capital stock of the company. Should there be a surplus instead of a deficiency, this inures in like manner to the benefit of the stockholder. Except for these clauses, a proprietary lease is very similar to an ordinary one.

The methods used up to the present time for financing a co-operative apartment are three in number, each of which I will briefly explain. The simplest, but the most rarely used, is the one where all the apartments are occupied by the owners. In this case there is no outside source of income, and hence each

owner has to pay his share of the expenses in the proportion that his stock bears to the total stock of the company. You will readily see that the greater number of subscribers in this co-operative plan lessens the amount of individual capital required. The pecuniary benefit, however, is overbalanced by the increased individual annual expense, and this same large number of owners makes the corporation more unwieldy, besides increasing the chance of friction in what should be a happy family.

The second scheme, the most popular, and, in my opinion, the best, is one in which the apartments taken by the stockholders amount to between 40 per cent. and 45 per cent. of the rental value of the entire building, the remaining 55 to 60 per cent. being rented to non-stockholders. As it has been found that the running expenses, including taxes and interest, of an apart-

ment house, are approximately 60 per cent. of the rental value, it will be apparent that in this scheme the annual charge to stockholders is very small.

As in the first plan, the large number of owners decreased the initial expense, but increased the likelihood of friction, so in this latter plan the smaller number reverses these conditions.

The popularity of this scheme seems to be heightened by the chance which each owner takes on the annual cost of his apartment, a chance which strongly appeals to the speculative instinct so deeply rooted in human nature.

The results of the third scheme are similar to the second, but are obtained in a different way. In this plan the stockholder pays exactly the same rent, relatively, as the non-stockholding tenant, but is partially or wholly reimbursed by dividends out of the net income of the property.

AN UNUSUAL BUILDING AND THE PURPOSES IT WILL SERVE.

ACTIVE work has been started by Architect William Higinson for the Bush Terminal Company on the freight delivery and loft building at 29th st, between 1st and 2d avs, Manhattan, and it is expected that it will be ready for occupancy in eight or nine months. In all structural details, as well as in the general purpose, the plans have been considerably changed since the first announcement was made.

It was the company's original intention to use the building as one of about ten freight transfer stations, at which the merchandise collected for city delivery from the tenants of the Bush Terminal Company's loft buildings in South Brooklyn was to be sent out to various parts of Manhattan by means of a motor truck delivery system. All the structures were to be of the one or two-story kind, mere shells to temporarily accommodate freight and to offer shelter for the gasoline trucks. A thorough canvas of the delivery situation in the city, however, convinced the company that to limit the new service to the tenants in South Brooklyn would deprive many merchants in Manhattan of what they may possibly consider a worthwhile advantage. To meet such demands, the general scope of the contemplated system was enlarged by first increasing the orders for motor trucks, and then by the decision to combine the transfer stations proper with ten-story loft buildings, the tenants of which will be in a position to utilize the delivery service centered on the ground floor.

In their completed shape the present plans and specifications call for a structure which will cost approximately \$300,000. In its general features it will correspond to the big South Brooklyn

loft buildings. Concrete and steel will be practically the only materials used, and an automatic sprinkler system will be installed throughout. The new building will have a frontage of 100 feet, a rear width of 115 feet, and a depth of 98 feet. Altogether, it will contain about 100,000 square feet of space, 90,000 of which is to be leased to manufacturers and wholesalers, while 10,000 on the ground floor will be reserved for the transfer station.

This latter will contain the landings for two freight elevators of 10x10 feet each, and two side entrances will admit the motor trucks. Of these, between 15 or 20 of four-ton capacity, and about three times that number of two-ton motors, are to find accommodation in the loading departments. In order to secure the greatest amount of usefulness with the smallest possible waste, the Bush system will divide the city into zones corresponding to the various wholesale sections. All the large trucks will be loaded in South Brooklyn, and in order to avoid redistribution upon their arrival at the Manhattan transfer stations, the bodies will be divided into removable compartments, which are to be filled according to the districts for which their contents are intended. In order to reach the stations from the South Brooklyn starting point, the trucks will be sent either across the 39th st ferry or, when weather conditions make this preferable, across one of the bridges. At the transfer station each truck will be awaited by as many smaller trucks as the large motor contains compartments. These latter will fit the chassis of the smaller vehicles, so that the transfer of the "cartridges" can be accomplished in record time.

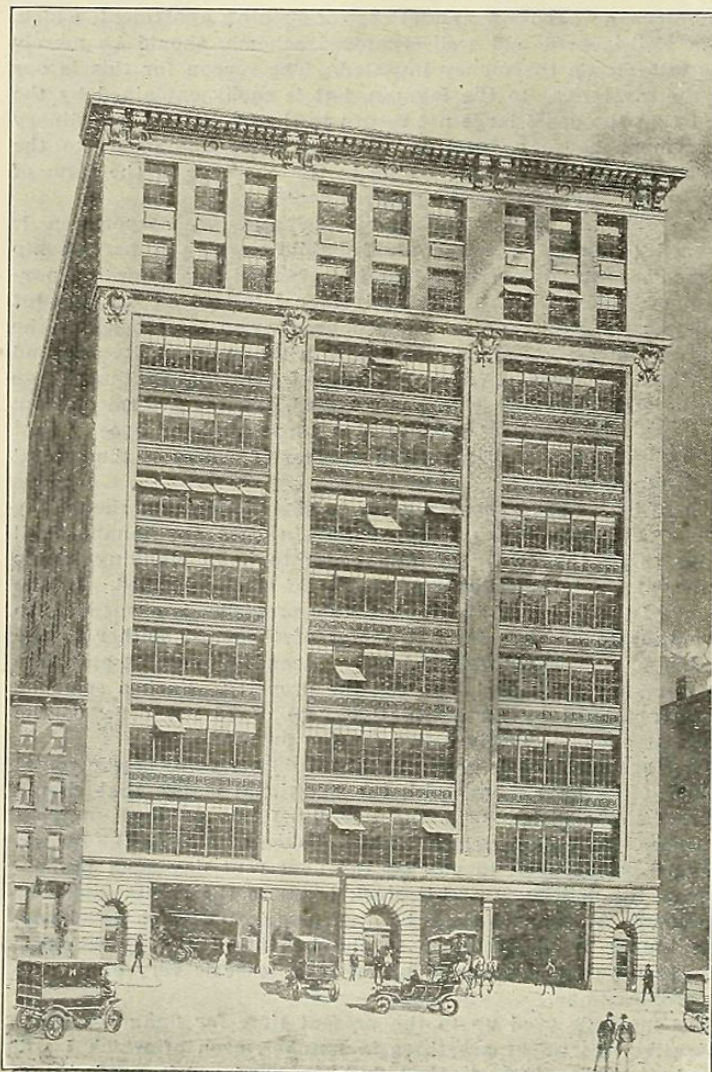
The adoption of this system is mainly due to the realization on the part of the Bush Terminal Company that the wholesale streets of Manhattan, as well as a good many others, are far too congested to permit of the injection into the traffic of three and four-ton trucks without increasing the inconvenience of the public in general and particularly that of the merchants, most of whom are located in comparatively narrow and crowded streets. The small trucks, it is believed, will be able to make speedy deliveries without blocking street traffic.

At least eight or ten of these transfer stations are to be erected in the near future. Respectively, they are to serve the wholesale districts in the neighborhoods of Worth st, Canal st, Grand st, 14th st, 23d st, 42d st, 59th st, 125th st, and the Bronx.

BUILDING DEPARTMENT NOTES.

The Building Inspector of the City of Pensacola recently visited New York City and other Eastern cities for the purpose of studying building laws and regulations and to obtain information relative thereto, to aid and guide him in the performance of his official duties. During his visit to New York City he was the recipient of many courtesies from Hon. R. P. Miller, Superintendent of Buildings of the Borough of Manhattan, and his Chief Inspector, Mr. Ludwig. In recognition of the valuable assistance given to the Pensacola inspector her, the City Council of Pensacola, under date of September 14, adopted resolutions of appreciation, saying: "That the courteous attention and valuable assistance given said Building Inspector by said Honorable Rudolph P. Miller and his Chief Assistant are thankfully acknowledged and highly appreciated by us, and that said gentlemen be assured of our desire to reciprocate their courtesy and hospitality at any time they may visit our city."

James P. Whiskeman, chief engineer of the Manhattan Bureau of Buildings, has tendered his resignation, to take effect on October 1, and he will become associated with Robert J. Mahoney, of No. 1133 Broadway, in the general contracting business. Mr. Whiskeman has been connected with the Manhattan Bureau of Buildings for eight and a half years. He served the department and public efficiently, and has made a host of friends, who will wish him well in his new undertaking. Mr. Whiskeman is a graduate of Cornell University, and has had some twenty years' engineering experience in this country, as well as building contracting and railroad work in Mexico and Australia.



BUILDING FOR THE BUSH TERMINAL CO.
29th Street, Manhattan, Architect.

BUILDERS OFFER PRIZES FOR HOUSE PLANS.

Such As Can Be Worked Out For \$2,500 to \$4,500 in Either Concrete Block or Terra Cotta Block in This City or Vicinity.

THE Building Trades Employers' Association, which is opening an architectural competition in connection with the permanent exhibition of building materials at the Builders' Exchange, at 34 West 33d street, announces, through Secretary Holmes, the terms on which the competition will be conducted. At the close of the competition on December 1 models of the winning designs will be constructed and maintained permanently in the exhibition department of the Exchange. The board of award consists of three architects, namely, Messrs. William A. Boring, Donn Barber, Grosvenor Atterbury.

The class of designs invited are to be for single or detached 4-room cottage and an 8-room dwelling, of either concrete or terra cotta block construction. In view of the fact that the association is composed of the big builders of the metropolis, the men who build our skyscraper office buildings, palatial hotels and monumental public edifices, the offering of prizes for designs of suburban cottages is a marked recognition of new forms of construction. It is a recognition, also, of the wider field of construction which the builders of the future will be called upon to cultivate.

They cannot all be specialists in the particular types of construction to which Manhattan Island has finally become restricted. As the construction of small buildings must continue, and as this class of work is no longer possible in this borough, the younger builders must follow the work even into the outer suburbs. Most of the big builders of the present time began with small dwellings. The older men never touched a building taller than a church steeple until a comparatively few years ago. Steel-skeleton construction in New York is only twenty years old. So, to some minds, the action of the big association in offering prizes for plans of cottage dwellings, instead of 40-story office buildings or modern co-operative apartment houses covering half a block, implies the opinion that what the New York building trades need most at the present time is a revival of interest in small dwellings, costing to erect \$2,500 to \$4,500.

The decision indicates not only a broad view of types of construction, but also a broad view of the metropolitan field, seeing that such houses as these designs will call for cannot be erected very close to the "city." We know that some of the builders and architects interested in the class of houses to be represented by these designs have in recent years been turning their attention to work on Long Island, Westchester and New Jersey, though they have long been also identified with city work.

ESTIMATES OF COST.

A feature extremely significant to builders and instructive to homeseekers will be observed in the answer to the implied questions:

"What kind of a dwelling can really be built in this district for \$4,500?"

"Precisely where can it be erected—at Fordham, Bedford Park, University Heights, High Bridge, Kingsbridge, Yonkers, Hastings, Mt. Vernon, New Rochelle, Flatbush, Elmhurst, Flushing, Bayside, Whitestone, Jamaica; tell us where a house like that one can be erected for \$4,500 by the building trades of New York City?"

Presumably the committee of award will require a builder's estimate as a test, or there will be an assurance given of some kind that the designs exhibited are not like the architectural pictures in some of the popular magazines issued in this city—impossible at the estimated cost. The value of such an exhibition will, of course, be in the implied guarantee that the plans can really be worked out under metropolitan conditions at the figures stated.

THE STATED TERMS.

Designs to be for single or detached buildings, providing the following accommodations:

- 1st. 4 rooms—1 or 1½ stories high, cost not to exceed \$2,500.
- 2d. 8 rooms—2 or 2½ stories high, cost not to exceed \$4,500.

The number of rooms stated does not include bathrooms, although provisions in each design must be made for the same.

A cellar is to be provided for in each design, either under part or whole of the house.

Walls of the buildings may be of concrete blocks, or terra cotta blocks, in either case to be finished with cement stucco or hollow concrete blocks of plain, paneled or bush hammered face—or they may be of monolithic construction, or lath finished with cement stucco.

Wooden floor joists and roof timbers may be used; roof coverings may be of cement, tiles, slate, shingles or ready roofing. Chimneys either brick, concrete or stone; cornices, porch rails and other details of wood or concrete; but whatever material is used, simplicity of design is suggested.

Plumbing, water supply and heating system and electric wir-

ing to be provided for, but the costs stated above are not to include the same.

Each design must show plans of all stories above the cellar, three elevations and a section, all at the scale of ¼ inch per foot. The competitor may substitute a perspective and one elevation for the three elevations if he so desires.

Each design must be accompanied by a brief typewritten specification, also a statement containing cubical contents AND ITEMIZED COST OF MATERIALS AND LABOR.

This competition is to be conducted anonymously; therefore, no cipher, nom de plume, identifying mark or name shall appear on any drawing or wrapper, but each drawing shall be accompanied by a card, bearing the name and address of its author sealed in a plain envelope and addressed to the Committee on Competition, Building Trades Employers' Association, 34 West 33d street, New York City.

Any competitor who shall in any way violate the anonymity of the competition will be excluded from all participation in the awards.

Each design and its accompanying envelope containing the name of the author will, when received, be given a number by the chairman, and the design will be known by this number until after the awards have been determined.

It is the intention of this association to erect a half-size model at some future time of the designs in each class awarded first prize—the same to be on exhibition to the general public in their free exhibition for a period of at least six months.

There being two classes, prizes will be awarded as follows:

First Prize.	Second Prize.	Third Prize.
First Class—\$100	\$50	\$30
Second "—150	75	50

For each additional design awarded honorable mention, not to exceed three in number in each class, \$20 to be paid.

Any competitor may submit as many designs in one or more classes as he may choose, but all such designs must be enclosed together, and must contain a plain envelope and card, as provided for above.

The same competitor will not be eligible to receive more than one prize, either 1st, 2d or 3d in any one class, but he may receive as many honorable mentions as the judgment of the committee may award.

All designs receiving prizes or honorable mention shall become the property of the Building Trades Employers' Association, who shall have the privilege of publishing and distributing them with the designer's name attached. Any designer receiving an award will be allowed to photograph or trace his design.

Designs receiving no award will be returned to their authors by the association, free of expense to the authors.

All designs to be submitted on or before December 1, 1910.

The committee to judge the designs submitted will be: (1) William A. Boring, (2) Donn Barber, (3) Grosvenor Atterbury.

SUBWAY QUANTITIES.

The items in the schedule of unit prices, against each one of which bidders must set down a figure, in making proposals for the new subway work, number in all 127. But all of these items will not appear in the bids for each and every contract section. Taking, as one example, Contract Section 1 of the Lexington Avenue Route, there are but 94 items which require the unit prices of bidders.

The first item is for earth excavation above mean high water, and the second item for earth excavation below that level. Then figures are asked for excavating earth for sewers and pipes. The engineers estimate that there will be 312,000 cubic yards of earth excavation on Section 1; that is, between Battery Park and Dey street; and 6,100 cubic yards of rock excavation.

Underpinning buildings will constitute a large and difficult part of the contract. On this one section there will be 3,700 front feet of buildings to be underpinned, and a few of the buildings are over twelve stories in height.

There will be 80,800 yards of concrete masonry in this section, 2,300 yards of rubble stone masonry, 100 yards of brick masonry, 770 yards of hollow terra cotta block masonry, only one hundred yards of brick masonry, 5,000 lineal feet of timber piles, 2,000,000 feet (B. M.) of timber foundations, and 3,200 cubic yards of broken stone or gravel.

The waterproofing of the work is a big item, amounting to 8,000 square yards of woven fabric laid in pitch, and 12,000 bricks laid in asphalt mastic. There are 4,800 lineal feet of vitrified to figure on, 238,000 feet of tunnel ducts, 5,500 tons of riveted steel, painted and erected; 4,400 tons of steel beams and shapes, 660 tons of steel rods and bars, built in concrete; 10,600 pounds of wire mesh, 9,000 feet of steel gratings for ventilation,

4,500 square feet of vault lights, 40,000 feet of wrought iron or electric conduit, 47,000 feet of vitrified and cast-iron pipe, and a large total of water and gas pipe of various sizes.

There are fourteen other contract sections in the Lexington Avenue Route, and altogether 36,000 tons of steel beams and shapes will be required on the division, exclusive of the amounts that will be needed on the Canal Street, Brooklyn and Manhattan Loop divisions. Millions of feet of timber in the aggregate will also be required. The sides of the excavation will have to be secured against slips by suitable sheet piling, held in place by braces, shores or walling timbers. Large quantities of yellow pine will be required for decking, over which traffic can pass.

MASON BUILDERS LOCK OUT BRICKLAYERS.

Resolutions were adopted by the Mason Builders' Association on Wednesday which will lock out about four thousand bricklayers in this city next week. But for reasons hereafter stated this proceeding is not expected by the employers to interfere with the prosecution of building operations. The crisis arose out of a dispute over a question of jurisdiction between the Mason Builders' Association and the International Union of Bricklayers, Masons and Plasterers. The resolutions are directed against ten of the thirteen bricklayers' unions and do not affect the other three, whose members have voted to continue in the employ of the Mason Builders. The resolutions read as follows:

"Whereas, Bricklayers' Unions Nos. 3, 4, 9, 21, 29, 34, 37, 40, 41 and 94 have carried on a strike contrary to the provisions of the Agreement entered into between the Unions and this Association, and have refused to carry out resolutions of the Joint Arbitration Board, to the effect that the strike should not be continued, but the jobs should be manned,

"Now, therefore, be it resolved that until further notice the members of this Association shall not employ bricklayers of the said Bricklayers' Unions Nos. 3, 4, 9, 21, 29, 34, 37, 40, 41 and 94, and shall not allow the Business Agents or other representatives of said Unions upon their jobs.

"The above is to take effect on or before Monday, Sept. 26, 1910."

As out of this case serious developments may yet ensue for real estate interests, a statement of the principal facts seems necessary. The strike referred to in the resolutions was against the works, in this city, of F. T. Nesbit & Co., a firm of general building contractors which had been declared "unfair" by the International Union of Bricklayers, Masons and Plasterers, for reasons connected with occurrences at Newark, N. J., which city is outside of the jurisdiction of the Mason Builders' Association of New York City and Long Island, and for that reason the association did not participate in the controversy until the works of F. T. Nesbit & Co. in this city were "struck," at the instigation of President Bowen of the "I. U." The case was then presented to the Joint Arbitration Board in the local bricklaying trade, in which board the Mason Builders and the thirteen bricklaying unions are represented, and this authority ordered the works of Nesbit & Co. to be manned again.

The Executive Board of the International Union, the members of which at this juncture opened headquarters in New York, either would not accept the decision of the Joint Arbitration Board, or refused to recognize this Board as having authority in the matter, and ordered the strike against Nesbit & Co. to be continued. The alternative was then presented to the members of the thirteen unions whether they should (1) obey the decision of the Joint Arbitration Board (2) man the jobs of Nesbit & Co. and (3) adhere to the trade Agreement with their employers, or (1) obey the orders of their International Union officers and (2) break the Agreement. Four unions voted to sustain the Agreement and nine voted to obey the orders of their International Union Officers.

The members of the four unions which voted to stick by the employers numbered a majority of the eight thousand bricklayers enrolled in this district. The chairman of the Executive Committee of the Bricklaying Trades of Greater New York, Mr. Klein, and the Secretary of the committee, Mr. O'Brien, are understood to have counseled adherence to the trade Agreement. The four unions loyal to the Mason Builders undertook to man the Nesbit works, but were interfered with by the laborers' delegates, but later on Nesbit & Co. reported that their jobs had been manned in a way.

For a time it was thought that the flame of dispute would flicker out, but the Executive Board of the "I. U." subsequently took the case of the bricklayers out of the hands of the local Executive Committee and made representations to the Mason Builders' Association that the Agreement existing between the Builders and the Bricklayers' Unions of Greater New York and Long Island was "inimical" to the laws of the International Union. In answer to which President Frank E. Conover of the Mason Builders' Association sent the following letter, under date of Sept. 1:

Mr. Wm. J. Bowen, President Bricklayers', Masons' and Plasterers' International Union, Vanderbilt Hotel, 42d st and Lexington av, City: Dear Sir.—You are hereby officially informed that at a

In the prosecution of the work, whenever vaults are broken into or otherwise disturbed, the contractor must at his own cost and expense erect a temporary partition on or about the building line that will afford proper protection to the premises.

HARLEM RIVER TUNNEL.

Contract Section 14 comprises the tube tunnels passing under the Harlem River and the approaches thereto. For the tunnel proper there is provision for four tracks in tubes of cast iron or of steel enclosed in concrete, and the tubes will have a length of about 1,120 feet. Portions of the tubes and the northerly approach thereto are under private property, the use of which for the contractor will be procured by the city.

special meeting of the Mason Builders' Association, held August 31, 1910, after hearing and giving full consideration to the report of its members on the Joint Arbitration Board, in the matter of the difficulty that exists on the works of the F. T. Nesbit Co., in this city, and in view of the statement made by the International Officers that the Nesbit controversy was of little import, but the vital question was one of international relation, the following resolution was unanimously adopted:

The Mason Builders' Association, in reply to the contention made by the officers of the International Union that the agreement existing between the Mason Builders' Association, its local and the Bricklayers' Unions of Greater New York and Long Island is inimical to the laws of the International Union, states specifically that should any of its members perform work in any locality not covered by our present trade agreement, the association will expect such members to comply with all the International rules governing bricklaying, stone masonry and terra cotta or block fireproofing of the locality in which said members are doing work, and in case any member of the Mason Builders' Association shall fail so to do, he shall receive no support from the association."

The Mason Builders' Association states further that it considers its present trade agreement a sacred obligation which must be kept inviolate until its expiration. Yours respectfully, FRANK E. CONOVER, President; EDWARD L. FEEK, Secretary.

To this the Executive Board of the International Union made answer on the following day as follows:

Mr. E. Feek, Sec. Mason Builders' Association, 1123 Broadway, New York City: Dear Sir.—Your communication of the 1st inst., addressed to President Wm. J. Bowen, has been carefully considered by the Executive Board of our organization, and I am instructed to say that the resolution adopted by your association at its special meeting, August 31st, is acceptable, with the following changes:

That the part covering certain trade jurisdiction, namely: BRICKLAYING, STONE MASONRY AND TERRA COTTA OR BLOCK fireproofing "be eliminated and in place thereof the following be inserted": "classifications of work."

Our Executive Board agrees heartily with the Mason Builders' Association that trade agreements are a sacred obligation which must be kept inviolate. However, if it is intended to still maintain that our actions as an International Union in the present controversy constituted a violation of the trade agreement existing in this city, then we reaffirm that we do not consider it as such, and that the question involved was and is purely one of construction and application of said agreement.

We desire to express our great pleasure that your Association hereafter will not consider it a violation of the joint trade agreement when the Bricklayers', Masons' and Plasterers' International Union is called upon to protect its members in a similar case as has recently transpired in New York City.

Trusting that our suggestion in striking out certain provisions and amending the resolution above referred to will be favorably acted upon and that we may receive, at the earliest possible moment, notification as to its disposal. Very truly yours, WM. DOBSON, Secretary.

THE LAST WORD.

The last letter was from the Secretary of the Mason Builders' Association to Secretary Dobson of the International Union, under date of Sept. 8:

Mr. William Dobson, Secretary B. M. & P. I. U., Vanderbilt Hotel, New York City. Dear Sir.—Due to the absence of President Conover from the city, your communication of September 2 did not come before the Mason Builders' Association until the meeting of the association held this evening.

In reply to your favor the Mason Builders' Association states that its letter of September 1 was written with careful consideration, specifically defines its position, and indicates plainly the amicable feeling existing in the association towards the International Union. The Mason Builders' Association can not, at this time, make any changes in the communication sent on September 1. Yours very truly, EDWARD L. FEEK, Secretary.

P. S.—A copy of this letter has been forwarded to Indianapolis.

The agreement in the bricklayers' trade has been in existence since 1884, and only twice before has there been any serious disruption. The number of men in the three unions which are loyal to the New York agreement is estimated at 3,000, and President Conover, of the Mason Builders' Association, said, yesterday that in his opinion there would be men enough to carry on all the brick-building operations now in hand without interruption.

Brick building has been slow in New York City for two years. At the last report only sixty-five per cent. of all the union bricklayers were employed, though it was said that any bricklayer willing to travel could find work. The employers will discharge all bricklayers not members of Local Unions Nos. 1, 7 and 32, and they rather think that before long these three unions will have many applications for membership from bricklayers who are now members of the other ten unions. At first there were four unions which voted to sustain the agreement, but one of these has since gone over to the other side.

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

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

BUILDING DEPARTMENT.

Bulletin No. 53—1910.

Modifications have been issued similar to those reported in previous bulletins, as indicated below:

Bulletin No. 20:

Application No. 928, alteration, 1910; premises, No. 107 West 98th st.

Application 755, Alt., 1910; premises, No. 1702 Amsterdam av.
Application 1927, Alt., 1910; premises, No. 1911 2d av.
Application 1345, Alt., 1910; premises, No. 231 East 89th st.
Application 1326, Alt., 1910; premises, No. 101 West 93d st.
Application 1580, Alt., 1910; premises, Nos. 102-104 West 103d st.

Bulletin No. 22:

Application 237, new building, 1910; premises, north side 31st st, 121 ft. east Broadway.

Application 844, Alt., 1910; premises, Nos. 233-239 West 54th st.
Application 109, N. B., 1908; premises, east side West st, 69 ft. n Battery pl.

Application 1230, Alt., 1910; premises, Nos. 37-43 Wall st.
Application 415, N. B., 1910; premises, southeast corner Broadway and 98th st.

Application 390, N. B., 1910; premises, southwest corner Broadway and 113th st.

Application 285, N. B., 1910; premises, southeast corner 156th st and Riverside Drive.

Application 247, N. B., 1910; premises, northwest corner 92d st and Broadway.

Application 251, N. B., 1910; premises, No. 20 East 73d st.
Application 303, N. B., 1910; premises, north side 55th st, 200 ft. east 9th av.

Application 1597, Alt., 1910; premises, No. 471 Park av.
Application 1503, Alt., 1910; premises, southwest corner Av A and 7th st.

Application 165, N. B., 1910; premises, east side 1st av, 26th to 29th sts.

Application 1949, Alt., 1910; premises, 13-15 Amsterdam av.
Application 571, N. B., 1910; premises, northeast corner West End av and 89th st.

Application 475, N. B., 1910; premises, 209-219 West 34th st.
Application 564, N. B., 1910; premises, northwest corner 78th and Exterior sts.

Application 2116, Alt., 1910; premises, southwest corner 61st st and Broadway.

Bulletin No. 23:

Application 348, N. B., 1910; premises, southeast corner Sherman av and Emerson st.

Application 396, N. B., 1910; premises, southeast corner 180th st and Pinehurst av.

Application 389, N. B., 1910; premises, south side 179th st, 85 ft. east Audubon av.

Application 448, N. B., 1910; premises, southwest corner Emerson st and Post av.

Bulletin No. 24:

Application 219, N. B., 1910; premises, northeast corner Park av and 50th st.

Bulletin No. 26:

Application 1122, Alt., 1910; premises, No. 306 East 3d st.
Application 1223, Alt., 1910; premises, No. 439 East 18th st.
Application 1608, Alt., 1910; premises, No. 1562 Broadway.
Application 1775, Alt., 1910; premises, No. 226 East 23d st.
Application 1724, Alt., 1910; premises, No. 2114 3d av.
Application 1469, Alt., 1910; premises, No. 178 2d av.
Application 402, N. B., 1910; premises, No. 323 East 58th st.
Application 2029, Alt., 1910; premises, No. 513 Lenox av.
Application 2108, Alt., 1910; premises, No. 513 West 27th st.
Application 2144, Alt., 1910; premises, No. 576 9th av.

Bulletin No. 28:

Application 1863, Alt., 1910; premises, No. 21 West 17th st.
Application 1585, Alt., 1910; premises, No. 22 East 30th st.
Application 1867, Alt., 1910; premises, No. 249 West 42d st.
Application 1516, Alt., 1910; premises, No. 12 East 54th st.
Application 1820, Alt., 1910; premises, No. 15 Temple st.
Application 1300, Alt., 1910; premises, No. 158 Canal st.
Application 1946, Alt., 1910; premises, No. 192 Elizabeth st.
Application 1460, Alt., 1910; premises, No. 110 East Houston st.
Application 1570, Alt., 1910; premises, No. 118 Forsyth st.
Application 1521, Alt., 1910; premises, No. 176 Madison av.

Application 2075, Alt., 1910; premises, No. 40 West 38th st.
Application 1898, Alt., 1910; premises, No. 128 East 16th st.
Application 1714, Alt., 1910; premises, southeast corner Broadway and 54th st.

Application 2210, Alt., 1910; premises, No. 30 East Broadway.
Application 2176, Alt., 1910; premises, No. 245 West 42d st.

Bulletin No. 29:

Application 938, Alt., 1910; premises, No. 34 Cliff st.
Application 1100, Alt., 1910; premises, No. 67 Cooper sq.
Application 1719, Alt., 1910; premises, No. 56 Union sq.

Bulletin No. 39:

Application 1228, Alt., 1910; premises, northwest corner Cherry and Jefferson sts.

Application 1271, Alt., 1910; premises, north side 107th st, 100 ft. east Amsterdam av.

Bulletin No. 44:

Application 1316, Alt., 1908; premises, No. 335 East 34th st.
Application 861, Alt., 1910; premises, No. 36 West 26th st.
Application 1038, Alt., 1910; premises, No. 325 4th av.
Application 1277, Alt., 1910; premises, No. 109 Cedar st.
Application 1352, Alt., 1910; premises, No. 1 West 46th st.
Application 1155, Alt., 1910; premises, No. 543 Madison av.
Application 1453, Alt., 1910; premises, Nos. 51-53 West 39th st.
Dated New York, Sept. 3, 1910.

BOARD OF EXAMINERS.

Appeal No. 139 of 1910; alteration No. 1598 of 1910; premises 16 West 95th st, Manhattan; John V. Van Pelt, appellant. Plans call for a rear extension, installing a new heating system, toilets, to the residence of Dr. S. A. Knopf. The Building Department's objection was that a structure extension enclosed with sheet metal is not lawful. The Board of Examiners approved the appellant's plan Sept. 10.

Appeal No. 141 of 1910; alteration No. 2141 of 1910; south side Division st, 69 ft. 3/4 ins. west of Canal st, Manhattan; C. M. & F. Straub, appellants. Plans call for adding one story and erecting a new front. The Bureau of Buildings made objections on the ground that walls are of unlawful thickness, that brickwork of piers supporting interior columns will be excessively loaded. The Board of Examiners approved on condition that the recess in the westerly wall be lined up with eight inches of brickwork to the fourth tier of beams; and also provided that the existing walls be found in good condition.

Appeal No. 145 of 1910; New Building No. 558 of 1910; northwest corner 82d st and West End av, Manhattan; D. E. Waid, appellant. Plans call for a 12-story apartment house, 102.2x89.2 ft., to be erected by Harry Schiff, at a cost of \$550,000. The Bureau of Buildings objected as follows: That walls of second story should be increased in thickness, that suitable metal mesh should be provided for concrete around steel beams at court wall, and that the building is more than 12-stys and 150 ft. in height and should comply with that part of section 105 of the Building Code relating to such buildings. The Board of Examiners approved the Appellant's plan on Sept. 15.

Two Family Houses an Attraction in Jersey City.

It is the opinion of Jersey City real estate experts, among the number being Messrs. Frank Stevens and Walter Muirhead, the remarkable growth of Jersey City in the last decade, amounting to about 30 per cent., is not due to any one cause. All parts of Jersey City have shown an increase, indicating various reasons; but the leader is what is known as the "Seventh Ward," in the Greenville section, where more houses have been built in the last five years than in all the rest of the city together.

People are being attracted from various parts of the country in some measure by the opportunity for employment in the growing factories. But one principal cause of the increase is said to be the fact that there is to be secured in Jersey City better accommodations for less money than in Manhattan for some classes of people.

"The new population," says Mr. Walter Muirhead, "is not going into tenement houses but desires something better, and is taking to the popular type of two-family houses, which offer the attraction of being bought on installments, allowing the tenant to pay the cost of carrying the house together with a liberal share of the principal."

WESTCHESTER COUNTY development interests have taken the counsel of President Miller of the New York, Westchester & Boston, and are getting busy. A big auction sale of lots will be held this afternoon at the new Union Station, now known as Columbus av, in the city of Mount Vernon. This station will have the present service of the New Haven Railroad, and also the service of the New York, Westchester & Boston next year. The section is named "Oakwood Heights," and the builders will

WHERE BUILDING MATERIALS ARE NEEDED

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

AN AID TO ALL SALES DEPARTMENTS.

INDEX:

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

1—Demolishing	13—Granite	24—Plumbing
2—Excavating	14—Limestone	25—Heating
3—Foundations	15—Marble	26—Elevators
4—Masonry	16—Terra Cotta	27—Dumbwaiters
5—Carpentry	17—Mosaic	28—Electric power
6—Terra cotta blocks	18—Tile	29—Electric wiring
7—Steel and iron work	19—Metal lath.	30—Lighting fixtures
8—Reinforced concrete	20—Plaster partition blocks	31—Plate glass
9—Fireproofing	21—Coping	32 Interior woodwork and trim
10—Tin roof	22—Galvanized Iron skylights and cornices	33—Paints
11—Roofing other than tin	23—Fire-escapes	34—Hardware

Daily & Carlson, 440 E. 136th st, owners; 4, 5, 12.
K. R. Farren, 275 Hicks st, owner; 4, 5, 8.
Sun Const Co., 1400 5th av, owner; 4, 5, 12.
875 Park Av Co, 206 Bway, owner; 4, 5, 7, 12.
Herman Kohn, 191 9th av, owner; 26.
Joseph Carr, 160 W. 101st st, owner; 26, 22.
B. A. Cushman, Caryll, N. Y., owner; 24.
Munden Const Co., 128 Bway, owner; 4, 5, 12.
Capital Realty & Const Co., 43 W. 34th st, owner; 4, 5, 12.

H. W. Billard, Queens, L. I., ar't; 4, 5.
M. Del Gaudio, 1910 Webster av, ar't; 4, 5.
A. E. Bossom, 55 West 33d st, ar't; 4, 5.
Schwarzler Co., 168th st & Clay av, owners; 4, 5.
Karnack Realty Co., Bway & 151st st, owner; 4, 5.
Uhfelder & Weinberg, 132 Nassau st, owner; 4, 5, 7, 8.
Wm. Small, 653 Madison av, owner, 32.
Mr. Jno G. Duffy, owner; 24.
The Jane Investment Co., owner; 24.
Geo. Ehret, 235 East 92d st, owner; 24.

B. C. Gerken, 2685 Briggs av, owner; 4, 5, 12.
A. Sonken, 172 E 103d st, owner; 7.
Frank S. Cassidy, 100 William st, owner; 22, 24.
Board of Education, Jersey City; G. C. until Oct. 13.
P. Criscuola, 659 East 188th st, owner; 4, 5, 12.
Rowland & Eurich, 15 Exchange pl, Jersey City, ar'ts; Nov. 1.
George and Edward Blum, 505 5th av, ar'ts; 29.

PROJECTED BUILDING. Manhattan.

Apartments, Flats and Tenements.

BROADWAY, s w cor 135th st, 6-sty and stone tenement, 100x136.11; cost, \$225,000; owner, Daily & Carlson, 448 East 136th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 620.

PARK AV, s e cor 78th st, 12-sty brick and stone apartment house, 100x143.2, slag; cost, \$1,000,000; owner, 875 Park Av Co., 206 Broadway; architects, George and Edward Blum, 505 5th av. Plan No. 623.

A. M. Jampol, president, Louis Werner, secretary, Chas. Mayer, 45 West 34th st, treasurer.

157TH ST, s s, 200 e Broadway, 6-sty brick and stone tenement, 75x86.11, slag and gravel roof; cost, \$80,000; owner, Sun Const. Co., 1400 5th av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 622.

Factories and Warehouses.

CHRISTOPHER ST, No. 102, 1-sty brick storage, 25.4x75.1; cost, \$1,000; owner, Buxton Estate Co., Riverside, Conn.; architect, A. Goldhammer, 2134 Amsterdam av. Plan No. 619.

97TH ST, n s, 175 e, Park av, 1-sty brick and stone, concrete warehouse, 25x97.11, tin roof; cost, \$4,000; owner, Katharine R. Farren, 275 Hicks st, Brooklyn; architect, Chas. B. Meyers, 1 Union sq. Plan No. 621.

Not awarded.

Miscellaneous.

58TH ST, Nos. 660-662 West, 1-sty brick and reinforced concrete pitch house, 42x33, tar and slag roof; cost, \$5,000; owner, Coal Boulet Co., 820 12th av; architect, Emory W. Fenn, 820 12th av. Plan No. 616.

Hennebique Const. Co. has contract.

Stables and Garages.

130TH ST, n s, 125 e 12th av, 1-sty brick and concrete garage, 75x199.10, slag roof; cost, \$35,000; owner, Fifth Avenue

Coach Co., 8th av and 49th st; architect, J. P. McGuire & Co., 50 Church st. Plan No. 607.

Corrects error in issue of Sept. 10, when location was 131st s s 125 e 1st av.

25TH ST, No. 425 W, 1-sty brick and concrete wagon house, 25x98.9, slag roof; cost, \$500; owner, Mrs. E. D. Henken, 347 West 28th st; architect, Henry Fulle, 495 East 173d st. Plan No. 617.

MONROE ST, Nos. 153-155, 6-sty brick and stone stable, 44.6x95.6; cost, \$35,000; owner, P. P. Cappel, 132 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 626.

Stores, Offices and Lofts.

3D AV, e s, 25.8 n 89th st, 6-sty brick and stone loft, 25x104 ft, slag roof; cost, \$30,000; owner, B. C. Gerken, 2685 Briggs av; architect, John C. W. Ruhl, 3012 East 204th st. Plan No. 618.

Owner builds.

47TH ST, s s, 200 e 1st av, 2-sty brick and stone office and dwelling, 25x28.2; cost, \$3,000; owner, Universal Coal Co., 1 Broadway; architect, T. J. Kelly, 782 Morris Park, N. Y. Plan No. 624.

15TH ST, Nos. 153-159 West, 7-sty brick and stone loft, 80x90, tin roof; cost, \$100,000; owner, Lenray Const. Co., 200 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 625.

MANHATTAN ALTERATIONS.

CENTRE MARKET PL, No. 1, show windows, skylights, plumbing, toilets to 3-sty brick tenement; cost, \$2,500; owner, Frank S. Cassidy, 100 William st; architect, Maximilian Zipkes, 103 Park av. Plan No. 2337.

EAST BROADWAY, No. 109, 4-sty brick rear extension, 23.3x18.10, stairs, roof, to 4-sty brick store and tenement; cost, \$10,000; owner, Hyman Spektorsky, 259 Canal st; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 2340.

FLETCHER ST, No. 40, sign to 10-sty brick factory; cost, \$900; owner, L. E. Waterman Co., 173 Broadway; architect, R. M. Mann, 1250 Atlantic av, Brooklyn. Plan No. 2363.

GRAND ST, n w cor Goerck st, steel columns, piers to 4-sty brick tenement; cost, \$800; owner, Thomas H. Downing, 400 West 153d st; architect, O. Reissmann, 30 1st st. Plan No. 2356.

HESTER ST, No. 1, windows, to 5-sty brick tenement; cost, \$500; owner, N. Schancupp and Morris Goldberg, 157-159 East 72d st; architect, Maximilian Zipkes, 103 Park av. Plan No. 2338.

HESTER ST, No. 188, toilets, partitions, windows, to two 6-sty brick store and tenements; cost, \$600; owner, Henrietta L. Bowen Estate, 8772 Bay 16th st, Bath Beach; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2347.

SHERIFF ST, No. 45, extend fire-escapes, to 7-sty brick store and loft; cost, \$100; owner, Harris Goldman, 180 Henry st; architect, Herman Horenburger, 122 Bowery. Plan No. 2345.

VAM DAM ST, s e cor Greenwich st, install new rotary converter, to 5-sty brick powerhouse; cost, \$800; owner, New York Edison Co., 55 Duane st; architect, W. Weissenberger, 55 Duane st. Plan No. 2334.

WILLIAM ST, No. 90, partitions, stairs, plumbing, to 8-sty brick office building; cost, \$3,500; owner, The Jane Investment Co., 3600 North 2d st, St. Louis, Mo.; architect, F. P. Platt, 16 East 42d st. Plan No. 2328.

10TH ST, No. 119 West, floor beams, bath room, partitions, to 3-sty brick dwelling and office; cost, \$1,000; owner, Burrit A. Cushman, Caryll, N. Y.; architect, Alfred H. Taylor, 138 West 65th st. Plan No. 2351.

23D ST, No. 350 West, partitions, windows, to 5-sty brick office; cost, \$10,000; owner, Estate E. H. Cushman, 240 West 23d st; architect, A. M. Duncan, 29 Broadway. Plan No. 2359.

24TH ST, Nos 540-544 West, partitions, stalls, elevator, staircase, windows, to 2-sty brick stable; cost, \$6,000; owner, Herman Kohn, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2342.

24TH ST, No. 25 West, partitions, steel girder, to 4-sty brick restaurant and dwelling; cost, \$250; owner, H. Carlos, 25 West 24th st; architect, A. Vendrasco, 1851 East 177th st. Plan No. 2353.

26TH ST, n s, 200 e 1st av, toilets, partitions to 1-sty brick office; cost, \$2,150; owner, Bellevue & Allied Hospitals, 1st av and 26th st; architects, McKim, Mead & White, 160 5th av. Plan No. 2352.

27TH ST, Nos. 132-142 West, extend brick flue, to 6-sty brick loft; cost, \$400; owner, Jas. McCreery Realty Corporation, 112 East 42d st; architect, Fred Dana Rhodes, 140 Cedar st. Plan No. 2333.

Thomas J. Fox, 4436 Richardson av, has mason work.

30TH ST, No. 307 West, partitions, beams, brick vault, to 4-sty brick tenement; cost, \$800; owner, Lithuanian Alliance of America, 48 Bennett Bldg., Wilkes-Barre, Pa.; architect, Robert E. Kelly, 219 East 39th st. Plan No. 2341.

37TH ST, No. 34 East, steel beams, to 4-sty brick residence; cost, \$175; owner, Frederick C. Havemyer, 34 East 37th st; architect, Arthur W. B. Wood, 1 Madison av. Plan No. 2339.

39TH ST, Nos. 234-240 East, partitions to 4-sty brick boiler house; cost, \$1,200; owner, J. C. G. Hupfel, 229 East 38th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2349.

40TH ST, Nos. 632-634 West, 1-sty brick rear extension, 27.6x18.6; cost, \$500; owner, Stern Bros., 632 West 40th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2355.

42D ST, No. 251 West, partitions, to 4-sty brick and stone store and office; cost, \$100; owner, E. B. Levy, 17 West 42d st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2346.

45TH ST, No. 12 West, 2-sty brick front extension, 16.5x5, partitions, shaft, toilets to 4-sty brick dwelling; cost, \$3,000; owner, Mrs. John G. Duffy, 260 West 78th st; architect, Richard Berger, 309 Broadway. Plan No. 2377.

53D ST, No. 2 West, increase height to 4-sty brick dwelling; cost, \$1,000; owner, Mrs. D. S. Lamont, 2 West 53d st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 2362.

63D ST, No. 124 West, partitions, skylights to 5-sty brick tenement; cost, \$100; owner, Estate George W. Parsons, 350 Broadway; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 2357.

70TH ST, No. 9 East, partitions, to 5-sty brick dwelling; cost, \$350; owner, J. C. Moore, 165 West 57th st; architect, C. I. Berg, 571 5th av. Plan No. 2350.

78TH ST, No. 113 West, partitions, etc., to 3-sty brick and stone dwelling; cost, \$400; owner, O. S. Wightman, 113 West 78th st; architects, Havemann & Cherry, 103 Park av. Plan No. 2344.

86TH ST, No. 338 East, partitions to 4-sty brick tenement; cost, \$200; owner, Chas. L. Lietz, 130 West 45th st; architect, Henry H. Holley, 39 West 27th st. Plan No. 2354.

94TH ST, No. 240 East, toilets, partitions, to 5-sty brick tenement; cost, \$200; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2330.

101ST ST, No. 160 West, alter shaft, hoist, skylights, tanks, to 2-sty brick stable and loft; cost, \$4,000; owner, Joseph Carr, 160 West 101st st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2348.

BROADWAY, No. 3536, 1-sty brick rear extension, 44x5⁹ alter walls to 2-sty brick stores and offices; cost, \$1,500; own-

er, Harlem Heights Realty Co., 42 Broadway; architect, Franklin M. Small, 265 Broadway. Plan No. 2331.

BROADWAY, e s, 40 n 46th st, show windows, to 4-sty brick dwelling; cost, \$150; owner, John Edelman, 1556 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 2326.

LENOX AV, Nos. 390-398, erect sign to 1-sty brick store; cost, \$850; owner, Robert Lever, 376 Lenox av. Plan No. 2361.

MADISON AV, No. 270, 2-sty brick rear extension, 4.8x4, cut doors, to 4-sty brick dwelling; cost, \$1,000; owner, Geo. Macculloch Miller, 80 Broadway; architect, Ernest Flagg, 35 Wall st. Plan No. 2336.

MADISON AV, n e cor 125th st, partitions, to 3-sty brick store and office; cost, \$300; owner, Levy Solomon, 154 Nassau st; architect, E. W. Lemay, 132 West 65th st. Plan No. 2343.

MADISON AV, No. 643, 1-sty brick rear extension, 18x15, windows, to 3-sty brick store and hall; cost, \$600; owner, Leo Schlesinger, Hotel Savoy; architect, John H. Friend, 148 Alexander av. Plan No. 2329.

1ST AV, Nos. 830-832, partitions, skylights, to 5-sty brick store and tenement; cost, \$2,000; owner, Turtle Bay Investors Co., 409 East 46th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2360.

1ST AV, No. 2412, windows, partitions, steel beams, to 5-sty brick store and tenement; cost, \$6,000; owner, Abraham Sonken, 172 East 103d st; architect, Frank Straub, 122 Bowery. Plan No. 2335.

A. Senken, 172 East 103d st, has carpenter work.

5TH AV, No. 489, windows, alter shaft to 7-sty brick store and office; cost, \$200; owner, W. S. Bogart, 489 5th av; architect, E. Schoen, 25 West 42d st. Plan No. 2358.

10TH AV, No. 219, partitions, piers, windows, to 4-sty brick tenement; cost, \$150; owner, Jacob Appell, 271 West 23d st; architect, Henry Davidson, 400 West 23d st. Plan No. 2332.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

165TH ST, s s, 70.3 e Kelly st, 5-sty brick store and tenement, tin roof, 50x80.6; cost, \$40,000; owner, Irving Roberts, 1165 Fox st; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 904.

BAILEY AV, e s, 228.3 n Boston av, two 4-sty brick tenements, tar roof, 37½x54; total cost, \$30,000; owners and architects, Roma Const. & Eng. Co., John Caziour, 354 West 50th st, pres. Plan No. 905.

WALTON AV, e s, 102.11 n Tremont av, three 4-sty brick tenements, slag roof, 33.4x58; total cost, \$75,000; owners, Meverick Const. Co., Harry C. Benline, 1910 Webster av, pres; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 913.

MAPES AV, s e cor 178th st, two 5-sty brick tenements, slag roof, 76.0x65.8; total cost, \$125,000; owner, Jos. Diamond, 1139 Wyatt st; architect, Morris Weinstein, 459 Tremont av. Plan No. 915.

WILKINS AV, w s, 69 s 170th st, two 5-sty brick tenements, slag roof, 40.7½x92.2½; cost, \$80,000; owners, Success Realty Co., Sarah Hess, Seaford, L. I., secretary; architect, Edw. J. Byrne, 3029 3d av. Plan No. 923.

ROGERS PL, e s, 350 n Westchester av, 5-sty brick tenement, tin roof, 50x77; cost, \$50,000; owners, Rogers Bldg. Co., Jos. Levoli, 1811 Amethyst st, pres; architect, Henry Nordheim, 1087 Tremont av. Plan No. 924.

DAVIDSON AV, n e cor Evelyn pl, 4-sty brick tenement, slag roof, 46x89.10; cost, \$40,000; Frank A. Ten Brook, 1826 Bathgate av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 914.

Dwellings.

CLARENCE AV, w s, 25 s Barkley pl, or av, 2-sty frame dwelling, tin roof, 22x40; cost, \$4,000; owner, Theresa Koontz, Tremont av and Bronx st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 912.

KEARNEY AV, w s, 125 n Fairmont av, 2-sty frame dwelling, tin roof, 18x26; cost, \$3,500; owner, Thos. J. Keleher, 1917 Matthews av; architect, Julius Fabell, Unionport. Plan No. 929.

197TH ST, s s, 117.2 w Briggs av, 2-sty brick dwelling, tin roof, 22x60; cost, \$7,000; owner, Jacob G. Blaiser, 1154 Hoe av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 927.

LIEBIG AV, w s, 200 s 260th st, 2-sty brick dwelling, tin roof, 21x48; cost, \$6,000; owner, Victor Zaniletti, 3083 Heath av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 917.

ANDREWS AV, w s, 200 n University av, 2½-sty frame dwelling, shingle roof, 34x40; cost, \$4,000; owner, Wm. C. Bergen, 180th st and Andrews av; architects, Serviss & Glew, 36 Kingsbridge rd. Plan No. 918.

Miscellaneous.

WEBSTER AV, e s, 50 s 202d st, 1-sty frame shed, 54x30; cost, \$300; owner and architect, F. V. Morrison, Jr., 3145 Hull av. Plan No. 906.

VERIO AV, e s, 325 n 233d st, two 1-sty frame shed and green house, 30x85; total cost, \$2,500; owner, Jane Cockburn, Woodlawn; architect, Sam Cockburn & Son, Woodlawn. Plan No. 903.

CEDAR AV, n e cor 184th st, 1-sty frame cafe, tin roof, 37x42; cost, \$2,000; owner, Jas. B. Powers, Napur av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 907.

BRONX PARK ZOO GARDENS, 1500 e So Boulevard and 182d st, 1-sty brick bear house, 50x56; cost, \$8,000; owners, City of New York; architect, Geo. M. Burbower, on premises. Plan No. 908.

BRONX PARK ZOO, 1525 e So Boulevard, and 182d st, 1-sty brick bear house, 80x16; cost, \$2,000; owners, New York City; architect, Geo. M. Burbower, on premises. Plan No. 909.

BRONX PARK ZOO, 500 e 187th st and So Boulevard, 1-sty brick bird house, 28 2/3x49½; cost, \$2,500; owners, City of New York; architect, Geo. M. Burbower, on premises. Plan No. 910.

BRONX PARK ZOO, 525 e 187th st and So Boulevard, 1-sty bird house, 200x30; cost, \$10,000; owners, City of New York; architect, Geo. M. Burbower, on premises. Plan No. 911.

WESTCHESTER AV, s e cor Fox st, two 1-sty brick stores and amusement hall, 25x66; total cost, \$40,000; owner, Henry Acker, 901 Prospect av; architects, Koppe & Daube, 830 Westchester av. Plan No. 916.

CROTONA AV, w s, 218½ n Pelham av, 1-sty brick shop, tar and gravel roof, 75x23.4; cost, \$7,000; owners, City of New York; architect, Paul Meyer, 26th st and 1st av. Plan No. 920.

180TH ST, n s, 45 e Van Nest av, 1-sty frame shed, 18x60; cost, \$500; owners, Van Nest Woodworking Co., A. Cruickshank, on premises, pres; architect, B. Ebeling, 1136 Walker av. Plan No. 928.

FAILE ST, w s, 200 n Randall av, 1-sty frame storage, 14x15; cost, \$100; owners, West Mt. Vernon Realty Co., Wakefield Park; architect, Chas. S. Clark, 441 Tremont av. Plan No. 926.

EXTERIOR ST, w s, 1010 n 150th st, four concrete dry kilns, 9x100; total cost, \$5,000; owners, Astor Estate, 23 West 26th st; architect, A. D. Finlayson, 152d st and Harlem River. Plan No. 922.

CITY ISLAND AV, e s, 900 n Pilot av, 1½-sty frame shop and loft, shingle roof, 50x125; cost, \$6,000; owner, Henry B. Nevins, City Island; architect, John Monks & Son, 82 Beaver st. Plan No. 919.

Stables and Garages.

173D ST, No. 454, 2-sty brick stable and loft, felt and gravel roof, 17x90; cost, \$3,000; owners, Levy & Hillson, 1754 Bathgate av; architect, Samuel Levingsen, 29 West 42d st. Plan No. 921.

VICTOR ST, w s, 620 n Morris Park av, 1-sty frame garage, 26.9x18; cost, \$150; owner and architect, Wm. C. Baker, 1657 Holland av. Plan No. 902.

WEBSTER AV, e s, 200 n Wendover av, 1-sty brick stable, tar and gravel roof, 13x20; cost, \$250; owners, Hogan & Di Genaro, on premises; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 930.

BELMONT AV, w s, 151 n Tremont av, 1-sty frame garage, 8x12; cost, \$50; owner, R. W. Thomas, Tremont and Hughes avs; architect, Chas. S. Clark, 441 Tremont av. Plan No. 925.

BRONX ALTERATIONS.

JENNINGS ST, s w cor Chisholm st, 1-sty brick extension, 25x4 and new store front, to 2-sty frame stores and dwelling; cost, \$1,000; owner, Adelina Gollubier, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 453.

KELLY ST, No. 1130, sew partitions to 3-sty frame tenement; cost, \$150; owner, John C. Koette, 1139 Tiffany st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 452.

142D ST, s w cor St Anns av, new partitions to 5-sty brick tenement; cost, \$1,000; owner, Aug. Kohl, 1040 3d av; architect, John H. Knubel, 318 West 42d st. Plan No. 456.

180TH ST, s w cor Crotona av, new girders, new show window, etc, to 3-sty frame store and dwelling; cost, \$500; owner, C. A. Becker, Tremont and Park avs; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 450.

ANTHONY AV, w s, 60 s 181st st, 1-sty frame extension, 15x15 to 1½-sty frame stable; cost, \$100; owner, Wm. C. Bergen, 180th st and Andrews av; architects, Serviss & Glew, 36 Kingsbridge rd. Plan No. 457.

INDEPENDENCE AV, w s, 408 n 252d st, 1-sty frame extension, 17x8 to 2½-sty frame dwelling; cost, \$175; owner, Lovering Gale, on premises; architect, Robt. H. Murphy, 253d st. Plan No. 454.

OAK POINT AV, s s, 627 w Truxton st, 1-sty built upon 1-sty frame factory; cost, \$1,500; owners, Rock Plaster Co., 381 4th av; architect, W. W. Kenly, 381 4th av. Plan No. 455.

STEBBINS AV, e s, 347.4 s 167th st, 3-sty brick extension, 18.3x20.6, to 3-sty frame store and dwelling; cost, \$3,000; owner, Henry Bernitt, 1060 Stebbins av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 458.

TREMONT AV, n w cor Washington av, 1-sty frame extension, 9.3x1.9 to 2-sty frame dwelling and offices; cost, \$300; owner, Clement H. Smith, Tremont and Washington av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 459.

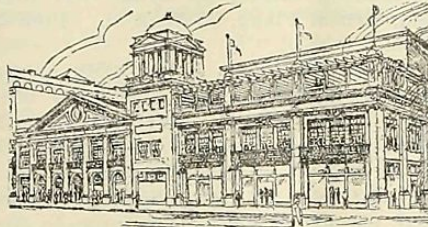
WHITE PLAINS AV, 75 s 243d st, 1-sty frame extension, 10x10, to 1-sty frame shed; cost, \$75; owner and architect, Herman Scaison, 4818 White Plains av. Plan No. 460.

WILLIS AV, No. 486, 1-sty brick extension, 20x5 to 4-sty brick store and tenement; cost, \$2,000; owner, Elizabeth C. Doherty, 2596 Grand av; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 451.

ADVANCE REPORTS.

Lew Fields' New Music Hall.

BROADWAY.—A large force is working on the old American Horse Exchange Building at Broadway and 50th st, which is to be Lew Fields' New Music Hall, the building having been sub-leased to Lew Fields by the Shuberts. The alterations to be made will cost approximately \$200,000. The renovation will include besides the music hall, a cafe and restaurant on the Broadway and 50th st side, the main entrance being on Broadway. The music



hall will measure 90x157 ft., with a stage 45x75 in size. The parquet floor will have 1,200 seats, with 400 additional in the balcony, and 25 boxes, giving a total seating capacity of over 2,100, making it one of the largest playhouses in the city. There will be a roof garden on the top of the building. The plans are by W. A. Swasey, architect, of No. 47 West 34th st. The opening of the building, it is expected, will be some time in December. The old structure was the best known horse auction mart in the city. The property is owned by William K. Vanderbilt.

Proposed Connecticut Reformatory.

CHESHIRE, CONN.—Building operations will probably be started at once on the new state reformatory group to be erected including an administration building, guard house, school, print shop, library, etc. The bids have been re-



ceived, and the Commission states that as soon as estimates are classified the name of the lowest bidder will be announced and the award made. The construction will be of common brick with concrete foundations and Portland stone trim. All floors and partitions will be fireproof and a large amount of plumbing material will be required. The heating will be by steam return gravity system. According to the act of Legislature the building must be erected by contractors who are residents of Connecticut. Wm. D. Johnson, Inc., 26 State st, Hartford, is the architect. (See also issue Aug. 27, 1910.)

To Begin on St. Michael's Home.

GREEN RIDGE, S. I.—St. Michael's Home about to be erected at Green Ridge, S. I., will consist of a group of buildings comprising a chapel to seat 450, a convent, a girls' dormitory accommodating 200 girls, a boys' dormitory accommodating 200 boys, a school for 400 children, kitchen and laundry buildings, and lavatory building with swimming pools, showers, etc., hospital with 24 beds, ice-house, connecting passageways, and other small outbuildings. The construction will be of brick with slate roofs, fireproof staircases, lighted by electricity, heated by low-pressure steam apparatus, and equipped with forced ventilation for the dormitories and school. The general contract exclusive of the heating and ventilating, electric work and plumbing has been awarded to the Hedden Construction Co., 1 Madison av, N. Y. C. The heat-

ing, ventilating, and the plumbing are now being estimated; and the electric work will be estimated on in the near future. Work will begin at once and the entire group of buildings completed in about a year. H. P. Knowles, 1170 Broadway.

New Cuban White House.

The President of Cuba has appointed a board of government officers to consider plans for constructing the new presidential palace provided for under the recent appropriation of \$500,000 from the lottery surplus. Those appointed on the board are the Secretary of Public Works, the Chief of the Bureau of Civil Construction of the Department of Public Works, the Chief Engineer of the city of Habana, the Chief of the Bureau of Sanitary Engineering of the Department of Sanitation, the Professor of the Architectural School of the University of Habana, the Director of the San Alejandro Academy of Paintings, and the Chief of the Bureau of Beaux Arts of the Department of Public Instruction. The board will meet soon to invite the submission of plans, but it is probable that the competition will be limited to Cuban architects and that as far as possible Cuban material will be specified for the building.

Forty-Sixth Street Theatre Project.

46TH ST.—Plans are being completed by Herts & Tallant, architects, 113 East 19th st, for the 3-sty theatre building, 70x90 ft, to be erected by the 46th Street & Broadway Realty Co., 15 West 42d st, at Nos. 206-212 West 46th st, to cost in the neighborhood of \$200,000. The company is composed of Jacob Weithem, treasurer, W. J. Solomon, president, and P. W. Herzog, secretary. Henry B. Harris and Jesse L. Lasky, 139 West 44th st, are the lessees. The architects will receive bids on the general contract.

Plans for Woolworth Building.

BROADWAY.—Complete details have not yet been announced in reference to plans for the proposed office building which The Broadway and Park Place Improvement Co., F. W. Woolworth, president, is about to erect at the southwest corner of Broadway and Park pl. Cass Gilbert, 11 East 24th st, is the architect, Gunvald Aus, 11 East 24th st, steel engineer, and B. S. Harrison, 42 East 23d st, will be the steam and electrical engineer. The old buildings on the site have been demolished.

Jersey City Journal To Build.

JERSEY CITY.—The Jersey City Journal, No. 37 Montgomery st, contemplates the erection of a fireproof office building to measure 50x70 ft, at No. 35 Montgomery st. The plans will be prepared by John T. Rowland, Jr., and Frank Eurich, Jr., of 15 Exchange pl. Construction to be of steel and concrete. It is expected that figures will be taken by the architects about November 1.

Utica To Have \$500,000 Station.

UTICA, N. Y.—Messrs. Reed & Stem, architects, 7 East 42d st, Manhattan, have plans in hand for the erection of a new passenger station in this city to cost approximately \$500,000. The building will be erected by the New York Central & H. R. R. Co. Construction will be fireproof, 4-stys in height, 100x200 ft, brick, limestone and granite. Complete details have not yet been decided.

Five Houses for Webster Avenue.

WEBSTER AV.—A. J. Schwarzler, 1340 Brook av, architect, has prepared plans for five apartment houses, 5-stys, 40x68 ft, to be erected by the Schwarzler Co.,

builders, 168th st and Clay av, at the northeast corner of Webster av and 168th st, the Bronx. The owner will handle the general contract and is ready to take estimates on all sub-contracts and various materials required.

To Enlarge Brooklyn Factory.

BROOKLYN.—A. E. Kleinert, 16 Court st, Brooklyn, has received the general contract to erect a 3-sty extension, 29x50 ft, to the factory, north side of Park av, 22 feet west of Washington av, for the Estate of John Von Glahn, (grocer), 66 Washington st. W. B. Wills, 32 Ditmars st, has prepared the plans. The building is estimated to cost \$10,000.

Ludlow & Peabody Plan Arkansas Station.

FORT SMITH, ARK.—Messrs. Ludlow & Peabody, architects, 12 West 31st st, Manhattan, are preparing plans for a railway station for the Kansas City Southern Railway Co. at Fort Smith, Arkansas. The station is to be built of brick, with concrete platforms, umbrella train sheds, with a brick clock tower.

New Park Avenue Residence.

PARK AV.—John R. Pope, architect, 527 5th av, is busy preparing plans for a 4-sty brick and limestone residence, to measure 60x80 ft, to be erected on the east side of Park av, between 84th and 85th sts. The owner's name is for the present withheld. Figures will be received by the architect about the first week in October.

To Change Hospital to Parish House.

GUN HILL ROAD.—Plans are in progress by M. Del Gaudio, architect, 1910 Webster av, for changing the hospital building at the northwest corner of Gun Hill Road and Holland av, into a parish house for the Church of the Immaculate Conception, Rev. C. Cassaneti, pastor. The architect will take figures about Sept. 26.

Warehouse for North Moore Street.

NORTH MOORE ST.—Plans are being prepared by Louis Charles Maurer, 1493 Broadway, for the 5-sty warehouse, brick and stone, 50x100 ft, which Uhfelder & Weinberg, 132 Nassau st, are about to erect at Nos. 56-62 North Moore st, to cost \$60,000. No building contract has yet been awarded.

Apartments, Flats and Tenements.

187TH ST, N. Y. C.—M. Del Gaudio, architect, 1910 Webster av, is preparing plans for a 5-sty, 20-family tenement, 50x88 ft, in the south side of 187th st, 100 ft west of Belmont av, for P. Criscuola, 659 East 188th st, builder, to cost \$50,000. Owner will take all bids.

156TH ST, N. Y. C.—Sommerfeld & Steckler, 19 Union sq, have completed plans for the 6-sty apartment house, 125x100 ft, which the Karnack Realty Co., Broadway and 151st st, will erect in the south side of 156th st, 100 feet east of Broadway, to cost \$135,000. The owner builds and takes all bids.

PINEHURST AV, N. Y. C.—The Munden Const. Co., 128 Broadway, will build at the southeast corner of Pinehurst av and 179th st, a 6-sty flat house, 100x irregular, to cost \$175,000. Geo. Fred Pelham, 507 5th av, has prepared plans.

87TH ST, N. Y. C.—The Capitol Realty & Const. Co., 43 West 34th st, has had plans prepared by Geo. and Edward Blum, 505 5th av, for the erection of an 8-sty elevator apartment house, 76.8x85.7 ft, in the south side of 87th st, 230 ft east of 5th av, to cost \$350,000.

PARK AV, N. Y. C.—Plans are ready for the 12-sty apartment house, 100x143.2 ft, to be erected at the southeast corner of Park av and 78th st, to cost \$1,000,-

000. George and Edward Blum, 505 5th av, architects. The 875 Park Av. Co., 206 Broadway, is the owner. A. M. Jampol, pres, L. Werner, secretary and Chas. Mayer, 45 West 34th st, treasurer.

BROOKLYN.—L. T. Schillinger, architect, 167 Van Sicken av, Brooklyn, is preparing plans for Joseph Randazzi and Joseph Daleo, 2117 Pitkin av, for a 3-sty brick store and dwelling, 20x51 ft. The owners build and buy materials.

BROOKLYN.—L. Oxfeldt and H. Aaron, 1397 Eastern Parkway, Brooklyn, owners, have started excavating at the northeast corner of Kingston av and Sterling place, Brooklyn, for a 4-sty store and apartment, 20x69 ft, to cost \$10,000. Cohn Bros., 361 Stone av, have prepared plans.

JERSEY CITY.—The Metropole Construction Co. of the Union Trust Co. Building, Exchange Place, J. C., purchased from Frederick H. Tiplin of Newark a plot of vacant land, 106x99, located on the southerly side of the Boulevard between Bergen and Sip avs., on which two apartment houses will be built.

Contracts Awarded.

27TH ST, N. Y. C.—Thomas J. Fox, 4436 Richardson av, Bronx, has obtained the mason-work for alterations to the 6-sty loft, Nos. 132-142 West 27th st, for the James McCreery Realty Corporation. Fred Dana Rhodes, 140 Cedar st, is engineer.

AV B., N. Y. C.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for the roofing and sheet metal work on the two brick warehouses, Nos. 328 and 332 Av B, Manhattan. Paul Hellman is general contractor.

58TH ST, N. Y. C.—The Hennebique Construction Co., has received the contract to erect the 1-sty reinforced concrete pitch house, 42x33 ft, at Nos. 660-662 West 58th st, for the Coal Boulet Co., 820 12th av.

146TH ST, N. Y. C.—The Commonwealth Roofing Co., 49 Greenpoint av, Brooklyn, has received the contract for the waterproofing on the new stable building Nos. 547-9 East 146th st. M. Fuchs Con. Co., has general contract.

KINGS PARK, L. I.—The American Laundry Machinery Co., 42 Cortland st, Manhattan, has just received the contract for laundry equipment in the new Kings Park State Hospital, Long Island. Franklin B. Ware, Albany, architect. Bliss-Griffiths Co., 225 5th av, Manhattan, general contractor. Estimated cost \$130,000.

Churches.

NEW HAVEN, CONN.—L. W. Robinson, architect, is taking estimates for a chapel for the First Congregational society to be built in Temple st. Bids close Sept. 27. The building will be 100x52 ft, brick and steel, 1-sty, with a slate roof. The Harrison system of steam heating will be used. Rev. Oscar E. Maurer, 328 Temple st, is pastor.

119TH ST, N. Y. C.—A. E. Bossom, architect, 55 West 33d st, is taking figures for alterations to the church edifice No. 117 East 119th st, for St. Paul's Congregation, to cost \$20,000. Both towers will be increased in height.

Dwellings.

BROOKLYN.—T. J. Dassau, 1371 Broadway, Brooklyn, is completing plans for a 3-sty brick store and residence, 20x57 ft, to be erected at the northwest corner of Bedford av and Beverly Road, to cost \$6,500.

BROOKLYN.—Cohn Bros., 361 Stone av, are preparing plans for a 3-sty brick and limestone residence and store, 20x55 ft, to be erected at Vesta and Sutter avs, for Cohn & Levine, 127 Bristol st, to cost \$8,000 each. The owner buys all materials.

BROOKLYN.—H. W. Billard, architect, Queens, L. I., is taking bids for a two-

family residence, brick and stone, 25x56 ft, to be erected in the west side of Warwick st, 100 ft north of Arlington av.

JAMAICA, L. I.—H. E. Haugaard, architect, 3206 Jamaica av, is taking figures for the hollow tile residence, 75x100 ft, for J. C. Van Sicken, of this place to be erected at Highland and Hillcrest avs, at a cost of \$25,000.

BABYLON, L. I.—The Town and Country Estates, 527 5th av, Manhattan, contemplate the erection of six concrete and stucco, 1½-sty bungalows on Muncie Island. No architect has yet prepared plans.

HEWLITT, L. I.—The Hewlitt Bay Land Co., will erect two residences, frame and stucco, 2½-stys, 37x49 ft, from plans by Albro & Lindeberg, 481 5th av, Manhattan. The architects will receive all estimates.

GARDEN CITY, L. I.—E. L. Bushnell of this place will erect a frame and stucco residence, 2½-stys, 26x50 ft, for which Aymar Emburg, 1133 Broadway, Manhattan, has prepared plans. C. H. Schiffmacher, of Woodmere, L. I., has the general contract. Estimated cost is \$12,000.

ROCKAWAY PARK, L. I.—C. Infanger, 2634 Atlantic av, Brooklyn, has plans for a 2½-sty frame residence, 22x45 ft, for G. F. Duffrim, 297 Ridgewood av, Brooklyn, to be erected on the northside of Newport av, 100 ft west of 6th av, to cost \$6,000. Owner will take bids.

HARTSDALE, N. Y.—A large plot in the Greenacres Tract at the Hartsdale Station on the Harlem Railroad has been purchased by J. Q. Rankin of New Rochelle. Mr. Rankin will break ground for a \$10,000 private dwelling at once.

RYE, N. Y.—W. S. Covell, architect, 1170 Broadway, Manhattan, has completed plans for a 2½-sty stone and frame residence, 32x55 ft, for W. L. Churchill, of this place to cost \$15,000. Lambiasi Bros., will do the mason work. The owner is taking estimates on carpentry and all materials.

RIDGEWOOD, N. J.—Excavating has started for the 2½-sty residence, 26x33 ft, which Mrs. Jessie M. Demarest, of this place, will erect at a cost of \$5,000. The

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Ridgewood Development & Const. Co., has the building contract.

VERONA, N. J.—Judge John L. Johnson, owner, Bloomfield av, is taking bids for a frame and stucco residence, 2½-sty, 36x38 ft, to be erected at Grove and Personett avs, to cost \$7,000. H. L. Yost, Bloomfield av, Montclair, has completed plans.

SUMMIT, N. J.—Samuel Chamberlain, painter, of this place, contemplates the erection of six frame residences, to cost \$6,000 each. Operations will be undertaken this fall.

CHATHAM, N. J.—Dr. Charles Van Orden, of Chatham, has awarded to Brown & McBrair, of this place the general contract to erect a new residence to cost \$8,000.

BOGOTA, N. J.—J. G. Nunnermacker, 49 Park av, Hackensack, has obtained the general contract to erect the new residence, 30x35 ft, for Miss Mary Black of this place. C. V. R. Bogert, 185 Main st, Hackensack, is architect.

LEONIA, N. J.—C. P. Johnson, 8 East 42d st, Manhattan, is preparing plans for a frame 2½-sty residence, for Evan Bjurstrom, to cost about \$4,000.

NEW HAVEN, CONN.—Murphy & Dana, architects, No. 103 Park av, N. Y. C., have submitted sketches for the new residence to be built by Mrs. R. A. Brown.

NEW HAVEN, CONN.—Bids have been submitted for the residence which Winchester Bennett will build from plans by Murphy & Dana, 103 Park av, N. Y. C. Estimated cost will be about \$30,000.

Factories and Warehouses.

97TH ST, N. Y. C.—No contract has yet been awarded for the 1-sty warehouse, 25x97.11 ft, to be erected in the north-side of 97th st, 175 ft east of Park av for K. R. Farren, 275 Hicks st, Brooklyn. C. B. Meyers, 1 Union sq, archt.

UTICA, N. Y.—Hurd & Fitzgerald Co., shoes, 12 Catherine st, owners, will erect a 4-sty mill construction, brick warehouse and office building, 68x100 ft, at Main and 1st sts. Frederick H. Gouge, architect, 70 Genesee st, Utica, is ready for bids.

ILION, N. Y.—The Sterling Mills, A. R. Hitchcock, secretary, contemplate the erection of a factory addition. Full particulars have not been determined. No architect has yet been selected.

NEWARK, N. J.—The Celluloid Co., 295 Ferry st, will enlarge their plant at Nos. 62-68 Ashbridge st, at a cost of \$20,000. Plans have been completed, and the general contract has been awarded to B. J. G. Brown, Witherspoon Bldg., Philadelphia, Pa. Bids are wanted on all sub-contracts.

CLINTON, MASS.—Plans have been figured for a weaving mill to be erected here for the Clinton Wire Cloth Co. Brick, 104x255 ft, 2-stys. Charles T. Main of Boston is engineer.

Hospitals and Asylums.

BROADWAY, N. Y. C.—Plastering is now underway on the new hotel for Chas. E. Rector, Nos. 1504-1510 Broadway, to cost \$1,400,000. Thompson-Starrett Co., general contractor, D. H. Burnham & Co., Chicago, Ill., architects.

MAYLAND, N. Y.—The Sisters of St. Joseph have awarded to Salem A. Marsh, of this place the general contract to erect the 2-sty frame hospital, 40x45 ft, from plans by Gordon & Madden, 300 Sibley Bldg., Rochester, N. Y.

ROCHESTER, N. Y.—Work will start immediately on the new hospital to be erected by the County of Monroe, at a cost of \$75,000. Crandall & Strobel, of Rochester, are the architects. H. P. Sickels Co., 3 Elton st, is general contractor.

Miscellaneous.

MORRISTOWN, N. J.—Rowe & Keys, architects, 161 Devonshire st, Boston, Mass., are taking figures for a 1½-sty brick gymnasium, 100x64 ft, for the Morristown school. Estimated cost, \$30,000.

CANANDAIGUA, N. Y.—The McKeehanie Bank, Edward Hayes in charge, has selected J. Mills Platt, 524 Butler building, Rochester, to make plans for alterations to a store for banking purposes.

MONTCLAIR, N. J.—Hughes & Backoff, architects, 22 Clinton st, Newark, are about ready for bids on a 1-sty brick freight station, 34x42 ft, for Wells Fargo & Co., 51 Broadway, N. Y. C., at this place. Estimated cost about \$6,000.

ROCKAWAY BEACH, L. I.—Taylor & Co., owners, Rockaway Beach, will alter the Arion hall from plans by Philip Caplan, 497 Boulevard, Rockaway Beach. Moole & Meso, 423 Boulevard, have received the general contract.

PATERSON, N. J.—Wm. T. Fanning, architect, Colt Bldg., Paterson, has completed plans and the Board of Fire Commissioners will take bids on separate contracts for a new brick fire headquarters, 3-stys, 75x100 ft, to cost \$50,000.

NEW HAVEN, CONN.—A call has been issued for local contractors to submit estimates for the construction of the new Hotel Taft at Chapel and College sts. The Hedden Construction Co., 1 Madison av, N. Y. C., has the general contract. Frank S. Butterworth, 113 Church st, New Haven, has the matter in charge, and all communications should be addressed to him.

BROOKLYN.—A. Markovitz, 225 Hart st, Brooklyn, architect, is ready to take figures on seating for the 1-sty brick moving picture theatre, 25x100 ft, to be erected on the south side of Gates av, 275 ft west of Lewis av, to cost \$14,000. Wm. Small, 653 Madison st, Brooklyn, is the owner.

Schools and Colleges.

POUGHKEEPSIE, N. Y.—Wilson Potter, 1 Union sq, Manhattan, is taking bids on the general contract for the 2-sty brick school, 115x70 ft, at Pine and Jefferson sts, for the Board of Education. The estimated cost is \$40,000. H. T. Hoag, 45 Mark st, Poughkeepsie, is secretary. Manhattan builders are bidding.

JERSEY CITY.—The Board of Education, is taking estimates until Oct. 13, for the new 3-sty brick and terra cotta school, No. 35, to be erected at Sip and Whitman avs, to cost about \$70,000. Rowland & Eurich, 15 Exchange pl, are the architects.

HAWTHORNE, N. J.—Wm. T. Fanning, Colt Building, Paterson, N. J., has been selected as architect for the new 1-sty school to be erected here.

STAMFORD, CONN.—Henry Marvin, architect, has been selected to prepare plans for the new school in Henry st. The building is to be of brick, 3 stys, and provided with terrazzo and concrete floors, terra cotta and limestone trimmings, metal ceilings, fire doors and partitions, steel lockers, skylights, dumb waiter, vacuum cleaning system, fire escapes, steam heat, gas and electric lights.

WATERBURY, CONN.—Frey & Jackson, architects, are preparing plans for a parochial school to be erected for St. Patrick's parish. Brick, 2-stys.

Stables and Garages.

24TH ST, N. Y. C.—Frank Woodwillie, architect, 1170 Broadway, is completing plans and will probably be ready for figures in about ten days for the 6-sty fire-proof stable building, 50x90 ft, to be erected by the J. M. Horton Co., in the north-side of 24th st, 400 ft east of 3d av.

Stores, Offices and Lofts.

DIVISION ST, N. Y. C.—The 7-sty addition to the loft building, Nos. 47-49 Division st, is now ready for plaster. The

building is being erected for Samuel Kaufman, from plans by Samuel Sass. Goldberg & Smith, 1610 Madison av, are the general contractors. The cost is estimated at \$15,000.

3D AV, N. Y. C.—B. C. Gerken, 2685 Briggs av, owner, will erect a 6-sty loft building, 25x104 ft, on the east side of 3d av, 25.8 ft north of 89th st, to cost \$30,000. John C. W. Ruhl, 3012 East 204th st, has prepared the plans. The owner will handle the general contract and award all subs.

EAST HOUSTON ST, N. Y. C.—Work has started tearing out the 4-sty brick store and residence at No. 110 East Houston st, which will be altered for loft purposes, at a cost of about \$8,000. H. Handelsman, is the owner. Joseph Friedman, at site, is the contractor.

EAST ORANGE, N. J.—Hyman Rosensohn, architect, 800 Broad st, Newark, is taking figures on a 1-sty brick store building, 50x59 ft, for Maximilian Kusy, butcher, 582 Main st, East Orange.

Bids Opened.

BEVERLY, MASS.—Henry M. Wallace, of Beverly, was the low bidder, at \$57,509, for the construction of the post-office at Beverly.

BRONX.—A. W. King, at \$2,195, submitted bid for forming new classrooms on first and second stories of Public School 11, The Bronx.

WEBSTER, MASS.—J. E. & A. L. Pennock, of Philadelphia, was the low bidder, at \$56,740, for the construction of the U. S. Post Office at Webster, Mass. Other bidders were: Wheaton Building & Lumber Co., Putnam, Conn.; Connors Bros. Co., Lowell, Mass.; William Werner, Brooklyn, N. Y.; Woodbury & Leighton, Boston.

YORK, PA.—John G. Unkefer & Co., Minerva, Ohio, at \$212,000; submitted the lowest bid to the supervising architect, Washington, D. C., for the construction of the U. S. Post Office at York. Other bidders were: Richard E. Henningham, W. H. Fissell & Co., A. B. Stannard and Charles H. Peckworth of New York, J. E. & A. L. Pennock, Cramp Bros. and M. P. Wells, of Philadelphia, Norcross Bros., of Worcester, Mass.

BROOKLYN.—The Board of Education opened bids on Sept. 12, for Item 1, installing heating and ventilating apparatus, Item 2, installing temperature regulation, and Item 3, installing electric ash hoist in addition to and alterations in Erasmus Hall High School, Brooklyn. The following were the low bids: Item (1) Frank Dobson Co., \$53,285; Item (2) National Regulator Co., \$3,577; Item (3) Gallinant & Co., Inc., \$775. All bids were rejected.

Government Work.

TROY, ALA.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 24th day of October, and then opened, for the construction, complete (including plumbing, gas piping, heating apparatus and electric conduits and wiring) of the United States Post Office at Troy, Ala. James Knox Taylor, Supervising Architect, Washington, D. C.

SUPERIOR, WIS.—Sealed proposals will be received on the 10th of October for the marquis over the main entrance of the Post Office, Court House and Custom House, Superior, Wis., in accordance with drawing and specification, copies of which may be had at the office of the custodian of the building, Superior, Wis., or from James Knox Taylor, Supervising Architect, Washington, D. C.

WASHINGTON, D. C.—The contract for installing a vacuum heating system in the U. S. Pension Office, Washington, D. C., has been awarded to the Warren-Webster Co., of Camden, N. J., at \$21,500.

WASHINGTON, D. C.—The contract for furnishing enameled brick for the Department of Justice, Washington, D. C.,

has been awarded to the American Enamelled Brick and Tile Co., of New York City, at \$12,452.22.

MARLBORO, MASS.—The supervising architect, Treasury Department, Washington, D. C., has accepted the bid of J. E. & A. L. Pennock, of Philadelphia, Pa., \$62,780 in amount, for the construction of the U. S. Post Office at Marlboro, Mass., plus for using sandstone for stone work, \$200; for using cement wainscoting for wood, \$250; net amount, \$63,230; time Oct. 1, 1911.

MANHATTAN.—E. De V. Tomkins of No. 81 East 125th st, N. Y. C., at \$75,940, for constructing a pier at the Brooklyn Navy Yard. Other bidders were Phoenix Construction Co., John Moulds, John Anderson, Riverside Construction Co., Raymond Concrete Pile Co., Snare & Triest, N. Y. State Construction Co., and Charles Meads & Co.

Municipal Work.

MANHATTAN.—Bids will be received by the Commissioner of Bridges, Thursday, September 29, for furnishing and delivering wood paving blocks to the University Heights Bridge.

BRONX.—Bids will be received by the president of the Borough of The Bronx, Tuesday, September 27, for installing a lighting system in the Municipal Build-

ing, at 3d av and Tremont av, The Bronx.

MANHATTAN.—Monday, Oct. 10, the superintendent of School Buildings will open estimates, for the general construction of the Washington Irving High School, on the easterly side of Irving place, between 16th and 17th sts, Manhattan.

MANHATTAN.—The superintendent of School Supplies, will open bids Tuesday, September 27, for furnishing and delivering direct to each school, laboratory apparatus, electrical and plumbing, tools and miscellaneous supplies for the evening High, Evening Trade and Evening Elementary Schools of the city of New York.

BROOKLYN.—Estimates will be received by the Commissioner of Docks, Wednesday, September 28, for removing the northerly waiting room, overhauling and repairing the southerly waiting-room, the boiler house and shelters; installing electric lighting, water and heating systems, installing coal-hoisting machinery and constructing a new boiler-house and concrete drains, at the foot of Broadway, East River, Brooklyn.

Brief and Personal

William G. McAdoo, the tunnel and subway builder, is recovering from an operation in the hospital.

Prof. A. D. Hamill, of the School of

Architecture at Columbia University, returned last week from Europe.

No plans for alterations to buildings were filed with the Manhattan Tenement House Department during the week ending Thursday, Sept. 22.

The headquarters of the Building Trades Council after the first of October will be at 154-156 East 54th st, Brevoort Hall, where the third floor has been leased by the Council for a term of years. Mr. Roswell Tomkins is the secretary.

In fifty-five calendar days, or forty-eight working days, 2,500 tons of steel, 18,000 cu ft of limestone and granite, 600 tons of terra cotta and nearly 3,000,000 bricks have been handled and set by the Thompson-Starrett Co. at the new Rector Building, on Times Square, and the steam heating and plumbing installed in the rough. The interior of the building to-day is a human beehive, every floor swarming with laborers and mechanics. Those trades which follow other trades sometimes start within thirty minutes after the previous trade leaves off. Plastering is going ahead on most of the floors, cement floors are being put in and the work on the trim is about to commence. The modern minute is a very precious thing and nowhere perhaps is it more precious, and certainly in no other phase of human activity is it so elusive, as in the building business.

BUILDING MATERIAL AND EQUIPMENT
And News Regarding Source of Supply

ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.

The Metropolitan Market Summarized.

Building material business is being transacted at less pressure in this city. Common brick is strengthening, as to price, because the manufacturers are holding back shipments until the market can absorb larger quantities at fair prices. Raritan River common brick is still coming into this city on contracts in large quantities, while both Hudson River and Raritan River products are finding a dull market in Newark, Jersey City and Richmond Borough, and only a little better call is reported from Queens. There is some shading of prices in Portland cement, and the demand is a little lighter. The iron and steel market is practically unchanged, except that competition in structural steel shapes is, if anything, a little keener. There is a fairly active market in the suburbs for corrugated iron roofing, although prices are being shaded for new and desirable business. Hardware is one of those lines that is feeling the improving demand for better grades of material, which is noted also in lime and plaster, front brick and lumber. Paints continue to feel the effect of high prices in linseed oil and turpentine, and varnishes and concrete floor dressings are in a stiffening market. There is practically no change in the building stone situation. Buyers of building material are in a good position, as far as market opportunity is concerned to get material for construction purposes for near future delivery.

Brick.

The brick market is slowly strengthening. In Newark, however, there is still no sign of improvement, despite the fact that permits for new tenement house operations show an increase in number and cost. The tendency is to buy guardedly and only for present needs, but whether this is because dealers are covered, or whether collections are so bad that buyers are not disposed to lay in material, only to have it on their hands, is a matter of varying opinion. Transactions on the Building Material Exchange this week were disappointing, as far as volume was concerned, considering the time of the year.

HUDSON RIVER COMMON.—Prices were a little stronger this week, some sales having been made at \$5.37½, but the ordinary cargo went out at \$5 to \$5.25. It is not easy to fix the trend of the market, as the lockout of members of certain bricklayers' unions is apt to have a depressing effect upon buyers in this market. The manufacturers are holding back shipments so as to keep the present market from being over-supplied as shown by last week's record of cargoes arrived and sold:

	Arrived.	Sold.
Monday	16	17
Tuesday	5	5
Wednesday	8	12
Thursday	9	8
Friday	7	6
Saturday	9	7
Total	54	55

Left over Sept. 10, 6
Left over Sept. 19, 5.

In the week before the arrivals were 52 and the sales were 64.

Common brick is an exception in the rule now prevailing that the demand is for better grades of material. It is generally the case that in an upbuilding market it is not the highest grades that are sent into the city and this year shows no change in this respect. The manufacturers are holding their best brick for better prices.

RARITAN RIVER COMMON.—The situation in Raritan River common brick has not changed materially. Here in New York the demand shows little improvement, contract deliveries being conspicuous. In the suburbs there is reported to be a marked falling off in construction work using common brick, although weekly permits issued for tenement house and other buildings, show an increase in number and total cost. A representative of a large distributing house put the cause for this condition down as timidity regarding the political future and general unrest. Only small operations, and very little speculative work is now going on in the suburbs.

FRONT BRICK.—There is no abatement in the call for this material from all parts of the city. Distributors report a continued inquiry for enamel and rough surfaced facade brick with a conspicuous improvement in inquiry for repressed light colored material. That architects are beginning to take more interest in this material, is shown by the great expense to which some of the local agents for front brick companies have gone to have attractive exhibits showing the possibilities for obtaining art designs. These, backed up with consistent advertising, is doing more, said a big front brick handler this week, than any other one thing to force this building material to the front.

ENAMEL BRICK.—The enameled brick situation is unchanged. The demand has dropped back a little within the last two weeks and the business reported for this time of the month is considerably less than had been expected. Prices show no change from those quoted in this department last week.

Cement.

There has been a slight falling off in demand for Portland cement in this territory. The larger companies have noticed it, while the smaller companies have felt a little dropping away in inquiry.

This may be due to several causes, chief among which is the unrest that is still apparent in the East as well as in the West. The best feature of the situation, however, is that it is generally considered to be merely a transient lull, that will pass over as soon as the country gets a true idea of the size of the crops and the country leaves behind the political campaign and gets down to undisturbed business again. The situation, while good, is a little disappointing to those who expected an aggressive building movement this Fall.

Reviewing the outlook, the representative of a large manufacturing house said he thought the coming cement show will be a tremendous help to the Eastern cement trade. Next spring should inaugurate a good building year, and the proposed exhibit is looked upon as coming at a most opportune time.

The exhibition which will be held in Madison Square Garden in December. The managers have decided to eschew the distribution of cheap souvenirs and advertising novelties, and all advertising and printed matter will be subjected to careful inspection. This is thought to be a wise provision, as it will put every exhibitor upon an equal footing without restricting legitimate and appropriate advertising in the slightest degree.

There are no changes in the current price quotations, although it can be said that some shading is being done on desirable business of sufficient size to make it worth while.

Hardware.

There is a good demand for building hardware and everything in the line of hardware going into construction work. The jobbers report business better than in September a year ago, although the trade was very satisfactory last fall. The improvement in business so far this month shows a decided increase over that of July and August, but it must be remembered that business now coming out includes much of that held up during the summer. Fall trade, apparently, is now well under way, although orders, as a general rule, are moderate in amount, reflecting the large number of medium-sized operations now going on. The call is good for a high grade of hardware trim, which is also being felt in other lines, and is due to the increasing number of apartment houses of the 12-story type, suites in which will rent from \$1,800 up.

Iron and Steel.

The iron and steel market is unchanged. In both lines buyers can figure on steady prices and concessions, especially in structural steel, in which there is considerable competition among fabricators for deliveries after the first of November.

PIG IRON—The inquiries for pig iron this week included 6,000 tons for New Jersey melters. Two or three of these lots totaled 2,000 tons or more, for this year's shipment. Most of the other large inquiries in hand this week were from Eastern consumers, mainly from New England, and were for shipment over the first quarter and first half of next year. There were some requests for shipment on contracts upon which some furnaces are falling behind, indicating that some consumers are running a little closer to the stock pile. The low prices made for foundry iron in New England is attributable to large interests in the Central West, who are taking contracts for pig iron in lieu of sales of iron ore. Other furnace interests who purchase iron ore in the open market cannot meet such competition except at a loss, unless there is a rebate on the price of ore.

STRUCTURAL STEEL—Business in fabricated structural steel continues relatively light and competition is keen. The railroads have come into the market for light bridge supplies, but an improved inquiry from Queens where factory construction projects have taken on considerable headway since the opening of the Pennsylvania tunnels, has been noted within the last ten days. Most of these feelers contemplate delivery the latter part of this year and the first part of 1911. There is enough business coming out from railroads of late to take care of and give the fabricating shops sufficient business to keep them fairly busy until the latter part of October.

Among some of the contracts taken by the American Bridge Company was one for 1,200 tons for the new Bush Terminal factory building to go up in East 29th st. Prices are without change.

CORRUGATED ROOFING—There is a fairly active demand for corrugated roofing in this market at the present time, but in many cases prices are being shaded from \$4 to \$5 per ton. These concessions can, however, be secured only on particularly desirable orders. Quotations, per 100 sq ft, of roof surface are: Carloads, Pittsburg, No. 28 painted, \$1.70; No. 28, galvanized, \$3; from store, N. Y., No. 24, painted, \$3.85; galvanized, \$4.80; No. 26, painted, \$2.06; galvanized, \$3.75.

Lumber.

The caution still being displayed by retailers in buying lumber reflects the timidity shown by builders and prospective owners in the city and suburbs. The hesitancy being shown in Newark, Jersey City and in North Jersey, by speculative builders, is the same as that which has characterized the local building situation since last spring. The activity that is going on in Queens has received its impetus from the Pennsylvania Railroad development and is shown by the large quantities of building lumber going into factory construction of two-family houses in the development sections at Jamaica and Flushing, while large quantities of lumber suitable for concrete mold work are being taken at Kew and other sections where high class residential construction work is going ahead on a wholesale scale.

In lumber, as in other lines, good grades have held up well, the greatest competition applying to low grade stock. The reason for this is said to be the surfeiting of Manhattan, Bronx, Queens and New Jersey, with cheaper grades of speculative houses, leaving room for better construction calling for rents ranging from \$50 to \$75. There is more individual construction work going on today than last year and this fact is generally pointed to as an indication that conservative buyers are taking advantage of the present market conditions to put up structures they have had in mind for some time.

New quotations for Red Gum received too late for publication in last week's tables, follow:

1 in. F. A. S. Red.....	\$44
1 in. No. 1 Common Red.....	32
1 in. F. A. S. Sap.....	30
1 in. No. 1 Common Sap.....	25
Per thousand feet, f. o. b. New York City.	

Oils, Paints and Varnishes.

LINSEED OIL—The attitude of linseed oil is still an ascending one. The opinion has been frequently expressed that unless there is a decided improvement in the condition of American and foreign flaxseed crops the trade would not be surprised to find linseed oil quoted at \$1.25. Some crushers in this section are now importing oil, and some are bringing in seed. The trade has not been able to ascertain the true meaning of the present stiff market, and are postponing making

purchases, expecting a decline, while others are buying their requirements as they go along.

TURPENTINE—The market in this commodity is also moving up. The buying movement here has been rather heavy within the last fortnight. The prices current to-day are 74½ cents in oil barrels and 75 cents in machine barrels. Prices for less than five barrel lots, ½ cent per gallon over above quotations.

PAINTS—The paint situation is still tense, with the higher prices recently announced well sustained by new business. In consequence, the scarcity of linseed oil and its resulting high prices is liable to force the price of this commodity still higher within the near future. Standard brands of paints are having an exceptional call, especially at this time, when apartment renovations are being made and new operations are being rushed to completion preparatory to the 1st of October, when the renting season opens. One paint man said:

"There are so many vacant apartments in the city at present that owners and managers are straining every nerve to fill their houses as rapidly as possible. They are, therefore, trying to make their apartments as attractive as possible, and, in consequence, their appropriations for renovations are larger this year than usual. That is why we are having a heavy call for higher-grade paints and varnishes, and also explains why the present high prices are being sustained."

Convention of Building Managers.

John P. Knight, general manager of the Metropolitan Building, was elected President of the National Association of Building Managers and Owners at the third annual convention, held at the Arlington Hotel, Washington. Mr. Clarence T. Coley, of Douglas Robinson, Charles S. Brown Co., was re-elected Treasurer. Among the 200 delegates, New York was represented also by Mr. G. Richard Davis, of A. L. Mordecai & Son; Mr. Mortimer, of the U. S. Realty Co.; C. M. Ripley, of the Engineering Supervision Co.; F. S. Bancroft, of Pease & Elliman; Charles Flynn, of Douglas Robinson, Charles S. Brown Co.; Mr. Fedler, of the Produce Exchange Building; and also by representatives of the American Real Estate Co., the Cruikshank Company and Horace S. Ely & Co.

The next convention will be held at Cleveland. President Knight reports that the meeting was a very interesting and profitable one. There is a great deal to be learned at such meetings. The management of a large building has become a specialty, practically an engineering proposition, and at least an occupation for men of practical knowledge of the maintenance of buildings. There is much, he says, that New York building managers can learn from examples in other centers, even though our buildings average in size and quality above those elsewhere.

The members of the convention enjoyed an excursion down the Chesapeake and also a stag party during their stay.

Literage Limits.

The free delivery or "Literage Limits" in New York City are as follows: In Manhattan, from a point opposite the Fort Lee ferry south along the Hudson River around the Battery and north along the East and Harlem Rivers to the Jerome Av. Bridge at 155th st. In New Jersey, south from Fort Lee ferry to Bayonne City; points on the north and east shore of Staten Island between Bridge Crook (Arlington) and Clifton, both inclusive, and including Elm Park, Eristina and Shooters Island. In Brooklyn, from 69th st, Bay Ridge, north to Pot Cove, Astoria, Long Island City.

REAL ESTATE

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
Sept. 16 to 22, inc.		Sept. 17 to 23, inc.	
Total No. for Manhattan.....	127	Total No. for Manhattan.....	128
No. with consideration.....	5	No. with consideration.....	4
Amount involved.....	\$97,925	Amount involved.....	\$256,500
Number nominal.....	122	Number nominal.....	124
Total No. Manhattan, Jan. 1 to date.....	7,742	Total No. Manhattan, Jan. 1 to date.....	8,049
No. with consideration, Manhattan, Jan. 1 to date.....	687	No. with consideration, Manhattan, Jan. 1 to date.....	653
Total Amt. Manhattan, Jan. 1 to date.....	\$38,582,029	Total Amt. Manhattan, Jan. 1 to date.....	\$37,852,671
1910.		1909.	
Sept. 16 to 22, inc.		Sept. 17 to 23, inc.	
Total No. for the Bronx.....	118	Total No. for the Bronx.....	107
No. with consideration.....	8	No. with consideration.....	11
Amount involved.....	\$105,800	Amount involved.....	\$144,625
Number nominal.....	110	Number nominal.....	96
Total No., The Bronx, Jan. 1 to date.....	5,053	Total No., The Bronx, Jan. 1 to date.....	5,377
Total Amt., The Bronx, Jan. 1 to date.....	\$4,128,386	Total Amt., The Bronx, Jan. 1 to date.....	\$3,022,963
Total No. Manhattan and The Bronx, Jan. 1 to date.....	12,795	Total No. Manhattan and The Bronx, Jan. 1 to date.....	13,426
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$42,710,415	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$40,875,634

Assessed Value Manhattan.

1910.		1909.	
Sept. 16 to 22, inc.		Sept. 17 to 23, inc.	
Total No. with consideration.....	5	Total No. with consideration.....	4
Amount involved.....	\$99,925	Amount involved.....	\$256,500
Assessed value.....	\$105,500	Assessed value.....	\$250,500
Total No. nominal.....	122	Total No. nominal.....	124
Assessed value.....	\$6,185,500	Assessed value.....	\$5,547,000
Total No. with consid., from Jan. 1 to date	687	Total No. with consid., from Jan. 1 to date	653
Amount involved.....	\$38,582,029	Amount involved.....	\$37,852,671
Assessed value.....	\$32,904,200	Assessed value.....	\$30,528,200
Total No. nominal.....	7,555	Total No. nominal.....	7,887
Assessed value.....	\$419,193,580	Assessed value.....	\$403,751,229

MORTGAGES.

1910.		1909.	
Sept. 16 to 22, inc.		Sept. 17 to 23, inc.	
Manhattan.	Bronx.	Manhattan	Bronx
Total number.....	111	128	132
Amount involved.....	\$2,742,072	\$552,867	\$3,555,419
No. at 6%.....	48	50	44
Amount involved.....	\$944,850	\$272,322	\$503,364
No. at 5%.....	3	3	3
Amount involved.....	\$393,000	\$14,000	\$23,500
No. at 5%.....	25	18	22
Amount involved.....	\$361,350	\$183,010	\$571,000
No. at 4%.....	1	1	1
Amount involved.....	\$69,000	.....	\$4,000
No. at 4%.....	2	1	26
Amount involved.....	\$135,000	\$12,000	\$873,000
No. at 4%.....	4	3	.....
Amount involved.....	\$139,000	\$6,900	.....
No. with interest not given	28	14	82
Amount involved.....	\$699,872	\$64,635	\$1,580,555
No. above to Bank, Trust and Insurance Companies	28	10	42
Amount involved.....	\$1,341,400	\$144,250	\$1,801,000
1910.		1909.	
Total No., Manhattan, Jan. 1 to date.....		6,246	
Total Amt., Manhattan, Jan. 1 to date.....		\$230,489,013	
Total No., The Bronx, Jan. 1 to date.....		4,912	
Total Amt., The Bronx, Jan. 1 to date.....		\$46,658,879	
Total No., Manhattan and The Bronx, Jan. 1 to date.....	11,158	Total No., Manhattan and The Bronx, Jan. 1 to date.....	12,622
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$277,147,892	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$282,413,621

EXTENDED MORTGAGES.

1910.		1909.	
Sept. 16 to 22, inc.		Sept. 17 to 23, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	25	27	4
Amount involved.....	\$1,014,500	\$134,300	\$528,750
No. at 6%.....	3	1	3
Amount involved.....	\$11,000	\$1,800	\$17,250
No. at 5%.....	1	1	.....
Amount involved.....	\$180,000	\$5,000	.....
No. at 5%.....	12	8	12
Amount involved.....	\$677,000	\$127,500	\$259,500
No. at 4%.....	7	.....	11
Amount involved.....	\$130,000	.....	\$242,000
No. at 4%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 4%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. with interest not given	2	.....	1
Amount involved.....	\$16,500	.....	\$10,000
No. above to Bank, Trust and Insurance Companies	7	3	9
Amount involved.....	\$662,500	102,000	\$206,000
1910.		1909.	
Total No., Manhattan, Jan. 1 to date.....		1,735	
Total Amt., Manhattan, Jan. 1 to date.....		\$73,884,509	
Total No., The Bronx, Jan. 1 to date.....		452	
Total Amt., The Bronx, Jan. 1 to date.....		\$6,051,850	
Total No., Manhattan and The Bronx, Jan. 1 to date.....	2,187	Total No., Manhattan and The Bronx, Jan. 1 to date.....	1,758
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$79,936,359	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$68,056,042

PROJECTED BUILDINGS.

Total No. New Buildings:	1910.	1909.
	Sept. 17 to 23, inc.	Sept. 18 to 24, inc.
Manhattan.....	11	12
The Bronx.....	39	39
Grand total.....	50	51
Total Amt. New Buildings:		
Manhattan.....	\$1,483,500	\$1,226,000
The Bronx.....	553,850	812,850
Grand total.....	\$2,037,350	\$2,038,850
Total Amt. Alterations:		
Manhattan.....	\$69,681	\$77,633
The Bronx.....	9,800	54,800
Grand total.....	\$79,481	\$132,433
Total No. of New Buildings:		
Manhattan, Jan. 1 to date.....	660	800
The Bronx, Jan. 1 to date.....	1,376	1,812
Mhhtn-Bronx, Jan. 1 to date	2,036	2,612
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date.....	\$80,912,895	\$104,596,797
The Bronx, Jan. 1 to date.....	29,389,865	29,185,435
Mhhtn-Bronx, Jan. 1 to date	\$110,302,760	\$133,782,232
Total Amt. Alterations:		
Mhhtn-Bronx, Jan. 1 to date	\$10,937,497	\$11,030,062

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Sept. 15 to 21, inc.		Sept. 16 to 22, inc.	
Total number.....	492	Total number.....	465
No. with consideration.....	17	No. with consideration.....	16
Amount involved.....	\$123,445	Amount involved.....	\$150,234
Number nominal.....	475	Number nominal.....	449
Total number of conveyances, Jan. 1 to date.....	19,744	Total number of conveyances, Jan. 1 to date.....	21,038
Total amount of conveyances, Jan. 1 to date.....	\$10,913,550	Total amount of conveyances, Jan. 1 to date.....	\$10,074,307

MORTGAGES.

Total number.....	413	474
Amount involved.....	\$1,365,203	\$1,632,145
No. at 7%.....	.....	.....
Amount involved.....	.....	.....
No. at 6%.....	236	267
Amount involved.....	\$590,297	\$778,155
No. at 5%.....	75	48
Amount involved.....	\$309,165	\$201,376
No. at 5%.....	.....	.....
Amount involved.....	.....	.....
No. at 5%.....	83	138
Amount involved.....	\$395,117	\$601,930
No. at 4%.....	1	1
Amount involved.....	.....	\$2,400
No. at 4%.....	2	1
Amount involved.....	\$10,000	\$2,000
No. at 3%.....	.....	1
Amount involved.....	.....	\$1,000
No. with interest not given	17	18
Amount involved.....	\$60,624	\$45,285
Total number of Mortgages, Jan. 1 to date.....	18,486	19,592
Total amount of Mortgages, Jan. 1 to date.....	\$55,976,474	\$82,714,821

PROJECTED BUILDINGS.

1910.		1909.	
Sept. 16 to 22, inc.		Sept. 17 to 23, inc.	
No. of New Buildings.....	119	No. of New Buildings.....	857
Estimated cost.....	\$994,850	Estimated cost.....	\$1,873,075
Total Amount of Alterations.....	\$47,098	Total Amount of Alterations.....	\$86,838
Total No. of New Buildings, Jan. 1 to date.....	4,536	Total No. of New Buildings, Jan. 1 to date.....	8,000
Total Amt. of New Buildings, Jan. 1 to date.....	\$27,916,289	Total Amt. of New Buildings, Jan. 1 to date.....	\$44,529,866
Total Amount of Alteration, Jan. 1 to date.....	\$3,304,369	Total Amount of Alteration, Jan. 1 to date.....	\$3,471,366

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
Sept. 16 to 22, inc.		Sept. 17 to 23, inc.	
No. of New Buildings.....	61	No. of New Buildings.....	88
Estimated cost.....	\$225,471	Estimated cost.....	\$433,345
Total Amount of Alterations.....	\$8,580	Total Amount of Alterations.....	\$23,675
Total No. of New Buildings, Jan. 1 to date.....	3,055	Total No. of New Buildings, Jan. 1 to date.....	3,448
Total Amt. of New Buildings, Jan. 1 to date.....	\$11,236,391	Total Amt. of New Buildings, Jan. 1 to date.....	\$13,531,380
Total Amount of Alterations, Jan. 1 to Date.....	\$541,269	Total Amount of Alterations, Jan. 1 to Date.....	\$513,429

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 51, of which 12 were below 59th st, 20 above, and 19 in the Bronx. The sales reported for the corresponding week last year were 35, of which 10 were below 59th st, 13 above, and 12 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 111 as against 106 last week, and in the Bronx 39, as against 38 last week. The total amount was \$3,294,939, as against \$3,286,768 last week.

The amount involved in the auction sales this week was \$842,860, and since January 1, \$41,723,459. Last year the total for the week was \$532,082, and from January 1, \$48,259,216.

THE WEEK.

A NEW BROOKLYN SUBWAY PROPOSED

Tax-Exempt Property in New York City Is Valued at \$316,588,679

THE City Record of this week contains a detailed list of tax-exempt properties for the year 1910. According to the figures compiled by the Commissioners of Taxes and Assessments, land and buildings valued at \$316,588,679 are released from paying taxes which would amount to nearly \$6,000,000.

The tax law exempts property owned by religious and benevolent organizations from contributing to the city treasury. All countries and all nations have from time immemorial relieved churches and charities from the burden of supporting the government. This general usage has obtained the force of law, and any attempt to do away with such exemptions would no more find favor than would an attack on any other old established custom.

It cannot be denied that this privilege has been abused by individuals and societies who, under one form or another, are benefited by the tax-exemption law, while at no time doing their share towards the moral uplift of the community. The exemption of taxes is supposed to be a grant on the part of the State for voluntary and valuable assistance rendered in educating and entertaining the public. During the evolution of government from theocracy to the present form of democracy the theory that certain institutions must be freed from taxation has never been abandoned. But as certainly as the forms of government and the mode of living has changed since Moses, the first law-giver, decreed that every landlord must give the tenth of his income to the clergy, so certainly have institutions changed. For instance, the cemeteries of to-day are no longer owned by towns, villages or religious societies, as in former centuries. "God's acres" were never used for profit-making, as they are to-day.

On the tax-exempt list of the city, property valued at \$22,246,950 is classed as cemeteries. The records do not show how much of the ground was bought by speculators and converted into burying places for no other purpose than the enriching of the land-owners. But it is generally known that a number of the cemeteries are run for profit alone, and for no other purpose. Should their owners be exempt from taxation because an inherited custom, which has no application to modern civilization, keeps us from changing the law? The tax officials are not authorized to differentiate between cemeteries founded on religious and charitable use and those laid out for money-making purposes. The law compels the Tax Board to exempt all cemeteries. Taxpayers have a right to demand that property not used for church and charitable purposes be excluded from the benefits of the tax-exemption law.

Cemeteries are only one of the items deserving the scrutiny and revision of taxpayers and lawmakers. Many organizations are parading under the heading of moral and mental aid societies, which under other circumstances would be compelled to pay taxes. The following figures of tax-exempt property are taken from the records of the Tax Department:

Churches, convents, parish houses, parochial schools, seminaries and cemeteries	163,699,010	168,769,510
Asylums and homes	26,082,925	26,825,625
Hospitals & dispensaries	28,478,350	29,618,200
Religious, social, moral and mental benevolent associations	25,152,250	27,741,925
Colleges and schools	32,278,050	33,364,201
Cemeteries	21,921,000	22,246,950
Libraries (other than city)	5,760,400	6,102,400
Parsonages	985,050	1,112,000
Agricultural societies	18,500	15,500
Pensioners	513,781	491,693
Clergy	385,425	390,675
	305,274,741	316,588,679

Adjacent Property Owners to Be Assessed for the Cost of Constructing the Utica Avenue Route.

THE Public Service Commission has decided to build a subway in the Borough of Brooklyn by assessment. At yesterday's meeting of the Board of Estimate a communication from the Commission, asking for approval of this undertaking, was read. The assessment provisions inserted in the Rapid Transit act of 1909 appear to have induced many property owners in the southeastern part of Brooklyn Borough to seek the advantages of subway construction by that method.

A petition, signed by 1,002 property owners, was presented to the Commission for a route through Utica av, south of Eastern Parkway, to be constructed on the assessment plan. At a public hearing, held on June 16, only three property owners protested against the employment of the assessment plan.

The route begins at Stuyvesant av and Kosciuszko st, where a connection can conveniently be made with the Brooklyn-Manhattan and Long Island City route. It extends thence southerly under Stuyvesant av, near Chauncey st, and curves thence under Stuyvesant av under private property and other streets to Utica av, and continues under Utica av to a point at or near Crown st, where it emerges from the ground and becomes an elevated structure and continues as such southerly over Utica av to Flatbush av. A spur is also provided for which begins at a point under Utica av, near President st, and extends to a point under private property on the west side of Utica av, between Union st and Eastern Parkway.

Utica av, south of Eastern Parkway, is 100 feet in width, and runs for 4 miles through the center of an undeveloped territory not now reached by any rapid transit line. The nearest rapid transit line on the west is the Brighton Beach Railroad, 1.75 miles distant, and on the east the Canarsie Line, 1.6 miles distant. Lack of transportation facilities has prevented the construction of dwellings throughout this locality, although its northerly end is only 6.25 miles from City Hall.

"Such a rapid transit line," states the letter to the Board of Estimate, "will have the following remarkable advantages: It would extend from the Hudson River to Jamaica Bay, and yet its length would be only 11.32 miles. It would connect directly with the 14th st district of Manhattan, with Williamsburg, upper Brooklyn and with an immense area of inexpensive land lying south of Eastern Parkway.

"At regular express speed of 26 miles per hour, trains could run from the corner of Broadway and 14th st in Manhattan to Eastern Parkway, the beginning of the unbuilt section, in 14½ minutes. The route would not only open a new field to population, but would take people working in the 14th st district directly to inexpensive homes without carrying them through downtown Manhattan and Brooklyn. Moreover, the distance would be shorter than present routes."

The communication will be considered by the Board of Estimate next week. It is generally believed that the proposed plan of financing this new route by assessment is favored by a majority of the Board members. Subway construction by assessment has been recently discussed in the Record and Guide, and Mr. John L. Parish, who has studied this subject, made the suggestion to put the owners of the properties assessed in the position of joint owners or guarantors with the city in the construction of the road. To do this they

should be given sinking fund bonds of the road equal in amount to the assessment in each instance paid. With this amendment of the proposition, there would be little opposition on the part of owners to the payment of assessments equitably levied for the construction of rapid transit roads in several parts of the city.

"In the last analysis," he said, "it is the traveler over these roads who pay not only for construction and equipment, but for operation, maintenance and interest and dividends as well. The city's present emergency calls, apparently, only for the advancement of the ready money necessary for construction and equipment and for initial operation. If adjacent property owners furnish this through the assessment process, they ought to have it returned to them out of the first profits of operation. By this means they would be in the end treated as fairly and equitably as the owners in the older sections of the city, who have not been called upon to pay anything toward the cost of the roads that have brought them enormous profits on their holdings. And with this amendment the assessment plan of obtaining the money for rapid transit railroad construction would be made feasible, perhaps, as well as equitable."

FIRE-ESCAPE OBSTRUCTIONS,

A Notice to Owners, Janitors and Tenants from the Tenement Department.

To Editor of Record and Guide:

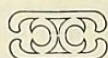
The Fire Department records show that the approach of cold weather brings a great increase in the number of fires, and hence increased danger to the lives of occupants of apartment and tenement houses. Hence it becomes doubly important that fire-escapes shall be kept clear of all obstructions.

The indifference and carelessness of many citizens, now using fire-escapes as a storage place for boxes, bedding and discarded furniture, endanger not merely their own lives but those of other occupants of the buildings in which they live. The continuous efforts of the Tenement House Department to keep fire-escapes clear of such obstructions are defeated by the restoration of these articles to their place on the fire-escapes within an hour or two after the time when they have been removed by the orders of the Tenement House officer.

Fire-escapes are required by law to be kept absolutely clear, and placing any article upon them is a violation of the law which is liable to be punished by a fine of \$10. After the Department has required the construction of fire-escapes and after owners have complied with the law, very often, at great expense, tenants must not be permitted to nullify the precautions taken for their safety and it is the intention of the Department to seek the severe punishment of those who persist in violating these orders. If owners and janitors will cooperate with the Department much more may be accomplished than is now done.

An objectionable habit is growing up in many sections of the city, of hanging clothes lines from fire-escape balconies. These not only give the street, in which such practices are permitted, an unsightly appearance, but it is a constant fire danger if people are careless in throwing lighted matches, cigars or cigarettes from windows.

JOHN J. MURPHY,
Tenement House Commissioner.



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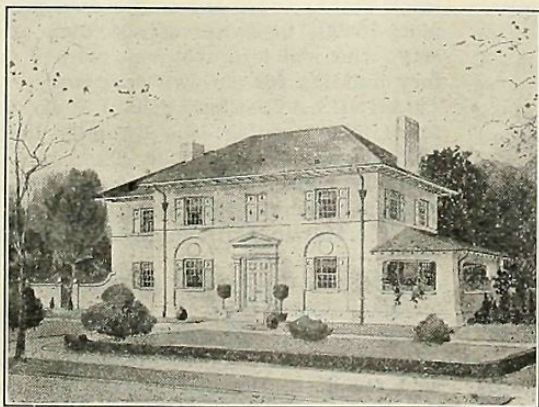
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REAL ESTATE—Wanted competent renting men for business property; one for section above 14th St.; one for section below; liberal arrangement for right men. H. L. MOXLEY & CO., 320 Broadway.

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A Builder's Opportunity

TO meet the demand for more houses at Douglaston Park, on the north shore of Long Island, created by its accessibility to the shopping, hotel and amusement centers of New York City, the Developing Co. has decided to make exceedingly liberal arrangements with a responsible builder, for the construction of a few high class detached houses, in keeping with those already erected there, one of which is illustrated at the left. Don't fail to take advantage of this opportunity.

Douglaston Realty Co.

J. W. DOOLITTLE, Treasurer

347 FIFTH AVENUE

NEW YORK

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

BLEECKER ST.—The Brown Realty Co. sold to Cora L. Penney, 137 Bleecker st, a 6-sty store and loft building, on lot 25x100, adjoining the northeast corner of West Broadway. The Brown Realty Co. acquired the property from Charles A. Thompson last June.

COENTIES SLIP.—William A. White & Sons sold for the Water Street Realty Co., 7, 9 and 11 Coenties slip, southwest corner of Water st, three 4-sty buildings, on plot 76.8x45.2. The buyer is a large concern now located in the neighborhood, which will erect on the site an 8-sty fire-proof building for its own use, when the present leases expire, May 1, 1911. The Water Street Realty Co., of which William L. Levy is president, also owns the adjoining building, 37 Water st.

CHARLES ST.—Gibbons & Young sold for Henry Thole, 11 Charles st, a 4-sty and basement dwelling, on lot 22x95, between Waverly pl and Greenwich av. The property has not changed hands since 1884.

A Quick Resale.

GREENWICH ST.—James H. Cruikshank resold the 3-sty dwelling, 767 Greenwich st, on lot 21x68, adjoining the southeast corner of Bank st. Mr. Cruikshank acquired the property a couple of weeks ago from George H. Budke.

10TH ST.—Henry Barnett & Co., and Edward Schoenberg sold 410 East 10th st, a 6-sty loft building, on lot 20x93.

Gen. Hawkins' Old Home Sold.

20TH ST.—Heil & Stern sold for General Rush C. Hawkins the property No. 21 West 20th st, a 4-sty dwelling, size 25x92, to Joseph Ullmann, who a short time ago also purchased through the same brokers, the adjoining property 23-25 West 20th st, and now controls a plot, size 75x92. The property just sold was the home of General Hawkins since 1886, when he purchased it from the late Henry C. Marquand, who for many years was president of the Metropolitan Museum of Art. General Hawkins is one of the few surviving generals of the Civil War, having fitted out and commanded the regiment known as the "Hawkins Zouaves." He is the last old resident in the street and his residence is completely surrounded by tall business buildings.

Activity in Gramercy Park.

21ST ST.—Innes & Center, associated with Cammann, Voorhees & Floyd, sold for the Trustees of Yale College, the 5-sty English basement dwelling 141 East 21st st, facing Gramercy Park, to Alexander Morten, who will occupy the house after alterations. The plot is 20 by 98.9, and is a few doors east of the new co-operative apartment on the Lexington av corner now being erected on the site formerly Cyrus W. Field's home, and more recently the Henry W. Poor house.

29TH ST.—David Freiberger sold to the J. H. R. Realty Company, 540 West 29th st, on lot 24.6x98.9, for \$22,150. The buyer gave in part payment a plot 166.3x100, on the south side of 77th st, 400 feet west of 21st av, and a plot, 88.8x100, on the north side of 78th st, 460 feet west of 21st av. The Brooklyn property figured in the deal at \$12,600.

34TH ST.—J. Sargeant Cram sold to Joseph F. Burroughs, 646 West 34th st, a 3-sty building, on lot 25x98.9.

Mrs. Olin Sells Her Residence.

35TH ST.—Mrs. Stephen H. Olin, a sister of Mrs. William K. Vanderbilt and cousin of the late Mr. Edward H. Harriman, sold her residence at 107 East 35th st, a 5-sty English basement dwelling, on a lot 18.9x98.9, to Charles Rob-

erts Hopkins, a resident of Philadelphia, who will occupy it. This house was extensively altered and decorated a few years ago under the supervision of the late Stanford White and has been held at \$90,000. Bryan L. Kennelly was the broker.

52D ST.—The Travers Securities Co. sold the property at 524 to 544 West 52d st and 531 West 51st st. The 52d st parcel comprises two 6-sty factories on plot 200x100.5, and the 51st st parcel a 3-sty stable on lot 25x100.5. The property has not been occupied for some time. It was formerly used by the Travers Bros. Company, manufacturers of twine and cordage. It is located in the center of the block, between 10th and 11th avs.

57TH ST.—The Frank L. Fisher Co. sold for Weil & Mayer et al the 6-sty elevator apartment house, 50x100, known as the "West Park," at 421 and 423 West 57th st, and the 6-sty loft and business building, 24.4x100, at No. 170 Greene st.

AVENUE A.—Leon S. Altmayer sold for Joseph and Annie E. Lahren to G. Grass, the 4-sty tenement with stores, 71 Avenue A. near 5th av, on lot 24x100. The sellers acquired the house about thirty years ago, and bought the fee to the land from John Jacob Astor in 1898. Negotiations are pending for a lease of the property.

BROADWAY.—The Century Holding Company (Lee & Fleischmann) has sold 1604 to 1610 Broadway and 204 and 206 West 49th st, comprising the southeast corner, with an extension fronting 22.9 feet, at 734 7th av. The frontage on Broadway is 89.2, and on 49th st 65 feet. The parcel has been held at \$700,000.

NORTH OF 59TH STREET.

ISHAM ST.—Max Marx sold the triangular plot at the junction of Isham and 211th sts, at Broadway. The plot has a frontage of 136.7 feet on Isham st and 166.10 feet on 211th st, with a rear line of 95.8 feet. This is the third sale reported from the Dyckman section this week.

83D ST.—Mrs. Barbetta Baruch sold 37 West 83d st, a 3-sty dwelling, on lot 19x102.2, between Central Park West and Columbus av.

88TH ST.—Slawson & Hobbs sold for Loretto E. Sanders to a client for occupancy the 3-sty and basement brownstone dwelling, 140 West 88th st, 18x55x100.8.

102D ST.—Emily D. Du Bois sold 316 West 102d st, a 5-sty stone front American basement dwelling, on lot 20x100.11, between West End av and Riverside drive.

103D ST.—Charles J. Kohler sold for Mrs. Mary Holmes, 107 West 103d st, a 5-sty single flat, on lot 18.9x100.11.

126TH ST.—Barnett & Co. have sold for John Link, 34 East 126th st, a 3-sty brown stone dwelling on lot 16x99.11.

133D ST.—Clarence E. Hutchinson resold for E. A. Johnson the 5-sty flat, 66 West 133d st, on lot 25x99.11. The buyer gives in exchange a 2-sty house on a plot 175x100, at St. James, and 14 acres at Port Jefferson, Long Island.

138TH ST.—The H. M. Weill Co. sold for Philip Levey the 3-sty and basement dwelling, 634 West 138th st. It is understood that the buyer has given a place at Long Branch in exchange.

143D ST.—Moore & Schutte sold for Dr. E. J. Lederle his residence, 471 West 143d st, a 4½-sty dwelling, 18x70x99.11.

152D ST.—Michael F. Burns sold 510 to 518 West 152d st, 3 apartment houses on plot 125x99.11, between Broadway and Amsterdam av. A. D. Thompson is the buyer.

156TH ST.—Lowenfeld & Prager sold 411 West 156th st, a 6-sty flat with stores, on lot 25x99.11, between Amsterdam and Convent av.

AUDUBON AV.—The block front on the west side of Audubon av, between 187th and 188th sts, 190x75, has been resold to a firm of builders who will erect two 6-sty apartment houses on the site. The block was traded a couple of months ago by Patrick S. Treacy for the five 5-sty apartment houses occupying the block front on the west side of Brook av, between 135th and 136th sts.

AMSTERDAM AV.—Abraham and Simon Heyman sold 1521 to 1527 Amsterdam av, a 7-sty elevator apartment house on plot 100x100, at the northeast corner of 135th st.

LEXINGTON AV.—Lowenfeld & Prager bought 1836 and 1838 Lexington av, two 4-sty tenements, with stores, on plot 40x73.10, adjoining the southwest corner of 114th st.

NAGLE AV.—Elizabeth H. Gildersleeve, of Gildersleeve, Middlesex county, Conn., has sold the plot 100x200 on the east side of Nagle av, 300 feet south of Elwood st, in the Dyckman section.

PARK TERRACE WEST.—David Stewart sold for the Drake estate syndicate the plot 50x100 on the west side of Park Terrace West, 191 feet south of 218th st, to a Mr. Corcoran for investment.

PINEHURST AV.—John F. Reid is reported to have sold the northwest corner of Pinehurst av and 180th st, a plot 100.2x106.9x irregular. Mr. Reid bought the property for \$26,100 at the auction sale of the holdings of the Fort Washington and Buena Vista syndicates, in April of last year.

5TH AV.—Goldberg & Greenberg bought from Dr. Henry Ettinger, 2150 5th av, a 4-sty flat, on a lot 19x75. The buyers will install stores.

8TH AV.—The Brown Realty Co. bought from Cora L. Penney the southwest corner of 8th av and 154th st, a 6-sty new-law house, on plot —x100. The property has been resold to an investor.

BRONX.

CLINTON PL.—Fitzgerald & Broderick have sold for Dennis Donovan to Henry J. Seib the dwelling 52 Clinton pl, on lot 25x100.

140TH ST.—Sharrott & Thom sold for Gertrude I. Grummon, to clients for occupancy, 408 and 410 East 140th st, near Willis av, two 3-sty and basement brick dwellings on lots 16.8x100 each.

176TH ST.—William C. Bergen sold to a Mr. Sellhardt the 3-sty dwelling, 234 East 176th st, near Topping.

Good Market for Aqueduct Av. Cottages.

AQUEDUCT AV.—William C. Bergen sold 2166 Aqueduct av, a 3-sty dwelling, on plot 37.6x100, to a Mr. Neuman; also sold 2174 Aqueduct av, a 3-sty dwelling, on plot 37.6x100, to a Mr. Galahouse. Nineteen of a row of twenty houses recently erected at this point by Mr. Bergen have been sold.

Site for a Factory Purchased.

BROOK AV.—Sharrott & Thom sold for Margaret Colwell, 391, 393 and 395 Brook av, 75 feet south of 144th st, a 2-sty brick stable and 3-sty frame dwelling on plot, 75x90; to owner of adjoining property, who will improve same with a factory building for his own occupancy.

BARNES AV.—Chas. Schani & Co. sold for J. W. Dowling, the 2-family house, 1833 Barnes av; for Chas. Tiermann the 2-family house, 257 Bronx-View av; for William Keough, 257 Bronx-View Park, and for Martin McDonald, 379 Van Nest Park.

BROOK AV.—Lauter & Blackner sold for Mary Mayer the 4-sty double flat, 1526 Brook av, on lot 25x100.

CAMBRELING AV.—John A. Steinmetz sold for F. L. Ditscherlein, the one-family dwelling 2307 Cambreling av. The buyer gives in exchange two lots at Floral Park, L. I.

BROKERAGE IN "DEAR OLD LUNNON."

Everything Is Done on a Solid,
Conservative and Businesslike Basis.

LET us here show the brokers the gates of the city on the Thames, if they have skill to look through my perspective glass. (Not from Bunyan, but from Elisha Sniffen, Secretary of the Board of Brokers, who relates in the following letter his observations made while touring England.) And thus spoke the pilgrim:

London, Aug. 31, 1910.

Editor Record and Guide:

Continuing my Paris letter, we now come to that grand old city of magnificent distances—London, England—where one finds everything on a solid, conservative and businesslike basis, the permanent investment of one's surplus capital being the keynote, with speculation a secondary consideration. Of course, I have in mind real estate.

Very many things in the realty world in London are done on lines similar to ours in New York City, and, unlike Paris, the buyer and seller are always represented by real estate brokers, who are called "estate agents," and receive a regular fee or commission, which is uniform and prescribed by an association representing that particular branch of the business.

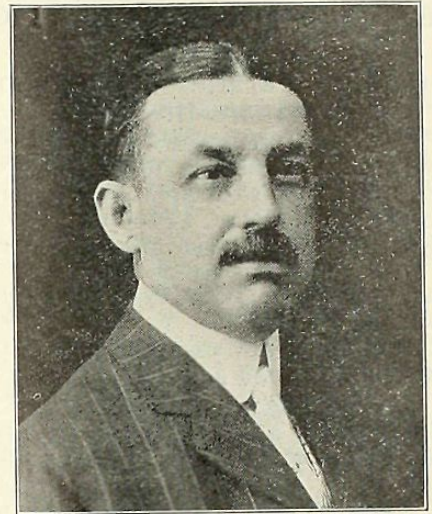
While most purchases of real estate in Great Britain, and particularly in the city of London, are made for investment, yet the professional speculator finds many opportunities to reap the reward of his judgment of conditions, and at no time has he any fear that the public may know what price he paid for his property at private sale, as the government does not compel him to register his deed, the transaction being absolutely private.

Yet very many of the sales of property are registered through an association called the "Estate Exchange of Great Britain," for the private information and guidance only of its members, who comprise the most respected, most trusted and absolutely the highest grade of business men in the city of London. This association is composed of auctioneers, valuers and estate agents, and was established in the year 1857, at the "Mart," and occupies its own building at Tokenhouse Yard, E. C.

It has always been exceedingly exclusive, membership being only obtained by firms and individuals of the very highest professional standing, and was organized for the purpose of collecting and disseminating information relating to real estate only. Its membership numbers 300, and the cost of joining, including the first year's subscription, is 15 guineas (which includes preliminary fees), and thereafter 5 guineas per year. There is a chairman, secretary and governing board of 20, and the chairman and secretary hold their positions for life.

There are also in Great Britain a number of associations devoted solely to that particular branch of the real estate business it represents, and in which membership is not the most easy thing to get. For instance, to join the "Surveyors' Institution" one must pass a most rigid examination before a proper board as to his qualifications, and in some of the other branches it is the same, the business of real estate in London being considered a gentleman's profession.

In the auction market, ten years ago, the yearly sales registered through the Estate Exchange averaged about ten million pounds sterling, but during recent years, by reason of universal depreciation of gilt-edge securities, the auctions



MR. ELISHA SNIFFEN.

have fallen off by some four million pounds annually, and now they average from five to six million pounds per annum.

At present the outlook for real estate is not very bright, one of the main reasons being the recent clauses in the Finance Act passed by Parliament in April of this year, penalizing land owners first by an increment value duty; second, by a reversion duty; and, third, by an undeveloped land tax. This act is not taken kindly by the majority of Englishmen, and the papers are full of protests about it.

While driving through the streets of London I was very forcibly reminded of the resolution recently adopted by our own Real Estate Board of Brokers in the City of New York in reference to brokers' signs, and it might well apply to the city of London, as I know of nothing that positively makes a piece of property more hideous than four or five brokers' signs, and particularly to see a block with a dozen or more houses plastered up in that manner.

The ever-important matter of congestion is the same in London as it is in Paris and New York, but the police arrangements in London are so admirable that one is apt to forget the crowded condition. On that fashionable thoroughfare—Piccadilly, which runs from Piccadilly Circus westward to the corner of Hyde Park, a distance of about one mile—the lady of fashion, although she might arrive at her destination sooner, demands to see and to be seen, and her carriage is often held up at different cross streets for ten minutes at a time, and I doubt if any satisfactory solution of this problem will ever be found. The demands of fashion is the same in London as New York and all over the world.

After completing my observations about a few of their real estate methods, I was especially fortunate in being the guest of an English friend on a most delightful motor trip through rural England, and their magnificent roads and the uniform care in which they are kept was indeed a delight to the eye.

We started from the city of London along Hyde Park and went by way of Kensington Gardens to Hammersmith. Turnham Green and Cheswick-Gunnesburg; then over Kent Bridge to Kew Gardens, and via Richmond and Twickenham to Hampton Court, where we visited the gardens and palace and also the great banquet hall of King Henry VIII.

Yours very truly,

ELISHA SNIFFEN.

CLINTON AV.—The Deindicibus Construction Company has sold 1323 Clinton av, a 5-sty new law house, to an investor.

COLLEGE AV.—Lauter & Blackner re-sold for Helena Trattner 1043 College av, a 3-family brick house, on lot 22x92.

MERRIAM AV.—The Brown Realty Co. bought from Charles J. Smith a plot of six and one-half lots on the west side of Merriam av, between 170th and 171st sts.

MARION AV.—Pierre A. Geis sold for Ernest Hammer the 3-sty brick and stone dwelling at the southeast corner of Marion av and 199th st, on plot 62x115.

OGDEN AV.—Pierre A. Geis sold for Charles E. Duross the plot, 50x110, on the east side of Ogden av, 150 feet north of 170th st.

SOUTHERN BOULEVARD.—J. Clarence Davies sold for Alfred Kierschner 882 Southern Boulevard, a 4-sty flat on plot 33x100, near Tiffany st.

VYSE AV.—John A. Steinmetz sold for Krabo & Ernst, 2077 Vyse av, a 4-sty double flat, 38x100, to William A. Koenig.

VYSE AV.—The Ver Planck estate (a corporation) has bought from the Krabo-Ernst Realty Co., the plot 86.6x105.3 by irregular, at the southwest corner of Vyse av and 180th st. Two apartment houses will be erected. The plot just sold is part of a larger parcel acquired this week by the sellers from Hans F. H. Truelsen.

WASHINGTON AV.—W. E. & W. I. Brown, Inc., sold for Elizabeth V. Carter, the house, 1015 Washington av, west side, 121 feet south of 165th st, on lot 25x97.

WASHINGTON AV.—Herman Arns Co. sold for the heirs of Catherine C. Franklin, of Toledo, Ohio, to Max Cohen, represented by Jacob Freeman as attorney, the 3-sty frame building, on lot 27x110, at 1770 Washington av, between 174th and 175th sts. This is the first sale of the property in over fifty years. Mr. Cohen owns the adjoining lot on the south, and now controls a plot of 52.8x110, which he has resold, with a building loan, for the erection of a 6-sty new-law apartment house with stores.

WHITE PLAINS AV.—W. F. Kenyon sold a plot, 50x125, on White Plains av, near McGraw av, Van Nest.

REAL ESTATE NOTES.

The Title Guarantee & Trust Co. loaned to Barry Brothers, 10 first mortgages aggregating \$172,000, on property located at 179th st, Daly and Vyse avs.

The Title Guarantee & Trust Company loaned to the Fluri Construction Co., \$100,000 on the 6-sty elevator apartment property located on the south side of 149th st, 100 feet east of Amsterdam av.

The partnership lately existing under the firm name of Peck & Pile has been dissolved by mutual consent. The business will be temporarily conducted by Harold W. Peck in the City Investing Building.

The Title Guarantee & Trust Company loaned \$100,000 on first mortgage to D. R. Perry Heaton, on the 4-sty brick building with 2-sty extension located at 25-27 West 36th st. The mortgage is for 5 years at 5 per cent.

At a meeting of the Board of Directors of New York Mortgage & Security Co., held at the company's office, on Sept. 20, 1910, the following resolution was adopted: "Resolved, That out of the undivided profits there be and is hereby declared a quarterly dividend of 3 per cent. on the capital stock of the company payable October 1, 1910, to stockholders of record at the close of business on September 24, 1910, and that the transfer books be closed at 12 o'clock noon September 24, 1910, and reopened at 10 a. m. October 3, 1910.

MUNICIPAL IMPROVEMENTS.

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

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENING, 90 WEST BROADWAY.

MONDAY, SEPT. 26.

WILLIS AV BRIDGE, 10.30 a. m.

RICHARD ST, from Bronx and Pelham Parkway to Morris st, 1.30 p. m.

ROSEDALE AV, from Westchester av to West Farms rd, 11.45 a. m.

LUDLOW AV, from Tremont av to Whitlock av, 11 a. m.

CASTLETON AV, from Columbia st to Jewett av (Rich), 2 p. m.

TUESDAY, SEPT. 27.

BOSTON RD AND BEAR SWAMP RD, from Boston rd to White Plains rd, 3.30 p. m.

GUERLAIN ST, from Beach av to Unionport rd, 2.30 p. m.

HAVEN AV, from 170th st to Fort Washington av, 10 a. m.

ZEREGA AV, from Castle Hill av to Castle Hill av, 1 p. m.

EAST 222D ST, from 7th av to Hutchinson River, 2.30 p. m.

TREMONT AV, from Aqueduct av to Sedgwick av (closing), 1 p. m.

RIVERSIDE DRIVE, from 158th st to 65th st, 3 p. m.

WINANT ST SEWER, Richmond, 11 a. m.

WEDNESDAY, SEPT. 28.

MAGENTA ST, from White Plains rd to Colden av, 10 a. m.

THROGGS NECK BOULEVARD, Eastern Boulevard to Shore Drive, 2.30 p. m.

METCALF AV, from Bronx River to 177th st, 11 a. m.

THURSDAY, SEPT. 29.

SEDGWICK AV, from Fordham rd to Bailey av, 10 a. m.

BAKER AV, from Baychester av to City Line, 9.30 a. m.

FRIDAY, SEPT. 30.

SEDGWICK AV, from Fordham rd to Bailey av, 10 a. m.

EAST 177TH ST (Wyatt st), 2 p. m.

CHANGES IN THE CITY MAP.

DELANCEY ST.—A hearing in the matter of widening Delancey st, between Norfolk st and Suffolk st, was held yesterday by the Board of Estimate. The petition for this map change was presented at the Board meeting of April 22, 1910, and referred to the President of the Borough of Manhattan and the Commissioner of Bridges. Their report shows that the land which it is proposed to include in the street system comprises a strip 50 ft. wide which was acquired by the city for bridge purposes and is now in use as a public highway, but that the subsurface is used as a part of the bridge terminal. They recommend the laying out of the street as petitioned for, but with the understanding that the Department of Bridges will retain the subsurface jurisdiction. The petitioners show that as a result of giving their property a position at the corner its assessed valuation has been increased from \$41,000 to \$75,000. The entire expense of acquiring the bridge property was assumed by the city. Attention was directed to the fact that instead of providing for a transfer of jurisdiction through the Sinking Fund Commissioners, the Corporation Counsel has advised in another similar instance that it would be practicable to institute an opening proceeding, which would permit the city to reimburse itself at least in

curréd, the property to be devoted to street purposes being treated in the same way as if it belonged to private parties. The change in the map was authorized at yesterday's meeting.

184TH ST.—A change in the grade of the street system within the territory bounded by West 184th st, Overlook terrace, West 192d st and its prolongation, and Broadway, was recommended at yesterday's meeting. This change provides for lowering the elevation of Bennett av and of Overlook terrace up to a maximum of about 6.4 ft. and 8.5 ft., respectively, thereby avoiding a large amount of filling and securing flatter grades for the intersecting streets. The grading of Bennett av is now in progress and some of the work has been done. The new grades will be advantageous to the property owners in the vicinity. Favorable action will be taken by the Board of Estimate after a public hearing on Oct. 21.

SENECA AV.—A change in the grade of Seneca av, between Faile st and Longfellow av, will be authorized by the Board of Estimate after a public hearing on Oct. 21. The proposed change consists of the establishment of intermediate grades at the house line, desired for the purpose of removing what would otherwise be an excessive sidewalk gradient at the corners of the intersecting streets.

HUNTS POINT.—A change in the grade of the territory bounded by the East River, Tiffany st, Eastern Boulevard, Faile st, East Bay av, Bryant av, Viele av and Faile st, will be authorized by the Board of Estimate after a public hearing on October 21. These streets are located in the Barretto Point section of the Borough, and that the changes are desired for the purpose of making the established grade conform more closely with the topography.

UNIVERSITY PARK.—Changing the map by discontinuing the proposed extension of University Park, and a street laid out as an approach to it and extending from Harlem River terrace to Cedar av, will be authorized by the Board of Estimate after a public hearing on October 21. On June 17 a map was adopted which was intended to discontinue the park extension and the park approach. Owing to an error in the technical description it appears to be necessary to readvertise and give a new hearing in this matter.

SHORE DRIVE.—Laying out a public place at the junction of Shore drive and Layton av (tentative map). The proposed public place comprises the entire frontage on the easterly side of Shore drive, extending from Layton av to Gridley av, with an area of 1.3 acres, of which about 0.3 acre is below water. The assessed valuation of the property is \$20,000. The petitioners indicate a willingness to assume the entire expense involved in a proceeding for acquiring title. An informal hearing will be given on Oct. 21 and the plan will be approved if the residents of the locality are prepared to assume the entire expense, and with the understanding that the area will be designated on the final map as a public park.

WESTCHESTER AV.—The Board of Estimate will give a public hearing Oct. 21 in regard to amending the district of benefit fixed in the proceeding for acquiring title to Westchester av, from West Farms rd to Eastern Boulevard, to Lane av, from Westchester av to West Farms rd, and to the public place bounded by part for the expense which it has in-

Lane av, West Farms rd and Westchester av. At the meeting of the Board, held on July 1 last, a communication was presented by the Commissioner of Assessment, recommending an enlargement of the district of benefit and suggesting the advisability of authorizing the filing of a separate report as to damages, and was referred to him for investigation. This proceeding was authorized on Jan. 11, 1907, at which time the Board was invariably observing a rule which provided for the assumption by the City of a portion of the expense involved in acquiring title to public places and to streets having a width of more than 60 ft. Owing to some uncertainty as to the application of the rule to these streets, the determination as to the apportionment of the expense was deferred. At a subsequent date it was determined to assess the entire cost of opening proceedings upon a local area of benefit and immediately thereafter a resolution was adopted providing that no portion of the expense of the proceeding should be assumed by the City. The district of assessment as now laid out in general includes all of the property within a distance of about 600 ft. of Westchester av. This area is considerably smaller than has been fixed for subsequent similar cases where no relief is given. It is therefore recommended that the district be enlarged to include all of the area within a distance of about 1,000 ft. from the street and of something over 2,000 ft. from the public place. A comparison of the proposed awards for the public place with the values given this property on the books of the Department of Taxes and Assessments shows that the former allowances range from twice to four times the latter, which, together with the information presented by the Commissioner of Assessment, seems to give warrant for a belief that the awards have been made on a very liberal basis. The Corporation Counsel has heretofore called attention to the inadvisability of permitting the filing of separate reports, as this course not only allows the property owners to escape interest charges but also serves as an incentive to secure delay in confirming the assessment.

PRELIMINARY AUTHORIZATION.

The Board of Estimate at yesterday's meeting has authorized the following preliminary work:

FINDLAY AV.—Regulating and grading Findlay av, from East 164th st to East 165th st. The street is not in use and the abutting property is almost entirely unimproved. Estimated cost, \$7,000. Assessed valuation, \$62,000.

SENECA AV.—Regulating and grading Seneca av, from Hunts Point av to Whittier st. A roughly graded roadway is in use and the abutting property in the westerly block is partially improved. Estimated cost, \$7,100. Assessed valuation, \$405,180.

PARK AV.—Paving Park av West, from Morris Park av, near East 156th st, to East 162d st, by the substitution of asphalt for wooden block, Borough of The Bronx. The detailed estimate showed that the work would cost about \$20,100. The property owners now request the use of asphalt instead of wooden block, and their petition has been favorably acted upon by the Local Board. Estimated cost, \$16,800. Assessed valuation, \$494,800.

FINAL AUTHORIZATION.

The Board of Estimate, at yesterday's meeting, authorized the following construction work, communications having been received from the President of the Borough showing that the preliminary work has been authorized and has been performed, and that all of the conditions imposed by the Board have been complied with in the matter of the local improvements:

LUDLOW AV.—Regulating and grading Ludlow av, between White Plains rd and Tremont av. Proposed contract time, 400 days. Estimated cost, \$93,000.

RYER AV.—Regulating and grading Ryer av, from East 183d st to East 184th st. Proposed contract time, 40 days. Estimated cost, \$5,000.

MT. VERNON AV.—Regulating and grading Mt. Vernon av, from East 233d st to the northerly boundary line of the city of New York. Proposed contract time, 300 days. Estimated cost, \$51,600.

PARK AV.—Paving with asphalt block and curbing where necessary Park av West, from 177th st to 189th st. Proposed contract time, 75 days. Estimated cost, \$53,300.

LORING PL.—Paving with bituminous macadam Loring pl, from University av to 183d st. Proposed contract time, 20 days. Estimated cost, \$2,300.

BURKE AV.—Regulating and grading Burke av, from White Plains rd to Bronx Boulevard. Proposed contract time, 200 days. Estimated cost, \$29,500.

WALTON AV.—Paving with bituminous macadam Walton av, from Fordham rd to Burnside av. Proposed contract time, 50 days. Estimated cost, \$17,100.

CANAL PL.—Regulating, grading and paving with granite block Canal pl West, from East 135th st to East 138th st. Proposed contract time, 30 days. Estimated cost, \$8,000.

ROADWAYS AND SIDEWALKS.

The Board of Estimate, at yesterday's meeting, fixed the roadway width of the following streets:

238TH ST.—Roadway width of 238th st, from Sedgwick av to Cannon pl, and of Cannon pl, from Giles pl to 238th st, at 24 feet. These streets have been laid out to have a width of 50 feet. Cannon pl is curbed with a roadway width of 24 feet, and the preliminary authorization for grading West 238th st has been given. The Acting Borough President advises that in his judgment these streets are of an unimportant character.

178TH ST.—Roadway width of 178th st, from Anthony av to Ryer av, and of Ryer av, from Burnside av to 178th st, at 24 feet. These streets have been laid out to have a width of 50 feet, and that each has been regulated and graded with a roadway width of 24 feet.

CANAL PL.—Roadway width of Canal pl West, from East 135th st to East 138th st, at 24 feet.

FINAL REPORT OF ASSESSMENT

218TH ST.—The Commissioners of Estimate and Assessment, appointed in the matter of acquiring title to West 218th st, from Seaman av to 9th av, have completed their supplemental estimate of assessment for benefit, and give notice to all persons interested to present their objections, in writing, duly verified, at Nos. 90 and 92 West Broadway on or before the 6th day of October, 1910. That the limits of the assessment for benefit include all those lands, tenements and hereditaments and premises situate, lying and being in the Borough of Manhattan, in the city of New York, which, taken together, are bounded and described as follows, viz.:

Beginning at the point of intersection of the bulkhead line of the Harlem River

with a line drawn parallel to and distant 100 feet northeasterly from the northeasterly line of West 216th st, running thence northwesterly along said parallel line and its northwesterly prolongation to its intersection with a line drawn parallel to and distant 100 feet northwesterly from the northwesterly line of Broadway, thence southwesterly along said parallel line to its intersection with a line drawn parallel to and distant 100 feet southwesterly from the southwesterly line of West 215th st, thence northwesterly along said parallel line and its northwesterly prolongation to its intersection with the bulkhead line of the Harlem River, thence northeasterly along said bulkhead line to its intersection with the northwesterly prolongation of the middle line of the blocks between West 219th st and West 220th st, thence southeasterly along said prolongation and middle line and its southeasterly prolongation to its intersection with the bulkhead line of the Harlem River, thence southerly along said bulkhead line to the point or place of beginning.

Provided there be no objections filed, final report will be presented for confirmation to the Supreme Court on the 11th day of November, 1910.

MATTHEWS AV.—The Commissioners of Estimate and Assessment, appointed in the matter of acquiring title to lands required for the opening of Matthews av, from Burke av to Boston rd, give notice that the final report will be presented for confirmation to the Supreme Court on Sept. 26.

BUSH ST.—The Commissioners of Estimate and Assessments, appointed in the matter relative to acquiring title to the lands and premises required for the opening and extending of Bush st, from Creston av to Grand Boulevard and Concourse, have completed their estimate of benefit and damage. All persons interested in this proceeding, or in any of the lands, tenements and hereditaments and premises affected thereby, having any objection thereto, must file their objections, in writing, at Nos. 90 and 92 West Broadway, on or before the 7th day of October, 1910. The Commissioner of Assessment has assessed any or all such lands and premises as are within the area of assessment fixed and bounded and described as follows, viz.:

Beginning at a point on the westerly line of Creston av, where it is intersected by the prolongation of a line midway between East 179th st and Bush st, and running thence westwardly at right angles to Creston av to the intersection with a line midway between Morris av and Creston av; thence northwardly along the said line midway between Morris av and Creston av to the intersection with a line at right angles to Creston av, and passing through a point on its westerly side where it is intersected by the prolongation of a line midway between Bush st and Burnside av, as these streets are laid out west of the Concourse; thence eastwardly along the said line at right angles to Creston av to its westerly side; thence eastwardly along the said line midway between Bush st and Burnside av and the prolongation of the said line to the intersection with a line distant 100 feet easterly from and parallel with the easterly line of the Concourse, the said distance being measured at right angles to the line of the Concourse; thence southwardly along the said line parallel with the Concourse to the intersection with a line midway between East 179th st and Bush st; thence westwardly along the said line midway between East 179th st and Bush st and the prolongation of the said line to the point or place of beginning.

CORNELL AV.—The Commissioners of Estimate and Assessment, appointed in the matter relative to acquiring title to

the lands and hereditaments required for the opening and extending of Cornell av, from White Plains rd to the bulkhead line of the Bronx River; Bronx River av, from Cornell av to Gildersleeve av, and Leland av, from Bronx River av to Patterson av, will present their final report for confirmation to the Supreme Court on Sept. 23.

NOTICE TO TAXPAYERS

Taxpayers who desire to obtain their tax bills promptly should make immediate written requisition (blanks may be procured in the Borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year. The requisition must show the interest of the applicant in the property.

If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, and with return postage prepaid, otherwise bills will not be mailed.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever Borough the property is located, as follows:

John J. McDonough, 57 Chambers st, Borough of Manhattan, New York.

Edward H. Healy, corner of 3d and Tremont avs, Borough of The Bronx, New York.

Alfred J. Boulton, Municipal Building, Borough of Brooklyn, New York.

William A. Beadle, corner of Jackson av and 5th st, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever Borough the property is located.

No Rebates allowed.

Checks must be drawn on New York exchanges.

LEASES.

Denzer Bros. have leased for Milton Hirschfield, the entire 5-sty and basement building at 146 East 14th st, for a term of years at an aggregate rental of \$100,000. The lessee will make extensive alterations.

Daniel H. Renton & Son have leased for Edward K. Billings, the 3-sty and basement private dwelling 413 West 147th st, to a client for a term of years; for Edward A. Fuechsel, the 3-sty and basement private dwelling, 545 West 152d st to a client.

Duross Co. have leased for Ike Levy, the 4-sty and basement building, 228 7th av, adjacent to the corner of 23d st, to Albert Simon, who intends making extensive alterations to the building for a lunch room; for Arnold A. Lewis, the 4-sty dwelling house, 37 West 97th st, to Annie Leary for a term of three years.

TABLE FOR FIGURING TAX BILLS.

Rate for 1910 for Manhattan and The Bronx
\$1.7579 Tabulated by Department of Taxes.

Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.
\$1	\$0.017579	\$51	\$0.896529	\$125	\$2.197375	\$2,600	\$45,7054	\$18,000	\$316.422	\$60,000	\$1,054.74
2	.035158	52	.914108	150	2.63685	2,700	47.4633	18,500	325.2115	65,000	1,142.635
3	.052737	53	.931687	175	3.076325	2,800	49.2212	19,000	334.001	70,000	1,230.53
4	.070316	54	.949266	200	3.5158	2,900	50.9791	19,500	342.7905	75,000	1,318.425
5	.087895	55	.966845	225	3.955275					80,000	1,406.32
6	.105474	56	.984424	250	4.39475	3,000	52.737	20,000	351.58	85,000	1,494.215
7	.123053	57	1.002003	275	4.834225	3,100	54.4949	20,500	360.3695	90,000	1,582.11
8	.140632	58	1.019582	300	5.2737	3,200	56.2528	21,000	369.159	95,000	1,670.005
9	.158211	59	1.037161	325	5.713175	3,300	58.0107	21,500	377.9485		
10	.17579	60	1.05474	350	6.15265	3,400	59.7686	22,000	386.738	100,000	1,757.90
				375	6.592125	3,500	61.5265	22,500	395.5275	105,000	1,845.795
				400	7.0316	3,600	63.2844	23,000	404.317	110,000	1,933.69
				425	7.471075	3,700	65.0423	23,500	413.1065	115,000	2,021.585
				450	7.91055	3,800	66.8002	24,000	421.896	120,000	2,109.48
				475	8.350025	3,900	68.5581	24,500	430.6855	125,000	2,197.375
								25,000	439.475	130,000	2,285.27
								25,500	448.2645	135,000	2,373.165
								26,000	457.054	140,000	2,461.06
								26,500	465.8435	145,000	2,548.955
								27,000	474.633	150,000	2,636.85
								27,500	483.4225	155,000	2,724.745
								28,000	492.212	160,000	2,812.64
								28,500	501.0015	165,000	2,900.535
								29,000	509.791	170,000	2,988.43
								29,500	518.5805	175,000	3,076.325
								30,000	527.37	180,000	3,164.22
								30,500	536.1595	185,000	3,252.115
								31,000	544.949	190,000	3,340.01
								31,500	553.7385	195,000	3,427.905
								32,000	562.528	200,000	3,515.8
								32,500	571.3175	205,000	3,603.695
								33,000	580.107	210,000	3,691.59
								33,500	588.8965	215,000	3,779.485
								34,000	597.686	220,000	3,867.38
								34,500	606.4755	225,000	3,955.275
								35,000	615.265	230,000	4,043.17
								36,000	624.0545	235,000	4,131.065
								37,000	632.844	240,000	4,218.96
								38,000	641.6335	245,000	4,306.855
								39,000	650.423	250,000	4,394.75
								40,000	659.2125	255,000	4,482.645
								41,000	668.002	260,000	4,570.54
								42,000	676.7915	265,000	4,658.435
								43,000	685.581	270,000	4,746.33
								44,000	694.3705	275,000	4,834.225
								45,000	703.16	280,000	4,922.12
								46,000	711.9495	285,000	5,009.995
								47,000	720.739	290,000	5,097.89
								48,000	729.5285	295,000	5,185.785
								49,000	738.318	300,000	5,273.68
								50,000	747.1075	305,000	5,361.575
								51,000	755.897	310,000	5,449.47
								52,000	764.6865	315,000	5,537.365
								53,000	773.476	320,000	5,625.26
								54,000	782.2655	325,000	5,713.155
								55,000	791.055	330,000	5,801.05
								56,000	800.8445	335,000	5,888.945
								57,000	810.634	340,000	5,976.84
								58,000	820.4235	345,000	6,064.735
								59,000	830.213	350,000	6,152.63
								60,000	840.0025	355,000	6,240.525
								61,000	849.792	360,000	6,328.42
								62,000	859.5815	365,000	6,416.315
								63,000	869.371	370,000	6,504.21
								64,000	879.1605	375,000	6,592.105
								65,000	888.95	380,000	6,680.005
								66,000	898.7395	385,000	6,767.9
								67,000	908.529	390,000	6,855.795
								68,000	918.3185	395,000	6,943.69
								69,000	928.108	400,000	7,031.585
								70,000	937.8975	405,000	7,119.48
								71,000	947.687	410,000	7,207.375
								72,000	957.4765	415,000	7,295.27
								73,000	967.266	420,000	7,383.165
								74,000	977.0555	425,000	7,471.06
								75,000	986.845	430,000	7,558.955
								76,000	996.6345	435,000	7,646.85
								77,000	1,006.424	440,000	7,734.745
								78,000	1,016.2135	445,000	7,822.64
								79,000	1,026.003	450,000	7,910.535
								80,000	1,035.7925	455,000	8,000.43
								81,000	1,045.582	460,000	8,090.325
								82,000	1,055.3715	465,000	8,180.22
								83,000	1,065.161	470,000	8,270.115
								84,000	1,074.9505	475,000	8,360.01
								85,000	1,084.74	480,000	8,449.905
								86,000	1,094.5295	485,000	8,539.8
								87,000	1,104.319	490,000	8,629.695
								88,000	1,114.1085	495,000	8,719.59
								89,000	1,123.898	500,000	8,809.485
								90,000	1,133.6875	505,000	8,899.38
								91,000	1,143.477	510,000	8,989.275
								92,000	1,153.2665	515,000	9,079.17
								93,000	1,163.056	520,000	9,169.065
								94,000	1,172.8455	525,000	9,258.96
								95,000	1,182.635	530,000	9,348.855
								96,000	1,192.4245	535,000	9,438.75
								97,000	1,202.214	540,000	9,528.645
								98,000	1,212.0035	545,000	9,618.54
								99,000	1,221.793	550,000	9,708.435
								100	1,231.5825	555,000	9,798.33

OWNER'S ADDRESS REQUIRED.

New Law Takes Effect October 1— Register Issues Notice.

THE new property law, requiring the address of the purchaser to be recorded with all conveyances filed in the Register's Office, takes effect October 1. To comply with the law, Register Grifenhagen has issued the following rules:

"All conveyances of real property, executed after September 30, 1910, must contain the residence of the purchaser, and if in a city of over 500,000 inhabitants, the street number of such residence, to be recorded with such conveyance.

"Conveyance" includes every written instrument by which any estate or interest in real property is created, transferred, mortgaged or assigned, or by which the title to real property may be affected."

The new law is an amendment to Chapter 50 of the Consolidated Laws, and is known as Section 333. With the view of acquainting the public with its requirements, Register Grifenhagen makes the following announcement:

Section 333 of the Real Property Law (Chapter 227, Laws of 1910) provides that after September 30, 1910, a recording officer shall not record or accept for recording any conveyances of real property executed subsequent to September 30, 1910, unless the residence of the purchaser, and if in a city of over 500,000 inhabitants, the street number of the residence of the purchaser shall be stated therein, and such residence and street number shall be recorded with the conveyance.

Section 290 of the Real Property Law, Subdivision 3, defines a "conveyance" to include every written instrument by which any estate or interest in real property is created, transferred, mortgaged or assigned, or by which the title to real property may be affected, including an in-

strument in execution of a power and an instrument postponing or subordinating the mortgage. This, in short, covers every instrument now generally recorded in the Register's Office.

Section 290 of the Real Property Law, Subdivision 2, defines a "purchaser" to include every person to whom any estate or interest in real property is conveyed for a valuable consideration, and every assignee of a mortgage, lease or other conditional estate.

Section 321 of the Real Property Law directs that a recorded mortgage must be discharged upon the record thereof when there is presented to the recording officer a certificate signed by the mortgagee or assignee, acknowledged or proved in a manner to entitle a conveyance to be recorded, specifying that the mortgage has been paid or otherwise satisfied and discharged. The usual form of certificate does not contain the name of more than the party executing the certificate, nor does it by its terms convey, in so many words, any interest in real property; but the certificate is, nevertheless, in effect and in the form and nature of a release by which title to real property may be affected, and comes under the definition of "conveyance."

As to the statement of the residence of the purchaser, Section 333 of the Real Property Law requires the residence of the purchaser, and if in a city of over 500,000 inhabitants, the street number of the residence of the purchaser shall be stated therein, and such residence and street number shall be recorded with the conveyance. From this it would appear that a statement of such residence and the street number of such residence, if required, must appear in the body of the instrument preceding the acknowledgment. No particular form or wording being prescribed by the statute for the statement as to the residence of the purchaser,

the Register will pass on each instrument as to whether the statement complies with the statute.

The Register of New York County, in order to comply with Section 333 of the Real Property Law, will not accept any instrument for record by which the title to real property may be affected, except such as a will, etc., unless containing a statement as required by Section 333 of the Real Property Law regarding the residence of the purchaser.

South Bronx Taxpayers.

The September meeting of the South Bronx Property Owners' Association took place at Jackson Casino, Sigmund Feust, president, in the chair. Full reports were made of the mass meeting held under the auspices of the society; the resolutions adopted at the time were read and adopted, and the position of the association explained, as every member, without exception, believes that the explanations of Mayor Gaynor given during last year's campaign in regard to the transit question are truthful.

Lessee of Ragshop Imprisoned.

The lessee of a ragshop which was maintained in a tenement house recently came on trial in the Court of Special Sessions and was sentenced to imprisonment for ten days in default of money to pay the \$25 fine.

M. Morgenthau, Jr., Company were interested as brokers in the lease which has just been consummated for the premises 43, 45, 47 West 33d st to L. C. Riggs, the restaurateur. Mr. Riggs has taken a lease of the store, basement and first loft for a long term of years, and will remodel the premises for his own immediate occupancy. The aggregate rental which Mr. Riggs will pay to the Friedlander Estate for the term is about \$500,000.

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas. Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Sept. 27.

Bowery, No 15, e s, abt 138.4 n Division st, 25 x100, 5-sty bk bldg with str.

ADVERTISED LEGAL SALES.

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

Sept. 24.

No Legal Sales advertised for this day.

Sept. 26.

102d st, No 110, s s, 175 w Columbus av, 25x 100.11, 5-sty bk bldg & str. Sheriff's sale of all right, title, &c, which Ann T Slowey had on July 13, 1910, or since; Fredk W Noble, att'y, 132 Nassau st; Jno S Shea, ref. By Daniel Greenwald.

Lexington av, No 1697, e s, 73.11 n 106th st, 27x82.9, 4-sty stn tnt & str. Wolf Mellis agt Hulda Cohn et al; Saml N Freedman, att'y, 280 Bway; Phelan Beale, ref. (Amt due, \$2,873; taxes, &c, \$572.10; sub to a mort of \$18,000.) Mt recorded May 29, 1909. By Jos P Day.

Sept. 27.

Thompson st, Nos 218 & 220, e s, 225 n Bleeker st, 50x85, 6-sty bk tnt & str. Edw L Part-ridge, trustee, agt Saul Wallenstein et al; Huntington, Rhinelander & Seymour, att'ys, 54 William st; Geo W Clune, ref. (Amt due, \$51,919.95; taxes, &c, \$1,230.) Mt recorded Dec 30, 1904. By Jos P Day.

Lenox av's e cor 143d st, 24.11x85, vacant. Corn 143d st | Exchange Realty Co agt Spencer Blake Realty Co et al; Jno P Everett, att'y, 32 Liberty st; Henry P Keith, ref. (Amt due, \$13,597.05; taxes, &c, \$196.) Mt recorded June 19, 1910. By Bryan L Kennelly.

Lexington av, No 28 n w cor 23d st, 97.6x50, 2-23d st, Nos 131 & 133, 2-sty & b bk bldg & str & 3-sty bk loft bldg & str. American Ice Co agt Matlock Realty Co et al; Thos D Adams, att'y, 165 Bway; Newell Martin, ref. (Amt due, \$110,624.50; taxes, &c, \$6,575; sub to a first mt of \$100,000.) Mt recorded Jan 24, 1907. By Bryan L Kennelly.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Sept. 23, 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.

Prospect av, Nos 1405 & 1407 n w cor Jennings st, 43x90.10x67.7x74.5, Jennings st, No 775 | 5-sty bk tnt & str. Amt due, \$10,819.49; taxes, &c, \$2,343.76; sub to a first mort of \$35,000.) Julius Schulze, party in interest. 50,379
*Belmont av, No 2142, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.10, 2-sty bk dwg & vacant. (Amt due, \$10,021.64; taxes, &c, \$243.84. Italian) Savings Bank of the City of N Y. 12,700
*West End av, No 195 | w cor 69th st, 25.5x100, 5-sty bk tnt & str. 69th st, No 300 | (Amt due, \$38,665.08; taxes, &c, \$46.) Maximilian Fleischmann Co. 35,000
*Clinton av, Nos 1326 to 1332 e s, 193.2 n 169th st, 142.5x200.6 to Boston rd Nos 1315 to 1323 | on rd, x142.7x153.1, 1-sty bk garage, 1-sty bk str, 2-sty fr dwg & vacant. (Amt due, \$26,853.98; taxes, &c, \$57; sub to two prior mts aggregating \$83,000.) Westchester Avenue Realty Co. 90,119
3d av, No 4288, e s, 255.2 n 178th st, 50x108.2x49.11x106.1, 6-sty bk tnt & str. (Amt due, \$11,408.06; taxes, &c, \$2,347.31; sub to a first mort of \$35,000.) Brook Construction Co. 49,521
3d av, No 4284, e s, 205.2 n 178th st, 50x106x49.9x104, 6-sty bk tnt & str. (Amt due, \$10,433.61; taxes, &c, \$2,314; sub to a first mt of \$35,000.) Brook Construction Co. 48,521
*Madison av, Nos 1400 to 1406 n w cor 97th st, 100.11x95, 6-sty bk tnt & 97th st, No 17 | str. (Amt due, \$35,856.01; taxes, &c, \$161; sub to prior mort of \$215,000.) Chas Brownold. 240,699
*Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty & b stn dwg. (Amt due, \$8,146.95; taxes, &c, \$10; sub to prior mt of \$25,000.) Edw Born et al. 34,394
*Wooster st, No 9, w s, 137.4 n Canal st, 21.4x100x21.2x100, 4-sty bk tnt & str. (Amt due, \$2,739.48; taxes, &c, \$369.88; sub to prior mts aggregating \$20,500.) Wm Georgi. 24,000

(Sale of 156 lots at Baychester, on the premises.)

Baychester av | s w cor Westchester av, 25x80. Montgomery Securities Westchester av | Co. 1,300
Baychester av | w s, 225 s Westchester av, 25x52.1 to Gun Hill rd, x29x Gun Hill rd | 73.8. Montgomery Securities Co. 650
Baychester rd | w s, 200 s Westchester av, 25x73.8 to Gun Hill rd, Gun Hill rd | 29x97.2. Montgomery Securities Co. 900
Baychester av | w s, 175 s Westchester av, 25x97.2x29x. Montgomery Gun Hill rd | Securities Co. 1,450
St Marys av, w s, 25 s Ferris av, 50x90. Grace H Shaw. 800
St Marys av, w s, 150 n Westchester av, 25x90. Grace H Shaw. 500
St Agnes av, w s, 100 n 194th st, 50x100. Teresa Vaughn. 1,050
Baychester av, e s, 250 n Central av, 50x90x irreg x80. Teresa Vaughn. 1,975
St Marys av, w s, 125 n Central av, 25x100. Teresa Vaughn. 700
Lawrence av, e s, 50 s Central av, 50x90. Teresa Vaughn. 1,000
St Marys av | n e cor 193d st, 75x100. Teresa Vaughn. 3,050
193d st
St Marys av, e s, 100 s 194th st, 50x100. Teresa Vaughn. 1,600
Baychester av, e s, 150 s Ferris av, 50x90. Teresa Vaughn. 1,350
Lawrence av, e s, 25 s Ferris av, 125x90. A J Smith. 2,100
Lawrence av, e s, 50 n Westchester av, 50x90. A J Smith. 1,200
St Marys av, w s, 75 s Ferris av, 75x90. A J Smith. 1,425
Baychester av, w s, 25 s Westchester av, 25x80. A J Smith. 1,000
Gun Hill rd, n e s, 34.11 s e Lawrence av, 29x67.6x25x82.3. A J Smith. 1,250

Clay av, Nos 1732 & 1734 | n e cor 174th st, 67.6 174th st | x95x92x98.1, two 3-sty fr dwgs & vacant.

Mt Hope av | n e cor 174th st, 75x95, vacant. 174th st

Mt Hope av | s, 370 n 174th st, 100x95, vacant. St Marys av | s e cor Central av, 25x100, Bay-Central av | chester.

Julia E Hard et al agt Melvin T Hard et al; Theodore H Friend, att'y, 132 Nassau st; Geo W Newgass, ref. (Partition.) By Jos P Day.

165th st, n s, 50 e Stebbins av, 25x113.4, vacant. Manhattan Mortgage Co agt Albt Gerhards Inc et al; Carrington & Pierce, att'ys, 200 Bway; Jas C Brady, ref. (Amt due, \$5,512.58; taxes, &c, \$—) Mt recorded April 6, 1910. By Bryan L Kennelly.

142d st, No 264, old No 506, s s, 34 w Morris av, 25x100, 1-sty fr & bk stable. Edw A Layton et al agt Fredk Hitchcock et al; Philip S Dean, att'y, 160 Bway; Wm T Keleher, ref. (Amt due, \$3,311.90; taxes, &c, \$1,500.) Mt recorded July 14, 1898. By Jos P Day.

Sept. 28.

Kingsbridge rd, e s, 25 s Nindham pl, 25x83.1 | x25.1x86.1, vacant.

Catharine st, n w s, 350 n e 241st st, 116.8x—x 100x100. Eastchester.

Henry Conrad agt Wilhelm Conrad et al; Ira G Darrin, att'y, 246 Jackson av, Long Island City; Chas F MacLean, ref. (Partition.) By Samuel Goldsticker.

7th av, Nos 2517 & 2519 | s e cor 146th st, 40x100, 146th st, No 164 | 6-sty bk tnt & str.

Julius Fleischmann et al, exrs, agt Gustav Marder et al; Hays, Hershfield & Wolf, att'ys, 115 Bway; Wm M Seabury, ref. (Amt due, \$19,197.08; taxes, &c, \$—; sub to a first mt of \$60,000.) Mt recorded Dec 14, 1906. By Jos P Day.

Kelly st, No 748 old 48, e s, 325 n 156th st, 25 x100, 3-sty bk dwg. Geo A Molleson agt Ray Sussman et al; Stanley H Molleson, att'y, 42 Bway; Geo W Collins, ref. (Amt due, \$2,000; taxes, &c, \$155.63; sub to a prior mt of \$8,500.) Mt recorded July 10, 1909. By Bryan L Kennelly.

Sept. 29.

Jackson st, No 32, e s, 125 n Cherry st, 25x 100, 5-sty bk tnt & str. Lucille Kurtz agt Max Gold et al; Wilson, Barker & Wager, att'ys, 48 Wall st; Wm Klein, ref. (Amt due, \$34,737.95; taxes, &c, \$72.45.) Mt recorded Dec 2, 1905. By Jos P Day.

Plimpton av, No 1325 w s, 119.7 s 170th st, 22x100, 2-sty & b bk dwg. Jas S Alexander, gdn, agt Jas C Picken et al; Action No 176; Jno P Herren, att'y, 38 Park Row; Jno J

Lawrence av | e s, 25 s Westchester av, runs s 19.9 to Gun Hill rd, x s e Gun Hill rd | 5.11 x e 96.11 x n 25 x w 100 to beg. A J Smith. 1,450
Gun Hill rd, n e s, 63.11 s e Lawrence av, 87x23.3x75x67.6. A J Smith. 1,500

St Marys av, w s, 175 n Westchester av, 100x90. A J Smith. 2,000
St Marys av, e s, 200 s 193d st, 25x100. A J Smith. 1,000
St Marys av | s w cor Westchester av, 50x100. A J Smith. 1,900
Westchester av |

Baychester av, e s, 25 s Ferris av, 50x90. A J Smith. 1,200
Baychester av, w s, 50 n Westchester av, 50x90. A J Smith. 1,500
Baychester av, e s, 25 n Westchester av, 100x90. A J Smith. 3,000
Baychester av, w s, 100 n Westchester av, 100x90. T Wernecke. 3,000
Lawrence av, e s, 150 s Ferris av, 100x90. T Wernecke. 1,700
Lawrence av | s e cor Westchester av, 25x100. T Wernecke. 2,150
Westchester av |

St Agnes av, w s, 75 n 193d st, 50x100. T Wernecke. 1,350
St Agnes av, w s, 175 n 193d st, 25x100. T Wernecke. 700
Baychester av | s w cor Ferris av, 75x90. T Wernecke. 2,300
Ferris av |

Baychester av, e s, 75 s Ferris av, 75x90. Francis Christopher. 1,950
St Marys av, w s, 100 n Central av, 25x100. Francis Christopher. 700
St Marys av, w s, 150 n Central av, 25x100. Francis Christopher. 700
St Marys av, e s, 125 s 193d st, 25x100. Francis Christopher. 900
St Marys av, w s, 75 n Westchester av, 50x90. Francis Christopher. 1,100
St Agnes av, w s, 200 n 193d st, 25x100. Minnie M Ferguson. 675
Baychester av | e cor Ferris av, 25x90. Mrs Mary Kent. 825
Ferris av |

St Marys av, e s, 25 n 194th st, 50x100. Mrs Mary Kent. 1,100
St Marys av, e s, 75 s 194th st, 25x100. Mrs Mary Kent. 775
St Marys av, w s, 200 s Ferris av, 50x90. Mrs Mary Kent. 1,050
St Marys av, w s, 25 n Westchester av, 50x90. Mrs Mary Kent. 1,200
Baychester av, e s, 125 n Westchester av, 200x90. Louise Thomas. 5,800
St Marys av, e s, 175 s 193d st, 25x100. Louise Thomas. 900
St Marys av, e s, 175 s 194th st, 25x100. Louise Thomas. 800
St Marys av, e s, 75 n 193d st, 75x100. Louise Thomas. 2,325
St Marys av, e s, 25 s 193d st, 75x100. Louise Thomas. 2,625
St Agnes av, w s, 25 s 193d st, 200x100. Annie Dolan. 7,000
St Marys av, w s, 25 s Central av, 150x100. Annie Dolan. 5,900
St Agnes av, w s, 25 s 193d st, 200x100. Annie Dolan. 7,000
St Marys av, w s, 175 n Central av, 25x100. Annie Dolan. 675
St Marys av, w s, 125 n Westchester av, 25x90. Jos Brown. 550
St Marys av, w s, 175 s Ferris av, 25x90. Jos Brown. 500
Baychester av, w s, 200 n Westchester av, 50x90. Jos Brown. 1,500
St Marys av | n w cor Westchester av, 25x90. Chas Green. 825
Westchester av |

Lawrence av, e s, 175 n Westchester av, 50x90. Chas Green. 950
Lawrence av | s e cor Ferris av, 25x90. Chas Green. 700
Ferris av |

St Marys av, e s, 225 n 193d st, 25x100. Chas Green. 775
St Marys av, e s, 100 s 193d st, 25x100. Chas Green. 900
St Marys av, e s, 150 s 193d st, 25x100. Chas Green. 900
St Marys av, w s, 50 n Central av, 25x100. Chas Green. 675
Lawrence av, e s, 150 n Westchester av, 25x90. Chas Green. 475
Lawrence av, e s, 100 n Westchester av, 50x90. John Vaughn. 1,050
St Agnes av, w s, 200 s 193d st, 50x100. Jno Vaughn. 1,275
St Marys av, e s, 50 s 194th st, 25x100. Jno Vaughn. 800
St Marys av, e s, 200 s 194th st, 25x100. Jno Vaughn. 900
Baychester av, w s, 125 s Ferris av, 150x90. Jno Vaughn. 4,150
St Marys av, w s, 75 n Central av, 25x100. Michael M Hauley. 750
St Agnes av, w s, 250 s 194th st, 50x100. Catharine J Leonard. 1,375
Lawrence av, e s, 25 s Central av, 25x90. Mrs D Sheehan. 500
Lawrence av, e s, 225 n Westchester av, 50x90. Thos W Smith. 900
St Marys av, w s, 150 s Ferris av, 25x90. Mrs D Sheehan. 425
St Marys av, e s, 150 s 194th st, 25x100. Francis Christopher. 800
Lawrence av | s e cor Gun Hill rd, 108.2x63.7x125.5 gore. Annie Dolan. 3,000
Gun Hill rd |

St Marys av | s e cor 194th st, 25x100. Annie Dolan. 1,450
194th st |

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Hynes, ref. (Amt due, \$7,548.22; taxes, &c, \$25.65.) Mort recorded June 19, 1909. By Jos P Day.

Plimpton av, No 1327, w s, 97.7 s 170th st, 22 x100, 2-sty & b bk dwg. Same agt same; Action No 177; same att'y; same ref. (Amt due, \$7,562.80; taxes, &c, \$25.65.) Mt recorded June 4, 1909. By Jos P Day.

Plimpton av, No 1329, w s, 75 s 170th st, 22.7 x100, 2-sty b bk dwg. Jas S Alexander agt same; Action No 178; same att'y; same ref. (Amt due, \$7,565.05; taxes, &c, \$25.65.) Mt recorded June 4, 1909. By Jos P Day.

Sept. 30.

Hull av, No 3210, e s, 207.4 n 205th st, 25x 100, 2-sty fr dwg. Wm J McCutcheon agt Josephine A Huebener et al; Chas P Hallock, att'y, 999 E 180th st; Jas M Gorman, ref. (Amt due, \$6,065; taxes, &c, \$230.) Mt recorded Sept 25, 1905. By Jas L Wells.

Needham av, s s, 176.3 e Elm st, 25x100, Wake-field. Jno Moylan agt A Shatzkin & Sons Inc et al; Edw A Brown, att'y, 115 Bway; Jno H Judge, ref. (Amt due, \$860.16; taxes, &c, \$25.02.) Mt recorded Oct 8, 1907. By Bryan L Kennelly.

Oct. 1.

No Legal Sales advertised for this day.

Oct. 3.

Tracks, franchises, &c, of 28th and 29th St Cross-town R R Co, beg at or near ferry land-ing at W 42d st, runs to 11th av & 34th st; also beg at 34th st and North River on 34th st, runs to 10th av to 30th st to 9th av to 29th st and 28th st, on 28th and 29th sts to 1st av to 23d st and East River; also from 28th st and 1st av on 1st av to 34th st and East River; also from 9th av and 29th st on 29th st to 10th av to 28th st to 11th av; also from 9th av and 28th st on 28th st to 11th av to 24th st to 13th av, to 14th st and North River. Central Trust Co of New York agt The Twenty-eighth and Twenty-ninth Streets Cross-town R R Co et al; Joline, Larkin & Rathbone, att'ys, 54 Wall st; Newell Martin, ref. (Amt due, \$1,639,167.67; taxes, &c, \$—.) By Jos P Day.

142d st, Nos 532 & 534, s s, 250 e Brook av, 50x100, 2-sty bk tnt & str & 5-sty bk tnt. Geo Lautensack agt Max Walther et al; Isaac Cohen, att'y, 141 Bway; Wm J A Caffrey, ref. (Amt due, \$8,016.27; taxes, &c, \$98; sub to two mts aggregating \$16,000.) Mt recorded Aug 20, 1906. By Jos P Day.

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Newtown Cr.
Hudson River
Kill von Kull
Arthur Kill
Hackensack
Passaic River

SAMUEL GOLDSTICKER.
Wadsworth av, No 294, w s, 166.1 n 187th st, 23.8x95, 3-sty bk dwg. (Amt due, \$8,202.74; taxes, &c, \$150.) Brown Weiss Realities....10,500

PARISH, FISHER & CO.
*Allen st, No 163, w s, 175 s Stanton st., 25x87.6, 5-sty bk tnt & str. (Amt due, \$9,884.50; taxes, &c, \$57.75; sub to a first mt of \$22,000.) Jos L Buttenwieser27,666

HERBERT A. SHERMAN.
Walton av, w s, 468.9 s Fordham rd, 318.9x101.5x317.11x101.6, vacant. (Amt due, \$93,843.63; taxes, &c, \$—) Adj to Oct 5.....

*100th st, No 333, n s, 137.6 w 1st av, 37.6x100.11, 6-sty bk tnt & str. (Amt due, \$32,877.75; taxes, &c, \$1,750.36.) Mary H Smith et al. exrs, &c30,000

SAMUEL MARX.
10th st, No 311, n s, 220.6 e Av A, 25x94.9, 5-sty bk tnt. (Amt due, \$2,846.13; taxes, &c, \$—; sub to a first mt of \$27,000.) Morris Gintzler31,964

13th st, No 161, n s, 100 e 7th av, 20x103.3, 3-sty & b bk dwg. (Amt due, \$6,666.58; taxes, &c, \$300.) Lincoln Lewis.....17,700
Cathedral Parkway, n s, 375 e 7th av, 150x70.11, (vacant. Amt due, \$63,555.51; taxes, &c, \$2,962.86.) Adj sine die.....

DANIEL GREENWALD.
8th av, No 750 | n e cor 46th st, 25.5x100.....
46th st, No 249 | e s, 25.5 n 46th st, 25x100.....
8th av, No 752, e s, 25.5 n 46th st, 25x100.....
46th st, No 247, n s, 100 e 8th av, 25x100.5.....
6-sty bk office loft and str bldg. Sheriff's sale of all right, title, &c, adj sine die.....
*56th st, No 233, n s, 250 w 2d av, 25x100.5, 5-sty bk tnt & str. (Amt due, \$7,243.74; taxes, &c, \$513; sub to a first mt of \$20,000.) Wilhelmeline Braun25,522

Total 842,860
Corresponding week, 1909..... 535,082
Jan. 1st, 1910, to date..... 41,723,459
Corresponding period, 1909..... 48,239,216

REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

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

8th.—A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

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

CONVEYANCES

September 16, 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

Attorney st, Nos 151 & 153, w s, 250 s Houston st, 50x100, two 5-sty bk tnts & str & two 4-sty bk tnts in rear. Mary M Schooley to Carrie E Shone of Jersey City, N J. All title. Oct 7, 1885. Sept 16, 1910. 2:350-71 & 72. A \$40,000-\$59,000. nom

Bleecker st, Nos 297 & 299 | n e cor Barrow st, runs n 39 x e 25 Barrow st, Nos 26 & 28 | x n 26 x e 50 x s 65 to n s Barrow st, x w 75 to beginning, 6-sty brk tnt & str. Abraham H Levy & Katie his wife to Rosa Levy. 1/2 right, title & int. Mts \$76,500. Sept 20. Sept 22, 1910. 2:591-1. A \$34,000-\$80,000. O C & 100

Bleecker st, No 149 | n s, 57.3 e Thompson st, 28.6x100, 3-sty bk Carroll pl, No 10 | tnt & str with 1-sty bk & fr extension. Release mt. Jos J Day to Frank McCoy. 1/2 part. Sept 14. Sept 20, 1910. 2:537-36. A \$25,000-\$29,000. nom

Same property. Frank McCoy et al to Antonio & Grazia Masulli. All of. Mt \$15,000. Sept 17. Sept 20, 1910. 2:537. O C & 100

Cherry st, Nos 391 & 393, s s, 71.3 e Scammel st, runs s 82.9 x e 23.9 x n 4.7 x e 22 x n 80 to st, x w 45.9 to beginning, 6-sty bk tnt & str. Kassel Simon to Chas I Weinstein Realty Co. Q C. Sept 15. Sept 16, 1910. 1:260-56. A \$15,000-\$45,000. O C & 100

Cherry st, Nos 391 & 393, s s, 71.3 e Scammel st, runs s 73.9 x e 23.9 x s 6.3 x e 22 x n 80 to st, x w 45.9 to beginning, 6-sty bk tnt & str. Kassel Simon to Chas I Weinstein Realty Co. Mt \$44,000. Sept 15. Sept 16, 1910. 1:260-56. A \$15,000-\$45,000. O C & 100

Chrystie st, No 118, e s, 75.5 s Broome st, 25x100, 5-sty bk tnt & str. Saml Fensterheim to Herman Fichter. 1/2 part. Mt \$27,000. July 20. Sept 20, 1910. 2:418-6. A \$20,000-\$28,000. O C & 100

Chrystie st, No 116, e s, 100.5 s Broome st, 25x100, 5-sty bk tnt & str. Saml Fensterheim to Herman Fichter. 1/2 part. Mt \$30,000. July 20. Sept 20, 1910. 2:418-5. A \$22,000-\$28,000. O C & 100

Elizabeth st, No 168. Assignment of rents for \$800 and power of attorney. Moses Einhorn to Michele Fava & Angelo Martella. Aug 17. Sept 20, 1910. 2:478. nom

Extra pl, No 8, e s, abt 125 n 1st st, 25x43.3x12.6x48, 4 & 5-sty bk loft bldg. Wm T De Forest et al to Geo F Johnson. B & S. All liens. Aug 18. Sept 21, 1910. 2:457-47. A \$2,000-\$3,000. O C & 100

Front st, No 85 (89), s s, abt 95 e Old slip, 23.9x101.11x23.9x101.6 e s.

Front st, No 87 (91), s s, abt 70 w Gouverneur lane, 24.10x101.6, two 5-sty bk office & str bldgs. Mary B Cassell to Howard C Smith. 20-60 parts. C a G. Sept 21, 1910. 1:35-5 & 6. A \$38,700-\$67,500. 20,000

Greenwich st, No 200, w s, abt 53 s Vesey st, 24.10x69.6x23.9x76.9, s s, 5-sty bk restaurant. Anna D Lichtenberger widow to Ernestine Domizlaff. B & S. July 1. Sept 17, 1910. 1:83-15. A \$35,000-\$41,000. nom

Goerck st, No 108, e s, 81.4 s Stanton st, 25x98.9x25x98.10, 5-sty bk tnt & str. Fredk Hemley to Fanny Gottlieb. 1/2 part. All liens. Sept 7. Sept 16, 1910. 2:324-10. A \$16,000-\$30,000. nom

Grand st, Nos 381 & 381 1/2, on map No 381 (355 & 355 1/2), s s, abt 75 e Norfolk st, 25x100, 6-sty bk tnt & str. Meyer Rabiner to Bessie Bernstein. 1-3 part. Mt \$36,000. Sept 21. Sept 22, 1910. 1:312-16. A \$32,000-\$52,000. O C & 100

Grand st, Nos 420 & 422, n s, 25 w Attorney st, 38.9x100x38.6x100, 6-sty bk tnt & str. Meyer Rabiner to Bessie Bernstein. 1-3 part. Mt \$20,000. Sept 21. Sept 22, 1910. 2:346-61. A \$42,000-\$75,000. O C & 100

Grand st, Nos 416 & 418, n s, 64 w Attorney st, 38.9x100, 6-sty bk tnt & str. Meyer Rabiner to Bessie Bernstein. 1-3 part. Mt \$40,000. Sept 21. Sept 22, 1910. 2:346-63. A \$42,000-\$75,000. O C & 100

King st, No 25, n s, 125 w Congress st, 25x75, 5-sty bk tnt. Victor Bovino to Michl Tofano. 1/2 part. Mt \$17,000. Sept 15. Sept 16, 1910. 2:520-45. A \$11,000-\$20,500. nom

Leroy st, No 45, n s, 75 w Bedford st, 25x50, 3-sty & b bk dwg. Mary A Haring to Jennie Benning. Sept 16, 1910. 2:583-37. A \$6,000-\$8,500. 7,000

Pearl st, Nos 232 & 234 | e s, at s w s Burling slip, —x— to alley Burling slip | with all title to alley, 2-sty str exchange. N Y Metal Exchange to U S Realty & Impt Co, a N J corp. All liens. Sept 20, 1910. 1:70-29. A \$43,000-\$49,000. O C & 100

Park terrace West, n w s, 191.5 s w 218th st, 50x100, vacant. Chelsea Realty Co to Patk Corcoran. All liens. Sept 21, 1910. S:2243-389. A \$4,000-\$4,000. O C & 100

Rivington st, No 64, n s, 44.2 w Allen st, 22.1x75, 3-sty bk dwg. Otto A Rosalsky to Geasi Shapiro. Mt \$18,000. Sept 20. Sept 22, 1910. 2:416-34. A \$15,000-\$19,000. O C & 100

Rivington st, No 183, s s, abt 50 e Attorney st, —x—, 4-sty bk tnt & str. Assignment of all right, title & int in estate Ida Cohen especially as to above premises. Jos Cohen to Sarah R Cohen. Sept 20. Sept 22, 1910. 2:343-14. A \$22,000-\$28,000. nom

Rivington st, No 244, the business. Power of attorney. Chava Seidenberg to Isaac Seidenberg. Sept 20, 1910.

Rivington st, No 147 | s e cor Suffolk st, 18.10x52, 5-sty bk tnt Suffolk st, No 122 | & str. Saul Lefkowitz to Adolf Mandel. Mt \$27,000. Apr 29. Sept 20, 1910. 2:348-13. A \$19,000-\$28,000. O C & 100

Rivington st, No 149, s s, 18.10 e Suffolk st, 18.8x52x18.3x52, 3-sty bk loft & str bldg. Saul Lefkowitz to Adolf Mandel. Mts \$16,500. July 28. Sept 20, 1910. 2:348-14. A \$13,000-\$17,000. O C & 100

St Marks pl, No 72 | s s, 150 w 1st av, 25x96.4, 4-sty bk tnt. Tauba 8th st | Rachmiel to Yetty Baum. Mt \$23,000. June 21. Sept 16, 1910. 2:449-25. A \$21,000-\$28,000. 100

Suffolk st, Nos 55 & 57, w s, 50 s Broome st, 50x75, two 5-sty bk tnts & str. Saml Fensterheim to Herman Fichter. 1/2 part. Mt \$52,700. July 20. Sept 20, 1910. 2:351-48 & 49. A \$38,000-\$54,000. O C & 100

2d st E, Nos 264 & 266, n s, 75 e Av C, runs n 40 x e 5 x n 60 x e 12.10 x n 6 x e 23 x s 106 to st, x w 40.10 to beg, 6-sty bk tnt & str. Meyer Rabiner to Bessie Bernstein. 1-3 part. Mt \$41,000. Sept 21. Sept 22, 1910. 2:372-68. A \$25,000-\$60,000. O C & 100



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11th st E, No 519, n s, 245.6 e Av A, 25x103.3, 5-sty bk tnt & str. Dora wife of Kiby Zacks to Mary Ehrmann. Mts \$35,500 & all liens. Sept 12. Sept 22, 1910. 2:405-52. A \$18,000-\$35,000. O C & 100

13th st E, No 640, s s, 158 w Av C, 25x103.3, 5-sty bk tnt & str. Aaron Wolff to Rose Ladner. 1/4 part. Mt \$17,000. Sept 19. Sept 20, 1910. 2:395-26. A \$13,000-\$20,000. nom

15th st E, No 617, n s, 413 w Av C, 25x103.3, 5-sty bk tnt. Aaron Segal to Ignatz Weisberger. 1-3 part. All title. All liens. Sept 21. Sept 22, 1910. 3:983-12. A \$8,000-\$14,000. nom

16th st E, No 621, n s, 313 e Av B, 25x92, 5-sty bk tnt & str. Tauba Rachmiel to Yetty Baum & Ida Zwetschenbaum. Mt \$12,000. June 21. Sept 16, 1910. 3:984-15. A \$7,500-\$13,500. O C & 100

19th st W, No 243, n s, 470 w 7th av, 15x62, 3-sty bk tnt. Mary F McNally to Prudential Real Estate Corp, a N J corp. Mts \$7,000. Sept 22, 1910. 3:769-15. A \$5,500-\$6,500. O C & 100

19th st W, No 268, s s, 190 e 8th av, 18.4x65, 3-sty & b bk dwg. Martha McLellan to Florence Eisenacher of Rutherford, N J. Sept 14. Sept 16, 1910. 3:768-74. A \$6,500-\$8,000. O C & 100

19th st W, Nos 144 & 146, s w s, 197 s e 7th av, 44x93.3x46.3x 93.6, two 4-sty fr (bk front) tnts & str & two 4-sty bk storage bldgs in rear. Philip Walcoff to Julia D Bernard of Bklyn. 2-3 parts. Mts \$44,500. Sept 15. Sept 16, 1910. 3:794-64 & 65. A \$33,000-\$37,000. O C & 100

Same property. Betti Friedman to same. 1-3 part. Mts \$44,500. Sept 15. Sept 16, 1910. 3:794. O C & 100

Same property. Julia D Bernard to Jas L Van Sant. Mts \$44,500. Sept 16, 1910. 3:794. 100

19th st W, Nos 264 & 266, s s, 208.4 e 8th av, runs e 36.7 to c l Old Fritz Roy road x s 114.8 x w 43.11 x n 24.4 x w 14 x n 28.8 x e 18.4 x n 65 to beginning, two 3-sty & b bk dwgs. Sally A Nebauer to Sarah E Boardman, of Belvidere, N J. Aug 18. Sept 16, 1910. 3:768-72 & 73. A \$19,500-\$23,500. nom

Same property. Sarah E Boardman to Florence Eisenacher of Rutherford, N J. Sept 15. Sept 16, 1910. 3:768. O C & 100

21st st E, No 28, s s, 400 w 4th av, 25x110, 4-sty stn office building. Amsterdam av, No 571, e s, 125.8 n 87th st, 25x100, 5-sty bk tnt & str.

*Road leading from Williamsbridge to Westchester Village, adj land formerly Levi Hunt, runs n w — to land formerly Widow Hill x n e — to land Thos Yates x n e — to land of Hunt x s e — to beginning, with all title to Bear Swamp road in front of above.

Also land in Newport, R I, and Detroit, Mich; also all other land of which Richd M Hunt died seized or of which Herbert L Hunt now owns.

Herbert L Hunt to Chas P Howland. 1/4 part. All title. Apr 19. Sept 19, 1910. 3:849-57. A \$56,000-\$63,000; 4:1218-63. A \$20,000-\$35,000, and *. nom

24th st E, No 334, s s, 175 w 1st av, 25x98.10. Certificate as to payment of transfer tax for \$155.13. Jas A Wendell, Deputy Comptroller of State of N Y to Wm Lord EXR Eliza Lord. Sept 21. Sept 22, 1910. 3:929 & miscel. —

25th st W, s s, 78.2 w 7th av, strip, 0.1x98.9. John W Coburn et al HEIRS, &c, Robt H Coburn to Seymour Realty Co. B & S. June 1. Sept 21, 1910. 3:774. nom

26th st W, No 432, s s, 336.9 w 9th av, 19.6x98.9, 4-sty bk tnt & str. Robt Ferguson et al to Louis Schramm. Sept 15. Sept 16, 1910. 3:723-55. A \$7,000-\$9,500. nom

26th st W, No 434, s s, 356.3 w 9th av, 18.9x98.9, 4-sty bk tnt. Mary Renville to Louis Schramm. Sept 15. Sept 16, 1910. 3:723-56. A \$6,500-\$9,500. nom

26th st W, No 130, s s, 350 w 6th av, 25x98.9, 7-sty bk loft & str bldg, Chas I Weinstein Realty Co to Kassel Simon. Mt \$67,000. Sept 15. Sept 16, 1910. 3:801-59. A \$22,500-\$—. O C & 100

29th st E, Nos 335 to 339, n s, 182.6 w 1st av, 44x99.9, part 1 & 3-sty bk & fr stable & 4-sty bk tnt. Herbert Boughton & Anna G his wife to Mohican Realty Co. Mts \$60,500. Aug 26. Sept 17, 1910. 3:935-25 & part lot 23. A \$—\$. O C & 100

29th st E, No 325, n s, 300 e 2d av, 22.3x98.9, 29th st E, n s, adj above on east.

Agreement releasing easements as to sewer, &c. Franz Wagner with Mohican Realty Co. Q C. Sept 15. Sept 17, 1910. 3:935. nom

29th st E, Nos 327 & 329, n s, 322.3 e 2d av, 44x98.9, two 4-sty bk tnts & str. Mohican Realty Co to Herbert Boughton of Brooklyn. Mts \$25,500. Sept 16. Sept 17, 1910. 3:935-19 & 20. A \$18,000-\$25,000. O C & 100

29th st W, No 540, s s, 225 e 11th av, runs s 98.9 x e 25 x n 38.9 x w 0.6 x n 60 to 29th st x w 24.6 to beginning, 5-sty bk tnt, valued at \$22,150. Mt \$17,150. 3:700-56. A \$8,000-\$18,000. Sub to CONTRACT to exchange for plot in Kings Co as follows: 77th st, s s, 400 w 21st av, runs s 100 x w 60 x s 100 to 78th st x w 88.8 x n w 201.2 to 77th st x e 166.3 to beginning, valued at \$12,600. Sub to mt \$4,500. David Freiburger of Brooklyn, N Y, with J H R Realty Corp. Sept 15. Sept 19, 1910. nom

29th st E, Nos 304 & 306, s s, 100 e 2d av, 41.8x98.9, 6-sty bk tnt & str. Fischel Realty Co to Antonio Capace. Mts \$49,600. Sept 20. Sept 21, 1910. 3:934-49. A \$17,500-\$52,000. O C & 100

32d st E, Nos 34 & 36, s s, 220 w 4th av, 40x98.9. Declaration of trust. Brooklyn Consolidated Realty Co to Drehta Corp. Sept 14. Sept 19, 1910. 3:861. nom

35th st E, No 127, n s, 100 w Lex av, 16.8x98.9, 4-sty & b stn dwg. Maud A Conway to Eustace Conway. Q C. Sept 16, 1910. 3:891-17. A \$30,000-\$37,000. nom

37th st W, Nos 5 to 9, n s, 195 w 5th av, 75x98.9, owned by party 1st part.

37th st W, Nos 11 to 19, n s, 270 w 5th av, 118x98.9, owned by party 2d part.

Agreement as to release of restrictions, &c. Mahlon W Newton party 1st part & Mary L Hall, John McGee, Elizabeth Seaman, U S Trust Co & Margt I Knapp parties 2d part with Farmers Loan & Trust Co, Greenwich Savings Bank, the Instn for Savings of Merchants Clerks & Fall River Coal Co. June 13. Re-recorded from July 23, 1910. Sept 16, 1910. 3:839. nom

37th st W, No 22, s s, 328.2 w 5th av, 20x98.9, 3-sty bk tnt & str. H Charlotte S Burley to The Lotus Realty Co. Mt \$62,000. Sept 16. Sept 17, 1910. 3:838-63. A \$60,000-\$65,000. O C & 100

37th st E, No 321, n s, 292 e 2d av, 25x98.9, 5-sty bk tnt. Nancy Jackson to Lewis F McMahon. Mt \$13,000. Sept 15. Sept 16, 1910. 3:943-14. A \$10,500-\$15,000. 100

38th st W, Nos 237 to 241, N Y.

50th st W, No 309.

Myrtle av, Nos 657, 667 & 761, Brooklyn.

Lafayette av, Nos 652 & 654, Brooklyn.

Certified copy of interlocutory judgment and order of court cancelling certain deeds under deed of trust made by Wm J Cregan to Jane A McKenna & deeds made by Jane A McKenna to Wm J Cregan in N Y & Brooklyn; also accounting, &c, to be made by said Cregan & McKenna & also appointment of Wm B Hurd, Jr, as referee, &c, &c. Wm J Cregan INDIVID & as TRUSTEE under deed of trust dated Feb 16, 1903, made by Jane A McKenna, plaintiff, agt Jane A McKenna & Laura A & Wm Joseph Cregan, defendants. Mar 23, 1909. Sept 20, 1910. Miscel file & record. Kings Co Supreme Court order

39th st E, No 322, s s, 275 e 2d av, 25x98.9, 5-sty bk tnt & str. 2d av, No 937, w s, 44.4 s 50th st, 21.4x80, 4-sty stn tnt & str. Jos Margoles to Ephraim Gottlieb. All title. All liens. Apr 25, 1906. (Re-recorded from Dec 26, 1906.) Sept 22, 1910. 3:944-41. A \$10,500-\$16,500; 5:1323-28. A \$11,000-\$15,000. O C & 100

40th st W, No 304, s s, 150 w 8th av, 25x98.9, 4-sty bk tnt & str & 5-sty bk tnt in rear. Herman Joveshof & ano EXRS John G Jenny to Solomon Barnett, M D. Mt \$8,000. June 29. Sept 21, 1910. 3:763-45. A \$13,000-\$19,000. 22,750

41st st E, Nos 229 to 245, n s, abt 75 w 2d av, and being lot 55 & parts lots 54 & 57 to 62 map of Kips Bay farm called Quarry Hill lot, runs w 234.2 x n 117.11 x w 25.3 x n e 31.4 x s e abt 273.4 to beginning, three 3-sty bk tnts, three 4-sty bk loft & str bldgs & 3-sty bk factory. Mary E Senior to Brainard T & Noah Norris. Q C. All liens. Sept 12. Sept 16, 1910. 5:1315-15, 18, 21, 22 & 23. A \$67,000-\$89,500. nom

43d st W, No 354, s s, 150 e 9th av, 25x100.5, 4-sty bk tnt & str & 3-sty bk tnt in rear. Jos Ratzler to John Gitz. Sept 6. Sept 16, 1910. 4:1033-58. A \$14,000-\$16,000. O C & 100

43d st W, No 15, n s, 225 w 5th av, 20.8x100.5, 2 & 4-sty stn school. Lawyers Title Ins & Trust Co TRUSTEE Naomi M Andrews to The N Y Academy of Medicine. 1-3 part of 85-100 parts. All title. Sept 16. Sept 19, 1910. 5:1259-28. A \$65,000-\$70,000. 28,333.34

Same property. Mary J Andrews INDIVID & EXTRX Chas S Andrews to same. 15-100 parts. All title. Sept 15. Sept 19, 1910. 5:1259. 15,000

Same property. Milton L Williams to same. 1-3 part of 85-100 parts. All title. C a G. Sept 6. Sept 19, 1910. 5:1259. O C & 100

Same property. Saml W Andrews to same. 1-3 part of 85-100 parts. B & S. Aug 9. Sept 19, 1910. 5:1259. O C & 100

48th st W, No 238, s s, 183 e 8th av, 21x98.5x21.6x93.7, 3-sty bk dwg. Fredk W Fieder, Jr, to Wessex Realty Co & The West 48th St Co. Mt \$27,500. Sept 12. Sept 20, 1910. 4:1019-50 1/2. A \$23,000-\$24,000. O C & 100

49th st E, No 321, n s, abt 230 e 2d av, —, 3-sty bk dwg, all title, also assignment of all interest in estate of Cath F Swee-ney deed, etc, as collateral for judgment of \$822.15. Florentine Foster to Michael Gleason. Sept 17. Sept 22, 1910. 5:1342-10. A \$6,500-\$9,000 & decedents estates. nom

50th st W, Nos 116 1/2 & 118, s s, 216.8 w 6th av, 33.4x100.5, two 1 & 2-sty bk stables. The Tailor Co to Singer Sewing Machine Co, a corp of N J. Mt \$25,600. Aug 2, 1910. 4:1002-41 1/2 & 42. A \$36,000-\$43,000. Corrects error in issue of Aug 6, when location was 40th st W, No 220, s s, 228.6 w 7th av, 14.3x98.9. O C & 100

52d st W, No 65, n s, 95 e 6th av, 20x100.5, 4-sty & b stn dwg. Harry J Douglas to Geo E Brewer. Mts \$36,500. Aug 19. Sept 20, 1910. 5:1268-5. A \$43,000-\$49,000. O C & 100

56th st W, No 234, s s, 205 e 8th av, 20x100.5, 4-sty & b stn dwg. Francis De Jorio to Alice De Jorio. 1/2 part. All title. All liens. Aug 31. Sept 21, 1910. 4:1027-56. A \$28,000-\$31,000. nom

56th st E, No 235, n s, 225 w 2d av, 25x100.5, 5-sty bk tnt & str. Bertha Weiss to Becky Potlin. Mts \$25,000. Aug 5. Sept 22, 1910. 5:1330-15. A \$11,000-\$25,000. O C & 100

61st st W, No 243, n s, 175 e West End av, 25x100.5, 5-sty bk tnt & str. Release mt. Annie Levy to Stephen H Jackson. Sept 15. Sept 19, 1910. 4:1153-8. A \$6,000-\$16,000. nom

61st st W, No 243, n s, 175 e West End av, 25x100.5, 5-sty bk tnt & str. Isidore Schrulovitz to Stephen H Jackson. Mts \$20,300. Sept 15. Sept 19, 1910. 4:1153-8. A \$6,000-\$16,000. 125

69th st W, Nos 307 & 309, n s, 125 w West End av, 50x100.5, two 5-sty bk tnts & str. Louis Wilson to Hyman Kessler. All title. All liens. Sept 16, 1910. 4:1181-26 & 27. A \$16,000-\$32,000. nom

70th st W, No 273, n s, 70 e West End av, 15x100.5, 3-sty & b bk dwg. Wm H Yawkey to Ethel M Kingston of Larchmont Manor, N Y. Mt \$8,000. Sept 17. Sept 19, 1910. 4:1162-44. A \$9,000-\$14,000. O C & 100

84th st E, No 147, n s, 362 w 3d av, 21.3x102.2, 2-sty fr tnt & str & 1-sty fr bldg in rear. Nannette L Trumbull to Marie Kann. Mt \$5,500. Sept 20. Sept 21, 1910. 5:1513-22. A \$11,000-\$12,000. O C & 100

84th st E, Nos 327 & 329, n s, 310 e 2d av, 40x102.2, 3-sty bk & stn garage. The Yorkville Automobile & Garage Co to Annie Fried & Sarah C Mittlemann. Mt \$28,000. Sept 20. Sept 21, 1910. 5:1547-13. A \$14,000-\$—. O C & 100

87th st E, No 54, s s, 143.5 e Mad av, 21x100.8, 3-sty stn dwg. Chester A Luff to Fredk W Marks. All title. Q C. Aug 25. Sept 20, 1910. 5:1498-47. A \$16,500-\$21,000. 150

Same property. Mary F Maher by John H Taylor her COMMIT-TEE to same. Release dower, Q C &c. Sept 19. Sept 20, 1910. 5:1498. 600

Same property. Release dower. Mary F Maher to same. Sept 6. Sept 20, 1910. 5:1498. nom

89th st W, No 72, s s, 63.8 e Columbus av, 36.4x100.8, 5-sty bk tnt. Moritz L & Carl Ernst to Leonard N Vaughan of Brook-lyn. Mts \$43,500. Sept 15. Sept 20, 1910. 4:1202-61. A \$25,000-\$45,000. O C & 100

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95th st E, Nos 304 to 310, s s, 100 e 2d av, 100x100.8, vacant. Peter Otten to Bertha Robinson. B & S. Mts \$31,000. Sept 8. Sept 19, 1910. 5:1557-45. A \$35,000-\$35,000. nom

98th st W, Nos 136 & 138, s s, 316.11 w Columbus av, 33x100.11, two 4-sty & b bk dwgs. Release mort. Marie E Jacobson to Horace Moody. June 15. Sept 22, 1910. 7:1852-45½ & 46. A \$15,700-\$22,000. 3,000

101st st W, No 7, n s, 187 w Central Park West, 38x100.11, 5-sty bk tnt. FORECLOS, July 19, 1910. Abraham Hershfield referee to David H Hyman as RECEIVER of N Y Bldg Loan Banking Co. Mts \$39,500. Aug 25. Sept 16, 1910. 7:1837-24. A \$19,700-\$44,000. 4,106

101st st W, No 3, n s, 111 w Central Park West, 38x100.11, 5-sty bk tnt. FORECLOS, July 19, 1910. Abraham Hershfield referee to David H Hyman as RECEIVER of N Y Bldg Loan Banking Co. Mts \$42,000. Aug 25. Sept 16, 1910. 7:1837-27. A \$19,700-\$44,000. 3,280

101st st W, No 5, n s, 149 w Central Park West, 38x100.11, 5-sty bk tnt. FORECLOS, July 19, 1910. Abraham Hershfield referee to David H Hyman as RECEIVER of N Y Bldg Loan Banking Co. Mts \$36,000. Aug 25. Sept 16, 1910. 7:1837-26. A \$19,700-\$44,000. 3,805

101st st E, No 208 & part No 210, s s, 100 e 3d av, 35.2x100.11, 5-sty bk tnt & part 5-sty bk tnt. Saml T Rogers INDIVID et al TRUSTEES, &c, Cornelia H B Rogers to John G Agar EXR Cornelia H B Rogers. All title. Q C. Aug 29. Sept 21, 1910. 6:1650-44 & part lot 43. nom

107th st E, No 55, n s, 264 w Park av, 18x100.11, 3-sty bk dwg. Alfred Hershfield HEIR, &c, Tobias Silverstone to Hannah Silverstone widow of Tobias Silverstone. B & S & C a G & confirmation deed. Sept 16. Sept 17, 1910. 6:1613-26. A \$8,000-\$9,500. 100

108th st E, Nos 231 to 235, n s, 385 e 3d av, 75x100.11, three 4-sty stn tnts & str. Llewellyn Realty Co to Francesco Ruggiero. Mts \$35,900. Sept 20. Sept 21, 1910. 6:1658-16 to 18. A \$24,000-\$51,000. nom

113th st W, No 63, n s, 274 e Lenox av, 17x100.11 3-sty & b bk dwg. Julie Goldberger INDIVID & EXTRX Max Goldberger to Hyman Rechtseit. Mt \$5,000. Sept 15. Sept 19, 1910. 6:1597-13. A \$9,000-\$11,500. 12,275

Same property. Simon & Emil Goldberger HEIRS, &c, Max Goldberger to same. Q C. Sept 19, 1910. 6:1597. nom

116th st E, No 127, n s, 90.8 w Lexington av, 16.8x100.11, 3-sty bk dwg. Arthur Janes to Helen I wife Walter C Hubbard. C a G. June 6. Sept 21, 1910. 6:1644-12½. A \$9,000-\$10,000. nom

118th st W, No 133, n s, 405 w Lenox av, 20x100.11, 3-sty & b stn dwg. Leah Nevins & ano to Saml Kaufman. Mt \$18,000. Sept 16. Sept 19, 1910. 7:1903-15. A \$10,400-\$22,000. nom

122d st W, Nos 416 to 422 | s s, 100 e Ams av, runs s 90.10 x e Morningside av W | 100 x n 90.2 to s s Morningside av West x w along said Morningside av West & 122d st 100.1 to beginning, 6-sty bk tnt. Krulewitch Realty Co to Lewis Krulewitch. Mts \$169,000. Sept 16, 1910. 7:1963-56. A \$65,000-\$150,000. 100

123d st E, No 235, n s, 255 w 2d av, 25x100.11, 3-sty bk dwg. Joseph Cohen to Sarah R Cohen. ½ part. Mt \$11,000. Sept 20. Sept 22, 1910. 6:1788-14. A \$10,000-\$13,000. nom

126th st W, No 6, s s, 102.6 w 5th av, 17.6x99.11, 3-sty & b stn dwg. Martha Danziger to Geo Taylor. Sept 16, 1910. 6:1723-40½. A \$10,000-\$18,000. O C & 100

127th st W, No 120, s s, 208.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg. Max Reese to J Emory Douglass. Sept 16, 1910. 7:1911-42. A \$8,000-\$9,000. 100

128th st E, No 244, s s, 101 w 2d av, 26x99.11, 5-sty bk tnt. Baer Realty Co to Morris B Sragow. Mt \$14,000 & all liens. Aug 24. Sept 20, 1910. 6:1792-29. A \$8,500-\$19,500. O C & 100

129th st W, No 245, n s, 443.9 w 7th av, 18.9x99.11, 3-sty bk dwg. Eliza J Hayes widow to Isabella Ring. Mt \$7,000. Sept 19, 1910. 7:1935-13½. A \$8,200-\$11,000. O C & 100

132d st W, No 227, n s, 245 w 7th av, 15x99.11, 3-sty & b stn dwg. Mark Aaron to Mary F Stanley. All liens. July 20. Sept 16, 1910. 7:1938-21½. A \$6,600-\$9,000. 100

132d st W, No 227, n s, 245 w 7th av, 15x99.11, 3-sty & b stn dwg. Mary F Stanley widow to Adelheid Lieb. Mt \$8,500. Sept 20. Sept 21, 1910. 7:1938-21½. A \$6,600-\$9,000. O C & 100

133d st W, Nos 163 & 165, n s, 150 e 7th av, 50x99.11, two 5-sty bk tnts with str in No 165. John P Markham to Henrietta Lazarus. Mt \$32,500. Sept 15. Sept 16, 1910. 7:1918-8 & 9. A \$22,000-\$44,000. O C & 100

136th st W, No 136, s s, 383.2 e 7th av, 16.10x99.11, 3-sty & b stn dwg. Chas Hartman to Lee O Humphrey. Mt \$9,000. Sept 2. Sept 17, 1910. 7:1920-47½. A \$7,300-\$12,000. O C & 100

136th st W, No 44, s s, 138.9 e Lenox av, 38.9x99.11, 5-sty bk tnt. 136th st W, No 42, s s, 177.6 e Lenox av, 38.9x99.11, 5-sty bk tnt. David Ravitch et al to The Iron Masters Realty & Const Co, a corp. Mt \$64,500. Sept 20. Sept 21, 1910. 6:1733-61 & 62. A \$30,000-\$88,500. nom

142d st W, No 291, n s, 125 e 8th av, 25x99.11, 5-sty bk tnt & str. FORECLOS, Sept 7, 1910. Jos Gallagher referee to Jonas Weil & Bernhard Mayer. Mt \$21,000 & all liens. Sept 8. Sept 16, 1910. 7:2028-6. A \$8,500-\$21,500. 6,500

142d st W, No 639, n s, 410 w Broadway, 15x99.11, except gore taken for Riverside Drive & Parkway extension, 3-sty & b bk dwg. Jas A Harris to M Wilber Dyer. Sept 8. Sept 21, 1910. 7:2089-15. A \$5,500-\$10,500. 13,900

144th st W, No 457, n s, 135.10 w Convent av, 16.6x99.11, 3-sty & b bk dwg.

144th st W, No 464, s s, 209 w Convent av, 20x99.11, 4-sty & b bk dwg.

144th st W, No 460, s s, 158 e Ams av, 20x99.11, 3-sty & b bk dwg. Edwin H Peck to Mark Ash & Max Gratzner. Mt \$34,375. Sept 14. Sept 16, 1910. 7:2059-23, 25 & 41. A \$15,800-\$43,000. nom

144th st W, No 454, s s, 116 w Convent av, 20x99.11, 4-sty & b bk dwg. Edwin H Peck to Rose Coshland. All liens. Sept 14. Sept 16, 1910. 7:2059-20. A \$5,600-\$16,500. nom

Same property. Rose Coshland to Max Gratzner. Mt \$12,000 & all liens. Sept 15. Sept 16, 1910. 7:2059. nom

146th st W, s s, 125 w Lenox av, 50x99.11, vacant. Rae V wife of & Francis H Ely to Frederic A Cauchois. Mt \$13,000. Dec 31, 1909. Sept 16, 1910. 7:2014-39 & 40. A \$14,000-\$14,000.

149th st W, No 460, s s, 100 e Ams av, 75x99.11, 2-sty fr loft & str bldg & 1-sty fr stable in rear. Geo V Fluri et al to Fluri Const Co. B & S & C a G. July 14. Sept 19, 1910. 7:2063-57. A \$18,000-\$23,000. O C & 100

153d st W, Nos 449 & 451, n s, 220 e Ams av, 80x99.11, 3-sty stn dwg & 2-sty stn stable & vacant. West Side Const Co to Alfred C Bachman. Sept 20, 1910. 7:2068-10 & 11. A \$22,100-\$45,600. 100

153d st W, No 456, s s, 208.4 e Ams av, 16.8x94.11, 3-sty & b stn dwg. Thos F McAvoy to John Dwyer. Sept 15. Sept 19, 1910. 7:2067-55½. A \$4,600-\$9,000. O C & 100

156th st W, No 411, n s, 99.9 w St Nicholas av, 25x99.11, 6-sty bk tnt & str. Keats Co to Wm H Saul. Mt \$25,000. Sept 14. Sept 17, 1910. 8:2107-80. A \$9,500-\$30,000. O C & 100

178th st W, No 526, s s, 150 w Ams av, 75x91.2x75.1x96, 6-sty bk tnt. T J McGuire Constn Co to Brown Realty Co, a N J corp. Mt \$85,000. Sept 15. Sept 20, 1910. 8:2132-32. A \$19,000-P \$79,000. omitted

178th st W, No 526, s s, 150 w Ams av, 75x91.2x75.1x96, 6-sty bk tnt. Brown Realty Co to Brown Weiss Realities, a corp. Mts \$90,000 & all liens. Sept 20. Sept 21, 1910. 8:2132-32. A \$19,000-P \$79,000. omitted

Amsterdam av, No 2280 | n w cor 173d st, 100x35, vacant. Aaron 173d st, No 501 | Goodman to Emkaar Realty Co. Mt \$25,000. Sept 15. Sept 16, 1910. 8:2130-48. A \$23,000-\$23,000. O C & 100

Amsterdam av | s w cor 175th st, 100x150, vacant. T J McGuire 175th st | Const Co to Brook Const Co. Mts \$67,000 & all liens. Sept 14. Sept 17, 1910. 8:2131-42 to 46. A \$57,000-\$57,000. omitted

Bowery, Nos 254 & 256, w s, 210.11 n Prince st, 41.7x91x41.11x 92.3, two 3-sty bk & stn tnts & str. Wm Marko to Emma Marko. Mt \$35,000. Aug 9, 1909. Sept 22, 1910. 2:507-36 & 37. A \$34,000-\$43,500. O C & 100

Central Park West, No 414, w s, 35 n 101st st, 40x111, 5-sty bk tnt. Mt \$60,000.

Central Park West, No 415, w s, 75 n 101st st, 25.11x111, 5-sty bk tnt. Mt \$33,000.

Central Park West | n w cor 101st st, 35x111, 5-sty bk tnt. Mt 101st st, No 1 | \$80,000.

FORECLOS, July 19, 1910. Abraham Hershfield referee to David H Hyman as RECEIVER of N Y Bldg Loan Banking Co. Aug 25. Sept 16, 1910. 7:1837-29 to 32. A \$132,000-\$203,000. 16,153

Same property. Release judgments. Wm Moores to same. Aug 25. Sept 16, 1910. 7:1837. nom

Fort Washington av, w s, 100 n 180th st, runs n 81.5 x w 25 x n 0.8 x w 82.7 x s 82.1 x e 108.5 to beginning, 6-sty bk tnt. Mark Ash et al to Edwin H Peck. Mt \$82,500. Aug 23. Sept 16, 1910. 8:2177-91. A \$33,000-\$119,000. nom

Lexington av, No 1838, w s, 20.11 s 114th st, 20x73.10, 4-sty bk tnt. Wm H Saul to Hamilton Holding Co. Mt \$7,000. Sept 16. Sept 17, 1910. 6:1641-57½. A \$8,000-\$12,000. nom

Lexington av, No 1836, w s, 40.11 s 114th st, 20x73.10, 4-sty bk tnt. Wm H Saul to Hamilton Holding Co. Mt \$8,000. Sept 16. Sept 17, 1910. 6:1641-57. A \$8,000-\$12,000. nom

Madison av, Nos 1400 to 1406 | n w cor 97th st, 100.11x95, 6-sty 97th st, No 17 | bk tnt & str. FORECLOS, Sept 22, 1910. Abraham Goldsmith ref to Charles Brownold. Sept 22, 1910. 6:1603-14. A \$100,000-\$220,000. 23,000

Naegle av | s w cor Hawthorne st, runs s along st, 126.3 to 10th av | n w s 10th av, x s w 37.10 x n w 86.6 x s w 98.6 Hawthorne st | x n 129.10 to s s Naegle av, x e 150 to beg, vacant. Emma B Lever to John Lever. ½ part. All title. Mt \$14,660. Sept 21. Sept 22, 1910. 8:2216-15. A \$23,000-\$23,000. O C & 100

Riverside Drive, No 74 (75), e s, 91.4 n e 79th st, runs e 54.8 x n 12 x e 61 x n 18 x w 84.9 x s 5 x w 26.9 to Drive x s w 25.4 to beginning, 5-sty bk & stn dwg. Cath T Moulton et al EXRS, &c, Mary Lewis to Louis Neumann. Aug 12. Sept 16, 1910. 4:1244-30. A \$27,000-\$58,000. 44,000

West End av, No 895, w s, 40.11 s 104th st, 20x82, 3-sty & b stn dwg. Janet E Patterson to Mary E Mooyer. Mt \$20,000. Sept 19, 1910. 7:1890-59. A \$14,500-\$24,000. O C & 100

2d av, No 2235, w s, 75 s 115th st, runs w 100 x s 7.5 x s - x e 87 to av x n 25.11 to beginning, 5-sty bk tnt & str. FORECLOS, May 23, 1910. Benj Jackson ref to Philip L Hoch. Mt \$18,000. July 28. Sept 19, 1910. 6:1664-25. A \$10,000-\$24,000. 3,000

2d av, Nos 912 & 914, e s, 75.4 s 49th st, 33.4x100, 6-sty bk tnt & str. Michele Voccoli to Maria Voccoli both of Spring Valley, N Y. Mts \$43,600. Sept 19. Sept 20, 1910. 5:1341-52. A \$21,000-P \$50,000. 100

3d av, Nos 226 & 228 | n w cor 19th st, 46x100, 1-sty fr str, 3-sty 19th st, Nos 147 to 151 | fr (bk front) tnt & str & 2-sty bk str & two 4-sty bk tnts. Douglas Realty Co to Antoinette Pinck. Mt \$60,000. Sept 19. Sept 20, 1910. 3:875-38 to 41. A \$55,500-\$61,000. nom

3d av, Nos 226 & 228 | n w cor 19th st, 46x100, 1-sty fr str, 3-sty 19th st, Nos 147 to 151 | fr (bk front) tnt & str, two 4-sty bk tnts in st, & 2-sty bk str. Gertrude M Wilde to Douglas Realty Co. Sept 19, 1910. 3:875-38 to 41. A \$55,500-\$67,000. nom

5th av, Nos 437 & 439 | s e cor 39th st, 49.5x125, 11-sty bk office, 39th st, No 2 | loft & str bldg. Deed of trust. Alice C Work of Madison, N J, to Harley D Hutchins & Chas A Work of Madison, N J, in trust. ½ part. All title. Sept 17. Sept 19, 1910. 3:868-72. A \$720,000-\$1,050,000. nom

5th av, e s, 25 s 87th st, 50.2x110.2, vacant. Moritz Falkenau to Wesley Thorn. All liens. Sept 14. Sept 21, 1910. 5:1498-70 & 71. A \$220,000-\$220,000. O C & 100

5th av, e s, 25 s 87th st, 50.2x110.2, vacant. Wesley Thorn to James Speyer. Sept 20. Sept 21, 1910. 5:1498-70 & 71. A \$220,000-\$220,000. O C & 100

6th av, No 34 (42), e s, 17 s 4th st, 17.1x56x17.1x57.1, 3-sty fr (bk front) tnt & str. Harvey O Dobson to O'Hara Realty Co. B & S & C a G. Sept 8. Sept 21, 1910. 2:543-40. A \$7,500-\$9,000. nom

6th av, No 334, e s, 40 s 21st st, 20x73.9, 2 & 4-sty bk str. Forbes J Hennessy as TRUSTEE to Mary Pettibone of Cleveland, O (for life), & Wm L Pettibone of same place, & Mary wife John M Hodge of Chicago, Ill. Sept 16, 1910. 3:822-78. A \$68,000-\$76,000. nom

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STABLES AND SMALL
FACTORIES, INSTALLED
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17 BATTERY PLACE, NEW YORK

7th av, No 2256, w s, 25 s 133d st, 24.11x100, 5-sty bk tnt & str. Rachel Marks to Jacob L Lissner. 1/2 part. All title. Mt \$29,500. Sept 16. Sept 19, 1910. 7:1938-35. A \$16,000-\$24,000. O C & 100

8th av, Nos 30 & 32 (old Nos 20 & 22), e s, 81.7 s Jane st, runs s e 52 x w 22.6 x s 6.6 x w 16 x n 6.6 x w 25 x n 4 to av at point 39.9 s from beginning x — to beginning, two 3-sty & b bk dwgs. Josephine Falconer of New Orleans, La, to Claude N Comstock of Albany, Mo. 1-8 part. All title. Mts \$2,000. June 28. Sept 16, 1910. 2:625-54 & 55. A \$11,500-\$14,500. 2,000

9th av, Nos 830 to 840 | s e cor 55th st, —x—, six 3-sty bk tnts 55th st, No 374 | & str. 4:1045-4 & 61 to 64. A \$84,500-\$91,000.

10th av, Nos 831 to 839 | n w cor 55th st, —x—, five 4-sty bk tnts. 55th st, No 501 | & str. 4:1084-29 to 32. A \$63,000-\$80,000.

55th st W, Nos 360 to 372, s s, abt 50 e 9th av, —x—, seven 3-sty & b bk & stn dwgs. 4:1045-58 to 60, 61A, 61B & 61C. A \$66,500-\$80,000.

55th st W, Nos 503 to 511, n s, abt 80 w 10th av, —x—, 1-sty bk & fr stable. 4:1084-25 to 29 1/2. A \$43,000-\$44,000.

55th st W, n s, 300 w 9th av, runs w 100 x n 100 x e 25 x n 31.3 x e abt 75.6 x s 121.9 to beginning, & being lots 17 to 20, 45 1/2, 46 1/2 & 47 1/2, vacant, part of Cosine farm. 4:1065-17 to 20, 45 1/2, 46 1/2 & 47. A \$44,500-\$44,500.

Three farms known as Cole farm, Chowell farm & Benna farm at Red Hook, Dutchess Co, N Y, contains abt 350 acres. Sub to mts \$6,000.

And all other realty (if any) forming part of the share of Robt W Chanler in estate of Mrs Laura Delano. Sub to mt for \$140,000.

Also agreement to pay party 2d part \$20,000 per annum during her life and appointment of party 2d part as attorney for party 1st part to collect same out of Chanler estate trust fund, &c., Robert Winthrop Chanler of Red Hook, N Y, now at Paris, France, to Natalina or Lina Cavaleri of 22 Av de Messine, Paris, France. May 31. Sept 16, 1910.

ante-nuptial agreement & general conveyance & nom Interior lot, begins 225 e Riverside Drive & bounded n by line 113.11 s 92d st, on e by line 250 e said Drive & s by land party 2d part. Ezra O McDowell to Thos L Bennett. Q C & C a G. Aug 29. Sept 17, 1910. 4:1251. O C & 100

Interior lot, begins 185 e Riverside Drive, bounded s by line 113.11 s 92d st, e by line 205 e said Drive & n by party 2d part. Ezra O McDowell to Jennie S Kuhn. Q C & C a G. Aug 29. Sept 17, 1910. 4:1251. O C & 100

MISCELLANEOUS.

Power of attorney. Attilio Randelli to John Bozzuffi. Sept 14. Sept 16, 1910. —

Power of attorney. Caroline P Sheffield to Ernest L Conant. Oct 31, 1907. Sept 16, 1910. —

Power of attorney. Teresa Lauritano to Giuseppe Lauritano. Sept 16. Sept 17, 1910. —

Power of attorney. John Klein to Anton B Schmidt, of Brooklyn. Apr 15. Sept 17, 1910. —

Power of attorney. Grazia Tripari to Edw Tripari. Aug 19, 1908. Sept 19, 1910. —

Power of attorney. David Lentz to Benj M Goldberger. Sept 13. Sept 19, 1910. —

Power of attorney. Theresa Lewy to Solomon Lewy her husband. Aug 30. Sept 20, 1910. —

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Beck st, No 849, w s, 390 n Longwood av, 40x100, 5-sty bk tnt. Geo J Shand to Pauline Karash. Mts \$34,000. Sept 20, 1910. 10:2710. nom

*Chauncey st, e s, 150 n West Farms road, 25x100. Fredk Kessler to Louis Kessler. Sept 21, 1910. nom

*Fulton st, e s, 120 s 237th st, 48x120. Louis Spier of Nyssa, Ore, by attorney to Jos Gerardi. All liens. Sept 10. Sept 19, 1910. O C & 100

*Green lane, w s, 50 n Lyon av, 25x100, Westchester. Louis Kessler & Annie L his sister to Florence N wife Fredk Kessler. Mt \$3,500. Sept 21, 1910. nom

*Guion pl, n s, 150 e St Lawrence av, 25x80. Hattie Schlansky to Harry Cohen. 1/2 part. Mt \$2,500 & all liens. Sept 15. Sept 16, 1910. nom

Home st, s s, 100 w Southern Boulevard, runs s 82 & 30 x w 50 x n 27.1 & 79.2 to st x e 50 to beginning, vacant. Jacob Woolf to Emanuel Woolf. 1/2 part. All liens. Sept 17. Sept 19, 1910. 11:2728. O C & 100

Minford pl, No 1542, e s, 225 n 172d st, 30x100, 4-sty bk tnt. Jacob Woolf to Emanuel Woolf. 1/2 part. All liens. Sept 17. Sept 19, 1910. 11:2977. O C & 100

*Main st | e s, 125 n Bowne st, 25x129 to Eastchester Bay Eastchester Bay | x25x140, except part for Main st, City Island. Fredk W Schrier to John Engel. Sept 17. Sept 19, 1910. O C & 100

*Same property. John Engel to Fredk W Schrier. Sept 17. Sept 19, 1910. O C & 100

*Madison st, e s, 200 s Morris Park av, 50x100. Martha Schroeder to Sarah A McGurl. Sept 19. Sept 20, 1910. O C & 100

*Matilda st, s e s, lat 154 map of Washingtonville, 50x100. Frances Zschiedrich to Fredk W Horne. Q C & confirmation deed. June 1. Sept 22, 1910. nom

Rogers pl, e s, 350.1 n Westchester av, 50x90, vacant. Oliver E Davis to Rogers Building Co. Mt \$6,000. Sept 8. Sept 22, 1910. 10:2699. 100

Reservoir pl, No 282, s s, 22.9 e Reservoir Oval E, 22.9x100x20.6 x100, 2-sty fr dwg. Poldow Const Co to Nellie B Bogart. Mt \$6,000. Sept 15. Sept 17, 1910. 12:3343. O C & 100

Reservoir pl, No 282, s s, 22.9 e Reservoir Oval E, 22.9x100x20.6 x100, 2-sty fr dwg. Nellie B Bogart to Claudine Clampett of Mt Vernon, N Y. Mt \$6,500. Sept 20, 1910. 12:3343. O C & 100

*Silver st, n s, 25 w Roselle st, 25x98.11x25x97.1. Rosetta or Rose M Coble to Mary J R Dillon. Mt \$4,500. Sept 19. Sept 20, 1910. 100

*Taylor st, No 380, that part 25x5 known as Parcel Nos 59 & 59a, on Damage Map to open said st. Release mt. Caroline Quade to Sarah Klammer. June 8. Sept 21, 1910. nom

*Taylor st, No 380, being part of lot 380 map Van Nest Park, 25x 5, being known as Parcel Nos 59 & 59a on Damage Map to open Taylor st. Release mt. Daniel Huber to City of New York. July 7. Sept 21, 1910. nom

*6th st, n s, 130 w Av C, 25x108, Unionport. Mary F McGrail to Wm Landgrebe. Mt \$3,000. Sept 14. Sept 16, 1910. O C & 100

134th st, Nos 282 to 296, s s, 250 w Alexander av, 150x100, 2-sty bk factory, with machinery, etc. The Van Kannel Revolving Door Co to Campbell Carrington. Mt \$24,000. Sept 1. Sept 21, 1910. 9:2300. O C & 100

Same property. Chas A Decker & Fredk E Sutton as RECEIVERS of Van Kannel Revolving Door Co to same. Mt \$24,000. B & S. Sept 1. Sept 21, 1910. 9:2309. omitted

134th st, Nos 282 to 296, s s, 250 w Alexander av, 150x100, 2-sty bk factory. Release judgment. The Northern Bank of N Y to Campbell Carrington. Sept 1. Sept 21, 1910. 9:2309. nom

135th st, No 579 (851), n s, 125 e St Anns av, 16.8x100, 2-sty & b bk dwg. Pauline Karash to Maud F Shand. Mts \$4,000. Sept 20, 1910. 10:2548. O C & 100

136th st, Nos 469 & 471 (715 & 717), n s, 95 w Brown pl, 50x 100, 5-sty bk tnt. Thos H Roff to Julia K McCarthy of Fredericton, New Brunswick, Can. Mts \$50,000. Sept 19. Sept 20, 1910. 9:2281. O C & 100

139th st, No 461, n s, 583.4 e Willis av, 16.8x100, 2-sty & b bk dwg. Abraham J Piddian to Bertha Wenk. Mt \$4,500. Sept 17. Sept 19, 1910. 9:2284. nom

140th st, No 474 (730), s s, 666.8 e Willis av, old line, 16.8x100, 2-sty & b bk dwg. Theressa Sauter to Sidney & Aaron Frankenheim. Mar 12. Sept 21, 1910. 9:2284. nom

141st st, s s, 152 e Southern Boulevard, runs s 131.3 x e 25 x s 26.6 x e 32.2 x n 98.6 & 50.3 to st x w 64.11 to beginning, vacant. John H Symmers to Lena Symmers his wife. Mt \$6,500. Sept 15. Sept 19, 1910. 10:2592. O C & 100

145th st, No 410, s s, 99 e Willis av, runs e 13.7 x s 100 x w 12.7 x n 50 x w 1 x n 50 to beginning, 3-sty bk tnt & str. Henry Berse to Katie Berse. B & S. All liens. Sept 14. Sept 19, 1910. 9:2289. nom

145th st, s s, 150 w St Anns av, 25x100, vacant. Nellie B Bogart to Thos H Roff of Morganville, N J. Mt \$4,000. Sept 20. Sept 21, 1910. 9:2271. O C & 100

148th st, Nos 345 & 347, n s, 100 w Cortlandt av, 50x106.6, two 2-sty fr dwgs. Bungay Co to Central Union Gas Co. Mt \$3,500. Sept 22, 1910. 9:2330. O C & 100

151st st E, No 235. Assign rents for \$500. Peter Pinto to Bronx Security & Brokerage Co. All title. Sept 14. Sept 19, 1910. 9:2441. nom

152d st, No 311, n s, 450 w Courtlandt av, 50x100, vacant. Francesco Ruggiero to Llewellyn Realty Co, a corpn of N J. Sept 20. Sept 21, 1910. 9:2412. O C & 100

156th st | begins Melrose st, old, n s, 124.6 e Courtlandt av, a Melrose st | strip, runs s 0.10 to n s 156th st, new line, x e 24.6 x n 0.10 x w 24.6 to beg. John A Foley as ASSIGNEE in bankruptcy of Francis J Barretto to Marie Platt. All title. Q C. Sept 8. Sept 21, 1910. 9:2403. 1.39

Same property. Henry L Morris et al to same. Q C. Sept 3. Sept 21, 1910. 9:2403. 48.61

156th st, No 363, n s, 124.6 e Courtlandt av, 24.6x100, 3-sty fr tnt.

156th st, new, n s | a strip, 24.6x10 inches in front of above, bet Melrose st, old, n s | old & new lines.

Marie Platt to Alfred Raabe. Sept 20. Sept 21, 1910. 9:2403. O C & 100

163d st, No 414 (672), s s, 113 e Melrose av, 37.6x100, 5-sty bk tnt. Edmund Sittig & Clara his wife to Addison A Van Tine. Mts \$33,500. Sept 17, 1910. 9:2384. 100

Same property. Addison A Van Tine to Clara Sittig. Mts \$33,500. Sept 17, 1910. 9:2384. O C & 100

165th st | s s, 80.2 w Rogers pl, runs w 33.3 x s 72.6 x e 52.7 to Rogers pl | w s Rogers pl x n 47.2 x n w 44.6 & 28.5 to beginning, vacant. Timothy F Sullivan to Benjamin Benenson. Mt \$3,500. Aug 22. Sept 16, 1910. 10:2698. O C & 100

*172d st, No 1221, w s, 200 n Gleason av, 25x100. FORECLOS, Sept 7, 1910. Chas E F McCann referee to An Assoc for the Relief of Respectable Aged Indigent Females in City of N Y. Sept 8. Sept 16, 1910. 4,000

179th st, s s, 100 w Cedar av, 72.2x102.9x48.6x100, vacant. Annie L Morris et al to Francis G Cart. July 6. Sept 19, 1910. 3,300

180th st, No 730 | s e cor Clinton av, 40x107x39.9x107. Clinton av, No 2078 |

180th st, No 734, s s, 40 e Clinton av, 40.6x107.

180th st, No 738, s s, 80.6 e Clinton av, 40.6x107.

Clinton av, No 2074, e s, 107 s 180th st, 41x120.9x46x120.9, four 5-sty bk tnts with str in 180th st.

Brook Const Co to T J McGuire Const Co. Mts \$148,000 & all liens. Sept 14. Sept 17, 1910. 11:3094. 100

180th st, No 777, n s, 121.2 w Mapes av, 24x117.2, 4-sty bk tnt & str. Georgina Rendall to Henry E Johnson. Mts \$13,500. Sept 16. Sept 17, 1910. 11:3110. O C & 100

188th st, No 518 | s w cor Bathgate av, 32x89.4, 5-sty bk tnt. Bathgate av, No 2425 | The Mountain Const Co to Theo Haebler. Mt \$36,000 & all liens. Sept 17. Sept 20, 1910. 11:3057. nom

197th st, n s, 76.2 w Briggs av, 20x90, 3-sty bk dwg. Release mt. James B Turk to Nathan B Levin Co, a corpn. Sept 15. Sept 20, 1910. 12:3301. 1,000

Same property. Nathan B Levin Co to Fredericka C Majewski. Mt \$6,500. Sept 20, 1910. 12:3301. O C & 100

197th st | being lot 64 map of the Metropolitan R Old Williamsbridge road | E Assoc at Fordham Ridge, except part 10x25 taken for 197th st, with all title to land in said old road. Ephraim Placzek et al to Sieg Tynberg, Jr. Aug 29. Sept 22, 1910. 12:3295. 100

*217th st, s s, 375 w Paulding av, 25x109, Laconia Park. Melrose Realty Co to Luigi Di Paola. Mt \$560. Sept 7. Sept 21, 1910. 100

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

*218th st (4th av), n s, 205 w 4th av, 50x114, Wakefield. Adrienne Blot to Michelangelo Verini. Sept 19. Sept 20, 1910. O C & 100
 *226th st (12th st), n s, 280 e White Plains road, 25x114. Angelo Bizzarro to Edward Martin. Sept 17. Sept 21, 1910. O C & 100
 *233d st | s s, 92.4 w Kingsbridge road, runs w 50 x s 100 Kingsbridgeroad | x e 37.3 to Kingsbridge road x n e 16.6 x n 89.6 to beginning. Jas E Spence to Patk J McCool. Aug 6. Sept 17, 1910. O C & 100
 Anthony av, No 1727, w s, 67.9 n 174th st, 22.7x78.5x22x73.3, 2-sty bk dwg. FORECLOS, June 28, 1910. Frank Keck, ref. to Mary L Bates. Mt \$6,000. Sept 20. Sept 21, 1910. 11:2890 & 2891. 1,500
 Same property. Mary L Bates to Joseph Plitt. Mt \$6,000. Sept 20. Sept 21, 1910. 11:2890 & 2891. nom
 Aqueduct av, e s, 650 s 183d st, 37.6x99.6x37.6x100.2, 2-sty bk dwg. Wm C Bergen to Wilhelmine Gehlhaus. Mt \$10,000. Sept 20. Sept 21, 1910. 11:3211. O C & 100
 Bryant av, No 1217, w s, 171.8 n Home st, 20x100, 2-sty fr dwg. Francis J O'Neill to Sarah B Wilks, of Bloomfield, N J. Mt \$3,000. Sept 19. Sept 20, 1910. 11:2993. O C & 100
 Same property. Sarah B Wilks to Wm G Hannessen & Clara L his wife as tenants by entirety. B & S. Mt \$3,000. Sept 19. Sept 20, 1910. 11:2993. nom
 *Baisley av | n e cor Fairfax av, 75x100.
 Fairfax av
 Baisley av | n w cor Fairfax av, 75x100.
 Fairfax av
 Baisley av | n w cor Kearney av, 25x100.
 Kearney av
 Wm Landgrebe to Mary Frances McGrail. Mt \$1,869. Sept 14. Sept 16, 1910. nom
 Boston road, No 1442, s s, 94.5 e Prospect av, 25x90, 4-sty bk tnt & str. David Davidsohn to John H Wynn. Mt \$17,900. July 23. July 29, 1910. 11:2963. Corrects error in issue of Aug 6, when road No was 144. nom
 Boston road, No 1051, w s, abt 290 n 165th st, 72x117.7x67.8x116.5, except part for road, 6-sty bk tnt. Lotus Realty Co to Josephine V Winans of Asbury Park, N J. Mt \$97,000. Sept 16. Sept 17, 1910. 10:2607. nom
 Briggs av, n w s, 121.5 s 198th st, runs n w 103.4 x s w 50 x s e 45 & 59.4 to av x n e 50 to beginning, vacant. Bertha Wenk to Sadie Mayer. Sept 16. Sept 17, 1910. 12:3301. nom
 Briggs av | n e cor 197th st, 90x5.8x90x3.10, vacant. Wm Loeb to 197th st | Fredk & Philip Stubenvoll. All liens. Sept 22, 1910. 12:3295. O C & 100
 Briggs av, s e cor 198th st, or e s 171.5 s (?) 198th st, 100x3.7x100x5.7, probable error, vacant. Siegfried Silberberg to Wm Loeb. Q C & Correction deed. July 21. Sept 22, 1910. 12:3295. 100
 Belmont av, Nos 2483 & 2485 (Cambrelling av), w s, 40 n 189th st, & being lots 248 & 249 map Cambrelling et al at Fordham, 50x87.6, two 3-sty bk tnts & str. Mts \$17,000.
 Prospect av, No 2106, e s, 77.2 n 180th st, 40x100, 5-sty bk tnt. Mts \$32,000.
 Guiseppe Lauritano to Teresa Lauritano. 1/2 part. Sept 14. Sept 17, 1910. 11:3110-3078. nom
 Clay av, No 1102, e s, 30.8 n 166th st, 39x80, 5-sty bk tnt. A J Schwarzler Co to Emma Franck. Mt \$25,000. Sept 1. Sept 16, 1910. 9:2426. O C & 100
 *Cruger av, No 1822, plot begins 240 e White Plains road at point 250 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Lizzie Normoyle to Katie Rasche. Mt \$4,200 & all liens. Sept 15. Sept 16, 1910. 100
 College av | s e cor 168th st, 200x100, 1-sty fr bldg & vacant. John 168th st | Schaefer to Emma Dilberger. Mt \$15,500. Sept 17. Sept 19, 1910. 9:2435. omitted
 *Columbus av, n s, 205 w Bronxdale av, 25x100. Wm Kelleher to Andrew A Hoffman. Mt \$3,000. Sept 20. Sept 21, 1910. O C & 100
 Clinton av, Nos 1326 to 1332 | e s, 193.2 n 169th st, 142.5x200.6 to Boston rd, Nos 1315 to 1323 | w s Boston road x142.7x153 to beg. 1-sty bk str, 1-sty bk garage, 2-sty fr dwg & vacant. FORECLOS, Sept 21, 1910. Isidor Wels, ref. to Wm Steinberg. Mts \$83,000. Sept 21, 1910. 11:2934. 5,000 over & above mort
 *Chestnut av, w s, 150 s Oak st, 50x100, Eastchester. Kate Lifgren to Warren Hubbard, of Eastchester, N Y. Sept 15. Sept 21, 1910. O C & 100
 Daly av, e s, 453.5 s Tremont av or 177th st, 32.1x150.11, 4-sty bk tnt. Release mort. Jas C & Daniel S Green to The Harry C Benline Const Co. Sept 19. Sept 22, 1910. 11:2992. nom
 Daly av, e s, 453.5 s Tremont av or 177th st, 32.1x150.11, 4-sty brk tnt. The Harry C Benline Const Co to Jno C Wallace Co. Mt \$20,000. Sept 21. Sept 22, 1910. 11:2992. O C & 100
 Decatur av, e s, 74.10 s 193d st, 25.2x95.9 to Webster av, x25x, 98.9, vacant. Annie E Delaney to Decatur Constr Co. Mt \$3,215. Sept 20, 1910. 12:3275. 100
 Daly av | n e cor 179th st, runs n 115.6 x e 91.8 x s 15 x e 150 Vyse av | x n 15 x e 83.7 to w s Vyse av x s 115.3 to n s 179th 179th st | st x w 316.5 to beginning.
 Daly av, e s | adj above on north.
 Vyse av, w s | Party wall & encroachment agreement. James T Barry with Barry Brothers, a corpn. Sept 20. Sept 21, 1910. 11:3127. nom
 *De Milt av, n e s, at n w s Sound View pl, being lots 98 & 99 map Penfield property, South Mt Vernon, 100x100. Edward D Smith to Fredk L Searing. Mt \$4,000. Dec 31, 1909. Sept 17, 1910. nom
 Eastburn av, No 1754, e s, 188.3 n 174th st, 25x95.
 Eastburn av, No 1756, e s, 213.3 n 174th st, 25x95. two 2-sty bk dwgs.
 Sarah Cohen to Jennie Levey. Mts \$17,000. Aug 30. Sept 20, 1910. 11:2796. O C & 100
 *Edenwald (Jefferson) av | n e cor Gunther (Fox) av, 50x100. Louis Gunther av | M Kaufman & ano to Chas B Spencer. Mt \$700. Sept 19. Sept 21, 1910. O C & 100
 *Glebe av, e s, 160.7 n Westchester av, 50x147.5, Westchester. Wilhelmina Ruppel widow to Wm G Ruppel & Lena L his wife. Sept 20. Sept 21, 1910. O C & 100
 Hughes av, No 2153, w s, 62.11 s Oak Tree pl, 16.8x95, 2-sty fr dwg. Mary A Howley to John J Jonas. Mt \$2,000. Sept 16, 1910. 11:3070. O C & 100
 Hughes av, e s, 337.10 s Pelham av, 25x87.6, vacant. Gennaro Nuovo to G Nuovo Const Co. All liens. Sept 14. Sept 16, 1910. 11:3078. O C & 100

Hoe av, No 1455, w s, 75 n Jennings st, 25x100, 3-sty bk dwg. John C Staab to John Gerraty. Mt \$10,000. Sept 15. Sept 16, 1910. 11:2981. O C & 100
 Hughes av, Nos 2454 & 2456, e s, 44.11 n 188th st, 50.1x87.6, 4-sty bk tnt & str. Mt \$19,000.
 Hughes av, No 2318, e s, 275 n 183d st, 25x100, 2-sty fr dwg. Mt \$3,500.
 Arthur av, No 2380, e s, 75 n 186th st, 37.6x87.6, except part for av, 4-sty bk tnt & str. Mts \$15,000.
 Guiseppe Lauritano to Teresa Lauritano. Sept 14. Sept 17, 1910. 11:3076-3087-3073.
 Independence av, No 5251 (Palisade av) | w s, 456 n 252d st Sycamore av | (South av), runs n w 340 to e s of an alley or Sycamore av, x n e 143.9 x s e 347 to av, x s e 143.9 to beginning, contains 1 196-1,000 acres, with right to use said alley now Sycamore av, 3-sty fr dwg, 2-sty fr stable & vacant. A Emil Schmitt to Adin G Pierce. Mt \$15,000. Sept 22, 1910. 13:3424. O C & 100
 Jackson av, e s, 100 s 161st st, 72.7x75, vacant. FORECLOS, Aug 17, 1910. Geo E Weller, ref. to Colwell Lead Co. Mt \$7,000. Sept 21, 1910. 10:2647. 4,300
 *Leland av, w s, 25 s Wood av, 25x100. Alice A Virginia & ano to Geo B Dayson. 1/2 part. Mts \$4,200. Apr 23. Sept 19, 1910. nom
 *Mulford av, e s, 78.1 n Pelham road, 50x100, Throggs Neck. John O'Neil to David O'Shea. Q C. Correction deed. Sept 16. Sept 19, 1910. nom
 *Mayflower av, e s, 175 s Tremont road, 25x95, Tremont Terrace. Release mt. Washington Savings Bank to Bankers Realty & Security Co. Sept 7. Sept 16, 1910. nom
 *Same property. Bankers Realty & Security Co to Crescenzo De Maria. All liens. Sept 10. Sept 16, 1910. O C & 100
 Martha av | n e cor 241st st, runs e 141.6 x n w 162.4 to e s Mar-241st st | tha av x s 79.8 to beg, gore, vacant. Francis P J Moore to Church of St Barnabas, Woodlawn & McLean Heights, N Y, a corpn. Sept 21, 1910. 12:3394. nom
 *Morris Park av | s w cor Jefferson st, 50x100, Van Nest. Henry Jefferson st | C Helfst & ano to Johanna Darcy. Mt \$11,100. Sept 21. Sept 22, 1910. O C & 100
 Morris av, No 685, w s, 140.6 n 153d st, 16x100, 3-sty fr tnt & str. Jennie S O'Sullivan to Guiseppe Rinaldo. Mt \$6,500. Sept 19. Sept 22, 1910. 9:2442. nom
 Mt Vernon av, s s, 184.4 w Keppler av, 65.8x45.3x62x54, vacant, & being lot 872 map (No 753) of Edw K Willard at Woodlawn Heights, except part for Mt Vernon av. Wm P Rooney to David A Ettinger. 1/2 part. Sept 19. Sept 22, 1910. 12:3373. 350
 Same property. Emanuel Arnstein et al EXRS Leopold Hutter to same. 1/2 part. Sept 14. Sept 22, 1910. 12:3373. 350
 Park av, No 4465, w s, 111 s 182d st, 18x87.2x18x86.6, 2-sty fr dwg. Teichman Engineering & Const Co to Jennie E Teichman. Mt \$5,000. June 9. Sept 21, 1910. 11:3030. O C & 100
 *Richardson av, bet 236th and 237th sts, being lot 49 Jacksonville property. Power of attorney. Louis Speir to Louis Schloss. Mar 30. Sept 19, 1910.
 *Robin av, w s, 150 n Madison av, 75x100.
 Robin av, e s, 250 n Madison av, 50x100, Tremont terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. July 20. Sept 22, 1910. nom
 Summit av, e s, 50 s 162d st, 50x95, vacant. Jno P Levins to Machanley Realty & Const Co. Aug 2. Sept 22, 1910. 9:2524. O C & 100
 *Starling av, s s, 296 w Glebe av, 27.9x111.1x31.5x111.1, Westchester. Release mt. Mary Welcker to Matthew T Halpin & Wm Buhl. Sept 15. Sept 19, 1910. 647,25
 *Same property. Matthew T Halpin et al to Matthew Halpin. Sept 15. Sept 19, 1910. O C & 100
 Southern Boulevard, w s, 131.6 n 186th st, runs n 101.2 x w 166.6 x s 101 x e 180.11, vacant. Murray C Danenbaum to Wm Danenbaum. June 19. Sept 16, 1910. 11:3114. nom
 Southern Boulevard, Nos 1226 & 1228, e s, 246.10 n Home st, 60x105. Jas L Van Sant to Wm H Mehlich. Mt \$18,000. Sept 15. Sept 17, 1910. 11:2979. 100
 Southern Boulevard, w s, 275 n 172d st, 200x100, vacant. Tillie Frank to Weisman & Herman. Mt \$28,000. Sept 15. Sept 16, 1910. 11:2977. nom
 *Saratoga av, e s, 200 n Lakewood st, 25x125. Wm F Miller to Eliza Miller. Sept 30, 1908. Sept 20, 1910. gift & 100
 Tiebout av, No 2239, w s, 73.5 n 182d st, 18.2x65x18x63.8, 2-sty bk dwg. Jacob Marx to Isidor Langner. Mt \$3,500. Sept 1. Sept 16, 1910. 11:3145. O C & 100
 Tinton av, No 768, e s, 189.1 n Westchester av, runs e 85 x n 12.6 x e 10 x n 25 x w 95 to av x s 37.6 to beginning. Roth Const Co to Heinrich Roth of Yonkers, N Y. Mt \$28,000. Sept 15. Sept 16, 1910. 10:2655. O C & 100
 Tinton av, No 907, w s, 308.9 n 161st st, runs n 41.3 x w 35.1 & 99.11 x s 40.11 x e 135 to beginning, vacant. Weisman & Herman to Tillie Frank. Mt \$32,000. Sept 15. Sept 16, 1910. 10:2658. O C & 100
 Tiebout av, No 2364 | n e cor Clark st, runs n 75 x e 85.2 x s w Clark st | 101.4 to c l Clark st, x w 74.4 to e s Tie-184th st | bout av, x n 25 to beginning, 2-sty fr dwg & vacant, except part for East 184th st & Tiebout av. Walter D Marony to Lucy Lyon of Mamaroneck, N Y. 1-6 part. July 29. Sept 22, 1910. 11:3022 & 3143. O C & 100
 Tinton av, No 1229, w s, 290.9 n 168th st, 20.5x110, 2-sty fr dwg. Jacob Woolf to Simon Dannenberg. All liens. Sept 21. Sept 22, 1910. 10:2663. nom
 *Unionport road, late West Farms road, n e s, 1.5 s e Jefferson st, runs s e along road 62.6 x e 72 x n 50 x w 107.2 to beginning, being part lot 426 map Unionport.
 Jackson st, w s, part plot 426 map of Unionport, begins at n line lot 427, runs w 108 x n 50 x e 108 to st x s 50 to beginning.
 Blanche M Belmont to Sophie Preisel. Mt \$3,500 & all liens. Sept 6. Sept 16, 1910. O C & 100
 Vyse av | s w cor 180th st, 125.1x105.3x125x100, vacant. Hans F 180th st | N Truelsen to Krabo-Ernst Realty Co. Mt \$14,000 & all liens. Sept 19. Sept 20, 1910. 11:3127. O C & 100
 Vyse av, w s, 300 n 172d st, 25x100, vacant. Release mort. Henry Steitz to Steinmetz Const Co. Sept 22, 1910. 11:2989. 1,500
 *Walker av | n w cor Berrian st, 54.4 to 179th st x135x102.9x abt Berrian st | 132.2 to beginning. Chester Mortgage Co to Century 179th st | Holding Co. Mt \$30,000. Sept 20, 1910. 100
 Washington av, No 1443 | n w cor St Pauls pl, 65.3x100.5x70.10x St Pauls pl | 100.8, 5-sty bk tnt & str. David Schiller to Geo F Murphy. Mt \$75,000. Oct 26, 1909. Sept 20, 1910. 11:2902. O C & 100

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze AND IRON WORK

*West Farms road, s s, 215.6 e Berrian av, runs s 52.8 x e 50 x n 10 x e 75 x n 50 x e 50 x n 62.11 to road x w 188.7 to beginning. Chester Mortgage Co to Century Holding Co. Mt \$40,500. Sept 16, 1910. 100

*White Plains road | n w cor Nereid av, 100.3x85.10x100x82.11. Nereid av | Max Just to Annie L Loutrel. Sept 19, 1910. O C & 100

Woodlawn road, No 3048, e s, 78.5 n Hull av, 26.1x95.9x25x103.5, 2-sty fr dwg. Riley & Loughney Realty Co to Thos Walsh of Scranton, Pa. Mt \$7,000 & all liens. Sept 20, 1910. 12:3345.

Walton av | s w cor 181st st, 150x100, vacant. Fredk G Balschun to 181st st | Anna Nunnenkamp. C a G, correction and confirmation deed. All liens. Aug 27, Sept 16, 1910. 11:3185.

Same property. Anna Nunnenkamp to Patk J & Jos Toye. Mts \$10,000. Sept 15, Sept 16, 1910. 11:3185. 100

Walton av, No 2340, e s, 196 s 184th st, 25x95, 2-sty fr dwg. Frank Flood to Sarah A Herrington. Mts \$7,500. Sept 15, Sept 16, 1910. 11:3183. O C & 100

Washington av, Nos 1676 & 1678 | n e cor 173d st, 50.8x110, ex-173d st, No 481 | cept part for av, 6-sty bk tnt & str. Meyer Rabiner to Bessie Bernstein. 1-3 part. Mt \$61,000. Sept 21, Sept 22, 1910. 11:2915. O C & 100

Washington av, Nos 1766 & 1770, e s, 322.8 s 175th st, 52.8x120, except part for av, two 2-sty fr dwgs. Max Cohen to Third Av Bldg Co. Mt \$4,500. Sept 22, 1910. 11:2916. O C & 100

Washington av, No 1770, e s, 322.8 s 175th st, 27x120, 2-sty fr dwg. Peter B Franklin et al to Max Cohen. Sept 6, Sept 22, 1910. 11:2916. O C & 100

Washington av, Nos 1738 to 1742, e s, 50.5 n 174th st, 50x84.8, three 3-sty fr dwgs. Adolph Freund to Samuel Deutsch. B & S & C a G. All liens. Sept 6, Sept 16, 1910. 11:2916. nom

Washington av | s e cor 183d st, 40x100, 5-sty bk tnt & str. 183d st, No 480 | Alfred C Bachman to Peter Fox. All liens. Sept 1, Sept 19, 1910. 11:3050. 100

Webster av, No 2771 | s w cor 198th st, 28.7x93.10x45.2x91.11, 1-198th st, Nos 394 & 396 | sty fr str & 3-sty fr tnt & str. FORECLOS, Sept 15, 1910. Richard H Clarke to The Ebling Brewing Co. Mt \$15,000 & all liens. Sept 21, 1910. 12:3278. 5,000

*2d av | n e cor 226th st, 228x105, Wakefield. Lillian V Rourke 226th st | to Stephen M Hoye. July 15, Sept 19, 1910. nom

*Plot begins 100 e White Plains road at point 370 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. Christine Amann to Fredk B Amann. Mts \$4,850. Sept 20, 1910. nom

3d av, No 3492, e s, 180.8 s 168th st, 46x100, 3-sty fr tnt & str. & 1-sty fr bldg in rear. Leopold Boehm to Rosa Kuntz. 1/2 part. All title. C a G. All liens. Sept 21, Sept 22, 1910. 10:2609. nom

3d av, No 4177, begins 3d av, late Fordham av, w s, 108.3 n e 176th st, 27x91.10x27x93, with strip in front, bet old west line Fordham av & new west line 3d av, 3-sty fr tnt & str. Robt H Neamann to C Blake Orcutt. Mts \$8,000. Sept 15, Sept 16, 1910. 11:2924. nom

Same property. C Blake Orcutt to Oscar & Aaron Bartelstone. Mts \$8,000 & all liens. Sept 15, Sept 16, 1910. 11:2924. nom

*4th av or st, e s, 62.4 s 215th st, 31.2x105.1x30x113.7, Wakefield. FORECLOS, July 28, 1910. Wm E Norris, ref, to Anna Habicht. Aug 15, Sept 21, 1910. 3,500

Lot 12333, Sec 70, map of Woodlawn Cemetery, contains 1000 superficial feet. The Woodlawn Cemetery, a corpn, to Saml W Bowne. Mar 16, 1909. Sept 21, 1910. 12:3361. 2,000

Parcel No 4 on Damage Map to open De Kalb av, from East 208th st to Gun Hill road, 50x30, to c 1 De Kalb av. Release mt. Wm Beaman to Wm J Baker. July 21, Sept 21, 1910. 12:3327. nom

*Parcel No 8 on Damage Map to open Taylor st, from Morris Park av to West Farms road. Release mt. Mary Plunkett to the City of N Y. June 30, Sept 21, 1910. nom

*Parcel 73 on Damage Map to open Taylor st, from Morris Park av to West Farms road. Release mt. Eliz Wright to City of New York. June 30, Sept 21, 1910. nom

Parcel No 5C on Damage Map to open to Beck st, from Prospect av to Leggett av. Release mt. Mutual Life Insurance Co of N Y to City of New York. July 13, Sept 21, 1910. 10:2684. nom

Parcel No 14 on Damage Map to open De Kalb av, from 208th st to Gun Hill road. Release mt. Wm P Williams as trustee for Mary L Hillhouse, &c, to City of New York. July 7, Sept 21, 1910. 12:3327. nom

*Parcel No 5 on Damage Map to open Taylor st, from Morris Park av to West Farms road. Release mt. Mary Canon to City of New York. June 27, Sept 21, 1910. nom

*Plot begins 340 e White Plains road at point 195 n along same from Morris Park av, runs e 109 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Ike Melnik to Wm & Patrick Herlihy. Mts \$5,200. Sept 17, Sept 19, 1910. O C & 100

MISCELLANEOUS.

Exemplified copy of last will & testament of Alex Danenbaum. Feb 25, 1910. Sept 16, 1910. 12:3305 & 3319 & Wills.

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.

September 16, 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

Bedford st, Nos 23 & 25, all. Henry P Ansgore to Vincenzo Curto; 3 yrs, from Aug 1, 1910. Sept 19, 1910. 2:528...1,776

Baxter st, No 19, store, &c. H & A Cohen to Jno Rapuzzi; 5 7-12 yrs, from Oct 1, 1909. Sept 22, 1910. 1:161... 660

Cannon st, No 100, baths, &c. Congregation Gemilath Chesed Kranken Und Unterstutzung Verein to Berish & Kalman Rubinson; from Sept 1, 1910, to June 30, 1915. Sept 19, 1910. 2:329. 985

East Broadway, No 169, stoop store & 4 rooms in rear. Henry H Korn to Morris Bleetstein; 3 yrs, from May 1, 1910. Sept 19, 1910. 1:284. 600

Eldridge st, Nos 54 & 56, all floors above 2d floor and apartments Nos 2 & 6 on ground floor, in all 22 apartments. Minnie Horowitz to Louis Buchner; 3 yrs, from Oct 1, 1910. Sept 19, 1910. 1:300. 3,742

Fulton st, No 102, store. Kathryn Condit doing business as "Jacksons" to Max Mosheim; 6 months, from Sept 21, 1910. Sept 22, 1910. 1:78... per annum 3,500

Hester st, No 103, east store and basement. Isaac Polansky to Isaac Gordon; 3 yrs, from May 1, 1913. Sept 21, 1910. 1:307. 1,200

Mott st, No 185 | s e cor Delancey st, cor store & basement; also Delancey st | 1st store west of cor. Henry Kensing to Jno Colaizzo; 5 yrs, from Oct 1, 1910. Sept 21, 1910. 2:480...1,680

Monroe st, No 21, east store, back rooms & basement. Carlo Taibbi & ano to Francesco Sigismondi; 3 yrs, from May 1, 1910. Sept 21, 1910. 1:276. 660

Mulberry st, No 75, n 1/2 of store & cellar. Frank Pennachio to Ferdinando Cafazzo; 5 yrs & 15 days, from Sept 15, 1910. Sept 16, 1910. 1:199. 900

Monroe st, No 21. Assign lease. Francisco Sigismondi to Chester Holding Co. Apr 11, Sept 20, 1910. 1:276...nom

Norfolk st, No 75, Reassign lease. Arthur G Freeland to Geo Wolfgang. All title. Sept 15, Sept 16, 1910. 2:352...nom

New Powery, Nos 61 & 63, all. Sarah T Gardiner to Elia Poulo; 4 7-12 yrs, from Oct 1, 1910. Sept 17, 1910. 1:279...3,000

Prince st, No 156, all. Jonas Weil & ano to Michele Saviano; 5 yrs, from May 1, 1910. Sept 19, 1910. 2:502...3,600 & 3,900

Suffolk st, No 135, all. Mollie Harris to Jonah Latner; 2 yrs, from Dec 1, 1909. Sept 20, 1910. 2:354... 2,704

Stanton st, No 200 | all. Geo Laubentracht to Robt Kosoff-Ridge st, Nos 141 & 143 | sky; 11 months, from June 1, 1910; 2 yrs renewal. Sept 22, 1910. 2:345... 6,794

William st, No 90, all. Jane Investment Co to E E Clapp & Co; 7 7-12 yrs, from Oct 1, 1910. Sept 20, 1910. 1:68. 14,250 & 15,250

William st, Nos 165 & 167. Assign lease. John Jantzen to Christopher H Davidmeyer. Aug 25, Sept 22, 1910. 1:92...nom

1st st, No 13 E, store & basement. Andrea Ribando et al to Pietro Tantillo & ano; 3 yrs, from May 1, 1910. Sept 21, 1910. 2:456. 960

3d st, No 134 West, all. Gustave Baumann to Florindo Di Palmo; 5 yrs, from Aug 1, 1910. Sept 21, 1910. 2:543. 540

5th st, No 619, n s, 243 e Av B, 16.8x97, the lot. Sarah M Reynolds to Adelheid Lieb; 10 yrs, from May 1, 1910. Sept 21, 1910. 2:388...taxes, &c, & 450 & 500

Same property. Assign lease. Adelheid Lieb to Mary F Stanley. Sept 20, Sept 21, 1910. 2:388... O C & 100

12th st, No 530 E, front & rear tenements. Francesco Genovese to Salvatora Mistretta; 3 yrs, from Oct 1, 1910. Sept 21, 1910. 2:405... 2,460

12th st, No 371 W, all. The Duval Co to Thos Tierney; 1 yr, from Oct 1, 1910. Sept 16, 1910. 2:641... 1,404

12th st, No 324 E, all. Walter H Merrill TRUSTEE Wm Beard to John Bianchi; 4 10-12 yrs & 15 days, from June 15, 1910. Sept 16, 1910. 2:453. 600

12th st, Nos 713 & 715 E, all. Julius Sloss et al to Lorenzo Visconti; 5 yrs, from Sept 1, 1910. Sept 20, 1910. 2:382...1,800

18th st, No 432, s s, 144 w Av A, 25x92. Assign lease. Chas Christman to Edw J Bickman. Sept 2, Sept 22, 1910. 3:949. 100

Same property. Consent to assign lease. N Y Life Ins & Trust Co as TRUSTEE Isaac C Delaphaine to Chas Christman. Sept 12, Sept 22, 1910. 3:949. 100

21st st, No 338 1/2 W, all. Fred S Myers to Chas & Madeleine Bloch; 2 10-12 yrs, from July 1, 1910. Sept 19, 1910. 3:744. 800

26th st, Nos 114 to 120 W, 7th loft. The Criterion Const Co to Harry A Aaron & Alex Benedek firm N Y Fur Mfg Co; 5 yrs, from Feb 1, 1911. Sept 21, 1910. 3:801. 4,000

31st st, No 252, s s, 150 e 8th av, 25x32.5x25x34.8, all. Fav Realty Co et al to Jas Devaney; 21 2-12 yrs, from Nov 1, 1910. Sept 22, 1910. 3:780... taxes, &c, and \$2,000 to 3,000

32d st, Nos 507 to 515 W, part of. Assign lease. J Bernard Co, Inc, to N Y State Realty & Terminal Co. Sept 19, Sept 20, 1910. 3:704. 100

47th st, No 117 W, basement or ground floor. Karolina Koch to Anna Shapera; from Jan 11, 1910, to Jan 1, 1913. Sept 19, 1910. 4:1000... per month, 45

50th st, No 216 W, all. Mary E Miller et al INDIVID & TRUSTEES Jas C Miller to John Hunt; 4 10-12 yrs, from July 1, 1910, with 5 yrs renewal at \$4,500. Sept 19, 1910. 4:1021... 4,000

58th st, No 206 E, 3-sty bldg. Robt Johnson to Edw Schuerer; 2 yrs, from Apr 1, 1910, with 2 yrs renewal. Sept 17, 1910. 5:1331. 1,200

59th st, Nos 420 & 422 E, stores & cellars & parts 1st floor. Adelheid Kreiersheimer to Alois Turek; 3 yrs, from Oct 1, 1910. Sept 19, 1910. 5:1370. 840

65th st, No 157 E. Assign lease. Henry H Korn to Henry W Garfield. Mt \$2,800. Sept 14, Sept 16, 1910. 5:1400. nom

72d st, No 226 E, all. Theo Kruger to John M Slabey; 3 yrs, from Oct 1, 1910. Sept 20, 1910. 5:1426. 1,260

99th st, Nos 74 & 76 E, all. Isaac S Heller to Esther Redner; 3 yrs, from May 1, 1910. Sept 19, 1910. 6:1604...3,160 & 3,200

100th st, No 148 W, stable. Katharina Goll & ano to Hyman Kravitz; 5 yrs, from Oct 1, 1910. Sept 19, 1910. 7:1854... 1,080 & 1,320

104th st, No 24 E, all. Saml Harris to Jacob Pollock; 3 yrs, from Aug 1, 1910, with 2 yrs renewal. Sept 19, 1910. 6:1609. 2,800

127th st, Nos 214 & 216 E, store, basement & hall in rear of store. August H Sievers & ano to John V Hampton & ano; 5 yrs, from Sept 1, 1910. Sept 2, 1910. 6:1791. Corrects error in issue of Sept 10 as to location... 900 to 1,200

Same property. Assign lease. John V Hampton to Saml Cullers or Collers et al. Aug 29, Sept 2, 1910. 6:1791... nom

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS
239 VERNON AVENUE NEW YORK

Av A, No 247, w s, 51.9 n 15th st, 25.9x94. Assign lease. Isidor Braun to Bernhard Fink. Mt \$4,000. Sept 12. Sept 16, 1910. 3:947. nom
Broadway, No 2296 | s w cor 83d st. Assign lease. Chas A Mc-83d st | Ginley to Louis Roemer. Sept 15. Sept 17, 1910. 4:1230. nom
Broadway, No 454, store & basement. Reliant Holding Co to Han-over Lunch, Inc, a corpn; 9 yrs & 3 1/2 months, from Oct 15, 1910. Sept 16, 1910. 1:232. 3,500
Broadway, Nos 2182-2186 | stands Nos 15 & 16. Promac Realty Co 77th st, Nos 225-231 W | to Louis J & Frank Nagele; 5 yrs, from Oct 1, 1910. Sept 20, 1910. 4:1169. 1,750
Broadway, No 231. Assign lease. Diedrich Werfelman to Broad-way Park Place Co. Sept 15. Sept 20, 1910. 1:123. 100
Broadway, No 42, booth in corridor. Surrender lease. Marcus M Plechner to The Forty-Two Broadway Co. All title. Q C. Sept 15. Sept 20, 1910. 1:22. nom
Broadway, Nos 809 & 811, south store & basement. Maxley Realty Co to Aaron Schlang & Max Kasner; 2 yrs, from Oct 1, 1910. Sept 21, 1910. 2:563. 3,500 & 4,000
Broadway, No 1611, store 17x41. Churchill, a corpn, to Thos J Backes; from Aug 1, 1910, to Sept 30, 1915. Sept 21, 1910. 4:1020. 3,600 to 4,500
Columbus av, Nos 498 to 506 | n w cor 84th st, 102.2x100, all. Angel 84th st, No 101 | J Simpson et al to Michl Retzker; 3 yrs, from Oct 1, 1910. Sept 21, 1910. 4:1215. 16,000 to 17,000
Greenwich av, No 68, all. Chas A Herrmann et al to John Klein; 5 yrs, from May 1, 1911. Sept 19, 1910. 2:606. 1,200
Lexington av, No 1896 | s w cor 118th st, 3-sty bldg. Arnold 118th st | Wurtenberg to Wm H Friedman; 3 yrs, from Sept 22, 1910. Sept 22, 1910. 6:1645. 800
St Nicholas av, No 1431, store & cellar. Mortimer C Addoms to Michl J Kenny; 5 8-12 yrs, from Sept 1, 1910. Sept 21, 1910. 8:2165. 2,800 to 3,800
1st av, No 49 1/2 | all. Robt L Flemming et al to Henry Alberts; 3d st, No 99 East | 3 yrs, from May 1, 1911. Sept 19, 1910. 2:445. 1,800
2d av, No 2419, south store. Geo Bendien to Frank Pulz; 4 1-12 yrs, from Sept 1, 1910. Sept 19, 1910. 6:1789. 900
2d av, No 765 | s w cor 41st st. Reassign lease. Wm Zoll to John 41st st | F Dolan. All title. Sept 15. Sept 16, 1910. 5:1314. nom
2d av, No 2201. Bill of sale, saloon lease, &c. Mark Trautfield, auctioneer, to Jas Iquinto & Chas Amen. Aug 1. Sept 22, 1910. 6:1663. 500
3d av, No 707, store. Wm J Law & ano EXRS, &c, Wm Law to Albert Gas Fixture Co; 5 yrs, from Sept 1, 1910. Sept 22, 1910. 5:1318. 900 to 1,500
3d av, No 507 | n e cor, all. Augusta Brackmann to 34th st, Nos 201 & 203 E | Richard E Mahon; 10 yrs, from Oct 1, 1910. Sept 22, 1910. 3:915. 7,000 & 8,000
3d av, No 883. Assign lease. Harry Fireuch to John J Daly. Sept 16, 1910. 3:903. nom
3d av, No 454, 2d & 3d floors. Leopold Leysersohn to Victor Berlin; 3 yrs, from May 1, 1910. Sept 19, 1910. 3:887. 840
3d av, No 507.
34th st, Nos 201 & 203 E. Assign lease. Richd E Mahon to Chester Holding Co. Sept 19. Sept 21, 1910. 3:915. nom
3d av, No 618, all, except yard. John Devine to Patrick J Kenney; 5 yrs, from May 1, 1910. Sept 21, 1910. 3:895. 3,200
6th av, No 364, e s, all. 364 6th Av, a corpn, to O'Neill & Bristol Restaurant Co; 7 yrs, from May 1, 1914. Sept 19, 1910. 3:824. taxes, &c, & 12,000
7th av, No 1916, bootblack store. Jas P Tsumpelis to Domenico Reda; from Sept 15, 1910, to May 31, 1912. Sept 22, 1910. 7:1831. per month 25
7th av, No 101 | n e cor 16th st, 17.4x64, all. Michael 16th st, No 161 West | Schachtel, Sr, & ano to Jno H Harkins; 6 yrs, from May 1, 1913. Sept 22, 1910. 3:792. excess taxes over \$250, &c, and 3,000 to 3,500
7th av, No 101. Assign lease. Jno H Harkins to Daniel & Philip O'Connell. June 2. Sept 22, 1910. 3:792. nom
8th av, No 2642, double store & bake shop. Louis Grunig, Jr, to Elizabeth Stephany; 5 yrs, from May 1, 1911. Sept 19, 1910. 7:2027. 135 monthly
8th av | n w cor Cathedral Parkway, strs Nos 5, 6 & 7. Cathedral Parkway | Texas Realty Co to Atlantic Moving Picture Co; 5 yrs, from Sept 9, 1910. Sept 22, 1910. 7:1846. 3,000
10th av, No 861, all. Sarah E Platt to Patk J O'Brien & Thos Hartney; 10 yrs, from Oct 1, 1910. Sept 22, 1910. 4:1085. 1,200 & 1,400
10th av, No 292, cor str & b. Bertha Becker to Thos Henry; 10 yrs, from June 1, 1910. Sept 22, 1910. 3:724. 1,500 & 1,800
10th av, No 233, n w s, 24.8 s w 24th st, 24.8x77.6. Assign lease. Wm Law to Sadie Goldstein. Sept 14. Sept 21, 1910. 3:695. nom
Same property. Consent to assign lease. Kath E Moore to Sadie wife of Saml Goldstein & Wm Law. Sept 14. Sept 21, 1910. 3:695.
10th av, No 755, str floor. Theresa Seagrist to Herman F Lut-ters; 5 4-12 yrs, from Jan 1, 1910. Sept 22, 1910. 4:1080. 1,200 & 1,500
10th av, No 231, n w s, abt 49.6 s 24th st, 24.8x100, the lot. Francis L Ogden to Saml Goldstein of Brooklyn; 21 yrs, from Sept 1, 1910. Sept 16, 1910. 3:695. taxes, &c, & 660

BOROUGH OF THE BRONX.

Freeman st, No 908, apartments 3, 6, 16, 17, 19, 20 & 21. Louis Levy to Wm Reilly; 1 yr, from Oct 1, 1910; 2 yrs renewal. Sept 22, 1910. 11:2975. per month 126
Home st, No 886, top floor. August Diener to Wm Goetz; 1 10-12 yrs, and 15 days, from June 15, 1910. Sept 22, 1910. 10:2692. 300
138th st, No 580, s s, 132.3 e St Anns av, runs s 50 x w 20 x s 50 x e 50 x n 100 to st x e (? should be w) 30 to beginning, all. Value Realty Co to Chas Friedman & Frank Peters; 10 yrs, from Jan 1, 1911. Sept 17, 1910. 10:2550. 3,900 & 4,200
148th st, No 301 East, store. Ferdinando Cirillo & ano to Jerome B Buese; 5 2-12 yrs, from Aug 1, 1911. Sept 22, 1910. 9:2330. 600

155th st, s s, 425.6 e Courtlandt av, 24.6x100, all. Value Realty Co to Rosie Jame; Sept 8, 10 yrs, from completion of bldg. Sept 21, 1910. 9:2401. 3,350 & 3,650
Arthur av, No 1987 | n w cor 178th st, store & basement. 178th st
178th st, No 591 E, 2d floor east.
Bridget Conway to Frederick Hopmann; 5 yrs, from Oct 1, 1910. Sept 21, 1910. 11:3068. 480 & 540
Bergen av | n w cor 152d st, str & b. Jacob Reich & ano to Jno 152d st | Kelly; 10 yrs, from May 1, 1910. Sept 22, 1910. 9:2362. 900 to 1,500
Hughes av, No 2127, all. Esther Weiss to Dr Victor Igel; 5 yrs, from Oct 1, 1908. Sept 22, 1910. 11:3070. 480
Hunts Point road | n e cor Garrison av, —. Bill of sale, sa-Garrison av | loon lease, &c. Mark Trautfield, auctioneer) to Jno Schenk. Aug —, 1910. Sept 22, 1910. 10:2761. 300
Same property. Assign lease. Jno Schenk to Niels D W Jorgensen Aug 17. Sept 22, 1910. 10:2761. nom
Intervale av, No 1110. Assigns 2 leases. August Scheuermann to Olga Martin. Mt \$1,000. Sept 14. Sept 16, 1910. 10:2706. nom
Park av, No 4532.
183d st, No 440 East. Assign lease. Jno H Larsen to Doretta Gaffney. Apr 4. Sept 22, 1910. 11:3038. nom
Southern Boulevard, No 835.
St Anns av, No 123. Assign lease. Jos F Strong to Jno H Fischer. Apr 15. Sept 22, 1910. 9:2261. nom
Tinton av, No 1170, all. Ernest Krom to Max Freeman; 5 yrs, from Oct 1, 1910. Sept 19, 1910. 10:2672. 720 & 780
Union av, No 1121, all. Charles Kling to George Millian; 10 yrs, from Oct 1, 1910. Sept 19, 1910. 10:2671. 1,500 & 1,800
Webster av, e s, 30 s of canopy of bridge leading to Elevated R R (said bridge being about opposite East 198th st), 17x30. Agree-ment as to assignment of lease, &c. Adam B Bealis & ano with James Gazetas. All title. Sept 16. Sept 19, 1910. 12:3273. 2,700
Westchester av, No 941 | n e cor Intervale av, store & part base-Intervale av | ment. Edmund Sens to Frederick Hufeisen; 10 yrs, from Oct 1, 1910. Sept 17, 1910. 10:2704. 1,800 to 3,500
Westchester av | s w cor Simpson st, store, &c. Henry Acker to Simpson st | Wm B Riker & Son Co; 10 yrs, from Jan 1, 1911. Sept 17, 1910. 10:2724. 3,250 to 5,000
Westchester av, No 672. Bill of sale, saloon lease, &c. Mark Trautfield, auctioneer, to Harris Darville. Apr 21. Sept 22, 1910. 10:2634. 500
Washington av, No 1718, all. Harris Drusin & ano to Abraham Paltrowitz; from Sept 1, 1910, to Oct 1, 1913. Sept 21, 1910. 11:2915. 3,000
Washington av, No 2326 | n e cor 184th st, str & part cellar. Albt 184th st | Henrich to Thos R Cross; 5 9-12 yrs, from Jan 1, 1910. Sept 22, 1910. 11:3053. per mo 55 & 65
*White Plains av, No 208. Assign lease. Thos R Cross to Phil-lippe Kauffman. June 14. Sept 22, 1910. nom
3d av, Nos 3858 & 3860, str & b & 5 rooms 1st floor. Jos Kaplan & ano to Saml Krevsky; 3 yrs, from Oct 1, 1910. Sept 22, 1910. 11:2929. 780

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into th Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

September 16, 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

Adler, Jeannette to Max Lachman. Beekman pl, No 10, w s, 76 s 50th st, 18.1x90. Prior mt \$—. Sept 8, 3 yrs, 6%. Sept 17, 1910. 5:1361. 2,000
Benning, Jennie to John H Rogan trustee Patk Hall. Leroy st, No 45, n s, 75 w Bedford st, 25x50. P M. Sept 16, 1910, 3 yrs, 5%. 2:583. 5,500
Bernard, Julia D to Philip Walcoff & ano. 19th st, Nos 144 & 146, s w s, 197 s e 7th av, 44x93.3x46.3x93 6. Prior mt \$37,000. Sept 15, due, &c, as per bond. Sept 16, 1910. 3:794. 7,500
Bohling, Claus to Charles Dorn & ano. 3d av, Nos 336 & 338, s w cor 25th st, Nos 160 & 162, 42x84. Prior mt \$116,500. Sept 16, 1910, 1 yr, 6%. 3:880. 12,000
Brooks, Minnie A to Clara M Meyer. 78th st, No 157, n s, 191 e Ams av, 19x102.2. Prior mt \$10,000. Sept 16, due Apr 21, 1912, 6%. Sept 20, 1910. 4:1150. 10,000
Brueggemann, Maria with John Becker. 3d st, No 168 E. Ex-tension of \$11,000 mt until Oct 1, 1915, at 4 1/2%. Sept 2. Sept 20, 1910. 2:398. nom
Berry (John B) Co to Cornelia E Scott. Amsterdam av, s w cor 189th st, 99.11x100. Prior mt \$34,000. Sept 20, 1910, due, &c, as per bond. 8:2159. 3,000
Same to same. Same property. Certificate as to above mt. Sept 20, 1910. 8:2159.
Bagen, Mary A to Charles Strauss. 3d av, Nos 1521 & 1523, e s, 26 s 86th st, runs s 50.8 x e 100 x n 76.8 to s s 86th st, No 204, x w 10 x s 26 x w 90 to beginning. May 14, demand, 6%. Sept 20, 1910. 5:1531. 1,434

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

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- Bachman, Alfred C to TITLE GUARANTEE & TRUST CO. 153d st, Nos 449 & 451, n s, 240 e Ams av, 60x99.11. Sept 20, 1910, due, &c, as per bond. 7:2068. 34,000
- Brown Realty Co to T J McGuire Construction Co. 178th st, No 526, s s, 150 w Ams av, 75x91.2x75x96. P M. Prior mt \$85,000. Sept 15, due, &c, as per bond. Sept 20, 1910. 8:2132. 5,000
- Buchler, Louis to Marie L Wight. 14th st, No 203, n s, 100 e 3d av, 19x103.3. Sept 21, 1910, 5 yrs, 5%. 3:896. 22,000
- Same & August Ruff with same. Same property. Subordination agreement. Sept 21, 1910. 3:896. nom
- Burke, Eliz W with Pratt, Koehler & Russell. 29th st, Nos 327 & 329 E, Agreement as to satisfaction of mt. Aug 25. Sept 21, 1910. 3:935. nom
- Barnett, Solomon to TITLE GUARANTEE & TRUST CO. 40th st, No 304, s s, 150 w 8th av, 25x98.9. P M. Sept 21, 1910, due, &c, as per bond. 3:763. 15,000
- Columbus & Dorfman Const Co to Frank J Nageldinger. 127th st, No 229, n s, 300.6 e 3d av, 29.6x99.11. Prior mt \$17,500. Sept 21, 1910, due, &c, as per bond. 6:1792. 3,000
- Same to same. Same property. Certificate as to above mt. Sept 20. Sept 21, 1910. 6:1792. —
- Chipier, Henry to Minnie Miller. 82d st, No 417, n s, 256 e 1st av, 25x102.2. Prior mt \$—. Apr 27, 2 yrs, 6%. Sept 21, 1910. 5:1562. 2,000
- Codae Realty Co to Chas M Rosenthal. Claremont av, Nos 130 to 136, e s, 200 n 122d st, 100x100. Prior mort \$172,500. Sept 20, due Jan 20, 1912, 6%. Sept 22, 1910. 7:1993. 9,000
- Same to same. Same property. Certificate as to above mort. Sept 20. Sept 22, 1910. 7:1993. —
- Capozzi, Francesco & Antonio to Bernard J Biffar. Thompson st, Nos 218 & 220, e s, 225 n Bleecker st, 50x85. Sept 21, 5 yrs, 5½%. Sept 22, 1910. 2:537. 50,000
- Same to Giovanna Garda. Same property. Prior mort \$50,000. Sept 21, 3 yrs, 6%. Sept 22, 1910. 2:537. 11,000
- Cafazzo, Ferdinando to Eastern Brewing Co. Mulberry st, No 75. Saloon lease. Sept 15. Sept 19, 1910. 1:199. 800
- Calhoun, Thos H to Frank E Andross. Vermilyea av, s s, 300 e Dyckman st, 50x150. Sept 17, 2 yrs, 5%. Sept 19, 1910. 8:2224. 6,500
- Crystal (B) & Son, a corpn, to State Realty & Mortgage Co. Claremont av, w s, 225 s 119th st, 56.8x100. Sept 16, due, &c, as per bond. Sept 19, 1910. 7:1990. 39,772
- Same to same. Same property. Certificate as to above mt. Sept 16. Sept 19, 1910. 7:1990. —
- Connick, Andrew J, Jr, to Andrew J Connick. Broadway, w s, 277.5 n 215th st, 50x100. Sept 16, 1910, 3 yrs, 5%. 8:2243. 12,950
- Coshland, Rose to Kate A Hastings. 144th st, No 454, s s, 214 e Ams av, 20x99.11. P M. Sept 15, due Oct 1, 1913, 5%. Sept 16, 1910. 7:2059. 12,000
- Chelsea Realty Co with METROPOLITAN LIFE INS CO. 141st st, n s, 100 e 7th av, 325x199.10 to s s 142d st. Extension of \$180,000 mt until Oct 1, 1913, at 5½%. Sept 15. Sept 16, 1910. 7:2010. nom
- De Bellis, Giovanni A to Kips Bay Brewing & Malting Co. 12th st, No 413, n s, 173 e 1st av, 24.4x103.3. Aug 23, due, &c, as per bond. Sept 17, 1910. 2:440. 1,800
- Dwyer, Anna M to Geo B Lauck as committee John W Quincy. 57th st, No 222, s s, 235 e 3d av, 25x100.4. Sept 15, 5 yrs, 5%. Sept 16, 1910. 5:1330. 20,000
- Douglass, J Emory to EMIGRANT INDUSTRIAL SAVINGS BANK. 127th st, No 120, s s, 208.4 w Lenox av, 16.8x99.11. P M. Sept 16, 1910, 5 yrs, 5%. 7:1911. 8,400
- Docter, Rosa with BANK FOR SAVINGS in City N Y. Amsterdam av, No 724. Extension of \$18,000 mt until Sept 1, 1915, at 4½%. Sept 1. Sept 16, 1910. 4:1243. nom
- Davis, Alfred G to Edith C Dunlap. Manhattan av, No 391, w s, 55.11 n 116th st, 18x50. Sept 16, due, &c, as per bond. Sept 17, 1910. 7:1943. 2,000
- Douglas Realty Co to Gertrude M Wilde. 3d av, Nos 226 & 228, n w cor 19th st, Nos 147 to 151, 46x100. P M. Sept 19, 1910, 2 yrs, 4½%. 3:875. 60,000
- Du Bois, Anna G with Alexis & Maurice Lee. 51st st, No 320 E. Extension of \$5,000 mt until Sept 12, 1915, at 5%. Aug 22. Sept 20, 1910. 5:1343. nom
- Doctor, Adolf & Albt Kraus & Chas M Rosenthal with Chas Lanier & Wm Jay exrs, &c, Frances A Lawrence. 149th st, Nos 452 to 456 W. Subordination agreement. Sept 22, 1910. 7:2063. nom
- Dent Realty Co to COLLEGE POINT SAVINGS BANK. Certificate as to mort for \$5,000 on property at Flushing, L I. Sept 17. Sept 22, 1910. —
- Doctor, Adolf & Albt Kraus to Chas Lanier & ano exrs, &c, Frances A Lawrence. 149th st, s s, 100 w Convent av, 75x99.11. Sept 22, 1910, 5 yrs, 4½%. 7:2063. 90,000
- Dyer, M Wilber to GERMANIA FIRE INS CO. 142d st, No 639, n s, 410 w Bway, 15x99.11, except part for Riverside Drive extension. P M. Sept 20, due, &c, as per bond. Sept 21, 1910, 7:2089. 10,000
- Digan, Frank J with Sadie Eppinger. 2d av, No 1390, e s, 70.6 s 72d st, 31.8x100x32.2x irreg. Extension of \$7,500 mt until Feb 1, 1912, at % as per bond. Feb 1, 1909. Sept 20, 1910. 5:1446. nom
- Ecallow Co to METROPOLITAN LIFE INS CO. Broadway, s e cor 165th st, 110x100x101.6x100.5. Building loan. Sept 19, due Oct 1, 1915, 6% until completion of bidg & 5½% thereafter. Sept 21, 1910. 8:2122. 340,000
- Same to same. Same property. Certificate as to above mt. Sept 19. Sept 21, 1910. 8:2122. —
- Emkaar Realty Co to Aaron Goodman. Amsterdam av, No 2280, n w cor 173d st, No 501, 100x35. P M. Prior mt \$—. Sept 15, due Nov 15, 1910, 6%. Sept 16, 1910. 8:2130. 11,590
- Eisenacher, Florence of Rutherford, N J, to LAWYERS TITLE INS & TRUST CO. 19th st, Nos 264 to 268, s s, 190 e 8th av, runs s 93.8 x e 14 x s 24.4 x e 43.11 to c l Old Fitz Roy road x n 114 to 19th st x w 54.11 to beginning. P M. Sept 15, 5 yrs, 5%. Sept 16, 1910. 3:768. 34,000
- Same to Jennie E McLellan. Same property. P M. Sept 15, 5 yrs, 6%. Sept 16, 1910. 3:768. 16,000
- Focarile, John to Jos Focarile. 117th st, Nos 429 & 431, n e s, 306.6 s e 1st av, 37.6x100.10; Pleasant av, No 285, w s, 30.7 n 115th st, 15x74. Prior mt \$30,000. Sept 14, 2 yrs, 6%. Sept 16, 1910. 6:1711 & 1709. 6,000
- Fitzgerald, Eliz to TITLE GUARANTEE & TRUST CO. 47th st, No 432, s s, 418 e 10th av, 27x100.5. Sept 19, 1910, due, &c, as per bond. 4:1056. 15,000
- Fluri Construction Co to TITLE GUARANTEE & TRUST CO. 149th st, No 460, s s, 100 e Ams av, 75x99.11. Building loan. July 26, 1 yr, 6%. Sept 19, 1910. 7:2063. 100,000
- Same to same. Same property. Certificate as to above mt. July 14. Sept 19, 1910. 7:2063. —
- Fitzpatrick, Philip A to Sarah F Turner. 46th st, No 71, n s, 90.6 e 6th av, 18.3x100.5; 46th st, No 75, n s, 50.10 e 6th av, 19.11x50.8. Sept 22, 1910, 3 yrs, —%, as per bond. 5:1262. 7,500
- Franzens, Geo & Philip White to A Hupfels Sons. Beekman st, No 16. Saloon lease. April 15, demand. 6%. Sept 22, 1910. 1:101. 4,500
- FARMERS LOAN & TRUST CO with Frank & Edw McCoy. Bleecker st, n s, 57.3 e Thompson st, 28.6x100x25.6x100. Extension of \$15,000 mt until Sept 26, 1913, at 5%. Sept 19. Sept 20, 1910. 2:537. nom
- Fitzpatrick, Mary I & Eliz G Guilfoyle to EMIGRANT INDUSTRIAL SAVINGS BANK. 122d st, No 103, n s, 90 e Park av, 25x100.11. Sept 20, 3 yrs, 5%. Sept 21, 1910. 6:1771. 14,000
- Finger, Annie wife Jos to Robt Kommel. Av C, No 110, e s, 48.9 n 7th st, 18.3x82.5. Prior mt \$19,000. Sept 20, 1 yr, 6%. Sept 21, 1910. 2:377. 1,200
- Great Jones St Realty Co to LAWYERS TITLE INS & TRUST CO. Bond st, No 24, n s, 433.8 e Bway, 25.9x99.6. Sept 20, 5 yrs, 5%. Sept 21, 1910. 2:530. 35,000
- Same to same. Same property. Certificate as to above mt. Sept 15. Sept 21, 1910. 2:530. —
- Gorgers, Bernadina to Nathan J Packard & ano. 44th st, No 557, n s, 100 e 11th av, 25x100.4. Prior mt \$7,500. Sept 20, 4 months, 6%. Sept 21, 1910. 4:1073. note, 300
- GREENWICH SAVINGS BANK with Edw F Fitzgerald. 94th st, No 239 E. Extension of \$10,000 mt until Sept 1, 1915, at 5%. Aug 22. Sept 21, 1910. 5:1540. nom
- GREENWICH SAVINGS BANK with Meyer Marks. 6th av, No 32. Extension of \$8,000 mt until Sept 1, 1915, at 4½%. Sept 19. Sept 21, 1910. 2:543. nom
- Goldstein, Lewis S to EQUITABLE LIFE ASSUR SOC of the U S. 113th st, No 17, n s, 214 w 5th av, 15.6x100.11. Sept 19, due Oct 1, 1915, 5%. Sept 20, 1910. 6:1597. 7,000
- Gutman, Sanders & Emma to FARMERS LOAN & TRUST CO. 3d av, Nos 2162 to 2174, n w cor 118th st, No 177, 151.4x140 to Lincoln pl, Nos 1 to 14. Sept 3, due Jan 1, 1914, % as per bond. Sept 20, 1910. 6:1767. 150,000
- Gottlieb, Edw O to Adolf Gluck. Av A, No 119, w s, 73.2 s St Marks pl or 8th st, 24.3x100. Sept 19, 1910, 2 yrs, 6%. 2:435. 2,000
- Gitz, John to Joseph Ratzer. 43d st, No 354, s s, 150 e 9th av, 25x100.5. P M. Sept 6, 3 yrs, 5%. Sept 16, 1910. 4:1033. 15,000
- Guild, Josephine to Henry G Guild. 127th st, Nos 31 & 33, n s, 335 e 5th av, 50x99.11. Prior mt \$—. Sept 16, 1910, 2 yrs, 6%. 6:1752. 6,000
- Hyman, Leah with Louis Nordlinger. Pitt st, No 16, e s, 80 s Broome st, 20x74.5. Extension of \$12,500 mt until Jan 3, 1916, at 5%. Sept 12. Sept 16, 1910. 2:336. nom
- Humphrey, Lee O to Chas Hartman. 136th st, No 136, s s, 383.2 e 7th av, 16.10x99.11. P M. Prior mt \$—. Sept 16, 1 yr, 6%. Sept 17, 1910. 7:1920. 1,000
- Herzog, Alex, & Joseph, Benj & Solomon Frankenthaler with Clara Stern. Park av, Nos 929 & 931, Subordination agreement. Sept 16. Sept 17, 1910. 5:1509. nom
- Same with MERCANTILE TRUST CO. Same property. Subordination agreement. Sept 16. Sept 17, 1910. 5:1509. nom
- Herzog, Alex to MERCANTILE TRUST CO. Park av, Nos 929 & 931, e s, abt 100 n 80th st, and being plot begins 800 w 3d av & 51.1 s 81st st, runs w 100 to Park av x s 53.3 x e 100 x n 53.3. Sept 16, 3 yrs, 4¾%. Sept 17, 1910. 5:1509. 69,000
- Same to Clara Stern. Same property. Prior mt \$69,000. Sept 16, 3 yrs, 6%. Sept 17, 1910. 5:1509. 12,000
- Highwood Realty & Construction Co to Lincoln Mortgage Co. 157th st, Nos 540 to 546, s s, 275 e Bway, 100x99.11. Prior mt \$140,000. Sept 16, 2 yrs, 6%. Sept 17, 1910. 8:2115. 18,000
- Same to same. Same property. Certificate as to above mt. Sept 16. Sept 17, 1910. 8:2115. —
- Hunt, John to George Ehret. 50th st, No 216 W. Saloon lease. Sept 17, demand, 6%. Sept 19, 1910. 4:1021. 7,000
- Heaton, D R Perry to TITLE GUARANTEE & TRUST CO. 36th st, Nos 25 & 27, n s, 388.9 w 5th av, 37.6x98.9. Sept 15, due, &c, as per bond. Sept 20, 1910. 3:838. 100,000
- Hargood Realty & Construction Co to City Mortgage Co. Fort Washington av, s w cor 178th st, 127.8x100. Building loan. July 28, demand, 6%. Sept 20, 1910. 8:2177. 150,000
- Same to same. Same property. Certificate as to above mt. July 28. Sept 20, 1910. 8:2177. —
- Hunt, Lizzie N of Nyack, N Y, to Abrahm Eisenstein. 116th st, No 156, s s, 66.8 e Lexington av, 16.8x100.11. Prior mt \$11,500. Sept 21, 1910, installs, 6%. 6:1643. 300
- Hoffman, Fredk G with Benno Lewinson. 137th st, No 238, s s, 417 w 7th av, 18x99.11. Extension of \$15,000 mort until Jan 23, 1911, 5%. Sept 20. Sept 21, 1910. 7:1942. nom
- Iaquinta, Jas & Chas Amen to Clausen-Planagan Brewery. 2d av, No 2201. Saloon lease. Aug 1, demand, 6%. Sept 22, 1910. 6:1663. 7,000
- Kingston, Ethel M of Larchmont, N Y, to Wm H Yawkey. 70th st, No 273, n s, 70 e West End av, 15x100.5. P M. Prior mt \$8,000. Sept 17, due, &c, as per bond. Sept 19, 1910. 4:1162. 5,000
- Koepfer, Fred to A Hupfels Sons. 1st av, No 2337. Saloon lease. April 21, demand, 6%. Sept 22, 1910. 6:1796. 1,550
- Kann, Marie to TITLE GUARANTEE & TRUST CO. 84th st, No 147, n s, 362 w 3d av, 21.3x102.2. P M. Sept 20, due, &c, as per bond. Sept 21, 1910. 5:1513. 9,000
- Same to Nannette L Trumbull. Same property. P M. Prior mt \$9,000. Sept 20, 2 yrs, 6%. Sept 21, 1910. 5:1513. 1,000



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Kennedy, Patk J to F & M Schaefer Brewing Co. 3d av, No 618. Saloon lease. Sept 21, 1910, demand, 6%. 3:895. 3,600

Kenny, Michl J to Lion Brewery. St Nicholas av, No 1431. Saloon lease. Sept 14, demand, 6%. Sept 21, 1910. 8:2165. 3,000

Keohane, Dennis to EMIGRANT INDUSTRIAL SAVINGS BANK. 112th st, No 207, n s, 120 e 3d av, 20x100.11. Sept 21, 1910, 1 yr. 5%. 6:1662. 3,000

Lawyers Mortgage Co with Morris Klein. Broome st, No 99. Extension of \$17,500 mt until June 30, 1915, at 5%. Aug 8. Sept 21, 1910. 2:336. nom

Leichtag, Mindel with Lena Fensterheim. 3d st. Nos 306 & 308 E. Agreement modifying terms of mt. Sept 20. Sept 21, 1910. 2:372. nom

Lynch, Jas A with METROPOLITAN LIFE INS CO. Broadway, s e cor 165th st. 110x100x101.6x100.5. Subordination agreement. Sept 21, 1910. 8:2122. nom

Lincoln Bohemian Realty Corpn to Michael Kafka et al. 81st st, No 313, n s, 225 e 2d av, 25x102.2. Prior mort \$18,000. Sept 21, 5 yrs, 6%. Sept 22, 1910. 5:1544. 4,000

Levy, Rachel wife of Julius Levy & Fannie wife of & Isidore Silverman to Augusta Pincus. 53d st, No 332, s s, 275 w 1st av, 25x100.5. Prior mort \$18,000. Sept 21, due July 23, 1911. 6%. Sept 22, 1910. 5:1345. 500

Leichter, Adolf to Emma C Orr. Houston st, No 306 E, n s, abt 75 e Av B, 22.6x70. Sept 20, 1910, 3 yrs, 6%. 2:384. 2,500

Lawyers Mortgage Co with William Graeber. 119th st, No 118 E. Extension of \$19,000 mt until July 29, 1915, at 5%. July 28. Sept 20, 1910. 6:1767. nom

Lawyers Mortgage Co with Eliz A Brown. 112th st, Nos 306 & 308 E. Extension of \$38,000 mt until June 28, 1913, at 5%. Sept 12. Sept 20, 1910. 6:1683. nom

Loewer Realty Co to TITLE GUARANTEE & TRUST CO. 50th st, No 530, s s, 375 w 10th av, 25x100.5. Sept 19, 1910, due, &c, as per bond. 4:1078. 10,000

Same to same. Same property. Certificate as to above mt. Sept 17. Sept 19, 1910. 4:1078.

LAWYERS TITLE INS & TRUST CO with Barnett Bears. 76th st, No 234, s s, 130 w 2d av, 25x102.2. Extension of \$16,500 mt until July 1, 1913, at 4½%. Sept 13. Sept 16, 1910. 5:1430. nom

Ludorff, Albert to Charlotte Schweyer. 57th st, No 513, n s, 125 w 10th av, 25x100. Feb 28, 1910, due Mar 1, 1915, 4½%. 4:1086. Corrects error in issue of Mar 5, when location was 57th st, No 513, n s, 125 w 7th av, 25x100. 12,000

Lewis, Clarence M with Milton Berlinger. 116th st, No 228, s s, 425 e 8th av, 25x100.11x irreg x103.7. Extension of mt for \$4,000 to Sept 16, 1911, at 6%. Sept 16, 1910. 7:1831. nom

Mohican Realty Co with Herbert Boughton. 29th st, Nos 335 to 339, n s, 182.6 w 1st av, 44x99.9. Agreement as to satisfaction of mt. Sept 16. Sept 17, 1910. 3:935. nom

Martin, Josephine B to N Y LIFE INS CO. Riverside Drive, No 146, e s, 25 s 87th st, 23x100. Sept 16, 1910, due Apr 28, 1914, 5%. 4:1248. 40,000

Moody, Horace to Julius B Ikelheimer. 98th st, No 136, s s, 316.11 w Columbus av, 17x100.11. Prior mt \$9,000. Sept 15, 2 yrs, 6%. Sept 16, 1910. 7:1852. 2,000

Moody, Horace to Julius B Ikelheimer. 98th st, No 138, s s, 333.11 w Columbus av, 16x100.11. Prior mt \$9,000. Sept 16, 1910, 2 yrs, 6%. 7:1852. 2,000

Mahoney, Robt J to Alfred J Weingart. 88th st, No 20, s s, 95 w Madison av, 25x100.8. Prior mt \$42,500. Sept 16, 1910, 3 yrs, 6%. 5:1499. 6,600

Masulli, Antonio & Grazia to Frank & Edw McCoy. Bleecker st, No 149, n s, 57.3 e Thompson st, 28.6x100. P M. Prior mt \$15,000. Sept 19, installs, 5%. Sept 20, 1910. 2:537. 12,000

McLaughlin, John with Mary C Archibald. 87th st, No 17 E. Extension of \$45,000 mt until Aug 16, 1915, at 4½%. Sept 2. Sept 20, 1910. 5:1499. nom

Maiden Realty & Construction Co to WEST SIDE SAVINGS BANK. Lewis st, No 154, n e cor 3d st, Nos 381 & 383, 25x 100.7x25.4x100.9. Sept 13, due, &c, as per bond. Sept 20, 1910. 2:358. 32,000

Same & WEST SIDE SAVINGS BANK. Same property. Certificate as to above mt. Sept 13. Sept 20, 1910. 2:358.

Same & Henry De F Weekeg with same. Same property. Subordination agreement. Sept 6. Sept 20, 1910. 2:358. nom

Maiden Realty & Construction Co & Oscar Dobroczyński with WEST SIDE SAVINGS BANK. Lewis st, No 154, n e cor 3d st, Nos 381 & 383, 25x100.7x25x100.9. Subordination agreement. Sept 6. Sept 20, 1910. 2:358. nom

Mandel, Fannie to Alfred Hutter. 79th st, No 234, s s, 215.9 w 2d av, 17.10x102.2. Sept 12, due, &c, as per bond. Sept 21, 1910. 5:1433. 2,500

Murray, Geo W with Fischel Realty Co & Jacob Fischel. 29th st, Nos 304 & 306, s s, 100 e 2d av, 41.8x98.9. Extension of \$40,000 mt until Oct 1, 1913, at 5%. Sept 16. Sept 20, 1910. 3:934. nom

McCreery, Mary E of Flushing, N Y, to Edwin M Royle & ano. Bleecker st, No 165, n s, 50 e Sullivan st, 25x100. Sept 21, 1910, due Oct 1, 1913, 5%. 2:539. 20,000

Mastic Dock Corpn to Wm L Condit. Av D, n e cor 13th st, runs n — to 14th st, x e — to Tompkins st, x s — to 13th st, x w — to beginning; also all rights to wharfage, crantage use of slips, &c; also all title to land under water in front of & adj above equal lien with mort for \$155,000. Recorded July 3, 1906. July 15, 5 yrs, 4½%. Sept 22, 1910. 2:370. 25,000

Moody, Horace to Julius B Ikelheimer. 98th st, No 136, s s, 316.11 w Columbus av, 16x100.11. Prior mort \$9,000. Sept 15, 2 yrs, 6%. Sept 22, 1910. 7:1852. 2,000

Moody, Horace to Julius B Ikelheimer. 98th st, No 138, s s, 332.11 w Columbus av, 17x100.11. Prior mort \$9,000. Sept 15, 2 yrs, 6%. Sept 22, 1910. 7:1852. 2,000

Mahon, Richard E to Consumers Brewing Co. 3d av, No 507, n e cor 34th st, Nos 201 to 205, 24.9x100. Leasehold. Sept 19, demand, 6%. Sept 22, 1910. 3:915. 12,000

Millett, Thalia W of Irvington-on-Hudson, N Y, to Edw R Otheman. Broadway, Nos 2820 & 2822, n e cor 109th st, Nos 253 to 261, 35x125. Prior mort \$65,000. Sept 21, due, &c, as per bond. Sept 22, 1910. 7:1881. 20,000

McCooley, Francis J to Central Brewery. 11th av, No 194. Saloon lease. Sept 14, demand, 6%. Sept 22, 1910. 3:695. 2,000

Nichols, Carrie to LAWYERS TITLE INS & TRUST CO. 21st st, No 417, n s, 219 w 9th av, 22x104.6. Sept 22, 1910, 5 yrs, 5%. 3:719. 5,000

Nassau Trust Co, of Brooklyn, N Y, & Moss Realty Co with Benj Guth & Wolf Kufeld. 64th st, No 224 W. Extension of \$4,000 mort until July 1, 1913, at 6%. Sept 17. Sept 22, 1910. 4:1155. nom

N Y Instn for the Instruction of the Deaf & Dumb with Harry Stoll & Jos Cohen. Grove st, No 64. Extension of \$18,000 mt until July 1, 1913, at 5%. Sept 2. Sept 16, 1910. 2:591. nom

Norece Co to Wm C Georgi. Certificate as to mt for \$900 on property at Long Beach, L I. Sept 12. Sept 20, 1910. File. —

O'Connell, Daniel & Philip to Clausen-Flanagan Brewery. 7th av, No 101. Saloon lease. June 2, demand, 6%. Sept 22, 1910. 3:792. 5,000

O'Hara Realty Co to WEST SIDE SAVINGS BANK. 6th av, No 34, e s, 17.1 s 4th st, 17x56x17x57.1. Sept 21, 1910, due as per bond. 2:543. 7,000

Same to same. Same property. Certificate as to above mt. Sept 21, 1910. 2:543.

Pabst, Wm to LAWYERS TITLE INS & TRUST CO. 95th st, No 127, n s, 222.6 e Park av, 18x100.8. Sept 20, 5 yrs, 4½%. Sept 21, 1910. 5:1524. 10,000

Pine Investing Co to Richard S Newcombe. 145th st, Nos 135 & 137, n s, 318.9 w Lenox av, 43.9x99.11. Prior mt \$42,000. Apr 1, 1 yr, 6%. Sept 20, 1910. 7:2014. 4,040

Same to same. Same property. Certificate as to above mt. Apr 1. Sept 20, 1910. 7:2014.

Pfizer (Chas) Jr, Co, Lim, to Wm B Wolffe. 68th st, No 241, n s, 450 w Ams av, 25x100.5. Prior mt \$—. Sept 14, due Mar 17, 1911, 6%. Sept 16, 1910. 4:1160. 6,500

Same to same. Same property. Certificate as to above mt. Sept 15. Sept 16, 1910. 4:1160.

Plath, Clemens L & Mary W to Christian Schierloh. 9th av, No 862, s e cor 56th st, No 356, 24x70. Prior mt \$35,000. Sept 15, due, &c, as per bond. Sept 16, 1910. 4:1046. 1,000

Pike, Margt A to Anna M Ford extrx Francis W Ford. 124th st, No 120, s s, 206.3 w Lenox av, 18.9x100.11. Sept 16, 1910, 3 yrs, 5%. 7:1908. 2,500

Raymore Realty Co to Hulda Wittner. 106th st, No 212, s s, 225 w Ams av, 150x100.11. Prior mt \$214,000. Oct 22, 1909, demand, 6%. Sept 17, 1910. 7:1877. 30,000

Rapallo, Edw S & Philip Van Volkenburgh with METROPOLITAN LIFE INS CO. 20th st, Nos 27 to 33, n s, 495 w 5th av, 100 x92. Extension of \$415,000 mt until May 1, 1916, at 5%. Aug 17. Sept 16, 1910. 3:822. nom

Richardson, Emma B to Georgiana Maclay. 56th st, No 54, s s, 81.6 e Madison av, 18.6x89. Sept 19, 1910, 3 yrs, 6%. 5:1291. 4,000

Rechtseit, Hyman to Julie Goldberger extrx Max Goldberger. 113th st, No 63, n s, 274 e Lenox av, 17x100.11. P M. Prior mt \$5,000. Sept 15, 5 yrs, 5%. Sept 19, 1910. 6:1597. 5,000

Roose, Minnie with Julius Berman & Chas Braunstein. 7th st, No 134, s s, 75 e Av A, 25x90.10. Extension of \$3,000 mt until Sept 15, 1912, at 6%. Sept 15. Sept 17, 1910. 2:402. nom

Ring, Isabella to Eliza J Hayes. 129th st, No 245, n s, 443.9 w 7th av, 18.9x99.11. P M. Prior mt \$—. Sept 19, 1910, 2 yrs, 5½%. 7:1935. 3,000

Ratner, Iona & Leo to Fredk E Clark. Madison av, No 1536, w s, 33.10 n 104th st, 16.8x70. Sept 19, installs, 6%. Sept 20, 1910. 6:1610. 1,000

Russek & Klinger Realty Co to Simon Russek. Certificate as to mt for \$2,000 covering land in Queens Co. Sept 2. Sept 21, 1910. Misc. —

Same to same. Certificate as to mt for \$2,000 covering land in Queens Co. Sept 2. Sept 21, 1910. Misc. —

Shortmeier, Chas to Jacob Cooper. 36th st, No 560, s s, 100 e 11th av, 25x98.9. July 6, 5 yrs, 4½%. Sept 21, 1910. 3:707. 14,000

Shortmeier, Charles to Cath Sperb & ano exrs, &c, Wm Sperb. 36th st, No 559, n s, 125 e 11th av, 25x98.9. Sept 21, 1910, 5 yrs, 5%. 3:708. 8,000

Shapiro, Louis with WEST SIDE SAVINGS BANK. 6th av, No 34, e s, 17 s 4th st, 17.1x56x17.1x57.1. Subordination agreement. Sept 19. Sept 21, 1910. 2:543. nom

Sievertsen, Henry to Henry Wellbrock Co. Columbus av, No 721, n e cor 95th st. Leasehold. Sept 20, demand, 6%. Sept 21, 1910. 4:1209. note, 2,500

Solomon, Benj to Rosie Solomon. Henry st, No 193, n s, abt 170 e Jefferson st, 25x87.6. Prior mt \$—. Sept 20, 3 yrs, 6%. Sept 21, 1910. 1:285. 2,000

Schramm, Louis to Robt F Ferguson & ano. 26th st, No 432, s s, 336.9 w 9th av, 19.6x98.9. P M. Sept 15, 5 yrs, 5%. Sept 16, 1910. 3:723. 13,000

Schramm, Louis to Mary Renville. 26th st, No 434, s s, 356.3 w 9th av, 18.9x98.9. P M. Sept 15, 5 yrs, 5%. Sept 16, 1910. 3:723. 12,000

Simon, Kassel to Chas I Weinstein Realty Co. 26th st, No 130, s s, 350 w 6th av, 25x98.9. P M. Prior mt \$67,000. Sept 15, 5 yrs, 6%. Sept 16, 1910. 3:801. 8,000

Snell, Thos with Helene Smidt. 39th st, No 136 E. Extension of \$13,500 mt until Sept 16, 1913, at 4½%. Sept 16, 1910. 3:894. nom

Snell, Thos with Helene Smidt. 39th st, No 134 E. Extension of \$18,000 mt until Sept 16, 1913, at 4½%. Sept 16, 1910. 3:894. nom

Schmidt, Theo with May L Calthrop and Leon A Carley. 55th st, No 534 W. Extension of \$5,000 mt until Feb 1, 1911, at 6%. July 14, 1909. May 3, 1910. 4:1083. Corrects error in issue of May 7, when property was 54th st, No 534 W. nom

Sauter, Eva G to Bertha Lesinsky et al exrs, &c, Chas Lesinsky. Edgecombe av, No 228, e s, 101.2 s 145th st, 20x87.5x19.8x90.3. Sept 16, 1910, 5 yrs, 5%. 7:2051. 9,000

Sanders, Henrietta G individ & as extrx Herman Sanders, Margretta D Rechlin & Herman L Sanders heirs Herman Sanders to Augusta Ludwig. 1st av, No 1205, n w cor 65th st, No 349, 25.5x92. Prior mt \$21,000. Aug 29, 5 yrs, 6%. Sept 20, 1910. 5:1440. 2,500

Sykes, Chas S with City Mortgage Co. Fort Washington av, s w cor 178th st, 127.8x100. Subordination agreement. July 28. Sept 20, 1910. 8:2177. nom

Steers, Henry of Greenwich, Conn, to U S TRUST CO. 38th st, No 10, s s, 200 e 5th av, 25x98.9. Sept 10, due Oct 1, 1913, 4½%. Sept 19, 1910. 3:867. 75,000

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Trevor, Henry G of Southampton, L I, to FARMERS LOAN & TRUST CO. 5th av, No 518, w s, 29 s 43d st, 28x125. Sept 15, 3 yrs, % as per bond. Sept 19, 1910. 5:1259. 150,000

Tofano, Michl to Thos Rudden. King st, No 25, n s, 125 w Congress st, 25x75. P M. Sept 15, 3 yrs, 6%. Sept 16, 1910. 2:520. 5,000

Taylor, Geo to NORTH RIVER SAVINGS BANK. 126th st, No 6, s s, 102.6 w 5th av, 17.6x99.11; all title to strip bet above premises and n wall of bldg belonging to Rector, &c, of Holy Trinity Church & north wall of Young Womens Christian Assoc. P M. Sept 16, 1910, due, &c, as per bond. 6:1723. 12,000

Tauszig, Tillie to TITLE GUARANTEE & TRUST CO. 4th st, No 36, s s, 297.4 e Lafayette pl, 25.4x94.11. Sept 22, 1910, due &c, as per bond. 2:531. 25,000

Trinity Investing Corpn to Wm R Wilder et al trustees John Baird. Av A, No 1444, e s, 52 s 77th st, 25.1x98. Secretary's certificate as to mort for \$437.50. Sept 20. Sept 22, 1910. 5:1488.

Wilson, Isaac & Benj Goldberg to Daniel J Quinlan. 2d av, No 937, w s, 44.4 s 50th st, 21.4x80. Sept 21, due July 1, 1913. 5%. Sept 22, 1910. 5:1323. 11,500

Wellbrock, Martin to A Hupfels Sons a corpn. Pearl st, No 208. Saloon lease. June 27. Sept 21, 1910. 1:70. nom

Wasser, David with John A Brown, Jr. Allen st, Nos 128 & 130. Extension of \$42,000 mt until Feb 25, 1915, at 5%. Sept 16, 1910. 2:415. nom

Wotherspoon, Mary H to TITLE GUARANTEE & TRUST CO. 12th st, No 305, n s, 48.6 e Hudson st, 23x80. Sept 16, 1910, due, &c, as per bond. 2:625. 12,000

Wotherspoon, Mary H to TITLE GUARANTEE & TRUST CO. 12th st, No 371, n e cor Washington st, Nos 771 to 775, 25x103.3. Sept 16, 1910, due, &c, as per bond. 2:645. 20,000

Wren, Jas E with De Witt C Romaine. 11th st, No 246, s s, 50 e 4th st, 20x80. Extension of \$9,000 mt until Sept 18, 1913, at % as per bond. Sept 15. Sept 17, 1910. 2:613. nom

Yorkville Automobile & Garage Co to Susan McVickar Hemenway. 84th st, Nos 327 & 329, n s, 310 e 2d av, 40x102.2. Sept 16, 1910, 5 yrs, 5%. 5:1547. 28,000

Same to same. Same property. Certificate as to above mt. Sept 12. Sept 16, 1910. 5:1547.

Same to same. Daly av, n e cor 179th st, runs n 115.6 x e 91.8 x s 15 x e 150 x n 15 x e 83.7 to Vyse av x s 115.3 to 179th st x w 316.5 to beg. Certificate as to ten mts aggregating \$172,000. June 27. Sept 21, 1910. 11:3127.

Same to same. Same property. Consent of stockholders to ten mts aggregating \$172,000. June 27. Sept 21, 1910. 11:3127.

Cogswell-Taylor Impt Co to Annie Heil. Stebbins av, e s, 386.10 n Westchester av, 37.6x80. Sept 22, 1910, 1 yr, 6%. 10:2698. 2,500

Same to same. Same property. Certificate as to above mort. Sept 22, 1910. 10:2698.

Coyle, Bernard J to Lion Realty Co. 173d st, s s, 103.7 w Webster av, 17x69.6x17.1x67.11. Prior mt \$—. Sept 19, 1 yr, 6%. Sept 20, 1910. 11:2888. 360

Cart, Francis G to J Clarence Davies. 179th st, s s, 100 w Cedar av, 72.2x102.9x48.6x100. P M. Sept 17, due July 12, 1913. 5%. Sept 19, 1910. 11:3231. 2,310

Courtenay, Jos to Helen L Anthon. 155th st, No 392, s s, 350 e Courtlandt av, 25x100. Sept 16, 1910, 5 yrs, 5%. 9:2401. 5,000

Deutsch, Saml to Adolph Freund. Washington av, Nos 1738 to 1742, e s, 50.5 n 174th st, 50x84.8. P M. Prior mt \$—. Correction mt. Sept 6, 2 yrs, 6%. Sept 16, 1910. 11:2916. 2,000

*Darcy, Johanna to Henry C Helfst & ano. Morris Park av, s w cor Jefferson st, 50x100. P M. Prior mort \$11,100. Sept 21, due, &c, as per bond. Sept 22, 1910. 4,000

Darville, Harris to A Hupfels Sons. Westchester av, No 672. Saloon lease. April 21, demand, 6%. Sept 22, 1910. 10:2644. 3,500

Eilers, Hermann G to Sophia Stark. Decatur av, No 2958, e s, 424.4 s 201st st, 50x120. Sept 20, 5 yrs, 5%. Sept 21, 1910. 12:3280. 7,000

East 167th Street Realty Co to Henry Raabe. 167th st, s s, 100 w Southern Boulevard, 100x74.11. Aug 29, due Feb 29, 1911. 6%. Sept 17, 1910. 10:2727. 3,750

Same to same. Same property. Certificate as to above mt. Aug 29. Sept 17, 1910. 10:2727.

Franck, Emma to A J Schwarzler Co. Clay av, No 1102, e s, 30.8 n 166th st, 39x80. P M. Prior mt \$—. Sept 1, 3 yrs, 6%. Sept 16, 1910. 9:2426. 3,000

Friedman Construction Co with LAWYERS TITLE INS & TRUST Co. 167th st, n s, at s e s West Farms road, runs n e 118.10 x e 29.8 x s 99.9 to st x e 94.1 to beginning; 167th st, n s, 135.1 e West Farms road, runs n w 100 x w 33.4 x s 99 to st x w 41 to beginning. Agreement as to correction of descriptions in 2 mts. Sept 9. Sept 16, 1910. 10:2754. nom

Fischer, Jno H to A Hupfels Sons. Southern Boulevard, No 835, and St Anns av, No 123. Saloon lease. Apr 15, demand, 6%. Sept 22, 1910. 9:2261. 4,000

*Gartelmann, Henry & Alex Schmidt to A Hupfels Sons. Lots 2 to 6 & 9 to 11 map Joseph Husson at Clason Point, except part for Clason Point road. Saloon lease. July 13, demand, 6%. Sept 22, 1910. 10,000

*Green, Morton M to Louis Hartung. Chauncey st, s e cor Poplar st, 33x100x52x101, & being lot 59 map in partition action Mary A Wells & ano vs Ann M Storer et al. Sept 21, due, &c, as per bond. Sept 22, 1910. 2,000

Gaffney, Doretta to A Hupfels Sons. 183d st, No 440; and Park av, No 4532. Saloon lease. April 4, demand, 6%. Sept 22, 1910. 11:3088. 5,000

German Real Estate Co to Gottlob C Zeeb. 236th st, No 310, s s, 85 e Katonah av, 28.7x100. Prior mt \$5,000. Sept 20, due Apr 1, 1913, 6%. Sept 21, 1910. 12:3384. 2,000

Same to same. Same property. Certificate as to above mt. Sept 20. Sept 21, 1910. 12:3384.

Same to same. 236th st, No 320, s s, 170.9 e Katonah av, 28.6 x100. Prior mt \$5,000. Sept 20, due Apr 1, 1913, 6%. Sept 21, 1910. 12:3384. 2,000

Same to same. Same property. Certificate as to above mt. Sept 20. Sept 21, 1910. 12:3384.

Gehlhaus, Wilhelmine to Wm C Bergen. Aqueduct av, e s, 650 s 183d st, 37.6x99.6x37.6x100.2. P M. Prior mt \$10,000. Sept 20, due, &c, as per bond. Sept 21, 1910. 11:3211. 3,500

German Real Estate Co to Anna A Breunich. 236th st, s s, 199.3 e Katonah av, 28.7x100. Prior mt \$5,000. Sept 16, 1910, 3 yrs, 6%. 12:3384. 1,500

Same to same. Same property. Certificate as to above mt. Sept 15. Sept 16, 1910. 12:3384.

Germansky Const Co to Isaac Josephson. Belmont av, e s, 150 n 183d st, 50x100. Prior mt \$34,500. Sept 17, 1910, 1 yr, 6%. 11:3088. 4,000

Guy, Edith with Seymour J Guy. 134th st, No 577 E. Extension of \$3,000 mt until Sept 15, 1911, at 5%. Sept 16, 1910. 10:2547. 3,000

Gorgoglione, Mary C & Anna J Boland to Jacob Ott. 145th st, s s, 50 e Whitlock av, 25x100, except part for st. Sept 7, due Jan 1, 1914, 6%. Sept 16, 1910. 10:2736. 1,500

*Habicht, Anna to Gertrude E Kelly. Bronxwood av, s w cor 219th st, lot 188 map Wakefield, 105x114. Sept 17, 1910, 3 yrs, 6%. 2,500

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Bogart, Nellie B to Henry A Kaemmerer. Reservoir pl, No 282, s s, 22.9 e Reservoir Oval E, 22.9x100x20.6x100. P M. Prior mt \$5,000. Sept 15, due Jan 1, 1912, 6%. Sept 17, 1910. 12:3343. 1,500

Benjamin, Ida to Rosa Braunschweiger. Leggett av, s s, 200 e Prospect av, 25x87.3x25.4x90.5. Prior mt \$—. Apr 12, due Mar 14, 1913, 5%. Sept 16, 1910. 10:2687. 700

Bartelstone, Oscar & Aaron to C Blake Orcutt. 3d av, No 4177 (Fordham av), w s, 108.3 n 176th st, 27x91.10x27x93, with strip in front bet old line Fordham av & new line 3d av. P M. Prior mt \$8,000. Sept 15, due Mar 1, 1913, 6%. Sept 16, 1910. 11:2924. 2,500

Bertin, Alfred F & Jas C to City Mortgage Co. Southern Boulevard, s w cor 176th st, 53.10x148.11 to Trafalgar pl x49x126.2. Subordination agreement. Sept 16. Sept 19, 1910. 11:2958. nom

Blackwood Realty Co to R T W Duke, Jr, trustees Jno W Lawrence for Fredk G Rust. 137th st, No 756, s s, 355.5 e Southern Boulevard, 12.6x100. Sept 14, 3 yrs, 5%. Sept 22, 1910. 10:2565. 2,800

Same to same. Same property. Certificate as to above mort. Sept 22, 1910. 10:2565.

Bodo, Anton to Crescent Star Realty Co. Garrison av, s s, 25 w Whittier st, 75x100. Prior mort \$2,350. Sept 2, demand, 6%. Sept 22, 1910. 10:2762. 1,200

Bastone, Jno P to Clausen-Flanagan Brewing Co. Av St John No 1024. Saloon lease. Aug 11, demand, 6%. Sept 22, 1910. 10:2683. 6,000

Barry Brothers a corpn to TITLE GUARANTEE & TRUST CO. Vyse av, w s, 40 n 179th st, 37.6x83.7x37.6x83.5. Building loan. Sept 20, due July 1, 1915, 6% until completion of buildings and 5% thereafter. Sept 21, 1910. 11:3127. 16,500

Same to same. Vyse av, w s, 77.6 n 179th st, 37.9x83.10x34.7x83.7. Building loan. Sept 20, due July 1, 1915, 6% until completion of building & 5% thereafter. Sept 21, 1910. 11:3127. 16,500

Same to same. Daly av, e s, 77.8 n 179th st, 37.10x91.9x34.7x88.7. Building loan. Sept 20, due July 1, 1915, 6% until completion of building & 5% thereafter. Sept 21, 1910. 11:3127. 16,500

Same to same. Daly av, e s, 40.1 n 179th st, 37.7x88.7x37.6x85.6. Building loan. Sept 20, due July 1, 1915, 6% until completion of building & 5% thereafter. Sept 21, 1910. 11:3127. 16,500

Same to same. Daly av, n e cor 179th st, 40.1x85.6x40x83.2. Building loan. Sept 20, due July 1, 1915, 6% until completion of building & 5% thereafter. Sept 21, 1910. 11:3127. 22,000

Same to same. Vyse av, n w cor 179th st, 40x83.5x40x83.3. Building loan. Sept 20, due July 1, 1915, 6% until completion of building & 5% thereafter. Sept 21, 1910. 11:3127. 22,000

<p>GERMAN AND AMERICAN Sales Offices 45 B'way, N. Y. City WORKS GERMANY ALLEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p>ALSEN</p>	<p>SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS</p>	<p>This Brand of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.</p>
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*Habicht, Anna to Julie E Hillmann. 4th av or st, e s, 62.4 s 215th st, 31.2x105.1x30x113.7, Wakefield. Sept 20, 3 yrs, 6%. Sept 21, 1910. 2,500

*Hubbard, Warren to Kate Lifgren. Chestnut av, w s, 150 s Oak st, 50x100. P M. Sept 15, 3 yrs, 6%. Sept 21, 1910. 3,000

*Hoffman, Andrew A to Wm Kelleher. Columbus av, n s, 205 w Bronxdale av, 25x100. P M. Prior mt \$3,000. Sept 20, due Jan 20, 1913, 5%. Sept 21, 1910. 700

Havens, Jas H to Philip E Haag. Nelson av, w s, abt 187.6 s proposed New st, and being lot 104 and s 1/2 lot 103 map of lots Century Investing Co, 37.6x100. Prior mort \$21,000. Sept 22, 1910, 2 years, 6%. 11:2876. 3,000

Hooper, Sophy D to Marie Eisler. Lind av, w s, 43.6 s 167th st, 25x100x irreg x86.2. Sept 20, 1910, due, &c, as per bond. 9-2527. 300

*Hill, Frank B with Katharina Masche. 227th st, late 13th av, n s, 155 e 4th av, 25x114, Wakefield. Extension of \$5,000 mt until July 1, 1915, 5 1/2%. Sept 21, 1910. nom

Jonas, John J to Mary A Howley. Hughes av, No 2153, w s, 62.11 s Oak Tree pl, 16.8x95. P M. Prior mt \$2,000. Sept 16, 1910, due Oct 1, 1913, 6%. 11:3070. 2,000

Jorgenson, Niel to A Hupfels Sons. Hunts Point road, cor Garrison av. Saloon lease. Aug 17, demand, 6%. Sept 22, 1910. 10:2761. 6,500

*Kauffmann, Philippe to A Hupfels Sons. White Plains av, No 208. Saloon lease. June 14, demand, 6% Sept 22, 1910. 2,462.12

*Kessler, Fredk to Annie L Kessler. Frisby av, n w s, 200 s w St Peters av, 25x100. Sept 21, 1910, 5 yrs, 4%. 3,400

*Kitchen, Jane to Alfred C Searle. Hunt av, e s, 823.1 s Bronxdale av, 24.10x100. Sept 20, due, &c, as per bond. Sept 21, 1910. 3,500

Keller (Geo) Const Co to Peter Otten. 3d av, s w cor 189th st, 58.3x104.3x55.10x75.11. Prior mt \$33,000. Sept 16, 1910, due &c, as per bond. 11:3041. 5,000

Same to same. Same property. Certificate as to above mt. Sept 16, 1910. 11:3041

Kubicek, Frank to Anna Martyny. Suburban pl, e s, 99.5 s e Crotona Park East, late Penfold av, 31x103.11x20.3x106.5. Prior mt \$800. Sept 16, due July 1, 1915, 4%. Sept 19, 1910. 11:2939. 500

*Knapp, Helen M widow to Melancthon S Ayers. 235th st, s s, 305 w 3d st or av, 50x114, Wakefield. Aug 31, 3 yrs, 6%. Sept 20, 1910. 1,000

Krabo-Ernst Realty Co to Ver Planck Estate. Vyse av, s w cor 180th st, 48x102x48x100. Building loan. Prior mt \$12,000. Sept 10, 1 yr, 6%. Sept 20, 1910. 11:3127. 45,000

Same to same. Same property. Certificate as to above mt. Sept 19, 1910. 11:3127.

Same to Hans F N Truelsen. Same property. P M. Prior mt \$45,000. Sept 20, 1910, due May 1, 1912, 6%. 11:3127. 5,000

Same to Ver Planck Estate, a corpn. Vyse av, w s, 48 s 180th st, 38.6x103.8x38.6x102. Building loan. Prior mt \$12,000. Sept 19, 1 yr, 6%. Sept 20, 1910. 11:3127. 28,000

Same to same. Same property. Certificate as to above mt. Sept 19, 1910. 11:3127.

Same to Hans F N Truelsen. Same property. P M. Prior mt \$28,000. Sept 20, 1910, due May 1, 1912, 6%. 11:3127. 3,000

Same to same. Vyse av, w s, 86.7 s 180th st, 38.6x105.3x38.6x103.8. P M. Prior mt \$2,000. Sept 20, 1910, due May 1, 1912, 6%. 11:3127. 3,000

*Landgrebe, Wm to Mary F McGrail. 6th st, n s, 130 w Av C, 25x108, Unionport. Sept 15, due, &c, as per bond. Sept 16, 1910. 800

Langner, Isidor to Jacob Marx. Tiebout av, No 2239, w s, 73.5 n 182d st, 18.2x65x18x63.8. Prior mt \$3,500. P M. Sept 1, 2 yrs, 6%. Sept 16, 1910. 11:3145. 900

LAWYERS TITLE INS & TRUST CO with Weisman & Herman, a corpn. Tinton av, w s, 308.9 n 161st st, runs n 41.3 x w 35.1 x w 99.11 x s 40.11 x e 135 to beginning; Tinton av, w s, 267.6 n 161st st, 41.3x135. Extension of 2 mts for \$32,000 each until Sept 9, 1915, at 5%. Sept 9. Sept 16, 1910. 10:2658. nom

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. Sept 16, demand, 6%. Sept 19, 1910. 11:2958. 2,500

Same to same. Same property. Certificate as to above mt. Sept 19, 1910. 11:2958.

Lawyers Mortgage Co with Austin J James. 176th st, No 259 E. Extension of \$2,500 mt until Sept 15, 1915, at 5%. Aug 19. Sept 20, 1910. 11:2802. nom

Leonhard, Christine to TITLE GUARANTEE & TRUST CO. 197th st, No 232, s s, 31.11 e Valentine av, 25x90. Sept 20, 1910. due, &c, as per bond. 12:3301. 5,750

Lehman, Henry with Lorenz Weiher. 135th st, n s, 584.6 e St Ann's av, 40x100. Agreement as to share ownership in mt. Mar 1. Sept 21, 1910. 10:2548. nom

LAWYERS TITLE INS & TRUST CO with Jacob Jensen Co. 180th st, s s, 100 w Honeywell av, 50x133, except part for st. Extension of \$38,000 mt until Sept 16, 1915, at 5%. Sept 16. Sept 20, 1910. 11:3123. nom

*Maffia, Germaro to Lena Hesse gdn Louisa Parchen et al. 10th st, s w cor Av E, 100x103. Sept 20, 3 yrs, 5 1/2%. Sept 21, 1910. 3,500

McCarthy, Jane with Rachel Cohen. 203d st, s s, 185 e Webster av, 27.11x100x28.5x100. Extension of \$1,800 mt until Sept 14, 1913, at 6%. Sept 7. Sept 20, 1910. 12:3330. nom

Montgomery, Caryl A to Emil W Klappert. Anthony av, s w cor Mt Hope pl, 50x108.4, except part for av. Prior mort \$14,000. Sept 22, 1910, 1 yr, 4%. 11:2802. 3,000

Machanlev Realty & Construction Co to Jno P Levins. Summit av, e s, 50 s 162d st, 50x95. P M. Aug 2, 1 yr, without interest. Sept 22, 1910. 9:2524. 7,185

McGuire (T J) Const Co to Brook Const Co. Clinton av, No 2078, s e cor 180th st, No 730, 107x39.9x107x40. P M. Prior mt \$—. Sept 14, 3 yrs, 6%. Sept 17, 1910. 11:3094. 10,000

Same to same. 180th st, No 734, s s, 40 e Clinton av, 2 lots, each 40.6x107. 2 P M mts, each \$7,500; 2 prior mts, each \$—. Sept 14, 3 yrs, 6%. Sept 17, 1910. 11:3094. 15,000

Same to same. Clinton av, No 2074, e s, 107 s 180th st, 41x120.9x46x120.9. P M. Prior mt \$—. Sept 14, 3 yrs, 6%. Sept 17, 1910. 11:3094. 5,000

Moore, Annie of Mineola, L I, to Caroline F W Morelli. 156th st, n e cor Fox st, 45x100. Sept 15, 5 yrs, 5%. Sept 20, 1910. 10:2720. 33,000

Same & COSMOPOLITAN BANK with same. Same property. Subordination agreement. Sept 15. Sept 20, 1910. 10:2720. nom

Neuberger, Frank J to Thos H Reynolds. Concord av, w s, 250 n 141st st, late Division av, 20x100. Prior mt \$5,000. Sept 20, 1910, due Mar 20, 1911, 6%. 10:2573. 3,200

*Newman, Thos L to Mary Entenmann. Av C, n e cor 9th st, 58x105, Unionport, except part for Tremont & Castle Hill avs. Sept 15, 3 yrs, 6%. Sept 16, 1910. 2,500

Nuovo (G) Const Co to Mary S Croxson. Hughes av, e s, 337.10 s Pelham av, 25x87.6. Sept 16, 1910, 1 yr, 6%. 11:3078. 10,000

Same to same. Same property. Certificate as to above mt. Sept 16, 1910. 11:3078.

Same & Serafino Porcelli with same. Same property. Subordination agreement. Sept 15. Sept 16, 1910. 11:3078. nom

*O'Shea, David to Mary Burke. Mulford av, e s, 78 n Pelham road, 50x100. Building loan. Sept 16, 3 yrs, 6%. Sept 19, 1910. 4,000

*Olsen, Victor & Teresa Tengstrom with EASTCHESTER SAVINGS BANK. Lot 12 blk 36 map Section C, Edenwald. Subordination agreement. Aug 1. Sept 16, 1910. nom

Pletscher (Martin) Constn Co, Inc, to Lena Faith. Bryant av, e s, 100 s Garrison av, 25x100. Sept 15, due Jan 1, 1911, 6%. Sept 22, 1910. 10:2761. 5,000

Same to same. Same property. Certificate as to above mort. Sept 15. Sept 22, 1910. 10:2761.

Plitt, Joseph to Ferd J Kirsch. Anthony av, No 1727, w s, 67.9 n 174th st, 22.7x78.5x22x73.3. P M. Prior mt \$—. Sept 20, due Oct 1, 1911, 6%. Sept 21, 1910. 11:2890 & 2891. 2,500

Powers, Jas B to Tremont Bldg & Loan Assoc. 236th st, s s, 125 e Keppler av, 25x100. Sept 16, installs, 6%. Sept 17, 1910. 12:3376. 1,000

Peterson, Chas & Otto Nasman to Thos P Howley. 238th st, n s, 125 w Keppler av, 25x100. Prior mt \$4,500. Sept 14, due Jan 1, 1912, 6%. Sept 16, 1910. 12:3373. 1,200

Reddy, Patrick to Susan A Berrian. Decatur av, late Prospect av, w s, — n 195th st, n 1/2 lot 68 map Fordham, 25x104.2x25x103.3, except part for 197th st & Decatur av. Sept 20, 3 yrs, 6%. Sept 22, 1910. 12:3283. 1,000

Roth, Heinrich to Gustave Basch & ano exrs Solomon Appel. Creston av, w s, 175 s Field pl, 25x100. Sept 15, due, &c, as per bond. Sept 16, 1910. 11:3172. 4,000

Rogers Bldg Co to Oliver E Davis & ano. Rogers pl, e s, 350.1 n Westchester av, 50x90. P M. Sept 6, due as per bond. Sept 22, 1910. 10:2699. 8,000

Rinaldo, Giuseppe to Jennie S O'Sullivan. Morris av, w s, 140.6 n 153d st, 16x100. Sept 19, due Sept 1, 1915, 5%. Sept 22, 1910. 9:2442. 6,500

Risse, Marion wife of Louis A to GERMAN SAVINGS BANK. Mott av, w s, 100 n 150th st, 48.4x84.4 to e s Cedar lane, x53.2x90. Sept 21, 1 yr, 5%. Sept 22, 1910. 9:2348. 4,000

Raabe, Alfred to Marie Platt & ano. 156th st, No 363, n s, 124.6 e Courtlandt av, 24.6x100; also strip begins Melrose st, n s, 124.6 e Courtlandt av, runs s 0.10 x e 24.6 x n 0.10 x w 24.6. P M. Sept 20, 5 yrs, 5%. Sept 21, 1910. 9:2403. 3,000

Rosenberg, Meyer with Marie Krabo & Johanna R Ernst. Daly av, No 2074. Extension of \$18,000 mt until Sept 21, 1915, at 5%. Sept 21, 1910. 11:3127. nom

*Stahl, John to Chandler Smith as trustee Betsey A Hart for life of Alla & Halla Soughy. Westchester av, s e cor Fulton st, 33.6x102.1. Sept 15, 3 yrs, 5 1/2%. Sept 21, 1910. 5,500

*Strenglein, Michael to Chas Regnault. Westchester av, Nos 2167 & 2169, w s, 103 n e Purdy st, 96.11x58x96.5x58. Sept 19, 5 yrs, 5%. Sept 21, 1910. 5,000

Smith, Florence to Vincenzo Palmieri. Robbins av, w s, — n St Marys st and being s 1/2 lot 168 map Wilton, Port Morris & East Morrisania, 25x147.8x25.3x144.5, s s. Sept 22, 1910, 1 yr, 6%. 10:2557. 3,500

*Schaefer, Mary with Wm Kelleher. Columbus av, n s, 205 w Bronxdale av, 25x100. Extension of \$3,000 mort until Sept 12, 1913, at 5%. Sept 17. Sept 21, 1910. nom

Scandinavian Bldg & Mutual Loan Assoc to whom it may concern. 146th st, s s, 200 e Leggett av, 50x100. Consent to payment of award. June 15. Sept 21, 1910. 10:2737.

Steinmetz Construction Co to Manhattan Mortgage Co. Vyse av, w s, 300 n 172d st, 25x100. Prior mort \$—. Sept 22, 1910, due, &c, as per bond. 11:2989. 6,500

Same to same. Same property. Certificate as to above mort. Sept 22, 1910. 11:2989.

Siebert, Chas L & Bertha to GERMAN SAVINGS BANK. Bathgate av, n e cor 176th st, No 501, 26x70. Sept 16, 1910, 3 yrs, 4 1/2%. 11:2924. 12,000

*Seewacha Realty Co to L Parker Farrington. Westchester av, n s, 50 w Zerega av, 25x94.8. Building loan. Sept 8, 3 yrs, 5 1/2%. Sept 16, 1910. 5,000

*Same to same. Same property. Certificate as to above mt. Sept 15. Sept 16, 1910.

Third Avenue Bldg Co to Max Cohen. Washington av, e s, 322.8 s 175th st, 52.8x120, except part for av. Bldg loan. Sept 22, 1910, 1 yr, 6%. 11:2916. 22,000

Same to same. Same property. Certificate as to above mort. Sept 22, 1910. 11:2916.

Same to same. Same property. P M. Prior mort \$—. Sept 22, 1910, 1 yr, 6%. 11:2916. 10,750

Same to same. Same property. Certificate as to above mort. Sept 22, 1910. 11:2916.

Turner, Jas to Ellen F Donlin. 138th st, s s, 483.4 e Willis av, 16.8x100. Prior mort \$6,000. Sept 21, 2 yrs, 6%. Sept 22, 1910. 9:2282. 1,000

Vaupel, Oscar H to TITLE GUARANTEE & TRUST CO. 163d st, No 504, s s, 199 w 3d av, 25x100. Sept 22, 1910, due, &c, as per bond. 9:2367. 12,500

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

*Verini, Michelangelo to Adrienne Blot, 218th st, n s, 205 w 4th av, 50x114, Wakefield. P M. Sept 19, 3 yrs, % as per bond. Sept 20, 1910. 1,600
 Widmayer, C Wm with Patk J & Jos Toye. 181st st, s s, 100 e Jerome av, 100 to w s Walton av x150. Extension of \$7,500 mt until Sept 15, 1913, at 5%. Sept 15. Sept 16, 1910. 11:3185.

Weisman & Herman, a corpn, to Tillie Frank. Tinton av, w s, 267.6 n 161st st, 41.3x135. Prior mt \$32,000. Sept 15, 3 yrs, 6%. Sept 16, 1910. 10:2658. 8,000
 Same to same. Same property. Certificate as to above mt. Sept 15. Sept 16, 1910. 10:2658.

Same with same. Same property. Extension of \$2,500 mt until Sept 15, 1913, at 5%. Sept 15. Sept 16, 1910. 11:3185. nom

Weisberg, Marx Co with John J Engledrum. Sheridan av, w s, 30.8 n 163d st, 37.6x67.8x37.6x68.7. Agreement as to shade ownership in mt. Sept 3. Sept 20, 1910. 9:2455 & 2461.

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 15, 16 and 17.

No Judgments in foreclosure Suits filed these days.

Sept. 19.

Riverside Drive, e s, 23.3 n 158th st, 111.7x99.10 x irreg. Helen M Schramm agt Henry F Albers; Man & Man, att'ys; Samuel S Koenig, ref. Amt due, \$71,976.79.)

Sept. 20.

No Judgments in Foreclosure Suits filed this day.

Sept. 21.

67th st, n s, 475 w Amsterdam av, 50x100.5. Celia Michael agt Simon Uhlfelder et al; Engel Bros, att'ys; Sidwell S Randall, ref. (Amt due, \$4,644.34.)

Greenwich st, s w cor Charlton st, 25x75. Greenwich st, e s, 25 s Charlton st, 25x75.

Edwin E Wolf agt Becker Realty Co et al; Crane & Baer, att'ys; Thos C Larkin, ref. (Amt due, \$5,866.35.)

5th av, w s, 73.5 s 57th st, 27x125. Jno E Berwind agt The Seven Hundred and Twenty Eight Fifth Avenue Co; Curtis, Mallet Prevost & Colt, att'ys; Wm A Sweetser, ref. (Amt due, \$370,565.28.)

Catherine Slip, Nos 17 to 25. Jno Schreyer agt Martin Garone; Louis Wendel, Jr, att'y; Wm J Murray, ref. (Amt due, \$9,381.)

LIS PENDENS.

Sept. 15.

44th st, s s, 300 w 10th av, 25x100.5. Wilhelmina D Torney agt Wm J Elliott; action to set aside deed, &c; att'y, J E Doherty. (Corrects error in last issue as to location.)

Sept. 17.

119th st, n s, 100 w 7th av, 75x100.11. Max J Levinson agt Moses S Shill et al; action to declare lien; att'y, I Ellis.

Concord av, e s, 175 n Elm st, 25x100. Maria T L De Rosa agt Conceita L Mirando et al; partition; att'y, H C Lucia.

Bryant av, w s, 175 s Seneca av, 46.11x100x irreg. Church E Gates & Co agt Jno Ferguson et al; action to foreclose mechanics lien; att'y, A Knox.

Lenox av, e s, 67.3 n 111th st, 33.6x100. S & F Realty Co agt Whitmel H Smith et al; specific performance; att'ys, Manheim & Manheim.

Sept. 19.

Pearl st, n w s, 27 n e John st, 28x197.2to Cliff st x irreg.

90th st, s s, 130 w West End av, 15x100.8. Josephine Gooch agt Henry B Pope et al; partition; att'y, B Lewinson.

Spring st, No 11. Elizabeth st, No 188. Lillian Lipstadt agt Mary S Stange et al; foreclosure of tax lien; att'y, A S Aaronstamm.

Croton st, n s, 200 w Amsterdam av, 25x92.3. Augusta Eichner agt Shepherd Knapp et al; foreclosure of lien; att'y, A S Aaronstamm.

Central Park west, s w cor 108th st, 40.11x100. Lexington av, No 1083. 115th st, Nos 157 & 159 East. Chas A Benedict agt Margaret D Smith et al; action to determine claim, &c; att'y, G Goodman.

48th st, No 332 East. Lucien Knapp agt Edw Ney; counterclaim; att'y, W G Brown.

W Broadway, s e s, 69.5 s w Lispenard st, 21.6 x100. 62d st, n s, 177 w 1st av, 17x100.5. 124th st, s s, 80 e 2d av, 20x89, & parcel in rear beg at a point 100 e 2d av & 89 s 124th st, runs w 20 x s 11 x e 6.3 x n e — to beg.

3d av, e s, 99.11 s 103d st, runs e 85 x s 4.1 x e 20 x s 20.11 x w 105 x n 25 to beg & property in Kings County. Drusilla A Rickaby agt Geo D Archer et al; partition; att'y, H C Rickaby.

Sept. 20.

110th st, No 127 East. Pauline Leidesdorf agt Esther Frank; partition; att'y, H H Maass. Lot 4, southerly portion, map of Adamsville, Bronx. Henry J Whitely agt Jno Cass et al; amended partition; att'y, E Archer.

Lenox av, s e cor 138th st, 99.11x100. Chas Rader et al agt H Theresa Marsh et al; action to compel reconveyance; att'y, L Burstein.

Sept. 21.

11th av, s w cor 56th st, runs w 175 x s 125.7% x s e 75.7% x e 15.6 x e 100 x n 150.5 to beg. 11th av, n w cor 56th st, runs n 44.9 x n w 97 x w 3.7% x s 55.11 x e 100 to beg.

9th av, Nos 830 to 840. 55th st, Nos 360 to 372 West. 55th st, n s, 300 w 9th av, runs n 122.2% x n w 75.7% x s 31.3% x w 25 x s 100.5 x e 100 to beg. 10th av, Nos 831 to 839. 55th st, Nos 503 to 511 West.

Julia C Chanler agt Robert W Chanler; et al; action to set aside deed, &c; att'ys, Alexander, Watriss & Polk.

1st av, e s, 23 n 19th st, 26.8x96. Richard S Tobin agt Geo E Tobin et al; partition; att'y, C D W Rogers.

Sept. 22.

4th av, e s, 40 n 24th st, 20x85. Adolph F Pusch et al agt Wm A Pusch et al; partition; att'ys, Kurzman & Frankenheimer.

Carpenter av, Nos 3983 to 3987. Henry G Silleck Jr agt Gustave Blass et al; action to set aside deed; att'y, P M Crandell.

Prince st, n e cor Thompson st, 43.7x94.10x44.9 x94.10. People of the State of N Y agt Thos Sileo; notice of levy; att'y, C S Whitman.

Trinity av, n e cor 163d st, 50x100. Alice T McPhillips agt Mary R McPhillips et al; partition; att'y, A J Griffin.

Chanute av, w s, 150 s Story av, 25x100. Henry V Becher agt Amelia Brewi et al; action to foreclose mechanics lien; att'y, R H Arnold.

Sept. 23.

129th st, Nos 20 & 22 West. Bronson Murray agt Anna B Dana et al; partition; att'y, D Sage.

FORECLOSURE SUITS.

Sept. 17.

Boston rd, No 1051. Chelsea Realty Co agt Lotus Realty Co et al; att'y, H M Bellinger, Jr.

Davidson av, w s, 150 n 184th st, 50x100. Henry U Singhi agt Gustave Blass et al; att'y, S S Terry.

Manida st, w s, 200 s Spofford av, 25x100. Fredericka Fastenau agt Martha Realty Co et al; att'y, H Elfers.

113th st, No 18 East. Alexander Stein agt Gertrude V Keiley et al; att'ys, Myers & Goldsmith.

Sept. 19.

Burke av, n s, lot 15, map of Adee Park, east of Botanical Gardens, Bronx. Carrie E Sawyer agt Alice Kenny et al; att'ys, Kelly & Quinn.

178th st, s s, 80 w Dafy av, 80.7x81.4. Thos P Howley agt Arthur W Whittaker, trustee, et al; att'y, V S Lippe.

47th st, No 41 West. Trustees of Columbia College of City of N Y agt Kathleen T Harper et al; att'ys, Nash & Jones.

Sullivan st, Nos 96 to 100. Parcel of land beg on a line bet lands of Trinity Church & Nicholas Bayard's farm, equidistant from Sullivan & Macdougall sts, runs n 20.8 x w 24 x s 13.8 x s e 25.4 to beg. Julia Grant agt Eagan & Leake et al; att'y, J Hardy.

Manhattan av, No 442. Johanna Schwartz et al agt Irving I Frankel et al; att'y, D B Luckey.

153d st, s s, 675 w 11th av Boulevard, 25x 99.11. Jenckes Machine Co, Ltd, agt Stillman F Kneeland et al; att'y, W C Low.

Longfellow av, w s, 132.3 n 167th st, 25x100. Catharine T Reiley agt Emma M S Mestanz et al; att'y, C C Reiley.

45th st, n s, 375 e 11th av, 25.3x100.5. Franklin Savings Bank in the City of N Y agt Philip Westenfelder Jr et al; att'y, W M Powell.

Sept. 20.

Carpenter av, s w cor 239th st, 100x100. Lillian M White agt Wm W Penfield et al; att'y, S Williamson.

Washington av, No 1062. Annie P Ford agt Abraham Rosenberg et al; att'y, G W Smyth.

134th st, Nos 114 & 116 West. Wilhelmina Kraetsch agt Albt S Mayer et al; att'y, M Waxenbaum.

Lewis st, No 154. Guardian Trust Co of N Y agt Saml Cohen et al; att'ys, Hotchkiss, Barber & McGuire.

Lots 308 & 309, Map of Washingtonville, Bronx. Smith Williamson agt Wm W Penfield et al; att'y, S Williamson.

Lot 203, Map of Washingtonville, Bronx. Sarah A Wright agt Wm W Penfield et al; att'y, S Williamson.

121st st, n s, 287.6 w Pleasant av, 44.7x100.11. Emma Scheuerman agt Hyman Levin et al; att'ys, Kendall & Herzog.

121st st, n s, 242.11 w Pleasant av, 44.7x100.11. Chas D O'Connell agt Hyman Levin et al; att'ys, Kendall & Herzog.

Sept. 21.

Lot 506, Map of Van Nest Park, Bronx. Isabella McCullough agt Anna Guerrieri et al; att'ys, O'Neil & O'Neil.

Madison av, No 1479. Merchants Co-operative Mortgage Co agt Morris Moses et al; att'y, H Weismann.

17th st, s s, 125 e 10th av, 25x92. Gerson Mayer agt Israel Jacobson et al; att'y, S Bernstein.

117th st, s s, 50 w 2d av, 40x58.5. Pincus Lowenfeld et al agt Bartal Garifo et al; att'y, A Stern.

Sept. 22.

3d av, s w cor 172d st, 27.7x82.7. Morris R Stang agt Jno T Butler et al; att'y, C L Borck.

Allen st, Nos 27 & 29; two actions. Jonas Weil et al agt Paul Shalet et al; att'y, M Sundheimer.

3d st, s s, 174 w Av C, 50x103.1. Henry S Briggs agt Winifred Edwards; att'ys, Salter & Steinkamp.

88th st, No 210 East. Hannah Straus et al agt Adolf Grable et al; att'y, S Hellinger.

107th st, No 60 East. Kive Siegel agt Israel Jacobson et al; att'ys, Siegel & Siegel.

Broome st, No 51. Henry Heide agt Isidor Rieger et al; att'ys, Amend & Amend.

109th st, No 327 East. Chas W Endel agt Alfonso Barrato; att'y, S H Glass.

132d st, n s, 95 w 4th av, 20x99.11. Adelaide Collins agt Jacob Siegel et al; amended; att'ys, Bergen & Prendergast.

121st st, No 362 East. David Mainzer et al agt Sol Danenberg; att'ys, L & A U Zinke.

Union av, s w cor 168th st, 41x91.10. Caroline Stern agt Annire Realty Co et al; att'ys, Strasbourger, Eschwege & Schallek.

Post av, n w cor Academy st, 100x100. American Real Estate Co agt Occidental Co; att'y, J C Meyers.

119th st, No 15 West. Jno Mulligan et al agt Nathan Rubenstein et al; att'ys, Wetherhorn & Wetherhorn.

Sept. 23.

131st st, s s, 100 w Amsterdam av, 50x99.11x irreg.

130th st, n s, 100 w Amsterdam av, 123x37.8; two actions. Mutual Life Ins Co of N Y agt Louis Manheim et al; att'y, J McKeen.

116th st, n s, 256 e Park av, 25x100.11. Adrian H Jackson agt Jno J McQuade; att'y, J A Kent.

195th st, n s, 102.5 e Marion av, 40.9x65.2x39.10 x74.6. Willie L Brown agt Minnie E Flagg et al; att'y, C B Augustine.

Boston rd, No 1051. Chelsea Realty Co agt Lotus Realty Co et al; amended; att'y, H M Bellinger, Jr.

Monroe st, No 249. Saml Zarowin agt Jos Rosenberg et al; att'ys, W A Ferguson.

134th st, Nos 114 & 116 West. Wilhelmina Kraetsch agt Albt S Meyer et al; att'y, A Waxenbaum.

104th st, No 170 East. Jno J Fallon agt Gertrude K Loeb et al; att'y, M B Mendell.

JUDGMENTS

Sept.	17 Arthur, Archibald et al—W H Cummings.	.....	\$71.25
	19 Altman, Anna et al—People, &c.....	.....	300.00
	20 Amron, Jacob—Charles & Co.....	.....	289.58
	20 Adams, Geo W et al—Chelsea Exchange Bank .....	.....	6,470.86
	21 Anderson, Alexander L—Waldhauer Stevens Co.....	.....	50.38
	21 Alexander, Julius L—Iron Ry Co.costs, 77.84	.....	77.84
	21 Ackerman, Frederick et al—H Sturcke.....	.....	124.72
	21 Aronson, Rudolph—J Azzimonti.....	.....	115.15
	21 Andariese, Edwin M—I F Brainard et al.....	.....	2,758.73
	22 Averill, Clarence L—First State Bank of Bogalusa, La.....	.....	254.73
	22 Allen, Wing B—A Waterman .....	.....	62.66
	22 Argenza, Jas J—B H Foss.....	.....	59.55
	22 Allaway, Harry—J N Bellinger.....	.....	196.75
	22 Appleton, Robt et al—Bank of Port Jefferson .....	.....	572.36
	22 Amron, Jacob—Hunter & Trimm Co.....	.....	859.90
	22 Abraham, Morris—C C Hartwell Co, Ltd.....	.....	245.35
	23 Adams, Lee P—J H Pennock et al.....	.....	19.75
	23 Adler, Rosa—W H Jacobson.....	.....	91.65
	23 Abraham, Morris—P Steet .....	.....	123.68
	23 Adler, Rosa B—Matthew Wilson & Co Inc.....	.....	61.27
	17 Bernstein, Freeman et al—W V Walden.....	.....	203.01
	19 Bracco, Alfonso et al—People, &c.....	.....	100.00
	19 Baldinette, Raffaele et al—the same.....	.....	100.00
	19 Brady, Steven et al—the same .....	.....	100.00
	19 Bracco, Alfonso et al—the same .....	.....	500.00
	19 Bloom, David et al—the same.....	.....	200.00
	19 Benschner, Alfred—L J Finch.....	.....	26.29
	19 Barr, Isak et al—B J McCann.....	.....	539.17
	19 Black, Saml—H Biloon .....	.....	353.62
	19 Benequit, Isaac A—V Batkin et al.....	.....	88.11
	19 Bartels, Alfred et al—People, &c.....	.....	1,000.00
	19 Bartels, Alfred et al—the same.....	.....	1,000.00
	19 Benequit, Isaac A—V Batkin et al.....	.....	88.11
	19 Bimberg, Bernard K—M Litowich.....	.....	43.66
	19 Bernbach, Harry—C Richter.....	.....	49.73
	20 Bernhardt, August—C Jacobson.....	.....	63.07
	20 Bryan, Marie—Renard Co, Inc.....	.....	228.40
	20 Berman, Solomon et al—A Nemerowsky.....	.....	145.21
	20 Bowers, Alfred & Edwin—National Lead Co.....	.....	33.04
	20 Boblitch, Abraham et al—D Jones.....	.....	73.49
	20 Brady, Peter C—Gibson Distilling Co.....	754.07
	20 Barrett, Kate et al—W McCauley.....	479.25

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20 Berkowitz, Edw-Butler Bros.....88.55	22 Fox, Thos J et al-J Best.....192.45	22 Klein, Saml S et al-B Silverman.....121.56
20 Broenilsky, Barnet-Francis H Leggett & Co.....52.88	22 Ferman, Isidor-J Altenberg.....70.71	22 Kominsky, Karney-Paul Grimm, Inc.138.92
21 Billings, Geo J-S G Ruth et al.....168.17	22 Faubel, Ida E-Eldorado Realty Co.....264.41	22 King, Philip W R-H Mandit.....2,948.99
21 Brownyard, Geo W & Mary-Rochell Roofing Co.....71.31	23 Ferguson, Robt W-F Colety.....224.41	23 Kollins, Arthur-H A Caeser et al.....204.48
21 Barthelson, Hugh-C D Donohue.....21.47	23 Flannery, Thos-A Linden.....138.19	23 Kirby, Wm F et al-D Auerbach et al.40.27
21 Biedemann, Meta-H Ulmar.....103.33	23 Finger, Jos et al-S Weissberger.....60.71	23 Koppel, Jos-D S Friedenber.....147.91
21 Brooks, Jos W-W J Pilkington.....124.53	17 Gardiner, Jos H Jr-A Abraham et al.101.37	23 Krawitz, Harry-W Federman.....82.10
21 Byerley, Lillian-Browning King & Co.47.45	17 Goldstein, Max et al-I Adelson.....66.72	23 Kulla, Jacob-J Husa et al.....389.22
21 Burg, Nathan-S Zechmowitz.....11.81	17 Giannattasio, Chas-N Sapin.....621.55	23 Kohlreiter, Nathan et al-S Weissberger.....60.71
21 Bertsch, Wm F-Donagan & Swift, Inc.69.85	19 Gilles, Archibald et al-People, &c.....100.00	23 Karp, Max-L Leavitt.....1,005.05
22 Brown, Jas-H Schroeder.....144.83	19 Gallo, Francesco et al-the same.....100.00	17 Logan, Wm J-R A Johnson.....25.87
22 Blackley, Norman-F Meyer et al.....30.03	19 Gillingham, Chas W-L Greenberg.....33.25	17 Lawrence, Louise-M N Clement.....costs, 164.61
22 Brawley, Thos-B H Foss.....43.85	19 Gruber, Chas et al-B J McCann.....539.71	19 Lang, Fred et al-People, &c.....300.00
22 Burtis, Howard J-United Dressed Beef Co of N Y.....77.86	19 Glucksmann, Carl-Sheffield, Farms Slawson Decker Co.....81.77	19 Lenotetes, Andreas et al-M N Clement.....1,000.00
22 Barr, Isaac et al-S Shanker.....113.15	19 Gaal, Frank-W E Hendry.....142.52	19 Levy, Louis C-Manhattan Leasing Co.....133.11
22 Brand, Caroline-J Dickman.....278.31	19 Goldfarb, Felix et al-H Burger.....267.80	19 Levy, Mrs Moe S-Superior Savings & Trust Co.....52.81
22 Berkowitz, Jas et al-M B Klauber.....41.83	19 Gibney, Marguerite D-S Wenschlag.882.29	19 Look, Saml L-T Kirkpatrick & Co.....106.91
23 Byrnes, Helen-A Blum Jr's Sons.....94.15	19 Gallagher, Wm J-K B Millet Co.....43.41	20 Lantz, Carl C-A Adams.....62.81
23 Baxter, Dennison E et al-M E Joiner.242.95	19 Gaiwitch, Jno & Irene et al-J E Mautner.....30.97	20 Lloyd, Adelaide-C H Searl.....102.95
23 Bondon, Louis A-Hardman, Peck & Co.....64.40	20 Goldman, Wm et al-J L Markel et al.298.40	20 Lloy, R McAllister-H Carr.....122.91
23 Baron, Hyman & Morris, et al-P H Herman et al.....226.47	20 Goldman, Ben-J Kraus.....99.41	20 Littenberg, Sol & Max-A I Pearlstein.618.16
23 Belz, Fredk or Fred-Dorsett De Marrais Co.....429.33	21 Goldfischer, Oscar-D Meyer.....82.03	20 Leland, Francis L-J Wanamaker.....822.41
23 Boslet, Jacob J Jr-American Hay Co.....1,583.37	21 Goldberg, Isaac-S Hollander.....185.31	20 Lennon, Wm F-W M Young.....35.41
23 Bassel, Solomon et al-N Kaplan.....132.31	21 Guiliano, Thos-Rochell Roofing Co.....197.87	21 Luce, Cortland-H Kiechlin.....41.19
23 Brown, Wolstan R-H C Quimby.....378.14	21 Greenberg, Jac et al-Public Bank of N Y City.....321.55	21 Littenberg, Solomon & Max-American Woolen Co of N Y.....21,359.35
22 Creder, Wm J-B H Foss.....44.15	21 Goldman, Sarah et al-J Koppel et al.27.75	21 Loeb, Wm S-W M Schwarz.....413.49
22 Cliggett, Patrick-N Simmons.....31.37	21 Goldstein, Chas-L Popper et al.....141.08	22 Lampert, Saml M-S Haas.....189.62
22 Capone, Peppino-R Spadaro.....48.16	21 Gentzle, Jno-North American Distilling Co.....223.21	22 Loewinger, Louis-A Kohn.....40.30
22 Cohen, Jacob-H Levy.....215.80	22 Guerrier, Emil J-B C Samuel et al.38.67	22 Lorenze, Albert et al-J Best.....192.45
22 Cerven, Frank et al-P F Kane.costs, 32.41	22 Greenbaum, Saml-M Cohn & Co.....176.06	22 Lerman, Jos-B Silverman.....36.42
22 Canzoniero, Jos-J Dickman et al.....68.78	22 Gruber, Mary-G Singer et al.....805.47	22 Litowitz, Isaac et al-S A Miller.....84.41
17 Carle, Wm-Caesar Misch, Inc.....72.77	22 Geogegan, Jno J et al-Empire Biscuit Co.....42.21	23 Lathrop, Melvin G et al-M E Joiner.242.95
17 Collison, Chas C-Fidelity & Casualty Co of N Y.....92.68	22 Goldberg, Abraham H-Jno J Mitchell Co.....24.65	22 Lowenstein, Leopold-E Bloch.....28.41
17 Cunningham, Jas V-L Marcus.....172.15	22 Gozansky, Isidore et al-B Silverman.113.26	23 Littenberg, Solomon & Max-B Greff et al.....1,643.29
19 Corton, Patk et al-People, &c.....100.00	22 Gozansky, Isidore et al-the same.121.56	17 Mirbach, Saml et al-W von Walden.203.01
19 Corried, Richard et al-the same.....200.00	22 Gruber, Chas et al-S Shanker.....113.15	17 Miller, Pauline-Hencken & Wallenbrock Co.....321.74
19 Cooperman, Louis et al-the same.....100.00	23 Gorodetsky, Mar-E Wolfensohn.....26.67	17 Murray, Edw G-D Hunter.....223.31
19 Corrigan, Jno B et al-the same.....100.00	23 Gates, Jos A-Mercantile Finance Co.....27.94	19 Murriss, Sarah et al-People, &c.....100.00
19 Castellanos, Augustine N et al-the same.....100.00	17 Herzstein, David-State Bank.....1,002.67	19 Mooney, Wm A et al-the same.....200.00
19 Caggiano, Raffale et al-the same.....100.00	19 Hogan, Jno J-W Cleary.....364.78	19 Muller, Rudolph J-E Fry.....230.27
19 Collins, Wm P et al-Frank Presbrey Co.....70.41	19 Hodge, Jos G-Pittsburgh Life & Trust Co.....125.65	19 Munro, Jno F-W J Salomon.....70.51
19 Chenken, Cernard-E L Jenkins.....38.73	19 Herald, Geo H-C Bamrick et al.....35.50	19 Maher, Laurence P et al-F M Bacon et al.....1,503.91
19 Charop, Jos-D Silberberg.....33.65	20 Hengerer, Jno A-I M Levy.....124.31	19 Murray, Edw G-R McAllister.....155.84
19 Connolly, Bernard J-L L Schecht.....66.11	20 Hanlon, Harry et al-W McCauley.....479.25	19 McArdle, Owen et al-People, &c.....200.00
19 Cameron, Alexander Jr-Delmonicos.397.12	20 Helman, Bertha & Louis-B Lieberman.....264.41	19 McMahon, Thos A et al-the same.....200.00
19 Collins, Edw et al-People, &c.....1,000.00	20 Herman, Jno M-J B Colt Co.....27.38	19 McCabe, Geo et al-the same.....300.00
19 Cohen, Murray et al-B Hirschhorn et al.....161.14	21 Henes, Wm F-R Acker.....458.24	19 McGovern, Owen J-C McGovern.....499.46
20 Corbett, Kate-J Sinnott.....115.66	21 Hammerschlag, Jos-B H Arnold.....174.41	19 McCord, Lewis P et al-People, &c.....200.00
20 Christopher, Max T et al-A Behrman.57.33	21 Heyman, Henry N & Seymour M et al-Frederick Hollender & Co.....128.25	20 Menzl, Leon-E A Schmitt.....14.17
21 Clark, Hobart F-Simpson Crawford Co.125.43	21 Hanford, Frank-J S Fearon et al.2,961.54	20 Madsen, Hans P-Hartford Rubber Works Co.....113.41
21 Cohen, Jos et al-Bronx Security & Brokerage Co.....227.20	22 Hearle, Edgar J-R H Foss.....72.35	20 Mount, Charlotte A-M Getz.....22.65
21 Clitter, Geo F-A Abraham et al.....160.63	22 Halpern, Suzanne or Mrs S H Harris-J D Siegel.....520.67	20 Meinhold, Selie-I Miron et al.....25.14
27 Christie, George et al-People, &c.1,500.00	22 Hughes, Albert & Olive M et al-Bank of Port Jefferson.....572.36	20 Mass, C Louis-S Breslau.....532.68
21 Cahn, Julius-R Blei.....1,099.35	22 Hollander, Isidore-P Rosenwasser.....59.65	20 Muller, Conrad Jr & Nina-Frank Gass, Inc.....270.57
21 Cook, Ramson et al-B C Riley et al.118.53	22 Hirsch, Albert et al-I J Rothenberg.364.04	20 McDonough, Andrew E-M E McGauley.....480.98
23 Comparato, Francesco & Rosina S-M A Calea.....372.11	22 Heidecker, David-Fisk Rubber Co.....325.57	20 McGuire, Lawrence-G Doheny.....61.87
23 Curtiss, Glenn H et al-A M Herring.....costs, 36.30	23 Humbert, Thos-Wm Herron & Co Inc.339.46	21 Meyer, Arthur L-Robert Griffin Co.....74.99
23 Caminitzer, Arthur-Meyer Denker Simam Co.....36.40	23 Hughes, Thos J-L Hashagan et al.....25.45	21 Mayer, Louis* et al-American Woolen Co of N Y.....1,230.42
23 Corn, Paul J-A A Berg.....580.65	23 Heyman, Henry M et al-C Perceval Inc.....99.47	21 Miller, Harry-A Feifer.....79.65
17 Durant, Jennie L-C Losee.....126.73	23 Hooke, Walter G-Powhatan Lime Co.1,243.34	21 Mullian, Mary McD-Gorham Co.....129.19
19 Daley, Robt et al-People, &c.....100.00	23 Hauer, Danl J et al-J F McKernon.3,489.16	21 Moss, Nathan et al-People, &c.....1,500.00
19 Davis, David L et al-the same.....200.00	23 Hess, Hattie & Barney-C Brownlnd.13,370.42	22 Mayer, Jno-Barre-Barnard Co.....143.63
19 Deady, Daniel J-Peck Bros & Co.....939.21	23 Haight, Clarence H-R E Jones.....126.34	22 Meyer, Fred-B H Foss.....44.85
19 Dubansky, Abram et al-H Burger.267.89	23 Hart, Benj S-F A Wallis.....517.49	22 Metzger, Chas A-G A Rath.....costs, 22.41
19 Derr, Geo-C S Waterhouse et al.....123.66	23 Hoag, Lena & Wm E-Brooks Bros.....276.67	22 Mulligan, Thos P-C Gareiss.....351.82
19 Duncan, Henry S-T Kirkpatrick & Co.....518.96	23 Hirsch, Albt et al-I J Rothenberg.371.63	22 Momeyer, Alvy W-W I Washburn.....364.56
20 Del Gaudio, Albt S-Slovak Press.....194.85	20 Isnook, Jacob-Van Zandt Jacob & Co.148.06	22 Marten, Ernest T-H P Rice.....118.67
20 Durbrow, Wm et al-Chelsea Exchange Bank.....6,470.86	20 Indelhi, Pietro-A Goldner.....156.22	22 Mayer, Henry W et al-I J Rothenberg.....364.04
21 Di Guisepp, Giovanni-G Parisi et al.82.50	20 Irving, Robert A-Burnham & Phillips.84.65	22 Males, Henry-S Shanker.....285.45
21 Dunn, Jno J-National Cash Register Co.....653.98	20 Izzo, Jos-B K Bloch.....121.85	22 McMurray, Chas J-B H Foss.....59.75
21 Doran, Daniel A-C E Robertson.3,219.27	22 Ireland, Jerry R-B E C Van Riper.....262.41	23 Murray, Jno R-H Carson.....173.23
21 Donlon, Mary et al-Beadleston & Woerz.....77.31	19 Jones, Frederick et al-People, &c.100.00	23 Mann, David-J Magnus.....52.74
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21 Dower, Walter H-E Blumenthal.....193.26	19 Jones, Abraham et al-B Hirschhorn et al.....161.14	23 Mathews, Sara E-D R Friedman.....292.39
21 Da Costa, David H-A Blach.....30.91	20 Janney, Samuel M-Hackley School.....990.45	23 Murphy, Chas A-B H Foss.....809.35
21 Donaldson, Katherine-M B Howlett.240.67	21 Jones, Jno M-G A Amos.....31.46	23 Miller, Ralph G-A G Miller.....costs, 60.00
21 Diener, August C-Seasongood.....66.40	21 Juselius, Isaac E-H Herrmann Lumber Co.....91.14	23 Mancher, Peter & Ida-P O'Rourke.....144.41
21 Desmond, Geo-E S Peck.....112.75	21 Jackson, Wm S-A H Hamilton.....325.89	23 Moscovitz, Anna L & Chas-J Jacobs.362.77
21 D'Angelo, Louis W-B Kbler.....46.97	21 Jaffe, Henry-J J Schmukler.....94.58	23 MacCracken, Geo G et al-J F McKernon.....3,489.16
21 Duffrin, Julie-D Brandenberg.....156.90	22 Jacobson, Aaron-D Crystal et al.....224.41	23 Mayo, Albt F-F H Brown et al.....45.26
21 De Moss, Lacy A-L Engle.....156.21	22 Jacobson, Abraham-the same.....224.41	23 Mayer, Herbert-W H Bennett.....397.01
21 Day, Olive S-E W Webb.....534.31	22 Johnson, Walter D-Acker, Merrall & Condit Co.....129.21	23 McClaskey, Cecilia W N-J P Nolan et al.....379.50
21 Davidson, Isidore-K Dorfman.....337.73	22 Jones, Wm D-J G Xander.....357.50	20 Niernberg, Sucher-I J Silverstein.112.10
21 Davidson, Julius-the same.....337.73	23 Just, Blair F-Sheppard Knapp & Co.113.39	20 Nicholas, George-B Altman & Co.....65.36
21 Elliott, Wm J et al-People, &c.500.00	23 Jordan, Johanna adm-A P Schultz.....114.54	20 the same-the same.....65.65
21 Engel, Edw T et al-the same.....300.00	23 Jackson, Thaddeus A-J E Judels.....606.90	21 Newmark, Maurice-Diamond Mfg Co.....92.74
21 Emmerich, Otto & Maria-Excelsior Brew-ery Co.....1,601.51	23 Janzard, Morris-Arthur J Rieger & Co, Inc.....181.30	21 Neuschler, Henry-E E Wright.....76.48
1023 Eklins, Max-P Levitt.....207.65	23 Kahn, Saml et al-D Funkler.....66.12	21 Nicoll, Edw H-N T Phillips et al.....387.69
0019 Ellick, Jno et al-Locke & Smith Co.....97.60	23 Kaffman, Louis B-Lind & Stevens.189.76	22 Newman, Vincent, Jr-Dwight Murray Realty Co.....96.65
0022 Engel, Bruno-O Ehrenhardt.....21.72	19 Kirchner, Adolph G-T Remeschatis et al.....2,299.58	23 Nolte, Fredk-W F Irish Electric Co.287.68
0022 Esner, Wm O-A Levy et al.....40.62	23 Kallage, Elizabeth Frank-H Lauscher.37.41	23 Noblett, Edw A-Star Tire Co.....143.32
0022 Epstein, Abe-P Goldberg.....65.22	20 Krueger, Jno W et al-A Behrman.....57.33	17 Oliva, Vincenzo et al-C Borelli.....806.16
0017 Fogel, Morris-Cotlow, Levy & Co.....70.41	20 Krieger, Philip-W R Real Estate Manage-ment Co.....629.54	19 Owen, Arthur, Chas H & Frank-B Van Wily.....210.10
0017 Frank, Jacob-A Berrett.....25.96	20 Kalmitzky, Morris et al-A Nemerowsky.....145.21	21 Olsen, Cornelius-J Marcus Woodworking Co.....264.22
0017 Friedman, Morris-M M Lester.....65.54	21 Kamin, Isidor et al-Bronx Security & Brokerage Co.....227.20	21 O'Toole, Bernard J et al-Beadleston & Woerz.....77.31
0019 Ford, Chas-M-A M Cohen.....49.32	21 Kautskas, Peter-W B Kellman.....161.67	21 O'Connor, Nicholas R-P B Sweeney.29.90
0019 Frye, Kathryn et al-People, &c.100.00	21 Kautskas, Peter-W B Kellman.....224.17	21 O'Connor, Jno-R Seus.....costs, 68.36
0019 Elyan, Jno et al-the same.....100.00	21 Krulowitch, Isaac et al-American Woolen Co.....1,330.42	22 Oswald, Jno-I S Frank.....217.28
0029 Floy, Jno et al-Colwell Lead Co.....11.17	21 Krenthorn, Michael-L L Duhner.....129.41	23 O'Brien, Jas-E B Dench.....184.22
0029 Frank, Louis-W Roman.....70.10	21 Klein, Jos-H I Bunica et al.....533.35	23 Ohlenbusch, Jno M-A Blum Pr's Sons.39.67
0029 Fishman, Saml M-Rizziel H.....67.25	22 Kalmus, Philip et al-County Land & Mortgage Co.....203.01	17 Porter, Wm H et al-W H Cummings.71.25
0029 Freeman, Jos W-Manhattan Art Glass & Metal Co.....47.16	21 Kohn, Anna-A Greenspan.....103.65	21 Picone, Jos et al-C Borelli.....806.16
0029 Rick, Richard-Mohawk Condensed Milk Co.....81.02	21 Kraus, Gady M-B H Ross.....117.15	17 Portman, Isaac et al-W Wolkenberg.64.65
1023 Renning, Chas L-R-M Lewine et al.112.31	21 Knops, Arthur-Berthel & Anderson.34.91	19 Prescott, Edw C et al-People, &c.100.00
20 Boxl, Meta-G-Maters.....105.16	22 Kehler, Chas & Emilie* et al-United Manufacturers.....35.26	19 Polachek, Chas-S Strunin et al.....40.66
0023 Reinberg, Alexander-A Rusch et al.78.89		19 Pollman, Jos-G W Galloway.....101.34
0023 Rinkelstein, Isaac et al-H B Miller.84.41		21 Patrono, Pasquale-C Binetti.....124.11
0023 Rinsberg, Morris-D B Barfallo.....65.65		21 Place, Jno W-W S Bennet.....174.33
0023 Foster, Jno W-H Roemer.....45.81		

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23 Potts, Irwin & Emma—S P Jones et al	179.30
20 Qualey, Jno A—Merritt & Chapman Derrick & Wrecking Co.	218.80
17 Rollmann, Jno—B Voss	256.78
17 Reis, Jacques—C H Arnold & Co.	131.46
19 Russhou, Anthony et al—People, &c.	100.00
19 Ryan, Jno et al—the same	100.00
19 Reese, Robt—A W Joseph et al	1,864.53
19 Russell, Lulu E* & Jno L—Siegel Cooper Co.	412.90
19 Russell, Lulu E—the same	400.40
19 Reynolds, Wm P et al—Locke & Smith Co.	97.60
20 Rollman, Jno—B Aborn et al	51.86
20 Rosenberg, Nathan S—I Spector	85.36
20 Raber, Thos—Monticello Distilling Co.	80.91
20 Rosner, Lon S—S Scheinhaus	118.74
20 Rollman, Jno—L W Vogel	526.72
20 Roche, Bernard M—D Baumeister	280.72
20 Rutigliano, Giovanni—S Proscia	224.72
20 Rohrig, Wm F et al—Standard Damp Proofing & Roofing Co.	254.44
20 Rosenthal, Isaac—United States Woosted Co.	63.75
21 Rollman, Jno—Weber McLoughlin Co.	240.91
21 Ries, Jacques—B Switky	101.70
21 Renganeschi, Gaetano—H Ulmar	62.20
21 Roach, Stephen W—Rectors	80.31
21 Rieders, Jos—Edling Brewing Co.	499.09
21 Rothschild, Howard J—B Goodman	584.72
21 Rothschild, Howard J & Theodore—B Goodman	298.06
21 Rothschild, Howard J—the same	165.42
21 Rosenzweig, Morris—Mutual Milk & Cream Co.	78.97
22 Rollmann, Jno—J Sills et al	537.75
22 the same—J Seeman et al	273.01
22 the same—H Wildfeuer	252.31
22 the same—Raisler Heating Co.	34.41
22 Rosowsky, Abraham et al—S Miller	84.41
22 Reidman, Jacob—H L Steck	108.40
22 Rosemon, Mary—A Bowes	380.57
22 Roth, Jno et al—M B Klauber	41.83
22*Ryan, Jas et al—Empire Biscuit Co.	42.21
23 Riley, Thos F et al—Van Nest Wood Working Co.	324.60
23 Rockmore, Abraham—Colwell Lead Co.	112.22
23 Rubin, Meyer & Louis*—L Federman	74.41
17 Strachstein, Jos et al—I Adelson	66.72
17 Siegel, Adolph et al—the same	66.72
17 Suehnholz, Hermann—J M Delaney et al	350.53
19 Stanley, Wm J et al—People, &c.	100.00
19 Sperling, Louis et al—the same	200.00
19 Schulum, Morris et al—the same	500.00
19 Stanley, Wm J et al—the same	500.00
19 Simpson, Harry W—R M Hill	305.31
19 the same—the same	163.03
19 the same—the same	144.37
19 the same—the same	133.29
19 the same—the same	476.70
19 Sawyer, Geo D et al—Frank Presbrey Co.	70.41
19 Sturm, Maurice A—Victor Electric Co.	98.92
19 Suskind, Morris et al—H F Schilling	44.65
19 Strauss, Abraham et al—H F Schilling	44.65
19 Schlisselberg, Katie—Knickerbocker Hat Co.	173.35
19 Saunders, Fredk W—Robt Griffin Co.	162.41
20 Schmidt, Sven R—I Balch Louis	61.41
20 Sachs, Isidor et al—J L Markel et al	298.40
20 Symner, Frederick C—W B Richardson et al	35.32
20 Schostak, Nathan—A L Germansky	252.80
20 Siegel, Saml et al—D Jones	73.49
20 Schnarr, Louis—H Bachr	65.78
20 Singer, Dr Michael—G Lindenmeyer et al	28.31
20 Staigh, Milton R—O H Wurm et al	152.79
21 Stone, A Judson—L Frank et al	268.40
21 Sonnenborn, Al—F W Schulenberg	41.04
21 Stern, Jacob—American Woolen Co of N Y	2,527.53
21 Sire, Meyer L—B K Miller	406.20
21 Spring, David H—W M Young	72.65
21 Spencer, Hazel K et al—B C Riley et al	118.53
22 Salzman, Conrad—Swift & Co.	187.91
22 Staiger, Chas—McNeill Bros	434.85
22 Salvin, Paul et al—Equipment Spring Co.	86.05
22 Sidel, Abraham—M Nadler	70.21
22 Steckler, Wm C—W Alsborg et al	82.91
22 Simon, Solomon—the same	47.22
22 Solotoff, Abraham H—J Levin	42.65
22 Stulbaum, Isodore et al—S A Miller	84.41
22 Strauss, Nathan—E Cohen et al	80.51
22 Silverstein, Abraham—Emblem Realty Co.	66.91
22 Strauss, Max—H Bachrach et al	99.41
22*Solomon, Jake et al—S Shanker	113.15
22 Schneider, Jennie H—M J Zimmerman et al	30.16
22 Smith, Alfred H & Harrison B—E E Leviansky	1,351.27
23 Simes, Fredk C—Hardman Peck & Co.	82.40
23 Scott, Frank et al—D Auerbach et al	40.27
23 Scherl, Max—B Rosenstein	98.29
23 Stator, Jno T—S J Stator	72.22
23 Schworer, Stephen J—H Lobel	529.65
23 Serrino, Anthony—C Hay et al	52.29
23 Shaw, Edw P—Wiener Brown Co.	125.15
23 Solomon, Saml—N Hutkoff	27.91
17 Tragedis, Geo et al—Ideal Gas & Electric Fixture Co.	57.01
19 Tota, Michael et al—People, &c.	100.00
19 Tripp, Dwight K—L Ottmann	138.17
19 Tunik, Abraham—B Silverman	168.80
19 Terry, Geo X—Lehigh Valley Coal Co.	35.28
20 Tallot, Harold R—C G Rand	559.25
21 Titus, Arthur W—D C Weber	74.41
21 Tauretzy, Abraham—Machson Richmond Dairy Co.	210.25

22*Timminelli, Paol et al—J Lidsky	167.79
22 Tevis, John—W H Hall	22,665.42
23 Terry, Orange F et al—J F McKernon	3,489.16
19 Valente, Angelo et al—People, &c.	500.00
19 Von Keller, Camille—J de Pedro	162.91
22 Vitale, Paul et al—J Lidsky	167.79
22 Vacharon, Eugene F—J Gensler	249.65
22 Vedder, Harry M C et al—Curtis Blaisdell Co.	167.80
22 Van Blaricom, Frederick M et al—P K Wilson et al	627.29
23 Voss, Wilhelmine—M J Waters	133.31
23 Van Buren, Chas J et al—J F McKernon	3,489.16
17 Wald, Saml et al—D Finkler	66.12
19 Williams, Jno A et al—People, &c.	500.00
19 Williams, Frank et al—the same	500.00
19 Wolff, Edmund & Jules—S Gilbert	265.00
19 Wegener, Jeanette—L Herfeld et al	324.85
19 Weiner, Dora & Emil et al—J E Mautner	28.72
19 Weinstein, Rose & Reuben et al—F M Bacon et al	1,503.91
20 Winberg, August F—D Israel	37.05
20 Willner, Jos—J J Schmukler	180.21
21 Weiner, Carl—Manhattan Leasing Co.	99.91
21 Weinstein, Isaac—Lachman & Jacobi	57.76
21 Wartickowitz, Isaac et al—Bronx Security & Brokerage Co.	227.20
21 Ward, Henry M—S Daires	648.25
21 Winterfield, Harriet V et al—B C Riley et al	118.53
22 Woodward, John S—C B Marx	140.40
22 Werner, Simon—M R L Building Co.	119.41
22 Wermes, Jacob—Teodoro Perez et al	398.19
22 the same—the same	275.91
22 West, Saml et al—Equinox Spring Co.	86.05
22 Welch, Thos P—J Tarantous et al	21.72
22 Watt, Jas S—C H Hackett et al	59.61
22 Wolff, Jules & Edmund—J J Mazzelo	484.40
22 Walsh, Jno J M—I S Frank	172.02
22 Wolfe, Saml—Adams Laundry Machinery Co.	1,251.10
23 Wilbur, Rensselaer G—J H Edwards et al	215.31
23 White, Jos—E Brummel et al	186.75
23 Watkins, Thos H—J G Marshall et al	2,083.62
23 Wheeler, Monroe et al—A M Herring	costs, 36.30
23 Wilson, Jno—A H Bloch	18.41
23*Weinstein, Solly et al—N Kaplan	132.31
23 Weaver, C Raymond et al—J F McKernon	3,489.16
23 Wolferman, Milton J—W Lipshutz et al	79.71
23 Waitzfelder, Solomon—S Fink	131.91
23 Wallace, Ernest H—J A Goodman	68.59
23 Weber, Jos L—Blanc Realty Co.	61.41
23 Weiss, Alfred L—W Siegel	39.51
23 Werner, Rheinhold F* & Henry W—Dimock & Fink Co.	217.24
17 Zagarino, Frank et al—Ideal Gas & Electric Fixture Co.	57.01
19 Zagarino, Frank et al—M N Clement	1,000.00
20 Ziegler, Henry M—K Marsh et al	100.73
20 Zucker, Minnie—Imperial Embroidery Works	1,324.38
21 Zuckerman, Louis et al—J Koppel	27.75
23 Ziegenhaller, Chas—American Agency for the Associated Wine Growers & Exporters of Hungary	76.50

CORPORATIONS.

17 Pantograph Corporation—H G Gennert et al	256.52
17 Hydro Bar Waterproofing Co—B D Traitel	479.41
19 Hayes Central Storage Warehouse Co—Maintenance Co.	217.48
19 Columbus Garage & Motor Co—Greason Mfg Co.	157.66
19 Fairhaven Water Co—Public Accountants Corp.	454.47
19 Ottumwa Gold Mining Co—the same	116.41
19 Quinn Lumber Co—P H Parker	621.71
19 Irish County Athletic Union—P J Flannery	1,879.39
19 Midwood Contracting Co—American Oil & Disinfectant Co.	67.37
19 Nevelson Goldberg Realty Co—Rider Ericson Engine Co.	234.06
19 Harry Jacobson Construction Co—Hudson Mantel & Mirror Co.	92.51
20 Hudson Automobile Co—Hartford Rubber Works Co.	16.41
20 Columbus Garage & Motor Co—Pennsylvania Oil Works Co.	172.50
20 William F Rohrig Co et al—Standard Damp Proofing & Roofing Co.	254.44
21 United States Phonograph Co—I W Norcross	152.35
21 Riccadonna Hotel Co et al—Fredk Hollender & Co.	218.25
21 Haase Lippman Construction Co et al—Public Bank of N Y City	321.55
21 Haase Realty Co et al—the same	321.55
21 Everlast Can Co—M Sherower	64.65
21 Sheindelmann & Parshelsky—Burns Bros.	407.83
21 City of N Y—M Seibel	100.00
21 Obtura Mfg Co—W W Warren	8,113.76
22 Springfield Portable House Co—West Side Baptist Tabernacle	110.00
22 Van Blaricom Mfg Co—P K Wilson et al	627.29
22 Van Blaricom Mfg Co—the same	659.77
22 Parker Sheet Metal Works—J Parker	1,398.70
22 Burke, Engineering & Construction Co—Bonner Barnwell, Inc.	93.41
22 Johnston Umsted Realty Co—H Lehder	101.86
22 Winston Parish Co—Palmer Lime & Cement Co.	124.95
22 Silberstein & Silver, Inc—G T Meadon	38.12
22 Readon Realty Co—Monolith Realty Co.	179.55
22 Barclay Construction Co et al—B Silverman	113.26
22 the same—the same	121.56

22 Union Motor Car Co—N Y Auto Supply Co.	247.47
22 Marks Storage Battery Co—National Lead Co.	127.86
22 Manufacturers Security Co—the same	123.31
22 Van Rensselaer Realty Co et al—Curtis Blaisdell Co.	167.80
23 Parkway South Realty Co—Empire City Gerard Co.	1,402.69
23 the same—the same	1,021.59
23 Riccadonna Hotel Co et al—C Perceval Inc	99.47
23 Riley & Loughney Realty Co et al—Van Nest Wood Working Co.	324.60
23 Ferris Milk & Cream Co—Genesee Valley Milk & Products Co.	324.60
23 Herring Curtis Co et al—A M Herring	costs, 36.30
23 Gem Tool Works—J Helmuth	315.18
23 Van Buren Engineering Co et al—J F McKernon	3,489.16
23 Inter-City Ice Cream Co—M Gurian et al	680.87
23 Forty-Second Street, Manhattanville & St Nicholas Ave Ry Co—E Brown	750.00
23 Samet & Schoen Inc—Glokner & Blue Co.	223.24
23 Haines Realty Corp—E Fell	1,235.35

SATISFIED JUDGMENTS.

Sept. 17, 19, 20, 21, 22 and 23.	
Allen, Asid J—S Elias et al	1910.....142.31
Burt, Jno F—A Dryfoos et al	1901.....371.74
Bennett, Sophie—G Nimmo	1910.....49.29
Bromley, Chas P—F J Welton	1903.....166.84
Barile, Jno, Evelyn H White & Jos J White—J Rubano	1910.....165.03
Bloch, Chas—M Schulof	1902.....123.72
Bastone, Domenico—S Liebman's Brewing Co.	1904.....89.39
Berg, Louis R—A D Whiteside	1909.....378.13
*Braff, Chas—L M Donohue	1907.....10,744.73
Baudino, Chas—A C Bedell	1908.....724.06
Bloch, Chas—J Hyman	1906.....296.95
Berger, Emil—Jas McCreery & Co.	1909.....318.97
Same—T R Ball et al	1910.....152.81
Catlin, Geo L—W N Mines	1910.....479.13
Carpenter, Jos N, Atmore L Baggett, Nathaniel L Carpenter & Sterrott Tate—J Klein	1910.....188.73
Christian, Eugene—M Morrison et al	1904.....35.16
Cowing, Edw K—J Goldstein	1910.....60.41
Congregation Judah Halir—G Smith	1909.....93.41
Dahlstrom, Carl A—A M Genunder et al	1910.....219.00
Farrell, Thos J—E W Hazen	1908.....28.22
Fountain, Francis J—M Orenstein et al	1910.....71.02
Flagg, Jared Jr—J E Chandler	1897.....1,410.29
Galligan, Jas F, Matthew F Galligan & Thos J O'Reilly, Jr—J Bernstein	1905.....1,384.70
Garrison, Everett G—M K Hackett	1910.....188.51
*Gross, Ray & Jos Albert—People, &c.	1907.....1,000.00
Gareiss, Harry—F W Schwiers	1910.....27.12
Gareiss, Harry D—J Loweth	1908.....64.12
Gottlieb, Ephraim—H W Bell	1908.....81.05
Glennon, Andrew J—Mercantile Finance Co.	1910.....66.95
Harlach, Jno, Jno Kraemer & Hugh Galogley—Bernheim Distilling Co.	1910.....51.09
Hull, Amanda M—J M Parker, Jr.	1910.....268.54
Herrington, Jno J & Edw C—Central Foundry Co.	1907.....94.44
Herrington, Jno J—Central Foundry Co.	1907.....268.97
Hawkins, Jno—E B Miller	1909.....54.72
Habicht, Anna & Thos J—B M Frazier	1909.....14.31
Heyman, Jos—B Cohn	1904.....136.44
Howard, Wm B—Stanley & Patterson	1909.....134.62
Hirsh, Albert—J Stewart	1909.....62.15
Jones, Fred—B Savarese et al	1910.....181.91
Jones, Dramin, Morris, Harry & Jos—B Benedict et al	1910.....78.65
Johnston, Rachael—B K Bloch	1907.....191.01
Same—A Dryfoos et al	1910.....124.42
Same—B K Bloch	1910.....226.84
Kessler, Baba—J Rubin et al	1910.....264.65
Kaminsky, Abraham—R Hoffmeister	1910.....59.41
Kmetz, Michael—J Faust	1908.....72.90
Kilduff, Margaret E & Fredk Daley—American Surety Co of N Y.	1909.....31.16
Loewenberg, Carl—M Carumaim	1910.....70.06
Levy, Minnie N—L Rosenthal	1908.....128.91
Livingston, Cambridge—M Rock	1910.....554.60
Leon, Irving G—S H Koenig	1910.....34.12
Levitz, Max—C S Furst	1910.....417.15
Lee, Gertrude E—B Altman & Co.	1910.....189.76
Martin, Jno H & Josephine B—C J Guilmitte	1910.....483.65
McKenzie, Wm—M Kilgore	1909.....352.30
Malkin & Edelstein—Central Fish Co.	1909.....260.85
Mendetz, Henry J—L Penzer	1909.....748.78
Mayer, Jno—B H Foss	1910.....123.65
McKenna, Chas P—Realty Records Co.	1910.....117.65
Momeyer, Alvy W—W I Washburn	1910.....364.56
Vinciguerra, Gerrardo—B C Samuel et al	1910.....209.35
Meeks, Wm S—T K Foster	1897.....28.05
McMahon, Geo—S J Bloomingdale et al	1909.....113.77
McGrath, Michael—A M Smith	1905.....115.00
Newman, Max H—Lawyers Co-operative Pub Co.	1910.....60.81
O'Connor, Thos C—H R Elliott et al	1896.....1,359.72
*Rooney, Lawrence—Columbian Engineering Co.	1910.....423.60
*Ridgely, Edw—N A Hanway	1910.....1,738.33
*Roger, Louis—M Lalli	1909.....1,595.79
Rosendaft, Amelia—M Schwerzkopf et al	1894.....1,889.51
Smith, Jno & Ida—J Shark	1909.....79.46
Sklar, Saml—Runkel Bros.	1910.....40.56

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Stroh, Isaac—Beakes Dairy Co. 1909.....1,194.48
 Stroh, Jacob & Isaac—G A Rogers et al. 1909.....113.84
 Stroh, Isaac—J Stern et al. 1909.....185.09
 Sellers, Patk—W J Young et al. 1910.....394.36
 Stickel, Frederick—W Haybettle. 1910.....28.83
 Sulzberger, Moses—A M Becker. 1909.....89.41
 Tompkins, Bertrand F—Pettit & Reed Inc. 1908.....247.80
 Willner, Max—Mink Restaurant Co. 1909.....107.82
 Same—same. 1909.....142.48
 Wolf, Michael—S Nelson. 1907.....144.72
 Weiss, Adolph—J J Clarke. 1909.....500.76
 Wechsler, Philip & Harry—J Spigler. 1910.118.60
 Wicke, Otto—Raisbeck Electrotpe Co. 1909.....66.81
 Weeks, Wm S—Thos K Foster. 1898.....84.93

CORPORATIONS.

Homan & Schulz Co—A Elliott Ranney Co. 1910.....216.73
 Allen Fire Department Supply Co—S C Walsh. 1910.....223.00
 Safe Realty Corp—B Davis. 1910.....575.33
 Wood-Harmon-Richmond Realty Co—W B Blauvelt. 1909.....659.03
 Moorman-Harper Co, People's Auditorium & Irene L Moorman—A L Harper. 1910.....326.20
 Safe Realty Corp, Salvatore De Felici & Luigi Martino & Co—M Dodara. 1910.....450.96
 Queens Land & Title Co & Allen T Haight—Hamilton National Bank of Chicago. (1910). 2,478.67
 Hudson Building Co—B C Thompson. 1908.....534.41
 23 Interstate Land & Building Co-operative Ass'n—W Edinger.....344.66

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

Sept. 17.

114—Cherry st, No 174. Rubie Deutchman agt Hannah King & Ida Salkin.....\$60.00
 115—240th st, Nos 408 to 414 East. Henry Reiber agt E H Hammond.....58.37
 116—27th st, No 242 West. Jacob Paletz agt Joseph Strout.....795.00
 117—Freeman st, Nos 990 to 994.....Longfellow av, No 1255.....Jno Starobin agt Longfellow Realty Corp.....175.00
 118—130th st, No 55 West. Jno J Meyer agt Mary E Moffatt.....34.35
 119—164th st, s s, 100 e Bway, 265x100. American Parquet Flooring Co agt Heights Metropole Realty & Construction Co.....625.00
 120—156th st, Nos 531 to 545 West. John Norton agt Louis Meryash (renewal).....4,750.00

Sept. 19.

121—65th st, No 222 East. Jno F Cronin agt Mini Zicherman & Chas H Fenichel.....46.12
 122—Wildner av, e s, 325 n Strang av, 25x100. Chas E Nance agt Wm Schradin.....110.00
 123—Pleasant av, No 378. Jos Cohen agt Sunflower Realty Co.....475.00
 124—Washington st, No 389. Thos J McCahill agt St John's Park Realty Co & F T Nesbit & Co.....100.00
 125—Leonard st, Nos 156 to 160. Thos J McCahill agt Jas W Cruikshank & F T Nesbit & Co.....479.75
 126—48th st, Nos 137 to 145 West. Same agt New Netherlands Theatre Co & F T Nesbit & Co.....378.00
 127—8th st, Nos 376 & 378 East. Sam Rubenstein agt Jennie Lichtenstein & Louis Lichtenstein.....38.00
 128—65th st, Nos 423 & 425 East. Same agt Isaacs Realty Co & Louis Lichtenstein.....24.00
 129—3d av, No 2116. Sterling Ceiling & Lathing Co agt Edwin Bruckheimer & Harris Bros.....171.00
 130—Broadway, No 2637. Chas E Eickhoff agt Arthur P Fegert.....110.00

Sept. 20.

131—Hoe av, e s, 75 n 172d st, 50x100. Jno F Ernst et al agt Alfred B Olsson.....1,400.00
 132—Satisfied.
 133—7th av, No 495. Max Schwartz et al agt John Doe & Karl R Finestone.....30.63
 134—143d st, No 237 West. Max Josman agt Leonard Frazin & Albert S Meyer (renewal).....95.00
 135—Satisfied.
 136—Manhattan av, No 442. Henry M Kahn agt Isadore Friedman & Abraham Rosenberg & Arding Frankel.....84.00
 137—128th st, No 58 West. Sam Laster agt Saml M Rosendorf & Hugo D Rosendorf.....38.75
 138—Ryer av, s e cor 180th st, 34x104.6x25x102. Jos Weine agt A S Whisten Construction Co & A S Whisten.....405.00
 139—189th st, n s, whole front between Cambrelling & Beaumont av, 106x40. Joseph Weine agt Bedford Park Construction Co.....80.00
 140—14th st, No 611 East. White Iron Works agt Carlo A Orrico & Jno Genovese.....54.00
 141—Av St John, s w cor So Boulevard, 100x100. Michele Scarpelli et al agt Jos Picone & Vincenzo Oliva.....460.75
 142—6th av, w s, whole front between 32d & 33d sts, 197.6x40. C E Ross Lumber Co agt Gimbel Bros.....72.46
 143—Manhattan av, No 442. Benjamin Meyer agt Irving I & Israel Frankel & Isidore Friedman, Jerome D Rosenberg & Frances Frankel.....62.50
 144—164th st, Nos 548 to 558 West. Frank Seymour agt Homer B Chase & Eagle Iron Works & Heights Metropole Construction Co.....85.00

Sept. 21.

145—Sheridan av, n w cor 163d st, 105.7x66.10x irreg. Frank Tomaso agt Briggs Avenue Realty Co.....86.70
 146—Fox st, n s, 122.7l e Prospect av, 76.10x107.5x irreg. Louis Marx & Son agt Aqueduct Construction Co.....1,300.00
 147—Hoe av, e s, 75 n 172d st, 50x100. Jas Kelly agt Alfred B Olsson.....3,377.46
 148—Arthur av, e s, 95 n 188th st, 25x100. Grimaldi & De Martinis agt Defeo Realty Co.....291.60
 149—Seabury pl, s e cor 172d st, 50x100. Jas Giles et al agt V B Construction Co.....5,001.75
 150—Heath av, w s, 61 s 230th st, 89x90. Ernest Magnetti agt Metzler Building & Construction Co.....300.00
 151—Broadway or Boulevard, n w cor 90th st, 100.8x100. Jos Tino et al agt A C & H M Hall Realty Co & David Cowlin.....28.00
 152—Broadway or Boulevard, n e cor 108th st, 100x200. Same agt Chas E McManus & David Cowlin.....14.00
 153—West End av, n e cor 99th st, 100.11x100. Same agt Allendale Building Co & David Cowlin.....85.00
 154—28th st, No 45 West. Acme Metal Ceiling Co agt Saml H Russin & Solomon Hauf-ling & J Paletz.....200.00
 155—West End av, s w cor 100th st, 111x100. Jos Tino et al agt Guide Realty Co & David Cowlin.....24.75
 156—14th st, No 611 East. Jas M Saulpaugh agt Carlo A Orrico & S V Genovesi.....128.80
 157—45th st, Nos 141 to 147 West. Russo & Stola, Inc agt Jno Olson.....3,840.00
 158—29th st, Nos 214 & 216 West. Sterling Ceiling & Lathing Co agt Max W Solomon & E P Rosenheimer & Edw L Brown.....130.00
 159—5th av, n e cor 85th st, —x—. Pittsburgh Plate Glass Co agt Henry Clews, John T Brady Co & L Marcotte & Co.....667.86
 160—Pearl st, No 208. Jos Hollerith agt Albt H Frankel & V Cooper & Martin Wellbrock.....250.00

Sept. 22.

161—2d av, No 180. Grossman Bros & Rosenbaum agt Polish National Alliance & Talsky & Sponchik.....590.00
 162—181st st, No 565 West. Arthur F Smith agt Andrew A Bibby.....113.60
 163—Ritter pl, No 814. Emil P Gebhard et al agt Crownhill Construction Co.....180.02
 164—Sheridan av, n w cor 163d st, 105.7x69.3. Andrew S Wright agt Briggs Avenue Realty Co.....174.00
 165—Madison av, n e cor 66th st, 100x100.5. Sanitary Devices Mfg Co agt Parkview Co. (renewal).....1,250.00
 166—Wooster st, Nos 232 & 234. Jacob Sparrow agt C H Carr & J F McDonald.....48.00
 167—Sheridan av, n w cor 163d st, 105.7x69.3 x irreg. Michael Cerussi agt Briggs Avenue Realty Co.....550.00
 168—171st st, Nos 504 to 510 West. Barnett Zam agt One Hundred and Seventy-first Street Realty Co.....126.05

Sept. 23.

169—Heath av, w s, 61 s 230th st, 89x90. Ernest Magneth et al agt Metzler Building & Construction Co.....300.00
 170—95th st, No 72 West. Sterling Steel Ceiling Co agt Edwin A Cruikshank — Jas D McEntee.....101.00
 171—172d st, Nos 503 & 505 West. Wm Winkel agt Louis London.....58.85
 172—Blackrock av, n s, 279.9 n Castle Hill av, 100x100. Chas Schrott agt Anna T Hoffmann.....9,300.00
 173—36th st, No 409 West. Daniel J Skelton agt Nathan Coleman & Adolph Krause & Coleman & Krause.....30.00
 174—44th st, No 540 West. Same agt Jacob Hirsch & Coleman & Krause.....35.00
 175—43d st, No 7 West. Same agt Century Association & Coleman & Krause.....18.00

BUILDING LOAN CONTRACTS.

Sept. 17.

Westchester av, n s, 50 w Zerega st, 25x94.7. L Parker Farrington loans Seewacha Realty Co to erect a — sty bldg; — payments.\$5,000

Sept. 19.

No Building Loan Contracts filed this day.

Sept. 20.

Millford av, e s, 78.2 n Pelham rd, 50x100. Mary A Burke loans David & Helene O'Shea to erect a 2 1/2-sty dwd; 3 payments.....4,000
 Vyse av, w s, 48 s 180th st, 38.6x103.7. Krabo-Ernst Realty Co loans Ver Plank Estate to erect a — sty bldg; — payments.....28,000
 Vyse av, s w cor 180th st, 48x100. Same loans same to erect a — sty bldg; — payments.....45,000

Sept. 21.

Broadway, s e cor 165th st, 110.11x100.5. Metropolitan Life Ins Co loans Ecallow Co to erect a 10-sty apartment; 12 payments.....340,000

Sept. 22.

Washington av, e s, 322.8 s 175th st, 52.8x120. Max Cohen loans Third Avenue Building Co to erect a — sty bldg; — payments.....22,000

Sept. 23.

Forest av, n w cor 160th st, 48.7x96x irreg. Max Cohen & Emanuel Glauber loan Emma M S Mestaniz to erect a 6-sty apartment; 7 payments.....10,000

Tiffany st, s e cor Fox st, 110x125. Jas F Meehan Co loans Knox Construction Co to erect a — sty building; 7 payments.....5,000

SATISFIED MECHANICS' LIENS.

Sept. 17.

61st st, No 125 East. Adam Happel agt Helen M Phelps et al. (April 14, 1909).....113.44

Sept. 19.

Division st, Nos 54 & 56. Louis Shapiro agt Louis Winkler et al. (Aug 22, 1910).....710.00

107th st, No 163 West. Pasquale Vintimiglia agt Wm M Moore Co et al. (May 31, 1910).....23.00

139th st, Nos 518 to 524 West. Same agt same (May 31, 1910).....825.00

121st st, No 309 East. King & Salkin agt Saml H Lehrer et al. (Aug 2, 1910).....500.00

121st st, No 309 East. Max Siegel agt same. (Aug 17, 1910).....310.00

Sept. 20.

123d st, Nos 229 & 231 West. Cochenour & Hazen agt Edw Godergren et al. (June 23, 1910).....122.11

3d av, e s, 75 s 156th st. Di Lizia & Co agt Cramp & Co et al. (June 22, 1910).....97.00

Sept. 21.

3Crotona Parkway, n e cor West st. William Greenberg agt Annie G Dixon et al. July 6, 1910).....165.00

179th st, n s, bet Washington av & Bathgate av. William Oettgen agt Oppenheimer & Feldman et al. (Jan 4, 1910).....53.00

Melrose av, s w cor 150th st. Pittsburgh Plate Glass Co agt Edw Coe et al. (Oct 23, 1909).....244.64

Heath av, Nos 2905 to 2919. Ernest Magnetti agt Metzler Building & Construction Co et al. Sept 20, 1910).....275.00

Sept. 22.

123d st, No 116 East. Harry Chaimowitz agt Max Blau et al. (Nov 16, 1909).....60.00

Valentine av, e s, 305 n 198th st. E F Keating Co agt Geo E Schmid Realty & Construction Co et al. (Sept 14, 1910).....229.81

Madison av, No 415. J P Duffy Co agt Jno Doe et al. (Aug 23, 1910).....57.52

Hughes av, s e cor 181st st. Jno Barba agt Cheechina Carucci et al. (Sept 2, 1910).....1,600.00

Kelly st, e s, 120 s Intervale av. Levoli Construction Co agt Longfellow Realty Corp et al. (Aug 31, 1910).....1,625.00

Same property. Same agt same. (Sept 1, 1910).....1,625.00

152d st, No 378 East. Salvatore Surati agt same. Sept 16, 1910).....220.00

Sept. 23.

Fifth av, No 946. Russell & Erwin Mfg Co of N Y agt Martha M Wysong et al. (Sept 20, 1910).....1,857.45

Broome st, No 23. Columbian Engineering Co agt Mary Connelly et al. (Sept 1, 1910).....399.95

Nassau st, No 51. Grampian Realty Co agt Henry Brash et al. (July 29, 1910).....1,958.50

Honeywell av, w s, 35.7 s 178th st. Wm M Young agt Merrivale Realty Co et al. (July 30, 1910).....110.05

Nassau st, No 51. Jacques, Basinger & Co agt Henry Brash et al. (June 15, 1910).....110.00

54th st, No 427 West. Wm J Moore agt Margaret Loehr et al. (March 10, 1910).....540.00

Nassau st, No 51. Jos Elias agt Henry Brash et al. (Aug 2, 1910).....659.25

Nelson av, Nos 1659 to 1663. Strauss & Co agt Jas H Havens et al. (Aug 3, 1910).....63.00

216th st, n e cor Bronx Boulevard. Manhattan Rolling Mill agt Vari Lace Mfg Co et al. (March 31, 1910).....130.00

Division st, Nos 62 to 68. American Luxfer Prism Co agt Eliza A Pease et al. (July 14, 1910).....75.00

ATTACHMENTS.

Sept. 16.

Daniels, Wm; Agnes Norminton; \$1,000; Tuttle & Coughlan.

Wechselman, Nathan; Charles Froman; \$123.25; S Deutsch.

Sept. 17.

Archibald, R Edwin & Edwin J Sherry; Jas K Foster; \$420.21; A T Davidson.

Sept. 19, 20, 21 and 22.

No Attachments filed these days.

CHATTEL MORTGAGES.

Sept. 15, 16, 17, 19, 20 and 21.

AFFECTING REAL ESTATE.

Aqueduct Const Co. N Fox east of Prospect av. Robinson Dumb Waiter Co. Dumb Waiter. \$35

Cressly Bros. Edwin J Gillies & Co. Refrigerator. 133

Emoh Realty Co. N W cor St Pauls pl & Crotona pl. Robinson Dumb Waiter Co. Automatic Dumb Waiter. 35

Germansky Construction Co. East Side Belmont av n of 183d st. Daru & Huffman. Gas & Electric Fixtures. 225

Kransch, Philip H. E S of Prospect av & 167th st. Lincoln Mantel Co. Oak Mirrors & Fixtures. 190

Mountain Const Co. 518 E 188th st. L H Mace & Co. Refrigerators. 72

Mountain Const Co. 518 E 188th st. L H Mace & Co. Refrigerators. 113

Tomback & McPhee. 1950 2d av. United Plumbers Supply Co. Heater, Tank & Tubs. 200