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 BUSINESS AND THEMES OF GENERAL INTEREST.

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WHILE the increase in the volume and scope of the activity in the real estate market is slow, it is steady, and it is wholesome. Already it has become apparent that only in one part of the Manhattan business district will there be any considerable building and operating movement, and that part is the whole region west of Broadway and north of 14th street. This neighborhood differs from the new Fourth avenue section because it has not as yet been overbuilt. In spite of the large number of new loft buildings recently erected, tenants are being found without any trouble; and builders are already preparing to continue the same rate of construction during 1911. A number of large building operations will be announced during November and December. There will be one or two on Sixth avenue and one or two on Seventh avenue, but the majority of the new lofts will be erected on the side streets. During the coming year the movement will begin to spread west of Seventh avenue. It has already done so north of 34th street, and it will soon begin to do so south of 34th street. For the most part, however, the operations undertaken during 1911 will be confined to the streets between 24th and 30th streets, Broadway and Seventh avenue; and before the end of 1912 these streets will be about as completely covered with new buildings as 25th street is now. This whole district is frequently spoken of as "the Pennsylvania Section," but it may be doubted whether as yet the Pennsylvania Terminal has contributed anything very essential to the peculiar development which this neighborhood has received. Even without the railroad terminal, mercantile business would have spread further north and west; and hitherto the effect of the Pennsylvania improvement has been to advertise the neighborhood rather than increase the actual earning power of its real estate. The new buildings which have been and are being erected in the immediate vicinity of the Terminal street have been a distinct disappointment. They have consisted for the most part of cheap hotels. A few good retail stores have been started, but they are not very numerous, and at present no tendency exists to increase their number. The railroad company could stimulate improvements by announcing what it is going to do with its own unoccupied property on Seventh avenue; but so far as published its management has not made up its mind on this point. The improvements which have recently been made in this neighborhood are due to general rather than local conditions. They are the result of the growth of New York as a distributing center and of the gradual occupation of this district for mercantile purposes because it is convenient, central and not too expensive.

IN all probability the Pennsylvania improvement will have its full effect upon the neighborhood of the terminal very gradually. Undoubtedly it will make large parts of Long Island and New Jersey very much more accessible to New York than they have ever been before; and a considerable amount of traffic will be either created or diverted from other routes. But this traffic will be small, compared to the volume which it will assume eventually. The improved means of communication will tend to increase the population of the outlying districts which are reached thereby, and so, little by little, the traffic will grow. For some years, however, this growth will be retarded, because of the lack of any subway connections with the Manhattan terminus. It may be another ten years before this vast and beneficent improvement will begin to have anything like its full effect upon the neighborhood. But in the meantime the traffic

developed will be small, compared to that which is attracted by the Grand Central Terminal; and this fact will delay the anticipated development of the streets leading to the Pennsylvania station for retail purposes. During the next few years the growth of this whole region will apparently depend chiefly upon the wholesale trade; and, of course, it is still an open question whether this growth will continue at anything like its recent rate of speed. Last week the Record and Guide gave some reasons for believing that the prevailing rate of expansion would be maintained, because it was based on a real business advantage in having the wholesale, retail and amusement districts contiguous one to another; but whether or not it will be maintained indefinitely, there is every indication that there will be no diminution of mercantile building in the region west of Broadway during the coming year.

INDICATIONS accumulate that the weight of the best engineering authority is opposed to the plans of the Public Service Commission for the Triborough route. At a recent meeting of the Institute of Electrical Engineers, Mr. Frank Sprague, a traction expert, severely criticised the plans of the Commission for the same reasons that they have been so frequently criticised in the Record and Guide; but he made the interesting point that because of the competitive nature of the Broadway-Lexington avenue route, as much harm would be done to the business of the new subway as to the old. For over four miles the new route parallels the existing subway, and this fact will diminish the value of both subways. Mr. Sprague evidently believes that this fact will be sufficient to prevent the construction of the Broadway-Lexington avenue route by private capital. The same authority also insists that the proposed enlargement of the new subway, so that regular railroad passenger cars could be used therein—an enlargement involving an extra expense of \$37,000,000, which is almost as much as the whole cost of the present subway—would serve no practical purpose, because standard railroad cars could not cross any of the bridges. In conclusion, Mr. Sprague recommends a general policy of subway planning similar to that of the old Rapid Transit Commission—a policy which looks in the direction of one subway system operated by a single company, but which also considers the possibility that competition may be temporarily necessary. "Let me assume," he says, "that whether because of obstinacy, greed or overconfidence, the Interborough Co. elects to play a waiting game—or on the other hand, that the Public Service Commission, zealous as it should be, in behalf of the public interests, but not viewing with true perspective the measure of those interests, seeks to drive an impossible bargain. These two interests having thus come to an impasse, how can the Commission bring about the ultimate merging of the Subway system and a new one built under its direction with city funds without sacrifice of the general interests? The answer seems simple. Select a route which will command ample traffic; plan it so that it can be built with minimum cost, and in the shortest time, and design it so that it can at any time be merged with the present subway system into a composite one. Such undoubtedly is the proper policy for the city to pursue.

THE Record and Guide has always strenuously opposed the proposal to pay women teachers the same wage that men received for the same work, not only because of the huge expense of the change, but because it involved the payment to women teachers of salaries out of all proportion to the economic value of their services. But there can be no doubt that the women teachers can fairly claim increased compensation. The justice of this claim has just been admitted by the committee of the Board of Estimate, which has been investigating the matter. The committee found that while salaries here have remained stationary, there had been a twenty per cent. increase in other cities, and that in the meantime the cost of living had increased twenty-five per cent. It recommends an increase of the initial wage for women from \$600 to \$720 a year, and it also approves similar increases almost all along the line, but chiefly in favor of women. The total cost of these increases is almost \$2,000,000 a year, which is a large sum; but if the facts are as stated by the committee the Board of Estimate should not hesitate. The city needs a high grade of service, and it should be willing to pay fair compensation for it. No good can come from underpaying so responsible and hard-worked a body of employees as the female school teachers; and if any more money can be afforded the Board would do well to make the increased compensation even greater than that proposed by the Committee.

CONSTRUCTION

DESTRUCTION AS AN ENGINEERING FEAT

THE STORY OF THE DEMOLITION OF THE GRAND CENTRAL STATION REVEALS INTERESTING FACTS AND INCIDENTS

WHEN Senator Chauncey M. Depew first entered his offices in the \$8,000,000 palace of granite, marble and steel, which formed the famous old Grand Central station, way back in the 'seventies, he marveled at the elaborateness of the office decoration. As he was led through the suite that soon came to be known as the most elaborately decorated in the United States, save only the suite of the President of the United States at Washington, his pleasure and gratification increased at every step.

He may not know to this day that the panels and carving that went into that office represented more than \$10,000, but the desk at which he sat was alone worth more than \$1,500. No account is taken of the cost of the rich carpets upon which the famous after-dinner speaker trod as he was escorted through his future execu-

private house at Crestwood, a little development on the New York Central just outside of Yonkers, owned and built by "one of the boys in our company" as President H. J. Benjamin, of the New York House Wrecking Company, put it. "And do you know," Mr. Benjamin added, "that chap's got the finest looking dining-room to be found anywhere in New York? We let him have it for a song, too; the furnishings of the once most elaborate office in the country."

Almost every architect in the city who has studied the facades of the old Grand Central station will remember that at each of the four corners, at the base of the domes, two eagles with widespread wings, distended talons and gaping bills, stood guard below a third surmounting the tower while just over the entrance in Forty-second st two more of these cast

covered a peculiar piece of mortar in the brickwork one day. He struck the chunk with his ax and it fell open, showing a dull piece of metal. The president of the company identified it as an old-fashioned soap box of silver and he gave it to George A. Harwood, the chief engineer of the New York Central's electric zone as a memento.

The New York House Wrecking Company's contract calls for the removal of all debris upon the area bounded by 42d and 45th sts, and Vanderbilt and Lexington avs, to 43d and from 43d st and Depew pl to 42d st, within a year. Over two hundred men have been steadily employed day and night for eighty days, and only 25 per cent. of the big station has come down so far, and only 10 per cent. of the entire operation has been done.

But these figures do not show the



A MOUNTAIN OF DEBRIS IN WHAT IS LEFT OF THE WAITING ROOM OF THE OLD GRAND CENTRAL STATION.

tive offices, but after the first thrill of pleasure had passed, a director of the company led him to his desk, ceremoniously handed him a gavel of rare wood, saluted him and in the course of a few remarks pointed out to him the peculiar formation of the grain of the wood in the rich mahogany slab that formed the top of his desk. It presented an almost perfect outline of an eagle about to begin flight. From that incident, the King of Birds, became the emblem of the company.

Such is the seldom-told legend of the formal opening of the old Grand Central station. It cites in a paragraph the prominence this once magnificent building held in America's architecture, less than half a century ago. Today, those rich wall furnishings are adorning the dining-room and parlor of a modest little

iron guardians stood for years. "If we had forty we could have sold every one of them," said the head of the great wrecking company which helped to tear down the World's Fair buildings in Chicago in 1894. "We had only eleven of them, but they were all sold before the first pick ax was laid to mortar by my men. Souvenir hunters bought 'em, and they were willing to pay any price to get 'em too."

CURIOUS FINDS.

In some way that probably always will remain a mystery, a silver soap box, perfectly empty, was imbedded in a little strip of mortar between two bricks in the 42d st wall of the old station when it was erected. What put it there or why, probably no one living today knows, but one of the 200 laborers employed on the work dis-

enormity of the undertaking. Alone, they fail to convey a very clear conception of what the biggest commercial destruction job ever contracted for, save one, is like. It is too large to see all at once. It can be measured only by comparison; by stating that 300 tons of structural steel are removed from the site every week. This makes a total of nearly 3,300 tons of structural steel removed in 80 days, keeping, fifteen trucks busy each day, each one carting seven tons or approximately 21,000 pounds gross. Another way to measure the job is to realize that \$38,000 have been spent in laborers' pay since the work of demolition began. This means that 200 workmen, the average number employed, received part of a daily labor appropriation of \$407.50.

Entering the portals of the fast falling

structure one stands awe-struck by towering mountains of debris on the one hand and smudgy laborers toiling and struggling in a great abyss on the other, suggesting in with its apparent confusion and thunderous industry Dante's most lucid description of Sheol and, instead of the few remaining waiting room placques bearing the names "Rochester," "Watertown" and "Saratoga," find emblazoned the words of the great Italian poet:

"Abandon Hope, All Ye Who Enter Here."

The question arises as to what becomes of the material taken from this building. In its answer is found the reason why scientific building destruction has won the first step toward recognition in the realm of engineering. In the disposal of this old material, naturally, is the secret of the possibility of having old buildings removed. When the history of the up-building of New York is written, no small part will be that which relates to the work of the wrecker.

All the material taken from the old Grand Central Station is sold again. The steel is loaded upon flat cars at a N. Y. C. dock and is shipped as scrap to the big mills in Pennsylvania. This is melted up in new ore and it comes back to New York in the shape of new material.

"They put up a building to stay, in the old days," said Mr. Benjamin. "That masonry is the hardest I ever tackled." He picked up a "Lynch" brick, a brand of quality from the Hudson River brick making district, and hacked at the mortar with his knife. "You can hardly chip it," he said. And what he said was a fact. High up on a rigid old wall a half dozen Italians were swinging heavy sledgehammers on a steel wedge that could scarcely be driven between the brick joints. When the wall did break, it was only in chunks ten feet square.

"What do you do with your brick? Sell it?" The question was directed to Mr. Benjamin.

"We cannot take time to clean them, came back the answer. "It is a case of getting rid of them as fast as possible. Yesterday those diggers and drillers there were working ten yards further east. Tomorrow they will have the level you now stand on away up the Hudson River. Nothing waits here. We ship 100,000 brick a day on flat cars, which go to filling-in points along the New York Central."

It is interesting to note that none of this brick goes back upon the market for use again here in this city. If 100,000 brick a day were to be dumped upon the New York market, it would seriously interfere with the great industry up the river and thousands of men would be thrown out of employment. But the 100,000 sq. ft. of Italian and domestic marble, some white, some blue, some black and some brown, were taken from the old building, sold and will be used again to adorn some of our modern structures, for once repolished it is said to be practically as good as new.

The gas fixtures, electroliers, tin roofing, copper flashing, window glass, are all used over again. Some of the stuff goes to small cities, where it is used in second grade tenement house construction, while the best of it will frequently be found in some local operations.

The work is attended by a great deal of danger. Here is one instance as showing the keenest kind of engineering judgment:

It will be remembered that as one emerged from the old train-shed into 4th av where the twenty-pound rails of the original Vanderbilt road, were always permitted to remain on view above the pavement, there were several huge steel arches. They measured 90 feet and curved from the street level to a point near the roof. Each one weighed twelve tons. No derrick could be obtained to lift these

down and thousands of persons were passing in 42d st every day. To remove them in segments entailed a menace to the trains backing into the old part of the station.

They were finally burned down! Mr. Benjamin employed acetylene gas burners and melted the rivets out of the various segments and supported the ground end until segments had been removed near enough to the ground for the torches to burn off the span.

In addition to the merchantable material taken from the structure the contractor had to dispose of 80,000 cubic yards of dirt and debris, an item of no mean importance even if considered alone.

It would be interesting to know the thoughts of Senator Depew as he looks from his offices in the Terminal Building

BILLBOARD PROSECUTIONS.

A Big Round-Up By Asst. Corporation Counsel O'Brien—How to Cure a Nuisance.

In the Fifth District Municipal Court on October 18, over one hundred cases of illegal signs and billboards were brought on for the collection of penalties before Justice Spiegelberg. Assistant Corporation Counsel John P. O'Brien had present the necessary witnesses, building inspectors, messengers, clerks, etc., to proceed with the trials of these cases.

In behalf of one of the defendant companies, their attorney guaranteed in open court that within a brief interval every such sign of his company would be absolutely brought within the requirements



TWISTED BEAMS AND WORTHLESS BRICK ALMOST HIDE THE GRAND UNION HOTEL.

at 103 Park av upon the Old Grand Central Station of which he was once so proud, as a work of architectural grandeur, but within another week all but the original Vanderbilt av facade will merely be a memory even to the "Domosthenes of the Dinner Table."

A Retrospect.

The magnificent electrical show made in the streets of New York at night by the lights emanating from the wires of the Edison Company makes it hard to believe that thirty years ago not one unit of the great lighting system was in existence.

The original station in Pearl st which supplied current to an underground system of less than fifteen miles in extent, and occupying a territory but one mile square, was placed in operation on September 4, 1882.

of the law. Upon this representation Judge Spiegelberg put the trial of the cases against this company over to November 15.

In the other cases, a statement was made by counsel for the defendant companies that they intended to test the constitutionality of the law, and they pleaded for further delay in order that they might properly prepare their cases. Vigorous opposition was made to further postponement and, finally, Justice Spiegelberg put these cases over one week on the promise that within that time a selection of a half dozen cases as test cases would be made by the attorneys for the defendant companies and that they would be ready to proceed after that time with the trials.

TEST CASES.

Considerable discussion has been had in civic bodies and in the public press concerning the existence in the city of

signs and billboards. Recently, when penalty suits were vigorously prosecuted against the owners of roof signs, the test cases were taken to the Appellate Division three times and, finally to the Court of Appeals, which held the present ordinance relating to roof signs, which limits a sign on a roof to the height of nine feet, to be unconstitutional. This decision of the Court of Appeals, however, does not relieve the owners of roof signs from properly filing plans for the same and receiving permits from the Building Department. The question, therefore, of the safety of the structures is a matter that still must be passed upon by the proper authorities.

It would seem, after a close analysis of the law and the decisions in the courts of this and other States of the Union that the final solution of what has come to be a much talked of as a blot upon the city in which we live is to be found in the creating of a far spread public sentiment and the development of civic pride. If

supported by the activities of the Law Department. Asst. Corporation Counsel John P. O'Brien has presented many of these cases and prosecuted them to a successful termination for the Tenement House Department.

A GOOD TYPE OF APARTMENT.

The "Chesterfield," a 10-sty apartment house on the northeast corner Riverside Drive and 98th st on a plot 100x116, is just being completed by the Barkin Construction Company. The building is an example of the unusually good type of apartment house which is going up on Riverside Drive in this section of the city.

There are four apartments on a floor consisting of six, seven and eight rooms with 2 and 3 baths. The facade is of limestone, Tapestry brick and terra cotta, relieved with inserted ornaments. The trim in dining-rooms is of mahogany as well as all doors; the balance of the trim is finished in white enamel. The entire



"THE CHESTERFIELD."

Riverside Drive at 98th Street. Rouse & Goldstone, Architects.

this phase of the matter is properly taken care of, the individuals and the companies who derive great revenues from this form of advertising business will doubtless respect such a sentiment and such a pride and place proper limitations upon the use of signs.

Other solutions of this condition which some are bold enough to term "a great public nuisance" are from time to time discussed. The subject of taxing owners of signs has been suggested as a means of curbing the sign business within proper limitations. The revenue derived by some property owners and lessees from signs has run as high as one thousand dollars a month for a single sign. As to this subject, we shall in a later issue have something to say.

Last of the School Sinks.

The last vestiges of a plumbing and sewage system that was in vogue for many years in New York City, namely the school sink system, will before the end of the year be a thing of the past.

Out of many thousands of school sinks that were put under a ban by the Tenement House Law, enacted in 1901, only a few now remain, and Commissioner John J. Murphy of the Tenement House Department has made a determined stand with respect to these. He is being ably

cost of the operation is estimated \$650,000. Rouse & Goldstone are the architects.

The following is a partial list of contractors: Structural iron work, Radley Steel Construction Company; fireproof arches, Adin G. Pierce Company; cut stone, Charles H. Bellows; terra cotta, New Jersey Terra Cotta Company; carpenter work, Harris Samel; ornamental iron work, Garman Brothers; plumbing, J. S. Cully & Company; electric work, Burton Gliddon; steam heating, Mulhern Steam Heating Company; plastering, James Dowd; front brick, Fredenburg & Lounsbury; mason-work, Edward S. Roach; tiling, Federal Tile Company; marble, Voska, Foelsch & Sidlo; lighting fixtures, Consolidated Chandelier Company; interior trim, Kertscher & Company; concrete work, William J. Coyle.

Great Activity in the Intervale Avenue Section.

The Winnie Realty Co. has just completed eight 4-sty apartment houses on the east side of Kelly st, 100 feet south of Westchester av. Also the foundations for nine of a similar character on the west side of Tiffany st, south of Westchester av. The same company is excavating for the erection of ten more on the east side

of Tiffany st, south of Westchester av, making a total of 27 houses under construction by this company, and all started since the erection of the new Intervale av subway station, which serves this section.

UNLICENSED PLUMBERS.

A Vigorous Warfare Against Them—Convictions in Special Sessions.

A vigorous crusade is being conducted by Assistant Corporation Counsel John P. O'Brien, in charge of the Tenement House Bureau of the Law Department, which also handles the legal affairs of the several bureaus of Buildings of the City, against what is perhaps one of the greatest menaces to public health in the community, the work of unregistered and unlicensed plumbers. Before this present campaign against these violators of the law is terminated, in all likelihood there will be none but registered and licensed plumbers doing business in the city.

On October 11, 1910, in the Court of Special Sessions, the following were convicted and fined for violating Section 803 of The Laws of 1896, by exposing a sign "plumber or plumbing" or words of similar import without being licensed or registered plumbers:

Harry Eckshtat.....283 East 4th Street.
Jacob Krauss.....529 East 12th Street.
Rubin Schenkelbach...504 East 12th Street.
Herman Dabrusin.....265 East 10th Street.

On October 18th, 1910, Max Mondschein, 1041 Second Avenue, was convicted and fined at Special Sessions for violating the same law.

The following were held in Police Courts for Special Sessions in one hundred dollars' bail on September 28, 1910:

Adolph Binder.....404 Sixth Street.
Kalman Wolman.....64 East 3d Street.
Samuel Lorber.....542 East 14th Street.
George Schor.....412 East 12th Street.
Michael Fisher.....83 East 3d Street.
Isadore Gottlieb.....537 Sixth Street.

On October 18th, the following were also held for Special Sessions for similar violations:

Nathan Levine.....54 Market Street.
Herman Coviansky....718 Fifth Street.
Hyman Saidel.....47 Henry Street.
Abraham Horowich...99 Lewis Street.
Jacob Borowich.....99 Lewis Street.

There are now in course of preparation from 75 to 100 cases of similar violations, which within a few days will be brought to the attention of the Magistrates in police courts in the Borough of Manhattan.

It is needless to speak on the importance of close surveillance on the part of city officials of the plumbing-work done in this city. It is impossible to conceive of any greater source of nullifying the benefits of the Tenement House Law than by defective and slipshod plumbing work. This crusade will interest not only the reputable plumbers of the city, who are obliged to compete with men of the above class, but it will also appeal to the property owners, who from time to time failing to distinguish between the reputable and reliable plumbers and the men who do illegal and defective work are money out of pocket by reason of being compelled to have faulty work done over again after a short interval.

This warfare against the law of the State and the health and wellbeing of the community is not confined to the Borough of Manhattan alone but is being waged also in the other boroughs of the City. Those who have the best interests of the city at heart should call the attention of the proper authorities to cases where unlicensed and unregistered plumbers are trying to conduct a plumbing business.

A CALL TO ARMS FOR REAL ESTATE MEN

By D. D. KIMBALL.

Chairman Special Committee of the American Society of Heating and Ventilating Engineers,

EDITORIAL foreword: (The real estate interests have felt for some time that the State Labor Law covering ventilation in all kinds of industrial and commercial buildings was inadequate and, in many cases, its enforcement worked a hardship upon either the owner or occupier, or both, principally because of its indefiniteness and because it left no guarantee that once an equipment was installed, it would be permanent, as long as conditions covering the necessity for its installation, remained the same. In other words, if a manufacturer should spend \$2,000 to install a ventilating equipment under the present administration, he had no guarantee that, conditions in his plant being equal, he would not have to rip it all out again to conform to the rulings of a new Commissioner of Labor should a successor to the one then in office, be named. With the end in view of aiding the Commissioner of Labor in his efforts to draw up a better bill and with the purpose of aiding the American Society of Heating and Ventilating Engineers in its work for clearer laws on this subject, the Record and Guide, has arranged a symposium which this article from the pen of the chairman of the Special committee of this society opens.)—Editor.

To the Editor of the Record and Guide:

The Special Committee of the American Society of Heating and Ventilating Engineers on Factory Loft Ventilation, was appointed early in the year 1910.

The State Commissioner of Labor was immediately informed of the appointment of this committee and its willingness to co-operate with him and give him any desired assistance in preparing the technical or engineering features of a bill to be introduced into the legislature, determining and requiring the ventilation of factory lofts. We were led to believe that our assistance was desired, but for reasons unexplained our advice was not sought and suggestions volunteered by us were not considered. An attempt was made by us to secure an amendment to the Commissioner's bill, but this failing,

In next week's issue, the Record and Guide will publish the second installment of this symposium, on the subject:

"VENTILATION."

The Need of a New and More Definite Law—How Shall it Be Enforced?

Other contributors to this series of articles are also leaders in their various specialties and are therefore authorities. The writers are:

MR. WERNER NYGREN, of Nygren, Tenny & Ohmes, Consulting Ventilating Engineers.

MR. EDWARD H. COLIE, of the Douglas, Robinson-Charles H. Brown Co.

DR. ABRAHAM KORN, President of the Harlem Property Owners Asso.

MR. L. B. PRAHAR, of the Prahar Manufacturing Co., Brooklyn.

MR. R. M. HILL, of the Economy Ventilator Co.

MR. CLAYTON W. OLD, Atlantic Sales Manager of the American Blower Co.

THE WEBSTER B. MABIE COMPANY, Real Estate.

MR. ROBERT B. MOYER, Manager E. W. Bliss Buildings.

MR. JAMES H. HUMMELL, of the Protective Ventilator Co.

we felt obliged to oppose the bill for the reason that in our opinion it was no improvement on the existing law and would stand in the way of a proper bill another year. The bill was defeated. The committee reported to the Society at its summer meeting; the report was accepted, endorsed and the committee instructed to continue its work to secure the passage of a proper bill.

This committee has been giving serious consideration to the questions involved and to perfecting an organization for the purpose of carrying out our instructions. We have been endeavoring to secure the co-operation of all interests affected by such a bill, to the end that the bill proposed by us may be just and satisfactory to all concerned.

To date we have been unable to secure the proper presentation of the views of the real estate owners, this, in our opinion, being the only information now lacking. We have every desire to be entirely fair and just to the real estate owners, realizing, so far as we can with the information at hand, the difficulties confronting them in this proposition. What I especially wish to point out in this connection is that co-operation between the real estate owners and our committee will be immensely for the benefit of all concerned. As above stated, we have every desire to be fair and just to the owners, but if we are unable to secure their views, we are compelled to work more or less in the dark and to do the best we can to view the matter from their standpoint. If they are unwilling to co-operate and the results of our efforts are not satisfactory to them, they can but blame themselves. It seems to me that they should see that they can save themselves a great deal of labor, time and money if the co-operation proposed may be brought about, for we are prepared to energetically push our bill, and should they not be satisfied with our work and desire to defeat it, an equal amount of energy will be required on their part, the majority of which on the part of both may be saved by a frank discussion of the matter at this time when our proposed bill is in its formative stages. We would like the opportunity to confer with as many as possible of the real estate owners, or their representatives, our whole purpose being, as stated, to prepare a bill which shall be just to the owners.

It hardly seems necessary to say that the work of this committee is unselfish. The object of the society, as stated in its charter granted in 1895, includes the following: "To establish a clearly defined minimum standard of heating and ventilation for all classes of buildings." Not a member of the committee will be benefited in one way or another, whether or no the bill proposed is enacted. The membership of the society includes engineers interested in all sorts of ventilating apparatus. The committee is a unit in considering the question at hand on its merits purely.

We will be very glad if this statement of the position of the committee sufficiently interests real estate owners to cause them to give us an opportunity to confer with them.

The present law covering ventilation of factories follows:

Sec. 86. Ventilation.—The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if exces-

sive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein the room must be ventilated in such a manner as to render them harmless, so far as is practicable; in case of failure the commissioner of labor shall order such ventilation to be provided. Such owner, agent or lessee shall provide such ventilation within twenty days after the service upon him of such order, and in case of failure, shall forfeit to the people of the state ten dollars for each day after the expiration of such twenty days, to be recovered by the commissioner of labor. (As amended by L. 1907, ch. 490.)

This is the bill which Commissioner Williams endeavored to have enacted into law at the last session of the legislature:

To amend the labor law, in relation to ventilation in factories.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section eighty-six of chapter thirty-six of the laws of nineteen hundred and nine, entitled "An act relating to labor, constituting chapter thirty-one of the consolidated laws," is hereby amended to read as follows:

Sec. 86. Ventilation and temperature. (The owner, agent or lessee of a factory shall provide, in each workroom thereof, proper and sufficient means of ventilation, and shall maintain proper and sufficient ventilation; if excessive heat be created or if steam, gases, vapors, dust or other impurities that may be injurious to health be generated in the course of the manufacturing process carried on therein the room must be ventilated in such a manner as to render them harmless, so far as is practicable; in case of failure the commissioner of labor shall order such ventilation to be provided. Such owner, agent or lessee shall provide such ventilation within twenty days after the service upon him of such order, and in case of failure, shall forfeit to the people of the state ten dollars for each day after the expiration of such twenty days, to be recovered by the commissioner of labor.)

Every workroom in a factory shall be properly and sufficiently ventilated. Proper ventilation shall be deemed to have been provided in a factory workroom when the air therein is maintained at a standard of purity not lower than hereinafter prescribed, and the temperature of such workroom is maintained between fifty-five degrees and ninety degrees Fahrenheit, and no person employed therein is subjected to injurious or uncomfortable draughts of air. A workroom shall be deemed to be sufficiently ventilated only when the air therein is maintained at the following standard of purity: Between the hours of nine o'clock in the morning and four o'clock in the afternoon the air therein shall not contain more than TEN PARTS OF CARBON DIOXIDE IN TEN THOUSAND VOLUMES OF AIR, and before the hour of nine o'clock in the morning or after the hour of four o'clock in the afternoon the air therein shall not contain more than FIFTEEN PARTS OF CARBON DIOXIDE in ten thousand volumes of air.

It shall be the duty of the owner or lessee of a building used in whole or in part for factory purposes, or of the agent of either such owner or lessee, to provide in each factory workroom in such building proper and sufficient means of ventilation to conform to the standard hereinbefore prescribed, under ordinary conditions of occupancy and illumination; provided THAT WHEN THE OCCUPIER HAS AGREED IN WRITING TO COMPLY WITH THE PROVISIONS OF THIS SECTION, within his holding, HE, INSTEAD OF THE OWNER or lessee or their agents shall be responsible for the performance of the duty herein prescribed.

It shall be the duty of the occupier, with his holding to maintain proper and sufficient ventilation in each workroom, and if in the course of the business conducted therein gases, fumes, vapors, dust, fibre or impurities are generated or released, he shall be required in addition, to provide and use such other and further means of ventilation as may be necessary to remove such gases, fumes, vapors, dust, fibre or impurities and to maintain the air therein at the standard of purity hereinbefore prescribed.

The term occupier as used in this section shall mean the tenant or lessee of any part of a building which part is so used as to constitute in law a factory.

The terms ordinary conditions of occupancy when used in this section shall mean the maximum number of persons to be employed in each factory workroom during one or more days between the first day of October in one year and the first day of May in the following year. The terms ordinary condition of illumination when used in this section shall mean the methods employed and the means provided to light each factory workroom.

If the Commission of Labor finds that a factory workroom is not properly and sufficiently ventilated as herein prescribed, under ordinary conditions of occupancy and illumination, he shall issue or cause to be issued to the owner or lessee of the building, or the agent of either such owner or lessee, wherein such factory workroom is located, a notice requiring such person to provide means to properly and sufficiently ventilate such workroom within thirty days from the date of such notice. Such notice shall be deemed to be served when it has been deposited in the post in a prepaid

wrapper directed to the owner or lessee, or the agent, or either, at his residence, or his customary place of business; provided, that when the occupier has agreed in writing to comply with the provisions of this section, within his holding, he, instead of the owner or lessee or their agents shall be responsible, and the notice herein prescribed shall be served upon him in the same manner as provided in the case of an owner, lessee or agent.

If the Commissioner of Labor finds that a factory workroom is not properly and sufficiently ventilated as herein prescribed, and that in the course of business conducted therein, gases, fumes, vapors, dust, fibre or impurities are generated or released, he shall issue or cause to be issued to the occupier, a notice requiring such occupier to provide additional means of ventilation, for the removal of such gases, fumes, vapors, dust, fibre or impurities within thirty days of the service of such notice; such notice shall be served as hereinbefore prescribed in the case of an owner, lessee or agent.

When proper and sufficient means of ventilation have been provided in a factory workroom, by the owner, lessee, or the agent of either, or by the occupier, it shall be the duty of the occupier to constantly maintain proper and sufficient ventilation therein.

Any person having a duty to perform under the provisions of this section who fails to provide proper and sufficient means of ventilation in factory workroom within thirty days after the service of the notice hereinbefore prescribed, shall forfeit to the people of the state ten dollars for each day after the expiration of such thirty days, to be recovered by the Commissioner of Labor.

An occupier who fails to constantly maintain proper and sufficient ventilation in any factory workroom after means therefor have been provided, shall forfeit to the people of the state twenty dollars for each day during which proper and sufficient ventilation is not constantly maintained therein, to be recovered by the Commissioner of Labor.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx
AN AID TO ALL SALES DEPARTMENTS

INDEX

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

1—Demolishing
2—Excavating
3—Foundations
4—Masonry
5—Carpentry
6—Terra cotta blocks
7—Steel and iron work

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29—Electric wiring
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31—Plate glass
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E E Sherwood, 34 E 9th st, owner; 24.
Estate B O'Connor, Produce Exchange, owner; 24.
Aaron Coleman, 50 W 68th st, owner; 24.
Estate Wm Klumpf, 242 East Houston st, owner; 22.
T G Galardi & Co, owner; 12, 14, 24.
Robert A Chesebrough, 56 E 49th st, owner; 12, 14, 15, 4, 5.
J M Lowden, 143 W 15th st, owner; 4, 5, 12.
Henessy Realty Co, 220 Bway, owner; 4, 5, 12.
Ely J Rieser, 28th st & 1st av, owner; 7.
Sommerfeld & Steckler, 19 Union sq, ar'ts; general cont.*
D J Houlihan, 2867 Bainbridge av, owner; 4, 5, 12.

Congregation Ohel Jacob, 78 Allen st; 24.
John D Crimmins, 620 Mad av, owner; 4, 5, 12.
J H Freedlander, 244 5th av, ar't; general cont.*
Pohl Abbott Const Co, 5 Beekman st, owner; 4, 5, 12.*
Henry Lerch, 3007 3d av, owner; 4, 5, 12, 24.*
Louis Schramm, 426 W 26th st, owner; 4, 5, 12, 8.
Wm Seitz Realty Co, 200 E 33d st, owner; 24.
Frank M Randall, 136 W 52d st, owner; 24.
Albert J Schwarzler, 1340 Brook av, owner; 4, 5, 12.

Geo F Johnson, 72d st and Riverside Drive, owner; 4, 5, 12.
Amos F Eno, 13 South William st, owner; 4, 5, 12, 26.
Coleman Const Co, 20 Vesey st, owner; 12, 14, 26.
Legal Realty & Mortgage Co, 5 Beekman st, owner; 4, 5, 12, 26.
Eugene Flood, 682 6th av, owner; 24.
Samuel Desowitz, 517 Lenox av, owner; 24.
Judson Lawson, 109th st & Riverside Drive, owner; 24.
Cypress Const Co, 1058 Grand av, owner; 4, 5, 12.
Edward S Murphy, 1205 Park av, owner; 4, 5, 12.
Emma Mentaniz, 810 Forest av, owner; 4, 5, 12.

PROJECTED BUILDING. Manhattan.

Apartments, Flats and Tenements.

VERMILYEA AV, w s, 100 n Emerson st, two 5-sty brick and stone tenements, 50x113, plastic slate roof; cost, \$64,000; owner, T. G. Galardi & Co, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 666.

83D ST, s s, 225 e Columbus av, 8-sty brick and stone apartment house, 100x 87.2, slag roof; cost, \$400,000; owner, Henessy Realty Co., 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 670.

Robert Moss, 126 Liberty st, consulting engineer.

Dwellings.

MADISON AV, s w cor 71st st, 5-sty brick and stone dwelling, 89.11x24.10, tile and copper roof; cost, \$80,000; owner, Robert A. Chesebrough, 56 East 49th st; architect, Albert Joseph Bodker, 25-27 West 32d st. Plan No. 667.
Not awarded.

Factories and Warehouses.

26TH ST, Nos. 432-434 West, 9-sty brick and stone warehouse, 38.2x94.9, tile roof; cost, \$50,000; owner, Louis Schramm, 426 West 26th st; architect, Chas. M. Straub, 147 4th av. Plan No. 673.
Not awarded.

Miscellaneous.

54TH ST, Nos. 421-423 East, 2-sty brick and stone wagon storage, 50x90, slag roof; cost, \$12,000; owner, L. Schnurmacher, 1128 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 678.

98TH ST, n s, 155 e Broadway, steel

fence; cost, \$2,000; owner, T. J. McLaughlin's Sons, 251 West 98th st; architects, Geo. & Edward Blum, 505 5th av. Plan No. 675.

5TH ST, No. 342 East, 3-sty brick and stone engine house, 40x41.4, tile roof, limestone cornices, copper skylights steam heat, blustone coping, steel columns; cost, \$35,000; owner, New York City; architect, Alexander Stevens, 157 East 69th st. Plan No. 25. Corrects error in issue of Jan. 22, when location was 5th av, No. 342.

MACOMBS PL AND 8TH AV, e s, between 149th and 150th sts, 1-sty frame shed; cost, \$75; owner, Astor Estate, 23 West 26th st; architect, D. S. Kennedy, 457 East 167th st. Plan No. 672.

120TH ST, No. 302 East, 1-sty frame shed, 20x40; cost, \$400; owner, Chas. C. Watkins, 417 East 122d st; architect, Gustav Schwartz, 302 East 158th st. Plan No. 671.

45TH ST, n s, 125 e Madison av, 1-sty brick and concrete boiler house, 26x26; cost, \$1,500; owner, N. Y., C. & H. R. R. Co., Grand Central Station; architects, Grand Central Station Architects, 314 Madison av. Plan No. 668.
John Peirce Co. has contract.

Stables and Garages.

WASHINGTON ST, Nos. 590-592, 3-sty brick and stone stable, 49.11x96.10, tar and gravel roof; cost, \$17,000; owner, J. M. Lowden, 143 West 15th st; architect, H. C. Pittman, 22 East 24th st. Plan No. 669.

Stores, Offices and Lofts.

FRONT ST, No. 293, 4-sty brick and stone store and loft, 32.9x64.4, felt and

gravel roof; cost, \$10,000; owner, Amos F. Eno, 13 South William st; architect, John H. Whitenack, 99 Van Dam st. Plan No. 676.

7TH AV, s w cor 30th st, 8-sty brick and stone office and store, 24.9x69, slag roof; cost, \$60,000; owner, Coleman Construction Co., 20 Vesey st; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 677.

LAFAYETE ST, s e cor 4th st, 12-sty brick and stone loft, 37.9x120, plastic slate roof; cost, \$225,000; owner, Legal Realty & Mort. Co., 5 Beekman st; architect, Herter Bros., 5 Beekman st. Plan No. 679.

Peter Herter, president; Otto J. Herter, treasurer; John P. Duff, secretary.

Theatres.

EXTRA PL, e s, 62.1 n 1st st, 4-sty brick and stone theatre, 64.1x134.3, plastic slate roof; cost, \$175,000; owner, Geo. F. Johnson, 72d st and Riverside Drive; architect, Geo. Keister, 12 West 31st st. Plan No. 674.
Not awarded.

MANHATTAN ALTERATIONS.

ALLEN ST, No. 78, toilets, partitions to 3-sty brick synagogue, bath and dwelling; cost, \$300; owner, Cong. Ohel Jacob, on premises; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 2509.

CLEVELAND PL, No. 23, alter walls, piers, toilets to 4-sty brick tenement; cost, \$350; owner, Domenico Coiro, 23 Cleveland pl; architect, Eugene De Rosa, 423 E 117th st. Plan No. 2527.

CHARLTON PL, Nos. 8-10, 1-sty brick

rear extension, 8x11, to 3-sty brick sisters home; cost, \$150; owner, Rev. G. Fenante, D. D., 460 Madison av; architect, N. Serracino, 1170 Broadway. Plan No. 2524.

Katz & Dages, 125 East 115th st, contractors.

PELL ST, No. 13, windows, partitions, fire-escapes, toilets, to 6-sty brick store and tenement; cost, \$2,000; owner, Margareta Biggio, 1361 Fulton av, Bronx; architect, Frank Straub, 122 Bowery. Plan No. 2548.

A. L. Casazza, 169 Worth st, has contract.

PEARL ST, Nos. 398-400, New Bowery, No. 8, erect sign to three 3-sty brick stores and dwellings; cost, \$180; owner, Estate P. H. Jackson, 106 Lexington av. Plan No. 2543.

RIVINGTON ST, Nos. 269-271, partitions, windows, to 6-sty brick tenement; cost, \$150; owner, H. Hoffspiegel, 161 Clinton st; architect, O. Reissmann, 30 1st st. Plan No. 2541.

WILLIAM ST, Nos. 146-150, add 1-sty to two 4-sty brick lofts; cost, \$5,000; owner, Old Glory Realty Co., 99 Fulton st; architect, Philip Bardes, 122 Bowery. Plan No. 2513.

2ND ST, Nos. 264-266, windows, toilets, to 6-sty brick tenement; cost, \$150; owner, S. Bernstein, 368 Cherry st; architect, O. Reissmann, 30 1st st. Plan No. 2542.

5TH ST, No. 403 East, partitions, windows to 6-sty brick tenement; cost, \$400; owner, Estate of Fred Schmidt, 204 East 61st st, and Thomas Rothmann, 2d av and 2d st; architect, A. Voegel, 403 East 5th st. Plan No. 2510.

9TH ST, No. 38 East, add 2-stys, alter floor beams, toilets, ventilating system to 5-sty brick loft; cost, \$9,000; owner of land, Sailors Snug Harbor, 31 Nassau st; owner of building, E. E. Sherwood, 34 East 9th st; architect, D. Brown, 2273 Walton av. Plan No. 2494.

13TH ST, Nos. 405-409 West, alter floor beams to 3-sty brick loft; cost, \$1,000; owner, Geo. E. Fish, Middletown, N. Y.; architect, The Improved Smoking Process Co., 874 1st av. Plan No. 2528.

17TH ST, No. 502 East, skylights, windows, toilets to 5-sty brick tenement; cost, \$2,000; owner, Estate Wm. Klumpf, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 2501.

19TH ST, No. 325 East, partitions, windows to 4-sty brick boarding house; cost, \$50; owner, Mrs. Sarah Rothgieser, 325 East 19th st; architect, Henry Regelmann, 133 7th st. Plan No. 2498.

20TH ST, Nos. 135-139 West, partitions to 6-sty brick loft; cost, \$200; owner, Colwell Lead Co., Lafayette and Walker sts; architect, Geo. M. McCabe, 96 5th av. Plan No. 2517.

22D ST, No. 38 West, 1-sty brick rear extension, 23.4x32, stairs, windows, front walls, to 4-sty brick store and loft; cost, \$6,000; owner, Jeremiah J. Campron, 74 East 10th st; architect, Harold L. Young, 67 West 125th st. Plan No. 2537.

23D ST, Nos. 143-147 East, stairs, partitions, store fronts, alter walls, to 5-sty brick and stone store and office; cost, \$3,500; owner, Charles Austin Needham, 145 East 23d st; architect, Edmond W. Hoag, 1706 Barnes av. Plan No. 2522.

26TH ST, No. 128 West, partitions, toilets, stairs, lifts, bath tubs to 5-sty brick tenement and store; cost, \$5,000; owner, Aaron Coleman, 50 West 68th st; architect, M. Zipkes, 103 Park av. Plan No. 2497.

28TH ST, No. 156 West, partitions, toilets, plumbing, to 5-sty brick tenement and store; cost, \$200; owner, The Twenty-Eighth st and Seventh av Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2526.

33D ST, No. 200 East, windows, toilets to 6-sty brick store and tenement; cost, \$1,000; owner, William Seitz Realty Co.,

200 East 33d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2514.

34TH ST, Nos. 152-154 West, stairs, skylight, partitions, to 6-sty brick and stone loft and store; cost, \$5,000; owner, Fischer Restaurant Co., 1 Union sq; architect, S. B. Colt, 39 West 38th st. Plan No. 2546.

W. D. Lewis Co., 90 West st, has contract.

34TH ST, Nos. 205-207 West, erect sign to two 4-sty brick store and loft; cost, \$260; owners, Wm. Weiss, 207 West 34th st and Wm. Morris, 207 West 34th st. Plan No. 2544.

41ST ST, Nos. 22-24 East, doorways alter floor beams to two 4-sty brick dwellings; cost, \$4,000; owner, Miss Maude Adams Kiskadden, Hotel Manhattan; architect, Wm. W. Bosworth, 527 5th av. Plan No. 2504.

Clinton Cruikshank, 103 Park av, has contract.

41ST ST, No. 335 West, toilets to 4-sty brick tenement; cost, \$500; owner, Eugene Flood, 682 6th av; architect, John H. Knubel, 318 West 42d st. Plan No. 2520.

42D ST, No. 103 West, cut openings to 4-sty brick store loft and office; cost, \$150; owner, W. J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 2531.

49TH ST, No. 544 West, vent shaft, partitions to 5-sty brick tenement; cost, \$2,500; owner, Edward R. Cole, 2054 East 9th st, Brooklyn; architect, Richard Rohl, 128 Bible House. Plan No. 2506.

52D ST, Nos. 136-146 West, alter partitions, toilets, show windows to 12-sty brick carriage salesroom and garage; cost, \$700; owner, Frank M. Randall, on premises; architect, M. Barrows, 45 West 34th st. Plan No. 2518.

59TH ST, No. 311 West, partitions, iron shutters to 5-sty brick and stone office and studio; cost, \$250; owner and architect, Ely J. Rieser, 28th st and 1st av. Plan No. 2508.

70TH ST, Nos. 326-328 West, 4-sty brick front extension, 50x10, add 1-sty, floor beams to two 3-sty brick stables; cost, \$30,000; owner, Chas. A. Miller, 37 West 72d st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 2502.

79TH ST, Nos. 132½-134 West, partitions, windows, cut openings to two 4-sty brick dwellings; cost, \$1,500; owner, Roberta Frank, 132½ West 79th st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2516.

87TH ST, No. 109 East, partitions, air shaft, windows, to 4-sty brick tenement; cost, \$350; owner, Thomas A. Murray, 1805 McGraw av; architect, Chas. Gens, 165 East 88th st. Plan No. 2530.

111TH ST, No. 28 East, alter vent shaft, windows to 5-sty brick tenement; cost, \$1,000; owner, Morris B. Sragow, 251 West 116th st; architects, Gross & Kleinberger, Bible House. Plan No. 2505.

120TH ST, No. 308 East, 5-sty brick rear extension, 7.11x37.5, add 2-stys, fireproof stairs, shafts to 3-sty brick and stone dwelling; cost, \$12,000; owner, Robert I. Brown, 162 West 76th st; architects, Reisler & Steinback, 481 5th av. Plan No. 2521.

129TH ST, s s, 200 e Amsterdam av, add 1-sty, to 2-sty brick loft; cost, \$12,000; owner, Bernheimer & Schwartz, Amsterdam av and 128th st; architect, Louis Oberlein, Amsterdam and 128th st. Plan No. 2538.

143D ST, No. 501 West, toilets, partitions, to 6-sty brick tenement; cost, \$750; owner, Judson Lawson, 109th st and Riverside Drive; architects, Schwartz & Gross, 347 5th av. Plan No. 2532.

AV A, No. 274, windows, partitions, piers, toilets to 4-sty brick tenement; cost, \$1,500; owner, Estate William Klumpf, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 2,500.

AV A, Nos. 306-308, partitions, toilets, plumbing, windows to two 4-sty brick stores and tenements; cost, \$2,500; owner, Estate B. O'Connor, Produce Exchange; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2496.

AV A, No. 272, skylights, windows, partitions, windows, piers to 4-sty brick tenement; cost, \$1,500; owner, Estate William Klumpf, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 2499.

BROADWAY, s w cor 103d st, alter cafe entrance, to 10-sty brick hotel; cost, \$1,200; owner, Morewood Realty & Holding Co., 71 Broadway; architect, M. F. Cornell, 601 West 26th st. Plan No. 2533.

BOWERY, Nos. 30-36, alter light shaft, columns to 1-sty brick sub-station and power house; cost, \$2,000; owner and architect, Third Ave. R. R. Co., 130th st and 3d av. Plan No. 2529.

BOWERY, Nos. 178-178½, 1-sty brick rear extension, 25x41.6, partitions, show windows, to two 4-sty brick stores and tenements; cost, \$5,000; owner, Estate of Jacob Lorillard, 146 Broadway; architect, B. W. Berger & Son, 121 Bible House. Plan No. 2539.

FORT WASHINGTON RD, s w cor 175th st, 1-sty brick rear extension, 9x9, to 1-sty brick stable; cost, \$300; owner, Mary R. Wright, premises; architect, Wm. H. Whittal, 4180 Broadway. Plan No. 2534.

LENOX AV, No. 517, cellar and basement rear extension, 16.8x10, toilets, alter walls to 3-sty brick store and office; cost, \$800; owner, Samuel Desowitz, 517 Lenox av; architect, Arthur W. Eiser, 14 East 23d st. Plan No. 2525.

LEXINGTON AV, Nos. 1830-1832, 1-sty brick front extension, 3.5x4, partitions, store fronts, to two 3-sty brick tenements; cost, \$300; owner, Fred Neugas, 219 West 136th st; architect, Cohn Bros., 361 Stone st. Plan No. 2519.

1ST AV, No. 2241, alter stairs, brick piers to 4-sty brick tenement; cost, \$200; owner, Francesco Salvatore, 601 Morris av; architect, H. Harlach, 790 East 180th st. Plan No. 2512.

1ST AV, Nos. 1325-1327, 1-sty brick rear extension, 13.8x7.8, partitions, alter entrance door to 6-sty brick and stone store and tenement; cost, \$3,000; owner, A. & A. Realty Co., 363 East 71st st; architect, Richard Rohl, 128 Bible House. Plan No. 2503.

2D AV, No. 1974, fireproof ceiling, partitions, girders to 5-sty brick tenement; cost, \$200; owner, J. Orzeckowitz, 1974 2d av; architect, O. Reissmann, 30 1st st. Plan No. 2507.

4TH AV, No. 423, partitions, windows, to 3-sty brick office; cost, \$250; owner, Protective Realty Co., 116 Nassau st; architects, Neville & Bagge, 217 West 125th st. Plan No. 2540.

5TH AV, No. 587, alter front steps to 1-sty brick and stone dwelling; cost, \$2,500; owner, J. B. Haggin, 587 5th av; architect, Wm. Renner, 5 East 32d st. Plan No. 2547.

John O. Derlin Co., 103 Park av, masonry; Wm. Baumgarten Co., 5th av and 32d st, carpenter work.

5TH AV, s w cor 50th st, alter show windows to 7-sty brick office and dwelling; cost, \$500; owner, Estate Henry S. Redmond, 33 Pine st; architects, Cross & Cross, 527 5th av. Plan No. 2495.

6TH AV, No. 439, cut walls to 2-sty brick restaurant; cost, \$250; owner, D. Pacciotti, 232 West 24th st; architect, A. Vendrasco, 1851 East 177th st. Plan No. 2515.

7TH AV, No. 1966, partitions, windows, to 5-sty brick tenement and store; cost, \$500; owner, Levi Hershfield, 624 Broadway; architect, R. Prager, 149 Broadway. Plan No. 2535.

7TH AV, No. 1972, partitions, windows, to 5-sty brick tenement and store; cost, \$500; owner, Levi, Hershfield, 624 Broadway; architect, R. Prager, 149 Broadway. Plan No. 2536.

8TH AV, s w cor 116th st, alter walls, columns, store fronts and 4-sty brick and stone store and hotel; cost, \$700; owner, C. H. Von Dehsen, 2373 Grand av; architect, F. E. Glasser, 70 Manhattan st. Plan No. 2523.

9TH AV, No. 76-78, erect sign to two 3-sty brick store and dwellings; cost, \$127; owner, The Bu Holding Co., premises. Plan No. 2545.

10TH AV, No. 670, cellar rear extension, 25x17.8, to 5-sty brick tenement; cost, \$2,000; owner, Wm. Waldorf Astor, 21 West 26th st; architect, John H. Knubel, 318 West 42d st. Plan No. 2511.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

BRYANT AV, w s, 250 s Jennings st, 5-sty brick tenement, tin roof, 50x88; cost, \$45,000; owners, Cioffi Co., 1116 Intervale av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 999.

187TH ST, s s, 50 w Belmont av, 5-sty brick tenement, tin roof, 50x88; cost, \$50,000; owners, Venice Const. Co., Pietro Cuscuolo, 659 East 188th st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 995.

188TH ST, n e cor Cambrelling av, two 5-sty brick tenements, tin roof, 50x85.6x83; total cost, \$120,000; owner, Cipriani Realty Co., Orlando Cipriani, 251 Hughes av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 996.

176TH ST, n e cor Marmion av, three 5-sty brick tenements, slag roof, 39.8x88 and 90; total cost, \$135,000; owners, Kantonah Const. Co., Stephen G. Still, 881 Tremont av, president; architect, Fred Hammond, 391 East 149th st. Plan No. 1004.

BELMONT AV, e s, 155 n 181st st, 5-sty brick tenement, slag roof, 31.6x133; cost, \$40,000; owner, Palmeri Brandolin, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 1002.

ST. ANNS AV, e s, 315 n 156th st, 1-sty brick garage, galvanized iron roof, 91.8x47; cost, \$6,000; owners, Ebling Brew Co., on premises; architect, Fred Hammond, 391 East 149th st. Plan No. 1003.

181ST ST, s s, 61 w Honeywell av, 1-sty frame garage, 12x20; cost, \$250; owner, Frank Chiaffarilli, 2119 Honeywell av; architect, Silvia Chiaffarilli, 2119 Honeywell av. Plan No. 1001.

WASHINGTON AV, w s, 125 s 182d st, 5-sty brick tenement, slag roof, 50x115; cost, \$60,000; owner, Warren Const. Co., 2305 Creston av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 988.

BEAUMONT AV, w s, 50 n 187th st, 4-sty brick tenement, plastic slate roof, 25x68.6; cost, \$20,000; owner, Russo Caucci Realty Co., 625 East 187th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 989.

CROTONA AV, e s, from Garden to Grote st, 4-sty brick tenement, tin roof, 70.3x78.4; cost, \$40,000; owner, John J. Donovan, 335 East 183d st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 990.

GRAND BOULEVARD AND COURSE, w s, 282 n 184th st, 4-sty brick tenement, tin roof, 50x68.2; cost, \$25,000; owners, Field Realty Co., Isreal Lebowitz, 854 West End av, president; architect, John Hauser, 360 West 125th st. Plan No. 985.

GRAND BOULEVARD AND COURSE, w s, 132 n 184th st, two 4-sty brick tenements, tin roof, 50x66.11x67.4; total cost, \$50,000; owners, Field Realty Co., Isreal Lebowitz, 854 West End av, president; architect, John Hauser, 360 West 125th st. Plan No. 986.

WASHINGTON AV, e s, 318.74 s 175th st, 6-sty brick tenement, tin roof, 52.8x95; cost, \$50,000; owners, 3d Ave. Bldg. Co., Abraham Isear, 1724 Washington av, president; architect, Harold L. Young, 67 West 125th st. Plan No. 987.

Dwellings.

MACE AV, n s, 25 e Barker av, 2-sty brick dwelling, tin roof, 20x52; cost, \$6,000; owner, Frank Wachter, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 997.

ANDREWS AV, w s, 200 n University av, 2½-sty brick dwelling, shingle roof, 34x40; cost, \$8,000; owner, Wm. C. Bergen, 180th st and Andrews av; architects, Serviss & Glew, 36 Kingsbridge road. Plan No. 992.

CEDAR AV, w s, 485 s 177th st, four 2-sty brick dwellings, 18.9x55, tin roof; total cost, \$27,000; owner, Plympton Const. Co., Nathan Cohn, Plympton av, president; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 993.

173D ST, n s, 251.05 e Monroe av, five 3-sty brick dwellings, tin roof, 19x37; total cost, \$30,000; owner, C. Bull, on premises; architect, C. S. Clark, 443 Tremont av. Plan No. 983.

Miscellaneous.

OLMSTEAD AV, w s, 100 n Starling av, 1-sty frame shed, 50x60; cost, \$2,500; owner, A. T. McKenzie, 1243 Theriot av; architect, B. Ebeling, 1136 Walker av. Plan No. 998.

HOFFMAN ST, s e cor Pelham av, 1-sty brick stores and amusement hall, slag roof, 75x100.8; cost, \$25,000; owners, Pelham & Hoffman Realty Co., Rudolph Simon, 1842 Washington av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1000.

PRIVATE ROAD, w s, 500 s Spuyten Duyvil road, 1-sty brick boiler house, roof 8.4x14.7; cost, \$250; owners, I. G. Johnson, &c., on premises; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 991.

169TH ST, n s, 140 w Washington av, 1-sty brick amusement hall, slag roof, 42.05x91.64; cost, \$10,000; owners, Value Realty Co., Philip Wattenberg, 170 Broadway, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 994.

Stables and Garages.

191ST ST, s s, 175 w Hughes av, 1-sty brick stable, tin roof, 50x30; cost, \$5,000; owner, M. E. Wilkinson, 2541 Cambrelling av; architect, C. S. Clark, 443 Tremont av. Plan No. 984.

SEDGWICK AV, w s, 77.11 s 177th st, 1-sty brick garage, 54.08x90.68; cost, \$2,500; owner, Edwin F. Branning, 1731 Montgomery av; architect, Albert E. Davis, 258 East 138th st. Plan No. 982.

BRONX ALTERATIONS.

FAIRMOUNT PL, s w cor Clinton av, new partitions to 2-sty frame dwelling; cost, \$75; owner, Francis Frey, 158 E. 179th st; architects, Shaefer & Jaeger, 401 Tremont av. Plan No. 501.

138TH ST, s s, 100 e St. Anns av, 3-sty brick extension, 20x8.8, to 3-sty frame store and dwelling; cost, \$2,500; owners, Value Realty Co., Philip Wattenberg, 170 Broadway, president; architect, Max Kreindel, 238 East 121st st. Plan No. 509.

138TH ST, s s, 275 e Willis av, new partitions to 5-sty brick store and tenement; cost, \$400; owner, Louis Weibke, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 511.

151ST ST, n s, 40 e Morris av, 1-sty frame extension, 25x20, to 1-sty frame store and photo gallery; cost, \$300; owner, Jos. Fusco, 313 East 152d st; architect, Jos. Ziccardi, 585 Morris av. Plan No. 507.

177TH ST, n s, 100 w Cedar av, new show windows, new partitions, and raise to grade two 2-sty frame stores and dwell-

ings; cost, \$5,500; owner, P. J. Murphy, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 510.

181ST ST, s s, 75 w Bryant av, 1-sty frame extension, 13.6x12, to 2½-sty frame dwelling; cost, \$500; owner, Mrs. Wm. Mapes, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 512.

198TH ST, s w cor Webster av, 1-sty frame extension, 28.57x15.72 to 3-sty frame stores & dwelling; cost, \$5,000; owners, The Ebeling Brew Co, 760 St. Anns av; architect, Fred Hammond, 391 E 149th st. Plan No. 504.

ANNA PL, s w cor Brook av, new beams, etc; to 4-sty brick lofts; cost, \$500; owner, Julius Kindermann, on premises; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 499.

BRONX RIVER AV, s s, 50 w Stephens av, move 1-sty frame lunch room; cost, \$250; owner, Clinton Stephens, on premises; architect, C. Stephens, Jr., on premises. Plan No. 508.

CITY ISLAND AV, No. 265, new foundation, etc; to 2-sty frame store & dwelling; cost, \$1,500; owner, Ophelia Vail, Fordham st, C. I.; architect, Litchfield & Wagner, 1721 Cruger av. Plan No. 503.

CONCORD AV, No. 633, 2-sty frame extension, 43x46 to 2-sty frame shop; cost, \$2,650; owners, Olman & Rothstein on premises; architect, Chris. F. Lohse, 598 St. Anns av. Plan No. 497.

MORRIS PARK AV, n s, 75 e Holland av, 1-sty frame extension, 6.9x20, to 2-sty frame store and dwelling; cost, \$350; owner, Jacob Spanaco, 761 Morris Park av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 505.

MORRIS PARK AV, s s, 50 e White Plains rd, new partitions, etc, to 1½-sty frame slaughter house; cost, \$100; owner, Gustav Kupso, 704 Morris Park av; architect, B. Ebeling, 1136 Walker av. Plan No. 502.

SO. BOULEVARD, w s, 175 n St. Mary's st, 1-sty brick extension, 7x20 to 1-sty brick drying kiln; cost, \$250; owners, Murray & Hill on premises; architect, J. C. Cocker, 2017 5th av. Plan No. 498.

TREMONT AV, s e cor Clinton av, new show window, new partitions, etc; to 3-sty brick store and dwelling; cost, \$300; owner, August Kuhn, 141 Bway; architect, C. S. Clark, 441 Tremont av. Plan No. 500.

WILLIS AV, No. 518, new partitions, etc., to 3-sty frame store and offices; cost, \$500; owners, Siegman & Davis, 524 Willis av; architects, A. Arctander Co., 391 East 149th st. Plan No. 506.

ADVANCE REPORTS.

An Extension of Time for Post Office Bids.

MANHATTAN.—James Knox Taylor Supervising Architect of the Treasury Department, Washington, D. C., announces that the time for opening bids for the construction of the new post office building on the easterly side of 8th av between 31st and 33rd sts, Manhattan, has been extended from November 3d, to 3 o'clock, December 1. Bids for electric elevator equipment, pneumatic door operating system, heating and ventilating systems, will also be extended to December 1.

For a West End Avenue Corner.

WEST END AV.—The mason contract was awarded this week to Thomas Mulligan, of Shakespeare av and 172d st, for the 12-sty elevator apartment house to be erected at the northwest corner of West End av and 82d st by Harry Schiff of 320 West 113th st. The building will accommodate nearly one hundred families and will have dimensions of 102x89 ft. D. E. Waid, 1 Madison av, is the architect in charge. The cost of the building is estimated at about \$550,000.

Elevator House for Edgecomb Ave.
EDGEComb AV.—Schaefer & Jaeger, Architects, 1910 Webster av, are preparing plans for a 6-sty elevator apartment house on the northwest corner of Edgecomb av and 159th st, on a plot 84x92x107x87 ft. Electric light, steam heat, hot water, hardwood trim, slag roof, copper trim, limestone and terra cotta, with 5 apartments to a floor, 5-6-7 rooms. Albert J. Schwarzler, 1340 Brook av, owner. The estimated cost has not been figured.

Contract for Brooklyn Laundry.

BROOKLYN.—John Kennedy & Son, 103 Park av, Manhattan, have received the general contract to erect a 3-sty brick and limestone steam laundry, stable and garage building, 30x97 and 20x30 ft., for the Pilgrim Steam Laundry Co., of 70 3d av, Brooklyn, to be erected at 11th av, 17th st, Prospect av and Terrace pl, in Brooklyn. The stable will accommodate sixty-three stalls. Messrs. Kirby & Petit, 103 Park av, Manhattan, are the architects.

Chicago Builder to Erect Swift & Co.'s Plant.

JERSEY CITY.—Swift & Co., owners of the Union Stock Yards, Chicago, Ill., have awarded to the MacDonald Engineering Co., of 98 Jackson Boulevard, Chicago, Ill., the general contract to erect the new cold-storage warehouse, 4-sty, fireproof, brick and concrete, 300x100 ft. in size, at the northeast corner of Henderson and 9th sts, Jersey City, to cost approximately \$150,000.

Estimates Wanted for Brooklyn Theatre.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed revised plans and specifications for the new theatre to be erected at the southeast corner of Fulton and Essex sts, Brooklyn. The building will be 2-stys, and mezzanine in height of fireproof material, brick, limestone, steel and reinforced concrete. The Bristol Amusement Co. will be the lessee. Estimates are now wanted from general contractors.

Buckley Co. Get Hempstead Contract.

HEMPSTEAD, L. I.—The T. J. Buckley Construction Co., 103 Park av, Manhattan, has just received the general contract to erect for St. George's Parish, a large gymnasium addition, swimming pool and baths to the Parish house, from plans by Messrs. Hoppin & Koen, 244 5th av, Manhattan. Dr. Shedecker, of Hempstead, is rector. Operations will be carried out immediately.

Notice To Contractors.

BROADWAY.—The Barnard Realty Co., 1249 St. Nicholas av, states that estimates are invited on all contracts including excavating and materials necessary for the 6-sty elevator apartment house about to be erected at the northeast corner of Broadway and 180th st, Washington Heights. Plans for this improvement have been prepared by A. B. Kight, architect, 1249 St. Nicholas av.

New Hotel for Long Beach.

LONG BEACH, L. I.—M. C. Madsen, of Long Beach, has received the general contract to erect a frame and stucco hotel building, 4-stys, 80x80 ft., for Joseph Huber, of the Huber Brewing Co., 1 Bushwick av, Brooklyn, to be erected here at a total cost of \$60,000. Architects Kirby & Petit, 103 Park av, Manhattan, have prepared the plans.

O. W. Shelly to Rebuild Catskill Hotel.

CATSKILL, N. Y.—The general contract was awarded this week to O. W. Shelly, 1123 Broadway, Manhattan, for rebuilding and enlarging the Saulpaugh Hotel, in Main st, this City. The plans were prepared by Architects Hutton & Buys, No. 311 Madison av, Manhattan.

Two Apartment Houses for Brooklyn.

BROOKLYN.—Sommerfeld & Steckler, 19 Union sq, Manhattan, have been commissioned by Dr. Saladino to prepare plans

for two high-class apartment houses, 45x100 ft., 4-stys, to be erected at No. 1175 Bergen st, Brooklyn. Estimates are now desired on the general contract,

Apartments, Flats and Tenements.

139TH ST.—Goldner & Goldberg, 704 Jackson av, are preparing plans for two 5-sty tenements, 37x88 ft, for the Cypress Construction Co., 1058 Grand av, to be erected in the northside of 139th st, 200 ft east of Cypress av. The estimated cost is \$70,000.

ELTON AV, N. Y. C.—Henry Lerch, 3007 3d av, owner, will build a 5-sty 16-family flat, 50x42 ft., on the east side of Elton av, 50 ft. south of 155th st, the Bronx, to cost, \$24,000. Herman Horenburger, 422 East 159th st, has completed the plans, and wants bids on sub-contracts at once.

WEBSTER AV, N. Y. C.—The Jaybee Improvement Co., care of Samuel Sass, architect, 32 Union sq, will erect two apartment houses in the Webster avenue section of the Bronx.

97TH ST, N. Y. C.—Edward S. Murphy, 1205 Park av, owner, will erect a 6-sty flat, 25x97.11 ft, in the north side of 97th st, 175 ft east of Park av, to cost \$18,000. C. B. Meyers, 1 Union sq, has plans.

COMMERCE ST, N. Y. C.—Emma Mes-taniz, 810 Forest av, will build a \$20,000 tenement, 6-stys, brick, in the northside of Commerce st, 50 ft west of Bedford st, from plans by Goldner & Goldberg, 704 Jackson av.

SOUTHERN BOULEVARD, N. Y. C.—Schaefer & Jaeger, 1910 Webster av, have plans for a 5-sty flat, 35x90 ft., for Daniel J. Houlihan, 2867 Bainbridge av, to be erected at the northeast corner of the Southern Boulevard and Bainbridge av, the Bronx, to cost about \$40,000.

83D ST, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for the 8-sty apartment house, 100x87.2 ft., in the south side of 83d st, 225 ft. east of Columbus av, to cost \$400,000. The Henessy Realty Co., 220 Broadway, is the owner. No sub-contracts have yet been awarded. Robert Moss, 126 Liberty st, is consulting engineer.

WEBSTER AV, N. Y. C.—The Decatur Construction Co., 2062 Ryer av, will soon begin the erection of a 10-family flat, 5-stys, 25x95 ft., on the west side of Webster av, 83 ft. south of 193d st, to cost about \$30,000. William Guggolz, 2740 Creston av, is the architect.

CATHEDRAL PARKWAY, N. Y. C.—Gronenburg & Leuchtag, architects, 7 W. 22d st, have completed plans for the 9-sty elevator apartment house, 70x90 ft. for the Winston Holding Co., to be erected at the northwest corner of Cathedral Parkway and 7th av, to cost \$225,000. The owner will handle the general contract.

BROOKLYN.—The Pohl-Abbott Construction Co., 5 Beekman st, Manhattan, is ready for bids on materials and sub-contracts for the 6-sty apartment house, 100x100 ft., to be erected at the northwest corner of Beverly road and 18th st, to cost about \$130,000. Cohn Brothers, 361 Stone av, have prepared the plans.

ASTORIA, L. I.—John D. Crimmins, 620 Madison av, Manhattan, is having plans prepared by John H. Friend, 148 Alexander av, Bronx, for a 4-sty 14-family flat, 40x87 ft., to be erected at 11th st and Flushing av, to cost \$20,000.

Contracts Awarded.

41ST ST, N. Y. C.—Clinton Cruikshank, 103 Park av, has received the contract for extensive alterations to the two 4-sty dwellings Nos. 22-24 East 41st st for Miss Maude Adams Kiskadden, Hotel Manhattan. Wm. W. Bosworth, 527 5th av, architect.

45TH ST, N. Y. C.—The John Peirce Co., West Street Building, has the contract to erect a boiler-house in the north side of 45th st, 125 ft. east of Madison av, for the New York Central and Hudson River Railroad Co.

MANHATTAN ST, N. Y. C.—Nieman & Luth, 25 West 42d st, have received the masonry for the 2-sty brick bakery and store, 28x100 ft., to be erected by the Cushman Baking Co., of 856 Amsterdam av, at No. 49 Manhattan st.

RIVERSIDE DRIVE, N. Y. C.—The Cork & Zicha Marble Co. has received the marble contract for the 13-sty apartment house which is being erected by the West Side Construction Co. at the southwest corner of Riverside Drive and 100th st; also the marble contracts for the two 8-sty apartment houses of the M. R. L. Building Co., 99th st, between Riverside Drive and West End av, and the 16-sty loft building of the Regents Construction Co., 44-50 West 28th st.

9TH ST, N. Y. C.—The G. H. Masten Building Co., 34 East 9th st, has received the general contract to make \$9,000 worth of interior changes, installing new plumbing, ventilating system, and adding two additional stories to the 5-sty loft building No. 38 East 9th st for E. E. Sherwood, 34 East 9th st, from plans by D. Brown, 2273 Walton av.

63D ST, N. Y. C.—The general contract for erecting the new residence at No. 33 East 63d st, for Charles L. Poor, was recently awarded to Chas. T. Wills, Inc., 286 5th av, from plans by Walker & Gillette, 131 West 40th st.

FT. HAMILTON, N. Y.—The contract for the construction at Fort Hamilton, N. Y., of one 6-set officers' quarters, including construction, plumbing, heating, wiring and lighting fixtures, has been awarded to the Amity Construction Co., 151 Nassau st, Manhattan, at \$50,750. Wolf plumbing fixtures will be used.

BROOKLYN.—The Michigan Condensed Milk Co, 44 Hudson st, Manhattan, has awarded to the J. F. Walsh Construction Co., 1 Madison av, N. Y. C., the general contract to make \$15,000 worth of alterations to the store and office building corner of Summer av and Hopkins st. F. N. Bissell, 103 Park av, Manhattan, is architect.

BROOKLYN.—The C. F. Bond Co., 136 Liberty st, Manhattan, has just received the general contract for alterations and additions to the Consumptives Home, St. John's pl and Kingston av, Brooklyn, from plans by Woodruff Leeming, architect.

BROOKLYN.—M. Armendinger & Son, 1153 Myrtle av, Brooklyn, have received the contract for constructing a 4-sty addition to the bottling house of the North American Brewing Co., at Greene and Hamburg avs, Brooklyn. Theobald Engelhardt, 905 Broadway, Brooklyn, prepared the plans.

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BROOKLYN—John Thatcher & Son, 60 Park av, Brooklyn, have received the contract for erecting an 8-sty apartment house at the northwest corner of Montague and Hicks sts, Brooklyn, for the Casino Mansion Co., 116 Montague st. W. A. Boring, 32 Broadway, Manhattan, prepared these plans.

JERSEY CITY, N. J.—The W. L. Crow Construction Co., 289 4th av, Manhattan, has secured the contract to erect the factory for the Mengel Box Co., of Louisville, Ky., in the Marion section of Jersey City, on the block bounded by Broadway, Hackensack, Lessing and Bancroft avs. The construction will be of reinforced concrete, 1-sty, 353x128 ft., and cost \$125,000.

Churches.

LOWERRE, N. Y.—John E. Kerby, architect, 481 5th av, Manhattan, has been commissioned by the Rev. Richard Hughes, of the Catholic Church of Lowerre, to obtain bids for a 1-sty edifice to cost about \$50,000, to be erected here.

PASSAIC, N. J.—St. Peters and St. Paul's Greek Catholic Church, Rev. I. Klopotovskiy, 201 4th st, pastor, is inviting estimates for the erection of a brick and limestone edifice 1½-sty, 100x125 ft, to cost \$100,000.

NEW BRITAIN, CONN.—The following bids were received for the construction of St. Andrew's Church in North Stanley st: F. T. Nesbit & Co., Manhattan (not including the iron work), \$67,089; H. Wales Lines, Meriden (not including iron work), \$62,700; Peck, McWilliams & Co., Norwich (general contract), \$59,652; B. H. Hibbard Co., of New Britain (entire contract), for \$55,975; Thomas Reilley & Son, 1616 Thompson st, Philadelphia, entire work, \$55,375 (awarded contract).

Dwellings.

MADISON AV, N. Y. C.—Plans will soon be figured for the 5-sty residence, 89.11x24.10 ft., which Robert A. Chesebrough, 56 East 49th st, will erect on the southwest corner of Madison av and 71st st, at a cost of \$80,000. Albert Joseph Bodker, 27 West 32d st, has completed the drawings. No awards have been made.

RYE, N. Y.—P. R. Allen, architect, 1133 Broadway, Manhattan, has awarded to Daniel H. Beary, Rye, N. Y., the general contract to erect a 2½-sty hollow tile and stucco residence, 59x40 ft., for William Milne, to cost \$20,000.

YONKERS, N. Y.—At Yonkers Joseph Tesoro has employed Charles S. Clark, architect, Tremont av, Bronx, to prepare plans for a 2-sty brick and marble residence to be erected in Sherwood Park.

WHITE PLAINS, N. Y.—At White Plains John C. Moore has prepared plans for a residence for C. J. Beakes, real estate attorney of the New York Central Railroad, to be erected in Prospect Park.

RED BANK, N. J.—J. H. Freedlander, 244 5th av, Manhattan, has prepared plans for a terra cotta block and marble residence, 60x80 ft., for Andrew Freedman, 52 William st, Manhattan, to be erected here, at a cost of about \$40,000. Estimates will be received by the architect on the general contract.

Factories and Warehouses.

26TH ST, N. Y. C.—Chas. M. Straub, 147 4th av, has completed plans for the 9-sty fireproof warehouse, 38.2x94.9 ft., which Louis Schramm, 426 West 26th st, will erect at Nos. 432-434 West 26th st, to cost \$50,000. No awards have yet been made.

COLLEGE POINT, N. Y.—The I. B. Kleinert Rubber Co., of College Point, will add a building 100x100 ft. to its present plant, at the corner of 18th st and 5th av, to cost \$10,000.

Miscellaneous.

EXTRA PLACE, N. Y. C.—No contracts have yet been issued for the 4-sty theatre, 61.1x134.3 ft, which Geo. F. Johnson, 72d st and Riverside Drive will erect on the

east side of Extra pl, 62.1 ft north of 1st st, to cost \$175,000. George Keister, 12 West 31st st, has completed plans.

JERSEY CITY, N. J.—A Masonic Temple is to be erected to replace the one recently destroyed by fire; 3-stys to cost \$80,000. The building committee consists of Edwin M. Farrier, W. L. Daniels, Edward W. Woolley, Henry J. Darling and William G. Meyer.

BOSTON, MASS.—Bids will be received by the trustees of the Boston State Hospital, Walter Channing, chairman, until Oct. 31, for the construction of a Psychopathic Hospital, at Fenwood road and Vila st. Kendall, Taylor & Co., 93 Federal st, are the architects.

NEW HAVEN, CONN.—Bids will be received Nov. 1, for the construction of a fireproof, brick, concrete and steel engine house for the New York, New Haven & Hartford R. R. Co. Estimated cost, \$200,000. Edward Gogel, of New Haven, is in charge.

Schools and Colleges.

EAST ORANGE, N. J.—The East Orange Board of Education, has awarded to D. J. Phipps of Newport News, Va., the general contract to erect a 3-sty brick high school, 178x181 ft, in Walnut st, to cost \$180,000. Guilbert & Betelle, architects, 917 Broad st, Newark, prepared the plans. R. D. Kimball Co., 437 5th av, Manhattan, is steam engineer.

BLOOMFIELD, N. J.—Bids will be received until Nov. 1, by Charles W. Martin, for the construction of a high school building at this place.

REVERE, MASS.—T. W. Gillette, secretary of the school board, states that bids will be received until Nov. 2 for the construction of a new brick school. Edward I. Wilson, 101 Tremont st, Boston, has made the plans.

Stables and Garages.

ST ANNS AV, N. Y. C.—Fred Hammond, 391 East 149th st, is preparing plans for a 1-sty garage, 91.6x47 ft., on the east side of St. Anns av, 315 ft. north of 156th st, for the Ebling Brewing Co., 760 St. Anns av, to cost \$5,000.

WASHINGTON ST, N. Y. C.—H. C. Pittman, 22 East 24th st, has completed plans for a 3-sty brick stable, 49.11x96.10 ft., for J. M. Lowden, to be erected at Nos. 590-592 Washington st, to cost \$17,000. No contract has been issued.

70TH ST, N. Y. C.—Chas. A. Miller, 37 West 72d st, owner, will make extensive alterations to the 3-sty brick stable Nos. 326-328 West 70th st, from plans by Geo. H. Griebel, 2255 Broadway. No contract has yet been awarded. A feature will be the erection of a 4-sty front extension.

Stores, Offices and Lofts.

7TH AV, N. Y. C.—The Coleman Construction Co., 20 Vesey st, owner, will handle the general contract for the 8-sty restaurant and office building to be erected at the southeast corner of 7th av and 30th st, from plans by Rouse & Goldstone, 12 West 32d st. The building may not be erected more than 4-stys at this time.

FRONT ST, N. Y. C.—John H. White-nack, 99 Van Dam st, has completed plans for a 4-sty store and loft, 32.9x64.4 ft, at No. 293 Front st, for Amos F. Eno, to cost \$10,000.

NEWARK, N. J.—H. J. Stemlein, druggist, 503 Orange st, will in all probability erect a brick 1-sty store building at Nos. 497-499 Orange st, this city.

Bids Opened.

BRONX.—Charles Loeber, at \$1,320, submitted the lowest bid for Item 3 installing heating and ventilating apparatus in annex to Public School 20, Bronx. The matter was laid over.

MALONE, N. Y.—The lowest bid received by the supervising architect, Treasury Department, Washington, D. C., on Oct. 12, for the construction of the U.

S. post office at Malone, N. Y., was put in by Ambrose B. Stannard, St. James Building, 1133 Broadway, Manhattan, at \$45,700. The Duroolithic Co., of Buffalo, N. Y., and W. H. Fissell & Co., St. James Building, Manhattan, also submitted bids.

STATEN ISLAND.—James, Knox Taylor, Washington, D. C., opened bids on Oct. 14 for the construction of a double set of surgeon's quarters at the U. S. Marine Hospital, Staten Island. The lowest bid received was from the Thomas J. Buckley Construction Co., Manhattan, at \$25,470. Other bidders were: William H. Fissell & Co., 1133 Broadway; Daniel J. Ryan, foot of 23d st, Brooklyn; Westchester Engineering Co., 39 East 42d st; Beaver Construction Co., 26 Exchange pl; Bliss & Griffiths, 225 5th av; J. I. Valentine, 302 Broadway; Thomas McKeown, Inc., 103 Park av; William Werner, 657 Vanderbilt av, Brooklyn; Lawrence J. Rice, 103 Park av; George Hildebrand, 38 Park Row; Charles Willie, John Milnes Co.

Government Work.

FT. TERRY, N. Y.—Sealed proposals for the construction of a pumping station, including frame buildings, pumps, gasoline engine, surface wells, connections, etc., at Ft. Terry, N. Y., will be received here until Oct. 25. Address Captain F. T. Arnold, Constructing Quartermaster, New London, Conn.

ROCK ISLAND, ILL.—Supervising Architect, Washington, D. C.—Sealed proposals will be received until November 23 for the extension, except elevator (including plumbing, gas piping, heating apparatus, electric conduits and wiring system), of the U. S. Post-Office at Rock Island, Ill. James Knox Taylor, Supervising Architect.

Municipal Work.

RICHMOND.—Estimates will be received by the Department of Public Charities Tuesday, Oct. 25, for steam heating for three cottages, New York City Farm Colony, Borough of Richmond.

MANHATTAN.—Estimates will be received by the Commissioner of Docks, Wednesday, Oct. 26, for preparing for and repairing and painting the building on the recreation pier at the foot of Barrow st, North River.

MANHATTAN.—The Park Board will open bids on Thursday, Nov. 3, for furnishing and installing electric lighting fixtures in the Metropolitan Museum of Art, located in Central Park, on the west side of 5th av, opposite 82d st.

QUEENS.—The Commissioner of Bridges will open bids on Thursday, Oct. 27, for the construction of the toll houses, police shelters, electrical work, etc., for the Queensboro Bridge over the East River, between the Boroughs of Manhattan and Queens.

RICHMOND.—Bids will be received by the Department of Public Charities Tuesday, Oct. 25, for the erection and completion of an administration building, a surgical pavilion, a storage, kitchen and dining hall building, a service tunnel and covered corridor connecting buildings and a power house, ambulance and laundry building, and also all plumbing, heating, refrigerating and electric work, kitchen apparatus, fitting up, fixtures and the like for six ward pavilions (now under contract) situated on the property of the Department of Public Charities, New York City Farm Colony, Borough of Richmond.

The plate-glass windows for the Mills & Gibb Building, northwest corner of Fourth av and 22d st, are being furnished and installed this week by Sutphen & Myer, of 19 Desbrosses st. Their contract calls for supplying 21,000 sq. ft. of polished plate, 14,000 sq. ft. of polished prism plate, 6,000 sq. ft. of Laze plate wire glass and 300 sq. ft. of polished plate wireglass.

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.

Builders continued to find things running their way this week, as far as advantageous buying was concerned. Following the action of the American Sheet and Tin Plate Company in meeting the quotations of the independents, the announcement was made that the United States Steel Corporation had severed relations with the iron jobbers. While this will not result in an immediate reduction in prices now current, the impression is general that the jobbers will find themselves compelled, eventually, to meet lower quotations as a result of the keen competition that is bound to result sooner or later. Architects and owners having plans scheduled to come out next spring consider this a good sign.

The activity in other lines of building material is fair. Building stone was a subject of inquiry from various sources, mostly out of town, with but little demand at present ruling for delivery of this material in the city. Common brick is in a stiffer market, as far as Hudson River hard is concerned. Raritan Rivers were unchanged both as to price and demand in this city and in Newark and other New Jersey points where \$6.75 per thousand at yard is asked.

Despite rumors to the effect that there would be no bids handed in to the Public Service Commission for the construction of the new tri-borough subway, the building material markets have been thoroughly canvassed by the large contracting companies for prices. These figures permit of six months to a year's option in all lines except structural steel, showing that prospective contractors have safeguarded themselves in case the Commission decides upon changing the form of contract.

There is unquestionably a better feeling in the market, the only hesitancy apparently being in selling material to operators, not of the gilt edged type, who plan apartment house construction.

Brick.

HUDSON RIVER BRICK manufacturers have all closed their machine plants for the winter and are shipping down only small quantities. In consequence, the supply on the local market is just about equal to the demand, which is reported steady. Dealers are paying \$5.62½ for the best grade of brick, although kiln runs are going out as low as \$5.25. The quotation of Raritan Rivers here runs from \$5.25 to \$5.50. Last week 61 cargoes were sold and 62 arrived, so that at the beginning of this week there was only one cargo of 350,000 brick on sale at the West 52d st market. The shippers immediately sent down twenty-seven more cargoes on Monday of this week, and twenty-one were sold, four more came in Tuesday, but seven went out and of the ten that arrived on Wednesday nine were sold be-

fore the day closed. This shows that the dealers have had their stores thoroughly drained and are replenishing in advance of the covered prices that will begin to be quoted before many weeks elapse.

The transactions in detail for last week as reported at the wholesale brick market follow:

	Arrivals.	Sales.
Monday	21	20
Tuesday	4	3
Wednesday	6	7
Thursday	12	8
Friday	11	16
Saturday	6	7
Total	62	61

Left Over Oct. 8, 2.
Left Over Oct. 15, 1.

RARITAN RIVER BRICK manufacturers will probably shut down their machine equipments next week, although business is brisk enough for this concern to keep running its machines for several weeks longer. Prices show no change over the \$5.25 and \$5.50 quoted per thousand last week. In Newark the dealers are getting \$6.75 per thousand at yard.

FACE BRICK—There is no fluctuation in quotation in face brick this week, the general run of new business being for facia and mullin facades for alterations and new loft buildings that are going up in cross streets in scattered parts of the city.

Cement.

J. P. Morgan & Co, has acquired an interest in the Atlas Portland Cement Company, as exclusively announced in the building material and equipment department of the Record and Guide of the issue of October 1, 1910, on page 531. At the time announcement was made of the plans of Mr. Morgan's associates to gain an active interest in this branch of the building material industry, positive information that such a movement was on foot was in possession of this paper, but the final step had yet to be taken to close the deal.

John R. Morron, of Chicago, president of the Peter Cooper Glue Co. of Chicago, will be president of the company as successor to J. Rogers Maxwell, who will become chairman of the Board of directors. The change will take effect on November 1. Mr. Morron, as director, will be Mr. Morgan's special representative in the management of the company.

Two changes have been made in the Board of Directors of the Atlas Company since the annual meeting. George F. Baker, Jr., has been elected a director in place of his father; George F. Baker, chairman of the First National Bank, and F. W. Stevens, who is an attache of the Morgan banking house, has been elected in the place of F. L. Hine, president of the First National Bank.

As announced in the Record and Guide on Oct. 1, the avenue through which Mr Morgan entered the cement industry was the United States Steel Corporation, of which the Universal Portland Cement Company, which manufactures its product from steel slag, is a subsidiary company. The two cement interests will continue to be managed as separate companies, it is said.

Cement interests doing business in this city are beginning to feel the falling away in apartment house business and report that the holding up of practically all public improvements until after election is keeping many good sized contracts from going ahead.

In this department the Inquiry from con-

tractors figuring on the new subway construction work, has kept the estimating forces busy. The prices quoted by the several companies for various amounts, according to the section to be figured on, averaged \$1.59 per barrel delivered on operation between the Battery and 42d st; \$1.83 between 42d and 116th st, and \$1.70 to points in Manhattan Borough above 116th st. Bronx quotations were not made public.

There were three zones for the delivery of this cement in Brooklyn, but their boundaries were not given out for publication. The prices, ranged, however, \$1.53, the current market quotation, \$1.63 and \$1.70. The deliveries will run for four years and no provision was made by any of the companies submitting figures, for possible future advances, the quotations being present rock bottom.

The demand for Portland cement is brisker than at any time this year, due to the fact that builders are rushing along their contracts so as to complete them before the first of the year and arrival of winter weather. A representative of one of the large Hudson River companies said this week that his company was turning out 6,000 barrels a day, which is unprecedented for them.

Iron and Steel.

Pig iron inquiries were smaller this week as far as foundry grades were concerned. Radiator companies were the principal buyers in the market, 42,000 tons having been inquired for by the United State Radiator Company. The American is also in the market for even larger tonnages but it has put in no definite inquiry yet. About 10,000 tons of the 20,000 recently placed has gone to Eastern furnaces, 6,000 tons of which being basic. More than 1,000 tons of this order will go to a single New Jersey consumer. Prices have not changed, although it is not improbable that some change downward may be expected before long. At any rate, the action of the Carnegie Steel Company in sending agents into the Western field for new business will make the relations between the jobbers and the independents considerably stronger, according to one authority.

October's figures for structural steel contracts will show a decrease over those of September, a low month, according to present indications. New orders are below 45 per cent. of mill capacity, and even specifications on previous contracts are less satisfactory. Many small orders for structural work are being taken direct from consumers in this district, it is said. The mill trade has shrunk considerably and more attention is being paid to the retail or jobbing trade by the Carnegie Steel Company to utilize the material stocked at Waverly, N. J., and other points. The subway and post-office steel contracts will not come out this month so that normal consumption figures for October cannot be raised by these large tonnages.

The Knickerbocker Cement Company has placed an order for a new plant at Hudson, N. Y., requiring 400 tons of steel. The contracts for fabricated structural steel during the first half of October have been for only 30,000 tons. Of this amount 4,000 tons of the 15,000 specifications taken last week, went to the American Bridge Company. The tri-borough subway as planned will require

about 150,000 tons of structural steel and there is a possibility that this tonnage may be doubled. The Post Office building at the Pennsylvania railroad station in 33d st and Seventh av will require from 14,000 to 18,000 tons, while the New York Central terminal will eventually call for 40,000 tons more.

The New York Edison Company has placed an order with Levering & Garrigues, for a transformer station in 140th st requiring 300 tons.

Lumber.

Little new business is being taken for building lumber, either in this city or in the suburbs. Prices show no change, except in one or two hardwood items. There seems to be a fair amount of stocking up for winter needs, but not on the same scale as has been usual in the past. Spruce manufacturers have been forcing consignments for some time. Most buyers are supplying present needs, and few are anticipating future requirements. Good lumber is a good investment at the prices now ruling. Hemlock is not overactive, and mill capacity seems to be sufficient to take care of all fall and winter business now in sight on the present base price of \$21, wholesale. The consumption of cypress, which was light during the summer, has picked up remarkably well, according to dealers here, since the buying public has become

more thoroughly acquainted with its desirable qualities. Prices will be found to be asier than other similarly classed material. West Virginia spruce shows wide fluctuation in price from the list range, although Eastern stock finds an absorbing market. Short spruce is steady, both as to price and demand.

All hardwoods are strong on the better grades. Maple and birch are especially active, and there is an upward tendency to prices. Oak and poplar are stronger, and large sales of beech are reported in this market. Low-grade lumber is weak, as is also the low grades in almost every other kind of building material, further proving that speculative building continues to fall away. Maple is expected to go still higher.

The yellow pine market is dull. Big business is scarce. Current trade is fitful, and is awaiting improving conditions from railroad purchasing departments. Prices may be figured as remaining steady at present quotations for sixty days, anyway.

Oils, Paints and Varnishes.

Prices for linseed oil are firm at 97 cents and very little oil is in sight, so that buyers of paints may continue to look for stiff retail prices, especially in ready mixed material. Varnishes are in

excellent demand, the business having shown no falling away since the first of October when the renovation seasons generally slows down. This is laid to the door of overproduction of apartment houses. This is what one man said:

"Apartment house construction is undoubtedly overdone. People move from the even modern apartment house into the new ones simply because they are new. Many tenants now stay in a new apartment house only until it needs re-decorating, and then rather than to be inconvenienced, with the dirt and damage to furniture, they prefer to move into another and newer apartment. This is a condition that has arisen within the last two years and accounts for the demand for finishing materials long after the usual renovation season."

Stone.

There is no change in the building stone market, all the dealers and cutters reporting normal business for this time of the year, with a preponderance of small orders, such as that for limestone being supplied now by Edwin Shuttleworth & Co., of Long Island City, for the first four stories of the Pullman Building in Madison avenue, near East 24th street, as well as the two large granite columns.

PERSONAL NEWS AND TRADE GOSSIP

PERSONAL MENTION.

R. H. Gillespie has been appointed chief engineer of sewers and highways for the Borough of the Bronx by Borough President Miller.

Mr. J. Sherlock Davis, president of the Cross, Austin & Ireland Lumber Company, is away on a hunting trip into the Maine woods with a party of friends.

Mr. Eli Joseph, president of the firm of Joseph Joseph & Brothers Co. (iron), No. 100 Broadway, has returned from Europe after a visit of several months.

R. D. Kimball, 437 Fifth avenue, Manhattan, has been appointed steam engineer on the new Essex County High School, to be erected at East Orange, N. J.

William C. Frohne, the architect, is now settled in his new offices at 31 East 27th st. Mr. Frohne is the architect of the Ashland Building, now in course of completion on 4th av at 24th st.

John W. Love, of Nashville, a lumberman of national prominence, is spending the Winter here with the members of his family. They are located in the "Amherst" apartments on Cathedral Parkway.

Robert Moss, 126 Liberty st, has been appointed consulting engineer for the 8-sty apartment house to be erected in the south side of 83d st, 225 ft. east of Columbus av, for the Henessy Realty Co.

A. F. Sheehan has been appointed Eastern district sales manager of the Pressed Radiator Company of America, with headquarters in the Fourth Avenue Building.

H. Hall Marshall, well known as an engineer in Philadelphia, has a responsible position as engineer with the W. G. Cornell Company, heating, ventilating and illuminating engineers, of the Everett Building, Union sq, New York City.

M. S. Baldwin, general advertising manager of the Otis Elevator Company, is an enthusiastic devotee of automobiling. As his company is heavily interested in the Sultan Motor Company, of 1659 Broadway, he is frequently seen in his speedy Sultanette.

Charles W. Leavitt, Jr., of 220 Broadway, is the landscape architect who is laying out the grounds for several developments near Scarsdale and White Plains. Landscape work has become a prominent feature in the plans of development companies in the last few years.

Mr. C. G. Armstrong will deliver a lecture under the auspices of the Blue Room Engineering Society of New York City in the Engineering Building in West 39th st, on Saturday evening, October 29, on the subject of light, heat and power plants for large buildings.

W. P. Corbett, Eastern sales manager for the American Alsen Portland Cement Co., returned from a business trip to Philadelphia on Monday. Mr. Corbett is optimistic regarding the outlook for Winter business and looks for great improvement in the demand for Portland cement next Spring.

Richard D. Kimball Co., mechanical and electrical engineers, at 437 5th av, have recently inaugurated a department of testing and inspection for the supervision of power plants. Stephen H. Brooks is in immediate charge of the department. Mr. Brooks says this is a branch of a consulting engineer's work is one that has been much neglected.

John D. Crimmins, who used to know everything that was going on in building and contracting circles in "Old New York," is now interested in the growth of Queens Borough, and would like to see the city make liberal appropriations for public works there. Mr. Crimmins believes in workingmen having homes of their own away from crowded tenements.

P. J. Kearney, assistant to the electrical engineer of the New York, New Haven and Hartford Railroad, has been appointed engineer in charge of the electric traction of the New York, Westchester and Boston Railway, which is a rapid transit road that is going to be very instrumental in the up-building of the Bronx and Westchester County. His headquarters will be at Mt. Vernon.

Among the tenants of the new Fourth Avenue Building are the following named firms identified or allied with the building trades: Fredenburg & Lounsbury, face brick; the Architectural Construction Company; J. M. Gibson, structural engineer; the Rock Plaster Mfg. Co., the U. S. Mortar Supply Co., and the Suburban Realty Associates. The State Department of Labor is also a tenant.

Mr. W. B. Bamford, of this city, architect and engineer, has been appointed chairman of the Committee on Specifications of the new American Society of En-

gineering Contractors, which has taken up the task of bringing into general use forms of specifications more equitable to contractors. Last Winter Mr. Bamford read a paper before the Society of Engineers in New York City on "Uniform Contracts," a subject to which he has devoted years of study.

The firm of W. W. & T. M. Hall, who will begin a new operation in a few days on the site of the dwelling which was for years the home of D. O. Mills, at 634 Fifth avenue, opposite St. Patrick's Cathedral, have always made it a point to build only in preferred locations. In this case they will erect an eight-story business building. For years they built only private dwellings on both the East and West sides of the Park. Occasionally they have in late years built a high-grade apartment house, of which the one at the southwest corner of Fifth avenue and 51st street is an example.

Former Justice William D. Dickey, of Brooklyn, who recently accepted an appointment from Mayor Gaynor to dispose of a long list of hang-over cases in condemnation proceedings, has bought the old Coolbaugh house and grounds at Newburgh and will develop the property either with high-class apartment houses or with a high-grade family hotel, his plan not being fully formed in this respect. No architect has yet been chosen. The plot has a corner site in a fashionable residential quarter of the city. Before he was called to the bench of the Supreme Court in the Second District, Judge Dickey carried out a number of large developing operations at Newburgh, and now the building interests of that city are extremely pleased at the prospect of his again doing something in that field. Judge Dickey lives in the Flatbush section, at 1314 Albermarle road.

Builders working on the site of the former Henry W. Poor mansion, at the foot of Lexington avenue, are putting in the foundations for another co-operative apartment house for the parkside, which will be owned by the "Number One Lexington Avenue Company," as the corporation of private owners is styled. The Edward Corning Company, 100 William st, has the general contract.

BRIEF AND POINTED.

J. Odell Whitnack, general contractor for the new Hardman Building on 5th av, between 38th and 39th sts, has started work on the foundations.

The plumbing fixtures manufactured by the Federal-Huber Co., 244 5th av, Manhattan, will be used in the new U. S. post office building at Asbury Park, N. J.

Ambrose B. Stannard, builder, 1123 Broadway, has submitted the lowest estimate for the erection of the new U. S. post office building at Malone, N. Y.

The Brogan Building at the northeast corner of 4th av and 20th st, is ready for interior trim. Geo. P. Morell, 116 West 164th st, will install the plumbing.

The Brook Construction Company has near completion six 6-sty elevator apartments on the east side of Southern Boulevard, south of Hunts Point av, covering about 250 feet frontage.

An addition has been made to the contract of the Geo. A. Fuller Co. for making changes during the erection and execution of the work of housing the railway service at the U. S. post office in this city.

A. Weinstein, 320 Broadway, is president of the Winston Holding Co., which will soon begin the erection of a 9-sty apartment house at the northwest corner of Cathedral Parkway and 7th av, to cost \$225,000.

The New York Edison Co. has placed an order for the new power-house and transformer station on 140th street, requiring 300 tons of structural steel, with Levering & Garrigues, of West 23d street.

Michael J. Tully, the Bronx builder, of 967 Whitlock av, has just completed for James Meehan two 5-sty apartments on the east side of Simpson st, 200 feet south of 167th st, each having a frontage of 50 feet.

The Burwak Elevator Company of 216 Fulton st has just installed a brass-rail dumbwaiter for Colgate & Co., the Jersey City manufacturers of soap and perfumes; and a passenger elevator for the Lee Brothers Storage and Van Company at Bridgeport, Conn.

The Lackawanna Steel Co., 2 Rector st, has just received the second largest order ever taken for sheet steel piling. It is to be used by the United States Government in the work incident to raising the battleship "Maine." The contract is for about 5,000 tons.

H. R. Heinicke, chimney builder, 147 4th av, Manhattan, submitted the lowest bid on Oct. 12 to the Interior Department, Washington, D. C., for the erection of a radial brick chimney for the central power plant at the Freedman's Hospital and Harvard University, Washington, D. C.

R. H. Casey, of 1123 Broadway, has commenced operations on the new building for the City Investing Company at the southwest corner of Broadway and Courtlandt st. It will not be a tall building, only eight stories, in order to protect the light for the City Investing Building adjoining.

James B. Clow & Sons, 17 Battery pl, New York, will furnish plumbing fixtures, Jenkins Bros., 71 John st, New York, radiator valves, and the Crane Co., 490 Cherry st, New York, gate valves for the new public building at Olean, N. Y. Wm. Werner, 657 Vanderbilt av, Brooklyn, is general contractor.

The Bishop has finally decided to use limestone for the construction of the new St. John's Chapel at Lafayette and Claremont avs, Brooklyn, from plans of Reilly & Steinback. For a time the Bishop thought of using a composition block. Thomas Reilly of 1616 Thompson st, Philadelphia, obtained the contract.

The Wahlig & Sonsin Company has near completion four 5-sty apartments covering the block front on the south side of East 166th st, from Trinity av to Boston road. The architecture is similar to that

of the Morris High School, which is directly opposite and will be known as the "Morris High Apartments."

The United States Civil Service Commission will hold an examination on Nov. 9-10-11, to secure eligibles from which to fill vacancies as they occur in the position of inspector of Mechanical and Electrical Engineering. The salary in the Supervising Architect's office is usually \$2,190 a year. The age limit is twenty years.

Charles B. Pond, treasurer of the Thompson-Starrett Company, of 51 Wall st, announced this week that the Board of Directors of that company had declared the regular semi-annual dividend of four per cent. on its preferred stock. It is payable on November 15 to stockholders of record at close of business November 10.

The contract for the structural steel for the new Washington Irving High School has not been placed. John T. Brady & Co. has the general contract. This week the Geo. A. Fuller Co. is asking for bids on about 1,500 tons for the addition to the "Downtown Building" to be erected by the Knickerbocker Trust Co. at Broadway and Exchange place.

The laying of ties and erection of trolley poles has already begun on the new crosstown line running through 167th st, to connect the East Side with the West at this latitude of the Bronx, beginning at Westchester av on the east, running west on 167th st to Simpson, west on 169th st to Franklin av, south to 168th st, west to Webster av, south to 165th st and west to Jerome av.

Andrew J. Robinson Company is topping out the walls of the new Putnam Building on 4th av, which stands on the site of the historic hotel which also bore the name of "Putnam." A cream-colored stone facade is matched in color by the face brick used for the side walls, making a very attractive combination. Most of the new buildings on the avenue can be acquitted of any charge that they present hideous blank walls to public view.

The quarterly dividend of one and three-fourths per cent. on the preferred stock of the McCrum-Howell Company of 103 Park av, this city and Chicago, is payable on November 1 to preferred stockholders of record on October 24. Books close Monday at 3 o'clock and reopen November 2, 1910. The announcement of this, the 26th consecutive preferred stock dividend declared by the directors of this company, was made this week by the assistant treasurer, L. Preston Gates.

Byron W. Green, Jr., Company is taking down the three old dwellings on 5th av, at the southeast corner of 38th st, where a department store is to be erected. As the opposite corner of the block is vacant, there will remain but one old house on the block, and this also has been taken for business purposes. The vacant site referred to was occupied by the Governor Morgan houses until last year, when these were removed, admittedly to save the taxes.

The Harlem Gas Fixture Co. of 157-159 East 128th st has completed installations of gas and electric fixtures in two 5-sty apartments for the Tully Construction Co., six 4-sty apartments for the Mardce Construction Co., two 5-sty apartments for the Henry F. A. Wolf Co., and eight 5-sty apartments for the J. C. Gaffney Construction Co. making a total of eighteen, and all under the supervision of Mr. J. Lees. This company has been doing considerable work in the Bronx.

The Hedden Construction Co. has commenced operations for the new building for the Packard Commercial School, which is to stand on the southeast corner of Lexington av and 35th st. H. F. Ballantyne is the architect. The present school is on the northeast corner of 23d st and 4th av, a site which became too greatly needed in commercial business to

be exclusively held for a school. The new building will be five stories high, with a frontage of 46.8 on a depth of 125 ft.

The building at the southeast corner of Fifth avenue and 38th street, is rapidly being demolished by Byron W. Green, Jr., & Co., House Wreckers. The interior has been torn out and the roof lowered. On this corner Mrs. Elizabeth M. Anderson, as owner, will erect a handsome store and salesroom building, which has already been leased for a long term of years to Bonwit Teller & Co., ladies outfitters, 58 West 23d st. The plans for the structure are being completed by Messrs. Buchman & Fox, 11 East 59th st.

William E. Chapman, superintendent and engineer of the Everett Building, 4th av and 17th st, feels particularly proud of the structure over which he presides because of an unusual tenancy record. In one year there have been only two changes in tenants. In each case their suites had to be sub-leased because the building had not show rooms large enough to accommodate the new lines for which the lessees had taken sole agencies. These were not vacant four hours. For fourteen months this building has been 98 per cent. occupied.

John Graham, the vice-president of the Pullman Holding Company, was standing in Madison av the other day, watching the 15-sty office building being erected by that company in process of being closed in. "They said we'd spoil Dr. Parkhurst's church," he remarked, "but we won't. See those granite columns? They match those in the McKim, Mead & White structure, don't they? Now look at the brick in our building and compare it with that used in the church. You see we have conserved the architectural beauty of the edifice as far as it is possible, and in the finished building you will find that the two structures will harmonize well."

Some time ago F. D. Lambie, president of the American Building Company, of 299 Broadway, decided to issue a booklet describing his model cement house which he erected at Montclair, N. J., and which John Wanamaker furnished as a model home. F. B. Marsh, the advertising man who puts over "57 varieties" of publicity for the Edison Portland Cement Company every week or so, heard about it. That was enough. Although the booklet was intended as merely a private circular, Mr. Marsh saw his opportunity and when the booklet went out to the thousands of builders throughout the country, the Edison Portland Cement Company had a three-page advertisement in it. Then they wonder why the youngest licensed cement company in the East continues to forge its way to the front.

Charles T. Wills (Inc.) commenced work this week on the job of adding two more stories to the United Bank Building at the northeast corner of Wall st and Broadway—one of the most historically prominent corners in America. It stands at the gate into the financial district—verily one of the gateposts. The building is not very old, as it was erected in 1880, only thirty years ago. Still, buildings outlive their economical usefulness in that length of time in New York City. In the hands of others, this building might have been considered suitable for the scrap heap, but banks have their own ideas about the proper size of a building when it is for their own occupancy. The First National Bank is in this case the principal occupier and the owner, and it decided on adding the two stories. Peabody & Stearns were the architects of the building, which was erected before the days of steel construction.

The Elks must indeed be "great people" to be financially able to erect the immense temple which is being completed for them in 43d st. Mr. J. Reilly Gordon has designed a very impressive edifice, which has twelve stories of granite, marble and limestone over a steel skeleton, and cover-

ing a plot 100 ft. square. The building is hardly far enough along for an intelligent conception of the interior, but the great bulk and elegance of the building as it appears from a distance must make every beholder wonder at the wealth and affluence of a social organization able to command a million dollars or more for such a purpose, especially an organization which has sprung into public knowledge within a decade. Among the sub-contractors on the job are Alfred Beihauer, Paul Pugh and P. F. Kenny Co., the latter for the plumbing; also Blake & Williams for the heating and ventilating, the A. B. See Company for the elevators and P. J. Keagan Co. for the electrical work.

The American Iron and Steel Institute, of 30 Church st, has been entertaining within the last ten days thirty of the most prominent iron and steel manufacturers of Europe. These gentlemen are visiting the United States for the purpose of obtaining first hand information regarding the iron and steel industry here. Mr. E. S. A. Clark, president of the Lackawanna Steel Company, is personally looking after the wants and comfort of the institute's distinguished guests and was their escort on the train de luxe which left this city this week for a tour of the big plants. This trip included tours to Gary, Buffalo, Niagara Falls, Chicago, where a banquet was served on Tuesday. They returned to this city on Friday, marveling at the wondrous things they saw and thoroughly impressed with the magnitude of both plants and resources. Last Saturday was spent in a tour of the harbor in which a visit was made to the Bush Terminal buildings in which they evinced great interest. One man said that the far-sightedness and completeness of this terminal was entirely typical of American progressiveness.

The W. G. Cornell Company, of which Wilson G. Cornell is president; Edward Slosson, vice-president, and George W. Simmons, is secretary and treasurer, continues to extend its area of activity. It is about to establish a Washington, D. C. office in the Southern Building, designed by D. H. Burham & Co., and for which Cornell plumbing was specified. The W. G. Cornell Company also has an office at 46 Cornhill st, Boston. Some idea of the work handled by this company is shown by the citation of a few structures now in the public eye. The Bronx Theatre, which opened on Monday night, is equipped with its system, while the heating, lighting and ventilating equipment for the Empire Theatre and office building in Syracuse will also be installed by the Cornells. It is finishing the plumbing installation in the American Woolen Company's building on 4th av, having had the contract for rough plumbing and exterior fixtures for this structure. In addition to these, the same company holds heating and lighting contracts for the new Army and Navy Y. M. C. A. in Newport; rough plumbing contracts for the Virginia Trust building at Richmond and for the Frank A. Munsey building in Baltimore, which will rise 18 stories instead of five, as first planned, and for which contracts were let to this company originally. It will also install the plumbing in the Telephone and Lawrence buildings in Boston.

Eight-Story Houses.

Two 8-sty houses will be erected, one in 114th st, west of Broadway, on the north side, and the other directly in the rear and facing 115th st, by Messrs. Charles Newmark and Aaron M. Davis, who last week bought the plot for the purpose.

Eight-story houses have not yet been so fully established as the only, as well as the final, type of construction in preferred localities for apartment houses in lateral streets of sixty feet in width, but that such an announcement as this claims the interest of those who note the signs of

the times, as these indicate a change from one epoch to another in the history of building construction.

On streets only sixty feet wide the limit in height for apartment house construction is ninety feet under the State law, and ordinarily a height of ninety feet means eight stories, though in exceptional cases, by the use of reinforced concrete floors, apartment houses having as many as nine stories have been legally erected. But not until this year has there been noticed under construction a sufficient number of 8-sty houses to constitute such a general movement as can now be viewed on the Upper West Side.

This new departure in construction is particularly noticeable in the operations in 99th and 100th sts, between West End av and Riverside Drive, as all the houses that are being erected on inside lots on these two blocks have a height of eight stories, while their neighbors on the avenues are 12 stories high.

PAUL STARRETT'S PURCHASE.

Not Yet Decided on the Nature of the Building to be Erected—Goldwin Starrett to Draw Plans.

When Mr. Paul Starrett, the president of the big George A. Fuller Construction Company, which built the Pennsylvania Terminal Building, acquired the three dwellings on the south side of 45th st, next west of the Harvard Club, this week, it was a personal transaction.

The news got out sooner than Mr. Starrett wished, but now he is rather glad it did, for it has brought him many inquiries from firms wishing to know the terms upon which space in the building which they suppose he will erect can be leased for.

It is very certain that Mr. Starrett will not have much trouble about getting tenants, no matter what the type of building may be which he will eventually select.

So far he has not made up his mind as to that. It may not be exclusively for business purposes. A part of the building may be arranged to suit the fancy of some university or social club, for the new owner is determined about one thing, and that is that it shall be an attractive and elegant building in all respects.

Existing leases will prevent anything in the construction line being done until after the first of next May, but in the meantime Goldwin Starrett, of Goldwin Starrett and Van Vleck, architects of the Everett, the Mills & Gibb, and other buildings, will have worked into the shape of plans and specifications the conclusions which the owner will reach.

The location, close to 5th av and in the swellest section of Clubdom, and highly attractive as it is, is one that will be much improved by the completion of the new Grand Central Depot and by the fine building improvements almost constantly being made in the vicinity. It will also be in the direct line of travel between the Grand Central and the West Side of the city.

MR. STARRETT ON THE BUSINESS OUTLOOK.

As a builder and the head of the largest construction company in the country, Mr. Paul Starrett is known to have bright anticipations of the immediate future of the building business in this country. He says the outlook has very much improved of late. Within ten days the Geo. A. Fuller Company had closed six large contracts in various cities, to add to the immense amount of work it already had on hand, including two of the three largest railroad terminal buildings in the world.

There is, first, the job of adding fourteen more stories to the "Downtown Building" for the Knickerbocker Trust Company, then a big building in Chicago for the

Edison Company, one in Baltimore for Frank A. Munsey, the Raleigh Hotel at Washington, a great building at Kansas City and the East River Savings Bank on lower Broadway, this city.

Senator Rose Renominated.

For two years past the real estate and building trades of New York City have had a good friend in the Legislature in the



person of Senator John B. Rose. Officially, Senator Rose represents Orange and Rockland counties, but in another sense he has been a natural representative of the dominant business interests of the whole Hudson

River valley and New York City as well.

The dominant business of the region is the manufacture and production of materials for the construction and equipment of buildings in this city. Pretty much everything a builder needs is made somewhere along the river, from brick, plaster and cement to elevators and refrigerating machinery. Senator Rose makes bricks at several places and sells them here in the city.

He has accepted a renomination, and he hopes in due time he will be Governor of the State, no doubt. A lot of men hereabouts would like to have a chance to vote for him for something or other. For one reason, because of those famous "Hot Air" banquets at the Murray Hill Lyceum. One of the largest firms in the building material trades has sent the Record and Guide copies of up-river papers containing notices of Mr. Rose's renomination and the story of his life. We don't need 'em. John Rose was marked for big things in his boyhood. He was the only man in the county who could have upset Governor Odell, who had been the political boss in Orange ever since John was five years old.

If the building interests of the city and State had more men of their own manner of life in the halls of the Legislature, no matter what party sends them, it would be very much better for those interests.

Senator Rose, who now lives at Newburgh when he is not on the job here in New York or at his works at Roseton, was born at Haverstraw, another brick town. His father was a big brick manufacturer before him, the founder of the Rose Brick Company. Besides the political and business phases of Mr. Rose's interesting career, there is his military connection also, as he is the captain of a crack National Guard company. Senator Rose is a graduate of the New York Military Academy as well as an alumnus of Yale.

When Judge Hyndman of Newburgh placed the Senator in nomination before the Senatorial convention he referred to a matter which he said indicated fairness, honesty and lack of selfishness on the part of the Senator, in that he had voted in favor of the Employers' Liability Law, which perchance may some day militate greatly against his personal interests as a large employer of labor.

Why "Flat" Varnishes Are Popular.

There is a fashion now prevalent for the use of flat finishes for interior decorating because the effect of this finish is so pleasing to the eye and principally because of sanitary qualities.

Lucas "Lu-Co-Flat" is free from glue, paste, casein, white lead, and other obnoxious and injurious ingredients. It is not in the slightest degree comparable with calcimines or paints made by mixing a powder with cold water. "Lu-Co-Flat" is far more beautiful, durable, economical,

hygienic and produces a vastly superior surface. Then, too, it can be washed and scrubbed without the slightest injury, something impossible with calcimine and cold water paints.

It is not affected by water or moisture in any form and will not peel, crack, scale or blister. But above all, its colors are permanent.

"Lu-Co-Flat" is applicable on any interior surface—wood, metal, plaster, cement, stone, paper, or fabrics. Two coats produces as opaque a surface as three coats of most other materials. It creates a covering that can be enriched by stencil and fresco decorations, thus giving ample opportunity for the highest artistic results.

"Lu-Co-Flat" can be used in the home, hospitals, schools, churches, theatres, hotels, large halls and public buildings.

Literature further descriptive of this modern finish can be had by addressing John Lucas & Company, 521 Washington st, New York City.

BLOOMINGDALE CHANGES.

A Significant Alteration to the "Manhasset"—A New Night Center.

A year has made a great difference in that quarter of the city where Broadway intersects 110th st (Cathedral Parkway). This is particularly noticeable at night, when the sidewalks are thronged with people, and Broadway is ablaze with lights from long lines of smart store windows that have taken the place of the high board fences of old.

Thousands of families, attracted by the many high class apartment houses newly built, have moved into the district, and the shopkeepers report a large increase in business. An old concert hall at the corners has been made over into a very pretty theatre for vaudeville and pictures.

The latest improvement consists of altering the ground floor of the big Manhasset apartment house on the west side of Broadway into stores. The house is twelve stories high and has two entrances, one in 108th st and one on the 109th st side, as the building extends from street to street and covers the full block frontage on Broadway.

There will be seven stores, each with a depth of 95 feet. When their electric lights are turned on, both sides of Broadway will be illuminated without a break from Bloomingdale square all the way up to the University buildings.

The Realty Assets Company, of which Mr. Edward B. Boynton is president, bought the "Manhasset" from Mrs. Jacob Butler in January of this year. Mrs. Butler acquired it under foreclosure proceedings in August, 1908, paying \$1,300,000. Mark Rafalsky & Co. are the agents of the building.

A Suggestion In This.

If anyone has an old dwelling near Madison Square East that he does not want to live in himself and which he feels ought to be bringing in a larger income, there is possibly a good suggestion for him contained in the alterations of a dwelling in East 25th st.

The house stands next to the Court of Appeals building, and originally was a 5-sty an dbasement house of the usual order of those erected in the previous generation, but now comprises six stories of choice white marble, almost ready for the bachelors who are to occupy it.

The charm which old private houses have, compared to the uninteresting uniformities of much modern speculative work, can be perceived in this house still, as in the high ceilings and large spaces in all the principal rooms. A suite consists of two rooms and bath, and the decora-

tions are to be in the Colonial style, with mahogany doors and white trim.

The walls are covered with book cloth, the same material that books are bound with, and which is to be glazed and then decorated. This will make a wall covering that will be impervious to hard knocks and most of those things that deface wall surfaces.

Already there are assurances of a very fine income on the investment. It is certainly a beautiful house and a creditable improvement. Edward Corning was the general contractor, and the W. B. Nisbet Company of Fifth avenue is doing the decorating. F. & G. Pfomm are the agents.

How Growth of Population Interests the Furnace Trade.

W. H. Cook, advertising manager for the Thatcher Furnace Company, never lets an opportunity get away from him for driving home a good selling argument. The other day he read in his paper the census returns. Now the percentage of municipal growth is a far cry from steam and hot water heaters, one might think. But the trained, wideawake advertising man, like the artist, not only sees, but he also observes, and observing, acts. This is where advertising borders upon the realm of art, and Mr. Cook, in this instance, was the artist.

Mr. Cook remembered reading that Newark, N. J., increased in population 41.2 per cent.; Jersey City 29.7 per cent.; the Borough of the Bronx, 114.9 per cent., and that Pittsburgh and other Western cities had also shown surprising growth.

"That means growth," though the publicity man, who keeps his brain clear by breathing the pure mountain air of Glen Ridge, N. J., when he is not at his office at 110 Beekman st, and those people must be proud of their respective city's progress. So he produced this circular letter and sent it broadcast, as a follow-up to his advertising campaigns:

"The census man has surprised us with reported growth of your beautiful city during the past decade.

"We congratulate you on your progress, of which you may be justly proud.

"We know how you feel, as we are also proud of our 'progress,' which we claim to be the leader in low-pressure boilers."

That kind of enterprise makes advertising pay.

A New Engineering Problem and Its Solution.

The George A. Fuller Construction Company began the execution this week of an interesting and in some respects new problem in building construction. It consisted in transferring the entire 10-car elevator equipment of the original Whitehall Building at Battery pl and West st into the partly completed annex adjoining it without halting the service or in any way interfering with the comfort or convenience of the hundreds of tenants in the big building. To do this, it became necessary to break through the walls separating the old and the new buildings at each floor and erect between the two buildings twenty housed-in temporary bridges, one for each floor.

Those who have had occasion to go to the Whitehall Building will recall that there are six elevators in a semi-circular well at the rear of the main entrance. There are four other lifts in other parts of the building, making the total equipment ten in all. The hydraulic motive power for these vehicles is supplied from a central point directly beneath the clustered elevator wells which formed a sort of bay at the rear of the skyscraper.

Under this bay, directly under the spot where the boilers supplying power for these elevators are located, the George A. Fuller Construction Company must sink

two giant pneumatic caissons thirty-eight feet to bedrock. That feat in itself would be a simple one if it were not for the fact that the element of quicksand, such as was encountered in sinking the caissons for the annex and for the West Street Building, has to be reckoned with besides providing supports for the enormous weight of the building above and making sure that shifting quick sands will not weaken supports of the original structure.

The method of solution decided upon by the George A. Fuller Construction Company's engineers was that of installing four Otis passenger elevators in the half finished building. These will operate from power supplied by new Erie water tube boilers recently installed in the new building, the equipment being extended as the building progresses until the entire battery of twenty-nine Otis electric traction elevators are in working order. When the new boilers are put in the six cars in the original building will be replaced by six new ones and the well will be changed to a long corridor on either side of which will be ten Otis 1:1 electric traction machines with nine additional elevators at the northern end of the annex. After next week access to all the tenants in the old building will be through the uncompleted annex.

This is said to be one of the most difficult problems of its kind ever undertaken in this city, and it will be in charge of Mr. Norris, the supervising engineer for the George A. Fuller Construction Company at the building.

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.

TENEMENT HOUSE DEPARTMENT.

A Daily Public Record of Violations.

New York, October 17, 1910.

Upon the public tables of the Tenement House Department hereafter will be found the daily record of violations issued against tenement property.

BOARD OF EXAMINERS.

APPEAL No. 159 of 1910; New Building No. 615 of 1910; 1 East 48th st, Manhattan, H. Craige Severance, appellant. Plans specify a 5-sty store building, 20x100 ft, to cost \$125,000. Objections made by the Bureau of Buildings were that fireproof shutters should be provided, columns should be protected on the inside by 4 inches of brickwork; also that fire-escapes are required. The Board of Examiners approved on condition that the columns be encased in solid brick piers sixteen inches on the inside face, and projecting four inches from the inside line of the wall.

APPEAL No. 160 of 1910; New Building No. 637 of 1910, Nos. 339 to 349 East 32d st, Manhattan, Howells and Stokes, appellants. Plans call for two 6-sty tenement houses, 50x86.9 ft, to cost together, \$95,000. The Bureau of Buildings made the following objections on the ground that tie rods should be provided, interior girders and columns supporting wall should be fireproofed, and that the walls are of unlawful thickness, as distance between the main bearing walls exceeds 33 ft. The Board of Examiners disapproved the appellants' plan Oct. 11.

REAL ESTATE SECTION

News For Brokers and Owners—General Information From All Branches of the Market—Municipal Affairs and Related Subjects.

THE WEEK IN REALTY.

Market Shows Vigor—Large Volume of Trading in Midtown Section.

THE central business district, especially the Pennsylvania loft zone and Fifth av, contributed a large number of transactions reported in this week's Private Sales Market.

While some of the dealings approached the million dollar mark, there were also a number of small sales. For the present time the demand for mercantile premises overshadows all other dealings. Business property, it seems, will continue to be the feature of the realty market until traders and speculators can be convinced that the city officials will carry out their promise to build new subways.

New York City is to-day further away from solving the rapid-transit question than it was four years ago, when the Public Service Commission came into existence. Not a single bid has been received for the construction and operation of the Tri-Borough route by private capital. The Bradley-Gaffney-Steers Co., which had been expected to enter into competition with the Interborough, sent its regrets.

"The proposed contracts," Mr. Steers states, "is so different from the proposition which we submitted to you that we do not see how private capital can accept the terms you offer. Our proposition as submitted called for a first lien upon all income for the purpose of making payments of interest and amortization upon private capital invested before anything should be set aside for interest or amortization of city moneys employed. The proposed plan gives no such preference to private capital, and as we outlined to you at the time of the public hearing upon the proposed contract, we believe that this change, so fundamental, is the difference between the success and failure of the plan."

The Commission will receive bids next Thursday for the construction of the Broadway-Lexington, and the Broadway, Williamsburg-Lafayette (Brooklyn) line, the capital to be furnished by the city.

It looks as if the city will be compelled to abandon the Tri-Borough route. Unless Mayor Gaynor or the Board of Estimate should take a hand in this matter and carry out the program as originally planned, the citizens will continue to suffer inconvenience, discomfort and financial loss. The million or more people for whom the Tri-Borough route was intended will eventually take up their homes in New Jersey, on Long Island or in Westchester. By concerted action, the real estate interests may yet be able to avert the disastrous consequences caused by the blundering Public Service Commissioners. Railroad presidents should not be left to control our transit facilities. "What are YOU going to do about it?" is a question which should be answered by every property owner of New York City.

Ashley M. Herron, recently with Cruikshank Company, has been appointed manager of the 475 5th av office of Mooyer & Marston. Mr. Herron was formerly for many years with the firm of Fredk Southack & Alwyn Ball, Jr.

ENCROACHMENTS IN FRONT OF BUILDINGS.

Borough President Miller States the Law and Merits of the Question—Incumbrances to be Removed.

THE tendency of both municipal authorities and courts lately has been to restrict and remove encroachments in front of buildings beyond the building line. The question is one of magnitude and difficulty, and in order that property owners should be informed accurately of the law, so that they may not be subjected to loss and annoyance by continuing to erect such encroachments, Mr. Cyrus C. Miller, President of the Bronx Borough, was asked by the Record and Guide to state the law and merits of this subject.

His reply, while lengthy, is thorough and enlightening. It should be carefully read by all owners of real estate to acquaint them exactly with what the law is and to prepare them for what Mr. Miller considers will be the action of the courts and the public authorities.

It may be, he states, that a strict enforcement of the present law would be a hardship on property owners and builders. If such be the case, the law should be amended by the Legislature. At any rate, city officials have no powers in the matter except to enforce the law as it is.

A view of our city streets will show all kinds of encroachments, such as columns, pilasters, cornices, window sills, areas, fences, bay windows, bow fronts and so-called storm doors, which set out beyond the house line and tend to narrow the street. The city owns the street from house line to house line, and its rights are inalienable (Sec. 71, Charter). The city has paid for the property so occupied by individuals, and its value runs up into millions of dollars.

The distinction between encroachments and incumbrances should not be forgotten. An encroachment is a fixture, such as a fence or part of a building which intrudes into the highway, that is, projects beyond the house line. An encroachment presupposes a claim of legal right to maintain a portion of the encroaching structure. An incumbrance is any movable object which may be placed on the sidewalk or in the open street which tends to make its use difficult or dangerous.

Many persons think that if the Borough President refuses to allow new encroachments, he must proceed forthwith to remove old encroachments. This is an error. The Borough President is authorized by the Charter to refuse to approve building plans showing encroachments, but the removal of old encroachments is in the hands of the Board of Aldermen or the Board of Estimate, who may direct the Borough President to remove them (Secs. 50, 242, Charter, and Sec. 221, Ordinances). The Borough President has power to remove incumbrances (Sec. 383, Charter).

Neither the Board of Aldermen nor any other municipal body or department has the power to grant permission for the maintenance of an obstruction which is an interference with the public use of a street.

City of New York vs. Knickerbocker Trust Co., 104 App. Div., 223, was an action brought to compel the removal of an open areaway with a coping and flight of stone steps extending 14 feet beyond the building line. Held that the coping,

area and steps were entirely unauthorized and constituted a continuing nuisance and trespass. Held also, that the title to the streets in the City of New York is held by it in trust for public use and the city has not authority to permit permanent encroachments thereon.

McMillan vs. Klaw & Erlanger, 107 App. Div., 407, held that the municipality has an interest in the street by reason of its being vested with the fee thereof, but this fee is a qualified one, being held by it in trust for the public use and benefit, and that use cannot be departed from without violating an essential condition of the contract between it and the abutting property owners, as expressed by the adjudication of the street opening proceeding under which the land is obtained.

People ex rel. Cross vs. Ahearn, 124 App. Div., 844. This action was brought to remove a platform extending into 5th av, 15 feet 7½ inches. The owner of the adjoining property brought action to have the encroachment removed. The defendants relied upon an ordinance authorizing abutting owners to enclose part of the avenue for courtyard purposes. Held that the incumbrances should be removed and that the Common Council had no power to permit an abutting owner to encroach upon the public street, the fee of which is held by the municipality in trust for the public, without express authority from the Legislature.

Linton vs. Coupe, 138 App. Div., 518, decided by the Appellate Division, Second Department, that the city may allow owners of land abutting on streets in residential districts to use five feet of the land within the building line for courtyards without diverting such street from the public use, to which it was dedicated. At the same time the Court decided that permanent structures extending beyond the building line were unauthorized.

Perhaps the Court considered courtyards temporary structures. Otherwise the decision is at variance with People vs. Ahearn and other cases herein cited.

Ackerman vs. True, 175 N. Y., 353. Defendant constructed a row of houses adjoining the property of the plaintiff on Riverside Drive, New York City. The house which the defendant built upon the lot adjoining the plaintiff was extended three feet and six inches beyond the easterly line of the street and had in addition what is known as a swell front or bay window, also extending into Riverside Drive. Plaintiff claimed that so much of the house built by defendant as extends beyond the line of Riverside Drive was a trespass upon her rights and a public nuisance. The action was brought to compel the defendant to remove that portion of the building extending into Riverside Drive. The Commissioner of Parks issued a permit to defendant authorizing him to erect and maintain the building in question with its encroachments. The Court says:

"The Greater New York Charter provides that streets and other public places in the city shall be inalienable (Sec. 71). Although it is true that the title of the streets in the City of New York is in the municipality, that title is held by it in trust for public use and not even the Mu-

municipal Assembly has authority to permit permanent encroachments thereon. While that body may, by ordinance, regulate the use of streets, highways, roads, public places and sidewalks and prevent encroachments upon and obstructions to the same, the Charter expressly provides that 'They shall have no power to authorize the placing or continuing of any encroachment or obstruction upon any street or sidewalk except a temporary occupation thereof during the erection or repairing of a building on a lot opposite the same.'

City of New York vs. Rice, 198 N. Y., 124. The ownership by a city of the fee of the land in its streets is impressed with the trust to keep the same open and for use as such. The trust is for the whole people of the State and is under the absolute control of the Legislature, in which body, as representing the people, is vested power to govern and to regulate the use of the streets. Any erection of a permanent and substantial structure thereon not for public use constitutes an encroachment or obstruction and is therefore a public nuisance.

This was an action brought to restrain the defendant from maintaining a masonry wall about his property at the southeast corner of 89th st and Riverside Drive, which had been constructed beyond the house line by permit of the Park Commissioner.

It is a favorite idea with persons who wish to erect encroachments that the matter should be left to the discretion of the Borough President. This is wrong. The present condition of our streets shows the effect of that policy. It opens the door to all sorts of influence, and to a variety of interpretations of the question as to what are objectionable encroachments, by different officials and in different parts of the city. A matter freighted with such important results to the city at large should never be left to the whim or judgment of any temporary officials. I think that most of our citizens would be satisfied to do without encroachments if they were sure that the same restriction would be applied to everyone. The citizen should never be left to approach an official for a favor in a matter of this kind. The law should be certain and known to all, so that the citizen could demand the approval of his plans, if they are within the law, as a matter of right, and could not have them approved by anyone if they were not within the law, as a matter of right, and could not have them approved by anyone if they were not within the law. To be just, a law should apply to all alike.

Why should the owner of land abutting on the highway be permitted exclusive enjoyment of a part of the highway which belongs to the public? It is not necessary for the development of the lot. Recently plans have been filed in this department for a large apartment house, which shows how such a building may be treated without encroaching upon the street in any particular.

I find in the anvil chorus against my position various gentlemen who never have been known to give away anything. Their ability to get large prices for their property has commanded my admiration. These same gentlemen wish to occupy a part of the city street free and deem it an imposition if they are prevented from doing so. They urge that custom, usage and long enjoyment of privilege give vested rights to a continuance thereof. These same reasons were urged in the cases decided by the Court of Appeals with the results above set forth.

It would, of course, be a very expensive and harsh proceeding for present officials to set about removing encroachments from all the streets in New York City, but a beginning must be made some time to prevent new ones, and there is no time

like the present. "Do it now" is a good motto. The present condition of affairs has come about by gradual invasion of the highway, and indifference of city officials.

I think the bill should be presented to the Legislature allowing, so far as the city is concerned, present encroachments within certain limits and providing that no new ones shall be built. This could not affect the rights of owners of abutting property to bring suits to remove encroachments which injure them, but the declaration by the city, that it would not interfere with such encroachments, would go very far toward quieting titles.

By degrees, as old buildings with encroachments are torn down, new ones without encroachments may be erected, while in the new parts of the city none need be built. In time the city will become freed from incumbrances.

Mr. Walter Lindner, solicitor for the Title Guarantee and Trust Co., will discuss the position of the title companies in respect to insuring property on which there are projections in next week's issue of the Record and Guide.

Two Subway Properties Sold.

Only two of the five parcels of city property acquired some time ago for the building of the Centre st subway loop found purchasers last Monday in the Vesey street salesroom. Joseph P. Day was the auctioneer. The parcels were offered by the Public Service Commission on behalf of the city, and were all subject to certain easements in perpetuity for the maintenance and operation of the subway.

An upset price was placed by the city on every plot. The two parcels sold were the southwest corner of Bowery and Delancey st, 19.6x100 and irregular, to Condogiane Brothers for \$48,000, and the northwest corner of the same street, directly opposite the former, to David and Henry Lippman for \$35,000. The upset price of the former was \$48,000, while \$35,000 was the restricted price of the latter.

The three parcels for which no bids were received were on Centre, Canal, Walker, Cleveland and Broome sts, all of which were held at higher prices. It was announced that they would be offered again in the near future.

Bronx Transit Association.

The Bronx Transit Association has compiled and issued in sheet form a collection of editorials from various New York newspapers and from magazines discussing the transit situation in Greater New York. There is a comprehensive and authoritative map which shows clearly the transit situation, which will be furnished upon application, and requests by mail should be accompanied by postage.

Young Men's Hebrew Association.

The opening course in real estate took place on Thursday evening, Oct. 20th, in the auditorium. Messrs. Joseph P. Day, J. Clarence Davies, Joseph L. Bottenwieser and Marcus M. Marks delivered addresses. Several prominent real estate brokers were also present among the audience. Mr. Mark Rafalsky and Mr. Chas. H. Schnelle, who were also present, were called upon and responded with short talks. Rev. Dr. Samuel Schulman, chairman of the Educational Committee, presided.

Lecture No. 1 will take place on Thursday evening, Oct. 27th at 8.15 p. m. in the auditorium. Mr. Joseph P. Day will speak, his subject being "Real Estate Brokerage as a Business."

SINKING FUND FIGURES.

Accounts Placed on Scientific Basis— City's Debt \$946,005,728.

To the lay mind the financial accounts of the City of New York are a labyrinth of figures. Very few people are able to penetrate data published by the Comptroller's office. It is, therefore, gratifying to see that the Budget Exhibit now held in the Tefft-Weller Building is classifying the revenues received from taxes and other sources and the indebtedness incurred by the city. One of the charts displayed at the Exhibit gives the amount of corporate stock issued by the city since the consolidation of the five boroughs as \$614,753,530. This amount was derived from bonds issued for a period of fifty years.

The amount required to be included in yearly tax budgets for the amortization or redemption of these bonds is about \$9,950 for each million dollars of bonds issued. There is also included in the yearly tax budgets an amount sufficient to cover the interest on the bonds. With interest averaging 4%, it will be seen that the amount necessary to be included in yearly budgets to carry the interest is about \$40,000, or, in round figures, \$50,000 for interest on and redemption of each million dollars of the bonds issued for a period of fifty years. The amount included in the budget for 1898 (the first year of consolidation) for interest on and redemption of the city debt, including the temporary debt, was \$14,166,211, while in 1910 the amount required included in the budget for the same purpose was \$46,433,695. In explanation of the use of the term "temporary debt," it should be stated that the budget is made to contain amounts sufficient to provide for interest on and redemption of short term certificates of indebtedness known as "revenue bonds," issued for the maintenance of the city government, pending the tax-collection period, and for extraordinary expenses not contemplated at the time the budget is made.

The total holdings of the sinking fund of the City of New York in December, 1909, was \$233,368,059. The total bonded debt of the city on the same date was \$946,005,728; deducting the holdings of the sinking fund as previously stated has left a net bonded debt of \$713,637,668. Of that amount there was represented in corporate stock or long term bonds \$621,491,944 and \$26,570,284 in assessment bonds, the proceeds of which have been expended principally in street improvements, for which the city will be reimbursed by the property owners benefited thereby.

Assessment bonds are issued for a period of ten years and revenue bonds from three months to three years.

Since consolidation only have the sinking funds of the City of New York been placed on what may be termed a scientific basis, that is, an amount sufficient (based on actuarial amortization tables) has been set aside in each recurring year's budget, to provide for the redemption of newly acquired debts. This is based upon an estimated earning power of the money included in the sinking funds of 3%, compounded annually. As a matter of fact, the earnings have been a little more, but this is a conservative estimate, nearly the total of 233 millions of the sinking fund being invested in the city's own securities.

Prior to consolidation, the sinking fund of the former City of New York presented many difficulties in its administration, because the numerous classes of city revenue which had been by statutory enactment pledged to the sinking fund had been found variable in amount, some years more and some years less.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

COMMERCE ST.—Charles Winters sold to a Mr. Nelson 6 Commerce st, a 3-sty frame building, on lot 25x87.6, near Bleecker st.

GRAND ST.—The Michael J. Adrian Corporation sold to a Mr. Blum this week the 4-sty building at No. 472 Grand st, on a plot 25x100 ft.

16TH ST.—J. Romaine Brown & Co. sold for William Boyd Spencer No. 150 West 16th st to M. Weinstein.

20TH ST.—Henry Iden sold the property at the southwest corner of 20th st and 4th av, comprising six old buildings, with a frontage of 100 ft. in 4th av and 87 ft. in 20th st, the westerly line being 115 ft. Schwaneman & Dierker were the reported purchasers of the site, and the price paid is said to be \$500,000.

21ST ST.—The Fischel Realty Co. sold 48 and 50 West 21st st, a 12-sty loft building, on plot 50x92, to the Kip estate, which gave in exchange the block front, 199.10x125, on the east side of 7th av, from 131st to 132d st. The block front will be improved with apartment houses. Isaac L. Kip as trustee acquired the 7th av plot at foreclosure in 1876 for \$16,850; it is now assessed for \$179,000.

24TH ST.—A syndicate, represented by Michael Coleman, which a few months ago purchased the Eden Musee property, extending from 23d to 24th st, increased its holdings this week by the purchase of No. 34 West 24th st, a 5-sty dwelling house and stable in the rear, on a plot 25x98.9 ft. The property acquired adjoins the Eden Musee on the east, and was purchased from the William S. Schermerhorn estate. Leonard J. Carpenter was the broker in the transaction.

26TH ST.—Ames & Co. sold for Howard M. Henderson No. 231 West 26th st, a 4-sty dwelling house, on a lot 25x98.9 ft.

27TH ST.—De Witt Bailey sold No. 140 East 27th st, a 3-sty building, on a lot 20x98.9.

36TH ST.—The Holland Holding Co., Judson S. Todd, president, has purchased Nos. 19 and 21 West 36th st, two 4-sty dwelling houses, on a plot 48x98.9 ft., which will be improved with a business structure.

37TH ST.—The Ruland & Whiting Co. sold for the New York City Church Extension and Missionary Society of the Methodist Episcopal Church the Kip's Bay Methodist Episcopal Church, on the north side of East 37th st, 255 ft. east of 3d av, a plot 75x irregular, containing about 9,135 square feet. The buyer will ultimately improve with a commercial building.

45TH ST.—Paul Starrett, president of the George A. Fuller Co., bought from the Herald Square Holding Co. Nos. 32, 34 and 36 West 45th st, old building on a plot 60x100.5, adjoining the Harvard Club. It is said the leases on the premises expire on May 1 next. The H. H. Fuller Co. negotiated the deal. The site is considered by real estate experts as one of the most desirable in the section.

Piano Manufacturers Buy.

52D ST.—Hardman, Peck & o., piano manufacturers, who have had their factory on 48th and 49th sts, near 11th av, for many years, have just concluded negotiations for the purchase of a new building a few blocks to the north. They have bought the property at 524 to 544 West 52d st and 531 West 51st st, formerly occupied by Travers Bros. as a twine and cordage manufactory. The property has a frontage of 200 feet on 52d st and 25 feet on 51st st. On the 52d st end of the plot are two 6-sty and one 7-sty structures and there is a 3-sty building on the 51st st side. The property was transferred in July, 1908, by the

Commercial Twine Company to the Travers Securities Co. The present sellers also own 556-558 West 52d st in the same block.

52D ST.—James A. Dowd sold for the Robert Friedberg estate No. 253 West 52d st, a 3-sty and basement dwelling house, on a lot 14x100.5 ft., between Broadway and 8th av.

LEXINGTON AV.—The Hibson Co. sold for Samuel Duncan 186 Lexington av, a 3-sty dwelling, on lot 22.6x100x irregular, between 31st and 32d sts.

LEXINGTON AV.—The American Ice Co. resold the property at the northwest corner of Lexington av and 23d st, which it recently took as plaintiff at foreclosure sale. It has a frontage of 97.6 ft. on the avenue and 50 ft. on the street, and contains two and three story business buildings. The recent auction price was \$175,000, and the present sale is said to have been at about \$225,000. Wm. H. Seaich is the buyer and Frederick Zittel & Sons were the brokers.

4TH AV.—Henry Iden is reported to have sold the southwest corner of 4th av and 20th st, six 4-sty buildings, on plot 100x87x irregular. Mr. Iden bought three of the parcels in 1891, one in '92, one in '93 and another in 1909; \$500,000 is said to have been the asking price.

1ST AV.—Richard Dickson sold for Max Cohen and Jacob Freeman 403 1s. av, a lot 18.4x100, with a 4-sty brick building.

NORTH OF 59TH STREET.

69TH ST.—Samuel Wacht sold No. 428 East 69th st, a 6-sty new law house, on a plot 41.8x100.5 ft., being one of two similar structures erected at this point by the seller. In exchange Mr. Wacht takes the two seven-room cottages, Nos. 41 and 45 Meadow lane, in Pleasure Park, New Rochelle. The houses each occupy a plot 50x100 ft.

83D ST.—Sheldon & Becker sold for William C. Biddle to Alex. Crighton the 3-sty and basement dwelling No. 140 West 83d st, on lot 16x102.2. Mr. Crighton will alter for his own business.

92D ST.—Schindler & Liebler sold for the estate of the late Jacob Schlosser the 3-sty and basement private dwelling 110 East 92d st.

96TH ST.—J. C. Hough & Co. sold to John E. Capleas for the estate of Bernard Lewinson the 5-sty double flat at 160 West 96th st, on plot 29x101.5.

114TH ST.—Henry Wise has sold for a client No. 231 East 114th st, a 5-sty tenement, on lot 25x100.11.

126TH ST.—Emanuel J. Heitner sold No. 233 East 126th st, a 5-sty flat house, on a lot 20x99.11.

130TH ST.—Susan W. Duryea sold Nos. 617 to 621 West 130th st, two old brick buildings, on a plot 75x100.11. The structures were seriously damaged by fire some months ago.

131ST ST.—James O'Connell sold a vacant plot 75x100, with frame buildings, in the north side of 131st st, 150 ft. east of 12th av, together with the plot abutting in 132d st.

136TH ST.—David R. Daly sold to a client of Francis Dovale, for occupancy, No. 119 West 136th st, a 4-sty dwelling house, on a lot 16x99.11 ft. This is the sixth sale in this block within the last two months.

173D ST.—The Charles F. Noyes Co. sold for a client to Ennis & Sinnott two 5-sty triple apartments at 565-567 West 173d st, on a plot 75x100. These houses are located on the north side of the street, 125 ft. east of St. Nicholas av, and not more than a full block from Broadway.

183D ST.—B. H. Weisker, of James L. Libby & Co., sold for W. C. Bergen to an investor, for occupancy, No. 107 West 183d st, a 2-sty and attic dwelling house, on a plot 33x84 ft.

ADRIAN AV.—The American Real Estate Co. sold through A. N. Gitterman to Elizabeth Burrow a lot fronting 15 feet on Adrian av, running through to Van Corlear pl, Marble Hill. This lot is opposite lot 230 the much sold lot on Marble Hill. The price for the 15 feet is said to be at the rate of \$7,500 for an inside lot.

BROADWAY.—W. D. Morgan sold for the Thomas Smith Construction Co. the northwest corner of Broadway and 162d st, a plot fronting 42.5 ft. on Broadway and 175 ft. on 162d st, with westerly and northerly lines measuring 68 and 17 ft., respectively. The purchaser is the Comfort Realty Co, Barnet House, president, which plans to erect on the site a high-class 6-sty elevator apartment house.

BROADWAY.—Harry J. Douglas bought from Georgina H. Speer the plot of five lots on the west side of Broadway, opposite 124th st, 126.2x95x irregular. The property was offered at auction in 1904 by Mrs. Speer for a stated consideration of \$38,100.

BROADWAY.—Harry J. Douglas bought from Georgina H. Speer a plot, 126.2x95x irregular, on the west side of Broadway, 303.3 ft. north of 122d st.

BROADWAY.—Klein & Jackson have bought from the Clark estate the block front comprising eight lots on the west side of Broadway between 114th and 115th sts. The property was held at \$520,000. Earle & Calhoun were the brokers in the transaction. This is the first sale of any of the Clark properties since the death of Mrs. H. C. Potter last year.

The plot is one of the choicest of the few remaining unimproved parcels in the Morningside Heights section. It is within a block of a subway station and faces the Columbia college grounds. The plot will probably be resold to builders for improvement with apartment houses.

BROADWAY.—The Adquire Realty Co. sold the 6-sty elevator apartment house No. 2099 to 3103 Broadway, on plot 80.5x 79x irregular. The house is located on the west side of Broadway, opposite 123d st.

HAVEN AV.—M. & L. Hess sold for the Central Building Improvement and Investment Co. (Sonn Brothers) the plot, size, 100x110 feet, on the east side of Haven av, 97 feet south of 181st st, to a builder, who will immediately improve the property with a high class apartment house.

PARK AV.—Herman Strauss, president of the Strauss Building and Realty Co., bought from Mayer Feuchtwanger the 4-sty and basement stone front dwelling house at the southwest corner of Park av and 65th st. It has a frontage of 100.5 ft. on Park av and 20 ft. on 65th st. Mr. Strauss says that he intends to alter the house for business purposes.

SHERMAN AV.—Henry Corn sold 20 lots in the block bounded by Sherman and Post avs, Academy and Dyckman sts, to the Zipkes Construction Co., which will erect four 6-sty elevator apartment houses, each 125x150. The buyer gave in exchange the Tiffany Arms, a 6-sty apartment, at the southeast corner of Tiffany and 163d sts, on plot 100x100.

1ST AV.—Mills Realty Co. sold 2412 1st av for the Becket estate to Abraham Sonken. The new owner has filed plans and will invest over \$6,000 in improvements, as reported in your issue of Sept. 24, 1910.

2D AV.—Mrs. Fannie Schwabe sold 1750 2d av, a 5-sty flat, on lot 25x80, adjoining the northeast corner of 91st st.

Third Av. Corner Sold.

3D AV.—Horace S. Ely & Co., sold for Jane Sanders and Katharine S. Rose the southeast corner of 3d av and 64th st, 1-sty building on a plot fronting 100.5 feet on the avenue and 130 feet on the st. Adjoining this plot on the east and running from 63d to 64th st is the



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Manhattan Eye and Ear hospital and just east of that are the buildings of the Baron de Hirsch Trade school. An interesting fact in connection with the deal is that the sellers are direct descendants of William and Abraham Beekman, the original owners of the Beekman farm, of which this plot was a part. Lowenfeld & Prager are the buyers.

10TH AV.—F. H. Weeks sold the northeast corner of 209th st and 10th av, a plot 75x100.

BRONX.

FAIRMOUNT PL.—John Kelly sold for Bertha F. Hirsch No. 714 Fairmount pl, a 4-sty flat house, on a lot 27.6x85 ft.

154TH ST.—Genoveva Dieda sold to Sophia M. Woessner, of Congers, N. Y., No. 386 East 154th st, a dwelling house, on a lot 25x100 ft. The buyer gives in exchange a hotel at Congers.

164TH ST.—Smith & Phelps sold for the Moorhead Realty and Construction Co. to William C. and Anna Grahl No. 585 East 164th st, a 5-sty apartment house, one of a row of four similar buildings.

177TH ST.—John Kelly sold for Edward F. Strauss No. 59 East 177th st, a 2-sty brick two-family house, on a lot 20x100 ft.

183D ST.—H. A. McDonough sold for

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THE RECORD AND GUIDE

Is the oldest paper representing the interests of Real Estate and Building in New York City, and is the standard authority.

Peter Fox the 5-sty flat, with stores, 480 East 183d st, southeast corner of Washington av, 40x100. Buyer gives in part payment the northwest corner of 201st st and Briggs av, Bedford Park, a large private residence, on a plot of ground 115x166. Amount involved in said transaction was \$110,000.

BAILEY AV.—James K. Holly sold for a client to N. Wilson a plot, 50x104, on the west side of Bailey av, 50 ft. north of 194th st. This plot is free and clear.

COLLEGE AV.—E. Lowenthal & Son sold for Samuel Mann to a client the two three-family houses on the west side of College av, 22 feet north of 165th st, each on lot 20x87.

J. Romaine Brown & Co., have leased for James McCreery Realty Corporation, the first loft at Nos. 140-142 West 27th st to Spitz & Fisher.

DECATUR AV.—The Archer Realty Co. sold to Morton S. Hahn the building on lot 23x75, at the southeast corner of Decatur av and 198th st.

LIND AV.—The Brown Realty Co. bought from John J. Yedinack a lot 25x100 ft. on the west side of Lind av, between 169th and 170th sts.

M'CLAY AV.—Clement H. Smith sold

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for John J. Fox 2427 McClay av, an 8-room dwelling, on lot 25x100.

PLYMPTON AV.—The Kemp-Jones Realty Co. sold 1380 Plympton av, a new 2-family brick house, near Boscabel av.

SOUTHERN BOULEVARD.—James K. Holly sold for Eberhard & Podgur No. 867 Southern Boulevard, a 5-sty modern apartment house, with stores, on a lot 40x100 ft. The property rents for \$6,800 and has been held at \$60,000. It adjoins the corner of Tiffany st.

SOUTHERN BOULEVARD.—Sophia Frank sold to builders the plot of five lots at the northwest corner of Southern Boulevard and 180th st. The property fronts 118.2 ft. on Southern Boulevard and 112.3 ft. on 180th st.

SUMMIT AV.—Kemp-Jones Realty Co. sold 1009 Summit av, a 2-family frame house.

TIEBOUT AV.—Ernst & Cahn and J. J. Pittman have sold to Almeda M. Costello the 2-sty dwelling house, No. 2239 Tiebout av.

WALTON AV.—B. H. Weisker, with James L. Libby & Co., sold for Mrs. Catherine Jones to Douglas Brothers a lot 25x95 ft., on the west side of Walton av, 1,223 ft. south of 183d st.

WALTON AV.—William E. Diller sold one of the row of 3-sty 2-family houses he is erecting on Walton av, between 165th and 166th sts.

LEASES.

McVickar, Gaillard Realty Co. leased for the Studebaker Brothers Co. to the Times Square Automobile Co. the building 729-733 7th av, on plot 50x100.

Frederick C. Smith leased the store and basement of the 20 West 17th St. Co. at that address, to Harris Handman & Bro., wholesale silk merchants for a term of years.

Louis Schrag has leased for Daniel B. Freedman the store in building 435 6th av to Sharp & Co. for a term of years; for Rebe Vogel the store in building 489 6th av to B. Altonji.

Frederick Fox & Co., have leased for the 25th Construction Co., the sixth loft, in the new building just completed by them at Nos. 24-6 West 25th st, for a term of years to Jacob Grossman.

Corn & Company have leased for Century Holding Co. (Lee & Fleischman) the store and basement at 48 West 27th st to Louis Seiden for a term of ten years. After extensive alterations it will be used for restaurant purposes.

Clement H. Smith has leased for a term of five years store and basement of premises 451 East Tremont av, between Park and Washington avs for \$2,500 per year to a Mr. Bloom, who will open a house-furnishing department.

Duross Co. have leased to the Royal Trimming Co. the first loft 10 West 18th st for a term of years; for Emil Kaufmann the fifth loft 589 Hudson st for a term of years; and to the New Life Mineral Water Co. the store and basement 871 Hudson st for a term of years.

Duff & Brown Co. have leased the following dwellings, for The Pinehurst Co. No. 460 West 144th st, for T. I. O'Connell, No. 345 West 122d st, for Martin Wallace, No. 507 West 144th st for Mary L. Fraser, No. 23 Hamilton Terrace, for J. H. Coleman, Nos. 21 and 23 East 24th st.

The Charles F. Noyes Company leased 5,000 ft of space in 8 East 14th st, for Finkelstein Bros. to Levy & Schuber for five years; a loft at 93 Maiden Lane for L. Napoleon Levy to Albert Westlake, a loft at 162 Williams st to C. L. Lederer, and space in 95-97 Liberty st to John W. Burgess.

Heil & Stern have leased for the Brunswick Realty Co., in the new building they are erecting at Nos. 12-16 East 22d st, the 6th & 7th lofts comprising a total floor space of 16,000 sq. ft. to Rosenstock & Cohn, Manufacturers of Ladies Underwear. The lease is for a term of years at a total rental of \$50,000.

The Building & Engineering Co., have leased in their building, 16-18 West 22d st, running through to 115-17 W 21st st, the following; Stern Brothers, store and basement; Cohen, Morrissy, Mathews, Cloaks & Suits, 9th floor; Samuel Pellman, 10th floor; Max Rosenberg & Co., 11th floor; Soloman & Newman, 12th floor.

McVickar, Gaillard Realty Company were the brokers in the lease of the six stores on 59th st in the new building being erected by George Ehret on the Broadway block front from 58th to 59th sts. The same brokers recently leased to the Studebaker Company about 100,000 sq. ft. of space in the recently completed Randall Building in 52d st.

Pease & Elliman have leased for the Margaret and Sarah Switzer Institute and Home the new twelve story fireproof store and loft building, No. 12 East 33d st, on lot 25x100, to a client who will occupy a large portion of the building himself. This building has been recently completed and is one of the few buildings in that section which will be under lease to a single tenant.

RULAND SUCCEEDS DAY

Real Estate Board of Brokers Chooses a New Head.

THE Board of Governors of the Real Estate Board of Brokers has chosen Irving Ruland to succeed Joseph P. Day, who has been head of the organization for two terms. G. W. Mooyer was elected vice-president and Elisha Sniffen and Alfred V. Amy were re-elected as secretary and treasurer respectively.



MR. IRVING RULAND.

The election took place last Tuesday after Alfred V. Amy, Gerald R. Brown and Charles E. Duross had been elected governors for a term of three years, and John H. Hallock for a one-year term.

The nominating committee for the next election consists of Frank D. Ames, Wright Barclay, J. Clarence Davies, J. Bernard English, William Henry Folsom and F. R. Wood. The auditing committee is composed of A. H. Ivins, M. Morgenthau, Jr., and Robert R. Rainey.

Mr. Irving Ruland, the new president of the board, graduated from Harvard in



MR. J. W. MOOYER.

1889, and entered the office of Ruland & Whiting Company in the same year and has continued there until the present time holding successively the offices of secretary, vice-president and is now president of that company. He was a director of the Real Estate Exchange from 1894-1896, and secretary of that organization in 1895-96. He is one of the organizers of the Real Estate Board of Brokers, and was during its early years a governor and secretary of that board.

During the Spanish American war he went with Troop "A" to Porto Rico and served until 1898.

Mr. J. W. Mooyer, the newly elected vice-president of the board, has been active in real estate circles since 1896. He is one of the younger men in the profession who received his early training in the appraising department of the Equitable Life Assurance Society with which he was connected between the years 1892 to 1908, during which time there was laid a thorough foundation for the career which he has followed. On October 1 of 1908, he resigned from the Equitable Life and formed a partnership with Russell Marston, who is the son of the president of the

Farmers Loan and Trust Co. They opened an office at 26 Exchange place, where they have conducted a general real estate and insurance business and opened a branch office at 475 5th av, near 41st st. Mr. Mooyer's experience in appraising for the Equitable Life not only made him familiar with values throughout Greater New York and vicinity, but also throughout the United States, three years of the time being spent in traveling for the company making appraisals. The appraising department of his business since his connection with Mr. Marston has been an important one. Among the companies for whom he has made appraisals are the Farmers Loan and Trust Co., the Franklin Trust Co., the Hartford Fire Insurance Co., the County Trust Co. of White Plains and the Homes Savings Bank of White Plains, and numerous estates. The man-



MR. ALFRED V. AMY.

agement of properties has been a feature of his business as well as the sales end. Several important deals have been made by Mr. Mooyer and his partner in the last two years. Notable among which may be mentioned the following: the southeast corner of 5th av and 41st st, northeast corner of Union square and 16th st, 16 and 18 East 87th st, 132-6 West 14th st, 158 acres at Westberry to Mrs. W. K. Vanderbilt in connection with Cocks & Willetts.

Mr. Amy, of the firm of A. V. Amy & Co., is in the field of activity on the Upper West Side section north of 110th st. He



MR. ELISHA SNIFFEN.

has confined his efforts during the past eighteen years chiefly to the sale and management of property, being established at his present address for over twelve years.

He controls many of the larger apartment houses in the vicinity of Seventh av, north of Cathedral Parkway, and can mention among his clients representative property owners, estate and institutions. As an expert on appraisals, Mr. Amy is one of the board's appraisers, and is often called upon by attorneys and private owners to decide questions of value.

NEWS CULLED FROM THE WEEK'S DOINGS

Long, Long Ago.

James N. Wells' Sons, 191 9th av, have a number of very interesting curiosities in connection with earlier days in the real estate business in this city. This is said to be the second oldest real estate concern in New York, having been founded in 1819. The only office known to have been engaged in the real estate business prior to that date was the progenitor of the present Cruikshank Co. at 141 Broadway.

Mr. Wells and his partner, Mr. Eadie, have recently brought to light two old maps, one published in 1851 and showing the territory between the Battery and 50th st. It is interesting to observe that most of the buildings shown in the cuts around the border of this map are not now existing, with the exception of the different churches, which are still in use with hardly any exceptions.

The second map is of greater interest, having been surveyed and drawn in 1811 and "dedicated to the Mayor, Aldermen and Commonalty, by their obedient servant, William Bridges, City Surveyor," its purpose being to indicate the laying out of the streets north of the old lower portion of the city "By Commissioners appointed by the Legislature April 3, 1807." This map does not show Central Park, of course, but provides for a parade ground covering the territory between 33d and 34th sts and 3d and 7th avs.

On the ground now occupied by Madison square a large pond is shown, which was in those days the popular skating and swimming place for the children. The land lying between 53d and 57th sts and 8th and 9th avs is known as Bloomingdale square, a park, and the "Harlem Marsh" occupies the land from the East River to 5th av and from 110th to 113th sts.

Mr. Wells also has in his possession a drawing board used by his grandfather in 1822 to plot out a block bounded by Christopher, Barrow, Hudson and Greenwich sts, which he leased from Trinity Church, and on which he erected houses for speculative purposes. Out of this operation he made \$25,000, and the houses so constructed are still standing on this ground.

David N. Carvalho, the writing expert, took title to 122d st, No. 263 East, a 3-sty dwelling, on a lot 14x71.8.

Saving a Home.

Clara Morris Harriott and Frederick C. Harriott, her husband, have deeded to the Clara Morris Holding Co., of 67 Wall st, their home and three acres of land at Riverdale, adjoining the estate of Edwin Forrest, the great tragedian. The new owners borrowed from Samuel W. Harriott \$20,000, which is a P. M. mortgage. Clara Morris, the well-known old-time actress, has struggled to keep herself and aged husband in their home for many years, by lectures and by writing of her life on the stage, in which she was very successful. During the last year sickness and partial blindness robbed her of this income. Foreclosure proceedings were instituted several times, but were discontinued through the activities of her friends.

Corporations Are Active.

New York State Realty and Terminal Co. have taken title, from Elizabeth J. Childs, to 33d st, Nos. 518 to 542 West, on a plot 275x98.9, and 32d st, Nos. 527 to 531 West, on a plot 75x98.9, which is the brewery of Howard & Childs, and will be used for railroad purposes.

The New York Life Insurance Co. loaned Frederick F. Brueck, Wm. Hoegg, Richard Cole and Samuel Wilson \$225,000,

at 5½ per cent., on the property at 7th av, Nos. 711 and 715, and 48th st, Nos. 168 and 170. The buildings on this property are three 4-sty brick tenements and stores, and two 3-sty brick and stone dwellings.

The Title Guarantee and Trust Co. loans de Forest Estates Corporation and Quondam Land and Holding Co., 4th av, Nos. 456 to 460, s w corner 31st st, Nos. 48 to 54, \$350,000, at 5 and 6 per cent. This property consists of three 4-sty brick tenements and stores, and two 3-sty and one 4-sty brick and stone dwellings.

The Title Guarantee and Trust Company has loaned to the de Forest Estate Corporation \$350,000 on the property at 4th av, southwest corner of 31st st, 63.2x80. The latter company has in turn made a building loan of \$300,000 on the same property to the Quondam Land Holding Company.

Attractive Rentals in Harlem.

Mr. Geo. Ranger, one of the best known real estate brokers on 125th st, was discussing the real estate situation of the Harlem Valley a short time ago. "A few years ago," he said, "there was absolutely not an apartment or store to be had in the length and breadth of Harlem. For that reason many tenants grew to consider Harlem as an impossible place to locate, in spite of its many advantages. To-day, the fact that other territories have been opened makes it possible to offer properties in Harlem at very attractive rentals." He, however, believes that this condition will be temporary, as the rapid transit facilities of this section of the city are unequalled.

Mr. A. N. Gitterman is one of the most wide-awake brokers in New York. Any department of real estate activity which Mr. Gitterman enters is sure to feel the effect of his transmitted energy. Mr. Gitterman admits a leaning to the auctioning side of real estate. If he does, the real estate public may look out for a new line of ideas.

Mr. Phillips, of the firm of L. J. Phillips & Co., is an enthusiastic believer in property around 157th st and Broadway. He does not like subways of a deep grade, and thinks that the depth of the subway farther uptown may act as a deterrent to property values.

Metropolitan Funds Go to Birmingham.

Mr. Robert Jemison, Jr., President of the Jemison Real Estate and Insurance Co. of Birmingham, Ala., spent last week in New York City. Mr. Jemison came to New York to see Mr. Walter Stabler, comptroller of the Metropolitan Life Insurance Co. The Metropolitan Life Insurance Co. loaned \$300,000 on Birmingham property through Mr. Jemison. Mr. Stabler expressed entire satisfaction with the transaction. It is interesting to know that Mr. Jemison regularly reads the Record and Guide in Birmingham, and states that it is a publication which he would not be without. Mr. Stabler's reply to this remark was that the Record and Guide was his "vade mecum." Not only did he receive a copy at his office but had one mailed directly to his home.

Adrian Estate Sells Holding.

The house in which Michael J. Adrian laid the foundation for his fortune at No. 472 Grand st was sold this week. Mr. Adrian was for many years president of the German Exchange Bank. He died in February, 1907, and his holdings in real estate were transferred to the Michael J. Adrian Corporation for an expressed consideration of \$1,782,000. In the Grand

st four story structure, which he purchased some fifty years ago, Mr. Adrian started business as a cigarmaker. The business prospered and the profits went into the purchase of tenement properties on the lower East Side. The property was purchased by a Mr. Blum.

Great Activity in 45th St.

The block, West 45th st, between 5th and 6th avs, is showing a marked activity which presages an extensive building movement. Since the 1st of October there have been three important sales in this block, the most recent of which is the purchase of property at 32, 34 and 36 West 45th st, adjoining the Harvard Club and Hotel Webster, a plot 60x100. This was sold to Paul Starrett by the Herald Square Holding Co. The preceding week, the Herald Square Holding Co. purchased the old dwellings at 62 and 64 West 45th st, also for improvement. William J. Mackin bought No. 66 West 45th st. At Nos. 2 and 8 West 45th st there is now under construction a 12-sty loft building.

Fisher & Rose, who have just become members of the Real Estate Board of Brokers, are a recently organized firm and at present located at 40 Exchange pl. They will specialize in mortgage loans.

Acreage Rare in Westchester.

Jacob Leitner, who has been an extensive operator along the line of the New York, Westchester and Boston R. R., both in the Bronx and Westchester County, believes that there is a great future ahead for property along the line of this railroad. At the present time, within the city limits, there is very little property in the vicinity of any of the stations of the railroad that can be purchased at a reasonable figure, inasmuch as the operators have pretty well bought up the vacant property. In Westchester County it is almost impossible to buy an acreage close to the stations of this road. Whatever comes in the market is quickly purchased by those wise ones who have made a study of real estate conditions along new lines of transportation.

Mr. Daniel Levy, of Jos. Levy & Son, 389 8th av, has just returned from an extended trip through Canada.

The firm of James L. Wells Co., 141 Broadway, has established an agency department under the personal supervision of Mr. Edward C. Martin, one of the members of the firm. They have already secured charge of a large amount of real estate, and will devote a great deal of attention to this branch of the business in the future.

Augustus H. Ivins & Co., 546 5th av, report a very satisfactory volume of business in both their sales and mortgage departments since January 1, 1910. They are now organizing renting and agency departments, and will also specialize extensively in these fields in the future.

Mr. A. A. Hegeman, of the sales department of J. Romaine Brown & Co., 109 West 40th st, states that there are strong indications of improvement in the selling market, due to the increased number of investors in real estate who are making their appearance. He anticipates a satisfactory business season.

Oscar Hammerstein and his wife have conveyed the Manhattan Opera House, to the Hammerstein Opera Co., a corporation, subject to mortgages of \$250,000 and all liens.

The Seaman's Bank for Savings loaned Samuel Borchardt \$110,000, at 4½ per cent., on 228 West 97th st, an 8-sty brick apartment house.

House & R. E. Owners Elect Delegates.

At the regular meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards, the following delegates to the United Real Estate Owners' Association were elected: Adolph Block, Henry Block, Geo. H. Beck, J. Fred Boss, Michael Carew, Jos. Ceyka, P. M. Clear, Otto J. Doepufner, Ed. Engel, Charles W. Eidt, Frank Eberhart, Henry Hersh, Geo. H. Heddesheimer, Jacob Heil, E. W. Leckering, A. J. McCadden, Wm. H. Mehlich, Louis Moesch, Arthur G. Muhlker, Adolph E. Nast, Charles Sayer, B. H. Strauss, Chas. H. Schnelle, Rudolph Troest, John Volz, H. G. Wynn, Samuel Wollheim.

Felix Isman leases 87 Cortlandt st to Charles Washer, for a term of five years, at \$1,000 a year.

Austin Flint borrowed from Edward E. Black, of Yonkers, N. Y., \$140,000 on 418 Fifth av, occupied by E. M. Gattle & Co.; Fannie Flint borrowed \$66,000 on 60 East 34th st.

The O. J. Gude Co, pay \$6,000 a year for the roof privilege of the old Union Dime Savings Bank building at Broadway, 6th av and 32d st.

The Second Avenue R. R. Co. this week filed a number of consents of property owners to a change of motive power, on the branch of its road running through Worth st.

Marion A. Barrett, the present tenant this week took title to 119 West 80th st.

Transfer Tax Paid.

Grant B. Schley as executor of the estate of Eliz B. Schley, paid to the Comptroller of State of N. Y., \$3,837.32 as a transfer tax on the property at 845 5th av and 108 E 66th st; the former was valued at \$675,000 and the latter at \$47,500.

Pease & Elliman have secured a loan of \$220,000 at five per cent. on the "Aqua Vista," No. 460 Riverside Drive, a new 12-sty apartment house recently erected by the Michael E. Paterno Realty Co.

The business of Fitch H. Medbury, No. 8 East 33d st, has been incorporated, with Mr. Medbury as president, and Frederick C. Field, formerly with the engineering firm of J. D. White & Co., as secretary and treasurer. This office handles a brokerage business in New York City, and also specializes extensively in suburban real estate. In the country department are Mr. Gerard, formerly with the Roslyn Estates, and Mr. R. deFlorez, who specializes in Oyster Bay and surrounding property.

The office of Simon J. Bloom, No. 152 Nassau st, reports an exceedingly satisfactory volume of business in the sales, mortgage and business renting departments since the first of the year, especially in view of the reputed inactivity of the real estate market. Mr. Bloom states that inquiries are increasing rapidly, and that he anticipates extending his facilities in order to take care of the business for the remainder of the season.

Richard Collins, No. 63 Wall st, is of the opinion that the improved stock market conditions are the reflection of a generally stronger business tone throughout the country. He already notices a corresponding improvement in the real estate market, which he believes will increase in strength as the season advances.

Future of 125th St.

B. Walter Barnett, of the firm of Barnett & Co., 11 East 125th st, in speaking of the future of 125th st said the other day that during the entire period of dullness which prevailed in the real estate market after the panic of 1907, this thoroughfare had maintained greater strength of demand than any other in the borough. Rental levels have been strongly upheld,

and at present the demand is strengthening even more. In Mr. Barnett's opinion, the future of 125th st, is very rosy, in view of the fact that there is no other prominent thoroughfare in that entire section.

The Second Av Railroad Co. recorded on Oct. 17th, twenty-five consents by different owners along Worth, Centre and Park sts for the railway company to change the motive power.

The Lawyers Title Insurance and Trust Co. assigned this week to the Lawyers Mortgage Co., seven mortgages aggregating \$123,000, on property in Beck st.

A contract was recorded this week under which the southeast corner Lexington av and 124th st is to be sold for \$85,000. The mortgage on the property is for \$85,000, and the assessed value is \$65,000. The building is a 5-sty brick tenement with stores.

Whitley P. Westervelt, 119 Nassau st, has just negotiated a mortgage loan of \$38,000 on the property at the northeast corner of Park av and East 182d st, 50x90.4. The loan is for a term of three years at 5 per cent. The building is a five-story tenement recently completed by Ole G. Bertelsen.

Mortgage Money Tight.

A peculiar condition exists in the mortgage loan market according to Whitney P. Westervelt. There have been times when money was tight and the loan brokers were flooded with applications, but at the present time, according to Mr. Westervelt, not only is money tight, but there are very few good applications, and he finds that the ruling rate of interest is 5 per cent. This condition he says is owing to the fact that certain sections in Washington Heights and in the Bronx have been over built. Owners are making every effort to secure tenants and in many cases are obliged to make concessions which represent the profit on the first year's income. This condition, however, will adjust itself before very long, the growth of population will naturally equalize the demand for more buildings in this section.

New Trades in Woolen District.

"That the movement of many woolen houses from the district east of Broadway between Chambers and Broome sts to the new loft buildings recently erected north of 14th st, has not apparently affected the section from which they have gone," said C. H. S. Jaffray of the Daniel Birdsall & Company in speaking to a Record and Guide representative. "The space left vacant by those concerns which have moved out has been readily rented to cotton and linen concerns already located in this district, but which have been constantly spreading out. A new element has also come into this section. We have recently made a number of leases in loft buildings to leather and neckwear concerns. There seems to be apparently no let down to the demand for space in this section." Mr. Jaffray also reports the increasing demand for stores along Broadway in what is commonly known as the wholesale district.

Frederick Fox, real estate broker, who was married last week to Miss Josephine Morgan, is taking a trip with his bride through the south. He expects to return about the first of November.

Mr. Spear of Spear & Company in discussing the conditions along Broadway in the wholesale district during the last eight months, notes a considerable improvement in demand for stores. During this period there have been so many removals to points farther up town that owners have been obliged to make, in many instances, large concessions to secure tenants but that condition now seems to be overcome and at the present time, rentals are ruling firm on Broadway.

William J. Roome & Co. have been appointed agents of the bachelor apartment building at 223 Lexington av, between 33d and 34th sts.

A rumor circulated this week that the Adams Express Co. had disposed of its property at the southeast corner of 7th av and 14th st to a syndicate has not been confirmed. At the office of the company it was admitted that negotiations for the sale of the plot are pending, but no papers had been signed as yet.

Nathan H. Weil has procured for the Hoffman Deyerberg Construction Co. two first mortgages of \$30,000 each on the recently completed buildings, 871 and 875 East 180th st, 36.6x90x118 each; also for Albert Kaufman a first mortgage of \$15,000 at 4½ per cent. on building 1596 2d av, 25.4x75.

Bruce Holdings To Be Sold.

The announcement was made this week that the Bruce estate, which has been waiting for favorable market conditions, will put up in partition early in December more than \$2,000,000 worth of Manhattan real estate. The announcement is over the signature of De Witt, Lockman & De Witt as attorneys, Horace S. Ely & Co. and A. W. Mead as agents, and Joseph P. Day as auctioneer. The character of the holdings may be inferred from the streets in which they are located—Broadway, 6th, 7th and 3d avs in the midtown section, Pearl, Platt, William, Chambers, Canal, Mercer, East Houston and 125th sts, the Bowery and East Broadway.

Cornelia H. Coffin is the buyer of the Camden apartment house at Nos. 204 and 206 West 95th st, sold recently by the Sterling Realty Co. The dwelling house No. 19 West 69th st was given in part payment.

Harriet S. James is the purchaser of No. 341 West 44th st, sold recently by Herman Stadler.

M. & L. Hess have been appointed sole agents of the 12-sty and basement building at 8 to 14 West 38th st, known as the Murray Hill Building.

At a public meeting of the Vyse Estate Property Owners' Association at Fauser's Hall, Home st and Southern Boulevard, the necessity of erecting a new school in the section north of 167th st, east of Southern Boulevard, was discussed. Messrs. Baumann, Haggerty, Franz, W. G. Hennessen, Charles Kiesling addressed the meeting on this matter.

A dividend of 12 per cent. has been declared by the Chelsea Realty Company, of 135 Broadway. William F. Havemeyer is president and Cyril H. Burdette secretary. John D. Crimmins, J. A. Deering, E. J. Levey (president of the Title Guarantee and Trust Co.) are directors.

The latest acquisition to the Fourth av woolen colony became known through the announcement that L. Bachman & Co woolen merchants of 817 Broadway, have leased from Henry Corn the entire 6th floor containing 14,500 sq. ft. in the Merchants and Importers building, s e cor 4th av & 18th st, for a term of years. Corn & Company were the brokers in the transaction.

Louis Schrag has leased for David Guth the top loft in the building No. 121 E 18th st, to Driver & Silverberg, for Joseph W. Cushman & Co., the first loft in the building No. 256 West 23d st, to Andrew G. Eland; for Sternfeld Building Company, the eighth loft in the building Nos. 317 to 323 East 24th st, to the Multispeed Shutter Co., for a term of years; for Robt. S. Finney, the fourth loft in the building Nos. 149 & 151 West 36th st, to Frank B. Hayden, for a term of years; also, to M. & B. Montrose, a loft in the building Nos. 149 & 151 West 36th st, for a term of years.

MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☞ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☞ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."
(From a report by the Commissioners of Accounts of the City of New York)

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS.

90 West Broadway.

MONDAY, OCTOBER 24.

ST. GEORGE'S CRESCENT, between 206th st and Van Cortlandt Park; 12 m.

WEST 178TH AND 179TH STS, from Haven av to Buena Vista av; 3 p. m.

RIVERSIDE DRIVE, from 139th to 143d st; 2 p. m.

UNNAMED STREET, from Amsterdam av to Audubon av; 1.30 p. m.

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

EAST 177TH ST (Wyatt st), 1.30 p. m.

EAST 222D ST, from the Bronx River to 7th av; 2 p. m.

TUESDAY, OCTOBER 25.

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

WALTON AV (closing), from 167th st to Tremont av; 10 a. m.

SEAMAN AV, from Academy st to Dyckman st; 11 a. m.

JEROME AV, from Cameron pl to East 184th st; 2.30 p. m.

BAYCHESTER AV, from West 4th st to Pelham Bay Park; 12 m.

NORTHERN AV, north of 181st st, 1 p. m.

METCALF AV, from Bronx River to 177th st; 10.30 a. m.

WEST 169TH ST, sewer; 12.30 p. m.

CANAL PL, from 138th st to 144th st; 12 m.

WEDNESDAY, OCTOBER 26.

RICHARD ST, from Bronx and Pelham Parkway to Morris st; 9.15 a. m.

4TH AV (Rich), from Monroe av to Tompkins av; 3 p. m.

EAST 174TH ST, from West Farms road to Bronx River av; 9.30 a. m.

THURSDAY OCTOBER 27.

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

Morris av (closing), from the railroad to the Concourse; 3 p. m.

CASTLETON AV (Rich), from Columbia st to Jewett av; 3 p. m.

FRIDAY, OCTOBER 28.

UNNAMED STREET, from West 177th st to 181st st; 10 a. m.

PARKER ST, from Protectory av to Wellington av; 9.30 a. m.

PUBLIC SERVICE COMMISSION, 154 NASSAU ST.

MONDAY, OCTOBER 24.

10 A. M.—BROOKLYN HEIGHTS R. R. CO., "Local and joint passenger tariff," Commissioner McCarroll.

2:30 P. M.—NEW YORK & QUEENS COUNTY RAILWAY CO., "Service and equipment," Commissioner Bassett.

TUESDAY, OCTOBER 25.

2:30 P. M.—QUEENS BOROUGH GAS & ELECTRIC CO., "Rate for Gas," Commissioner Maltbie.

2:30 P. M.—QUEENS BOROUGH GAS & ELECTRIC CO., "Rate for Electricity," Commissioner Maltbie.

WEDNESDAY, OCTOBER 26.

2:30 P. M.—LONG ISLAND R. R. CO., "Rehearing as to ticket selling and maintaining office at Gaston avenue station, Arverne." Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Eighteenth st, Whitestone," Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Fifth av, Whitestone," Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Fresh Pond Road and Metropolitan av, Bushwick Junction," Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. C., "Alteration of grade crossing at Farmers avenue, Hollis," Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Hamilton street, Hollis," Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossing at Hempstead and Jamaica Turnpike, Queens, Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossings at Lawrence, Old Lawrence and Bridge streets, Flushing," Commissioner Bassett.

3 P. M.—LONG ISLAND R. R. CO., "Alteration of grade crossings at Lawrence street and other streets on the North Side Division, Flushing," Commissioner Bassett.

THURSDAY, OCTOBER 27.

2:30 P. M.—LONG ISLAND R. R. CO., "Safety precautions at 19th st, Whitestone Central av, Corona, McNeil av, Far Rockaway, Grandview av, Edgemere, Storm av, Arverne, Vernon av, Remington av, Arverne, Carleton av, Arverne, Cedar av, Arverne, Lincoln or Potter av, Hammel, Kane av, Hammel, and Hammel av, Hammel." Commissioner Bassett.

FRIDAY, OCTOBER 28.

2 P. M.—INTERBOROUGH RAPID TRANSIT CO., "Block Signal System Subway local tracks." Chairman Willcox.

BOARD OF ESTIMATE, CITY HALL.

WHITTIER ST.—A hearing in the matter of closing and discontinuing Whittier st, between Ludlow av and Whitlock av, Borough of the Bronx, will be held Nov. 18 by the Board of Estimate. Owing to the substitution of a bridge across the railroad on the line of Ludlow av, in place of the one originally proposed at Whittier st, the latter street would have no value as a highway through the block of reference, although title to the land has been legally acquired.

The Board of Estimate will give an informal hearing Nov. 18, on the matter of laying out West 172d st, from Shakespeare av to Jesup av, The Bronx (tentative map). This plan provides for an extension of West 172d st eastwardly one block, thereby subdividing a block having a length ranging from about 1,400 feet to about 1,500 feet.

Preliminary Work Authorized.

The Board of Estimate has authorized preliminary work on the following improvements:

BRYANT AV.—Paving with asphalt block and curbing and recurbing Bryant av, from Seneca av to Garrison av, The Bronx. Estimated cost, \$8,200. Assessed valuation, \$81,200.

171ST ST.—Paving with asphalt and curbing and recurbing East 171st st, from Webster av to the New York and Harlem Railroad, The Bronx. Estimated cost, \$2,800. Assessed valuation, \$504,480.

KELLY ST.—Paving with asphalt block, curbing and recurbing Kelly st, from Westchester av northwardly to Intervale av, The Bronx. Estimated cost, \$18,300. Assessed valuation, \$701,230.

Construction Work Authorized.

The Board of Estimate has authorized the construction work of the following improvements. The entire cost of the improvement is to be assessed upon the property benefited.

WESTCHESTER AV.—Sewers in Westchester av, from Zerega av to Westchester sq, and Westchester sq, from Westchester av to Walker av, The Bronx. Proposed contract time, 300 days. Estimated cost, \$98,900.

236TH ST.—Sewer in East 236th st, from Katonah av to Martha av, The Bronx. Proposed contract time, 60 days. Estimated cost, \$3,900.

Tentative Maps.

The Board of Estimate has approved the following tentative maps:

SHORE DRIVE.—Laying out a public place at the junction of Shore drive and Layton av, The Bronx. 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 land is occupied by six frame bathhouses and a public house and the water front is used as a bathing beach. 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.

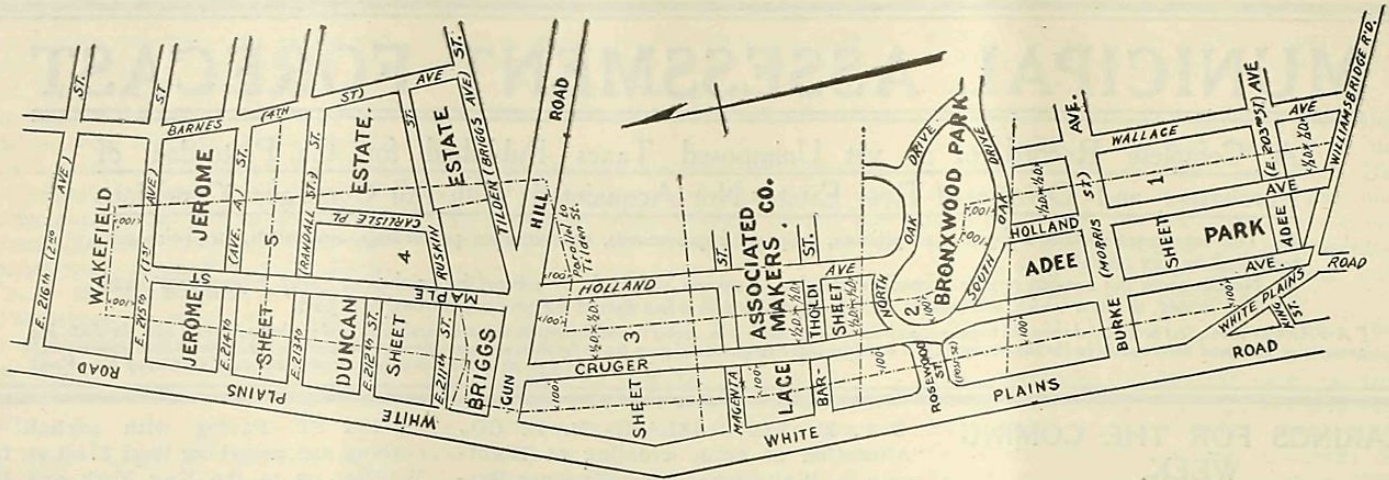
Changes in the City Map.

The Board of Estimate has authorized the following changes in the City Map:

184TH ST.—Changing the grade of the street system within the territory bounded by West 184th st, Overlook terrace, West 192d st and its prolongation and Broadway, Manhattan. The change provides for lowering the elevation of Bennett av and of Overlook terrace up to a maximum of about 6.4 feet and 8.5 feet, respectively, thereby avoiding a large amount of filling which would otherwise be required and at the same time securing flatter grades for the intersecting streets.

SENECA AV.—Changing the grade of Seneca av, between Faile st and Longfellow av, The Bronx. The street has been roughly graded, but is otherwise unimproved.

TIFFANY ST.—Changing 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, The Bronx. The changes are desired for the purpose of making the established grade conform more closely with the topography. Manida st has already been graded, but the petitioners for the change advise that they are prepared to assume the expense of regrading. None of the other streets is in use.



AREA OF ASSESSMENT FOR OPENING OF HOLLAND AV, FROM WILLIAMSBRIDGE ROAD TO SOUTH OAK DRIVE, AND MAPLE ST, FROM GUN HILL ROAD TO EAST 215TH ST, IN THE 24TH WARD, BOROUGH OF THE BRONX. OBJECTIONS MUST BE FILED ON OR BEFORE NOV. 3, WITH THE COMMISSIONERS OF ESTIMATE AND APPRAISAL, 90 WEST BROADWAY.

Street and Park Openings.

ISHAM AV.—The Board of Estimate will give a hearing Nov. 18, in the matter of acquiring title to Isham av, from Isham st to West 218th st; to Isham st, from Broadway to Isham av; to West 218th st, from Seaman av to the Harlem River Ship Canal; and to and including Riverfront st, from the prolongation of the westerly line of Isham street to West 218th st. West 218th st and Isham st have each been given a width of 80 ft, and the remaining streets affected by the proceeding as now proposed have a width of 50 feet. The streets are not in use and the abutting property is almost entirely unimproved. It is believed, however, that a building encroaches upon the land to be acquired in West 218th st. The entire cost is to be assessed upon the property benefited.

TYNDALL AV.—The Board of Estimate will give a hearing Nov. 18 in the matter of amending the proceeding for acquiring title to Tyndall av, from Mosholu av to West 260th st and to Liebig av, from Mosholu av to the city line by including that portion of Tyndall av extending from West 260th st to a line about 81 ft northerly therefrom, The Bronx.

Amending Assessment Maps.

WESTCHESTER AV.—A hearing in the matter of amending the area of assessment fixed in the proceeding for acquiring title to Westchester av, from West Farms road to Eastern boulevard, to Lane av, from Westchester av to West Farms road, and to the public place bounded by Lane av, West Farms rd and Westchester avenue, The Bronx, was held yesterday by the Board of Estimate. The matter was laid over.

Miscellaneous.

CROTONA PARKWAY.—For the reason that the expense involved is deemed prohibitive the Board of Estimate has disapproved the proposed extension of Crotona parkway to include the block bounded by Southern boulevard, Boston road and East 175th st, Borough of The Bronx.

UNIVERSITY PARK.—The president of the Borough of the Bronx advising that there is no immediate occasion for providing marginal streets or steps along the northerly and southerly boundaries of University Park at University Heights, the Board of Estimate decided to place application for such streets and steps on file.

FT. SCHUYLER RD.—The Secretary of War has approved the request made by the Board of Estimate on July 1, 1910, for the closing of Westchester Creek at and north of Fort Schuyler road.

MINERVA PL.—The Board of Estimate has approved the profile relating to the proceeding for acquiring title to Minerva

pl from Jerome av to the Grand boulevard and Concourse, The Bronx.

THROGGS NECK.—The application for grading Throggs Neck boulevard, from Eastern boulevard to Shore drive, Bronx, was referred back by the Board of Estimate to the Borough President, when the map fixing its lines was adopted attention was called to the fact that the valuations in the vicinity were too low to permit of carrying out assessable physical improvements, and it was then suggested that its adoption should be based on an understanding that such work would be undertaken by the owners of the abutting property. From information now presented it appears that the cost of the improvement would require a valuation of about \$34 per front foot to permit of assessing its cost upon the frontages, and that the actual valuations range from \$2 to \$30 per front foot, the lower values largely predominating.

Reports of Street Opening Commissioners.

The reports of the Commissioners of Estimate and Assessment appointed in the matter of acquiring title to lands needed for the following public improvements will be presented for confirmation to the Supreme Court on the days mentioned. The reports have been deposited in the office of the County Clerk where interested parties may inspect them: Objections should be filed immediately:

TAYLOR ST.—Opening of Taylor st (although not yet named by proper authority), from Morris Park av to West Farms rd, in the Twenty-fourth Ward, The Bronx, Oct. 27.

CANAL PL.—Opening and extending of Canal pl (although not yet named by proper authority), from East One Hundred and Thirty-eighth st to East One Hundred and Forty-fourth st, in the Twenty-third Ward, The Bronx, Oct. 27.

FAILE ST.—Opening and extending of Faile st (although not yet named by proper authority), from Garrison avenue to a point about 183 feet north of Whitlock avenue, in the Twenty-third Ward, The Bronx, Oct. 25.

MANHATTAN BRIDGE.—Opening and extending of a New street adjoining the easterly side of and parallel with the Manhattan approach of the Manhattan Bridge, between Forsyth st and East Broadway and between Bayard st and East Broadway (not yet named by proper authority), in the Borough of Manhattan, Oct. 31.

3D AV.—Opening and extending of Third av, as widened on its easterly side, between Washington av and a point north of and near Lorillard pl, in the Twenty-fourth Ward, The Bronx, Oct. 31.

THAYER ST.—Opening and extending of Thayer st (although not yet named by proper authority), from Broadway to Na-

gle av, and Arden st (although not yet named by proper authority), from Broadway to Nagle av, in the Twelfth Ward, Oct. 21.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments, and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before November 15, 1910, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

ANNA PL.—Paving Anna pl, from Brook av, to Webster av, and setting curb where necessary.

GRANT AV.—Paving Grant av, from 161st st to 162d st, and curbing where necessary.

BARRY ST.—Receiving basins at the northwest corner of Barry st and Longwood av, and at the northwest corner of Garrison av and Longwood av. Affecting property bounded by Garrison av, Barry st, Longwood av and Burnet pl; north-east side of Longwood av, between Garrison av and Whitlock av, and the north-west side of Garrison av, between Longwood av and Lafayette av.

MONTEREY AV.—Regulating, grading, curbing, flagging, etc, Monterey av, from East 180th st to Quarry rd.

GARRISON AV.—Regulating, grading, curbing, flagging, etc, Garrison av, from Longwood av to Hunts Point av.

BRYANT AV.—Regulating, grading, curbing, flagging, etc., Bryant av, from Lafayette av to New York, New Haven and Hartford Railroad.

MONTEREY AV.—Regulating, grading, curbing, flagging, etc, Monterey av, from East 177th st to East 179th st.

Assessments Due and Payable.

The following assessments are now due and payable. Unless paid on or before the date mentioned, interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens:

150TH ST.—Sewer, between Broadway and Riverside Drive. Area of assessment: Both sides of 150th st, from Broadway to Riverside drive, Dec. 17.

150TH ST.—Regulating, grading, curbing and flagging, from Broadway to Riverside drive. Area of assessment: Both sides of 150th st, from Broadway to Riverside drive, and to the extent of half the block at the intersecting streets, Dec. 17.

193D ST.—Receiving basins, at the northeast and southeast corners. Area of assessment: Both sides of 193d st, from Fort George av to Audubon av, Dec. 17.

IRVINE ST.—Regulating, grading, flagging, paving and setting curb, from Garrison av to Seneca av. Area of assessment: Both sides of Irvine st, from Garrison av to Seneca av, and to the extent of half the block at the intersecting avs, Dec. 17.

HOE AV.—Paving the roadway and setting curb, from Freeman st, to East 172d st. Area of assessment: Both sides of Hoe av, from Freeman st to East 172d st, and to the extent of half the block at the intersecting streets, Dec. 17.

RYER AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and placing fences, from 178th st to Burnside av. Area of assessment: Both sides of Ryer av, from 178th st to Burnside av, and to the extent of half the block at the intersecting streets, Dec. 17.

179TH ST.—Receiving basins, at the northeast and southeast corners. Area of assessment: Both sides of 179th st, from Morris to Walton av; east side of Walton av, from 179th st to Burnside av, and west side of Morris av, from 179th st to Tremont av, Dec. 17.

VAN CORTLANDT AV.—Opening, from Sedgwick av to Van Cortlandt Park So. Area of assessment: Bounded on the west by a line distant 400 feet westerly from and parallel with the westerly line of Van Cortlandt av as laid out in the tangent between Bailey av and Sedgwick av and by the prolongation of the said line, the said distance being measured at right angles to the line of Van Cortlandt av; on the north by a line distant 100 feet northerly from and parallel with the northerly line of Van Cortlandt Park So, the said distance being measured at right angles to the line of Van Cortlandt Park So; on the east by a line distant 400 feet easterly from the parallel with the easterly line of Van Cortlandt av, as laid out in the tangent between Bailey av and Gouverneur av and by the prolongation of said line, the said distance being measured at right angles to the line of Van Cortlandt av, and on the south by a line always distant 100 feet southerly from and parallel with the southerly line of Sedgwick av, the said distance being measured at right angles to the line of Sedgwick av, Dec. 16.

223D ST.—Opening, between Laconia av and Bronxwood av. Confirmed September 16, 1910; entered October 17, 1910. Area of assessment: Bounded on the north by a line midway between East 225th and East 226th sts, and by the prolongation of the said line; on the east by a line 100 feet east of and parallel with the easterly side of Laconia av; on the south by a line midway between East 223d st and East 222d st, and by the prolongation of the said line, and on the west by a line distant 100 feet westerly from and parallel with the westerly line of Bronxwood av, through that portion of its length between East 223d st and East 225th st, and by the prolongation of the said line, Dec. 16.

LELAND AV.—Opening, from Westchester av to Ludlow av. Confirmed September 29, 1910; entered October 17, 1910. Area of assessment: Bounded on the north by a line distant 100 feet northerly from and parallel with the northerly line of Westchester av, the said distance being measured at right angles to the line of Westchester av; on the east by a line midway between Leland av and Underhill av and the prolongation of the said line; on the south by a line distant 100 feet southerly from and parallel with the southerly line of Ludlow av, the said distance being measured at right angles to the line of Ludlow av, and on the west

by a line midway between Theriot av and Leland av, Dec. 16.

211TH ST.—Opening, from Kingsbridge road to Harlem River. Confirmed Dec. 1, 1904, and Jan. 26, 1910; entered Oct. 17, 1910. Area of assessment: Beginning at a point formed by the intersection of the bulkhead line of the Harlem River with the easterly prolongation of the middle line of the blocks between West 210th st and West 211th st; running thence westerly along said prolongation and middle line to its intersection with a line parallel to and 100 feet southeasterly from the southeasterly line of Vermilyea av; thence southwesterly along said parallel line to its intersection with a line parallel to and 100 feet southwesterly from the southwesterly line of Isham st; thence northwesterly along said last mentioned parallel line to its intersection with a line parallel to and 100 feet northwesterly from the northwesterly line of Broadway (Kingsbridge road); thence northeasterly along said last-mentioned parallel line to its intersection with the westerly prolongation of the middle line of the blocks between West 211th st and West 212th st; thence easterly along said prolongation and middle line and its easterly 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, Dec. 16.

RANDALL AV.—Sewer and appurtenances, between Tiffany st and Coster st, and in Manida st, between Randall av and Spofford av. Area of assessment: Property bounded by the south side of Randall av, Spofford av, Tiffany st and Faile st, also by the north side of Lafayette av, Spofford av, Manida st and Hunts Point av, Dec. 10.

TREMONT AV.—Regulating, grading, setting curbstones, laying crosswalks, building approaches and placing fences at the intersection of Westchester and Tremont avs. Area of assessment: Both sides of public place, from Westchester av to Tremont av, and to the extent of half the block at the intersecting streets and avenues, Dec. 10.

LEASES.

An important Broadway lease which shows the demand for room in the automobile district has been signed by the Marion Motor Car Company. This firm has leased for a long term of years, through Huberth & Gabel, the four-story building on the northeast corner of Broadway and Fifty-seventh st, at an annual rental of \$30,000. The building occupies a plot 54.10 by 110 by 91.2, and is owned by Benjamin Eichberg and others.

Frederick Fox & Co., have leased for the Irvell Realty Co., the ninth and tenth floors, containing about 10,000 sq. ft. of space in the new building now in course of erection at Nos. 37-9 W 28th st, for a long term of years to A. Schwartz & Co., manufacturers of costumes. Also for the L. H.-H. W. Co., the eighth loft in the new building now in course of construction at Nos. 130-2 West 25th st, for a long term of years to Bossak & Rochinger manufacturing furriers.

Frost, Palmer & Co., have leased for the Rockton Const. Co., the building, Nos. 122 to 130 West 27th st, for a term of twenty-one years at an aggregate rental of \$1,000,000. This is a twelve story, store and loft building on plot 98.9x98.9. The property was purchased through the same brokers in November of last year, and the building is now nearing completion. The building is considered to be the best constructed and equipped of its kind in the new loft zone. Frost, Palmer & Co., have been appointed agents for the building by the new lessee.

REAL ESTATE MAN SUED.

Senator Hughes of the Tangier's Manor's Corporation Is the Defendant.

Considerable publicity has been given during the last week to a suit brought by Ira L. Wood against Congressman Wm. Hughes of New Jersey to recover a sum of \$4,000 which he claims he advanced as part of the purchase price of the 10,000 acre tract at Moriches, Long Island, purchased by the Tangier's Manor's Corporation which is being developed by the Tangier's Development Company.

It seems that Mr. Wood was instrumental in consummating the sale of this property to the present owners, and for his services he was to receive a certain amount of the corporation's bonds and stocks. The cost of the property was \$460,000, a cash payment of \$60,000 being provided for. It is for this stock and bonds that Mr. Wood is now suing. The plaintiff of record is Fred. C. Henn of Jersey City to whom Mr. Wood assigned his claim, and according to the statement of Senator Hughes, who is the trustee of the Tangier's Corporation and one of the directors of the Tangier's Development Company which has an office in the Cameron Building at 34th st and Madison av, this action was brought in a spirit of animosity and to embarrass him during his political campaign for re-election as State Senator. Mr. Hughes makes the following statement:

"Mr. I. L. Wood, in whose behalf this suit is brought through an assignee, was the agent who sold the Smith property to the Tangier's Manor Corporation. As a part of the transaction, he became entitled to certain stock and bonds of the Tangier's Manor Corporation, afterwards to be formed. As trustee, I was instructed to turn over certain stocks and bonds to him as soon as they came into my possession. Before these bonds came into my possession Mr. Wood was sued by a New York creditor, and a court order was obtained and served upon the officers of the Tangier's Manor Corporation, forbidding them to turn Mr. Wood's bonds over to him but to reserve them for further disposition by the court, for the benefit of his creditors. Mr. Wood evidently realizing that he would not get the bonds, but that they would go to his creditors, and being unable by reason of the order of the court to commence suit himself, made this assignment to a man named Henn, who has brought the suit.

"Practically every statement which has appeared in the papers with reference to this matter is false, including the statement that there has ever been a dispute with reference to the payment of the purchase price. The \$460,000 which constituted the last payment on the property was made by me personally, as trustee, being the money subscribed to the amount of \$60,000, and mortgages to the amount of \$400,000. Title to the property was taken in the name of Charles F. Lynch, acting for me in January of this year. Mr. Lynch immediately made and delivered a deed to the corporation. My connection with this whole transaction has been simply that of a trustee, and my duty was to distribute the bonds of the company according to the interests of the respective subscribers to the original proposition. It has taken a long time to get the bonds engraved, numbered and registered, but with this part of the transaction I have had nothing to do, that being entirely in the hands of the New York attorneys for the company. Last week the final arrangements were completed and the bonds are now ready for distribution.

"The Tangier's Manor Corporation does not owe one dollar in the world, except its mortgage obligations, and has no pay roll or salaried officers."

REAL ESTATE AND BUILDING STATISTICS
AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES
JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

Table with columns for 1910 and 1909, comparing Manhattan and The Bronx. Rows include Total No. for Manhattan, Total No. with consideration, Amount involved, and Number nominal.

Assessed Value Manhattan.

Table comparing assessed values for 1910 and 1909. Rows include Total No. with consideration, Amount involved, Assessed value, and Total No. nominal.

MORTGAGES.

Table comparing mortgages for 1910 and 1909, split by Manhattan and Bronx. Rows include Total number, Amount involved, and No. at various interest rates.

EXTENDED MORTGAGES.

Table comparing extended mortgages for 1910 and 1909, split by Manhattan and Bronx. Rows include Total number, Amount involved, and No. at various interest rates.

PROJECTED BUILDINGS.

Table comparing projected buildings for 1910 and 1909. Rows include Total No. of New Buildings, Total Amt. New Buildings, and Total Amt. Alterations.

BROOKLYN.

CONVEYANCES.

Table comparing conveyances for 1910 and 1909. Rows include Total number, No. with consideration, Amount involved, and Number nominal.

MORTGAGES.

Table comparing mortgages for 1910 and 1909. Rows include Total number, Amount involved, and No. at various interest rates.

PROJECTED BUILDINGS.

Table comparing projected buildings for 1910 and 1909. Rows include No. of New Buildings, Estimated cost, and Total Amount of Alterations.

QUEENS.

PROJECTED BUILDINGS.

Table comparing projected buildings for 1910 and 1909. Rows include No. of New Buildings, Estimated cost, and Total Amount of Alterations.

THE WEEK'S STATISTICS

The total number of sales reported in this issue is 62, of which 20 were below 59th st, 25 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 48, of which 15 were below 59th st, 21 above, and 12 in the Bronx.

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
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SLAWSON & HOBBS

Real Estate
162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

CHAS. A. BERRIAN.
Oct. 25.
Sedgwick av, No 2503, w s, — n Bailey av,
37.7x100, 2-sty fr dwg.
BRYAN L. KENNELLY.
Oct. 26.
3d av w s, 131.6 n 181st st, runs n 281
Bathgate av x w 127.11 x s 48 x w 110 to
Bathgate av, x s 25 x e 110 x s — x e — x s
50 x e 98.6 to beg., vacant.
30th st, No 9, n s, 185.9 e 5th av, 21.5x85x ir-
reg, x81.2, 3-sty stn, str & office bldg.
179th st | s e cor Lewis pl, 72x100x48.6x102.8,
Lewis pl | vacant.
Lexington av, No 1449 | n e cor 94th st, 19.8x
94th st | 95, 3-sty stn dwg.
183d st, s s, 10.2 w Prospect av, 50x95, vacant.
JOSEPH P. DAY.
Oct. 27.

Suffolk st, No 112, 25x100, 5-sty bk tnt with
strs.
11th st, No 624 E, 25x94.8, 6-sty bk tnt with
strs.
Columbia st, No 79, 25x100, 6-sty bk tnt with
strs.
Oct. 28.
57th st, No 563, n s, 50 e 11th av, 16.8x75.5,
3-sty bk dwg.
11th av, No 844, e s, 75.5 n 57th st, 25x66.8,
5-sty bk tnt.
126th st, No 251, n s, 300 e 8th av, 25x99.11,
4-sty bk dwg.
Surrogate's sale.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange,
14 and 16 Vesey St., except as elsewhere stated.
Oct. 22.
No Legal Sales advertised for this day.
Oct. 24.
137th st, No 358, s s, 306.6 w Willis av, 25x100,
4-sty bk tnt. Moses Seelig agt Doctor Herzl
Assn et al; Frederic Cyrus Leubuscher, att'y,
258 Bway; Henry J Goldsmith, ref. (Amt
due, \$2,580.07; taxes, &c, \$550.) Mt recorded
Aug 26, 1909. By Saml Marx.
Greenwich st, No 74, w s, abt 215 s Rector st,
23.5x99.10, 5-sty brk loft & str bldg. Josephine
MacMillen agt Harris D Rush et al; Francis
J Kuerzi, att'y, 32 Nassau st; Max S Levine,
ref. (Amt due, \$12,123.92; taxes, &c,
\$—; sub to a first mt of \$30,000.) Mt re-
corded May 20, 1909. By Jos P Day.
Oct. 25.
117th st, Nos 523 & 525, n s, 248 e Pleasant av,
37.6x100.10, 6-sty bk tnt & str. Jared W

Bell agt Louvre Realty Co et al; Bowers &
Sands, att'ys, 31 Nassau st; Eugene A Phil-
bin, ref. (Amt due, \$25,145.92; taxes, &c,
\$1,617.60.) Mt recorded Aug. 4, 1908. By
Jos P Day.
183d st, No 621, on map No 353, n s, 325 w
Webster av, 25x100, 3-sty bk dwg. Frank J
Coughlin agt Jno J Donovan et al; Bernard
J Kelly, att'y, 915 Brook av, Bronx; Geo W
Simpson, ref. (Amt due, \$422; taxes, &c,
\$—; sub to two mts aggregating \$9,000 and
two mechanics liens aggregating \$303.16.) By
Jos P Day.
Chrystie st, No 165, w s, 200 s Rivington st, 25
x106, 5-sty bk tnt & str & 4-sty bk tnt in
rear. Walter Reed agt Julius Alexander et al;
Wilson, Barker & Wager, att'ys, 48 Wall st;
Maurice Thorner, ref. (Amt due, \$30,242;
taxes, &c, \$1,767.49.) Mt recorded Aug 2,
1905. By Saml Marx.

15th st, No 607, n s, 113 e Av B, 25x103.3, 5-
sty bk tnt & str. Melanie Johl, prest, agt
Wm J T Dugan, admr et al; Jerome Eisner,
att'y, 41 Park row; Louis B Hasbrouck, ref.
(Amt due, \$5,596.19; taxes, &c, \$2,182.84.)
Mt recorded March 3, 1897. By Jos P Day.
Oct. 26.
2d av, No 2203, on map No 2205, w s, 25.7 n
113th st, 25x100, 5-sty bk tnt & str. Sheriff's
sale of all right, title, &c, which David J
Gluck had on April 1, 1910, or since; Chas
S Whitman, att'y; Jno S Shea, sheriff. By
Daniel Greenwald.

24th st, No 239, n s, 122 w 2d av, 24.4x98.8,
5-sty bk tnt & str. Sheriff's sale of all
right, title, &c, which Hannah & Augusta
De Voe had on Feb 17, 1909, or since; Chas M
Russell, 50 Church st; Jno S Shea, sheriff.
By Daniel Greenwald.
10th st, No 272, s s, 300 e 1st av, 25x99.7, 4-
sty bk tnt. Sheriff's sale of all right, title, &c,
which Harry Sechery had on April 1, 1910,
or since; Chas S Whitman, att'y; Jno S Shea,
sheriff. By Daniel Greenwald.
69th st, No 202, s s, 80 w Amsterdam av, 27x
100.5, 5-sty bk tnt. Caecille Ettinger agt
Home Apartment Co et al; Alexander, Cohn,
Sondheim & Ettinger, att'ys, 51 Chambers st;
Francis S McAvooy, ref. (Amt due, \$5,075.69;
taxes, &c, \$650; sub to a mt of \$26,000.) Mt
recorded July 23, 1907. By Jos P Day.

98th st, Nos 51 & 53, on map Nos 53 & 55, n s,
100 e Mad av, 50x100.11, 6-sty bk tnt & str.
Mollie Hershfeld agt Graham Holding Co et
al; Kantowitz & Esberg, att'ys, 320 Bway;
Jno G Dyer, ref. (Amt due, \$11,163.79; taxes,
&c, \$1,028.36; sub to a prior mt of \$50,000.)
Mt recorded March 5, 1906. By Saml Marx.
Corsa avs w cor Ash av, 52.2x119.8x50x135.2,
Ash av | Williamsbridge. Anna Schultheis agt
David H Schultheis et al; Edgar R Coak,
att'y, 38 Park Row; Tristram B Johnson, ref.
(Partition.) By Daniel Greenwald.
Oct. 27.

Webster av, No 2468, e s, 54.4 s Welch st, 50x
152.6x50x141.7, 3-sty fr dwg. Mary F Whitten
agt Elizabeth E Bouton et al; Bergman &
Davis, att'ys, 3219 Third av; Jas Oliver, ref.
(Partition.) By Jos P Day.
Riverdale lane or 253d st, s s, abt 450 w Old Al-
bany Post rd, 103.6x161.2x100x173.9. Alrick H

Man, trustee agt Eugene Christian et al; Irv-
ing S Carmer, att'y, 56 Wall st; Alexander
Brough, ref. (Amt due, \$10,041.10; taxes,
&c, \$266.08.) Mt recorded Aug. 22, 1907. By
Daniel Greenwald.
101st st, Nos 322 & 324, s s, 239.1 w 1st av,
38.10x100.11, 6-sty bk tnt & str. Rachel
Newman agt Brown-Weiss Realities et al; A
Stephen Aaronstamm, att'y, 63 Park Row; J
Sidney Bernstein, ref. (Amt due, \$10,738.88;
taxes, &c, \$1,822.44; sub to a prior mt of
\$30,000.) By Saml Marx.

Tremont av, No 2268, s s, abt 100 w Havemeyer
av, —x146.1x30x146.1, Unionport. Max Fischer
agt Caroline Keller et al; Richard Dudensing,
Jr, att'y, 156 Bway; Noel B Fox, ref. (Amt
due, \$5,047.60; taxes, &c, \$196.45.) Mt re-
corded Sept 8, 1908. By Herbert A Sher-
man.

44th st, No 317, n s, 248.8 e 2d av, 26.4x100.5,
4-sty bk tnt. Lawyers Mortgage Co agt Eu-
gene A Bernstein et al; Guy Cary, att'y, 59
Wall st; Robt S Conklin, ref. (Amt due,
\$13,416.52; taxes, &c, \$691.34.) Mt recorded
March 21, 1906. By Daniel Greenwald.
4th st, No 153, n s, 350 w Av A, 25x96.2, 5-sty
bk tnt & str. Norbert Landau agt Morris
Calendar et al; Saml Bitterman, att'y, 309
Bway; Chas H Studin, ref. (Amt due, \$1,-
480.14; taxes, &c, \$225; leasehold.) Mt re-
corded Sept 1, 1905. By Jos P Day.
241st st, n s, 352.4 w Martha av, 25x100, 2-sty
fr dwg.
241st st, n s, 160 e Katonah av, 25x100, 2-sty
fr dwg.
Theodore Wentz agt Vergilio D'Ambrosio et
al; Boothby, Baldwin & Hardy, att'ys, 71
Bway; Percy W Simpson, ref. (Amt due, \$6,-
582.43; taxes, &c, \$155.04.) Mt recorded Oct
22, 1909. By Jos P Day.

Oct. 28.

143d st, No 237, n s, 475 e 8th av, runs n 99.11
x e 25 x s 51.11 x s w — x s — w 24.8 to
beg. 6-sty bk tnt. Henry B Singer agt Moses
L Frazier et al; Stern, Singer & Barr, att'ys,
299 Bway; Alfred F Seligberg, ref. (Amt
due, \$3,565.77; taxes, &c, \$600; sub to a first
mt of \$26,000.) Mt recorded June 30, 1905.
By Saml Marx.
133d st, No 208, s s, 212.6 w 7th av, 37.6x99.11,
5-sty bk tnt. Jas C Brown agt Terra Firma
Realty Co et al; Lord, Day & Lord, att'ys,
49 Wall st; Maximus A Lesser, ref. (Amt
due, \$32,957.97; taxes, &c, \$1,309.93.) Mt re-
corded Jan 16, 1906. By Herbert A Sher-
man.

Nagle av, n s, 230 e c l Ellwood st, runs n 350
x e 100 x s 240 x w 75 x s 110 x w 25 to beg.
vacant. Henry L Bantelman agt Jno J Egan et
al; Philip S Dean, att'y, 160 Bway; Robt S
Conklin, ref. (Amt due, \$24,018.75; taxes, &c,
\$1,160.) Mt recorded June 8, 1905. By Daniel
Greenwald.
159th st, No 522, s s, 275 w Amsterdam av,
25x99.11, 4-sty bk tnt. Geo Whiteside agt Jno
Wagner et al; Jno J Pheelan, att'y, 261 Bway;
Abraham G Meyer, ref. (Amt due, \$5,111.63;
taxes, &c, \$955.47.) Mt recorded June 4,
1906. By Daniel Greenwald.

Oct. 29 and 31.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or
adjourned during week ending Oct. 21, 1910, at the New York Real Es-
tate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the
properties offered were in foreclosure. Adjournment of legal sales to
next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

*119th st, No 205, n s, 137.6 w 7th av, 37.6x100.11, 6-sty bk tnt. (Amt
due, \$13,219.18; taxes, &c, \$125; sub to a mt of \$41,000.) Lillian Rose
.51,939
*Hazel st, e s, 100 s Cortland av, 100x100, Westchester. (Amt due,
\$374.80; taxes, &c, \$150.) Walter W Taylor.300
Centre st, Nos 151 to 155 | w s, block front bet Walker & Canal sts,
Walker st, Nos 106 & 108 | 104x27x irreg x46, vacant.
Canal st, No 240 |
Centre st, Nos 157 to 201 | w s, block front bet Canal & Howard sts,
Canal st, Nos 239 & 241 | 297x37x irreg x38, vacant.
Howard st, Nos 1 & 3 |
Broome st, Nos 400 to 404 | n e cor Cleveland pl, 145x98x irreg x76.
Cleveland pl, Nos 1 to 5 |
Delancey st, Ex, s s, 98.6 e Cleveland pl, 9x8.7x1.5, gore, vacant.
(Sale by order of Public Service Commission.) Withdrawn
Bowery, Nos 168 to 179 1/2 | s w cor Delancey st, 19.6x97.4x32.7x100.
Delancey st, Ex | vacant. (Sale by order of Public Service
Commission). Condoggiane Bros48,000
Bowery, Nos 174 & 176 | n w cor Delancey st, 25x100x11x101, vacant.
Delancey st, Ex | (Sale by order of Public Service Commission).
David and Harry Lippmann.35,000
Kepler av, No 4330 | n e cor 238th st, runs n 80 x e 100 x n 20 x e 40
238th st, No 201 | x s 100 x w 140 to beg, vacant. (Amt due, \$1,552;
taxes, &c, \$1,665.) Huntress Co.4,425
*5th av, No 728, w s, 73.5 s 57th st, 27x125, 4 & 5-sty bk dwg. (Amt
due, \$371,017.07; taxes, &c, \$11,562.37.) Jno E Berwind375,000
Madison av, No 64, w s, 24.9 n 27th st, 24.8x95, 3-sty bk bldg. (Parti-
tion.) To be readvertised.
*Dean st | s e cor Town Dock road, 100x100, Throggs Neck.
Town Dock road | (Amt due, \$3,320.22; taxes, &c, \$105.07.) Alexander
V Fraser et al exrs, &c.3,200
51st st, No 145, n s, 200 e 7th av, 25x100.5, 5-sty bk tnt. (Partition.)
Hy Korn.35,000
51st st, No 149, n s, 150 e 7th av, 25x100, 5-sty bk tnt & str. (Parti-
tion.) Hy Korn40,100
*Walker av | n s, 425 w Chauncey st, runs n 83.11 to Poplar st, x n w
Poplar st | 25.4 x s 79.3 x e 25 to beg, Westchester. (Partition.) Edw
Hocter.4,500
*Sea View av, w s, 100 n Railroad av, 25x100. (Partition.) Edw Hoc-
tor.2,000
Main av, e s, 100 s Central av, 25x100, Baychester. (Partition.) Ess Eff
Realty Co.2,350

8th av, Nos 601 & 603 | n w cor 39th st, 49x80, 4-sty & 5-sty bk tnts,
39th st | with str. (Voluntary.) John H Bodine90,100
Broome st | s e cor Lewis st, 150x125, two 6-sty, two 4-sty, 2-sty & 1-
Lewis st | sty bk bldgs. (Voluntary.) G Goodman.144,750
*Greenwich st, Nos 547 & 549 | s e cor Charlton st, 50x75, 6-sty bk loft
Charlton st, No 12 | & str bldg. (Amt due, \$6,162.33; taxes,
&c, \$—; sub to prior mts aggregating \$41,000.) Edwin E Wolf, 44,000
*45th st, No 532, s s, 325.6 e 11th av, 24.6x100.5, 5-sty bk tnt. (Amt
due, \$17,257.61; taxes, &c, \$425.22.) Simon A Hirshbaum.17,000

BRYAN L. KENNELLY.

Bowery, No 161, e s, 93.6 n Broome st, 23.5x114.10x23.4x113.6, 7-sty bk
loft & str bldg. (Trustees sale.) Ajax Paper & Card Co.63,500
Bowery, No 348 | n w cor Great Jones st, 26.4x93x25x100, two
Great Jones st, Nos 54 & 56 | 4-sty bk loft & str bldgs. (Trustees sale.)
S G H Turner53,500
Church st, Nos 256 & 262 | s w cor Franklin st, 100x108.7x100x109.8, 5-sty
Franklin st, Nos 99 & 101 | stn office bldg with str. (Exrs sale.) No-
ble McConnell, representing a party in interest.370,000
Walker st, No 23, s s, 100.1 w Church st, 25.6x106.6, 4-sty stn loft bldg
with str. (Exrs sale.) Jos Frankel, S Hech and Jos Karp.32,100
Franklin st, Nos 93 & 95, s s, 25 e Church st, 48.3x100x irreg x75, 5-
sty stn loft & office bldg with str. (Exrs sale.) Edw H Gilbert.119,000
Worth st, Nos 47 to 55, n s, 100.5 w Church st, 100x100, two 5-sty stn
loft & office bldgs, with str. (Exrs sale.) C W Lindsley, represent-
ing a party in interest.249,000
*Tiffany st, w s, 266.8 s 167th st, 42x100, 2-sty fr rear bldg & vacant.
(Amt due, \$5,376.48; taxes, &c, \$25.06; sub to prior mts aggregating
\$15,000.) Edw J Farrell19,433

SAMUEL MARX.

*134th st, No 449, n s, 450 e Willis av, 12.6x100, 3-sty & b fr dwg.
(Amt due, \$3,543.87; taxes, &c, \$310.29.) Cyrus Hitchcock.3,000
*Newbold av, No 2345, n s, 455 e Havemeyer av, 25x108, Unionport.
(Amt due, \$2,815.15; taxes, &c, \$47.58.) Francis E Sullivan.2,500
*Newbold av, No 2347, n s, 505 e Havemeyer av, 25x108, Unionport.
(Amt due, \$2,277.62; taxes, &c, \$36.25.) Francis E Sullivan.2,000
*Carpentier av, No 4226, e s, 25 n 234th st, 25x105.6, Williamsbridge.
(Amt due, \$1,343.39; taxes, &c, \$222.21; sub to a prior mt of \$4,000.)
Hy J Platt.4,180
*Catherine Slip, Nos 17 to 25, e s, 35.10 s Water st, 89.2x41.4x89.2x49.7,
4-sty bk tnt & str & 4-sty bk lodging house & str. (Amt due, \$9,-
827.75; taxes, &c, \$718.05.) John Schreyer.28,962
168th st, No 516, s s, 120 e Audubon av, 25x95, 5-sty bk tnt. (Amt due,
\$15,989.78; taxes, &c, \$396.52.) Leo Levinson et al defendants.17,000

SAMUEL GOLDSTICKER.

Kingsbridge road, s e s, 25 s w Nindham pl, 25x83.1x25.2x86, vacant.
(Partition.) James Hodge2,275
*Catharine st, n w s, 350 n e 241st st, 115.8x—x100x100, Eastchester,
vacant. Henry Conrad.2,200

JAMES L. WELLS CO.

Bryant av, Nos 1841 & 1843, w s, 21.9 s 176th st, 130.5x27.6x126.6, gore, three 3-sty fr dwgs, with str. (Exrs sale.) Barbara Garies4,400

DANIEL GREENWALD.

Washington av, w s, 1/2 part of strip bet lots 124 & 125 map of Bass-

ford estate, Bronx. Sheriff's sale of all right, title, &c. Helene Birm-bauen, party in interest.....300

Total \$1,875.414
Corresponding week, 1909..... 512,270
Jan. 1st, 1910, to date..... 46,393,955
Corresponding period, 1909..... 50,194,411

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.

CONVEYANCES

Oct. 14, 15, 17, 18 19 and 20.

BOROUGH OF MANHATTAN.

Allen st, No 21, w s, 100.2 n Canal st, 25.2x65.7. Release claims, &c, for station platform extension. Nathan Greenberg to Interborough Rapid Transit Co et al. Mt \$24,000. Sept 12. Oct 14, 1910. 1:300.
Church st, No 132, w s, 75.6 n Murray st, 25.1x50.5x24.9x50.7, 5-sty bk loft & str building. Henry Brash to Alma Rosenberg, 65 East 80th st. B & S. All title. Mt \$12,000. Oct 19. Oct 20, 1910. 1:133-32. A \$22,000-\$28,000. O C & 100
Cherry st, No 156, n s, abt 100 w Maraket st, 20.2x75, 5-sty bk tnt & str. Abraham Rodman to Sarah Rodman, 117 Canal st. All liens. Oct 20, 1910. 1:253-23. A \$8,000-\$10,000. 100
Cherry st, No 136, n s, 239.3 e Catharine st, 25.8x104.2, 5-sty bk tnt & str. Sigmund Honig to Isidor Lebelson, 616 Mad av, Nathan Rosenthal, 542 W 145th st, & Wm Bogen. 555 E 141st st. All liens. Oct 14, 1910. 1:253-11. A \$12,000-\$28,000. nom
Cherry st, No 132, n s, 189.5 e Catherine st, 25x103.5, 5-sty bk tnt & str. Gianovario Innella & Madalena his wife to Genovario Sassano, 252 High st, Elizabeth, N. J. Mt \$16,500. Sept 30. Rerecorded from Oct 4, 1910. Oct 14, 1910. 1:253-9. A \$12,000-\$17,000. nom
Same property. Genovario Sassano to Antonette Innella, 132 Cherry st. Mt \$16,500. Sept 30. Rerecorded from Oct 4, 1910. Oct 14, 1910. 1:253. nom
Cherry st, No 23, s s, abt 240 w Roosevelt st, 25.1x79.8x25.1x81.3 w s, 4-sty bk tnt & str.
Cherry st, No 25, s s, abt 215 w Roosevelt st, 25x95.7, 4-sty bk tnt & str & 2-sty bk tnt in rear.
Cherry st, Nos 29 and 29 1/2, on map No 29, s s, abt 165 w Roosevelt st, 25.2x84x25.6x84, 4-sty bk tnt & str.
Pearl st, Nos 364 & 366, e s, 156.6 n Franklin sq, runs n e 122.1 x n 5.5 x w 110.5 to st x s 36.5, two 4-sty bk tnts & str. Eugenia M Campbell grand daughter of Owen Healy, dec'd, 257 60th st, Bklyn, to The Reversionary Estates Co, a corp, at Nyack, N. Y. 1-28 part. Sub to life estate of Rose A Healy, widow. Oct 14. Oct 15, 1910. 1:109-6, 7, 9 & 10. A \$30,200-\$35,500; 112-7. A \$16,000-\$18,500. O C & 100
Cherry st, No 378, n s, abt 25 e Gouverneur st, 27x51.10x27x50 e s, 3-sty bk tnt & str. John McArdle to Bridget McArdle. 378 Cherry st. Oct 14. Oct 17, 1910. 1:261-2. A \$8,000-\$11,000. nom
Centre st, No 73. Consent to change of motive power. Lena Frank to Second Avenue R R Co. Feb 16, 1910. Oct 17, 1910. 1:168.
Centre st, Nos 75 to 79 | similar consent. N Y Life Ins Co to Worth st, No 123 | same. Dec 23, 1909. Oct 17, 1910. 1:168.
Division st, No 187, s s, 78.8 e Jefferson st, 26.1x54.5x26.1x54.11 | 5-sty bk tnt & str.
East Broadway, No 200 | n s, 104.6 e Jefferson st, 26.1x- to s s Division st, No 189 | Division st, 4-sty bk str & school & 5-sty bk tnt & str in Division st.
Ida Newmark HEIR Abraham Newmark to Esther Newmark, 200 East Bway. All title. B & S. All liens. Nov 27, 1909. Oct 15, 1910. 1:285-35, 54 & 55. A \$59,000-\$90,000. nom
Greenwich st, No 767, e s, 40 s Bank st, 21x68.6x21x67.9, 3-sty bk tnt. Greenwich Investing Co to Max Levington, 484 E 141st st. Mts \$12,500. Oct 3. Oct 14, 1910. 2:634-55. A \$7,000-\$9,500. nom
Grand st, Nos 577 & 577 1/2, on map No 577, s s, 110 w Corlears st, 30x96.5x26.8x83.5, 5-sty bk tnt & str. Adolph Seelig to Fritz Aufrecht, 230 E 14th st. Mt \$17,000. Oct 17. Oct 18, 1910. 1:265-36. A \$16,000-\$24,000. O C & 100
Henry st, No 150, s s, 41 e Rutgers st, 20x78, 4-sty & b stn dwg. Minnie Rosenthal to Louis Freedman, 22 Rutgers st. Mt \$12,000. Oct 18. Oct 19, 1910. 1:271-59. A \$16,000-\$21,000. 100
Hancock st, Nos 14 to 18, on map Nos 14 & 16, w s, 150.3 n Houston st, 50.4x113.1x55.1x137.7, 6-sty bk tnt & str. Frank S Verro to Emilie Verro his wife, 2339 Benson av, Bensonhurst, L. I. 1/2 part. Mt \$53,000 on whole. Oct 3. Oct 15, 1910. 2:527-40. A \$37,000-\$76,000. nom
Hudson st, No 577, w s, 82.2 s Bank st, 19.1x75.1x19.3x74.3, 3-sty bk tnt & str. David Lippmann et al to Wm F White, 577 Hudson st. B & S. Mt \$8,000 & all liens. Oct 14. Oct 15, 1910. 2:634-63. A \$9,500-\$11,000. O C & 100
Jackson st, No 81, w s, 16.2 s Front st, 19.6x62.10, 4-sty bk tnt; also strip adj on s 0.4x50. James M Byrnes to The Church of St Mary. July 20. Oct 19, 1910. 1:243-29. A \$3,500-\$5,000. O C & 100
Jefferson st, No 14 (16), w s, abt 80 n Henry st, 20x52.2, 3-sty bk tnt & str. Saml Ellsberg to Jacob Koronefsky, 181 Henry st. Mts \$16,400. Oct 17. Oct 18, 1910. 1:284-15. A \$9,000-\$12,000. O C & 100
Lafayette st, No 212, w s, s, abt 230 s Spring st, 25x100, 5-sty bk tnt & str. Dominick Abbate to Geo J Adams, 118 Sterling pl, Bklyn. Mt \$25,000 & all liens. Mar 14. Oct 14, 1910. 2:482-31. A \$23,000-\$30,000. nom

Monroe st, No 261, n s, 150.5 w Jackson st, 25x93.9x25x93.4, 6-sty bk tnt & str. Hermann N Appel to Fannie G wife of Hermann N Appel, 276 Stanton st. Mts \$28,000. Oct 1. Oct 20, 1910. 1:266-32. A \$17,000-\$36,000. gift
Park Terrace East, all that part to c l of Park Terrace East in front of w s of Park Terrace East, bet c l 215th st and 218th st, vacant. Margt C wife of Thomas Dwyer et al to The City of N Y. June 1. Oct 17, 1910. 8:2243. nom
Park st, No 73. Consent to change of motive power. Wainwright Hardie to Second Avenue R R Co. Jan 12, 1910. Oct 17, 1910. 1:160.
Sheriff st, No 85, w s, 175 n Rivington st, 25x100, 4-sty bk tnt & str & 4-sty bk tnt in rear. Annie Dick to Roman B Zaliels, 58 W 140th st. 1/2 part. All title. All liens. Oct 8. Oct 19, 1910. 2:339-65. A \$18,000-\$23,000. O C & 100
Stanton st, No 276, n s, 84.10 w Cannon st, 19.10x75, 3-sty bk dwg. Hermann N Appel to Fannie G wife of Hermann N Appel, 276 Stanton st. All liens. Oct 1. Oct 20, 1910. 2:335-83. A \$12,000-\$15,000. gift
Spring st, Nos 113 to 117, n s, 75 w Mercer st, 75x100, two 5-sty bk loft & str buildings. Julia D Dresser et al to Wyckoff Holding Co, 258 Bway. Mts \$110,000. Oct 11. Oct 20, 1910. 2:499-39 & 41. A \$110,000-\$134,000. 100
Washington st, No 500, w s, abt 65 n Spring st, 20x60.
Spring st, Nos 341 to 347, n w s, 57.3 e West st, runs n 80.4 x e 35.9 x s 0.3 1/4 x e 37 x s 80 to Spring st x w 73.1 1/2 to beginning, 7-sty bk storage bld.
Max Stern of Port Washington, L I, to Alex Stern, 1044 3d av. 1/2 part. All title. Mt \$95,000 & all liens. Oct 11. Oct 15, 1910. 2:596-44. A \$60,000-\$135,000. omitted
West st, Nos 317 & 318, e s, 62.6 s Charlton st, runs s 41.8 x e 147.6 x n 44 x w 87.8 x s 2.6 x w 63 to beginning, 3-sty bk tnt & store, 1-sty bk office, 1-sty fr stable, & fr shed of lumber yard. Edwin Sternberger & ano EXRS, &c, Simon Sternberger to Geo Douglass, 265 W 81st st. Sept 17. Oct 17, 1910. 2:596-15 & 16. A \$33,000-\$34,500. 55,000
Worth st, Nos 149 to 155. Consent to change of motive power. Five Points House of Industry to Second Avenue R R Co. Feb 23, 1910. Oct 17, 1910. 1:166.
Worth st, Nos 197 & 197 1/2. Similar consent. J Buyce Smith to same. Oct 8, 1897. Oct 17, 1910. 1:161.
Worth st, Nos 201 to 205 | Similar consent. Globe & Rutgers Fire Park row, No 200 | Ins Co to same. Dec 14, 1909. Oct Mott st, Nos 1 & 3 | 17, 1910. 1:161.
Worth st, Nos 164-172. Similar consent. Harris & Abraham Cohen to same. Jan 3, 1910. Oct 17, 1910. 1:161.
Worth st, Nos 191 & 193. Similar consent. The Worth Co to same. Dec 28, 1909. Oct 17, 1910. 1:161.
Worth st, No 181 | Similar consent. J Searle Barclay & Julian H Worth st, No 122 | Barclay to same. Jan 4, 1910. Oct 17, 1910. 1:168 & 161.
Worth st, Nos 175 & 177. Similar consent. Fredrika P & Julia P Ludlam et al to same. Mar 17, 1910. Oct 17, 1910. 1:161.
Worth st, No 195. Similar consent. David Mahoney to same. Jan 27, 1910. Oct 17, 1910. 1:161.
Worth st, Nos 174 to 182. Similar consent. Dennis G Brussel et al to same. Dec 15, 1909. Oct 17, 1910. 1:161.
Worth st, No 173. Similar consent. Cecelia A Bravendam to same. Jan 24, 1910. Oct 17, 1910. 1:161.
Worth st, No 196. Similar consent. Louis Silverstone to same. Jan 6, 1910. Oct 17, 1910. 1:161.
Worth st, Nos 198 to 202. Similar consent. David Rothschild to same. Jan 17, 1910. Oct 17, 1910. 1:161.
Worth st, No 183. Similar consent. Meyer Vesell to same. Jan 14, 1910. Oct 17, 1910. 1:161.
Worth st, No 171. Similar consent. Pietro Alvino to same. Mar 29, 1910. Oct 17, 1910. 1:161.
Same property. Similar consent. Dominick Abbate to same. Mar 30, 1910. Oct 17, 1910. 1:161.
Worth st, No 179 1/2. Similar consent. Pius or Preis C Volta to same. Oct 8, 1897. Oct 17, 1910. 1:161.
Worth st, No 140. Similar consent. E Mezzadri to same. Jan 5, 1910. Oct 17, 1910. 1:166.
Worth st, No 119. Similar consent. John S Radway to same. Mar 9, 1910. Oct 17, 1910. 1:168.
Worth st, Nos 130 & 132. Similar consent. John Vicario to same. Jan 5, 1910. Oct 17, 1910. 1:168.
Worth st, No 119. Similar consent. Alfred P Gardiner to same. Mar 19, 1910. Oct 17, 1910. 1:168.
Worth st, Nos 95 to 101. Similar consent. A G Agnew et al TRUSTEES Geo Bliss to same. Dec 13, 1909. Oct 17, 1910. 1:170.
Worth st, No 192. Consent to change of motive power. Pietro Fiorito to 2d Av R R Co. Dec 16, 1909. Oct 18, 1910. 1:161.
Warren st, No 54, n s, abt 100 e West Bway, 25x100, 5-sty bk loft & str bldg. Sarah A Brevoort widow to Etagloc Holding Co, 59 William st. Mt \$45,000. Oct 17. Oct 18, 1910. 1:136-11. A \$37,000-\$57,000. O C & 100
Same property. Etagloc Holding Co to Saml V Hoffman, of Morristown, N J, Farmers Loan & Trust Co, 22 William st, & Wm H Harris, 140 W 57th st, TRUSTEES Eugene A Hoffman. Mt \$45,000. Oct 17. Oct 18, 1910. 1:136. 69,000

DENNIS G. BRUSSEL ELECTRIC WIRING AND LIGHT HEAT APPARATUS FOR POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone 7220 Mad. Sq. 7221 15 W. 29th St., New York

7th st E, No 275, n s, 137.5 w Av D, 22.2x 97.6, 3 & 4-sty bk dwg. Herman Hellenstein to Emma Heflich, 5505 14th av, Brooklyn. Mt \$6,000. Oct 14. Oct 20, 1910. 2:377-50. A \$13,000-\$17,000. nom
9th st E, No 617, n s, 243 e Av B, 25x92.3, 4-sty bk tnt & str & 4-sty brk tnt in rear. Louis Rosenblatt to Jacob Rosenblatt, 112 E 103d st. 1-3 part. All liens. Oct 18. Oct 19, 1910. 2:392-54. A \$17,000-\$21,000. nom
10th st E, Nos 442 to 446, s s, 69.8 w Av D, runs s 49.9 x w 23.3 x s 31.2 x w 11.4 x w 35.8 x n 92.3 to st x e 70.1 to beginning, three 4-sty bk tnts & one 2-sty bk shop in rear No 442. Toba Steinhart to Ada Gluck, 3671 Bway. Mt \$25,000 & all liens. Oct 10. Oct 14, 1910. 2:379-30. A \$28,000-\$36,000. O C & 100
10th st E, Nos 216 & 218, s s, 250 e 2d av, 50x92.4, 6-sty bk tnt & str. Henry Tishman, 316 W 112th st, to Sarah A Brevoort, 7 W 81st st. Mt \$80,000. Oct 17. Oct 18, 1910. 2:451-19. A \$37,000-\$70,000. 100
14th st E, No 231, n e s, 235 n w 2d av, 26x103.3, 4-sty & b stn tnt. Equitable Realty Co to Select Realty Co, 140 Nassau st. Mts \$26,500. Oct 19, 1910. 3:896-15. A \$20,500-\$25,500. O C & 100
14th st E, Nos 333 to 341, n s, 376 e 2d av, 150x103.3, five 5-sty bk tnts & str.
1st av, Nos 243 to 247, w s, 43.3 n 14th st, 60x79, three 4-sty bk tnts & str.
23d st E, No 12, s s, 192.11 e Bway, 25x98.9, 6-sty stn office & str bldg.
Also all unsatisfied mts and all title in estate of Laura A Fellows, dec'd, now held in trust by N Y Life Ins & Trust Co as TRUSTEE, &c.
Henry S Dudley of Newburgh, N Y, to Laura F & Fannie G Dudley, both of Newburgh, N Y. All title. B & S. Oct 14. Oct 18, 1910. 3:921-19 to 23 & 29 to 31. A \$132,000-\$188,500; 851-part lot 63. A \$-\$. 30,000
16th st E, Nos 610 & 612, s s, 438 w Av C, 50x103.3, two 4-sty bk tnts & str & 2-sty bk stable in rear. Anna Schneider to Nicholas J Unger of Roselle, N J. Mts \$26,000 & all liens. Oct 15. Oct 18, 1910. 3:983-50. A \$17,000-\$25,000. O C & 100
20th st W, No 21, n s, 420 w 5th av, 25x92, 4-sty & b brk dwg. Rush C Hawkins to Gylmann Realty Co, a corp, 20 W 20th st. Oct 20, 1910. 3:822-21. A \$52,000-\$58,000. O C & 100
26th st W, No 231, n s, 363.3 e 8th av, 24.10x98.9, 4-sty bk tnt & str & 2-sty bk tnt in rear. Howard M Henderson to Susan Q Chambettaz, 407 9th st, Bklyn. Mt \$14,000. Oct 18, 1910. 3:776-19. A \$13,500-\$19,000. O C & 100
27th st W, No 232, s s, 334.9 e 8th av, 24.10x98.9, 3 & 4-sty bk bldg & str. Charles Roos to Edw A Kohn, 232 W 27th st. B & S & Confirmation Deed. All liens. Oct 17. Oct 19, 1910. 3:776-57. A \$13,500-\$16,500. nom
27th st W, No 355, n s, 206.3 e 9th av, 21.3x98.9, 3-sty bk dwg. Archibald N McAlonen to Delia McAlonen, 73 South 6th st, Bklyn, N Y. B & S & C a G. Mt \$6,000. Oct 17. Oct 18, 1910. 3:751-11. A \$10,000-\$11,500. O C & 100
32d st W, Nos 527 to 531, n s, 325 w 10th av, 75x98.9, one 1 and one 5-sty bk storage bldgs & vacant. Eliz J Childs to N Y State Realty & Terminal Co, at Grand Central Terminal, s w cor 45th st & Lex av. Oct 11. Oct 14, 1910. 3:704-17 to 19. A \$24,000-\$46,000. O C & 100
33d st W, Nos 518 to 532, s s, 225 w 10th av, 200x98.9, 2, 3, 5 & 7-sty bk brewery. Eliz J Childs to N Y State Realty & Terminal Co, at Grand Central Terminal, s w cor 45th st & Lex av. Oct 11. Oct 14, 1910. 3:704-56. A \$70,000-\$130,000. O C & 100
33d st W, Nos 538 to 542, s s, 425 w 10th av, 75x98.9, 2-sty bk brewery. Eliz J Childs to N Y State Realty & Terminal Co, at Grand Central Terminal, s w cor 45th st & Lex av. Oct 11. Oct 14, 1910. 3:704-57. A \$27,000-\$31,000. O C & 100
33d st E, No 248, s s, 83.4 w 2d av, 16.8x74, 3-sty & b bk dwg. Mamie Boyce to Herman B Trost, 246 E 62d st. 1/2 part. Oct 20, 1910. 3:913-39. A \$7,800-\$9,000. nom
34th st W, Nos 311 to 321 n s, 175 w 8th av, 125x197.6 to s s
35th st W, Nos 322 to 332 35th st, 6-sty bk Manhattan Opera House. Oscar Hammerstein & Malvina his wife to Hammerstein Opera Co, a corp, 315 W 34th st. Mts \$250,000 & all liens. Sept 8. Oct 18, 1910. 3:758-28. A \$180,000-\$420,000. nom
35th st W, Nos 29 & 31, n s, 405 w 5th av, 40x98.9, 3-sty stn str. John C Barr to County Holding Co, 128 Bway. B & S. Mt \$190,000. Sept 30. Oct 18, 1910. 3:837-24. A \$130,000-\$165,000. nom
36th st W, No 235, n s, 415.6 e 8th av, 18.6x98.9, 4-sty bk dwg. Philippina & Jacob Becker to Holland Holding Co, a corp, 11 Pine st. Sept 14. Oct 17, 1910. 3:786-25. A \$14,000-\$17,500. O C & 100
38th st W, Nos 237 to 241, n s, 377 e 8th av, 51.4x98.9, three 4-sty bk dwgs. Laura A Cregan to Solomon Dannenberg, 409 E 50th st. Q C. Sept 20. Oct 20, 1910. 3:788-26 to 28. A \$45,000-\$54,000. nom
Same property. Solomon Dannenberg to Simon Fink, 310 W 80th st. Q C. Sept 20. Oct 20, 1910. 3:788. nom
40th st W, No 453, n s, 160 e 10th av, 20x98.9, 4-sty bk tnt. Barbara A Beyer to John Sasse, 28 Manhattan av. Oct 14, 1910. 4:1050-7. A \$8,500-\$10,500. 100
44th st W, No 341, n s, 250 e 9th av, 25x100.5, 4-sty bk tnt & 2-sty bk bldg in rear. CONTRACT. Herman Stalder with Harriet S James. Mts \$19,300. May 31. Oct 14, 1910. 4:1035-11. A \$14,000-\$16,000. 21,000
45th st W, Nos 62 & 64, s s, 180 e 6th av, 40.6x100.5, 1 3 & 1 4-sty stn dwgs. Philip Krauss to Herald Square Holding Co, 1182 Broadway. Mt \$123,000. Oct 11. Oct 17, 1910. 5:1260-66 & 67. A \$83,000-\$95,000. O C & 100
45th st W, No 532, s s, 325.6 e 11th av, 24.6x100.5, 5-sty bk tnt. FORECLOS. (Oct 19, 1910.) Roger A Pryor (Ref) to Simon A Hirshbaum, 348 Castleton av, West Brighton, S I. Oct 19. Oct 20, 1910. 4:1073-51. A \$8,750-\$18,500. 17,000
47th st W, Nos 613 & 615, n s, 225 w 11th av, 50x100.5, 1, 2 & 3-sty bk & br brewery. PARTITION. Sept 15, 1910. Francis W Pollock referee to Edw F Beinhauer, 2 W 88th st. Oct 17. Oct 18, 1910. 4:1095-22. A \$16,000-\$19,000. 24,900
54th st E, No 350, s s, 100 w 1st av, 25x100.5.
54th st E, No 352, s s, 75 w 1st av, 25x100.5.
Two 5-sty bk tnts & str.
Sallie Weil to Leopold Hellinger, 16 E 96th st. Mts \$36,750 & all liens. Oct 20, 1910. 5:1346-30 1/2 & 31. A \$18,000-\$40,000. nom
55th st E, No 53, valued at \$68,000. Sub to mort \$25,000. Certificate as to payment of transfer tax of \$467.26. James A Wendell, Deputy Comptroller of State N Y, to W S P Prentice exr Ella C S Prentice. Oct 14. Oct 17, 1910. transfer tax liber
57th st E, No 45, n s, 59 w Park av, 20x80.5, 5-sty stn dwg. Chas W Clinton to Emily de Silver Clinton, 39 E 57th st. Oct 14, 1910. 5:1293-33 1/2. A \$47,000-\$75,000. nom
61st st E, No 338 (348), s s, 119 w 1st av, 28x100.5, 5-sty bk tnt. Anna Mercy to Jacob Mercy & Bernard Nitchhauser. All liens. Sept 14. Oct 19, 1910. 5:1435-32. A \$10,000-\$21,500. O C & 100
62d st E, No 240, s s, 155 w 2d av, 20x100.5, 3-sty & b stn dwg. Release mt. Wm M Parke to Augusta E Mohr. Q C. June 23. Oct 18, 1910. 5:1416-31. A \$12,000-\$16,000. nom
63d st W, No 227, n s, 400 w Ams av, 25x100.5, 5-sty bk tnt & str. Chas A Wimpheimer & ano EXRS Wolf Dazian to Henry Dazian. All title. Dec 1, 1902. Oct 14, 1910. 4:1155-16. A \$7,000-\$16,000. 8,552.74
69th st E, No 428, s s, 233.4 w Av A, 41.8x100.5, 6-sty bk tnt. Tillie Wacht to Ida B Kelly, 520 W 114th st. Mt \$34,000. Oct 10. Oct 17, 1910. 5:1463-35. A \$15,000-\$47,000. O C & 100
69th st E, No 428, s s, 233.4 w Av A, 41.8x100.5, 6-sty bk tnt. Release mt. Saml Wacht, 130 W 122d st, to Tillie Wacht, 130 W 122d st. Oct 10. Oct 18, 1910. 5:1463-35. A \$15,000-\$47,000. nom
Same property. Release mt. Same to same. Oct 10. Oct 18, 1910. 5:1463. nom
72d st E, No 149, n s, 82.6 e Lexington av, 18.9x102.1, 5-sty bk tnt. Kath A Le Roy to Mary Sharswood, of Stonington, Conn. Oct 13. Oct 17, 1910. 5:1407-23 1/2. A \$18,000-\$33,000. O C & 100
72d st E, No 147 (owned by party 1st part).
72d st E, No 149 (owned by party 2d part).
Certificate as to party wall. Sarah W Swords, 147 E 72d st, to Kath M Roy, 149 E 72d st. Oct 11. Oct 20, 1910. 5:1407. nom
73d st E, Nos 509 to 513, n s, 173 e Av A, 75x102.2, two 6-sty bk tnts. Max Stern to Theresa Suchy, 217 E 71st st. All liens. Sept 28. Oct 19, 1910. 5:1485-8 & 10. A \$20,000-\$76,000. O C & 100
74th st W, No 143, n s, 510 w Columbus av, 20x102.2, 4-sty & b stn dwg. Julie O wife of & Myles J Tierney to Michael H Cardozo, Jr, 143 W 74th st. Oct 18. Oct 19, 1910. 4:1146-12. A \$14,000-\$29,000. nom
80th st W, No 119, n s, 656 e Amsterdam av, 18.2x102.2x15x102.2, 4-sty & b bk dwg. Edw E Tull to Marion A Barrett, 119 W 80th st. All liens. Oct 1. Oct 17, 1910. 4:1211-27. A \$10,000-\$26,000. nom
81st st W, No 43, on map No 37, n s, 250 e Col av, 25x104.4, vacant. Daniel A Loring to Wm C Osborn, of Garrison, N Y. All liens. Oct 1. Oct 14, 1910. 4:1195-11. A \$35,000-\$35,000. nom
82d st E, No 243, n s, 122.6 w 2d av, 15x102.2, 3-sty bk dwg. Harriette N Murphy to Church of Saint Ignatus Loyola, a corp, 980 Park av. Mt \$7,500. Oct 17. Oct 19, 1910. 5:1528-19 1/2. A \$6,500-\$7,000. O C & 100
82d st E, No 520, s s, 291.9 e Av A, 18.9x102.2, 4-sty stn tnt. Fanny Gingold to Pauline Gingold. Mar 3, 1902. Oct 17, 1910. 5:1578-40 1/2. A \$6,000-\$10,000. nom
82d st W, No 39, n s, 291.8 e Col av, 16.8x102.2, 4-sty & b bk dwg. Mt \$10,000.
82d st W, No 37, n s, 308.4 e Col av, 16.8x102.2, 4-sty & b bk dwg. Mt \$10,000.
83d st W, Nos 46 to 56, s s, 225 e Col av, 100x102.2, six 4-sty & b bk dwgs. Mts \$75,000.
Paul F Williams et al to Hennessy Realty Co, 220 Bway. B & S. All liens. Sept 30. Oct 18, 1910. 4:1196-12 1/2, 13 & 52 to 55. A \$92,000-\$152,000. nom
91st st E, No 61, n s, 210 w Park av, 17x100.8, 3-sty bk dwg. Georgia T Hollister to Frank Gulden, 995 Mad av. Mts \$21,000. Oct 14, 1910. 5:1503-27. A \$15,000-\$19,500. nom
92d st E, No 110, s s, 89 e Park av, 18x100.8, 3-sty stn dwg. E Cornelia Mahr to Ellen Atkinson, 135 Hamilton pl. B & S & C a G. Mt \$12,000. Oct 18, 1910. 5:1520-68 1/2. A \$10,500-\$14,000. O C & 100
95th st W, s s, bounded e by c 1 Bloomingdale road, closed, w by w s Bloomingdale road & s by line 75.6 s 95th st, vacant. Flora Smythe to Chelsea Realty Co, 135 Bway. All title. B & S. Oct 4. Oct 18, 1910. 4:1242-38B. A \$17,500-\$17,500. nom
97th st W, No 30, s s, 275 w Central Park W, 18x100.11, 4-sty & b bk dwg. David N Carvalho to C N Shurman Investing Co, a corp, 43 Exchange pl. Mt \$15,000. Oct 14. Oct 15, 1910. 7:1832-44. A \$9,300-\$17,000. O C & 100
97th st W, s s, 183.7 w Amsterdam av, & at c 1 Old Bloomingdale road, runs s 100.11 x w 13.1 to c 1 Old Bloomingdale road (closed), x n 101.9 to beginning, gore, part 8-sty bk tnt. The Roman Catholic Church of the Holy Name to Samuel Borchardt. Feb 25, 1909. Rerecorded from Mar 2, 1909. Oct 17, 1910. 7:1868-part lot 40. A \$-, \$-. 6,500
98th st, Nos 142 to 148, s s, 95 e Lexington av, 100x100.11, three 6-sty bk tnts & str. Nevelson Goldberg Realty Co to Chas G Willoughby, 220 W 111th st. All liens. Oct 7. Oct 17, 1910. 6:1625-46 to 48. A \$32,000-\$112,000. nom
99th st E, No 51, n s, 275 w Park av, 25x100.4, 1 & 2-sty bk stable. Anna V Horan to Philip Wattenberg, 1203 Franklin av. Mts \$13,000. Oct 17. Oct 19, 1910. 6:1605-25. A \$9,000-\$12,000. O C & 100
103d st W, No 107, n s, 150 w Col av, 18.9x100.11x18.3x100.11, 5-sty stn tnt. Mary M Holmes to Cecelia A & Mary E Taylor, both of 783 West End av. Mt \$18,000. Oct 17. Oct 18, 1910. 7:1858-26. A \$9,000-\$17,000. O C & 100
106th st E, No 311, n s, abt 200 e 2d av, —x—, 4-sty bk tnt & str.
103d st E, Nos 311 & 313, n s, abt 200 e 2d av, —x—, two 4-sty bk tnts & str.
Alice Bullowa to Alfred L M Bullowa, 127 E 72d st. Dec 15, 1909. Oct 17, 1910. 6:1678-9. A \$9,000-\$18,000. 6:1675-9 & 10. A \$14,000-\$27,000. nom

- 106th st E, No 234, s s, 200 w 2d av, 25x100.9, 6-sty bk tnt & str. Isaac Goldowitz et al to David Millhauser, 153 E 89th st. Mt \$28,000. Oct 6. Oct 15, 1910. 6:1655-33. A \$10,000-\$31,000. nom
- 107th st E, No 181, n s, 303 e Lex av, 17x100.11, 4-sty stn tnt. PARTITION, Sept 15, 1910. Adam Wiener referee to Annabella L Armstrong, 155 W 121st st. Oct 11. Oct 18, 1910. 6:1635-32½. A \$6,500-\$10,000. 10,600
- 108th st E, No 155, n s, 82 e Lex av, 16.8x100.11, 4-sty stn tnt. PARTITION, Sept 15, 1910. Adam Wiener referee to Annabella L Armstrong, 155 W 121st st. Oct 11. Oct 18, 1910. 6:1636-24½. A \$6,500-\$10,000. 10,700
- 109th st E, No 127, n s, 255 e Park av, 25x100.11, 5-sty stn tnt & str. Rebecca Schoeps to Henrietta C Bulger, of Jersey City, N J. Mt \$5,000 & all liens. Oct 18. Oct 19, 1910. 6:1637-12. A \$10,000-\$22,000. nom
- 112th st W, Nos 527 to 533, n s, 225 e Bway, 100x100.11, 8-sty bk tnt. Hennessy Realty Co to John Healey, 245 W 113th st. Mts \$250,000. Sept 6. Oct 15, 1910. 7:1884-11. A \$60,000-\$265,000. 100
- 113th st E, No 77, n s, 124.6 w Park av, 26.4x100.11, 5-sty bk tnt. FORECLOS, June 30, 1910. Saul J Baron referee to Clara Thorman, 235 E 79th st. Oct 14. Oct 15, 1910. 6:1619-30. A \$11,500-\$21,500. 22,000
- Same property. Clara Thorman to Sadie L Levy, 622 W 114th st. Mt \$18,000. Oct 14. Oct 15, 1910. 6:1619. O C & 100
- 113th st W, Nos 245 & 247, on map No 243, n s, 375 w 7th av, 50 x100.11, 6-sty bk tnt. John Healy to Hennessy Realty Co, 220 Bway. Mt \$60,000 & all liens. Sept 1. Oct 14, 1910. 7:1829-15. A \$26,000-\$85,000. O C & 100
- 113th st W, No 64, s s, 250 e Lenox av, 16x100.11, 3-sty & b bk dwg. Adelaide E Thompson to Mathilde Juvet, 64 W 113th st. Oct 15. Oct 18, 1910. 6:1596-61. A \$8,000-\$11,000. O C & 100
- 114th st, No 231, n s, 250 w 2d av, 25x100.11, 5-sty bk tnt. Pauline Hertzberg to Antonio Marinello, 2168 2d av. Mt \$13,000. Oct 15. Oct 17, 1910. 6:1664-14. A \$8,000-\$21,000. nom
- 114th st W, No 605 | n s, 125 w Broadway, runs n 100.11 x w 115th st W | 50 x n 100.11 to s s 115th st, x w 50 x s 201.10 to 114th st, x e 100 to beginning, 3-sty & b bk dwg & vacant. Joseph M Lichtenauer to Chas Newmark, 951 Sherman av, Bronx, & Aaron B Davis, 532 W 111th st. B & S. Oct 11. Oct 20, 1910. 7:1896-14 to 17, 32 & 33. A \$108,000-\$115,000. O C & 100
- 114th st W, No 616, s s, 210 w Broadway, 15x100.11, 4-sty bk dwg. Marie R Lavayen to Josephine D Morgan, Freeport, L I. Mt \$13,000. Oct 20, 1910. 7:1895-67. A \$10,800-\$20,000. O C & 100
- 114th st W, No 605, n s, 150 w Broadway, 25x100.10, 3-sty & b bk dwg. Edith L wife of Meyer D Rothschild to Joseph M Lichtenauer, 58 W 52d st. Oct 11. Oct 20, 1910. 7:1896-16. A \$18,000-\$25,000. O C & 100
- 115th st W, n s, 400 w Lenox av, 25x100.11, vacant. Lee O Mann of Saginaw, Mich, to U S Trust Co of N Y, 45 Wall st, as TRUSTEE Theron R Butler, dec'd. Q C. All title. Oct 12. Oct 15, 1910. 7:1825-15. A \$13,000-\$13,000. 4,56
- 117th st E, No 140, s s, 24 w Lexington av, 16.2x100.11, 3-sty bk dwg. Colonel Leon Kessler to Edmund A Kolb, 994 2d av. Mt \$6,000 & all liens. Oct 14. Oct 20, 1910. 6:1644-57. A \$6,500-\$7,000. O C & 100
- 118th st W, No 120, s s, 235 w Lenox av, 20x100.11, 3-sty & b stn dwg. De Leon Realty Co to Selina Aronson, "The Noroton Court," St Nicholas av & 159th st. All liens. Oct 3. Oct 20, 1910. 7:1902-43. A \$10,400-\$21,000. nom
- 119th st W, No 205, n s, 137.6 w 7th av, 37.6x100.11, 6-sty bk tnt. FORECLOS, Oct 17, 1910. Manton M Wyvell, ref, to Lillian Rose, 61 W 27th st. Mt \$41,000. Oct 19, 1910. 7:1925-25. A \$19,500-\$50,000. 51,000
- 119th st E, Nos 332 & 334, s s, 265 w 1st av, 35x100.10, 6-sty bk tnt & str. Max Stern to Theresa Suchy, 217 E 71st st. All liens. Dec 8, 1909. Oct 19, 1910. 6:1795-39. A \$10,000-\$38,000. O C & 100
- 122d st E, No 263, n s, 17.6 w 2d av, 14x71.8, 3-sty stn dwg. C N Shurman Investing Co to David N Carvalho, 944 Marcy av, Bklyn. Mt \$6,000. Oct 14, 1910. 6:1787-21½. A \$5,000-\$7,000. O C & 100
- 122d st W, Nos 524 to 530, s s, 200 e Bway, 125x90.11, three 6-sty bk tnts. Harris Friedman to Tilbury Realty Co, 171 Bway. Mt \$167,000. Oct 17. Oct 18, 1910. 7:1976-51 to 55. A \$75,000-\$165,000. O C & 100
- 124th st E, Nos 148 & 150 | s s, 382.4 w 3d av, 37.8 to e s Lex Lexington av, Nos 2027 & 2029 | av x100.11, 5-sty bk tnt & str. CONTRACT. Mary E Sipp with Jennie Fromberg, 53 Lenox av, & Beatrice Hirsch, 238 W 106th st. Mts \$85,000. Oct 12. Oct 14, 1910. 6:1772-52. A \$30,000-\$65,000. 85,000
- 125th st W, No 525, n s, 400 e Bway, 25x99.11, 5-sty bk tnt & str. Ernestina Marks to Pauline Byk, 501 Hancock st, Bklyn, N Y. All liens. Oct 3. Oct 15, 1910. 7:1980-18. A \$11,000-\$22,000. non
- 126th st W, No 254, the business. Morris Kanofsky to Isaac Yagol, 84 Clinton st. Oct 10. Oct 14, 1910. P A.
- 129th st W, s s, 175 e Riverside Drive, runs s 115 x s e 1 x s e again 54.8 x n 139.8 to st x w 50 to beg, vacant. Richard S White to The John C Orr Co, cor West & Java sts, Bklyn. B & S. Mts \$416,250 on this & other property. Oct 29, 1907. Oct 19, 1910. 7:1995-part lot 58. A \$-\$. nom
- Same property. Release mt. Metropolitan Life Ins Co to same. Oct 19, 1910. 7:1995. 13,000
- 133d st W, No 524, s s, 275 w Amsterdam av, 17.6x99.11, 4-sty bk tnt. Release mt. Chas A Strauss, 20 Morningside av E, to Anna Jungman, 431 4th av. Oct 19, 1910. 7:1986-106. A \$5,900-\$10,000. 500
- 137th st W, No 616, s s, 185 e Riverside Drive, 85x99.11, 6-sty bk tnt. Louvre Realty Co to Solomon M Schatzkin, of Rutherford, N J. Sept 15. Oct 17, 1910. 7:2002-57. A \$41,000-\$140,000. O C & 100
- 148th st W, No 215, n s, 287.3 w 7th av, 37.5x99.11, 5-sty bk tnt. Alice Blaine & ano to Brown-Weiss Realities, a corp, 61 Park row. Mt \$35,000. Oct 14. Oct 17, 1910. 7:2034-19. A \$10,500-\$35,000. O C & 100
- 148th st W, No 215, n s, 287.3 w 7th av, 37.5x99.11, 5-sty bk tnt. Brown-Weiss Realities to Anany Kibrick, 307 W 117th st. ½ part. Mt \$35,000. Oct 15. Oct 18, 1910. 7:2034-19. A \$10,500-\$35,000. nom
- 152d st W, Nos 510 to 518, s s, 175 w Ams av, 125x99.11, three 5-sty bk tnts. Michl F Burns to Plainfield Land & Bldg Co, a corp of N J, 141 Bway, N Y City. Mts \$117,000. Oct 14, 1910. 7:2033-40 to 43. A \$54,000-\$135,000. O C & 100
- 158th st W, n s, 125 e Bway, 100x99.11, vacant. Friedman Const Co to Melvin Realty Co, 171 Bway. Mts \$24,000. Sept 16. Oct 18, 1910. 8:2117-61 to 64. A \$32,000-\$32,000. O C & 100
- 164th st W, No 505, n s, 100 w Amsterdam av, 50x99.11, 6-sty bk tnt. Brown-Weiss Realities to Robert Schroeder, 46 W 69th st. Mt \$66,000. Oct 15. Oct 20, 1910. 8:2121-49. A \$17,000-\$58,000. nom
- 178th st W, No 526, s s, 150 w Ams av, 75x91.2x75.1x96, 6-sty bk tnt. Brown-Weiss Realities to Cordon Realty Co, 37 W 26th st. Mts \$90,000 & all liens. Oct 11. Oct 18, 1910. 8:2132-32. A \$19,000-P \$79,000. nom
- 181st st W, n s, 362.2 w Broadway, runs n 198.11 x —, boundary line agt. Henry B Auchincloss, Gurdon S Buck & John O Baker with Adelaide L Gross & Mary B Crook. May 17. Oct 20, 1910. 8:2180. nom
- Av B, No 225, e s, 68.9 s 14th st, 22x88, 5-sty bk tnt & str. Ada Gluck to Morris Philip, 508 E 140th st. Mt \$17,000. Oct 10. Oct 14, 1910. 2:396-6. A \$12,000-\$17,000. O C & 100
- Broadway, w s, 590.10 n 187th st, 50x100.3, vacant. Emanuel Fellman to Allen W Rose, 310 W 123d st. Oct 14. Oct 15, 1910. 8:2180-48S. A \$-\$. 100
- Broadway, No 334 | s e cor Worth st. Consent to change motive Worth st | power. Harriet Hayden to Second Avenue R R Co. Jan 28. Oct 17, 1910. 1:157.
- Bennett av, e s, 178.9 n 181st st, —.
- Bennett av, w s, 186.9 n 181st st, —.
- Boundary line agt. James G Bennett individ & as TRUSTEE James G Bennett dec'd with Adelaide L Gross & Mary B Crook. July 9. Oct 20, 1910. 8:2180. nom
- Greenwich av, Nos 111 & 113 | s w cor Jane st, 39.4x70.10x43.6x63.3, Jane st, No 2 | 6-sty bk tnt & str. Emma wife Chas Reusse to Jacob Saalberg, 307 W 93d st. Mts \$55,000 & all liens. Oct 18. Oct 19, 1910. 2:615-76. A \$29,000-\$57,000. O C & 100
- Lenox av, Nos 348 & 350, e s, 49.11 s 128th st, 50x100, two 5-sty bk tnts & str. Max G R Reich to Edw A Grimley, 33 E 200th st. Mt \$54,000. Oct 17, 1910. 6:1725-71 & 72. A \$44,000-\$74,000. O C & 100
- Lenox av s e cor 143d st, 24.11x85, vacant. FORECLOS, Oct 11, 143d st | 1910. Henry P Keith referee to Corn Exchange Realty Co, 39 E 42d st. Oct 14, 1910. 6:1740-69. A \$21,000-\$21,000. 3,000
- Lenox av, No 484, e s, 49.11 n 134th st, 25x85, 5-sty bk tnt & str. Isaac Klein to Josephine & Julia Klein. ½ right, title & interest. All liens. Dec 7, 1909. Oct 18, 1910. 6:1732-3. A \$16,000-\$28,000. gift
- Lexington av, No 1835, e s, 60.11 s 114th st, 19.9x78, 4-sty stn tnt & str. Hugo J Groth to Morris Glaser, 36 St Marks pl. Mt \$16,000. Oct 15. Oct 17, 1910. 6:1641-51½. A \$8,500-\$14,500. nom
- Lexington av, No 1352, w s, 80.8 s 90th st, 20x81, 4-sty bk tnt. Wm Renn to Mary Renn his wife, both at 1352 Lexington av. Mt \$13,000. Oct 15. Oct 17, 1910. 5:1518-59½. A \$13,000-\$16,500. O C & 100
- Madison av, No 715, e s, 40.5 n 63d st, 20x100, 5-sty bk tnt & str. Robt A Maddock to Caroline M Robinson. All liens. June 7, 1909. Oct 14, 1910. 5:1378-22. A \$45,000-\$65,000. nom
- Madison av, No 955, e s, 20.10 n 75th st, 20.4x65, 5-sty bk tnt & str. Henrietta Underhill to Edw W C Arnold, of Islip, L I. Q C & correction deed. Oct 10. Oct 14, 1910. 5:1390-22½. A \$28,000-\$38,000. nom
- Madison av, No 1541, e s, 84.3 n 104th st, 16.8x70, 3-sty bk tnt & str. Ida Sebelky to Philip Levitt. All liens. June 17. Oct 18, 1910. 6:1610-21. A \$9,000-\$11,500. nom
- Park Row, No 120, n s, 171.8 e Duane st, 25.9x106.7x25.7x105.8, 5-sty bk hotel & str. John S Church to Rebecca H wife of John S Church, of Rockville Centre, L I. 1-5 part. Jan 18, 1897. Oct 20, 1910. 1:159-53. A \$39,000-\$44,000. gift
- Pleasant av, Nos 401 & 403 | n w cor 121st st, 50.5x50, 4-sty bk 121st st | tnt & str. Thos D Richardson to Magdalena Haas, 57 Grand st. Mt \$13,000. Oct 7. Oct 17, 1910. 6:1809-23. A \$12,000-\$22,000. O C & 100
- 1st av, No 2410, e s, 75.5 s 124th st, 25.4x100, two 1-sty bk str. Sophie I Beckert to Abraham Sonken, 84 E 107th st. Mt \$10,000 & all liens. Sept 29. Oct 17, 1910. 6:1811-4. A \$8,000-\$8,500. O C & 100
- 1st av, No 2241, w s, 20 n 115th st, 20x73, 4-sty stn tnt & str. Ferdinando Salvatore to Santo Giacini, 423 E 117th st, & Eleonora Manzione, 2241 1st av. Mts \$10,000. Oct 15. Oct 18, 1910. 6:1687-24. A \$6,500-\$12,500. O C & 100
- 2d av, No 1825, w s, 75.9 s 95th st, 25x80, 5-sty bk tnt & str. John Kohl to The Roiskitt Holding Co, 391 Fulton st. Bklyn. Oct 18, 1910. 5:1540-26. A \$11,500-\$19,500. O C & 100
- 2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty bk tnt & str. Josephine Miller to Alex Spiro, of Jersey City, N J. Mts \$14,500 & all liens. Sept 22. Oct 17, 1910. 6:1678-51. A \$10,000-\$15,500. O C & 100
- 2d av, No 2216, e s, 20.11 s 114th st, 20x80, 4-sty stn tnt & str. Wm J Korn to Ralph H Korn. B & S & C a G. Sept 26. Oct 17, 1910. 6:1685-52. A \$7,500-\$13,000. O C & 100
- 2d av, No 1392 | n e cor 72d st, 76.2x25. Release, etc., as to station 72d st | platform extension. Peter Doelger to the Interborough Rapid Transit Co et al. July 7. Oct 19, 1910. 5:1447 360
- 2d av, No 72 | n e cor 4th st, 24x100, 6-sty bk tnt & str. Hyman 4th st, No 91 | Schlaff to Saul & David Eder, both at 72 2d av. Mts \$83,000. Sept 12. Oct 19, 1910. 2:446-1. A \$40,000-\$70,000. O C & 100
- 2d av, No 1907, w s, 78 n 98th st, 25.10x75, 5-sty bk tnt & str. Solomon Cohen to Louis Levin, 38 E 112th st, N Y, & Rosy Spitz, 43 Church st, New Brunswick, N J. B & S & C a G. Mt \$14,000 & all liens. Oct 20, 1910. 6:1648-24. A \$10,000-\$17,000. 100
- 5th av, No 924, e s, 64 n 73d st, 33x100, 4 & 5-sty stn dwg. Chas P Williams & ano EXRS, & c, Georgia P Williams to Georgia W Warren, 924 5th av. 45-100 parts. All title. Oct 17. Oct 20, 1910. 5:1388-4. A \$200,000-\$325,000. 112,500
- Same property. Notice of acceptance of interest in above deed as DEVISEE under will of Georgia P Williams. Georgia W Warren to Chas P Williams & Geo H Warren as EXRS Georgia P Williams. Oct 14. Oct 20, 1910. 5:1388.
- 5th av | n e cor 95th st, 25.2x102.2, vacant. Camilla O Carrigan 95th st | et al to Lloyd S Bryce of Roslyn, L I. Q C. July 30. Oct 20, 1910. 5:1507-1. A \$80,000-\$80,000. nom
- Same property. Annie O Bryan et al to same. Q C. July 30. Oct 20, 1910. 5:1507.
- 5th av, No 845, valued at \$675,000; sub to mt \$450,000.
- 66th st, No 108 E, valued at \$47,500.
- Certificate as to payment of transfer tax of \$3,837.32. Jas A Wendell, Deputy Comptroller of State N Y, to Grant B Schley as EXR of Eliz B Schley, dec'd, late of N J. Oct 13. Oct 15, 1910. 5:1380 & 1400.
- 6th av, No 879, w s, 75.4 s 50th st, 25x100. Release, & c, as to station platform extension. Moses A Kuh et al to Interborough Rapid Transit Co et al. Aug 29. Oct 19, 1910. 4:1002. 500

7th av, Nos 1975 & 1977, e s, 27.11 s 119th st, 36.6x100, 5-sty bk tnt. FORECLOS, Oct 6, 1910. Phoenix Ingraham, ref, to Joseph Yeska, Hotel Majestic, Central Park West & 72d st. Oct 19, 1910. 7:1903-62. A \$27,300-\$50,000.
 2,500 over & above mt for 42,000
 7th av, Nos 1971 & 1973 e s, 64.5 s 119th st, 36.6x100, 5-sty bk tnt. FORECLOS, Oct 6, 1910. Phoenix Ingraham, ref, to Joseph Yeska, Hotel Majestic, Central Park West & 72d st. Oct 19, 1910. 7:1903-64. A \$27,300-\$50,000.
 3,000 over and above mt for 42,000
 7th av, No 2295. Release assignment of rents dated Feb 8, 1910. Acme Security Co, 1451 Bway, to Lewis H Lazarus, 70 Greene st. Oct 14. Oct 15, 1910. 7:1919. 125
 10th av/n w cor 214th st, 37.6x100, vacant. Dorbar Realty Corp 214th st | to Thomas Alexander, 14 St Nicholas pl. Mts \$12,042.75 & all liens. Oct 17. Oct 19, 1910. 8:2232-16. A \$11,000-\$11,000. O C & 100
 11th av, No 484, e s, 72.9 s 39th st, 26x100, 5-sty bk tnt & str. Susanna Orth to John Arnold, of Scranton, Pa. Mts \$29,000. Oct 11. Oct 14, 1910. 3:710-65. A \$10,500-\$22,500. O C & 100

MISCELLANEOUS.

General release of legacy. F Ashton De Peyster to Philip Livingston INDIVID & as EXR Juliet M Livingston. Aug 24. Oct 20, 1910. 1,000
 General release of legacy. Lennox Birkhead to same. Aug 1. Oct 20, 1910. 1,000
 Power of attorney. Angelina Champlin to Daniel R Kendall. Mar 24, 1909. Oct 19, 1910.
 Power of attorney. Thomas G Taylor to Sarah J Taylor. Oct 18, 1898. Oct 19, 1910.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Crotona Park N, n s, 142 e Prospect av, 50x98.4x50x98.11, vacant. John J Bowe et al to Jos J Meaney, 233 Huron st, Bklyn. Oct 7. Oct 18, 1910. 11:2952. O C & 100
 *Clarence st, w s, 100 s Town Dock road, 75x100. John W Cornish to Bea A Nowak, 2939 Eastern Boulevard. All liens. Oct 19. Oct 20, 1910. O C & 100
 Devoe Terrace, No 2470 (Park View pl), e s, — s 190th st, 25x90, 2-sty fr dwg. T F Murray Real Estate & Const Co to Susan F wife Jas J Smith, 578 E 163d st. Mt \$5,000. Oct 17. Oct 18, 1910. 11:3219. O C & 100
 *Elizabeth or Post st | s e cor Barker av, runs e 125 x s 100 x w Barker av | 25 x n 50 x w 100 to e s Barker av x n 50 to beginning, Westchester. Ellen J O'Hara to James O'Malley, 208 Apple st, Dunmore, Lack Co, Pa. All liens. Oct 17. Oct 18, 1910. O C & 100
 *Elizabeth or Post st | s e cor Barker av, runs e 125 x s 100 x w Barker av | 25 x n 50 x w 100 to e s Barker av x n 50 to beginning, Olinville. Richd O'Hara of Williamsbridge, to Ellen J O'Hara, his wife, of — Post st, Williamsbridge, C a G. All liens. June 22, 1909. Oct 15, 1910. nom
 Minford pl, w s, 100 n 172d st, 175x100, vacant. Foxvale Realty Co to Sandow Realty Co, 198 Bway. Mts \$85,500. Oct 14. Oct 18, 1910. 11:2967-2977. nom
 *Marvin pl, e s, — n 4th st, —, & being lot 36 map (No 1069) 37 lots of Nellie Marvin. Release mt. Hudson P Rose Co to Eduardo Baragiola, 1480 Unionport road. Oct 17, 1910. 375
 *Marvin pl, e s, 144.10 n 4th st, —, & being lot 35 map (No 1069) of 37 lots of Nellie Marvin. Release mt. Hudson P Rose Co to Ernesto Ferri, 1480 Unionport road. Oct 3. Oct 17, 1910. 375
 *Newman st, w s, 200 n 150th st, 25x111.6. Susan H Rudd to Edith M Rudd, 504 W 139th st. All liens. Oct 19, 1910. gift
 Tiffany st | s e cor Fox st, 110x125, vacant. Release mort. Central Building Impt & Investment Co to James F Meehan Co, 815 Hunts Point av. Oct 17. Oct 20, 1910. 10:2722. 13,000
 Same property. Release mort. Brevoort Real Estate Co to Knox Constn Co, 786 Prospect av, & James F Meehan, 815 Hunts Point av. Sept 14. Oct 20, 1910. 10:2722. O C & 1,000
 Tiffany st | s w s, at s e s Fox st, 110x125, vacant. Jas F Meehan Fox st | Co to Knox Constn Co, 786 Prospect av. Aug 9. Oct 19, 1910. 10:2722. 100
 *William st, e s, 100 n Dudley av, 25x100. Release mt. Frank Gass, 2248 Powell av, to Chester Impt Co, 1680 Eastchester road. Aug 15. Oct 17, 1910. 400
 *Wright st, w s, & being lots 86 & 87 map (No 1064) of 107 lots of Hudson Park. Bridget O'B Sullivan to Frederick Blum & Paulina his wife, as tenants by entirety, 1879 Matthews av. Oct 18, 1910. O C & 100
 *4th st, n w s, 255.4 n e Green lane, 25x100. Maggie Readding to Edward Butler, 510 E 82d st. Sept 2. Oct 18, 1910. O C & 100
 *11th st, n s, 325 w Zerega av, 25x108, map Unionport. Fredk C Ast to Klara Scheffer, 2047 Houghton av. Oct 13. Oct 14, 1910. O C & 100
 *11th st, n s, 305 w Zerega av, 25x108, same map. Mary Ford to same. Mt \$900. Oct 13. Oct 14, 1910. O C & 100
 135th st, No 628, s s, 625 e St Anns av, 25x100, 4-sty bk tnt. Eliz M Dunn to Martha Huebener, 12 Prospect pl, Bklyn. Mt \$11,500. Oct 3. Oct 19, 1910. 10:2547. nom
 136th st, No 342, s s, 106.6 e Alexander av, 20x100, 2-sty & b fr dwg. John Balz to Emma Balz, 342 E 136th st. All title. Oct 15. Oct 17, 1910. 9:2298. nom
 139th st, n s, 167.1 w Robbins av, 75x100.10, vacant. Esther Weiss to Cypress Const Co, 1058 Grant av. Mt \$8,000. Oct 11. Oct 14, 1910. 10:2567-2568. nom
 145th st, No 356, s s, 78.4 e 3d av, 25x100, 2-sty fr (bk ft) dwg. Emma Reyerson to Liederman Realty Co, 38 Park row. Mt \$8,000. Aug 11. Oct 17, 1910. 9:2306. nom
 154th st, No 386, s s, 125 w Melrose av, 25x100, 2-sty & b bk dwg valued at \$8,000. Mt \$3,000. CONTRACT to exch for hotel, &c, at Congers, Rockland Co, N Y. Genoveva Diedo, 386 E 154th st, with Sophia M Woessner, of Congers, N Y, & also at Laconia Park, Bronx. Oct 18, 1910. 9:2400. exch
 155th st, No 427, n s, 145 w Elton av, 25x100, 2-sty & b fr dwg. Leo P Kwasniewski to Petronella Kwasniewska, of Bondsville, Mass. April 15, 1909. Oct 17, 1910. 9:2377. nom
 162d st, n s, 247 e Morris pl.
 162d st, n s, adj above on west.
 Party wall agt. John Yule, 943 Grand av, & Melrose Building Co, 933 Teller av, with LAWYERS TITLE INS & TRUST CO, 160 Broadway. Oct 7. Oct 20, 1910. 9:2422. nom

164th st, n s, 118.9 e Boston road, 38x99.6, 5-sty bk tnt. Moorehead Realty & Const Co to Wm C Grahl, 585 E 164th st. Mt \$28,000. Oct 14, 1910. 10:2622. O C & 100
 167th st, No 1009 E, n s, 135.1 e West Farms road, runs n w 100 x w 33.4 x s 99.9 to st, x e 41 to beginning, 6-sty bk tnt. Friedman Constn Co to Anton Rinschler, 960 Prospect av. Mt \$32,000. Oct 14. Oct 17, 1910. 10:2754. O C & 100
 170th st, No 410, s s, 90 e Webster av, 16.3x100, 3-sty fr dwg. Leonard Heuser to Bertha Garry, 861 Elsmere pl. Mts \$5,400. Oct 15. Oct 17, 1910. 11:2893. O C & 100
 173d st | s w cor Clay av, 65.8x107.5x75.7x106.6, vacant. Anton Clay av | Rinschler to Friedman Constn Co, a corpn, 171 Broadway. Oct 17, 1910. 11:2792. nom
 176th st, No 232, s s, 19 e Topping av, 19x84.3x19x85.8, 3-sty bk dwg. Wm C Bergen to Edmond J Butler, 224 E 179th st. Mt \$7,000. Oct 17. Oct 18, 1910. 11:2800. O C & 100
 *214th st, n s, 100 e Paulding av, 25x100, map Laconia Park. Nicolo Ruggeri to Antonino Sindoni, 810 South Darien st, Phila, Pa. 1/2 part. Correction deed. Oct 18. Oct 20, 1910. nom
 *217th-st, late 3d st, n s, 125 e Paulding av, 25x114, Laconia Park. Arthur J Mace & ano EXRS Malinda G Mace to Chas E Watson, 1868 Bathgate av. Mt \$250 & all liens. Oct 13. Oct 15, 1910. 567.61
 Same property. Chas E Watson to Antonio Imperiale, 365 Brook av. Mt \$250. Oct 13. Oct 15, 1910. nom
 *223d st (9th av), n s, 180 w White Plains road, 25x114, Wakefield. Henry Braun to Giovannina Cianchetti, 679 E 223d st. Mt \$4,500 & all liens. Oct 15. Oct 17, 1910. O C & 100
 *226th st, n s, 305 e White Plains road, 25x114, Wakefield. FORECLOS, Sept 6, 1910. Jos Gallagher referee to Kingston Securities Co, 1485 Bway. Oct 14, 1910. 1,050
 *230th st (16th av), s s, 305 e Barnes av, 50x114.6x50x114, Wakefield. Hipolyt Krayewski, 838 E 230th st, to David F Hanigan, 143 W 98th st. Q C of tax lease, &c. Oct 17. Oct 19, 1910. nom
 241st st, n s, 385 e Katonah av, 25x100, vacant. Release mort. L Z Duke to Moser Arndtstein, 50 Cathedral Parkway. Oct 17. Oct 20, 1910. 12:3390. 425
 242d st, s s, 335 e Katonah av, 100x100, vacant. Release mt. The 14th St Bank to Bronx Heights Land Co, 35 Wall st. Oct 7. Oct 18, 1910. 12:3390. 1,000
 242d st, s s, 160 e Katonah av, 275x100.
 238th st, n s, 175 e Katonah av, runs n 100 x e 140 to creek x s w 100 x n w 75 x s w 34 to st x w 2.4 to beginning.
 242d st | n s, 95 e Katonah av, runs n e 124.5 to line bet N Y & Duke pl | Yonkers x s e — to w s Duke pl x s e — to n s 242d st x w 242.6 to beginning, vacant.
 Release mt. L Z Duke, 4180 Bway, to Bronx Heights Land Co, 35 Wall st. Oct 17. Oct 18, 1910. 12:3390-3387. nom
 Brook av, Nos 1064 & 1066, e s, 64 n from w s of N Y & Harlem R R, 46.2x49.11 to w s of N Y & Harlem R R x 42x31.3 to beginning, two 3-sty bk tnts & str. Sophie Mayer & ano to Jennie Brenner, of Newark, N J. Mts \$16,500. Oct 5. Oct 14, 1910. 9:2392. O C & 100
 Belmont av, No 2465, w s, 133.4 n 188th st, 16.8x87.6, 2-sty fr dwg. Dominic A Trotta to Ernest Damiane, 2565 Belmont av. Mt \$3,500. Jan 31. Oct 15, 1910. 11:3076. 100
 *Baychester av, e s, 275 n Central av, 25x90, being lots 35 & part 16 blk 26 map Pelham Park.
 Lot 36 blk 26 same map.
 Sarah A Langan to Cath Thomas, of Hastings-on-Hudson, N Y. Oct 8. Oct 20, 1910. nom
 Bryant av, No 1542, e s, 250 s 173d st, 25x100, 3-sty bk dwg. Webster av, No 1734, e s, 23.5 n 174th st, 25x97.4 to w s Brook st, x25.8x104.2, 4-sty bk tnt.
 Frank Hormuth et al to Anna Hormuth, 1542 Bryant av. Q C. Oct 3. Oct 20, 1910. 11:2899, 3001. O C & 100
 Bryant av, e s, abt 178 n Freeman st, 50x100, vacant. Alonzo Jackson to Mondschein & Co, 59 7th st. Mts \$6,600. Oct 17. Oct 18, 1910. 11:2999. nom
 Brook av, No 1215, w s, 121.1 s w 168th st, 30x20.6 to e l Old Mill Brook x31.3x29.6, part 4-sty bk tnt. Release mt. Rosa B Heintz to Jacob Schappert, 1218 Brook av. Oct 18. Oct 19, 1910. 9:2394. nom
 Briggs av, No 2578 | e s, 471.9 s 194th st, 19.2x88.4 to w s Poe pl Poe pl | x19.1x86.10, with all title to Poe pl, 2-sty bk dwg. Briggs Av Realty Co to Browline Realty Co, 261 Bway. Mts \$8,500. Oct 18. Oct 19, 1910. 12:3293. O C & 100
 Bailey av/n w cor 192d st, 26.7x103.9.
 192d st |
 Bailey av, w s, 100 n 194th st, 50x104.3x50x104.3, & being lots 28, 62 & 63 blk 3238 map (No 1187) of 272 lots Bailey estate, vacant.
 FORECLOS, Oct 11, 1910. Henry R Conger referee to Kingsbridge Real Estate Co, 27 Pine st. Oct 17, 1910. 11:3238. 4,800
 Bryant av, e s, 150 n Seneca av, 25x100, vacant. Wm Geiger to Michl J Murphy, 58 W 49th st. Mt \$700 & all liens. Oct 17, 1910. 10:2761. 100
 Bryant av, No 1546, e s, 205 s 173d st, 20x100, 3-sty bk dwg. Martha wife Henry Pepino to Nicholas Lopard, 883 Trinity av. Mts \$10,300. Oct 19, 1910. 11:3001. O C & 14,500
 Clay av, No 1059, w s, 275 n 165th st, 25x100, 2 & 3-sty & b bk dwg. PARTITION, Sept 7, 1910. Irving M Dittenhoefer referee to James Barrett, 1059 Clay av. Oct 14, 1910. 9:2428. 9,200
 Clay av, Nos 1112 & 1116, e s, 147.8 n 166th st, 78x80, two 5-sty bk tnts. A J Schwarzler Co to Kate Schick, 1112 Clay av. Mt \$43,000. Oct 15, 1910. 9:2426. O C & 100
 Crescent or Faraday av s w s, 70.10 n w Courtlandt or Newton av, 50x100, 2-sty fr dwg & vacant. Ernest Panzer to Wm A Kenny, 420 W 259th st, Bronx. Mts \$7,700 & all liens. Oct 8. Oct 18, 1910. 13:3421. nom
 Clay av, No 1057, w s, 250 n 165th st, 25x100, 2 & 3-sty & b bk dwg. Aimee A wife Floyd M Lord to Bertha M Baake, 444 E 140th st. Mt \$10,000 & all liens. Oct 17. Oct 18, 1910. 9:2428. nom
 *Carpenter av, e s, 25 n 234th st, 25x105.6, Wakefield. FORECLOS. (Oct 20, 1910). Wm Allen (Ref) to Henry J Platt, 231 E 88th st. Mt \$4,000. Oct 20, 1910. 100
 Courtlandt av, No 628, e s, 57.8 s 152d st, 29x100. Agreement as to share that each hold in above premises; Wm D Schmelke 1/4 part; Louis C Schmelke, 1-12 part; Anna H Munson, 1-3 part; Dora M Pitz, 1-12 part; Eaele F Watson, 1/4 part. July 2, 1910. Oct 20, 1910. 9:2398. mutual agreement
 *Classon Point road, w s, 469.9 s Westchester av, 52.5x52.9x72.7, gore. Hudson P Rose Co to Louis Bassler, 153 W 108th st, & August Schaffroth, 404 W 124th st. All liens. Sept 30. Oct 15, 1910. nom
 Cauldwell av, No 1060, e s, abt 148 s Boston road, 20x125, 3-sty fr dwg. Wm S Beckley, 1060 Cauldwell av, to Clarence H Smith, 654 E 165th st. Oct 15. Oct 19, 1910. 10:2633. O C & 100

- *Columbus av | s w cor Taylor av or st, 25x100, except part for Taylor av | Taylor av or st. Mary T McLaughlin to Florence M McLaughlin, 88 Commonwealth av. Mt \$5,000. Oct 14. Oct 19, 1910. nom
- *Same property. Florence M McLaughlin to Bernard McLaughlin & Mary T his wife, 88 Commonwealth av. Mt \$5,000. Oct 14. Oct 19, 1910. nom
- Daly av, e s, 453.5 s Tremont av or 177th st, 32.1x150.11, 4-sty bk tnt. John C Wallace Co, 45 Bway, to Mary C Provost, 2414 Hoffman st. Mt \$20,000. Oct 17. Oct 18, 1910. 11:2992. O C & 100
- Daly av, e s, 485.7 s Tremont av or 177th st, 32.1x150.11, 4-sty bk tnt. Release mt. Jas C & Daniel S Green to The Harry C Benline Const Co, 1910 Daly av. Oct 10. Oct 15, 1910. 11:2992. 2,500
- Daly av, e s, 485.7 s Tremont av or 177th st, 32.1x150.11, 4-sty bk tnt. Release mt. Jas C & Daniel S Green to The Harry C Benline Const Co, a corpn, 1910 Daly av. Oct 15. Oct 17, 1910. 11:2992. 500
- Same property. The Harry C Benline Const Co to Harriet Wallace, 4305 Bway. Mt \$20,000. Oct 14. Oct 17, 1910. 11:2992. O C & 100
- Daly av, No 1916, e s, 389.2 s Tremont av or 177th st, 32.1x150.11, 4-sty bk tnt. Release mt. Jas C & Daniel S Green to The Harry C Benline Const Co, 1910 Daly av. Oct 8. Oct 15, 1910. 11:2992. 2,500
- Same property. Release mt. Jas G Wentz to same. Sept 9. Oct 15, 1910. 11:2992. 16,000
- Daly av, No 1910, e s, 485.7 s Tremont av or 177th st, 32.1x150.11, 4-sty bk tnt. Release mt. Same to same. Sept 23. Oct 15, 1910. 11:2992. 16,000
- Decatur av, No 2778 | s e cor 198th st, 23.1x75x18.1x75.2, 2-sty 198th st No 380 | fr dwg. CONTRACT. Archer Realty Co with Morton S Hahn, 2778 Decatur av. Mt \$2,450. Oct 18. Oct 20, 1910. 12:3278. 8,500
- *Eastern Boulevard, n s, 25 e Quincy st, 75x100, Westchester. Release mt. Robt Miller to John R Peterson, 1890 Daly av. Oct 14, 1910. nom
- Eagle av, No 636, e s, 155.8 n Westchester av, 19x115, 2-sty & b bk dwg. Philip Lewerth to Bette Lorber, 636 Eagle av. Oct 13. Oct 14, 1910. 10:2624. O C & 100
- Same property. Bette Lorber to Philip Lewerth & Matilda his wife as tenants by entirety, 636 Eagle av. Oct 13. Oct 14, 1910. 10:2624. O C & 100
- *Eastchester road | s e cor Rhineland av, 51.6x100, Walter J Rhineland av | Plimmer to Hudson P Rose Co, 32 W 45th st. Sept 13. Oct 15, 1910. nom
- *Eastchester road, s s, 50.4 w Blondell av, runs s 100.7 x w 50 x s 25 x w 25 x n 116.5 to road x e 75.7 to beginning, Westchester. Emily wife Edw C Potter to Appletree Farm, a corpn, at White Plains, N. Y. B & S. Oct 11. Oct 15, 1910. nom
- Eagle av, No 890 | n e cor 161st st, 25x100, 6-sty bk tnt & 161st, Nos 611 to 617 | str. Katie Pantell to Chas G Wiloughby, 220 W 111th st. All liens. Oct 14. Oct 17, 1910. 10:2627. nom
- *Ellis av (13th st), s s, 105 w Castle Hill av, & being part lot 329 map (No 29 in Westchester Co) of Unionport, begins at line bet lots 329 & 331, 21.1x108x21x108. Frank Gass to August Wohlpart, 1469 St Lawrence av. Aug 15. Oct 18, 1910. O C & 100
- *Ellis av | s w cor Castle Hill av, 105x108, being lot 331 same Castle Hill av | map, except part for Castle Hill av & the Public Place. Geo E Herold to same. Mts \$15,000. Aug 15. Oct 18, 1910. O C & 100
- *Ellis av, s s, 105 w Castle Hill av & at line bet lots 329 & 331, runs s 108 x w 21 x n 108 to av x e 21.1 to beginning, being part lot 329 map Unionport. Release mt. Geo Wenner, 353 W 46th st, to Frank Gass, 2248 Powell av. Aug 12. Oct 18, 1910. nom
- *Eastchester av, e s, abt 475 s Saratoga av, & being lot 10 map (No 1130) of 327 lots Hunter estate, 25.1x118.9x25x116.5. Nellie Brennan to Hudson P Rose Co, 32 W 45th st. Oct 13. Oct 18, 1910. nom
- Elton av | s w cor 159th st, 48x100. Leo Levinson 159th st, Nos 432 & 434 | to Henry Zimmer, 73 E 88th st. Mts \$59,000. Oct 15. Oct 18, 1910. 9:2380. O C & 100
- Grant av, No 1070, e s, 32 s 166th st, 25x100.8x25x100.6, 3-sty bk dwg. Cohen & Eckman Corpn to Esther Weiss, 1826 Wash av. Mt \$7,500. Oct 11. Oct 14, 1910. 9:2448. O C & 100
- Hoe av, No 1158, e s, 275 n 167th st, 25x100, 2-sty fr dwg. Abraham Kaufman to Maud Hamilton, of Bklyn. Mt \$4,750. Sept 27. Oct 14, 1910. 10:2752. O C & 100
- Hughes av, No 2155, w s, 46.4 s Oak Tree pl, 16.8x95, 2-sty fr dwg. Paul Hoenack to Angelo Ansaneli, 2155 Hughes av. Oct 18, 1910. 11:3070. O C & 100
- *Hermans av (2d st), n s, 150 w Havemeyer av (Av B), 55x108, Unionport. Franz Engel to Edw Stockle & Elizabeth his wife tenants by entirety, 65 Manhattan st. Oct 14. Oct 18, 1910. O C & 100
- Hull av, No 3210, e e s, 207.4 n e 205th st, 25x100, 2-sty fr dwg. FORECLOS. (Sept 30, 1910). James M Gorman (Ref) to Richard J McCoy, 309 10th st, Brooklyn. Oct 19. Oct 20, 1910. 12:3350. 6,700
- *Hall av, w s, 641.6 n 203d st, 100x100. Warwick Realty & Constn Co to Geo W Davis, of Tenafly, N. J. Mt \$2,500 & all liens. June 27. Oct 19, 1910. nom
- Jerome av | w s, 143.5 n from e s Cromwell av, runs n 50 x w Cromwell av | 100 x s 6.11 to e s Cromwell av, x s 48.11 x e 76.11 to beginning, vacant. Schuyler Schieffelin & Hy S Clark as TRUSTEES Eugene Schieffelin to Leander Brink. June 17. Oct 17, 1910. 11:2855. 9,350
- Same property. Christopher R Carter EXR Eugene Schieffelin to same. Confirmation deed. June 17. Oct 17, 1910. 11:2855. nom
- Longfellow av, w s, 50 s 173d st, 25x100, vacant. John Drakard to Kath Brady, 605 North Main st, Pittston, Pa. Mt \$1,000. Oct 18. Oct 19, 1910. 11:3001. O C & 100
- Longfellow av | n e cor Bancroft st, 200 to s s Lowell st, x80, Bancroft st | vacant. American Real Estate Co to Usona Lowell st | Constn Co, 989 Southern Boulevard. All liens. Oct 18. Oct 20, 1910. 10:2755, 2757. O C & 100
- Marmion av | s e cor Fairmount pl, 26x103.4x25.11x100.10, Fairmount pl, No 840 | 4-sty bk tnt. Fairmont Const Co to Alfred C Bachman, 265 W 121st st. Mt \$20,000 & all liens. Oct 18. Oct 19, 1910. 11:2959. nom
- Same property. Alfred C Bachman to Edw S Garey, 801 Grand View av. Mt \$24,000. Oct 18. Oct 19, 1910. 11:2959. 100
- Martha av, No 4347 | s w cor 239th st, 28.1x100, 2-sty fr dwg. 239th st | Martha av, Nos 4337 & 4339, w s, 65 n 238th st, 40.1x100, three 2-sty fr dwgs. Geo P Knecht to Geo Beller. All liens. Sept 30. Oct 14, 1910. 12:3387. O C & 100
- Merriam av, w s, 75 n 169th st, 250x100, vacant. The Benioff Realty Corpn to Abram Chebnikow, 138 Main st, Paterson, N. J. Oct 17. Oct 19, 1910. 9:2532. O C & 100
- Morris av, No 556, e s, 55 n 149th st, 25x70.3, 3-sty fr tnt & str. Guiseppina D Pellegrino to Antonio Diorio, 556 Morris av. 1/2 part. All title. Mts \$6,500 & all liens. Oct 14. Oct 15, 1910. 9:2331. O C & 100
- Same property. Antonio Diorio to Nicholas Diorio, 259 E 148th st. Undivided right, title & interest. Mts \$6,500. Oct 14. Oct 15, 1910. 9:2331. O C & 100
- Mohegan (Grant) av, n w s, 118.2 n 180th st, & being lot 226 map East Tremont, 66x150, except part for Mohegan av, vacant. Crotona Parkway, s e s, — n 180th st, a strip, being part lot 188 same map, 25 front x n e by part lot 187 0.5, s e by lot 226 25 ft & s w by part lot 188 0.5 ft. Mathew Loomam to Delia K wife Mathew Loomam, 205 W 21st st. June 30. Oct 14, 1910. 11:3123. nom
- *Olinville av, e s, 78 n 235th st, runs n 25 x e 125 x s w 50 x w 69 x n — x w 100 to beginning. James McCollam to Eliz A Varian, of Norwalk, Conn. Mt \$5,000. June 16. Oct 18, 1910. O C & 100
- Same property. Eliz A Varian, of Norwalk, Conn, to Albert Wellnitz, 31 Chapel st, Norwalk, Conn. Mt \$5,000. Sept 17. Oct 18, 1910. O C & 100
- Prospect av, Nos 1405 & 1407 | n w cor Jennings st, 43x90.10x67.7x Jennings st, No 775 | 74.4, 5-sty bk tnt & str. FORECLOS. Sept 19, 1910. Albert P Massey referee to Prospect-Jennings Realty Co, 1312 Chisholm st. Mt \$35,000. Oct 14. Oct 18, 1910. 11:2962. 14,000 over mort
- Same property. J Fredk Boss & ano to same. Q C & correction deed. Oct 14. Oct 18, 1910. 11:2962. nom
- *Paulding av | s w cor 226th st, 34x109.6x34x111.3, 226th st | Bertha Garry to Leonard Heuser, 410 E 170th st. Mts \$1,600. Oct 15. Oct 17, 1910. O C & 100
- Plimpton av | s w cor 170th st, 75x100, vacant. Chas F Petry 170th st | to Frank A Petry. 1/2 part. B & S. Mt \$5,250. Nov 2, 1906. Oct 15, 1910. 9:2522. nom
- Perry av, No 3049, w s, 350 s Woodlawn rd, 25x100, 3-sty fr dwg. Sophie Busath to Paul C Uhlig, of Cranford, N. J. Mts \$10,500 and all liens. Oct 15. Oct 17, 1910. 12:3334. nom
- Prospect av, No 960, e s, 414 s 165th st, 75.4x219.10x78.6x197.7, 2-sty fr dwg & 2-sty fr stable in rear & vacant. Anton Rinschler to Friedman Constn Co, a corpn, 171 Broadway. Mt \$10,000. Oct 17, 1910. 10:2690. nom
- Park av, No 3668 | s e cor Morris pl, 20.1x86, 2-sty fr dwg & Morris pl | str. Kath Schmiedel to Anna Stadelmann, 988 1st av. All title. Q C. Oct 17. Oct 19, 1910. 11:2901. nom
- Same property. Anna Stadelmann to Helene Woehr, 2190 5th av. Mts \$4,500. Oct 19, 1910. 11:2901. O C & 100
- *Richardson av | n e cor 236th st, 100x120. Mt \$4,200. 236th st | Richardson av, e s, 100 n 236th st, 30x120x25x120. Mt \$800. Edw H Kelly to Pietro Campo, 278 1st av. Mts as above & all title, &c. Oct 4. Oct 15, 1910. 100
- Riverdale av, w s, — n 261st st or at c l of stone fence bet lands hereby conveyed & lands of Sisters of Charity at Mt St Vincent, & also 33 s of line bet lands of City of N Y & Yonkers, runs n w along said stone fence 240 & 205 to land estate of Edwin Forrest x n e 273 x s e 409 to av x s 320 to beginning, contains 3 acres, 3-sty fr dwg, 2-sty fr stable and vacant. Clara Morris Harriott wife of & Fredk C Harriott, of Yonkers, to Clara Morris Holding Co, a corpn, 67 Wall st. Mts \$26,800 & all liens. Oct 5. Oct 15, 1910. 13:3428. 15,000
- *Road from Westchester to Fort Schuyler, n e s, being part lots 2 to 5 map of Schuylerville at Throggs Neck & adj lands of Patrick Gibbons, runs w along road 53.4 x n e 157.1 x s e 125.3 x s 135.5 to beginning. Elliott av, e s, lot 7 & part lot 6 same map, begins at s w cor lot 8, runs e 246 x s 50 x n w 250.5 to av x n e 80 to beginning. Margt J Uebel INDIVID & ADMRX Bernard F Gallagher dec'd to Margt J Uebel & Loretta F & Rose Gallagher, all of 1176 Fort Schuyler road, John F Gallagher, 1874 Milford av, & Mary A Sutter, 1335 Intervale av, all HEIRS of Bernard F Gallagher, dec'd. B & S. Oct 14. Oct 19, 1910. nom
- Southern Boulevard, w s, 250 s Jennings st, 25x130.9x27.2x141.7, vacant. Southern Boulevard, w s, 222.4 n Wilkins av or pl, runs w 100 x n 101.11 x n w 27.2 x e 130.9 to st x s 125 to beginning, vacant. Jacob Lederer to Norman Lederer, 3800 Bway. Oct 10. Oct 18, 1910. 11:2976. O C & 100
- Southern Boulevard, Nos 1476 & 1478 (old Nos 2392 & 2394), e s, 162.4 n Jennings st, 37.8x100, two 2-sty fr dwgs. Louis Haar to Fredk Schrader, 429 E 160th st. Mt \$13,500. June 13, 1909. Oct 14, 1910. 11:2981. O C & 100
- *Saxe av, e s, 100 n McGraw av, 25x100. Otto B C Haake to Sophie A Grosskopf, 813 Union av. Mts \$2,600. May 23. Oct 19, 1910. O C & 100
- *St Marys av | n w cor Westchester av, 25x90. Westchester av | St Marys av, w s, 25 n Westchester av, 25x90, Pelham Park. Sarah A Langan to Cath Thomas, of Hastings-on-Hudson, N. Y. Oct 8. Oct 20, 1910. nom
- *St Marys av, w s, 50 n Westchester av, 25x90, Pelham Park. Wm A Wallas to Cath Thomas, of Hastings-on-Hudson, N. Y. Oct 8. Oct 20, 1910. nom
- Tremont av, n e s, abt 213 n e Aqueduct av, & being lots 21, 22 & 23 map (No 1431) of 175 lots estate Lewis G Morris, 96x134.2 x35x122, vacant. Hugh Thomas to Patk M Dorgan, of 413 E 65th st. 1/2 part. B & S & C a G. Mts \$5,250. Aug 15. Oct 19, 1910. 11:2878 & 2879. 100
- Townsend av (Grand av), w s, 130 n 175th st, 30x100, vacant. Brandt & Gartelman to Dora Gartelman, 2521 Grand av. All liens. Oct 19, 1910. 11:2850. O C & 100
- Townsend av, w s, 160 n 175th st, 30x100, vacant. Same to same. All liens. Oct 19, 1910. 11:2850. O C & 100
- Trinity av, No 1048, e s, 311.4 n 165th st, 20x87.5, 3-sty bk dwg. Frances A Bryan to Moses Sacks, 572 E 166th st. Oct 4. Oct 19, 1910. 10:2640. 100
- Tiebout av, No 2239, w s, 73.5 n 182d st, 18.2x65x18x63.8, 2-sty bk dwg. Harry Cahn et al to Almeda M Costello, 568 W 173d st. Mt \$3,500. Oct 11. Oct 14, 1910. 11:3145. O C & 100
- Tinton av, No 1054, e s, 272.1 n 165th st, 25.6x100. Tinton av, e s | adj above on south, 75x—. Union av, w s | Party wall agreement. Thos J Warren, 1054 Tinton av, with Bernhard Rosenstock, 1225 Madison av, & Ferdinand, Samuel & Fanny Rosenstock, 1331 Madison av, & Hannah Strauss, n w cor 85th st & Lexington av. Aug 4. Oct 17, 1910. 10:2670. nom

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Trinity av, Nos 740 to 744 | n e cor 156th st, 102x97.10, two 6-sty 156th st, Nos 691 to 701 | bk tnts with str on cor. Julius Liberman et al to American Exchange Realty Co, a corp, at 149 Broadway. Mt \$89,000. Oct 11. Oct 17, 1910. 10:2636. O C & 100

Tiebout av, No 2095, w s, 150 n 180th st, 16.8x90, 2-sty fr dwg. Eliz Hellura to Hugo Helburn, 748 E 175th st. Oct 15. Oct 17, 1910. 11:3144. nom

*Taylor av, e s, 150 s Col av, 25x100, except part for Taylor av. Martin McDonough to Agnes Schano, 1810 Amethyst st, & Frances J Tiernan, 1727 Wallace av. Oct 17. Oct 18, 1910. O C & 100

Tinton av, Nos 781 & 785 | s w cor 158th st, 100x45, 5-sty bk 158th st, No 774 | tnt & str. Wales av | s w cor 147th st, late Dater st, 100x100, vacant. 147th st | Katie Steckler to David Steckler her husband, 1885 7th av. 1/2 part. B & S. All liens. Oct 10, 1910. 10:2655 & 2577. nom

Vyse av, w s, 75 s 173d st, 50x100, vacant. Mondschein & Co to Bertha Frey, 1305 Intervale av. Mts \$4,700. Oct 17. Oct 18, 1910. 11:2989. nom

Villa av, No 3176, e s, 475 n Potter pl, 25x124.6x25x124.11, 2-sty stn dwg. Carrie L Rogers to Filumina Bufano, 3178 Villa av. Mt \$500. Oct 15. Oct 18, 1910. 12:3311. O C & 100

*White Plains road, w s, 50 n 6th av, 25x105, Wakefield, except part for road or av. Alberto de Verastegui to John O'Brien, 3700 Olinville av. C a G. Mt \$2,500. July 28, 1908. Oct 20, 1910. nom

Webster av, e s, 325 s 171st st, 25x119.5 to w s Mill Brook x25.1x 117.4, vacant. Fredk M Capen to C Alfred Capen, 1146 Park av. Oct 14. Oct 18, 1910. 11:2896. nom

Walton av, No 2265, w s, 148 s 183d st, 20x95, 2-sty bk dwg. Johanna R Ernst to Frank Maerdian, 1056 Grant av. All liens. Oct 11. Oct 14, 1910. 11:3186. O C & 100

Westchester av, n w s, 191.11 n e Hoe av, 100x96.9x101.11x76.11 to beginning, vacant. Friedman Constn Co to Anton Rinschler, 960 Prospect av. Mt \$70,000. Oct 14. Oct 17, 1910. 10:2751. O C & 100

Washington av, No 948, e s, 92.10 n 163d st, 25x80.7x25x80.5, 4-sty bk tnt. Friedrich Muller to Anna Bambay, 455 E 138th st. Mts \$13,000. Oct 15. Oct 17, 1910. 9:2368. nom

Webb av, No 2460, e s, 400 n Devoe terrace late Park View pl, 24.5x100.7x23.3x100, 2-sty fr dwg. Release mort. Edna A Patton to Edward M Tessier, 2464 Webb av. Oct 15. Oct 17, 1910. 11:3219. O C & 100

Same property. Release mort. Same to same. Oct 15. Oct 17, 1910. 11:3219. 359.25

Webb av, No 2460, e s, 400 n Devoe terrace late Park View pl, 24.9x100x24x100, 2-sty fr dwg. Release mort. Kath P Beaton to Edward M Tessier, 2464 Webb av. Oct 15. Oct 17, 1910. 11:3219. 750

Same property. Edward M Tessier et al to James R Waterhouse, 2460 Webb av. Mt \$4,400. Oct 14. Oct 17, 1910. 11:3219. O C & 100

*Watson av | n w cor Ash st, 100x100, & being lot 257 map (No Ash st | 1106 n Westchester Co) of Arden property, Eastchester. Boston Post road | s e cor Chestnut st, —x—, & being lot 486 Chestnut st | same map. John F McDonough et al to Geo H Janss, 631 E 168th st. Mt \$425 & all liens. Oct 15. Oct 19, 1910. nom

Woodlawn road, No 3044, e s, 26.1 n Hull av, 26.1x111.1x25x118.9, 2-sty fr dwg. Katherine Brady to John Drakard, 455 E 182d st. Mts \$7,000. Oct 18. Oct 19, 1910. 12:3345. O C & 100

Washington av, e s, 290.4 n e 167th st, late 5th st, a strip, runs e 137 x s 290.5 to n s 167th st, late 5th st, x w 0.10 x n — x w 136.2 to av x n 1.7 to beginning. Sidwell S Randall TRUSTEE Jas L Parshall to James Kearney. All title. Mar 15. Oct 19, 1910. 9:2372. 50

*Lots 8 & 9 blk 27 map No 599 in West Co, of Pelham Park. Wm A Wallas to Anthony H Werneke, 569 W 173d st. Oct 8. Oct 20, 1910. nom

*Lots 24 & 25 blk 26 same map. Same to same. Oct 8. Oct 20, 1910. nom

*Lots 12 & 13 blk 27 same map. Same to Viola Werneke, 569 W 173d st. Oct 8. Oct 20, 1910. nom

*Lots 26, 27 & 29, blk 25 same map, except part of lots 27 & 29 taken for Briggs av or Gun Hill road. Lot 16 blk 27 same map. Cath A McGuire to Viola Werneke, 569 W 173d st. Oct 8. Oct 20, 1910. nom

*Lots 30 to 32 blk 25 same map, except part for Briggs av. Agnes K Mulligan to Anthony H Werneke, 569 W 173d st. Oct 8. Oct 20, 1910. nom

*Lot 2 blk 33 same map. Cath Callahan to Johann A Wolf. Sept 22. Oct 20, 1910. nom

*Lots 14 & 15 blk 23 sec A of Edenwald, 50x100. Evelyn H White to O N Beebe, of Essex, Conn. Mt \$244. Oct 13. Oct 20, 1910. 100

*Lot 32 supplementary map (No 1039) of Bronxwood Park. Part lot 35 which abuts rear line of lot 32 & lies bet w l lot 32 extended to s l lot 35 x e l lot 32 extended to s l lot 32, 25x100, less front part lot 32 as lies bet old & new lines of Rosewood st or Locust av. Bronxwood Realty Co to Jos A Mascia, 275 E 151st st. Mt \$1,250 & all liens. Oct 14. Oct 18, 1910. O C & 100

*Parcel M as shown on map of old channel of Eastchester creek made by John F Fairchild Nov 25, 1907. Parcel I same map at line bet N Y & Mt Vernon. Parcel G same map. Being land under water, &c. The People of State of N Y to Caroline W & Grace A Fraser. Sept 21. Oct 17, 1910. letters patent

*Part of lot 526 which may be encroached upon by building erected on premises adj on east, map of Wakefield. Release mt. Blanche S Durrell to Mary & Annie Leonard, both at 753 E 223d st. Oct 8. Oct 11, 1910. nom

*Plot begins 740 e White Plains road at point 1,260.5 n along same from Morris Park av, runs n e 102.1 x s e 35.11 x s w 100 x n w 15.5 to beginning, with right of way over strip to Morris Park av. Regent Realty Co to Ellen K & Mary Lente. Aug 25. Oct 19, 1910. nom

Plot bounded s e by line extending across lot 30 on map made by E C Morrison in possession of Lewis G Morris, from point on n e s lot 30 & 98.2 n w Sedgwick av to a point in s w s lot 30 & 100 n w Sedgwick av; n e by n e s lot 30 & n w by c l N Y & Putnam R R. Agreement as to release of covenants, &c. Elizabeth Sturges, 1779 Sedgwick av, with N Y C & H R R R Co, principal office at Albany, N Y, & its lessor the N Y & Putnam R R, at Grand Central Terminal, s w cor 45th st & Lex av. Q C. Oct 5. Oct 14, 1910. 11:2882. nom

Same property. Release mt. Wells Sponable to Eliz Sturges, 1779 Sedgwick av. Oct 5. Oct 14, 1910. 11:2882. nom

MISCELLANEOUS.

General release. Geo H Parshall et al to Sidwell S Randall exr & trustee Phebe A Parshall, 1323 Franklin av. July 14. Oct 20, 1910. 9:2358, or Decedents estate. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Oct. 14, 15, 17, 18 19 and 20.

BOROUGH OF MANHATTAN.

Barclay st, Nos 46 & 48, all. Jeannie S Dike widow et al to Whitall-Tatum Co, 46 Barclay st; 5 yrs, from May 1, 1910. Oct 18, 1910. 1:86..... 12,500

Cherry st, No 136, all. Isidor Lebelson et al to Milia Anzeloni, 136 Cherry st; 5 yrs, from Oct 1, 1910. Oct 18, 1910. 1:253. 2,280 & 2,400

Cortlandt st, No 87. Assign lease. Chas Washer to Anna D Muhlhofer, of Jersey City, N J. Jan 25. Oct 18, 1910. 1:58. nom

Same property. Bill of sale, lease, &c. Anna D Muhlhofer to Justus Schade. All title. May 9. Oct 18, 1910. 1:58. nom

Same property. Assign lease. Justus Schade to Chas Rau, 87 Cortlandt st. All title. Oct 5. Oct 18, 1910. 1:58. nom

Cortlandt st, No 87, all. Felix Isman, of Phila, Pa, to Chas Washer; 5 yrs, from Sept 1, 1909. Oct 18, 1910. 1:58. 4,000

Division st, No 277 | cor Gouverneur st, all. John McMahon to Gouverneur st | Edw Michael, 307 South 5th st, Bklyn; 10 yrs & 25 days, from Oct 6, 1910. Oct 18, 1910. 1:188. 1,800 & 2,000

Elizabeth st, Nos 232 & 234, all. Emilia & Gaetano Malzone EXRS, &c, Faust D Malzone to Celestino De Marco; 3 2-12 yrs, from Apr 1, 1910. Oct 19, 1910. 2:507. per month, 550 & 560

Forsyth st, No 54, all. Rebecca Lipschitz to Dora Backlar, 141 Division st; 3 yrs, from Sept 1, 1910. Oct 20, 1910. 1:301. 3,164

Houston st, Nos 161 & 163 W. Reassign lease. John D Haase to Joseph Tomasulo, 161 W Houston st. All title. Mt \$1,050. Oct 14. Oct 17, 1910. 2:520. nom

Hudson st, No 282. Assign lease. Patrick J Molloy & ano to Thos O'Kane, 1711 Park av. Mt \$1,350. Oct 6. Oct 17, 1910. 2:579. O C & 100

Houston st, Nos 161 & 163 W. Assign lease. John Sinibaldi to Joseph Tomasulo, on premises. Oct 6. Oct 14, 1910. 2:520. nom

Mott st, No 159, Cancellation of lease. Giuseppe Giordano to Frank Licato, 1 & 3 Rivington st. Oct 17. Oct 18, 1910. 2:471. nom

Oak st | n w cor Oliver st, all. Giuseppina Masucci to Francesco Oliver st | Tommaro; 5 yrs, from Oct 1, 1910. Oct 15 1910. 1:278. per month, 725

Suffolk st, No 75. Assign lease. John Condux to Theodoses Condocjanes, 75 Suffolk st. All title. Oct 14, 1910. 2:352. nom

Sullivan st, Nos 60 & 62, all. Antonio Contardi to Domenico Romano, 60 & 62 Sullivan st; 3 yrs, from Aug 1, 1910. Oct 18, 1910. 2:490. 3,787

Same property. Assign lease. Domenico Romano to Michelo Tata, 60-62 Sullivan st. Aug 24. Oct 18, 1910. 2:490. nom

Spring st, No 24. Assigns lease. Vincenzo Zosino to Salvatore Careri. 1-3 part. All title. Oct 17. Oct 18, 1910. 2:479. 83.50

South st, No 83. Assign lease. Andrew J Smith to Arthur Jost. Sept 24. Oct 19, 1910. 1:72. nom

West st, No 140, all. Cath & John H Steljes EXRS, &c, Martin Steljes to Giuseppe Polacco; 3 yrs, from July 1, 1910. Oct 18, 1910. 1:84. 1,200

Wooster st, Nos 69 & 71 | 5th & 6th stories. Golde & Cohen West Broadway, Nos 383 & 385 | to Julius & Henry Berg; 5 yrs, from Feb 1, 1910. Oct 18, 1910. 2:487. 7,500

Washington st, No 37, all. Hugh H Rainey TRUSTEE of estate Annie E Turley to James F Alty, 9310 Glenwood rd, Brooklyn, N Y; from Nov 1, 1910, to Feb 1, 1914. Oct 20, 1910. 1:14. 1,700

Same property. Agreement as to repairs, &c. Same with same. Oct 17. Oct 20, 1910. 1:14. 200

2d st, No 36 | n w cor 2d av, basement, store floor & cellar. Mary 2d av | L Wood to Albert Eckelmann; 4 9-12 yrs, from Aug 1, 1911. Oct 20, 1910. 2:458. 1,500

3d st, No 285, n e s, 146 s e Av C, 21x96.2. Assign lease. Minnie Heller to Rachel Goldwasser. June 10. Oct 14, 1910. 2:373. nom

10th st, No 84, s s, 180 w 3d av, 20x92.6.

10th st, No 90, s s, 120 w 3d av, 20x92.6.

10th st, No 88, s s, 140 w 3d av, 20x92.6.

10th st, No 86, s s, 160 w 3d av, 20x92.6.

Assigns 4 leases. Isidor Freid to Clara Freid, 3679 Bway. Oct 19. Oct 20, 1910. 2:555. nom

14th st, No 304 E, all. Equitable Realty Co to Betti Muller, on premises; 2 10-12 yrs, from July 1, 1910. Oct 17, 1910. 2:455. 1,400

14th st, Nos 146 & 148, s s, 75 w 3d av, 41.8x106.6, all. Solomon Schinasi to Milton Hirshfeld; 10 9-12 yrs, from Aug 1, 1909, with 11 yrs renewal at \$15,000. Oct 18, 1910. 2:559. taxes, &c, & 13,000



Tel., 1894 Recto

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

- 14th st, No 302 E, all. Equitable Realty Co, 32 Broadway, to Soteros Chororos & Kostos P Kusulos, 302 E 14th st; 2 yrs, from May 1, 1910. Oct 20, 1910. 2:453..... 1,400
- 17th st, No 241 W, 3-sty bldg. Oscar I Mayer to Samuel Miers; from completion of bldg to Oct 1, 1915, with 5 yrs renewal at \$1,500. Oct 18, 1910. 3:767..... 1,200 & 1,320
- 21st st, No 37 W, store & rear basement. John Schreyer to Isaac Finklestein, 10 W 116th st; 10 yrs, from Oct 1, 1910. Oct 19, 1910. 3:823..... 2,250 to 3,000
- 23d st, No 118 W, 4th & 5th floors. Willard S Burrows Co (agents) to Wood-Waters Co, 120 W 23d st; 9 5-12 yrs, from May 1, 1911. Oct 20, 1910. 3:798..... 1,100
- Same property, 3d floor. Same to same; 10 1-12 yrs, from Sept 1, 1910. Oct 20, 1910. 3:798..... 1,000
- 28th st, Nos 4 to 8 E Assign lease & consent to same. Latham Hotel Co, 4 E 28th st, to Latham Operating Co, 4 E 28th st, & Alsace Realty Co, 26 Broadway. Oct 18. Oct 20, 1910. 3:857..... nom
- 28th st, Nos 4 to 8 E, Hotel Latham. Agreement modifying lease so that rent shall be \$45,000 per annum, &c. Alsace Realty Co with Latham Hotel Co. Sept 23. Oct 17, 1910. 3:857..... nom
- 30th st, No 259 W, store & basement. August Passet to John Murphy; 5 yrs, from Oct 1, 1910. Oct 19, 1910. 3:780..... 900 & 1,200
- 30th st, No 259 W. Assign lease. John Murphy to Ebling Brewing Co. Mt \$3,500. Sept 16. Oct 19, 1910. 3:780..... nom
- 46th st, No 226, s s 425 e 8th av. Assign lease. Rose Gibbs to Julia Hollingsworth. Sept 20. Oct 18, 1910. 4:1017..... nom
- Same property. Assign lease. Julia Hollingsworth to Lillian A Leether. Sept 20. Oct 18, 1910. 4:1017..... nom
- 47th st, No 429 W, all. Mary A Keogh to The Mittgebracht Club; 3 yrs, from Sept 1, 1910. Oct 17, 1910. 4:1057..... 1,080
- 50th st, No 38, s s, 401 w 5th av, 20x100.5, the land. TRUSTEES of Columbia College to Wm T Meredith, 31 East 49th st; 21 yrs, from Nov 1, 1910, with renewal. Oct 17, 1910. 5:1265..... 1,890
- 50th st, No 126 W, store & part cellar. Lawrence C Hafner & ano EXRS, &c, Francis McCabe to Nicholas Chopis; 5 yrs, from Oct 1, 1910. Oct 19, 1910. 4:1002..... 660
- 50th st, No 38 W. Assign lease. Wm T Meredith EXR Mary R Meredith to Wm T Meredith, 31 E 49th st, INDIVID, HEIR, &c, Mary R Meredith. All title. May 19. Oct 17, 1910. 5:1265..... O C & 100
- 53d st, Nos 127 & 129 E. Assign lease. John E Dorotka to Edith S Richards. Sept 23. Oct 15, 1910. 5:1308..... nom
- 54th st, No 55, n s, 153.4 e 6th av, 16.8x100.5, all. Elsa V K Foos et al to Edw W Harris; 3 yrs, from Oct 1, 1909 (with option to purchase before Sept 30, 1912, for \$60,000). Oct 20, 1910. 5:1270..... 3,000
- 110th st, Nos 111 to 115 E, all. Isidor Shlivek to Sam Friedman, 61-63 E 110th st; 3 yrs, from Sept 1, 1910. Oct 19, 1910. 6:1638..... 3,900
- 113th st, Nos 308 to 312 E, all. Malka Marder to Isaac Levy, 7 East 115th st; 3 yrs, from June 15, 1910. Oct 17, 1910. 6:1684..... 3,600
- 118th st, No 535 E, store & basement. Geo I Pavelka & ano to Eugene Istvanko, on premises; 5 yrs, from Nov 1, 1910. Oct 19, 1910. 6:1815..... 540
- 121st st, No 222 W, all. Wm M Weil, 27 Centre st, Rockaway Beach, N Y, to Maud K La Roche, 150 Brown pl; 4 yrs, from Oct 15, 1910. Oct 14, 1910. 7:1926..... 900
- 121st st, No 222 W. Surrender lease. Karl & Freda Schubert, 222 W 121st st, to Wm M Weil, 27 Centre st, Rockaway Beach, N Y. Sept 27. Oct 14, 1910. 7:1926..... nom
- 126th st, Nos 118 & 120 E, all. Jacob Cooper to Isaac C Kirkham, of Brooklyn; 5 yrs, from May 1, 1910 (5 yrs renewal at \$1,500). Oct 17, 1910. 6:1774..... 1,200
- 131st st, No 572 W, 2-sty brk bldg & iron shed adi. Mary A J Ryan to Henry Underberg; 5 yrs, from Aug 24, 1910. Oct 19, 1910. 7:1985..... 420 to 600
- Av B, No 216 n w cor 13th st, store & part cellar. Ellen V 13th st | Dollard to Joseph Klein; 5 yrs, from Oct 15, 1910. Oct 18, 1910. 2:407..... 900 to 996
- Av C, No 77, north store & basement & 5 rooms above store. Hattie Taub EXTRX Leon Taub to Adolph Freireich, 703 E 5th st; from Nov 1, 1910, to Apr 30, 1917. Oct 14, 1910. 2:388..... 1,680 & 1,740
- Amsterdam av, No 1746. Assign lease. James Cranides & ano to Alter Geller, 221 Union st, Brooklyn, & Benj Geller, 198 President st, Brooklyn. Mt \$1,000 & all liens. Oct 14. Oct 17, 1910. 7:2078..... nom
- Amsterdam av, No 864, south store. Elsa C Kunold to Therese Kraft, on premises; 2 yrs, from May 1, 1911. Oct 17, 1910. 7:1874..... 1,440
- Broadway | s e cor 8th st, store & basement fronting on Astor pl Astor pl | in the Sinclair Building. Sinclair Realty Co to Chas 8th st | Reusse; 21 3-12 yrs, from Nov 1, 1910. Oct 17, 1910. 2:545..... 2,750
- Broadway | at junction of 43d st, store No 5. Broadway & 43d St 43d st | Building Co to Oscar Schein; 9 11-12 yrs, from Nov 1, 1910. Oct 17, 1910. 4:995..... 6,500 to 8,500
- Broadway, Nos 1271 & 1273, entire roof. English American Realty 6th av, No 536 | Co to The O J Gude Co, N Y, of 32d st, Nos 54 & 56 West | 935 Bway; 5 yrs, from Nov 1, 1910. Oct 14, 1910. 3:833..... 6,000
- Broadway, No 243, north store. Benj H Kaufman to Jacob Hagemann; 5 8-12 yrs, from Sept 1, 1910. Oct 18, 1910. 1:124..... 4,000 to 5,500
- Columbus av | s e cor 65th st, runs e 100 x s 25.5 x w 86.11 to 65th st | Broadway, x n w 26.2 to Columbus av, x n 2.10 to Broadway | beginning, all. Sidney Maddock to Diedrich Niemeyer, 1936 Broadway; 9 7-12 yrs, from Oct 1, 1910. Oct 17, 1910. 4:1117. Assessments not to exceed \$500 & taxes in excess of \$2,200 &..... 10,450 to 11,700
- Lexington av, No 1239, store & part cellar. Harry N Kohn to Chas J Johne; 5 yrs, from Oct 1, 1910. Oct 18, 1910. 5:1512..... 1,800 to 2,000
- Madison av, No 1064, south store. Chas A Stein to Adolph Meyer, 102 E 111th st; 5 yrs, from Nov 1, 1910. Oct 17, 1910. 5:1492..... 1,200 to 1,500
- Park row, No 29 s e s, 24x109 to Theatre alley x26x119, all. N Theatre alley | Y Trust Co to Albert Ranken Co, 29 Park row; 5 yrs, from May 1, 1911. Oct 18, 1910. 1:90..... taxes, &c, & 14,500 & 15,000
- 1st av, No 2241. Surrender lease. Oreste Covelli & ano to Ferdinando Salvatore, 601 Morris av. All title. Oct 17. Oct 18, 1910. 6:1687..... O C & 230
- 1st av, No 2169, all. John Russiello to Cono Colucci; 5 yrs, from Oct 1, 1910. Oct 20, 1910. 6:1684..... 3,720
- 1st av, No 1718, store & floor above. Henry Hains to Henry Heyman; 3 yrs, from May 1, 1910 (2 yrs renewal at \$1,380). Oct 20, 1910. 5:1569..... 1,200 & 1,380
- 1st av, No 487, store & part cellar. Chas Braun to Henry Casseilius, on premises; 3 yrs; from May 1, 1910. Oct 20, 1910. 3:934..... 816
- 3d av, Nos 2231 to 2237, all above stores. Jno H Degelman to Jno P Kelly, 2231 3d av; 5 yrs, from May 1, 1911. Oct 18, 1910. 6:1786..... 3,000 to 3,400
- 3d av, Nos 127 to 131, e s, 25 n 14th st, 55.6x100, Assign lease. Abraham Marks to Annie Marks. All title. Apr 26. Oct 14, 1910. 3:896..... nom
- 5th av, No 418, w s 20 s 38th st, 18x83. Subordination of lease to mort for \$140,000. Austin Flint, 118 E 19th st, and E M Gattle & Co, 420 5th av, with Edw E Black at Yonkers, N Y. Oct 18, 1910. 3:839..... nom
- 5th av, No 2147, south store. Abraham Ettinger to Isaac Greenberg, 2147 5th av; 3 yrs, from Jan 1, 1911. Oct 18, 1910. 6:1756..... 480
- 7th av, No 2248, store & basement. Agnes O'Gara et al to Morris Strompf, on premises; 5 yrs, from Nov 1, 1910 (3 yrs renewal). Oct 17, 1910. 7:1938..... 1,200
- 7th av, No 2297, basement store. Joseph Tull to Joseph Power, 410 E 84th st; 5 yrs, from Nov 1, 1910. Oct 19, 1910. 7:1919..... 660 & 720
- 7th av, No 2473, store floor & cellar. Morris Alkus to Mary & Guisepe Zino, 590 Atlantic av, Brooklyn; 5 yrs, from Nov 15, 1910. Oct 20, 1910. 7:2012..... 720 to 840
- 8th av | s e cor 134th st, store, part basement & apartment on 2d 134th st | floor. Sigmund B Heine to John O'Brien; 5 yrs, from May 1, 1912. Oct 19, 1910. 7:1939..... 2,264
- 8th av, No 332, store & part basement. Chas J Appell to Rudolf Roemer; 2 yrs, from Oct 1, 1910, with 3 yrs renewal. Oct 19, 1910. 3:776..... 1,800
- 8th av | s w cor 153d st, cor store. John Volz to Edw H Terp, 153d st | 300 W 153d st; 5 yrs, from Oct 1, 1910. Oct 14, 1910. 7:2016..... 1,800
- 10th av, No 503 | n w cor 38th st, store & basement. Barbara 38th st | Porges & ano to Meyer Kornblum, on premises; 5 yrs, from Oct 1, 1909. Oct 20, 1910. 3:710..... 900 to 1,080
- 10th av, No 812 | n e cor 54th st, store & front basement. Leopold 54th st | & Rosie Schlett to Patk Cassidy; 5 yrs, from Apr 1, 1910. Oct 19, 1910. 4:1064..... 1,800 & 2,000

BOROUGH OF THE BRONX.

- 138th st, No 444 E, store and 3 rooms in rear. De Goode Realty Co to Isidore Osterlitz, on premises; 2 yrs, from Sept 16, 1910. Oct 18, 1910. 9:2282..... 480 & 510
- 144th st, No 232 E. Assign lease. Antony Fenninger to The Ebling Brewing Co. Mt \$3,000. Sept 12. Oct 19, 1910. 9:2340..... nom
- 149th st, Nos 378 & 380 E, s s, 47.6x86, 1st & 2d floors & part cellar. Henry L Morris, 32 Liberty st, to Chas P Grandfield, acting P G of the U S; 10 yrs, from June 23, 1909. Oct 20, 1910. 9:2327..... 7,500
- *230th st, s s, 305 e Barnes av, 100x114.6, & being lot 303 map of Wakefield. David Quackinbush as Supervisor of Town of Eastchester, N Y, to the Town of Eastchester. Oct 3, 1879. 1,000-yr tax lease. Oct 19, 1910..... 8.78
- *Same property. Assign tax lease. Herbert D Lent as Supervisor & John Clarey, Jr, Town Clerk of Eastchester to Hipolyt Krayewski. All title. Aug 21, 1894. Oct 15, 1910..... 21.28
- Arthur av, No 2294 | n e cor 183d st. Assign lease. Patrick J 183d st | O'Rourke to Rose Gordon, 215 W 115th st. Mt \$4,000. Oct 11. Oct 14, 1910. 11:3071..... nom
- Elton av | s e cor 160th st, 1,000-year tax lease. The Mayor, Al-160th st | dermen & Commonalty of City of N Y to Agnes Daly. Dec 31, 1888. Oct 14, 1910. 9:2381..... 63.55
- Same property. Assign 1,000-yr tax lease. Agnes Daly to Peter Daly. All title. May 6, 1895. Oct 14, 1910. 9:2381..... nom
- Southern Boulevard | the triangle, all. Emma E Horn & Lina Ett-179th st | linger to Frank Colucci; 5 yrs, from Apr 1, 1909. Oct 19, 1910. 11:3118..... 780 to 1,260
- *Taylor av | s w cor Van Nest av, store. Mary T McLaughlin to Van Nest av | Angelo & Nicola Guastaferrro, on premises; 5 yrs, from Oct 1, 1910. Oct 19, 1910..... 600
- Villa av, No 3165. Assign lease. Angelo Natale to Ebling Brewing Co. Mt \$1,400. Sept 19. Oct 19, 1910. 12:3322..... nom
- Westchester av, Nos 437 & 439 | n e cor Bergen av, stores, cellar & Bergen av | 7 rooms on 2d floor. Mary A Gordon to John Hoelzel; 5 yrs, from May 1, 1911. Oct 14, 1910. 9:2361..... 3,920
- Washington av | No 1483, s w cor 171st st. Reassign lease. Wm 171st st | Zoll to John M Tully, 3787 3d av. All title. Mt \$1,931.92. Oct 14. Oct 17, 1910. 11:2902..... nom
- Willis av, No 484, store, 1st loft & cellar, the front portion of bldg as now partitioned off. Eliz C Doherty EXTRX John H Doherty to John L Goldwater, 302 Alex av; 5 yrs, from Oct 1, 1910. Oct 15, 1910. 9:2291..... 1,980 to 2,100
- Wilkins av, No 1313, store & basement. The David Herman Const Co to Joseph Shainess; 5 yrs, from Oct 1, 1910. Oct 18, 1910. 11:2965..... 840
- 3d av, No 3800 | n e cor 171st st. Reassign lease. Arthur G 171st st | Freeland to Wm & Louis Pfriender, on premises. All title. Mts \$6,000. Oct 13. Oct 17, 1910. 11:2928..... nom
- 3d av, No 3915. Assign lease. Philip Bischoff to Felix J Dolan, 2171 Belmont av. Oct 19, 1910. 11:2919..... nom

LONG BEACH

24 MILES 35 MINUTES FROM MANHATTAN
 ARE BEING COMPLETED, NOT FOR SPECULATION, BUT TO ESTABLISH
 THE CHARACTER OF OCEAN VILLA AT THIS PERFECT CITY BY THE SEA.

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 modern and attractive ocean villas, at terms which will appeal, apply to

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 WILLIAM H. REYNOLDS, President

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Oct. 14, 15, 17, 18 19 and 20.

BOROUGH OF MANHATTAN.

Atkinson, Ellen to Geo S Runk, 10 W 77th st, et al exrs Jacob Schlosser. 92d st, No 110, s s, 89 e Park av, 18x100.8. P M. Oct 18, 1910, 3 yrs, 5%. 5:1520. 12,000

Archer, Geo M, of Ridgewood, N J, to FOURTEENTH ST BANK, 5th av & 14th st. 127th st, Nos 7 & 9, n s, 100 w 5th av, 40x 99.11. All title. Given as collateral security for payment of \$6,640.08. Oct 17, secures legacy, 6%. Oct 18, 1910. 6:1725. 6,640.08

Ashner, Sigmund, 1058 Coney Island av, Bklyn, with Kath A Kingsland, of Lenox, Mass. 137th st, No 616, s s, 255 w Bway, 85x99.11. Subordination agreement. Oct 14. Oct 15, 1910. 7:2002. nom

Axelrod (W) Realty Co to Rotary Realty Co, 209 Centre st. 100th st, s s, 200 w West End av, 80x100.11. Prior mt \$215,000. Oct 14, 2 yrs, 6%. - Oct 15, 1910. 7:1888. 30,000

Same to same. Same property. Certificate as to above mt. Oct 11. Oct 15, 1910. 7:1888.

Abrams, Abraham to Sarah Rosenbluth, 1440 Lexington av. 52d st, No 399, n s, 60.3 e 1st av, runs n 22 x w 0.3 x n 50 x e 20 x s 72 to st, x w 19.9 to beginning. Prior mt \$7,000. Oct 20, 1910, due Jan 20, 1911, 6%. 5:1364. 1,000

Beck, Hedwig S to LAWYERS TITLE INS & TRUST CO. 160 Broadway. 31st st, No 35, n s, 194.3 e Madison av, 21.5x98.9. Oct 20, 1910, 3 yrs, 5%. 3:861. 30,000

Briggs, Caroline de M, of East Orange, N J, to Herbert R King, of same place, trustee Giles R Dart. 3d av, No 132, w s, 77.8 n 14th st, runs w 100 x n 46.4 x s e 29.3 x e 79.8 to av, x s 25.7 to beginning. All title. Oct 20, 1910, 3 yrs, 5%. 3:870. 7,000

Brueck, Fredk F, Wm Hoegg, Richd Cole, all of N Y, & Saml H Wilson, of Pelham, N Y, to N Y LIFE INS CO, 346 Bway. 7th av, Nos 711 to 715, e s, 50.4 s 48th st, runs e 79 x n 50.4 to 48th st, Nos 168 & 170, x e 41 x s 100.4 x w 120 to av x n 50 to beginning. Oct 15, 1910, 3 yrs, 5½%. 4:1000. 225,000

Barrett, Marion A to Edw E Tull, 119 W 80th st. 80th st. No 119, n s, 65.6 e Amsterdam av, 18.2x102.2x15x102.2. P M. Oct 1, 5 yrs, 5%. Oct 17, 1910. 4:1211. 30,000

Brevoort, Sarah A, 7 W 81st st, to Henry Tishman, 316 W 112th st. 10th st, Nos 216 & 218, s s, 250 e 2d av, 50x92.4. P M. Prior mt \$58,000. Oct 17, due, &c, as per bond. Oct 18, 1910. 2:451. 22,000

Baker, Laura S East Orange, N J, with CENTRAL TRUST CO, 54 Wall st. 100th st, Nos 71 & 73 E. Subordination agreement. Oct 18, 1910. 6:1606. nom

Borchardt, Saml to SEAMANS BANK FOR SAVINGS, 76 Wall st. Broadway, Nos 2568 to 2574, s e cor 97th st, No 230, runs s 100.11 x e 99.8 to Old Bloomingdale road x n e 2.6 x n 98.4 to st x w 100 to beginning. Oct 18, 1910, 3 yrs, 4½%. 7:1868. 55,000

Borchardt, Saml to SEAMANS BANK FOR SAVINGS, 76 Wall st. 97th st, No 228, s s, 100 e Bway, runs e 41.5 x s 100.11 x w 41.9 to Old Bloomingdale road x n e 2.6 x n 98.4 to beginning. Oct 18, 1910, 3 yrs, 4½%. 7:1868. 110,000

Bishop, Sophie, 2085 Ams av, with John A Aspinwall of Washington, D C, & ano trustees for Kath A Kingsland will Wm H Aspinwall. 8th av, No 2640. Extension of \$21,000 mt until Nov 6, 1915, at 4½%. Oct 11. Oct 19, 1910. 7:2026. nom

Borchardt, Saml with SEAMANS BANK FOR SAVINGS, 74 Wall st. Broadway, Nos 2568 to 2574, s e cor 97th st, No 230, 100.11 x 99.8 to w s Old Bloomingdale road x 100.11x100. Extension of \$185,000 mt until Oct 18, 1913, at 4½%. Oct 18, 1910. 7:1868. nom

Berwin, Edith S, 152 W 94th st, to Florence G Joseph, 32 E 74th st. 94th st, No 151, n s, 289 e Ams av, 18x100.4 to e l Apthorps lane x 18x99.7. Oct 15, 5 yrs, 4½%. Oct 19, 1910. 4:1224. 12,000

Bailey, Geo R with Jos H & Jerome D Kern. 44th st, No 303, n s, 70 e 2d av, 20x200.10 to s s 45th st, No 302; 44th st, n s, 275 e 2d av, 50x100.5. Extension of \$2,500 mt until Apr 2, 1911, —%. May 4. Oct 20, 1910. 5:1337. nom

City of New York to John T Brook, of 13 Park Row. Transfer of tax lien for years 1903 to 1907; assessed to Thos Eagleston, covering lot 25 on Morton st, s s, bet Hudson & Bedford sts. Mar 17, 3 yrs, 5-7-8%. Oct 17, 1910. 2:538. 3,211.15

Caruso, Carmela to TITLE GUARANTEE & TRUST CO, 176 Bway. Mott st, No 118, e s, 45.5 n Hester st, runs e 27 x n 9.8 x e 17 x n 17.4 x w 16.10 x w 27 to st x s 27.1 to beginning. Oct 17, due, &c, as per bond. Oct 18, 1910. 1:238. 10,000

Cohn, Leah, of Cedarhurst, L I, to Jeanette Monheimer, 1980 7th av, et al. 101st st, No 313, n s, 200 e 2d av, 25x100.11. Prior mt \$14,000. Oct 17, 2 yrs, 6%. Oct 18, 1910. 6:1673. 4,000

Caruso, Pasquale, 304 E 113th st, & Louis Mozzola, 413-415 E 114th st, to Louisa Geisler, 1223 67th st, Bklyn, N Y. 114th st, Nos 413-415, n s, 177.10 e 1st av, 42.2x100.10. Oct 18, 1910, 2 yrs, 6%. 6:1708. 7,000

Same & Tommasina Pernetti, 4705 14th av, Bklyn, N Y, with same. Same property. Subordination agreement. Oct 18, 1910. 6:1708. nom

Chelsea Methodist Episcopal Church, N Y, to BROADWAY SAVINGS INSTN, 57 Park pl. Fort Washington av, n w cor 178th st, 85.1x138.3x85x134.5. Oct 19, 1910, due Nov 1, 1911, 5%. 8:2177. 5,000

Dubois, Albert, 17 W 111th st, with John A Aspinwall, of Washington, D C, & Frederic de P Foster, 44 Wall st, trustees Louisa Minturn, &c, will John W Minturn, 118th st, No 21 W. Extension of \$21,000 mt until Oct 23, 1915, at 5%. Oct 1. Oct 19, 1910. 6:1717. nom

Douglass, Geo to Pauline & Edwin Sternberger, both 43 E 60th st. West st, Nos 317 & 318, e s, 62.6 s Charlton st, runs s 41.8 x e 147.6 x n 44 x w 87.8 x s 2.6 x w 63 to beginning. Oct 15, 3 yrs, 4½%. Oct 17, 1910. 2:596. 25,000

de Forest Estate Corp, to TITLE GUARANTEE & TRUST CO. 4th av, Nos 456 to 460, s w cor 31st st, Nos 48 to 54, runs w 115 x s 98.9 x e 35 x n 35.7 x e 80 to av x n 63.2 to beginning. Certificate as to mort for \$350,000. Aug 30. Oct 15, 1910. 3:860.

de Forest Estate Corp & Quondam Land Holding Co to TITLE GUARANTEE & TRUST CO, 176 Bway. 4th av, Nos 456 to 460, s w cor 31st st, Nos 48 to 54, runs w 115 x s 98.9 x e 35 x n 35.7 x e 80 to av x n 63.2 to beginning. Bldg loan. Oct 14, due May 1, 1914, 6% until completion of bldg, & 5% thereafter. Oct 15, 1910. 3:860. 350,000

Daly, Agnes to Pabst Brewing Co, 606 W 49th st. 42d st, No 10 E. Assign lease by way of mt as security for loan of \$2,-758.63. Oct 10. Oct 14, 1910. 5:1276. nom

Day Star Baptist Church, 522 & 524 W 157th st, with Frederic de P Foster, of Tuxedo Park, N Y. 157th st, Nos 522 & 524 W. Extension of \$11,000 mt until Nov 13, 1915, at 5%. Oct 17. Oct 19, 1910. 8:2115. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Ellen Everett, 104th st, No 256, s s, 67 e West End av, 16.6x80.11. Extension of \$10,000 mt until Mar 11, 1913, at 4½%. Mar 1. Oct 14, 1910. 7:1875. nom

EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st, with Andrew Rohr, of Monroe, N Y. 10th av, No 487, w s, 25 n 37th st, 24.5x100. Extension of 2 mts aggregating \$5,500 until Oct 10, 1915, at 5%. Oct 10. Oct 14, 1910. 3:709. nom

Elliot, Fredk A to American Mortgage Co, 31 Nassau st. Greene st, No 170, e s, 150 s Bleeker st, 24.4x100. Oct 18, 1910. 3 yrs, 5%. 2:523. 20,000

Freedman, Louis to Minnie Rosenthal, 2041 5th av. Henry st, No 150, s s, 41 e Rutgers st, 20x78. P M. Prior mt \$—. Oct 18, 5 yrs, 6%. Oct 19, 1910. 1:271. 7,000

Flint, Annie to Edw E Black, of Yonkers, N Y. 34th st, No 60, s s, 262.7 e Mad av, 18.8x98.9. Oct 18, 1910, due, &c, as per bond. 3:863. 66,000

Feist Realty Co, 177 W 93d st, to Sarah & Milton Frank, both of Greenwich, Conn, trustees Abraham B Frank. Amsterdam av, No 685, e s, 41.8 n 93d st, runs e 68 x n 24 x w 4 x n — x w 68 to av x s 25 to beginning. Oct 10, 3 yrs, 5%. Oct 18, 1910. 4:1224. 24,000

Same to same. Same property. Certificate as to above mt. Sept 29. Oct 18, 1910. 4:1224.

Same & Adolph Feist, 141 Heyward st, Bklyn, N Y, with same. Same property. Subordination agreement. Oct 17. Oct 18, 1910. 4:1224. nom

Flint, Austin to Edw E Black, of Yonkers, N Y. 5th av, No 418, w s, 20 s 38th st, 18x83. Oct 18, 1910, due, &c, as per bond. 3:839. 140,000

Freund, Delia wife Albert to Ella Necarsulmer, 109 E 70th st. Madison av, No 1477, e s, 75.9 n 101st st, 25.2x95.6x25.9x90. Oct 14, 1910, 3 yrs, 5%. 6:1607. 19,000

Same & Gustav Lippmann, 215 W 101st st, with same. Same property. Subordination agreement. Oct 14, 1910. 6:1607. nom

Friede, Dora & Kath H Schaeffler to American Mortgage Co. 31 Nassau st. 7th av, Nos 376 & 378, s w cor 31st st, No 200, 49x75. Prior morts \$87,000. Oct 17, 1910, 1 yr, 5½%. 3:780. 23,000

Fuhs, Clara, 871 Park pl, Brooklyn, N Y, with Adolph B Ansbacher, 15 W 75th st, 117th st, No 305 W. Extension \$20,000 mort until Oct 17, 1913, at 5%. Oct 6. Oct 17, 1910. 7:1944. nom

Fath, Herman with Wm W Sherman & ano trustees Sophia A Sherman. 83d st, No 216 E. Extension of \$18,000 mort until Nov 15, 1913, at 4 3-4 %. Aug 29. Oct 17, 1910. 5:1528. nom

Forbes, James, 139 W 44th st, with Fredk C Weeks, 526 W 111th st. 70th st, No 107, n s, 60 w Columbus av, 20x109.5. Extension of \$23,000 mort until Oct 18, 1913, at 5%. Oct 10. Oct 19, 1910. 4:1142. nom

Gylmann Realty Co, 20 W 20th st, to Rush C Hawkins, 42 5th av. 20th st, No 21, n s, 420 w 5th av, 25x92. P M. Oct 20, 1910, 3 yrs, 5%. 3:822. 40,000

GREENWICH SAVINGS BANK with Jno J Talley, 611 W 114th st, et al heirs & devisees John J Talley. 7th av, No 262, & 25th st. No 201 W. Extension of \$25,000 mort until Sept 1, 1915, at 4½%. Sept 29. Oct 20, 1910. 3:775. nom

Grand Press to Lewis Landsberg. Certificate as to mort dated Sept 23, 1910. Sept 23. Oct 17, 1910.

Garrick, Mary C, Teresa & Lyle, Fannie G Slattery, Regina G Slattery, & Wm G, Frank E & Vincent J Wilson to Gertrude C Winthrop, of Hidcote Manor, Campden, Gloucestershire, Eng. Lexington av, No 671, e s, 40.5 s 56th st, 20x78. Sept 14, due Oct 1, 1913 5%. Oct 17, 1910. 5:1310. 14,000

Grimley, Edward A to Max K R Reich, 85 Motzstrasse, Berlin, West Germany. Lenox av, Nos 348 & 350, e s, 49.11 s 128th st, 50x100. P M. Prior mort \$54,000. Oct 17, 1910, due July 1, 1911, 5½%. 6:1725. 10,000

Geller, Alter & Benj to James Cranides, 1298 Fulton st, Brooklyn, & ano. Amsterdam av, No 1746. Saloon lease. Oct 14, due Dec 20, 1911, interest as per notes. Oct 17, 1910. 7:2078. notes, 1,500

Goebel, Anna M, 120 E 95th st, with Louis Levy, 205 W 139th st. et al. Monroe st, No 236, s s, 177.10 e Scammel st, 27.4x95.4. Extension of \$22,500 mt until June 20, 1913, at 5%. Oct 17. 1910. 1:261. nom

GREENWICH SAVINGS BANK with James Fellows, 1312 Mad av, et al exrs, &c, Geo H Beyer. Lawrence st, No 7, & 127th st, No 412 W. Extension of \$12,000 mt until Sept 1, 1913, at 5%. Oct 8. Oct 18, 1910. 7:1967. nom

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

- GREENWICH SAVINGS BANK with Fredk Buse, 446 E 57th st. 63d st, No 31 W. Extension of \$30,000 mt until Sept 1, 1912, at 5%. Sept 24. Oct 18, 1910. 4:1116. nom
- Garrick, Mary C, Teresa & Lyle, Fannie G & Regina G Slattery & Wm G, Frank E & Vincent J Wilson & Paul Fuller & Frederic R Coudert, with Gertrude C Winthrop. Lexington av, No 671. Subordination agreement. Sept 20. Oct 18, 1910. 5:1310. nom
- Giacini, Santo & Eleonora Manzione to Ferdinando Salvatore, 601 Morris av. 1st av, No 2241, w s, 20 n 115th st, 20x73. P M. Prior mt \$—. Oct 15, 1 yr, 6%. Oct 8, 1910. 6:1687. 1,000
- Globe Lithographic Co to KNICKERBOCKER TRUST CO as trustee. Certificate as to mt for \$15,000 dated Sept 1, 1910. Oct 10. Oct 18, 1910. Misc. —
- Goldman, Nellie to Aronson Mercantile Co, 230 Grand st. 9th st, No 716, s s, 208 e Av C, 25x93.11. Prior mt \$—. Oct 17. installs, 6%. Oct 18, 1910. 2:378. 1,000
- Gordon, Eugenie & Annie Silverman to Anna C Stephens, 285 Central Park West. Cherry st, No 384, n w cor Scammel st, Nos 45 & 47, runs w 25 x n 72.3 x w 20 x n 25 x e 45 to Scammel st x s 100 to beginning. Oct 18, 5 yrs, 5%. Oct 19, 1910. 1:261. 35,000
- Gumb, Chas B, of Weehawken, N J, to TITLE INS CO of N Y, 135 Bway. 89th st, No 215, n s, 260 e 3d av, 25x100.8. Oct 19, 1910, 3 yrs, 5%. 5:1535. 15,000
- Goldberg, Morris, of Caldwell, N J, to Harold L Stang, 612 Schenck av, Bklyn, N Y. 111th st, Nos 29 & 31, n s, 50 w Mad av, 2 lots, each 25x100.11. 2 mts, each \$3,000; 2 prior mts, each \$—. Oct 18, due Apr 10, 1913, 6%. Oct 19, 1910. 6:1617. 6,000
- Hirsch, Adolph, 443 W 57th st, with METROPOLITAN SAVINGS BANK. 57th st, No 443, n s, 485 w 9th av, 20x100. Estoppel certificate. Oct 18, 1910. 4:1067. —
- Hennessy Realty Co to Paul F Williams, 413 George st, New Brunswick, N J, et al. 82d st, Nos 37 & 39, n s, 291.8 e Col av, 2 lots, each 16.8x102.2. 2 P M mts, each \$9,000; 2 prior mts, each \$10,000. Oct 10, 3 yrs, 5½%. Oct 18, 1910. 4:1196. 18,000
- Hennessy Realty Co to Paul F Williams, 413 George st, New Brunswick, N J, et al. 83d st, Nos 46-56, s s, 225 e Col av, 100x 102.2. P M. Prior mt \$75,000. Oct 10, 1 yr, 6%. Oct 18, 1910. 4:1196. 35,000
- Haber, Mary, 669 East 2d st, Brooklyn, with American Mort Co, 31 Nassau st. 13th st, No 633, n s, 283.6 w Av C, 27x103.3. Subordination agreement. Oct 15. Oct 17, 1910. 2:396. nom
- Harris, Henrietta to American Mort Co, 31 Nassau st. 13th st, No 633, n s, 283.6 w Av C, 27x103.3. Oct 17, 1910, 5 yrs, 5½%. 2:396. 18,500
- Haber, Tillie, 727 E 4th st, Brooklyn, with American Mort Co, 31 Nassau st. 13th st, No 633, n s, 283.6 w Av C, 27x103.3. Subordination agreement. Oct 15. Oct 17, 1910. 2:396. nom
- Harwood Constr Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$34,250 on property in Brooklyn. Oct 7. Oct 17, 1910. —
- Holland, Juliet wife of Chas H, 473 W 152d st, to John Diefenthaler, 466 W 166th st. Plot begins at n w s Old Croton Aqueduct, which pt is also 175 e Amsterdam av or 10th av, & 40.7 n 152d st, runs n 64.3 x e 86.2 to n w s Old Croton Aqueduct, x s w 107.6 to beginning. Oct 14, 3 yrs, 5%. Oct 17, 1910. 7:2067. 3,000
- Haas, Magdalena to Thomas D Riichardson, of Demarest, N J. Pleasant av, Nos 401 & 403, n w cor 121st st, 50.5x50. Prior mt \$13,000. Oct 17, 1910, 3 yrs, 6%. 6:1809. 3,000
- Henderson, Theo P, of Chicago, Ill, to Mary A & Imogene M Parkes, both of 150 East End av. East End av, w s, 40.1 n 86th st, runs w 10.6 x n 7.4 x n 9.3 x w 17.6 x w 11 x n 16.10 x e 46 to av, x s 31 to beginning. Oct 14, 2 yrs, 5%. Oct 17, 1910. 5:1583. 5,000
- Hennessy Realty Co to John Healy, 245 W 113th st. 113th st, Nos 245 & 247, n s, 375 w 7th av, 50x100.11. P M. Prior mt \$60,000. Sept 6, due Sept 1, 1911, 6%. Oct 15, 1910. 7:1829. 5,000
- Hart, Roger S & Florence V by Ellen F Fogarty their guardian to DOLLAR SAVINGS BANK, 2808 3d av. 36th st, Nos 243 & 245, n s, 85 w 2d av, runs n 74.1 x w 20 x n 24.8 x w 20 x s 98.9 to st x e 40 to beginning. Oct 14, 1910, due June 1, 1913, 5%. 3:917. 5,000
- Harris, Albert with Peter J Mathers, 579 Lex av. 119th st, Nos 111 & 113, n s, 90 e Park av, 2 lots, each 25x100.10. Extension of 2 mts for \$19,000 each until Mar 1, 1913, at % as per bond. Mar 1. Oct 18, 1910. 6:1768. nom
- Istivanko, Eugene to Central Brewing Co, 68th st & East River. 118th st, N 535 E. Saloon lease. Oct 18, demand, 6%. Oct 19, 1910. 6:1815. 1,500
- Ingersoll, Herbert to TITLE GUARANTEE & TRUST CO, 176 Broadway. 34th st, No 438, s s, 400.10 w 9th av, 20x98.9. Oct 20, 1910, due, &c, as per bond. 3:731. 15,000
- Johnson, John C to Lion Brewery, 108th st & Columbus av. 146th st, No 201 W. Saloon lease. Oct 20, 1910. 7:2032. 1,000
- Jacobs, Isaac with John A Aspinwall & ano trustees for Louisa Minturn, &c, will John W Minturn. Madison av, No 1788. Extension of \$19,000 mt until Apr 5, 1915, at 4½%. Aug 17. Oct 14, 1910. 6:1623. nom
- Juvet, Mathilde, 64 W 113th st, to Adelaide E Thompson. 34½ South 12th st, Newark, N J. 113th st, No 64, s s, 250 e Lenox av, 16x100.11. P M. Oct 15, due, &c, as per bond. Oct 18, 1910. 6:1596. 9,000
- Johns, Chas J to Lion Brewery, 108th st & Col av. Lexington av, No 1239. Saloon lease. Oct 15, demand, 6%. Oct 18, 1910. 5:1512. 5,219.23
- Jungman, Anna to Cornelia H Hughes, Harrow Weald Park, Middlesex Co, Eng. 133d st, No 524, s s, 275 w Ams av, 17.6x99.11. Oct 11, 5 yrs, 5%. Oct 19, 1910. 7:1986. 7,500
- Kilgore, Nellie F to TITLE GUARANTEE & TRUST CO, 176 Bway. 45th st, Nos 35 to 39, n s, 425 w 5th av, 50x100.5. Prior mt \$121,000. Oct 18, due, &c, as per bond. Oct 19, 1910. 5:1261. 4,000
- King, Abel, 148 E 65th st, & Isaac Schorsch, 38 W 97th st, with Jacob L Lissner, 15 Livingston pl. 101st st, Nos 314 & 316, s s, 316.9 w 1st av, 38.10x100.11. Extension of \$5,000 mt until Oct 1, 1913, at 6%. Oct 14. Oct 17, 1910. 6:1672. nom
- Klingenstein, Jacob, 45 Av A, with American Mort Co, 31 Nassau st. 13th st, No 633, n s, 283.6 w Av C, 27x103.3. Subordination agt. Oct 17, 1910. 2:396. nom
- Kelly, Ida B, 520 W 114th st, to Tillie Wacht, 130 W 122d st. 69th st, No 428, s s, 233.4 w Av A, 41.8x100.5. P M. Prior mt \$34,000. Oct 10, 4 yrs, 6%. Oct 17, 1910. 5:1463. 8,000
- Krauss, Philip, 159 E 92d st, to Emanuel Arnstein, 46 W 91st st, & ano. 45th st, Nos 62 & 64, s s, 180 e 6th av, 40.6x100.5. Prior mt \$—. Oct 11, due Jan 1, 1911, 6%. Oct 17, 1910. 5:1260. 25,000
- Keve, Max, of Brooklyn, N Y, to Edw Graef, 30 Manee av, Staten Island, N Y. Laight st, No 46 n s 38 e Hudson st 25x100. Prior mt \$—. Oct 17 1910, 3 yrs, 6%. 1:220. 3,000
- Kubovetz, Frank, 1454 1st av, to Fredk Herrmann, 207 E 71st st. 1st av, No 1454, e s, 122.2 n 75th st, 20x78. Prior mt \$—. Oct 1, 1 yr, 6%. Oct 20, 1910. 5:1470. 1,000
- Kollerer, Moritz, 344 Manhattan av, to Moses Mendelsohn, 314 W 107th st, & Sigmund Mendelsohn, 462 W 142d st. Manhattan av, Nos 340 to 344, e s, 25.11 n 114th st, 75x95. Prior mts \$66,000. Oct 19, due, &c, as per bond. Oct 20, 1910. 7:1848. 5,000
- Levin, Jennie & Rosie Halbren, of Brooklyn, N Y, to TITLE GUARANTEE & TRUST CO, 176 Broadway. Broome st, Nos 265 to 269, s s, 42.5 e Allen st, 57.9x87.7x57.10x87.8. Oct 20, 1910, due, &c, as per bond. 2:413. 44,000
- LAWYERS TITLE INS & TRUST CO, 160 Broadway, with John Glass, Jr, Constn Co, 104 West 42d st. 178th st, No 580, s s, 100 w Audubon av, 75x94.11. Extension of \$70,000 mort until Oct 14, 1915, at 5%. Oct 14. Oct 19, 1910. 8:2133. nom
- Lasker, Celia & Charles & Nathan Bernstein exrs, &c, Gustav Lasker with Max Sameth, 326 E Houston st. Houston st, No 326, n e s, abt 295 e Av B, 23x81.1x23x83.5 n w s. Extension of mort for \$23,000 to Nov 1, 1913, at 6%. Oct 15. Oct 19, 1910. 2:384. nom
- LAWYERS TITLE INS & TRUST CO with Henry G Krakaur & Eliz Sulzer. 113th st, No 330, s s, 250 w 1st av, 25x100.11. Extension of \$16,000 mort until Mar 7, 1914, at 5%. Jan 29, 1909. Oct 14, 1910. 6:1684. nom
- Latham Operating Co to Latham Hotel Co, 4 E 28th st. 28th st, Nos 4 to 8, s s, 125 e 5th av, 75x98.9. Leasehold. P M. Oct 18, demand, 6%. Oct 20, 1910. 3:857. notes, 32,400
- Levinton, Max to Greenwich Investing Co, 69 W 138th st. Greenwich st, No 767, e s, 40 s Bank st, 21x68.6x21x67.9. P M. Prior mt \$7,000. Oct 3, 1 yr, 6%. Oct 14, 1910. 2:634. 5,500
- Lowenstein, Louis H, 106 W 118th st, with Realty Co, 227 W 131st st. 95th st, No 122 W. Agreement as to share ownership in mt. Oct 1. Oct 14, 1910. 4:1225. nom
- Lippmann, Gustav, 215 W 101st st, to Delia Freund. Madison av, No 1477. Certificate as to reduction of mt. Oct 14, 1910. 6:1607. —
- Louvre Realty Co to Kath A Kingsland of Lenox, Mass. 137th st, No 616, s s, 255 w Bway, 85x99.11. Oct 14, 5 yrs, 5%. Oct 15, 1910. 7:2002. 100,000
- Same to same. Same property. Certificate as to above mt. Oct 14. Oct 15, 1910. 7:2002. —
- Same & Wm R Rose with same. Same property. Subordination agreement. Oct 14. Oct 15, 1910. 7:2002. nom
- Same with Sigmund Ashner, 1058 Coney Island av, Bglyn, N Y. Same property. Subordination agreement. Oct 14. Oct 15, 1910. 7:2002. nom
- Levy, Sadie L, 622 W 114th st, to Clara Thorman, 235 E 79th st. 113th st, No 77, n s, 124.6 w Park av, 26.4x100.11. P M. Prior mt \$18,000. Oct 14, 3 yrs, 6%. Oct 15, 1910. 6:1619. 3,500
- Lang, Gabriel H, 1229 Park av, to Abraham Mandelbaum, 127 E 72d st. 2d av, No 1038, e s, 40.5 s 55th st, 20x64. Oct 13. due, &c, as per bond. Oct 17, 1910. 5:1347. 10,000
- Levy, Isaac to David Levy. 118th st, No 107, n s, 145 w Lenox av, 20x100.11. Prior mt \$17,000. Aug 31, 5 yrs, 6%. Oct 17, 1910. 7:1903. 5,000
- LAWYERS TITLE INS & TRUST CO with Augusta E Mohr, 62d st, No 240 E. Extension of \$10,000 mort until June 13, 1915, at 5%. July 15. Oct 17, 1910. 5:1416. nom
- Lipsman, Morris to Adolph Blumenkranz, 704 E 5th st. Av C, No 145, n w cor 9th st, Nos 649 & 651, 23.3x80; Av C, No 147, w s, 23.3 n 9th st, 23x80. Prior mt \$—. Oct 14, due July 15, 1912, 6%. Oct 18, 1910. 2:392. 3,000
- Levison, Louis, of Thompson, N Y, to Saml Levison, 230 W 113th st. Broome st, No 159, s w cor Attorney st, No 43, 19.5x 50. Prior mt \$18,000. Oct 17, due, &c, as per bond. Oct 19, 1910. 2:346. 2,000
- Mears, Emma to TITLE INS CO of N Y, 135 Bway. 19th st, No 215, n s, 210 e 3d av, 18.9x92. Oct 18, 5 yrs, 5%. Oct 19, 1910. 3:900. 7,000
- Meyer, Hugo, of 126 W 78th st, with LAWYERS TITLE INS & TRUST CO. 75th st, No 57 E. Extension of \$22,500 mt until Dec 6, 1913, at 4½%. Oct 19, 1910. 5:1390. nom
- Michael, Edw, 307 South 5th st, Bklyn, N Y, to James Everards Breweries, a corpn, 12 E 133d st. Division st, No 277. Leasehold. Oct 17, demand, 6%. Oct 18, 1910. 1:288. 7,000
- Marrone, Angelina, 189 Hester st, with TITLE GUARANTEE & TRUST CO. Mott st, No 118. Subordination agreement. Oct 17. Oct 18, 1910. 1:238. nom
- Manzione, Eleonora wife Vincenzo to Paolina Giacini, 423 E 117th st. 1st av, No 2241, w s, 20.10 n 115th st, 20x73. ½ part. All title. P M. Prior mt \$11,000. Oct 17, installs, 5%. Oct 18, 1910. 6:1687. 1,500
- Millhauser, David, 153 E 89th st, to Isaac Goldowitz, 193 Tompkins av, Bklyn, & ano. 106th st, No 234, s s, 200 w 2d av, 25x 100.9. P M. Oct 6, demand, 6%. Oct 15, 1910. 6:1655. 3,000
- Marinello, Antonio to Pauline Hertzberg, 8 & 10 E 107th st. 114th st, No 231, n s, 250 w 2d av, 25x100.11. Prior mort \$13,000. Oct 17, 1910, 5 yrs, 6%. 6:1664. 3,000
- McCauley, Patrick to Patrick Burns, 230 E 63d st. 39th st, No 335, n s, 175 w 1st av, 25x98.9. July 1, 5 yrs, 4½%. Oct 17, 1910. 3:945. 12,000
- McArdle, Bridget, 378 Cherry st, to Mary A Halpin, 300 East Broadway. Cherry st, No 378, n s, abt 25 e Gouverneur st. 27x51.10x27x50. Oct 14, 1 yr, 6%. Oct 17, 1910. 1:261. 500
- MacArthur, Pauline A heir Pauline Arnoux to MAIDEN LANE SAVINGS BANK, 170 Broadway. 8th av, No 72, e s, 46 s 14th st, 22x80. Oct 18, due, &c, as per bond. Oct 20, 1910. 2:618. 6,500
- McCarton, Michael K with Pauline B Cahn. Pleasant av, No 402, e s, 17.7 n 121st st, 16.8x64. Extension of mort for \$3,000 to June 1, 1913, at 5%. June 10. Oct 19, 1910. 6:1818. nom
- Newmark, Chas, 951 Sherman av, & Aaron B Davis, 532 W 111th st, to Joseph M Lichtenauer, 58 W 52d st. 114th st, No 605, n s, 125 w Broadway, 100x100.11. P M. Oct 11, due Nov 1, 1911, 5%. Oct 20, 1910. 7:1896. 105,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Newmark, Chas, 951 Sherman av. & Aaron B Davis, 532 W 111th st, to Joseph M Lichtenauer, 58 W 52d st. 115th st, s s, 175 w Broadway, 50x100.11. P M. Oct 11, due Nov 1, 1911, 5%. 50,000

Orr (John C) Co to METROPOLITAN LIFE INS CO, 1 Mad av. 129th st, s s, 175 e Riverside Drive, runs s 115 x s e 1 x s e 54.8 x n 139.8 to 129th st x w 50 to beginning. Oct 19, 1910, due Oct 1, 1913, 6%. 7:1995. 11,000

Same to same. Same property. Certificate as to above mt. Oct 19, 1910. 7:1995. —

Omphalius, Saml to Wm E & Sophie Schmidt, 511 W 168th st. 168th st, No 511, n s, 145 e Audubon av, 25x95. Prior mt \$12,000. Oct 14, due, &c, as per bond. Oct 19, 1910. 8:2125. 2,000

Occidental Realty Co to Wm H Rolston, 47 W 48th st, & ano. trustees Rosewell G Rolston. Post av, n w cor Academy st, 100x100. Oct 19, 1910, 3 yrs, % as per bond. 8:2220. 16,000

O'Connor, Danl J with John A Aspinwall & ano trustees for Louisa Minturn for Wm A Aspinwall. West End av, No 902. Extension of \$15,000 mt until Aug 10, 1913, at 4½%. Aug 1. Oct 19, 1910. 7:1876. — nom

O'Brien, John J to Ebling Brewing Co, 760 St Anns av. 8th av, No 2504, s e cor 134th st. Saloon lease. Sept 8, demand, 6%. Oct 19, 1910. 7:1939. 1,000

Oberst, Aaron to Agnes Dickinson, 47 E 30th st. Rutgers st, No 56, w s, 42 s Monroe st, 24.11x106.10. Oct 14, 1910, 5 yrs, 5%. 1:255. 30,000

Same & D Boris De Waltoff, 451 47th st, Bklyn, with same. Same property. Subordination agreement. Oct 14, 1910. 1:255. — nom

Occidental Realty Co to Wm H & Louis B Rolston trustees Rosewell G Rolston dec'd, of 22 Exchange pl. Post av, n w cor Academy st, 100x100. Certificate as to mort for \$16,000. Oct 19. Oct 20, 1910. 8:2220. — nom

Posner, David H, residing at Hotel Bellevue, Boston, Mass. to Edw L Partridge, of Cornwall-on-Hudson, N Y. 25th st, Nos 325 & 327, n s, abt 250 w 1st av, 25x98.9. Oct 20, 1910. 5 yrs, 5%. 3:931. 32,000

Polacco, Giuseppe to Lion Brewery, 108th st & Col av. West st, No 140. Saloon lease. Oct 17, demand, 6%. Oct 18, 1910. 1:84. 2,365.08

Philip, Morris to Ada Gluck, 3671 Bway. Av B, No 225, e s, 68.9 s 14th st, 22x88. P M. Prior mt \$—. Oct 11, 2 yrs, 6%. Oct 14, 1910. 2:396. 1,000

Phoenix, Phillips & Lloyd, John McL Nash trustees Stephen W Phoenix with Saml Glaser & Louis Weisman, 6th st, No 625. Extension of \$18,000 mt until Apr 10, 1915, at 5%. Apr 5. Oct 18, 1910. 2:389. — nom

Potomac Realty Co to Wm E Heberd, 53 Lex av. 5th av, No 2222, w s, 25.5 n 135th st, 25x84; 5th av, No 2230, w s, 49.11 s 136th st, 25x85. Prior mt \$32,000. Oct 17, demand, 6%. Oct 18, 1910. 6:1733. 5,500

Popper, Rebecca S to LINCOLN TRUST CO, 208 5th av. 16th st, No 449, n s, 178.3 e 10th av, 26.1x92. Oct 18, 5 yrs, 5%. Oct 19, 1910. 3:714. 14,000

Same to Rose Marx, 84 Highwood Terrace, Highwood Park, N J. Same property. Prior mt \$14,000. Oct 19, 1910, 3 yrs, 6%. 3:714. 1,000

Quondam Land Holding Co to de Forest Estate Corp, 66 Bway. 4th av, Nos 456 to 460, s w cor 31st st, Nos 48 to 54, runs w 115 x s 98.9 x e 35 x n 35.7 x e 80 to av x n 63.2 to beginning. Leasehold. Prior mt \$350,000. Oct 14, due May 1, 1932, 5%. Oct 15, 1910. 3:860. 300,000

Same to same. Same property. Certificate as to above mt. Sept 30. Oct 15, 1910. 3:860. —

Quondam Land Holding Co to TITLE GUARANTEE & TRUST CO. 176 Bway. 4th av, Nos 456 to 460, s w cor 31st st, Nos 48 to 54, runs w 115 x s 98.9 x e 35 x n 35.7 x e 80 to av x n 63.2 to beginning. Certificate as to mt for \$350,000. Sept 30. Oct 15, 1910. 3:860. —

Quinlan, Wm H, 876 Southern Boulevard, with TITLE GUARANTEE & TRUST CO, 176 Bway. 45th st, Nos 35 to 39 W. Subordination agreement. Oct 14. Oct 19, 1910. 5:1261. — nom

Rothschild, Rosalie to LAWYERS TITLE INS & TRUST CO, 160 Bway. 51st st, No 337, n s, 368.9 e 2d av, 18.9x100.5. Oct 18, 1910, 5 yrs, 5%. 5:1344. 8,000

Rosendale, Margt wife of & Geo Rosendale to Jas Byrne, of Brooklyn, N Y. 142d st, No 522, s s, 345 e Bway, 15x99.11. Prior mt \$8,000. Oct 1, due, &c, as per bond. Oct 18, 1910. 7:2073. 3,000

Roberts (Geo) Co to Geo Roberts. Certificate as to mt for \$1,000. Oct 18, 1910. 3:821, 7:1895 & 1976 & 11:3169 & genl mts. —

Rau, Charles to Lion Brewery. Cortlandt st, No 87. Saloon lease. Sept 30, demand, 6%. Oct 18, 1910. 1:58. 1,500

Reichbart, Aaron to LINCOLN TRUST CO, 208 5th av. 60th st, No 321, n s, 325 w 1st av, 25x100.5. Oct 15, 5 yrs, 5%. Oct 17, 1910. 5:1435. 14,500

Robinson, Caroline M wife Seth B to U S TRUST CO, 45 Wall st. Madison av, No 715, e s, 40.5 n 63d st, 20x100. Oct 14, 1910, due Nov 1, 1915, 4½%. 5:1378. 45,000

Same & B Farquhar Curtis with same. Same property. Subordination agreement. Oct 6. Oct 14, 1910. 5:1378. — nonu

Rose, Allen W to E Ormonde Power, of Babylon, L I, trustee Douglas Gordon. Broadway, w s, 590.10 n 187th st, 50x100.3. Oct 14, due Jan 1, 1914, 6%. Oct 15, 1910. 8:2180. 10,000

Shurman (C N) Investing Co to Carl Ernst, 316 W 95th st. 97th st, No 30, s s, 275 w Central Park West, 18x100.11. P M. Prior mt \$15,000. Oct 14, installs, 6%. Oct 15, 1910. 7:1832. 2,900

Simerman, Joseph, of Bklyn, with Sigmund Ashner, 1058 Coney Island av, Bklyn. 137th st, No 616, s s, 255 w Bway, 85x99.11. Subordination agreement. Oct 15, 1910. 7:2002. — nom

Same with Kath A Kingsland, of Lenox, Mass. Same property. Subordination agreement. Oct 14. Oct 15, 1910. 7:2002. — nom

Sasse, John, 28 Manhattan av, to Barbara A Beyer, 453 W 40th st. 40th st, No 453, n s, 160 e 10th av, 20x98.9. P M. Oct 14, 1910, 3 yrs, 5%. 4:1050. 6,000

Spero, Jonas V & Sadie O Alexander to Arthur J Gormley, 458 3d av. 66th st, Nos 153 to 157, n s, 182.2 e Ams av, 92.9x100.4. Oct 8, 3 yrs, 6%. Oct 14, 1910. 4:1138. 8,000

Sheahan, Cornelius F to Louis Westphal et al exrs Paul Westphal. 133d st, No 161, n s, 200 e 7th av, 25x99.11. Sept 1, 1 yr, 6%. Oct 14, 1910. 7:1918. 4,000

Sharswood, Mary, of Stonington, Conn, to Frederic de P Foster, of Tuxedo Park, N Y. 72d st, No 149, n s, 82.6 e Lexington av, 18.9x102.1. Oct 14, 5 yrs, 5%. Oct 17, 1910. 5:1407. 35,000

STATE BANK with LINCOLN TRUST CO, 208 5th av. 60th st, No 321 E. Subordination agt. Oct 14. Oct 17, 1910. 5:1435. — nom

Shlanowsky, Bernard to UNION TRUST CO of N Y, 80 Broadway. East Broadway, No 103, s s, 162.6 w Pike st, 23.2x75x23.2x 74.10. Oct 17, 1910, due Nov 1, 1915, 5%. 1:282. 34,000

Schwarzler, Albert J to CENTRAL TRUST CO, 54 Wall st. 100th st, Nos 71 & 73, n s, 39.4 w Park av, runs n 20.8 x w 0.8 x n 80.3 x w 40 x s 100.11 to st x e 40.8 to beginning. Oct 18, 1910, 5 yrs, 5%. 6:1606. 31,000

Swan Equipment Co to Benj Freedman & Max Schwartz. Consent of stockholders to chattel mt for \$620. Oct 17. Oct 19, 1910. Misc. —

Scanlon, Michl, 243 W 126th st, with Chas H Phelps, 49 W 44th st, exr Jno G Butler. 143d st, Nos 312 & 314, s s, 175 w 8th av, 50x99.11. Extension of \$34,000 mt until Nov 1, 1914, at % as per bond. Oct 19. Oct 20, 1910. 7:2043. — nom

Thompson, Jessie F to John A Aspinwall, Washington, D C, & ano trustees for Eliza Reed will Wm H Aspinwall. Water st, No 236, n w s, abt 105 e Beekman st, 25x85.8x25x84.10. ½ part. All title. Oct 19, 1910, 3 yrs, 6%. 1:98. 5,000

Tully, Patk, 105-107 W 31st st, to Maurice & Julia Griffin, 112 Wash pl. 27th st, Nos 335 & 338 W. Agreement modifying terms of mt. Oct 7. Oct 18, 1910. 3:750. — nom

Tauszig, Tillie with Aaron Reichbart. 60th st, No 321, n s, 325 w 1st av, 25x100.5. Extension of \$2,000 mort until Sept 1, 1912, at 6%. Sept 20. Oct 17, 1910. 5:1435. — nom

Tauszig, Tillie with LINCOLN TRUST CO. 60th st, No 321 E. Subordination agt. Oct 15. Oct 17, 1910. 5:1435. — nom

Terp, Edw H to Central Brewing Co, 68th st & East River. 8th av, s w cor 153d st, ——. Saloon lease. Oct 7, demand, 6%. Oct 14, 1910. 7:2046. 8,000

Thorman, Clara, 235 E 79th st, to Kenyon Fortescue, 121 W 69th st, trustee Marion T Roosevelt for Maude S Pickhardt, 113th st, No 77, n s, 124.6 w Park av, 26.4x100.11. Oct 14, 5 yrs, 5%. Oct 15, 1910. 6:1619. 18,000

Trost, Herman B to EAST RIVER SAVINGS BANK, 280 Broadway. 33d st, No 248, s s; 83.4 w 2d av, 16.8x74. Oct 20, 1910, 5 yrs, 5%. 3:913. 4,000

Teepe, Fredericka, 122 E 56th st, individ & as extrx John C Teepe, Geo A Teepe, 195 E 31st st, Brooklyn; Henry B Teepe, Yonkers, N Y; Anna C Clausen, Yonkers, N Y; J Fredericka Teepe & Augusta V Teepe, both of 122 E 56th st, to Wm H Steinkamp, 162 E 63d st. 56th st, No 122, s s, 195 e Park av, 20x100.5. Prior mt \$10,000. Oct 18, due Jan 1, 1913, 6%. Oct 20, 1910. 5:1510. 7,000

Vail, Eliz A widow individ & as extrx of Aaron F Vail & Annette V Welch wife of Henry L, of New Haven, Conn, & Robt W Vail, of N Y, to BOWERY SAVINGS BANK, 128 Bowery. Ludlow st, No 55, w s, 80 s Grand st, 20x87.6. Oct 17, due May 1, 1913, 5%. Oct 20, 1910. 1:309. 5,000

Von Eberhard, Julia to Seymour Ash. 139th st, No 255, n s, 618.10 w 7th av, 19x99.11. May 30, 1905, 1 yr, 6%. Oct 15, 1910. 7:2025. 1,500

White, Wm F to David Lippmann, 50 Central Park West, et al. Hudson st, No 577, w s, 82.2 s Bank st, 19.1x75.1x19.3x74.3. P M. Prior mt \$8,000. Oct 14, installs, 6%. Oct 15, 1910. 2:634. 4,400

Wald, Johanna to Louis Adams, 29 W 12th st. 4th st, No 323, n s, 418 w Av D, 20.3x96. Oct 14, 1 yr, % as per bond. Oct 15, 1910. 2:374. 3,000

Wilbert Realty Co to Samson Lewkowitz, 80 E 127th st. 10th st, No 311, n s, 220.6 e Av A, 25x94.9. Prior mt \$27,000. Oct 18, 1910, 4 yrs, 6%. 2:404. 3,000

Same to same. Same property. Certificate as to above mt. Oct 18, 1910. 2:404. —

Weber, John A, 259 W 18th st, to N Y SAVINGS BANK, 81 8th av. 18th st, Nos 257 & 259, n s, 60 e 8th av, 40x43.6. Oct 18, 1910, due, &c, as per bond. 3:768. 2,000

Williams, Wm D to TITLE GUARANTEE & TRUST CO, 176 Bway. 27th st, No 129, n s, 101.8 w Lex av, 21.8x98.9. Oct 19, 1910, due, &c, as per bond. 3:883. 15,000

Wattenberg, Philip, 1203 Franklin av, to Jacob Marx, 2102 Bway. 99th st, No 51, n s, 275 w Park av, 25x100.4. P M. Prior mt \$13,000. Oct 17, due Apr 15, 1911, 6%. Oct 19, 1910. 6:1605. 5,250

Welcome, Jennie T to Le Roy Wilkins, 7th av. s e cor 134th st. 134th st, No 223, n s, 230.4 w 7th av, 16.8x99.11. Sept 27, demand, 6%. Oct 19, 1910. 7:1940. 110

Weber, Lina A, 1 W 72d st, with LAWYERS TITLE INS & TRUST CO, 160 Broadway. Thompson st, Nos 218 & 220. Agreement as to share ownership in mort. Sept 21. Oct 20, 1910. — nom

Whitman, Ruth L with FRANKLIN SAVINGS BANK, 656 & 658 8th av. 80th st, No 51, n s, 120 e Madison av, 23x102.2. Extension of \$35,000 mort until Nov 1, 1913, at 4%. Oct 6. Oct 19, 1910. 5:1492. — nom

Zinsser, Hans with Hugo Greenberger. 8th st, Nos 380 & 382, s s, 333.5 e Av C, 44.4x97.6. Extension of \$43,000 mt until Jan 25, 1913, at 5%. Feb 7. Oct 20, 1910. 2:377. — nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Ansanelli, Angelo to Paul Hoenack, 1894 Daly av. Hughes av, No 2155, w s, 46.4 s Oak Tree pl, 16.8x95. P M. Oct 18, 1910, due, &c, as per bond. 11:3070. 3,900

Boyle, Delia K extrx Bridget Sullivan to Manhattan Mortgage Co, 200 Bway. Hoe av, No 1486, being lot 427 map Sec A Vyse estate. Prior mt \$—. Oct 13, due, &c, as per bond. Oct 14, 1910. 11:2988. 3,000

*Baroncini, Bucarelli V wife of & Antonio Baroncini to The J & M Haffen Brewing Co, s w cor 152d st & Melrose av. Van Buren st, w s, 250 s Col av, 25x100. Prior mort \$3,300. Oct 5, 1 yr, interest omitted. Oct 14, 1910. 525

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

Bjorkegren (Chas), a corpn, 2148 Mapes av, & Kank Realty Co, 203 Bway, with North American Mortgage Co, 100 Bway. Webster av, w s, 229 n 180th st, 50x100. Subordination agreement. Oct 13. Oct 14, 1910. 11:3143. nom

Benline (Harry C) Const Co, Inc, 1910 Daly av, to Sarah E Furnald, 34 W 72d st. Daly av, No 1910, e s, 485.7 s Tremont av or 177th st, 32.1x150.11. Oct 5, 5 yrs, 5%. Oct 15, 1910. 11:2992. 17,500

Same to same. Same property. Consent to above mt. Oct 5. Oct 15, 1910. 11:2992.

Same to same. Same property. Certificate as to above mt. Oct 5. Oct 15, 1910. 11:2992.

Same to Henry Fuchs, 2414 Bathgate av. Same property. Prior mt \$17,500. Oct 7, due, &c, as per bond. Oct 15, 1910. 11:2992. 2,500

Same to same. Same property. Certificate as to above mt. Oct 7. Oct 15, 1910. 11:2992.

Same to David McClure, 22 W 49th st, & ano trustees Brian McKenney. Daly av, No 1916, e s, 389.2 s Tremont av or 177th st, 32.1x150.11. Oct 14, 3 yrs, 5%. Oct 15, 1910. 11:2992. 18,000

Same to same. Same property. Certificate as to above mt. Oct 14. Oct 15, 1910. 11:2992.

Same to Mary Steinbach, 713 10th av. Same property. Prior mt \$18,000. Oct 10, due, &c, as per bond. Oct 15, 1910. 11:2992. 3,000

Same to same. Same property. Certificate as to above mt. Oct 10. Oct 15, 1910. 11:2992.

*Bracco, Rachela wife of & Francesco Bracco to STATE SAVINGS BANK, 1927 3d av. Barnes av, e s, 78 s Sheil st, or 214th st, Laconia Park, 26.5x103.4x25x112, except part for av. Oct 13, due June 1, 1911, 6%. Oct 14, 1910. 4,000

Brink, Leander, of Middletown, N Y, to Alice F Brown, of Chester-town, N Y. Jerome av, w s, 143.5 n Cromwell av, runs n 50 x w 100 x s 6.11 to e s Cromwell av, x s 48.11 x e 76.11 to beginning. P M. June 17, 3 yrs, 5½%. Oct 17, 1910. 11:2855. 6,000

Bungay Co, 2796 3d av, with Leonard Heuser, 410 E 170th st. 170th st, No 410 E. Extension of \$1,400 mort until Oct 15, 1911, 6%. Oct 15. Oct 18, 1910. 11:2893. nom

Botticelli, Angelo and Giambattisto Muro to Vincenzo Masi, 56 New Chambers st. 191st st, n s, 450 e from junction of n s 191st & w s Bathgate av, runs n 157.4 x w 25 x s 157.3 to st. x e 25 to beginning. Oct 18, 1910, 4 yrs, 6%. 12:3273. 1,400

Bronx Heights Land Co to Fredk C Hardy, 82 Decatur st, Brooklyn, N Y. 242d st, s s, 335 e Katonah av, 100x100. Oct 13, 3 yrs, 6%. Oct 18, 1910. 12:3390. 2,000

Same to same. Same property. Certificate as to above mort. Oct 13. Oct 18, 1910. 12:3390.

Benline (Harry C) Const Co to Isaac L Kip, 448 5th av. Daly av, No 1914, e s, 421.4 s 177th st, 32.1x150.11. Oct 18, 1910. due, &c, as per bond. 11:2992. 17,500

Same to same. Same property. Certificate as to above mort. Oct 18, 1910. 11:2992.

Same to Adolph & Henry Bloch both mortgagees, 911 Park av. Same property. Prior mort \$17,500. Oct 18, 1910, 2 yrs, 6%. 11:2992. 2,500

Same to same. Same property. Certificate as to above mort. Oct 18, 1910. 11:2992.

Bachman, Alfred C, 265 W 121st st, to Mark Creasy, of Hawley, Pa. Fairmount pl, No 840, s e cor Marmion av, 100.10x25.11x 103.4x26. Prior mt \$20,000. Oct 18, due, &c, as per bond. Oct 19, 1910. 11:2959. 4,000

Babcock, Chas H & Henry R Wood exrs Isabella W Babcock with Julia Dougherty, 795 E 163d st. 163d st, No 977. Extension of \$2,500 mort until Oct 25, 1913, at 5%. Oct 20, 1910. 10:2669. nom

*Butler, Edward to Maggie Reading. 4th st, n w s, 255.4 n e Green lane, 25x100. Prior mt \$—. Sept 1, 3 yrs, 5%. Oct 18, 1910. 600

*Brady Realty Co to Agnes Rywolt, 757 E 228th st. Boston rd, s s, at c 1 blk bet Cedar & Oak sts, runs s — x e 50 x n — to rd, x w 54.6 to beginning, being part lot 492 map No 1106 West Co, Arden property. Oct 19, 3 yrs, 6%. Oct 20, 1910. 825

*Cianchetti, Giovannina, 679 E 223d st to Henry Braun, 679 E 223d st. 223d st, n s, 180 w White Plains road, 25x114, Wakefield. P M. Prior mort \$4,500. Oct 15, 5 yrs, 5%. Oct 17, 1910. 2,000

*Chester Impt Co to Frank Gass, Inc, 2215 Westchester av. William st, e s, 100 n Dudley av, 25x100. Aug 27, 3 yrs, 5½%. Oct 17, 1910. 3,200

Same to same. Same property. Certificate as to above mort. Aug 27. Oct 17, 1910.

Cowen, Goldie to Francis G Lloyd, 157 E 71st st, & ano trustees David Stevenson for Eliz S Harris. Beck st, No 778, e s, 425 n 156th st, 25x100. Oct 14, 1910, 5 yrs, 5%. 10:2707. 9,000

Same to Clara S Dean, 764 Beck st. Same property. Prior mt \$9,000. Oct 14, 1910, due July 14, 1915, 5%. 10:2707. 800

Cohen, Max, 1185 Fulton av, with Magdalena Walter, 207 W 122d st. 166th st, Nos 443 to 447 E. Extension of \$2,500 mt until Oct 11, 1912, at 6%. Oct 11. Oct 14, 1910. 9:2388. nom

Cornish (Jno W) Const Co to City Mortgage Co, 15 Wall st. Mapes av, n w cor Tremont av or 177th st, 190.2x108.11x190.1x108.10. Bldg loan. Oct 14, 1910, demand, 6%. 11:3106. 10,000

Same to same. Same property. Certificate as to above mt. Oct 14, 1910. 11:3106.

*Campo, Pietro to Edw H Kelly, 2971 Valentine av. Richardson av, n e cor 236th st, 100x120; Richardson av, e s, 100 n 236th st, 30x120x25x120. P M. Prior mt \$5,000. Oct 5, due Jan 28, 1911, 6%. Oct 15, 1910. 1,890

*Devine, Eliz T & Geo A, both of 1241 Taylor av, to Wm Doepf, 434 E 165th st. Taylor av, w s, 251 s Westchester av, 25x100. Oct 13, 3 yrs, 5½%. Oct 14, 1910. 2,500

*Deudicibus Building Co to Frank Barton, City Island, N Y. Briggs av, n s, 125 e 4th st, 25x213.11x25.1x216.8. Prior mt \$4,250. Oct 15, 1910, 1 yr, 6%. 1,250

De Salvo, Alfonso to Anthony Smyth, 153 W 122d st. Marion av, s e s, 309.5 e Bedford Park Boulevard, late Southern Boulevard, 50x110. Prior mt \$8,000. Oct 14, 1910, 1 yr, 6%. 12:3285. 1,000

Dayton, Robt A B with Mary F Martin. Grand av, No 2540. Extension of \$3,000 mt until Jan 3, 1913, at 6%. July 8, 1909. Oct 19, 1910. 11:3204. nom

Devins, John J & James to NORTH SIDE SAVINGS BANK, 3196 3d av. Tinton av, w s, 378.10 s 165th st, 18.10x135. Oct 5, 1 yr, 5%. Oct 17, 1910. 10:2659. 1,500

Same with same. Same property. Subordination agt. Oct 5. Oct 17, 1910. 10:2659. nom

Dunne, Rose wife of & Michael Dunne to Jno J Brady, 2395 Valentine av, Arthur av, n w cor Belmont pl, late road from Kingsbridge to West Farms, 144x25x126x30.9, except part for Arthur av. Oct 29, 1909, 1 yr, 5%. Oct 14, 1910. 11:3065. 1,000

Dowds, James to Theo J Chabot, 1208 Washington av. 142d st, s s, 9 w Morris av, 50x100. Oct 19, due, &c, as per bond. Oct 20, 1910. 9:2334. 5,000

*Engbarth, Theresa to Longin P Fries. Ellison av, e s, 275 n 171st st, 25x100. P M. Prior mort \$2,500. Sept 30, 2 yrs, 6%. Re-recorded from Sept 30, 1910. Oct 18, 1910. 1,250

Edgehill Terraces Co to Mary M McKelvey, Palisade av, Spuyten Duyvil. Arlington av, e s, 65 s 230th st, 60x125. Oct 10, 3 yrs, 5½%. Oct 17, 1910. 13:3407. 7,000

EAST RIVER SAVINGS INSTN, 280 Broadway, with Louis Hemmerding, 760 Beck st. Willis av, Nos 412 & 414. Extension of \$16,000 mt until Nov 1, 1913, at 5%. Oct 17, 1910. 9:2289. nom

*Fox, John J, 448 E 178th st, to Eliz L Fox, 448 E 178th st. 5th st, n s, 298.11 e Green lane or av, 25x101.2. Prior mt \$—. Oct 14, 3 yrs, 5½%. Oct 17, 1910. 3,000

Freudenmacher, Philipp to Wm L Condit, of Hoboken, N J, et al trustees Josephine Peyton. Prospect av, Nos 564 & 566, e s, 153.8 s Fox st, 46.1x131.5x37.6x158.3. Oct 14, 3 yrs, 5%. Oct 17, 1910. 10:2683. 39,000

Same to same. Prospect av, Nos 568 & 570, e s, 107.7 s Fox st, 46.1x104.8x37.6x131.5. Oct 14, 3 yrs, 5%. Oct 17, 1910. 10:2683. 37,000

Friedman Constn Co to DOLLAR SAVINGS BANK, 2808 3d av. Prospect av, No 960, e s, 414 s 165th st, 75.4x219.10x78.6x197.7. P M. Oct 17, 1910, due June 1, 1911, 5½%. 10:2690. 20,000

Same to same. Clay av, s w cor 173d st, 106.6x75.7x107.5x65.8. P M. Oct 17, 1910, due June 1, 1911, 5½%. 11:2790. 4,000

Feuchtwanger, Emma, 331 Ams av, with Mardece Const Co. Intervale av, n s, 88.2 e Fox st, 38.4x97.5x33.4x78.5. Extension of mt for \$18,000 to Oct 14, 1913, at 5%. Oct 14, 1910. 10:2722. nom

Foley, Adelaide wife of and John Foley to Wm V Simpson, Mat-awan, N J. Nelson av, e s, 189.11 n 165th st (Devoe st), 31.8 x93.1x31.8x92.3. Prior mt \$3,500. Oct 17, 2 yrs, 6%. Oct 20, 1910. 9:2513. 1,500

*Fiscella, Antonio, 2305 Sth av, to Francesco Fiscella, 163 E 104th st. Holland av, s w cor Bartholdi st, lots 48 & 49 map No 426 of bldg lots in 24th Ward, except part for st. Given as collateral security for payment of \$1,000. Prior mt \$—. Sept 27, due Aug 31, 1911, 6%. Oct 20, 1910. 1,000

Green, James C & Daniel S, 1638 Tremont av, with Isaac L Kip, 448 5th av. Daly av, No 1914, e s, 421.4 s Tremont av or 177th st, 32.1x150.11. Subordination agreement. Oct 18. Oct 19, 1910. 11:2992. nom

Same with Adolph & Henry Bloch, 911 Park av. Same property. Subordination agreement. Oct 18. Oct 19, 1910. 11:2972. nom

Green, Jas C, 413 Morris Park av, & Daniel S Green, 1178 E 178th st, with Mary Steinbach, 713 10th av. Daly av, e s, 389.2 s Tremont av or 177th st, 32.1x150.11. Subordination agreement. Oct 8. Oct 15, 1910. 11:2992. nom

Same with David McClure, 22 W 49th st, & ano trustees Brian McKenney. Same property. Subordination agreement. Oct 8. Oct 15, 1910. 11:2992. nom

Same with Sarah E Furnald, 34 W 72d st. Daly av, e s, 485.7 s Tremont av or 177th st, 32x150. Subordination agreement. Oct 8. Oct 15, 1910. 11:2992. nom

Same with Henry Fuchs, 2414 Bathgate av. Same property. Subordination agreement. Oct 8. Oct 15, 1910. 11:2992. nom

Grahl, Wm C to Robt J Moorehead, 415 E 140th st. 164th st, n s, 118.9 e Boston road, 38x99.6. P M. Prior mt \$28,000. Oct 14, 1910, due, &c, as per bond. 10:2622. 12,500

Grossman, Gustav to TITLE GUARANTEE & TRUST CO. 176 Broadway. Boston road, No 1262, s e s, 242.7 s w 169th st, runs s e 125 x s w 7.5 x s e 55 x s w 34 x n w 58 x n e 7.5 x n w 125 to road, x n e 60 to beginning. Oct 8, due, &c, as per bond. Oct 17, 1910. 10:2663. 13,000

Germansky Constn Co to David S Crater, 24 So 2d st, Mt Vernon, N Y. 235th st, s s, 185 w Katonah av, three lots, each 25x100. Three morts, each \$1,000. Three prior morts \$— each. Oct 17, 1 yr, 6%. Oct 18, 1910. 12:3375. 3,000

Same to same. 234th st, n s, 185 w Katonah av, three lots, together in size 75x100. Three morts, each \$1,000. Three prior morts \$— each. Oct 17, 1 yr, 6%. Oct 18, 1910. 3,000

*Gass (Frank) Inc to Amelia E Strackbein et al, all of. 2663 Mar- rion av. William st, e s, 100 n Dudley av, 25x100. Oct 17, 1910. 3,200

Graconcourse Co to Minnie W Tillman, 867 Elton av. 152d st, n s, 300 e Courtlandt av, 25x100. Prior mort \$5,000. Oct 18, 1910, due July 1, 1912, 6%. 9:2399. 2,000

Same to same. Same property. Certificate as to above mort. Oct 18, 1910. 9:2399.

Hayden, Jno J to Cath Shea, 429 Broome st & ano trustees Denis Shea. 138th st, No 748, s s, 115 e Southern Boulevard, 15x100. Oct 17, due, &c, as per bond. Oct 18, 1910. 10:2566. 3,500

HARLEM SAVINGS BANK, 124 E 125th st, with John H Green, 3141 Hull av. 158th st, s s, 100 w St Anns av, 2 lots, each 33.4 x100. Extension of 2 mts for \$21,000 each until Oct 1, 1915, at 5%. Oct 11. Oct 14, 1910. 9:2360. nom

HARLEM SAVINGS BANK, 124 E 125th st, with Ferdinand C Helm, 654 E 156th st. 156th st, s s, 50 e Cauldwell av, 16.8x 100. Extension of \$2,500 mt until Oct 1, 1913, at 5%. Oct 11. Oct 14, 1910. 10:2628. nom

*Henderson, Jane E widow to Kath V V Huntington, of Auburn, N Y. Herschell st, e s, 202.6 s Westchester av, 33x101.3. Oct 15, 3 yrs, 5½%. Oct 17, 1910. 3,300

*Same to Eliz K Dooling, 179 E 80th st. Same property. Prior mt \$—. Oct 15, 3 yrs, 6%. Oct 17, 1910. 200

*Horne, Fredk Wm, 4626 Matilda av, to Wm G Humphrey, of Cape Vincent, N Y. Matilda av, No 4626, s e s, 25x100. Oct 15, due Jan 1, 1914, 5%. Oct 17, 1910. 3,500

Halpin, James, 2418 Cambreling av, to HARLEM SAVINGS BANK, 124 E 125th st. Cambreling av, e s, 119 s 188th st, 26x89.8x 27.6x98.8. Oct 19, 1 yr, 5%. Oct 20, 1910. 11:3090. 1,000

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Hawn, Sarah M to Isidore Lazarus, 64 Edgecombe av. Freeman st, n e cor Stebbins av, 125x116.6x124.8x108.9. Oct 20, 1910. due Nov 1, 1911, 6%. 11:2965. 2,000

Huebener, Martha, of Brooklyn, N Y, to Stella R Epstein, 362 E 50th st. 135th st, No 628, s s, 625 e St Ann's av, 25x100. Prior mt \$11,500. Oct 10, 1 yr, 6%. Oct 19, 1910. 10:2547. 550

Johnson, Emil to Obadiah & Fanny Newcomb, 157 W 105th st. Popham av, w s, 246.4 n 176th st, 25x100. Oct 19, 1910, 3 yrs, 5%. 11:2877. 7,500

Jackson, Benj F with Mary S Crosson, 137 Hicks st, Brooklyn. Seabury pl, s e cor 172d st, 50x100. Subordination agt. Oct 20, 1910. 11:2966, 2967 & 2977. nom

Jackson, Alonzo with same. Same property. Subordination agt. Oct 20, 1910. 11:2966, 2967 & 2977. nom

Jordan, Ann to James T MacLean. West st, n e s, 100 e Mohegan av, and being lot 28 map Wardsville, 50x100, except part taken by City N Y. P M. July 23, due Aug 23, 1913. 6%. Oct 18, 1910. 11:3124. 4,000

Johnson, Alexander G to Caroline A Lane, 30 Jamaica av, Flushing, L I. 180th st, n s, 70.1 e Mapes av, 25x118.2. Prior mt \$—. Oct 17, 1910, 3 yrs, 5%. 11:3111. 6,000

Jennings Realty Co to American Mortgage Co, 31 Nassau st. Wilkins av, e s, 50.6 n Jennings st, 2 lots, each 53x100. 2 bldg loan mts, each \$42,000. Oct 10, 1 yr, 6%. Oct 14, 1910. 11:2977. 84,000

Same to same. Same property. 2 certificates as to above mts. Oct 10, 1910. Oct 14, 1910. 11:2977. —

Same to same. Wilkins av, n e cor Jennings st, 50.6x100x44x100.2. Bldg loan. Oct 10, 1 yr, 6%. Oct 14, 1910. 55,000

Same to same. Same property. Certificate as to above mt. Oct 10, 1910. Oct 14, 1910. 11:2977. —

Johnson, Geo F with TITLE GUARANTEE & TRUST CO, 176 Bway. Kelly st, w s, 346 n Longwood av, 6 lots, together in size 203.4x100. Subordination agreement. Oct 13. Oct 15, 1910. 10:2702. nom

Knox Constn Co to James F Meehan Co, 815 Hunts Point av. Tiffany st, s e cor Fox st, 110x125. Prior mort \$80,000. Sept 14, demand, 6%. Oct 20, 1910. 10:2722. 5,000

Same to same. Same property. Certificate as to above mort. Oct 20, 1910. 10:2722. —

Keck, Lena to Eliz Racer, 336 E 135th st. Prospect av, No 2138, e s, 134.2 n 181st st, 22x150.3. Oct 19, 1910, 3 yrs, 5%. 11:3110. 4,000

Same to Moses G Wright, 123 W 120th st. Prospect av, No 2136, e s, 112.2 n 181st st, 22x150.3. Oct 18, 1910, 3 yrs, 5%. Oct 19, 1910. 11:3110. 4,000

Same to Geo Storminger, 501 E 162d st. Prospect av, No 2140, e s, 156.3 n 181st st, 22x150.3. Oct 19, 1910, 3 yrs, 5%. 11:3110. 4,000

Knox Const Co to City Mort Co, 15 Wall st. Tiffany st, s e cor Fox st, 110x125. Building loan. Sept 14, demand, 6%. Oct 19, 1910. 10:2722. 80,000

Same to same. Same property. Certificate as to above mort. Sept 14. Oct 19, 1910. 10:2722. —

Same to James F Meehan Co, 815 Hunts Point av. Same property. P M. Prior mt \$85,000. Sept 14, due, &c, as per bond. Oct 19, 1910. 10:2722. 7,000

*Krauss, Gustave C, 2318 Newbold av, to Henry A Kramer, 255 East Tremont av, 14th st, s s, at line bet lots 350 & 353. runs s 108 x w 25 x n 108 to st x e 25.6 to beginning, being part lot 353 map Unionport, 25.6x108. Oct 14, 3 yrs, 5½%. Oct 17, 1910. 3,000

Latham Realty Co to TITLE GUARANTEE & TRUST CO, 176 Broadway. Marion av, s w cor 198th st, 50x100.6x49.1x100.11. Oct 19, 1910, due, &c, as per bond. 12:3289. 40,000

Same to same. Same property. Certificate as to above mort. Oct 19, 1910. 12:3289. —

*Leonard, Annie & Mary to Eliz Clocke et al, all of St Johnsville, N Y. 223d st, late 9th av, n s, 250 w Barnes av, and being e ½ of w ½ lot 526 map Wakefield, 25x114. Oct 1, due, &c, as per bond. Oct 14, 1910. 2,000

*Lemmon, Chas H to Stephen B Gaffney, 1307 Herschel st. 7th st, n s, 230 w Havemeyer av or 50 e from line bet lots 161 & 162, 25x108, being part lot 161 map Unionport. Oct 15, 3 yrs, 6%. Oct 19, 1910. 1,000

LAWYERS TITLE INS & TRUST CO with L W Divine Co, 1009 E 180th st. 180th st, s w cor Clinton av, 33.6x100.2x33.10x100.2. Extension of \$29,000 mt until Oct 14, 1915, at 5%. Oct 14. Oct 19, 1910. 11:3095. nom

LAWYERS TITLE INS & TRUST CO, 160 Broadway, with L W Divine Co, 1009 E 180th st. 180th st, s s, 33.6 w Clinton av. 37.9x100.2. Extension of \$26,000 mort until Oct 14, 1915, at 5%. Oct 14. Oct 19, 1910. 11:3095. nom

LAWYERS TITLE INS & TRUST CO, 160 Broadway, with Moorehead Realty & Constn Co, 415 E 140th st. 164th st, n s, 118.9 e Boston rd, 38x99.6. Extension of \$28,000 mort until Oct 14, 1915, at 5%. Oct 19, 1910. 10:2622. nom

LAWYERS TITLE INS & TRUST CO, 160 Broadway, with Winnie Realty & Constn Co, 836 Westchester av. Kelly st, e s, 197.10 s Westchester av, 38x100. Extension of \$22,000 mort until Oct 11, 1915, at 5%. Oct 11. Oct 19, 1910. 10:2713. nom

LAWYERS TITLE INS & TRUST CO with Marcece Const Co, 293 Alex av. Fox st, e s, 34.10 n Intervale av, 3 lots, each 33.4x100. Extension of 3 mts for \$17,000 each until Oct 5, 1915, at 5%. Oct 5. Oct 14, 1910. 10:2722. nom

LAWYERS TITLE INS & TRUST CO with Beck St Realty Co, 836 Westchester av. Beck st, e s, 136.11 n Longwood av, 2 lots, each 37.3x100; Beck st, e s, 472.2 n Longwood av, 37.3x100. Extension of 3 mts for \$18,000 each until Oct 5, 1915, at 5%. Oct 5. Oct 14, 1910. 10:2709. nom

Lawyers Mortgage Co with Harry I and Ellen Smith, 156th st, Nos 1044 and 1046 E. Extension of mort for \$3,000 to Sept 16, 1913, at 5½%. Sept 21. Oct 18, 1910. 10:2687. nom

LAWYERS TITLE INS & TRUST CO with Melrose Bldg Co, 933 Teller av. 162d st, n s, 247 e Morris pl, 2 lots, each 43.6x115. Extension of 2 mts for \$37,000 each, until Oct 7, 1915, at 5%. Oct 7. Oct 20, 1910. 9:2422. nom

Mondschein & Co to Alonzo Jackson. So Boulevard and Freeman st. Bryant av, e s, 375 s Jennings st, 50x100. P M. Prior mort \$35,000. Oct 17, due, &c, as per bond. Oct 18, 1910. 11:2999. 1,800

Meaney, Jos J, of Brooklyn, N Y, to Jno J Bowe, 1340 Prospect av & ano. Crotona Park North, n s, 142 e Prospect av, 50x98.4 x50x98.11. P M. Oct 7, 2 yrs, 6%. Oct 18, 1910. 11:2952. 5,800

Mazza Constn Co to Mary S Crosson, 137 Hicks st, Brooklyn, N Y. Mapes av, late Johnson av, s e s, 128.10 n 179th st and being lot 147 map East Tremont, 66x150. Oct 14, 1910, 1 yr, 6%. 11:3108. 32,000

Same to same. Same property. Certificate as to above mort. Oct 14, 1910. 11:3108. —

Morris (Clara) Holding Co to Samuel W Harriot, of Whitestone, L I. Riverdale av, w s, at e l stone wall adj lands Sisters of Charity at Mt St Vincent, and 33 s from line bet City of N Y and City of Yonkers, runs n w along stone wall, 240 x n w 205 x n e 273 x s e 409 to av, x s 320 to beginning, contains 3 acres. P M. Oct 14, 5 yrs, 6%. Oct 15, 1910. 12:3428. 20,000

Montgomery (Richard M) & Co, Inc, to Richard M Montgomery, No — Fort Schuyler road. Webb av, late Tee Tav av, n w cor 188th st, runs n 285 to s s Park View pl, x e 119.1 x n e 24.11 x s e 81 x w 159.4 x n w 20 x s 30 x n w 668 x s 99 to 188th st, x w 33.10 to beginning. Prior mort \$91,000. Oct 10, 1 yr, 6%. Oct 18, 1910. 11:3219. 25,000

Maerdian, Frank, 1056 Grant av, to Johanna R Ernst, 1056 Grant av. Walton av, No 2265, w s, 148 s 183d st, 20x95. P M. Oct 11, demand, 6%. Oct 14, 1910. 11:3186. 600

Murray Hill Heights Co, 132 Nassau st, to John F Kaiser, 14 Ferry st. Mountain av, n w s, at w s Maple st, runs n 523.6 x w 656 x s 213.10 x w 721.4 x s 575 x e 968 to av x n e 547.10 to beginning, contains 20 947-1,000 acres, New Providence, N J; also lot 24 parcel 20 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. P M to extent of \$2,000. Prior mt \$3,200. Sept 30, due Aug 23, 1913, 6%. Oct 14, 1910. 9:2522. 3,200

Same to same. Same property. Consent to above mt. Sept 30. Oct 14, 1910. 9:2522. —

Same to same. Same property. Certificate as to above mt. Oct 15. Oct 14, 1910. 9:2522. —

McEvily, John V to Thomas A O'Connor exr Morgan J O'Connell. Clinton av, w s, 200 s 176th st, late Woodruff av, 33x149.10. All title. Prior mt \$8,000. July 25, installs, —, given to secure judgment. Oct 17, 1910. 1,129.06

Mahoney, Mary C to Mary E Radcliff, 634 Crotona Park South. 139th st, Nos 413 & 415, n s, 183.4 e Willis av, 33.4x100. Prior mt \$9,000. Oct 18, 1 yr, 6%. Oct 19, 1910. 9:2284. 2,000

McLaughlin, John to TITLE GUARANTEE & TRUST CO, 176 Broadway. Inwood av, w s, at s s lot 357, runs n w 100 x n e 50 x s e 100 to av, x n e 50 to beginning, being part lot 357 map Inwood. Oct 18, due, &c, as per bond. Oct 19, 1910. 11:2855-2864. 3,000

Morris, Thos F to Geo Ehret, 1197 Park av. Westchester av, s e cor Intervale av. Saloon lease. Oct 15, demand, 6%. Oct 19, 1910. 10:2703. 7,500

Mann, Saml, 1121 Forest av, to Jacob L Markel, 1119 Forest av. College av, No 1025, w s, 42.3 n 165th st, 20.3x84.9x20.3x84.9. Prior mort \$7,500. Oct 14, due April 1, 1912, 6%. Oct 20, 1910. 9:2437. 1,000

McCoy, Richard J, 309 10th st, Brooklyn, to Wm J McCutcheon, 103 East 108th st. Hull av, s e s, 207.4 n e 205th st, 25x100. P M. Oct 19, 3 yrs, 5%. Oct 20, 1910. 12:3350. 5,500

*Nowak, Bea A, 2939 Eastern Boulevard, to John W Cornish, 466 E 138th st, & ano. Clarence av, w s, 100 s Town Dock rd, 75x100. P M. Oct 19, due, &c, as per bond. Oct 20, 1910. 1,200

Oesting (Wm C) Co to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Fox st, w s, 365 n 163d st, 40x104.11x40x105.5. Oct 17, 1910, 3 yrs, 5%. 10:2714. 24,000

Same to same. Same property. Certificate as to above mort. Oct 17, 1910. 10:2714. —

Same to same. Fox st, w s, 445 n 163d st, 40x104.1x40x104.7. Oct 17, 1910, 3 yrs, 5%. 10:2714. 24,000

Same to same. Same property. Certificate as to above mort. Oct 17, 1910. 10:2714. —

Osterkorn, Eliza to TITLE GUARANTEE & TRUST CO, 176 Broadway. 163d st, No 387, n s, 109.4 e Courtlandt av, 30.11x95.6x21x95, except part for st. Oct 17, 1910, due, &c, as per bond. 9:2409. 3,250

Prospect Jennings Realty Co to Max & Maria Kahlert both residing at s e cor Broadway and 157th st. Prospect av, Nos 1405 & 1407, n w cor Jennings st, No 775, 43x90.10x67.7x74.4. P M. Prior mort \$35,000. Oct 14, due, &c, as per bond. Oct 18, 1910. 11:2962. 6,000

Same to same. Same property. Certificate as to above mort. Oct 15. Oct 18, 1910. 11:2962. —

Pletscher (Martin) Constn Co, Inc, 908 Bryant av, to Eusebius Murphy, 2128 Glebe av. Bryant av, e s, 250 s Garrison av. five lots, each 20x100. Five morts, each \$1,000. Five prior morts \$— each, Oct 15, due July 1, 1911, 6%. Oct 18, 1910. 10:2761. 5,000

Same to same. Same property. Five certificates as to above mort. Oct 15. Oct 18, 1910. 10:2761. —

Same to same. Bryant av, e s, 225 s Garrison av, 25x100. Oct 15, due July 1, 1911, 6%. Oct 18, 1910. 10:2761. 1,000

Same to same. Same property. Five certificates as to above mort. Oct 15. Oct 18, 1910. 10:2761. —

Poggenburg, Johanna C H to EAST RIVER SAVINGS BANK, 280 Broadway. Clay av, w s, 375 n 165th st, 25x100. Oct 19, 5 yrs, 5%. Oct 20, 1910. 9:2428. 7,500

Same & Geo A Lerch & Johanna Poggenburg exrs, &c, Wm Poggenburg with same. Same property. 2 Subordination agts. Oct 19. Oct 20, 1910. 9:2428. nom

Rodgers, Jno C of White Plains road, with MUTUAL LIFE INS CO of N Y. 32 Nassau st. 184th st, n w cor Cedar av, 250.3 to Harlem River Terrace, 359.2 to Fordham road, x225 to Cedar av, x269.5 to beginning, except 184th st, n s, 75.3 e Harlem River Terrace, 50x100, except part for 184th st. Agreement as to supplemental mortgage and extension of \$75,000 mort until Oct 10, 1913, at % as per bond. Oct 10. Oct 14, 1910. 11:3235. nom

Riehl, Theodor with TITLE GUARANTEE & TRUST CO. Marion av, s w cor 198th st, 50x100.6x49.1x100.11. Subordination agt. Oct 19, 1910. 12:3289. nom

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Romaine, W Tyson with Alexander V Dayton. Cambreling av, No 2469. Extension of \$2,800 mort until Oct 4, 1913, at 5%. Sept 23. Oct 18, 1910. 11:3091. nom

Same with Chas Arendt. Cambreling av, No 2475. Extension of \$2,800 mort until Oct 4, 1913, at 5%. Sept 19. Oct 18, 1910. 11:3091. nom

Ringer, Fredk C, 2241 Sedgwick av, to Fredk C & Anna T Ringer, 2241 Sedgwick av, exrs Ernest Ringer. Sedgwick av, No 2241, w s, 225 n of proposed st 20 ft wide extending to westward from Sedgwick av, runs w 80 x n — to pt 83.4 w Sedgwick av, x e 83.4 to av, x s 85.3 to beginning. Prior mt \$10,000. Oct 18, 5 yrs, 6%. Oct 20, 1910. 11:3234. 2,000

*Ringelstein, Louise wife of & Chas Ringelstein to Lillie Wilkens, 530 W 183d st, & ano. Carpenter av, w s, 25 s from line bet lots 1136 & 1137, 25x105, being part lot 1137 map Wakefield. Oct 20, 1910, 3 yrs, 5 1/2%. 4,000

*Same to same. Carpenter av, w s, at line bet lots 1136 & 1137, runs w 105 x s 25 x e 105 to av, x n 25 to beginning, being part lot 1137 same map. Oct 20, 1910, 3 yrs, 5 1/2%. 4,000

Robinson, Cath A to Oscar Scherer, 313 W 100th st. Morris av, w s, 300.11 n 196th st, 50.2x126.3x50x122.2, except part for av. Oct 15, due Jan 1, 1914, 5%. Oct 19, 1910. 12:3318. 6,000

Reilly, Reilley or O'Reilly, Susan widow and Delia White, both of 1336 Stebbins av, to Jennie Robitzek, 830 E 163d st. Stebbins av, e s, 133.9 n Freeman st, 25x127.2x25x126.11. Oct 19, 1910, 2 yrs, 6%. 11:2965. 2,360

Ringer, Fredk C to LAWYERS TITLE INS & TRUST CO. Sedgwick av, No 2241, w s, 225 n of a proposed street 20 ft wide extending to the west from Sedgwick av, runs w 80 x n — to pt 83.4 w Sedgwick av, x e 83.4 to av, x n 85.3 to beginning. Oct 17, 1910, 5 yrs, 5%. 11:3234. 10,000

Reilly, Josephine A to Chas H Roe Estate, 271 Bway. Fox st, No 1071 (1063), w s, 229 s 167th st, 25x100. Prior mt \$—. Oct 14, 1 yr, 6%. Oct 15, 1910. 10:2717. 500

Riedt Realty Co to Nellie E Church, of Belmar, N J. Walton av, late Berrian av, No 2327, n w s, — n 183d st, & being lots 125 & 126 map part farm Chas Berrian, 50x100. Oct 20, 1910, due, &c, as per bond. 11:3187. 28,000

Same to same. Same property. Certificate as to above mt. Oct 20, 1910. 11:3187.

Smith, Clarence H, 654 E 165th st, to New York & Suburban Co-operative Building & Loan Assoc, 203 E 125th st. Cauldwell av, No 1060, e s, abt 148 s Boston rd, 20x125. P M. Oct 15, installs, 6%. Oct 19, 1910. 10:2633. 8,500

Sacks, Moses to Frances A Bryan, 600 E 164th st. Trinity av, No 1048, e s, 311.4 n 165th st, 20x87.5. P M. Oct 18, 5 yrs, 5%. Oct 19, 1910. 10:2640. 5,000

Schildwachter, Fredk to Chas Buggeln, 881 Trinity av. Prospect av, n w s, 61 n e 176th st late Woodruff st, 57x117. Prior mort \$5,000. Oct 18, due Jan 1, 1914, 6%. Oct 19, 1910. 11:2951. 3,000

Schappert, Jacob, 1218 Brook av, to John Neher, 1121 Forest av. Brook av, No 1215, w s, 121.1 s 168th st, 30x80. Oct 18, 5 yrs, 5%. Oct 19, 1910. 9:2394. 15,000

*Schano, Agnes and Frances J Tiernan to Martin McDonough, 269 W 162d st. Taylor av, e s, 150 s Columbus av, 25x100, except part for Taylor av. P M. Oct 17, due, &c, as per bond. Oct 18, 1910. 700

*Scheffer, Klara, 2047 Houghton av to Lena Volz, 2315 Gleason av. Powell av or 11th st, n s, 305 w Zeraga av or at s e cor lot 276, runs n 108 x w 50 x s 108 to st, x e 50 to beginning, being part lot 276 map Unionport. P M. Oct 13, due, &c, as per bond. Oct 14, 1910. 1,600

*Same to Mary Ford, 2349 Powell av. Same property. P M. Prior mort \$1,600. Oct 13, due, &c, as per bond. Oct 14, 1910. 600

Sandow Realty Co to Foxvale Realty Co, 198 Bway. Minford pl, w s, 100 n 172d st, 175x100. P M. Prior mort \$85,500. Oct 14, due Jan 1, 1912, 6%. Oct 18, 1910. 11:2967 & 2977. 20,000

*Stockle, Edward to Eliz Gleason, 332 E 17th st. Hermany av, n s, 150 w Havemeyer av, 55x108. Oct 14, due, &c, as per bond. Oct 18, 1910. 3,000

Steinmetz Const Co to Manhattan Mortgage Co, 200 Bway. Vyse av, w s, 275 n 172d st, 25x100. Prior mt \$—. Oct 13, due, &c, as per bond. Oct 14, 1910. 11:2989. 6,500

Same to same. Same property. Certificate as to above mt. Oct 13. Oct 14, 1910. 11:2989.

Same to same. Vyse av, w s, 325 n 172d st, 25x100. Prior mt \$—. Oct 13, due, &c, as per bond. Oct 14, 1910. 11:2989. 6,500

Same to same. Same property. Certificate as to above mt. Oct 14, 1910. 11:2989.

Schrader, Fredk, 429 E 160th st, to Hamilton F Dean, 214 E 31st st. Southern Boulevard, Nos 1476-1478, e s, 162.4 n Jennings st, 37.8x100. Oct 10, due, &c, as per bond. Oct 14, 1910. 11:2981. 10,000

Schlesinger, Amelia to Leonore Adler, 1007 Lex av. Tremont av, w s, abt 591.1 n Harrison av, 50x143.7x50x144.1. Prior mt \$—. Oct 11, 2 yrs, 6%. Oct 17, 1910. 11:2869. 1,000

Sage, Deborah wife Frank C heir James MacNamara to Matthew MacNamara admr James MacNamara. Lot 23 blk 3359 on tax map, & *lots SA, AB, 35A & 35B map Olinville, the undivided interest of party 1st part. Sept 30, demand, 6%. Oct 14, 1910. 12:3359 & A T. 1,000

Schlesinger, Siegmund, 2 W 101st st, to M Saml Stern, 2013 5th av. Walton av, No 2441, w s, 164.6 s Fordham road, 16.8x82. Oct 14, 1910, 3 yrs, 5%. 11:3188. 2,500

Same to same. Walton av, No 2437, w s, 197.10 s Fordham road, 16.8x82. Oct 14, 1910, 3 yrs, 5%. 11:3188. 2,500

Trustees of The Northern Diispany of City of New York with Carl E Randrup, 488 E 175th st. Crotona av, No 1981, w s, 175 s 179th st, 16.8x95.6x17.4x100.6; Crotona av, No 1979, w s, 191.8 s 179th st, 16.8x90.6x17.6x95.6. Agreement correcting descriptions in two mort. Sept 9. Oct 17, 1910. 11:3079. nom

Treacy, Patrick S, 118 Division st, Yonkers, N Y, to Isabella Hart, Hotel Majestic, Central Park West & 72d st. Hughes av, s e cor 186th st, 25x87.6. Oct 19, 1910, 3 yrs, 5%. 11:3074. 3,000

Same to Sarah Leon, 134 W 93d st. Hughes av, e s, 25 s 186th st, 25x87.6. Oct 19, 1910, 3 yrs, 5%. 11:3074. 3,000

Usona Constn Co to TITLE GUARANTEE & TRUST CO, 176 Broadway. Longfellow av, e s, 41.6 n Bancroft st, 3 lots, each 39x80. 3 Certificates as to 3 mort for \$16,000 each. Oct 18. Oct 20, 1910. 10:2757.

Usona Constn Co to TITLE GUARANTEE & TRUST CO, 176 Broadway. Longfellow av, e s, 41.6 n Bancroft st, 3 lots, each 39x80. 3 Building loan mort, each \$16,000. Oct 18, 1 yr, 6%. Oct 20, 1910. 10:2757. 48,000

Same to American Real Estate Co, 527 5th av. Same property. 3 P M mort, each \$4,000. 3 Prior mort, each \$16,000. Oct 18, 1 yr, 6%. Oct 20, 1910. 10:2755 & 2757. 12,000

Same to same. Longfellow av, n e cor Bancroft st, 41.8x80. P M. Prior mort \$—. Oct 18, 1 yr, 6%. Oct 20, 1910. 10:2755 & 2757. 8,000

Same to same. Longfellow av, s e cor Lowell st, 41.6x80. P M. Prior mort \$—. Oct 18, 1 yr, 6%. Oct 20, 1910. 10:2755 & 2757. 8,000

Uhlig, Paul C, of Cranford, N J, to Sophie Busath, 3289 Decatur av. Perry av, No 3049, w s, 350 s Woodlawn rd, 25x100. P M. Prior mort \$9,000. Oct 15, due, &c, as per bond. Oct 17, 1910. 12:3334. 1,500

V B Constn Co, 789 Home st, to Mary S Croxson, 137 Hicks st, Brooklyn, N Y. 172d st, s e cor Seabury pl, 100x50. Oct 20, 1910, 1 yr, 6%. 11:2966, 2967 & 2977. 35,000

Same to same. Same property. Certificate as to above mort. Oct 20, 1910. 11:2966, 2967 & 2977.

Wahlig (Frank A) Co to Sarah M Mygatt as trustee. Prospect av, No 2016, s e cor 179th st, 40.1x75.3. Certificate as to mort for \$25,000. Oct 18. Oct 19, 1910. 11:3106.

Same to LAWYERS TITLE INS & TRUST CO. Prospect av, No 2012, e s, 40.1 s 179th st, 39x75.3. Certificate as to mort for \$19,000. Oct 18. Oct 19, 1910. 11:3106.

Same to same. 179th st, No 774, s s, 112.9 e Prospect av, 37.6x 79x37.6x78.11 e s. Certificate as to mort for \$18,000. Oct 18. Oct 19, 1910. 11:3106.

Same to same. 179th st, No 770, s s, 75.3 e Prospect av, 37.6x 79. Certificate as to mort for \$18,000. Oct 18. Oct 19, 1910. 11:3106.

Weaver, Warren J to Ann Weaver, 1737 Popham av. Popham av, w s, 369.10 n 176th st, 25x108.8x25.2x105.3. P M. Oct 11, due, &c, as per bond. Oct 19, 1910. 11:2877. 2,000

*Wright, Sadie M & Lydia M Butler to Amelia E Strackbein et al, all of 2663 Marion av. King av, w s, 150 n Bowne st, 50x 100. Prior mort \$—. Sept 28, due Oct 15, 1913, 6%. Oct 17, 1910. 4,000

Warren, Thomas J, 1054 Tinton av, to Babette Moller, 308 E 67th st. Tinton av, No 1054, e s, 272.11 n 165th st, 24.10x100. Oct 14, due, &c, as per bond. Oct 17, 1910. 10:2670. 5,000

Wegner, Helene to Stephan Parker, Norwalk, Fla. Prospect av, w s, 216.8 n 183d st, 16.8x95. Oct 13, 3 yrs, 5%. Oct 14, 1910. 11:3102. 5,500

*Watson, Chas E to Arthur J Mace & ano, both of 111 East Hous- ton st, exrs Malinda G Mace. 217th st, late 3d st, n s, 125 e Paulding av, 25x114, Laconia Park. P M. Oct 13, 3 yrs, 6%. Oct 15, 1910. 250

Wahlig (Frank A) Co to Matilda Mygatt, 130 E 67th st, trustee Jacob A Robertson. Prospect av, s e cor 179th st, 40.1x75.3x 40x75.3. Oct 18, 1910, 5 yrs, 5%. 11:3106. 25,000

Same to LAWYERS TITLE INS & TRUST CO, 160 Bway. Pros- pect av, e s, 40.1 s 179th st, 39x75.3. Oct 18, 1910, 5 yrs, 5%. 11:3106. 19,000

Same to same. 179th st, s s, 75.3 e Prospect av, 37.6x79. Oct 18. 1910, 5 yrs, 5%. 11:3106. 18,000

Same to same. 179th st, s s, 112.9 e Prospect av, 37.6x78.11x 37.6x79. Oct 18, 1910, 5 yrs, 5%. 11:3106. 18,000

Zeitlin, Saml, 164 Lockwood av, New Rochelle, N Y, to Henry Frahme, 1499 3d av. Sherman av, e s, 204 n McClellan st, 25x 100. Prior mort \$—. Oct 18, due Oct 18, 1911, 6%. Oct 19, 1910. 9:2452 & 2449. 1,100

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 13.

Manhattan av, No 442. Johanna Schwartz agt Irving I Frankel et al; David B Luckey, att'y; Jas Oliver, ref. (Amt due, \$8,286.63.)

Amsterdam av, n w cor 214th st, 37.6x100. Combined Real Estate Interests agt Dorbar Realty Corporation; Ashbel P Fitch, Mott & Grant, att'ys; Arthur D Truax, ref. (Amt due, \$7,381.80.)

137th st, s s, 255 w Bway, 85x99.11. Wm L Condit agt Celia Uhlfelder et al; James Schell & Elkus, att'ys; Jas A Foley, ref. (Amt due, \$93,252.38.)

Oct. 14.

Bathgate av, w s, 128 s Kingsbridge rd, 25x 190. Jno M Cory agt Geo H Rosenthal; Pres- singer & Newcombe, att'ys; Denis O'L Cohan- lan, ref. (Amt due, \$4,265.05.)

Oct. 15.

133d st, n s, 395 e 8th av, 19.6x99.11. Edw J Lawson agt Isaac Heller; Jas S Lawson, att'y; Harry A Goidel, ref. (Amt due, \$4,159.50.)

79th st, No 414 East. Richard Dudensing agt Clara Thorman; Edgar Pitske, att'y; Ernest H Wells, ref. (Amt due, \$10,821.66.)

Oct. 17.

172d st, n s, 143.9 w Amsterdam av, 43.9x94.6. Edw H Rogers agt Albt London et al; Dulon & Roe, att'ys; Louis Salant, ref. (Amt due, \$10,316.65.)

Lot 34, block 41, map of Sec 1, map of Morris Park. Bronx. Annie Troman agt Kurt V Otworowski et al; Saml Keeler, att'y; Robt J Mahon, ref. (Amt due, \$1,053.90.)

Lots 32 & 33, parcel 19, map of Ogden Estate, Bronx. Jno F Kaiser agt Henry S Glover; Appell & Taylor, att'ys; Geo M Collins, ref. (Amt due, \$1,767.02.)

7th av, s e cor 129th st, 99.11x74.11. Man- hattan Life Ins Co agt Ricka Kaufman et al;

Holmes, Rapallo & Kennedy, att'ys; Dominic L O'Reilly, ref. (Amt due, \$176,793.07.)

133d st, n s, 120 w 7th av, 20x99.11. Jno T Willets agt Pauline Doctor et al; Wilson M Powell, att'y; Emanuel Tepper, ref. (Amt due, \$10,029.33.)

Oct. 18.

11th st, s s, 398.9 e 6th av, 21.8x94.10. Chas Remsen agt Jeanie M H Levee et al; Manice & Perry, att'ys; Timothy A McCarthy, ref. (Amt due, \$10,443.75.)

153d st, s s, 675 w Bway, 25x95.11. American Mortgage Co agt Stillman F Kneeland; Bow- ers & Sands, att'ys; Michael J Horan, ref. (Amt due, \$6,801.88.)

93d st, No 305 East. Rosa Jackle agt Morris Spiegel et al; Robt C Bingham, att'y; Chas A Oberwager, ref. (Amt due, \$5,466.25.)

Oct. 19.

132d st, No 224 West. Wm H Morse agt Geo H Figueroa et al; Brewster & Farrier, att'ys. (Amt due, \$10,365.25.)



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119th st, Nos 348 & 350 East. Walter A Hirsch agt Saml Lipman et al; A Stern, att'y; G M Hulbert, ref. (Amt due, \$39,562.20.)
 163d st, No 449 West. Carie Foster agt Chas Friedman et al; Action No 1; A Stern, att'y; Harry N French, ref. (Amt due, \$8,-842.94.)
 163d st, No 453 West. Same age same; Action No 2; same att'y; same ref. (Amt due, \$8,-842.94.)
 South st, No 226. Francis Hendricks agt Florence Morill et al; Action No 1; Saml Riker, Jr, att'y; Raymond V Ingersoll, ref. (Amt due, \$5,079.33.)
 South st, No 227. Same age same; Action No 2; same att'y; same ref. (Amt due, \$5,-079.33.)
 Water st, No 445. Francis Hendricks agt Saml Kutler et al; Saml Riker, Jr, att'y; Raymond V Ingersoll, ref. (Amt due, \$6,416.)

LIS PENDENS.

Oct. 15.
 No Lis pendens filed this day.

Oct. 17.
 7th st, s s, 243 e Av B, 25x90.10. Sara Oppenheim agt Morris Jacoby et al; dower, &c; att'y, B H Sandler.
 136th st, s s, 233.6 w Bway, 51x99.11. Sara Oppenheim agt Edith M Smith et al; dower, &c; att'y, B H Sandler.
 116th st, s s, 50 w 5th av, 50x51. Sara Oppenheim agt Rose A Kaufman; dower, &c; att'y, B H Sandler.
 135th st, s s, 161 w St Anns av, 39x100. Sam Tecotzky agt Gabriel Silver et al; partition; att'y, Ruskay & Ruskay.
 142d st, s s, 175 e Lenox av, 25x99.11. Jos W Hatch agt Katherine Hatch et al; amended partition; att'y, J B Nash.
 100th st, s s, 174.6 e Columbus av, 25x100.11. & other property in Queens County. Geo J McCarthy agt Theodore B McCarthy et al; partition; att'y, P J McGoldrick.
 136th st, s s, 179.6 w Bway, 54x99.11.
 115th st, s s, 175 w Bway, 100x100.11.
 81st st, s s, 175 w 2d av, 25x102.2.
 Three actions. Sara Oppenheim agt Albt Oppenheim et al; dower, &c; att'y, B H Sandler.
 Morton st, Nos 38 & 40. Jno T Brook agt Eliza or Elizabeth Eagleton et al; foreclosure of transfer of tax lien; att'y, W Lustgarten.

Oct. 18.
 Creston av, w s, 93 s 183d st, 100x120. Emil Franklin et al agt Walmaur Realty Co; action to foreclose mechanics lien; att'y, J J Hegt.
 Broadway, s w cor 84th st, 102.2x112.7x102.2x 111.5. Robt L Leslie et al agt Charlotte R Lee et al; action to foreclose mechanics liens; att'y, C J Hardy.
 115th st, No 629 West. De Ruyter Van Order agt Alcazar Realty Co et al; action to foreclose mechanics lien; att'y, F Colety.
 Delancey st, n s, 74.7 w Goerck st, 24.7x100. Jos Rabinowitz et al agt Hyman Rabinowitz et al; partition; att'y, Manheim & Manheim.

Oct. 19.
 140th st, s s, 125 w Lenox av, 50x99.11. Rae & V Ely agt Edw A Noblett et al (action to set aside deed, &c.); att'y, Lesser, Fleischmann & Long.
 2d av, e s, 49.4 s 40th st, 14.8x100. Caroline Kurzenknecht agt Geo N Fischer et al; specific performance; att'y, Earley & Carstarphen.
 57th st, s s, 142.5 w Av A, 17.10x90.
 Parcel of land beg at a point 90 s 57th st, & 142.5 w Av A, runs w 36 x s 33.2 x e 36.1 x n 35.6 to beg.
 1st av, s e cor 61st st, 100.5x300.
 63d st, n s, 300 w Central Park West, 37.6x 100.5.
 Three actions. Martha Buse agt Frederick Buse et al; att'y, Tuttle & Coughlan.

Oct. 20.
 Nelson av, s w cor Wright av, runs w 200 to Amundson av, s s, 100 x e 200 to Pratt av, x n 100 to beg.
 Nelson av, s w cor Amundson av, 125x200 to Seton av.
 Lots 4, 5, 14, 15, 16 & 19, Block 3, Sec A and lots 63 to 70, 73 & 74, Block 30, Sec A, map of Edenwald.
 Lots 12 to 31, Block 4, Sec A, map of Edenwald.
 Murdock av, e s, Kingsbridge rd, s s, Hill av, w s Lots 1 to 11, 62 to 66, Block 4, Sec A, map of Edenwald.
 Morris Markow agt Esther Blackman et al; partition; att'y, J A Seidman.
 Madison av, w s, 27.8 s 37th st, 27x95. Jno H Scheier agt Edna E Ackerson et al; action to foreclose mechanics lien; att'y, J P Everett.
 31st st, Nos 317 & 319 East. Alfonso Bivona agt Paul W Solomon et al; action to foreclose lien; att'y, A Bivons.
 183d st, No 564 West. Jno T Brook agt E Osborne Smith et al; foreclosure of transfer of tax lien; att'y, W Lustgarten.

Oct. 21.
 161st st, n s, 150 w Amsterdam av, 25x99.11. Jno Bell Co agt 507 West 161st Street Co; notice of levy; att'y, L L Harris.
 120th st, No 309 West. August Peschmanns et al agt Geo B Hayes; specific performance; att'y, R L Turk.
 15th st, No 314 East. Louis Fooks agt Solomon Reiner; action to set aside deed; att'y, S L Fooks.

FORECLOSURE SUITS.

Oct. 15.
 No Foreclosure Suits filed this day.

Oct. 17.
 Madison av, No 1988. Wesley A Tyson agt Louis H Perlman et al; att'y, W C Orr.
 119th st, No 15 West. Jno Mulligan et al agt Nathan Rubenstein et al; att'y, Wetherhorn & Wetherhorn.
 100th st, No 80 East. German Savings Bank of the City of N Y agt Lena Pollack et al; att'y, A H Mosle.
 Maple av, w s, 25 n Av A, 25x100. Northern Bank of N Y agt Nine Muller et al; amended; att'y, Gifford, Hobbs & Beard.
 101st st, s s, 175 w 1st av, 25x100.11. Newman Cowen agt Max Wochsman et al; att'y, R C Korn.
 Mount Hope Pl, s s, 110.11 e Jerome av, 50x125. Lawyers Title Ins & Trust Co agt Rehbock Construction Co et al; amended; att'y, P S Dean.

Oct. 18.
 123d st, Nos 214 & 216 East. Philip Schulang agt Abram Perelman et al; att'y, Lese & Connolly.
 119th st, n s, 325 w 7th av, 96.3x118.5x irreg. Anna A Thomas extrx et al agt Edw H Raynolds et al; att'y, Miller, King, Lane & Trafford.
 22d st, n s, 323 e 1st av, 31.7x98.9. Sarah M Mygatt et al agt Jacob Hurovitz et al; att'y, C F & W W Buckley.
 Lafayette av, n s, 230 e Whittier st, 451.2x305.3 x irreg.
 Lafayette av, s e cor Whittier st, 200x99.4.
 Emma H S Merrill agt Nonpariel Realty Co et al; att'y, Merrill & Rogers.
 60th st, No 100 East. Emigrant Industrial Savings Bank agt Esther McMurray et al; att'y, R & E J O'Gorman.
 Prospect av, n e cor 150th st, 80.6x122.11. Bowery Savings Bank agt Hercules Realty Co et al; att'y, H Swain.
 117th st, Nos 446 & 448 East. Ida Murphy agt Chas B Ammerman et al; att'y, M H Harris.
 Tremont av, s w cor Grand av, 92.7x59.4x irreg. Fredk G Mead et al agt Wm R Lowe Co et al; att'y, E H Hatch.
 Grand av, w s, 93.4 s Tremont av, 35x75x irreg. Wm F Decker agt Wm R Lowe Co et al; att'y, Rounds, Hatch, Dillingham & Debevoise.

Oct. 19.
 174th st, s s, 95 s Audubon av, 75x100; two actions. Florence Rittwagen agt Hayman Wallach et al; att'y, J B Cauthers.
 Suffolk st, w s, 125 n Broome st, 25x100. Richard Lathers et al agt Max Weiss et al; att'y, R & E J O'Gorman.
 178th st, n s, 208.4 e St Nicholas av, 41.8x100. Regina Katz agt David Laskowitz et al; att'y, Freyer, Hyman & Jarmulowsky.
 St Nicholas av, w s, whole front bet 158th & 159th sts, 199.10x78.5x203.6x41.4. Herman Feitelberg agt Carlene A Way et al; att'y, Freyer, Heyman & Jarmulowsky.
 Vyse av, w s, 171.9 n Home st, 20x100. David Webster agt Cheney Realty Corp et al; att'y, W S Newhouse.
 60th st, Nos 100 to 104 E; two actions. Clifton G Marshall agt Park Av Holding Co; att'y, G H Abbott.

Oct. 20.
 28th st, s s, 360 e 2d av, 20x98.9. Elizabeth S Cooke agt Meyer Goldberg et al; att'y, Hill, Lockwood, Redfield & Lydon.
 14th st, No 609 East. Julia B Stephens agt Meyer Goldberg et al; att'y, Hill, Lockwood, Redfield & Lydon.
 97th st, No 229 East. Nathan Kaufman et al exrs agt Mendel Katz et al; att'y, E Jacobs.
 Webster av, Nos 1522 & 1524. Edwin Baldwin agt Saml Hess et al; att'y, W S Fisher.
 64th st, No 174 East. Edw Dart agt Agnes L Dart et al; att'y, Lockhart, Bogart, Elkin & Woglom.
 44th st, n s, 70 e 2d av, 20x200.10 to 45th st. Geo E Bailey agt Jas H Kern et al; att'y, Burke, Burrell & Southard.
 7th av, Nos 307 & 309. Louise M Lee agt The Twenty-eighth Street and Seventh Avenue Realty Co et al; att'y, W C Orr.
 Lots, S3 to 90, map of Adea Park, East of Botanical Gardens. Emily A Hall agt Stern-Wolf Realty Co et al; att'y, P E Connell.
 118th st, s s, 219 w 5th av, 22x100.11. Geo Hinck agt Caroline Deutsch et al; att'y, G J Voss.
 77th st, No 304 East. Fredk Meyer et al agt Jas Allen et al; att'y, A & H Bloca.
 187th st, s s, S3 e Tiebout av, 40.5x50.1. Jno S Sutphen et al agt Theresa Schaefer et al; att'y, Moses, Morris & Henderson.

Oct. 21.
 Washington av, n w cor 167th st, 50x90. Bernard Ratkowsky agt Ike Rosenberg et al; att'y, E A Isaacs.
 10th st, No 240 East. Saul Lefkowitz agt Fal-lak Millman et al; att'y, Simmons & Harris.
 Road leading from Fordham to West Farms, s w s, lots 99 & 100, map of South Belmont, Bronx. Catharine A McGuire agt Hagemann Construction Co et al; att'y, W G Mulligan.
 Lincoln av, n w cor 135th st, 51x100. Moritz Weiss agt Isak Barr et al; att'y, Strasbourger, Escheweke & Shallek.
 21st st, No 404 East. Chas Silver et al agt Anna Lutz et al; att'y, Simmons & Harris.
 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.

Louise st, w s, 175 s Columbus av, 25x95. Elizabeth Gleason agt Annie Dain et al; att'y, G Squires.
 160th st, s s, 175 w Elton av, 25x100. Dorothea Schultze agt Francis L Kohlman, trustee et al; att'y, A C Vandiver.
 Cambreling av, n e cor 189th st, 40x—. Prospect Investing Co agt Bedford Park Construction Co et al; att'y, S W Collins.
 44th st, No 341 West. West side Savings Bank agt Herman Stadler et al; att'y, D McClure.
 151st st, s s, 512.6 w 7th av, 52.2x69.2. Amelia C Schaefer agt Barnett Miller et al; att'y, J Hardy.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

17 Anthony, Geo—E Adams.....	costs, 32.72
17 Arkin, Ruben—United Electric Light & Power Co.....	32.01
17 Amron, Jacob—D Winant, Inc.....	410.73
17 Abdel, Nour, Rose B—R Boiyal.....	387.94
17 Adler, Rosa—Chilton Paint Co.....	74.07
17 Arkowitz, Esther H—G M Fishel.....	199.31
18 Abeles, Pauline—S L Fooks.....	593.92
18 Alexander, Wm H—F M Garland.....	247.41
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- 20* Sellitto, Jno et al—F Florio370.32
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- 20 Silverberg, Geo M et al—Chelsea Exchange Bank1,056.93
- 21 Steinberg, Solomon—C W Sweet30.56
- 21 Sheldon, Jacob A—Lawyers Title Ins & Trust Co.64.28
- 21 Siskind, Jacob or Jake—T Annunziato69.41
- 21 Spiegenthal, S Theodore—J M Furman42.63
- 21 Skrilow, Davis—M Kaplan230.65
- 21 Stephens, Annie W—Saks & Co.358.26
- 21 Sloane, Ralph—A H Meyer Co53.51
- 21 Schlesinger, Paul W et al—W E Wolf et al48.29
- 21 Sitomer, Abraham et al—S Jaffe286.43
- 21 Shields, Alexander J Jr or Alex J Jr—G R Swink170.91
- 21 Stern, Max—D H Jackson et al1,898.20
- 21 Staudt, Alois—C Keller1,254.55
- 21 Smith, Clarence S—W L Clifford et al47.56
- 21 Sellheim, Henry—W F Holderman72.35
- 21 Stern, Solomon—N Y Edison Co16.03
- 21 Servis, Jas J et al—Whitehall Portland Cement Co268.31
- 17 Tebbets, J Herbert—M Clivette239.65
- 17 Thomas, Orland T—C H Sanford et al1,589.95
- 18 Thiesen, Valentine—L Popper et al103.67
- 18 Tonelli, Gaston—Curtis Blaisdell Co177.05
- 18 Trittel, Wm—Piel Bros23.51
- 19 Travis, John L & J Adrian—G W Bromley et al34.41
- 19 Tappan, Jas T—F J Terry59.53
- 19 Townes, Willis G—W M W Spring3,291.60
- 20 Topf, Harry L—J Yeska9,915.28
- 20 the same—J Yeska8,679.46
- 20* Tullock, David et al—American Blue Stone Co.240.06
- 21 Thielbath, Charles—N Y Edison Co49.63
- 21 Tebb, Chas E—A B Tebbcosts 32.65
- 21 Tripler, John H, Thos E, Jr, & Chas W* et al—M Moses98.38
- 21 Troiano, Andrew et al—L Tulcin et al1,083.20
- 20 Uhl, Harrison J—J C Wood181.63
- 21 Ullman, Jos B—Encyclopedia Britannica Co.112.90
- 15 Venich, Nicholas—W Gerhardt et al234.37
- 15 Van Veen, Morris—J E Francke23.05
- 15 Ventimiglia, Guiseppe—L Carlo37.15
- 17 Vredenberg, Wm W et al—W O Badgercosts 85.39
- 17 Van Loan, Jno J—American Steel & Wire Co.484.13
- 18 Volkering, Otto—W Love125.72
- 18 Voelkel, Mertin W* & Philip Jr—W H Pittinger136.41
- 21 Vots, Anna—C C Kuhlman102.17
- 21 Vleimeister, August F—Twelfth Ward Bank of N Y2,128.18
- 15 Weiler, Wm—N Y Telephone Co.54.27
- 15 Woodman, Wm E—the same162.49
- 15 Wiltlin, Isaac—M Kressh64.65
- 15 Wolf, Edwin E—M L Berliner651.03
- 17 Waldo, Wm B—E I Du Pont De Nemours Powder Co.550.63
- 17 Walsh, Jno M—J S Peckham35.61
- 17 Weil, Max et al—D Glaubinger100.53
- 17 Wolfe, Saml—S Hirsch88.41
- 17 Ward, Beverley—W J Stewart101.27
- 17 Woodcock, Daniel, att'y—W O Badger1,280.85
- 17 Woodcock, Daniel—the same85.39
- 17 Willets, Edmund T—the same85.39
- 17 Wells, J Douglas—the same85.39
- 17 Weed, Geo R—the same85.39
- 17 Willets, A J—the same85.39
- 17 Wylie, Jas A—the same85.39
- 17 Wing, Chu Fong et al—Chu S Gunn963.79
- 17 Whittlesay, Jas P et al—P Brady & Son Co.38.75
- 17 Weissstock, Herman—Knickerbocker Trust Co.240.00
- 18 Werner, Sigmund—J A Weser175.95
- 18 Wilson, Heman B—J B Fitzgerald39.27
- 18 Weisserber, Wm—W J Young et al85.66
- 18 Wohn, Fredk—A B Beith et al381.40
- 18 Wiltzel, Chas—J G H Klemeyer180.08
- 18 Walsh, Patk—J J McKenna159.81
- 19 Wells, Orange E—H Eising et al1,154.21
- 19 Wright, Walter J et al—W T Turner1,021.02

- 19 Williams, Harry L et al—the same1,021.02
- 19 Weissman, Isidore—B L Glass100.41
- 19 Webb, Walter—W E Hammondcosts 7.31
- 19 Wallace, Ernest H—W & J Sloane65.74
- 19* Wolpdansky, Hyman et al—J Auerbach340.95
- 19 Walker, Frank B et al—J D Tobias20.72
- 20 Weigert, Isidor & Irving—Port Morris Market Co.293.16
- 20 Wolins, Leo L et al—American Radiator Co.833.71
- 20 Weisberg, Jacob A et al—M Malbin113.91
- 20 White, Abraham—Acker, Merrill & Condit Co.1,086.90
- 20 Wolf, Saml—Corn Exchange Bank6,631.73
- 20 Westervelt, Isaac—I E Raymond145.69
- 21 Wolf, Saml—N Y Edison Co.26.56
- 21 Weisbrot, Isidor et al—S Rauch133.90
- 21 Wells, M Guy E—Waldorf Astoria Hotel Co.239.73
- 21 Williams, Chester—J Rosaliner et al166.90
- 21 Weidenfeld, Alfred—G Engeke et al75.62
- 21 Witrofsky, Lena—American Wholotone Co.36.66
- 21 Wradock, Louis—J T Condon41.21
- 21 Wadro, David—B D Dugudje61.17
- 21 Yetman, Sarah M & Chas E—F E Loughren58.59
- 21 Yanacopoulos, Geo—S Alithmios1,455.97
- 15 Zaghigian, or Marderosian, Kevork—Hamp-tazoomb Vartion283.41
- 19 Zeilman, John—Indian Refining Co.9.06
- 20 Zimmel, Lena—J Spies84.80
- 20 Zlotuik, Zisel—H Levy89.65

CORPORATIONS.

- 15 Empire Cafe Co—N Y Telephone Co.71.04
- 15 N Y Cableway & Engineering Co—McGraw Pub Co.941.48
- 15 Winans Co—Crane Co.103.38
- 15 Coleman Stable Co et al—London Realty Co.359.67
- 15 the same—the same366.22
- 15 the same—the same554.71
- 15 Excelsior Post Card & Novelty Co—Chromo Co.265.59
- 15 M Ettlinger & Co—I Levison et al481.70
- 15 Watertown Milk Co et al—J B Taylor529.17
- 15 Conrad Nuhn Iron oWrks et al—R P Wardwell444.46
- 15 the same—the same444.50
- 15 the same—the same444.47
- 15 the same—the same444.47
- 15 the same—the same444.45
- 15 Conrad Nuhn Iron Works et al—R P Wardwell339.67
- 15 Gold Medal Hat Mfg Co—H Julich et al107.01
- 15 Haines Realty Corporation—T F Maguire61.29
- 15 Henry Hummel & Co—Hawes Von Gal Co.80.68
- 15 Simonelli & Pizza Co—Harbison Walker Refractories Co.249.25
- 17 Natipal Steam Navigation Co—G Politikas37.91
- 17 Peerless Suction Cleaner Co—E L Shipman120.05
- 17 Casey-O'Brien Co—M Smith123.91
- 17 125th Street Harlem Steam Laundry Co, Inc—People, &c20.00
- 17 Riccadonna Hotel Co—L Knapp242.08
- 17 Pirk Realty Co—Van Nest Wood Working Co.118.10
- 17 the same—the same398.60
- 17 Willock Mfg Co—J Blumer302.57
- 17 Radio Telephone Co—Patterson Bros.66.69
- 17 Billings Stevens Co—F C Baker472.76
- 17 Walther Real Estate & Mfg Co—Dorset De Marrias Co.152.38
- 17 Froma Realty Co et al—C F Keys318.31
- 17 Sherman Securities Co et al—European American Bank344.73
- 17 William H Bingham Plumbing & Contracting Co—J P MacFarlan287.92
- 17 Wolfson Bros Co—Manhattan Straw Board Co.1,158.85
- 17 Cathedral Realty Co—L Parschefskey2,093.93
- 17 Seaboard Iron & Metal Co—D Samuel et al109.45
- 18 Belmont Bond & Mortgage Co et al—Hudson Wood Working Co.226.06
- 18 Half Moon Lunch—E Davis77.70
- 18 Steel Electrotpe Co—Inland Printer Co.116.15
- 18 J E Demar Co—O R Weiss865.45
- 18 Co-operative Construction Co—B Greenthal169.84
- 18 Samuel Wilde's Sons Co—J Colosurdo et alcosts 3.75
- 18 Waclark Reaty Co—J A Rossman238.72
- 18 Robert L Raynor & Co—M Jacobs202.41
- 18 Chace Trucking Co—Empire Lighterage & Wrecking Co.59.61
- 18 Woodwork Construction Co—C F Keys254.51
- 18 Manhattan Window Shade Co et al—S Williams163.86
- 18 Keystone Investing Co et al—the same163.86
- 18 Thomas J Fanning Inc et al—L Kantor et al149.31
- 18 Naragansett Breeders Assn et al—American Newspaper Publishers Assn318.15
- 18 Long Island Building Co—Schwartz Plumbing Supply Co.210.89
- 19 Ferris Milk & Cream Co et al—First National Bank of Hoboken5,104.21
- 19 the same2,555.87
- 19 J H Jones Corp et al—the same5,104.21
- 19 the same—the same2,555.87
- 19 Riccadonna Hotel Co et al—C H Arnold & Co.194.54
- 19 Talkow Painting & Decorating Co—B Kimler et al70.67
- 19 Casey-O'Brien Co—Sanderson Co133.53
- 19 John E Monahan Contracting Co—American Oil & Disinfectant Co33.01

- 19 Milton Rathbun Co—T Hoeller et al136.63
- 19 D J Evans & Co et al—P V Brown45.02
- 19 J Arnold, Inc—J Gallay225.41
- 19 Riccadonna Hotel Co et al—Baldwin Bros & Co.134.71
- 19 Broad Construction Co et al—M Heyman1,037.98
- 19 Eureka Vibrator Co—W J Menzenberger539.08
- 19 John E Olson Hardware Co—H F Behrman89.32
- 19 Forty-Second Street Manhattanville & St Nicholas Avenue Ry Co—P O'Connor132.28
- 19 Pleumacher Contracting Co—McShane Bell Foundry Co.118.37
- 19 Charles E Keniston Realty Co—Marian Haven Wickes2,407.08
- 19 the same—F P Whitney942.52
- 19 Weissman Co—J A Anderson60.67
- 20 Salkin & Stepan, Inc—J Jacobs et al257.41
- 20 Steel Electrotpe Co—S Salomon et al2,036.74
- 20 Brook Ave Construction Co et al—D Blois59.41
- 20 Columbus Garage & Motor Co—Standard Sales Co.49.95
- 20 Soil Resource Alliance—J B Coppola63.21
- 20 Silverstein & Silver, Inc, et al—Swift & Co.67.55
- 20 East New York Refrigerator & Wood Working Co et al—the same67.55
- 20 Bedford Park Construction Co et al—B Miller114.02
- 20 Gilbert Iron & Steel Co—New Haven Iron & Steel Co.2,080.88
- 20 Bullfrog Trinidad Mining Co—E M Thompson3,849.89
- 20 John Marx Construction Co—S Knepper2,391.42
- 20 Hyrox Corp—Great Eastern Clay Co601.96
- 20 Benoit Co et al—Chelsea Exchange Bank1,056.93
- 20 Metropolitan Printing Co—F W Everscosts 27.41
- 20 the same—the same203.43
- 20 the same—the samecosts 12.41
- 20 New York Auto Locker Co—C Oetjen42.66
- 21 Realty Investigators Corp—Robt Griffin Co155.80
- 21 Thomas Mulligan Construction Co—A Kuro-patkin392.33
- 21 Columbia Mortgage Co—N Y Telephone Co.159.66
- 21 Collins Ozone Machine Co—the same92.87
- 21 Volk House Wrecking Co—Ingersoll Rand Co.303.63
- 21 Merralls Machine Co et al—G Woolford Wood Tank Mfg Co.167.81
- 21 G & W Mfg Co—Steady Schmidt Mfg Co263.61
- 21 Manufacturers Securities Co—G S Baxter415.43
- 21 Municipal Filtration Co—Trenton Potteries915.47
- 21 Springfield Portable House Co—Lord & Thomas1,365.91
- 21 the same—the same152.24
- 21 Half Moon Lunch—A Buchsbaum42.54
- 21 Independent Wine Co—B Molnar69.80
- 21 Bunn, Lent & Co—Lords Court Building216.51
- 21 New York Cableway & Engineering Co—A Leschen & Sons Rope Co1,728.48
- 21 New York & Plomasa Mining Co—E M Souza107.41
- 21 A Sitomer Co et al—S Jaffe286.43
- 21 Delaware, Lackawanna & Western R R Co—O'Keefe100.00
- 21 Fidelity & Casualty Co of N Y—J A Nichols11,673.20
- 21 L Balanza Co—S A Schonbrunn39.01
- 21 Riccadonna Hotel Co—N Schwitter1,057.56
- 21 Cervais Electric Co—A Dewes Co292.05
- 21 Long Island Building Co—J Meurer227.51
- 21 Hydraulic Properties Co—W D Johnson26,282.91

SATISFIED JUDGMENTS.

- Oct. 15, 17, 18, 19, 20 and 21.
- Alfano, Alessandro—P Nicosia. 1910.158.93
- *Adams, Rayne—C S Lowell. 1909.185.97
- Albertson, Augusta or Mason—S Dokshizky. 1910.179.80
- Barnefuor, Henry—G Liss et al. 1907.183.68
- Bimberg, Bernard K—M Litowich. 1910.43.66
- Berg, Louis R—J B Crommette. 1908.213.98
- Barrick, Rosa L—M N Clement. 1910.124.99
- Bonheur, Lucien L—United States Lithograph Co. 1907.4,245.79
- Blimline, Edw L, Hiram Cohn & Leon H Cohn—H Stenge. 1910.68.24
- *Burger, Louis—Cramer-Meyer Co. 1910.36.38
- Craft, Fenton F—E Stern et al. 1908.399.65
- Carroll, John—O'Donohue Coffee Co. 1910. 29.53
- Cong. Judah Halevi & Hebrew School—Standard Damp Proofing & Roofing Co. 1907.171.97
- Cary, Jno T—G E Tytler. 1898.96.92
- Curnen, Bernard V—Gotham Building & Construction Co. 1910.976.59
- Dunn, Margt J—W C Woodruff. 1909.61.55
- Dooley, Wm G—Barkin Construction Co. 1910.75.41
- Downes, Edw F—J W Sinnott et al. 1910. 49.84
- Eldridge, Geo H—Bradley & Currier Co. 1901.130.46
- Erickson, Effie A—H H Hornfeck & Son. 1909161.52
- Everts, Melise—Greyrock Land Co. 1908.358.51
- Eder, Saul—M Rosenfeld. 1910.38.65
- *Erickson, Albt H—Carnegie Trust Co. 1910.3,445.87
- Erickson, Effie A—E K Jones. 1906.6,448.67
- Fertig, Jakob—L Mantel. 1909.330.44
- Faulkner, Sarah A & Emma E Gray—J O Jones et al. 1907.273.00

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Fleischer, Harry—J Block. 1910.....	30.65
Griffithes, Geo W & Jno W—M Barry. 1910.....	659.00
Grinspan, Ephraim—S Getnick. 1910.....	105.67
Golden, Bernard F—R Xiques, Jr. 1910.....	208.09
Hirsch, Harvey—Lind & Stevens. 1910.....	67.71
Harris, Simon D—G Goldstein. 1910.....	79.11
Hartenstein, H Rich—B Solomon. 1909.....	39.31
Halamka, Jos & Le Roy—V J Purcell. 1908.....	78.07
Hitchcock, Frederick R—H M Barry. 1910.....	42.60
Same—J Dais Co. 1910.....	393.09
Jaworower, Alfred B & Abraham Goldenblum—E Metzger. 1910.....	211
Joline, Adrian H & Douglas Robinson—J Reiner 1910.....	169.41
Same—J C Schneider. 1910.....	148.91
Same—H Lussue. 1910.....	335.15
*Johnson, Emil—P Manz. 1909.....	84.31
Kirkland, Jno H—G E Wilsen. 1909.....	422.71
Koch, Felix & Virgil Shader—G W Martin & Bro. 1910.....	182.21
Korn, Geo W—Lichtenstein Millinery Co. 1910.....	182.76
Lehman, Edgar—Aphörp Garage Co. 1910.....	201.87
Levy, Saml D & David L—Jetter Brewing Co. 1909.....	117.13
*Lang, Fred & Edw T Engel—People, &c. 1910.....	300.00
Lake, Jno P, Jr—L Stern et al. 1897.....	476.81
Marsh, May I Walker—C A Luff. 1907.....	324.55
Michalek, John—H Tieber. 1910.....	69.33
Missall, Christopher—A Blum, Jr Sons. 1910.....	104.32
Same—V Neustadt. 1910.....	99.27
MacMonnies, Frank & William Von Elm—Von Bremen, Asche & Co. 1910.....	365.43
Same—same. 1910.....	191.53
Nelson, Horatio—Tappan & Pierseon. 1910.....	371.00
Nelson, Horatio—H Sague et al. 1910.....	335.63

Nelson, Walter H—American Linseed Co. 1910.....	261.77
Same—L H Holton. 1910.....	94.15
Nelson, Albt G & Anton Miller—I Zarch. 1910.....	334.92
Nelson, Albt G—A Miller. 1910.....	375.20
Olcott, Jennie—M L Booth. 1905.....	78.21
Olcott, Jane W—P Brous. 1906.....	176.77
*Personeni, Jos—W M Heroy. 1909.....	141.73
Same—J McGoodale et al trustees.....	139.27
Perelman, Harry W—W Snaed. 1910.....	174.16
Palter, Etta—M Israel. 1910.....	31.42
Post, Alfred H—M Gottheil. 1910.....	436.08
Petruci, Jos—F Waldhauer. 1909.....	89.99
Post, Alfred H—M Gottheil. 1910.....	436.08
Rosner, Lou S—S Scheinhaus. 1910.....	118.74
Rothwell, Chas F—D S Green. 1909.....	64.67
Rodgers, Jno C—City of N Y. 1910.....	97.65
Same—same. 1910.....	285.15
Siefert, Louis—F H Bennett Biscuit Co. 1910.....	82.60
Sherwin, Isidore—H B Claflin Co. 1897.....	307.33
Sapossneck, Julius—S Deutch. 1910.....	734.69
Schweizer, Saml—C Bookman et al. 1909.....	277.80
Schmeidler, Isaac—D Bravin Tile & Marble Co. 1910.....	329.41
Stewart, Jno H—J F Ahearn et al. 1909.....	88.15
Same—same. 1910.....	122.37
Teitler, Wilhelm—A Orzag et al. 1910.....	155.43
*Tota, Michael & Francesco Gallo—People, &c. 1910.....	100.00
Tillson, Anah E S—M E Murphy. 1910.....	297.61
Teitel, Henry—Bauer & Black. 1908.....	38.29
Wilson, Patk A—W Horan. 1909.....	40.00
White, Alice L—A Maison. 1910.....	117.65
*Waterbury, Edw P—W B Du Bois. 1896.....	226.58
*Same—same. 1896.....	196.27
*Same—L G Miller. 1896.....	227.21
*Same—W H Sawyer Lumber Co. 1896.....	118.90
*Same—T Young. 1896.....	331.46
Walker, Wm A—J W Fiske Iron Wks. 1909.....	318.10

Waldo, Wm B—E I Du Pont De Nemours Powder Co. 1910.....	550.63
Winkle, Julia—R J Pimowinska. 1907.....	112.15
Yockel, Jno H—Levering & Garigues Co. 1910.....	626.52

CORPORATIONS.

American Zust Motor Co—H Carhart. 1910.....	1,412.26
Eureka Realty Co—J M Talbot et al. 1910.....	303.36
Johnson-Hooker Co—Belmont Iron Works. 1910.....	372.48
Globe Cloak & Suit Co—L Silberblatt. 1910.....	103.90
Harru Jacobson Const Co—Hudson Mirror Co. 1910.....	92.51
Morrison's Ladies Wear Co—B Baumgarten. 1910.....	32.31
Same—same. 1910.....	32.31
Nevelson, Goldberg Realty Co—Rider Ericsson Engine Co. 1910.....	234.06
Senator Construction Co et al—Harbison Walker Refractories Co. 1910.....	113.81
Erickson, Effie C & A H Erickson Co—Ovington Bros Co. 1908.....	455.46
Longfellow Realty Corporation & Narthan Passaman—T Heilpern. 1910.....	318.79
Martense Home Co—Richardson & Boynton Co. 1910.....	218.00
*Wolfson Bros Co—Manhattan Straw Bond Co. 1910.....	1,158.85
Hudson & Manhattan R R Co—H Kleiner. 1910.....	165.23
Same—same. 1910.....	10,635.34
Person, Orrin D & Person & Co—W M Young. 1910.....	155.44

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

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MECHANICS' LIENS

- Oct. 15.
- 89—Robbins av, w s, 376.11 s Trinity av, 25x 146.11x25.3x150.7. Bernard-Greenwood Co agt Poldow Construction Co, Jacob Kaestler & Caloric Boiler Co.....\$122.79
- 90—Division st, No 90. Frank D'Amico agt Saml Goldberger & Iverson-Gustafson Co.257.35
- 91—Lexington av, w s, whole front between 130th & 131st sts, 199.10x80. Friedman Slate Works agt Isaac Sakolski (renewal).....300.00
- 92—Same property, Levine & Posner agt same (renewal).....1,700.00
- 93—125th st, Nos 120 & 122 West. Gordon & Stein Contracting Co agt Jno J Freedman, Annie Piser & Kahn & Co.....195.00
- 94—Fort Washington av, n w cor 170th st, 101x95. Michael F Breen agt Stephen Ball & Jno J McDonald.....18.00
- Oct. 17.
- 95—19th st, Nos 133 & 135 West. Milliken Bros Inc agt One Hundred Thirty-three West Nineteenth Street Co.....3,815.15
- 96—Satisfied.
- 97—10th av, n e cor 207th st, 50x90. Faber & Schneider agt Regan Collenden Co & Jas F Walsh.....525.00
- 98—Brook av, n e cor 170th st, 100x50.5. Nicholas Village agt Wm G Lennon & Brook Construction Co.....500.00
- 99—Briggs av, n e cor 194th st, 100x25. Alessandro Medici agt Nicholas Hodes.....180.00
- 100—Madison av, No 228. Jno H Scheier agt Edna E Ackerman & Witherbee Real Estate & Improvement Co.....703.98
- 101—44th st, No 31 West. Sanitary Fire Proofing & Contracting Co agt John Doe & Renovating & Construction Co.....80.00
- 102—19th st, Nos 133 & 135 West. Milliken Bros agt 133 West 19th Street Company.....3,173.80
- Oct. 18.
- 103—27th st, No 119 East. Bernard Drucker agt W Baxter & Mrs Nellie Van Slingerland.....55.00
- 104—Madison st, n e cor Jefferson st, 23.10x 80. Louis Mapolion et al agt Louis Shulsky & Jacob Spector.....295.00
- 105—21st st, No 43 West. Harry Black agt Remmos Construction Co.....400.00
- 106—Ryer av, s e cor 180th st, 34.9x102.9x25x 104.7. Jackson McGlade & Co agt S A Whisten Construction Co.....770.00
- 107—Tremont av, s w cor Grand av, —, Jno Waters Co agt Wm R Lowe Co (renewal).....332.50
- 108—36th st, No 553 West. Kamerman & Co agt Emma O'Reilly (renewal).....80.00
- 109—Elsmere pl, s s, 300 w Marmion av, 100x 100. Michael F Breen agt Home Street Realty Co & George Colon & Co.....360.60
- Oct. 19.
- 110—240th st, s s, 275 e Martha av, 75x100. Clyde F Howes agt Chas Lindner and Isaac Ailsen.....260.00
- 111—Audubon av, n e cor 176th st, 75x90. Chas Kreienberg agt Granite Construction Co; Saml Ruth & Isidore Wittkind.....200.00
- 112—Broadway, No 7. Richd G Hach agt Jackson & Sons & G D Henessy.....40.02
- 113—Morris av, n w cor 165th st, 50.10x103.4. Colwell Lead Co agt Civic Realty & Construction Co; Lock Plumbing & Contracting Co.....850.00
- 114—Rights, franchises, &c, of N Y City Ry Co & Metropolitan St Ry Co. Vulcanite Portland Cement Co agt New York City Ry Co & Metropolitan St Ry Co (renewal).....2,183.92
- Oct. 20.
- 115—Railroad track on Bway, from s s to n s Sherman Square. Jno P Kane Co agt 42d Street, Manhattanville & St Nicholas Ry Co & New York City Ry Co (renewal).....565.00
- 116—Railroad track on Bway, from s s to n s Houston st. Same agt Metropolitan Street R R Co & New York City Ry Co (renewal).....124.00
- 117—Railroad track on Grand st, from e s to w s Centre st. Same agt Dry Dock, East Broadway & Battery R R Co & New York City Ry Co (renewal).....48.00
- 118—Railroad track on Park av, from s s of 41st st to n s 42d st. Same agt Metropolitan Street Ry Co & New York City Ry Co. (renewal).....68.00
- 119—Railroad track on First av, from 95th to 97th sts. Same agt same (renewal).....370.00
- 120—Railroad track on Third av, from s s 65th to n s 66th sts. Same agt same (renewal).....80.00
- 121—234th st, n s, & 235th st, s s, 183 w Katonah av, 75x200. Jas O'Connell agt Germansky Construction Co & Davis S Crater.....139.00
- 122—17th st, No 421 East. Harry Sobel et al agt Pauline Abeles.....195.00
- 123—179th st, s s, 100 w Prospect av, 72x95. Frank McGlory agt Herman Aaron & Nora Realty Co & Edw Clark (renewal).....200.00
- Oct. 21.
- 124—16th st, No 351 West. Chas H Schaffer agt Martin Maroney & L Conkling.....24.50
- 125—Minford pl, n e cor 172d st, 80x100. Stecher & Urbach agt Ole & Alfred Olson.....875.00

- 126—5th st, No 737 East. Rubin Fisher et al agt Leopold Gottlieb.....215.50
- 127—Same property. Jacob Fisher et al agt same.....215.50
- 128—So Boulevard, w s, 193.4 s 182d st, 140x 110.3. Hyman Slackman agt Katonah Construction Co & Saml Schanen.....275.00
- 129—157th st, Nos 604 to 608 West. Rose L Middleman agt Sarah Harris & Gorham Construction Co, Inc.....1,025.00
- 130—Hoe av, w s, 43.7 n Freeman st, 19.4x 90.6. Jacob Perhman agt Nora Filer & Simon Alter.....360.00
- 131—Railroad tracks & appurtenances located on Park Row, Centre st, Grand st, Broome st, Bowery, Fourth av, and Madison av, with extensions. Sicilian Asphalt Paving Co agt New York & Harlem R R Co & New York City Ry Co.....278.42
- 132—Railroad tracks, &c, on Fulton st, 9th av, Columbus av, Grand Boulevard, Amsterdam av and Manhattan st, Gansevort and 53d st. Same agt Ninth Avenue R R Co & New York City Ry Co lessee (renewal).....572.33
- 133—Railroad tracks of the Twenty-third Street Ry Co. Same agt Twenty-third Street Ry Co & New York City Ry Co (renewal).....1,733.79
- 134—Railroad tracks of the Dry Dock, East Broadway & Battery R R Co. Same agt Dry Dock, East Broadway & Battery R R Co & New York City Ry Co (renewal).....235.87
- 135—Railroad tracks, &c, of the Third Avenue R R Co. Same agt Third Avenue R R Co & New York City Ry Co (renewal).....304.70
- 136—Railroad tracks, &c, of the Central Park North and East River R R Co. Same agt Central Park North & East River R R Co & New York City Ry Co (renewal).....1,533.72
- 137—Railroad tracks, &c, of the Third Avenue R. R. Co. Same agt Third Avenue R R Co & New York City Ry Co (renewal).....182.71
- 138—Railroad tracks, &c, of the Ninth Avenue R R Co. Same agt Ninth Avenue R R Co & New York City Ry Co (renewal).....930.67

BUILDING LOAN CONTRACTS.

- Oct. 15.
- No Building Loans filed this day.
- Oct. 17.
- 4th av, s w cor 31st st, 63.2x80. Title Guarantee & Trust Co loans Forest Estate Corp to erect a 12-sty loft &c; — payments.....\$350,000
- 31st st, s w cor 4th av, 80x63.2. de Forest Estate Corp loans Quondam Land Holding Co to erect 12-sty lofts, &c; — payments.....300,000
- Oct. 18.
- Mapes av, e s, 128.11 n 179th st, 66x145.2. Mary S Croxson loans Mazza Construction Co to erect two 4-sty bldgs; 6 payments.....32,000
- Haven av, e s, 100 n 180th st, 100x100. Central Building Improvement & Investment Co loans Kirby Construction Co to erect two 5-sty apartments; 9 payments.....60,500
- Oct. 19.
- No Building Loan Contracts filed this day.
- Oct. 20.
- Carpenter av, w s, 633 s 222d st, 50x105. J J Karbyr O'Kennedy, att'y, loans Louise & Chas Ringelstein to erect two 2-sty dwgs; — payments.....8,000
- 190th st, Nos 325 & 327 East.....158th st, n s, 125 e Bway, 100x99.11.....Prospect av, e s, 414.1 s 168th st, 76.4x219.10. Lawyers Mortgage Co loans Friedman Construction Co to erect a — sty bldg; — payments.....47,000
- Seabury pl, s e cor 172d st, 50x100. Mary S Croxson loans V B Construction Co to erect a 5-sty bldg; 7 payments.....35,000
- Oct. 21.
- Longfellow av, e s, 41.6 n Bancroft st, 117x 80. Title Guarantee & Trust Co loans Usona Construction Co to complete three 5-sty apartments; 6 payments.....48.00
- Commerce st, No 33. Albt Berry loans Emma M S Mestanzit to erect a 5-sty loft; 6 payments.....9,500

SATISFIED MECHANICS' LIENS.

- Oct. 15.
- No Satisfied Mechanics Liens filed this day.
- Oct. 17.
- Fairmount pl, s e cor Marmion av. Geo Goldberger agt Fairmount Construction Co. (June 30, 1910).....354.59
- Same property. Jos Salop agt same. (June 30, 1910).....343.00
- Hughes av, w s, 132 s 180th st. Antonio Cestaro agt Antonio Mungo et al. (Oct 11, 1910).....74.00
- 2 Anthony av, n w cor 175th st. Jos Gallo et al agt Frank A T Ten Brook et al. (Oct 1, 1910).....500.00

- 2 Grand Boulevard and Concourse, e s, 150 n Burnside av. Gurlitt Manning Co agt Tremont Temple Congregation Gates of Mercy et al. (Dec 13, 1909).....8,000.00
- Fairmount pl, s e cor Marmion av. Nicholas F Peterson agt Fairmont Construction Co. (July 2, 1910).....460.00
- 59th st, No 241 East. Jacob Portman agt Caroline Dillenberg et al. (July 19, 1910).....150.00
- Fairmount pl, s e cor Marmion av. Albt Gas Fixtures Co agt Fairmont Construction Co et al. (May 23, 1910).....450.00
- Oct. 18.
- 34th st, No 142 East. N Y Prism Co agt Carl Damschinsky et al. (Aug 17, 1910).....800.00
- 60th st, Nos 115 & 117 West. Jos Foxton et al agt Madeline Reake et al. (Sept 2, 1910).....249.50
- Intervale av, Nos 1155 & 1157. Jos Salop et al agt Volga Improvement Co et al. (June 30, 1910).....28.00
- 60th st, Nos 115 & 117 West. Jos Foxton et al agt Madeliene Leake et al. (July 29, 1910).....249.50
- 2 Seabury pl, s e cor 172d st. Borough Out Stone Co agt V B Construction Co et al. (Oct 1, 1910).....1,150.00
- Oct. 19.
- 3 Mulberry st, No 188. Meyer Fritz agt Michl Brigante Co. (Jan 10, 1910).....24.00
- Faile st, w s, 100 n Randall av. Meyer Schneider agt West Mt Vernon Realty Co et al. (Aug 5, 1910).....435.59
- Wendover av, s s, 26.2 w Park av. Commonwealth Roofing Co agt A J Schwarzler et al. (Mar 4, 1910).....521.70
- Clinton st, n e cor Rivington st. Woodwork Const Co agt Jos D Goldstein et al. (Aug 17, 1910).....1,787.90
- 68th st, Nos 248 to 254 West. Lamura Contracting Co agt Chas C Miller et al. (Oct 13, 1910).....242.40
- 13th st, Nos 128 & 130 West. Herman Heinrich agt Jos Harbater et al. (Oct 14, 1910).....475.00
- 35th st, No 102 E. Danl J Skelton agt Katharine K Rhoades et al. (Sept 28, 1910).....15.00
- 126th st, 127th st, 2d av & East River, whole block. Fred W Miller agt Harlem River Park Co. et al. (Aug 13, 1910).....350.00
- 1 College av, n e cor 163d st. Harry Zudek agt Frisco Realty Co et al. (Oct 17, 1910).....255.00
- 43d st, No 7 W. Danl J Skelton agt Century Assoc et al. (Sept 23, 1910).....18.00
- Oct. 20.
- 27th av, n e cor 124th st. Golliet & Smith agt Marcus Loew Inc et al. (Oct 11, 1910).....1,110.18
- 3 Belmont av, n w cor 189th st. United Metal Covered Door & Sash Co agt Louis Noschese et al. (Dec 14, 1909).....120.00
- Oct. 21.
- 29th st, Nos 214 & 216 West. Evans Bros Inc agt Edw L Rosenbaum et al. (Sept 13, 1910).....51.00
- Morris av, n e cor Kingsbridge rd. Jas H Young Stone Co agt Wm Guggolz Construction Co et al. (Oct 5, 1910).....495.00

ATTACHMENTS.

- Oct. 14.
- Bridgeton Preserving Co; Albt P Sichel; \$1,966.88; D Bernstein.
- Oct. 15.
- Lanzit, Jos J & Chicago Oyster Pail Co; Wolfson Bros Co; \$3,000; A M Schwarz. Terry, Wm G; Edw D Depew & Co; \$455.73; McMillan & Hewitt.
- Oct. 17.
- Kaufman, Simon; L Kaufman; \$1,380; A M Schwarz.
- Oct. 18.
- No Attachments filed this day.
- Oct. 19.
- Baker, Jno H; Foster Debevoise Co; \$1,001; Gregory & Stewart.
- Oct. 20.
- No Attachments filed this day.
- CHATTEL MORTGAGES.
- AFFECTING REAL ESTATE.
- Oct. 13, 14, 15, 17, 18 and 19.
- Coller Construction Co. n e cor 172d st & St Nicholas av. Otis Elevator Co. Contract. Elevator.....\$2,425
- Glass, John, Jr. s side 178th st w Audubon av. Sharp & Gunn Plumbing. Contract. Plumbing Fixtures.....4,630
- Liebenthal, J J & L. 43 East 128th st. Raisler Heating Co. Heating Plant.....400