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THE BUDGET, THE SUBWAYS AND REAL ESTATE.

THE three matters which continue to excite the most lively interest on the part of the property owners of New York City are (1) the Budget for the coming year, (2) the prospects for additional subway constructions and (3) the real estate and building outlook for 1911. It must be admitted also that in respect to no one of these matters of vital interest have the recent developments been of an encouraging nature. According to the latest information, the Budget, instead of being increased over the current year by the sum of about \$8,000,000 will be increased by the sum of over \$10,000,000, which means a substantial increase in our bills. As the days go by the subway situation becomes more, rather than less, crowded, and the criticism of the Public Service Commission more rather than less severe. These two facts are in themselves sufficient to diminish real estate and building activities, but they do not stand alone in their tendency to discourage active operations. The condition of the money market, the attitude of the large purchasers of mortgages, and the general results of the fall rental season all contribute to the impression that, unless the situation undergoes a change, the outlook for 1911 favors a diminished rather than an increased volume of real estate and building business in and about the Greater New York.

THE attitude of New York property-owners towards the Budget was admirably summed up by Mr. Michael J. Horan, counsel for the United Real Estate Owners of New York at the hearing on the Budget. He pointed out that the present administration was pledged to economy, and that expectations had been held out to property-owners that their taxes, even if they were not reduced, at least would not be increased. But in spite of these pledges, in spite of a supposed improvement in the methods of Budget making, and in spite of a great deal of newspaper talk about economies which had been actually effected, the net result would be a substantial increase, not merely in the amount of money to be raised by taxation, but in the tax bills. It is no wonder that the average property-owner whose real estate has barely advanced in value during the past year is disgusted and aggrieved. Since the Budget hearing about \$2,500,000 has been added to the totals; and the total appropriations for the coming year will reach the enormous total of \$174,000,000. The resulting increase in taxation, following on the increases of the past three years will have augmented the tax bill of the average New York property-owner by more than one-third, only a small part of which has been shifted to tenants; and it becomes literally true, as Mr. Horan says, that in protesting against these successive increases the real estate owners of New York are becoming engaged in a contest for self-preservation.

JUST because the crisis is so serious, nothing is to be gained by indiscriminate abuse of the present administration, or by loud demands for economy without any specific suggestion as to the manner in which economy is to be brought about. There is undoubtedly room for a difference of opinion as to the make-up of the new Budget. Many property owners will believe that in making such a huge appropriation towards meeting the past deficiencies in taxation, an appropriation of no less than \$10,000,000, the Board of Estimate has imposed an unnecessarily heavy burden upon the tax bills for the

coming year; and they will naturally wonder whether the accelerated pace at which the Board is paying these deficiencies may not be due to an appreciation of the political advantage of being able to reduce the Budget just previous to the next municipal election. In another year these deficiencies will be paid, and a large amount of money now raised by taxation can be deducted from the totals. This is, however, only a matter of detail. The debts had been incurred in the past by vicious financial methods and they have got to be paid. Whether the Board of Estimate was wise or not in making such a large appropriation in any one year towards the settling of these debts every candid property owner should recognize that the Board of Estimate has desired to economize and to place the finances of the city on a sound basis. It is perfectly obvious that the conditions which have resulted year after year in an increased Budget, are in large measure beyond the control of the Board of Estimate as constituted at present, and that nothing is to be gained by personal and partisan denunciations of a group of men who are public spirited officials. The condition is too serious, the crisis is too acute and dangerous for the use of such methods. There is only one thing to be done. The real estate and business interests of New York must cooperate with the administration in taking stock of the situation and in reaching some definite conclusion as to the way in which this constant and deplorable increase in taxation can be checked. A commission of paid experts should be appointed for that purpose, and in case such a commission cannot obtain necessary powers of investigation from the local government, legislation to that end should be obtained at Albany next winter. There is no other method of tackling the problem adequately. We may all have our individual opinions as to the way in which the increase in the Budget can be checked and its burdens better distributed, but it is useless to urge them in view of the fact that successive Boards of Estimate have really desired to economize but have been unable to do so. There is need of some authoritative and comprehensive investigation of the liabilities and responsibilities of the city, and of its resources in property taxation.

IN view of the financial difficulties under which the city is laboring, many people are urging that the use of the city's money to construct the Broadway-Lexington Avenue Subway without any guarantee of a responsible tenant should not be considered for one moment. They say the City is already building a subway in Brooklyn, and a connecting subway in Manhattan, for which no tenants have been secured; and in the opinion of the best transit experts one if not both of these subways will be operated at a loss. Such a risk must not be repeated. Since consolidation some \$60,000,000 or 70,000,000 have been invested in East River bridges, which, whatever their value to the city, are not or will not be even remotely self-sustained, and which constitute a grave burden upon the Manhattan taxpayer. These citizens think that hereafter all transit improvements should be made to pay for themselves, and unless their profitable operation is assured, they should not be constructed. It is a fair presumption that they cannot be profitably operated, in case a responsible operating company cannot be found; and the policy should consequently be definitely established by the Board of Estimate of never, or almost never, constructing a subway until it is assured of a satisfactory tenant. Possibly some exception to such a rule may be allowed under certain conditions, but assuredly every effort to avoid construction in advance of an operative lease should be made. The city cannot afford to spend its credit on possibly unremunerative subways, when so many remunerative subways could be built.

THE Wall Street Journal recently contained one of the most convincing exposures of the subway policy of the Public Service Commission that has yet been published. It points out that the economical way to build new subways would be to construct a small portion first, supplying the larger center of population, in order that the old work should be self-supporting during the period when the new construction was undertaken bit by bit. In the case of subways, every arrangement would be made to limit the amount of excavation and to insure cooperation with existing subways, so as thereby to obtain traffic-feeders. The Journal then points out that the tri-borough route violates every one of these fundamental canons. No attempt is made to connect with other subways. From 42nd Street to the Battery, where it is proposed to establish that fruitful source of congestion, a stub-end, it is in competition with a subway in which the

City has an increasing financial interest. This is done, moreover, at the expense of the lower West Side, and particularly of the Pennsylvania Station. The road cannot be operated until it is all completed, and the City will be committed to an expenditure of from \$120,000,000 up before it can undertake the formidable task of securing a tenant. By the ingenious plan of excavating an unnecessarily large area for subway cars, 30 per cent. is added to the cost, yet the tunnel will still be too small to clear New York Central electric loco-

tives, New Haven suburban trains or Pennsylvania Suburban trains with overhead conductors. Before the City is committed to this expenditure of \$35,000,000 there surely ought to be some assurance of its necessity. It is becoming increasingly evident that these elaborate plans upon which so much time and money are wasted are a failure; and if the Public Service Commission does not confess its blunder, the Board of Estimate should at least save the city from its consequences.

CAN THE REAL ESTATE OWNER BE AROUSED?

Grave Danger that Opportunities Lost When the Tenement Laws Were Framed Will be Repeated.

WILL the real estate man be caught napping again? It begins to look that way. The law of to-morrow may tell him to put a new heating system in his factory or loft. It may tell the manufacturer how many men he may employ under certain conditions. It may cut the earning power of a loft or factory building in half.

Imagination calls to the mind a sea of upturned faces and clenched fists, crying and writhing in protest. Reality finds silence. Indifference makes the very air heavy.

One of the editors of the Record and Guide met a leading real estate operator in the Tenement House Department's waiting room one day. He looked angry, and he was.

"What's the matter?" asked the editor. "Matter?" queried the real estate man, the veins in his forehead bulging with wrath. "I've received another of those infernal violations, that tell me I must put windows in an air-shaft. Rot! Rot! Rot! I tell you, sir. Such nonsensical laws I never heard of." He paced the floor. "Why do they put such fool laws on the statute books? Why, man, the rooms are perfectly ventilated and lighted, but the windows are not the right size by a small margin."

The editor smiled. "Now, let me tell you something," said the writer to the realty man. "You are going to waste your time and the time of the Tenement House Commissioner. I can tell you right now that he cannot do anything for you. He will point to the law, and say he is there to have it enforced. You have wasted all morning already, and you will accomplish nothing.

"The law has been on the statute books ten years—"

The real estate man looked incredulous. "Yes, ten years. Before it was enacted the Record and Guide told you all about it. But what did you do? Oh, you were too busy; too busy to attend to matters that have affected your peace of mind for years; too busy to attend to matters that take your profits right out of your pocket. You, like 90 per cent. of the other real estate men in this city, sat tight, waiting for others to do the work. Consequently, the work was not done. The law was passed, amendments have since been enacted, and to-day, you are raging because you have awakened to find yourself compelled to spend several thousand dollars with the only avenue of escape, protest, cut off while you napped. I'm glad you have got to put in those new windows. Frankly, it serves you right. I hope the department holds you rigidly to the law you approved by your silence ten years ago."

The real estate man referred to is an advertiser in the Record and Guide, and a prominent man. Since that conversation, he has most keenly watched all legislation that pertains to real estate or buildings.

Are you in the same position? Have you not found yourself the victim of bad

laws more than once? Has it not meant dollars out of your pocket?

NOW IS THE TIME TO ACT.

You have hidden your protest behind the request: "Don't, for heaven's sake, use my name!" Why not? Why do you protest under a nom de plume when a law now on the statute books works a hardship on you? Are you afraid of the law or of the department charged with its enforcement? Commissioner Williams himself says the real estate man nor any other interest has anything to fear from him or from his department. But he wants your suggestions. If you are persecuted, or you think you are not being treated right, tell him. If you do not want to tell him, tell the Record and Guide. You won't be persecuted long.

You, Mr. Real Estate man, have held aloof and muttered in secret. Now is the time to come out in the open. Do not holler down the rain barrel of a pen name. You have complained that the ventilating engineer was pulling one way, and you were pulling another. You have complained that the Commissioner of Labor did not care about your interests. Have you ever tried to find out for yourself whether this is true?

HOW EVERY REAL ESTATE MAN MAY ACT NOW.

D. D. Kimball, chairman of the special committee of the American Society of Heating and Ventilating Engineers, wants the name of every real estate association that is interested in the problem of factory ventilation. Drop him a postal, giving the names and address of secretary or president, of every one you know of. That is one way to act.

Next, instruct the secretary of your association to write to Mr. Kimball, at 437 Fifth ave, to arrange for a representative to be present at the conference on what the new ventilation bill should contain. This bill will affect stores and offices, as well as lofts and factories, where many persons are employed, so that every merchant's manufacturers' and real estate association should become interested in this matter.

Give every real estate man in the city the benefit of your views on this subject by writing a letter to the Record and Guide for publication. The Record and Guide's readers want to know just what you think of the matter.

1. What do you think of factory, loft and store ventilation as a subject of legislation?

2. What do you think of making the owner or the occupier responsible to the State for operation of equipment once put in?

3. What do you think of a penalty of \$10 a day for failure to comply with this law?

4. What are your views regarding a more definite law? That is, should the new act specifically state the standard of purity or leave it, as now, to the discretionary standards of the inspector?

5. What would you suggest as a clause to protect you against having to change

your equipment with changing administrations and new standards?

6. The present law merely specifies that you provide "proper and sufficient" ventilation. The standards you must comply with are discretionary on the part of the department. It can compel compliance with a standard of 15 parts of carbon dioxide in 10,000 parts of air, or it might shift that standard even higher.

7. You may be compelled to put in an entirely new heating plant if the new law defines the standard of purity at 15 parts of CO₂ in order that you may keep your workrooms warm enough for your employees.

8. Do not waste time by writing either to the commissioner or to the special committee of the Heating and Ventilating Engineers or to the Record and Guide condemning such a law. It is a fixture, and will stay on the statute books as one as necessary as other sanitary laws. But it is up to you to see that it is a sane sanitary law. One that will not cut your profits in half, and one that will give you protection: that will give neither the owner nor the occupier an advantage over the other.

9. What are you going to do about it? These are questions that should be answered by real estate owners, factory and loft building managers, and occupiers of mills, workrooms and stores. And they should be answered at once. The Commissioner of Labor has invited you to speak, and so has the special committee of the American Society of Heating and Ventilating Engineers. Do not wait until the law is on the statute books and then complain and wail about the unjustness of it.

YOU MUST SEE THAT IT IS JUST BEFORE IT IS ENACTED INTO LAW.

The Record and Guide presents as this week's instalment in its ventilating symposium the view of a high authority, Webster B. Mabie & Company, who have the management of many loft buildings. It follows:

By An Official of Webster B. Mabie & Co.

"The subject of ventilation legislation is one of very great importance to owners of loft buildings and as specialists in the building and management of that class of property we are glad of this opportunity to express to you our views upon the requirements of the Department of Labor regarding ventilation of lofts.

"The crux of the whole question undoubtedly is, How shall we frame a law so that the equipment we install to-day will meet the approval of some future official? This is so whether the owner or the tenant is the one on whom should fall the obligation of meeting the requirements for forced ventilation, and the law should be so framed. As it is now, there is no protection for either. But the question of first importance is to place the responsibility, and our opinion is that the tenant

and not the owner should adjust the condition of his premises to the requirements of the authorities.

"In the first place, an owner can erect a building and provide conveniences in the way of heat, toilets and ventilation, suitable for an average occupancy of the lofts. The tenant in leasing the premises can see for himself what is there, and if he chooses to conduct his business in a manner which makes additional facilities necessary, he should correctly provide and maintain them.

"For instance, the landlord cannot restrict the number of his working hands—he could not secure a tenant under such a restriction, nor even if this were possible could he know at any time that the tenant was not violating the agreement. A manufacturer is forbidden by law to employ labor under a stated age, but the landlord is not held responsible for a violation of this law. So, if the landlord provides a loft in which a reasonable number of persons can work and have sufficient ventilation by natural means, shall he be obliged to then give additional forced ventilation because the tenant chooses to crowd an excessive number of employees into that loft?

"In all our buildings proper and sufficient toilet facilities are provided, but it is notorious that tenants permit their employees to keep them in a filthy condition, except when the Health Department forces them to keep their toilets clean—and this obligation is rightly imposed on the tenant and not on the landlord."

"The negligent attitude of tenants to the ventilation question is the same as regards the toilets. We have buildings with windows on three and even all four sides, which could be properly ventilated by the windows and without inconvenience to any of the occupants, but the tenants prefer to keep them all closed and permit a benevolent department to order forced ventilation to remove the oppressive conditions. I never heard of the department attempting to ascertain if a loft could be kept ventilated with the existing windows, they simply order a ventilating plant, and no doubt it would be necessary for the landlord to have a representative in each building to see that the tenants actually used what was provided for this purpose. But it would be cheaper to see that they simply kept their windows sufficiently open.

"Another practice of the tenants is to use gas for light, for power, and all purposes of manufacturing in preference to electricity, because of a saving to them of a few dollars in the cost. To offset this, should you require the landlord to spend a much greater amount for ventilation in order to permit this saving for the tenant?

"Consider now the practical working of a law under which the landlord shall provide forced ventilation. All manufacturing tenants at some time of the year work late into the night, and on Sundays and holidays. If one or two tenants in a building are so working they must, of course, have ventilation the same as in regular working hours, and if the ventilating plant is operated for the building as a whole the landlord is called upon for this extra expense on the whole building for the benefit of one or two. Should the power control of the system be arranged separately for each floor, and the tenant be supposed to shut down the power upon closing his premises, we believe that in the majority of cases the ventilating plant would be permitted to run all night, simply because the expense was not against the tenant. The practice of tenants in this regard is shown in leaving electric light burning after they go out of the building at night.

"In the matter of water charges, when the landlord formerly paid for all water consumed, leaks and continual waste were

disregarded by tenants. Now that all our leases call for the tenants to pay each his proportion of water charged against the building, we find that defects in the plumbing are immediately reported to us, and their employees are not permitted to waste any water. These are matters under the control of the tenant, and the landlord's only protection is in having the expense met by the tenant. And this would apply as well to ventilation.

"So much for the co-operation the landlord may expect from the tenant in order to keep the cost of operating within reasonable limits.

"Another consideration is this: One building for which we are agents, is eight stories high, on a corner of a prominent avenue, with several tenants each occupying one floor as a salesroom and showroom, and the only manufacturing in the building is done by one tenant who occupies two floors. Shall we be compelled to put in a ventilating system for the entire building for the benefit of this tenant, or if we put in a system for his two floors, shall we be obliged to tear that out and put in a larger plant in case we lease another floor or two at some later time to a tenant who will manufacture?

"The same applies in the case of a new building. Shall we put in a plant to ventilate the whole building for an estimated number of employees on each floor only to find when the building rents, either that some tenants will use the floors only for showrooms and require no ventilation, or that all the floors will be used for manufacturing, and the tenants will have a number of employees far in excess of the number for which our plant was designed, and then have the department order us to put in a larger ventilating plant?

"There is no possibility of an owner estimating with any certainty what his requirements are going to be. In making a lease we cannot restrict a tenant as to the number of his employees, and it is very well known that some of them will put a proper number of people in a certain floor space, while others will force double the number into the same area.

"These are conditions outside the control of the landlord and entirely within the control of the tenant.

"The entire situation resolves itself into this—the landlord may put up a building which will meet ordinary requirements, and with some degree of accuracy can estimate the initial cost of his property and a proper average cost of its maintenance. Outside of this, his protection demands that any tenant who requires extra service or unusual features of any kind either from the character of his business or his method of conducting it, should be made to install and operate all the features made necessary thereby.

"The solution of the problem lies simply in requiring the tenant in a loft which, under proper test, shows insufficient ventilation, to install a system for that loft either by window ventilators or a motor-driven fan fixed in the upper part of one window drawing in the air and distributing it through a duct with conveniently located openings throughout the loft. Should this tenant move out and another take the loft, the character and conduct of this new tenant's particular business would again determine what means he should take to meet the requirements of the Department of Labor. This would leave it possible for the landlord to calculate the cost of this building and the expense of maintenance—whereas the obligation on the part of the landlord to meet these varying requirements will surely result in uncertainty as to his investment and consequent financial loss. It would give a sense of insecurity to the ownership of this class of property and result in a destruction of values."

BRONX BUILDERS' FEARS.

That the New Department Order Will Deter Building Operations.

Building interests in the Borough of the Bronx are alarmed at the possible consequences of the order recently issued by the Superintendent of Buildings prohibiting all projections beyond the building-line, such as stoops and areas. The possibility of the order being revoked after a time by a new decision of the courts, or by the local executive authorities, is being referred to, and the prediction is heard that many operations may be postponed until the public is assured that the old order of things will never be restored.

A very general expectation is that just as soon as building permits are refused, a test case will be made up and taken to the highest courts. A public hearing will be held by Borough President Miller on November 13, two days before the new order goes into effect. The Heights Taxpayers' Association of the Borough of the Bronx has adopted resolutions requesting the Superintendent of Buildings to defer action on this important matter "until after the Legislature can meet and cure any defects which may seem to warrant such restriction."

UNSATISFACTORY SOLUTIONS.

Mr. Harry T. Howell, of Willis av and 149th st, stated for the information of a representative of the Record and Guide that so far as his knowledge of public feeling extended, builders and owners greatly regretted the issuance of the order of the Building Superintendent and considered it a hardship. He also said:

"In those cases where a new operation will cover a whole block front, the harm done to owners will not be so severe as when a small owner finds himself unable to improve an inside plot unless he sets his building several feet back of the line where adjoining buildings stand. The solution of the problem which has been recommended by Mr. Henderson, the Superintendent of Buildings, is not considered a satisfactory one. Building a bulkhead in the parlor for the cellar door practically spoils that room. Putting the entrance to the cellar in the main vestibule is not a good plan either, and who knows if it would satisfy the Tenement House law? The only way to obey the order is to set the buildings back and have areas and basement entrances as heretofore."

Mr. Albert E. Davis, architect, of 258 East 138th st, as Secretary of the "Joint Committee on New Building Code" assisted in drafting some of the provisions of the present New York City Building Code, and in other respects as well he is particularly qualified to speak in behalf of the building interests of the Bronx. Asked for his views on the new order of the Superintendent of Buildings, Mr. Davis said:

"The notice of the Superintendent of Buildings seems to be based upon some recent court decision, the text of which is not given, but the substance of which appears to be that the city's rights to its streets are inalienable and it must keep the same open and for use as such; and that its Common Council has no power to authorize projections beyond the property line. The City Charter, which is a State grant, authorizes the Common Council to regulate the use of the streets, and under this authorization ordinances have been adopted permitting areas to be one-fifteenth of the width of the street, but in no case wider than 5 ft.; stoops or steps to extend one-tenth of the width of the street, but in no case more than 7 ft.; cellar doors one-twelfth of the width of the street, but never more than 5 ft., and bay windows to extend 1 ft. from the house line.

"As I understand it, these authoriza-

tions do not constitute permanent encroachments, but are revocable at the pleasure of the Common Council, so that if at any time the traffic on a street demands it, these can be removed. Of this 5th av is an instance. Stress is laid upon the use of the streets by the public, but the streets are devoted to various public uses, and those who planned the street system of this city took these into consideration. The space between the curbs, for instance, is restricted to vehicle traffic and, by special franchise, to street railways, also the sidewalks are for pedestrians, and the entrances, areas, cellar steps and show-windows for the benefit of the tenants and the public who have dealings with them.

"There seems to be an attempt to discriminate between different portions of the public. It would be as reasonable to say that the street was not being devoted to public use unless the entire width of it, from house line to house line, was left free for all, instead of a curb being permitted as an obstruction to vehicle traffic encroaching upon pedestrian traffic.

THE USE OF A STREET.

"A street without buildings on it has not fulfilled its mission, and one of the main uses of a street in a city is to give the public access to the building erected along it; and it is for this portion of the public that stoops, areas, porticos, show-windows and cellar steps are provided. If the city owns the land in fee and has no right to permit these, then

that title extends from the centre of the earth to the sky and is equally prohibitory of projections 10 ft. or over above the sidewalk, which the Superintendent's notice proposes to permit.

"If no areas are permitted, cellars cannot be properly lighted, which will prove unsanitary, unless the owner voluntarily sacrifices valuable street frontage of his lot. The drop platforms which the Tenement House Department requires where the lower ladders from fire-escapes are over 16 ft., and which usually come a few feet above the sidewalk, are placed under the ban by this notice, although the Tenement House Act, which is an Act of the Legislature, specifically authorizes these to 'project into the public highway.' This Act also says 'there shall be an entrance to the cellar from the outside of the buildings.' It also requires areas for the lighting and ventilating of cellars.

"The implication that the chance pedestrian on the street possesses greater rights to the use of the street than the property owner who has paid for it and for all the improvements on it, and the tenant who must use it, is not founded on justice or equity.

WINDOW-SILLS.

"In a statement issued in support of the Superintendent's order projecting window-sills are referred to as an encroachment. If window-sills were kept flush with the building there would be no drip for the water from rains and the mortar would be washed out, weakening the walls, Simi-

larly, footings and piers offer a stronger support for a building, if allowed to project beyond the superstructure, than if set flush with it.

"The cases cited in the explanatory statement are not analogous to those permitted by city ordinances, for they consist of projections far beyond what the ordinances permit, as in the case of the Riverside Drive house, of the buildings themselves;—that is, the body or walls encroaching upon the street.

"So far no similar order has been issued in any of the other boroughs, yet the same laws and ordinances and court decisions govern all boroughs. Thus the effect will be to discourage building operations in the Bronx with absolutely no corresponding benefit to the public.

"There would seem to be no good reason for establishing Nov. 15, 1910, as the time when this new order will go into effect. If the court decision is prohibitory, it must have taken effect immediately it was rendered.

"Legislative enactment covering these so-called 'encroachments' has been suggested. If this is necessary, it cannot be accomplished before the early part of 1911, and it would seem more consistent with fairness to the building and property interest of the Bronx to postpone the operation of any such notice until after the Legislature has had opportunity to determine its necessity or to cure any defects, if such there are in the present Charter and ordinances governing projections."

TENEMENT HOUSE DEPARTMENT'S STATUS

Commissioner Murphy Gives Reasons Why It Should Not Be Altered.

Editor Record & Guide.

Without desiring to enter, in any way, into a controversy with Mr. Charles Buek, President of the Real Estate Owners and Builders Association, whose letter appears in your issue of the 29th ultimo, I beg sufficient space to point out certain considerations in connection with the points raised by him, which are necessary to a full and comprehensive view of the subject.

The gist of Mr. Buek's letter is that his Association is organized to remove from the control of the Tenement House Department the approval of plans for new buildings, and to transfer such authority to the Bureaus of Buildings of the respective boroughs with the right to final appeal to the Board of Examiners, of which I understand Mr. Buek is a member.

It is true as stated in Mr. Buek's letter, that prior to 1896 plans for tenement houses in this city were subject to the approval of the Board of Health, as well as the Department of Buildings. At that time the matter of light and ventilation and sanitation of tenement houses was transferred to the Bureau of Buildings. The change was bitterly opposed by the Health Department officials as a serious mistake. The accuracy of their judgment in this matter was furthermore clearly shown when only four years later the Tenement House Commission discovered that out of all the buildings in course of construction, which it inspected in the Borough of Manhattan, only fifteen contained no violations of law. In the other boroughs not a single tenement house in course of construction was found which did not contain violations. How carefully the Bureau of Buildings had safeguarded the matter of light and ventilation was furthermore shown when out of two hundred and eighty-six buildings in course of construction, which by the way, were the only buildings for which the necessary



COMMISSIONER JOHN J. MURPHY.

data was obtainable—ninety-six per cent. covered more than seventy per cent. of the lot.

In the Borough of Manhattan also, it was discovered that sixty-seven per cent. of the buildings had public hall floors of wood. In ninety-seven per cent. of the buildings the stairs were of wood and in fifty-eight per cent. the partitions enclosing the stairs were of wood, and this, notwithstanding the fact that the law, at that time, required all these parts to be constructed either fireproof, or at least of slow burning material.

That these conditions were found is not so much a criticism of the officials in charge of the Bureau of Buildings at that time, as it is an evidence of the unfitness of the organization of the Bureaus of Buildings for carrying on the work which it is proposed that they shall by the Real Estate Owners and Builders Association. It is not surprising that such conditions were found. There was no special Bureau in the Building Department, at that time, charged with

the duty of enforcing the Tenement House Laws and no distinction was made between tenement houses and other buildings in regard to the amount of attention given to the supervision of their erection.

When one realizes the innumerable matters coming under the attention of the Bureau of Buildings, it is easy to understand why the supervision of tenements would not receive its due amount of attention. The Bureau of Buildings is charged with the examination, approval and recording of plans for all new buildings and the inspection of private dwellings, hotels, lodging houses, office buildings, stores, lofts, warehouses, factories, stables, schools, churches, hospitals and theatres. It has also charge of the inspection of plumbing in all buildings; the inspection of all passenger elevators and the inspection of unsafe buildings. It is also charged with the duty of making soil tests, and making tests of new structural and fireproof material.

The volume of work, which it is called upon to attend to is so great and of such an immense variety that the Bureau of Buildings is totally inadequate to supervise the work which it is proposed by this Association to transfer to it.

The change is, furthermore, not in line with the progressive policy of the present time in many other respects. The tendency of the present time is to specialize in all lines wherever possible and it must be perfectly evident to anyone familiar with the nature of the work to be performed, that tenement house officials and employees, whose duties bring them into the occupied tenement houses every day, are in a better position to enforce the law properly than are employees or officials of the Bureau of Buildings who rarely, if ever, enter an occupied tenement house. It seems to me that the man who passes upon the material of the walls or the thickness of the walls or the construction work in general is not the man to understand, or to care much, for that

matter about vital points, such for instance, as the details for the habitation of cellars.

The reason given for the proposed change, is mainly, that of the delay experienced by architects in obtaining permits under the present system. The records of the Tenement House Department are open to show that where plans are properly prepared there is no delay in obtaining a permit from the Tenement House Department. I am convinced that nine-tenths of the criticism which is heaped upon the Department, in regard to this matter, is due to the fact that some architects are in the habit of filing plans which are either incomplete or hopelessly inaccurate. Only recently the Department found more than one hundred objections to one set of plans. I have no doubt that the architect in that case went away extremely dissatisfied with the delay which he had experienced, when as a matter of fact the delay was entirely due to his own carelessness or incompetence.

Reference is also made, in Mr. Buek's letter, to the fact that if this work is transferred to the Bureau of Buildings the same plan clerks and inspectors in the Bureau of Buildings would pass upon the work, thereby effecting a saving to the City of the salaries of many clerks and examiners.

I would like to point out, however, that during the time that the matter of light and ventilation was in charge of the Bureau of Buildings it was handled by a separate bureau of the Bureau of Buildings, just in the same manner as the plumbing is at present handled in the Bureau of Buildings. The matter of light and ventilation, was furthermore, inspected by a different corps of inspectors than that in charge of construction, just in the same way that plumbing is now inspected by plumbing inspectors, rather than by the men who are charged with the supervision of construction.

I would also like to point out that while the supervision of the light and ventilation of tenement houses was in charge of the Bureau of Buildings no permit was obtained for the light and ventilation until the plans had been approved for construction work no matter how great the delay required for obtaining an approval of construction work. It would, therefore, seem that the matter of delay is by no means as serious as represented in Mr. Buek's letter.

Certainly when one part of the work has to be examined and approved prior to the examination and approval of the other part, as I have indicated, even though the entire matter is in charge of one department, there seems to be no good reason for supposing there will be less delay in that case than under the present system, even though the work is now examined in different departments.

Other considerations of a general character would militate against the successful operation of Mr. Buek's suggestions. There would be a lack of uniformity in the requirements for tenements in the various boroughs, which would be unfair to builders in those boroughs in which the law was being rigidly enforced. The classes of buildings coming under the control of the Tenement House Department should be subject to uniform requirements and uniform enforcement.

Judging by the experience of the past, the effect of the proposal of Mr. Buek would be a lowering of the standards at present established. Apart from the undesirability of this from the public point of view, such a proposal would meet with the condemnation of owners of new law tenements who have lived up to the law, and who have erected buildings of a good standard. It would be unfair to them to oblige them to com-

pete for tenants with owners of buildings less carefully constructed.

The care exercised in the approval of plans, and the supervising of the work by the Tenement House Department, has immensely raised the character and quality of tenement houses in New York City. To revert to a former unsatisfactory system would be a distinct retrogression to the detriment of tenants, owners, and honest builders, alike.

As Commissioner I have always held it to be my duty to enforce the law, not to attempt to make it. I have written the foregoing not in a controversial spirit, but merely so that your great constituency of intelligent real estate owners, architects and builders may have both sides of the case presented to them before they make up their minds.

Yours respectfully,

JOHN J. MURPHY,
Commissioner.

A BROADWAY OPERATION.

The new 12-story elevator apartment house, which T. J. McLaughlin's Sons are erecting at the northeast corner of Broadway and 98th st, on a plot measuring 100.11x156 ft, is now nearly enclosed, and it is expected that the building will be ready to open by the first of May next. It will consist of 69 suites of apartments of 5, 6, 7, 8 rooms and one doctor's apartment of foyer, three rooms and bath and six large stores.

The rooms throughout the building are very large and airy. The principal feature is, besides a large foyer, a large living room, which gives access to the parlor and dining-room. The apartments

having seven and eight rooms have an extra lavatory, also extra toilets and shower baths, besides two bathrooms. The building is provided with two large passenger elevators, furnished by the Otis Elevator Co., and a third large elevator reserved exclusively for the servants.

The facade is very quiet and dignified, and consists of two stories of limestone with a shaft of light brick and vertical motives of terra cotta matching the brick. The two upper stories are of rich terra cotta furnished by the Federal Terra Cotta Co., and a large copper cornice. The entrance of the building will be in 98th street through an elaborate entrance hall of marble, bronze and stucco. George & Edward Blum, of 505 Fifth av, are the architects.

The structural steel, about 1,000 tons, is being furnished and erected by Ravitch Bros., the cut stone and masonry by John R. Smith. Carter, Black & Ayers are furnishing the front brick. The cost of the work is estimated at about \$1,000,000.

—An alteration at 176 Madison av, which will transform a building finally from residential to business purposes, illustrates the disadvantages likely to follow from an uncertain or changeable building-line. A new front to the building will project several feet beyond the dwellings on either side, which have courtyards in front. Under such circumstances the complete transformation of the block from residential to trade uses is likely to be hastened. Henry C. Pelton, of 10 East 33d st, has drawn the plans for the alteration, for the Centreboro Realty Company, owner. The improvement is estimated to cost \$25,000.



THE BROADWAY AND 98TH STREET APARTMENTS.

Geo. & Edward Blum, Architects.

BRICKMAKERS TALK OF REORGANIZING.

Lack of Harmony a Retarding Factor, However—Building Material Dealers on Cement Situation—Market Nervous.

A MOVEMENT will be made after election to effect a re-organization of Hudson river brick manufacturers. This has given rise to the report that following J. P. Morgan & Company's accession to heavy financial interests in the affairs of the Atlas Portland Cement Company, Wall street was reaching out for another department of the building material market.

No evidence of this was obtained, however. In the course of the Record and Guide's investigation of the rumor it was learned that while an attempt has been made to introduce different methods in controlling the brick market from the manufacturer's end, there was a great lack of concerted action and in consequence, only comparatively few of the Haverstraw brick makers, have shown interest in the project.

Some time ago Senator Edwin T. Bracket and another brick manufacturer discussed together a plan for insuring the brick maker against losses arising from inharmonious action in shipping brick to market. He devised a scheme which, he believed, would accomplish the desired results without conflicting with the anti-trust laws. A certain Haverstraw manufacturer reported the plan to members of his club and urged that Senator Bracket be invited to attend a meeting and explain his idea. There was dissention immediately. Some contended that to invite the Senator to address the meeting would give a semblance of club endorsement to the speaker's scheme. It was finally decided to hold the meeting in a Haverstraw hotel. This took place a week ago yesterday.

At that time, Senator Bracket said that the only way that the price for common brick could be kept up to a profitable figure was to have unity of action at the sending end.

He proposed a scheme whereby the manufacturers would select a common seller and consign to him the entire outputs of their plants, the sellers to notify the makers as to the number of brick required. The idea contemplates closing of yards when directed, the pooling of receipts and the dividing of profits on the basis of shares held in the organization. Senator Bracket says it will stand the test of law. Final action on the matter was postponed until after election.

HOW MOST MANUFACTURERS VIEW IT.

Most of the manufacturers of the Hudson river appear indifferent in the matter. They do not like the idea of having their outputs controlled. They believe they have the right to ship brick when they want to, and sell it for whatever price they can get, if they so elect. They are afraid of the exercise of too much power if placed in one company or agency. For that reason, it is said, the plan once suggested by Senator John B. Rose never went through.

There are two factors in this district; the "ins" and the "outs." The "ins" are members of the Hudson River Brick Manufacturers' Association and the "outs" hold aloof. There is an element that wants to have the Hudson River Brick Manufacturers' Association disbanded and the \$5,000 now in the treasury divided. This element contends that the reason why the present association has not been able to correct market conditions is because its by-laws were not strict enough upon those who violate their shipping agreements. Whatever the cause, the manufacturer, as a rule has been the

victim of the buyer because the buyer is firmly organized and the seller or manufacturer is not.

A MATTER OF NEWS TO MANY PRODUCERS.

Some producers had not even heard about the Haverstraw meeting nor about the proposition to reorganize their selling methods. One man said:

"It is something I had not heard of, but I do not think it feasible. The brick makers are a queer lot. Except that they all operate along the Hudson river, they have nothing in common, from a business standpoint. It is a wild scramble to make and market their goods and, strange to say, most of them are ready and willing to take what they can get. If the order goes up to hold, and ten shippers out of a dozen do hold, the other two are just as liable to rush in a dozen boats with instructions to sell for what the market will pay. In the meantime the boats of the loyal ten stand at the docks unsold with demurrage or wharfage piling up."

HUDSON RIVER BRICK WEAKER.

Hudson river common brick sold on the market and at the Building Material Exchange yesterday at \$5 to \$5.50 a thousand. The demand has fallen off a little. This is probably due to the fact that it is just prior to election and fewer contracts than usual come out during that period. Accordingly the manufacturers shipped a few less cargoes than on the preceding week when 68 cargoes came in and 78 went out. Last week 65 cargoes came in and 63 were sold. The week just closing was not an eventful one for large or frequent sales. Daily transactions follow:

Left Over Oct. 22, 9.		
	Arrived.	Sold.
Monday	18	18
Tuesday	0	2
Wednesday	18	11
Thursday	11	14
Friday	9	13
Saturday	7	7
Total	63	65
Left Over Oct. 29, 7.		

JERSEY BRICK SITUATION SATISFACTORY.

Raritan river and Hackensack common brick are not coming into this market very heavily at this time but there is an increasing demand for this product in New Jersey, principally from new public works that are going ahead, a school building in Newark alone taking 800,000 Sayre & Fisher brick from the yards of the James R. Sayre, Jr., & Company, of Newark. Throughout the Hackensack district local consumption is taking care of the stacks, all of the molding machines having shut down for the winter. Current yard prices for common brick, both Hudson and Jerseys in Newark at this time are \$6.75. A few of the cheaper grades of Hudson river brick are now going into Newark but Raritan river still control the market there.

Face brick have shown no change in price but the demand is somewhat easier. Enamels are still reported to be going out in satisfactory quantities and at fairly steady prices.

Cement Dealers Welcome Morgan.

Interests representing the new factors in the directorate of the Atlas Portland Cement Company were said this week to be making satisfactory progress in their overtures with heads of cement manufacturing companies with the view of acquiring assents to the proposed new basis of selling their products in this market. It could not be learned just how

many, if any, companies had entered this agreement, but it was stated that some agreed to sign if certain other companies would follow suit. One man made this statement:

"You can well imagine that it will be difficult to obtain the cooperation of the various cement companies when they have been aggressively fighting each other for more than a year. There is a spirit of distrust that has to be overcome but the seemingly impossible is being attained, though slowly. Once the new agreement is signed, conditions will be much better here in this market and the timidity that has characterized some companies and the belligerent attitude that has heretofore been dominant in others, will give way to harmonious selling arrangements that will benefit everybody."

AS THE DEALERS VIEW IT.

The dealers are watching this matter carefully. The Record and Guide's announcement of powerful financial interests now being identified with this department of the building material market at once gave them hopes of better selling conditions; namely: Larger margins. This is one view:

"As one of the dealers in masons' materials of this city I was very much interested in the Record and Guide's article printed in the October 29th issue, entitled: 'Morgan's Cement Program,' and 'Morgan Rings Knell of Cement Trust,' especially where it said: 'In reality the new interest in the Atlas Portland Cement Company will endeavor to bring peace and order out of competition and chaos, just as order and peace were evolved from the entanglements that existed prior to the formation of the United States Steel Corporation.'

"The dealers of this city will welcome any change that will eliminate the present unsatisfactory conditions, especially a change that would allow the dealers a fair profit on sales, instead of the loss coming to those who are doing business on the five cent margin now allowed by the manufacturers. I claim, and with justice, that the cement companies should receive a proper remuneration for their output, and I claim also that a larger margin should be allowed dealers than the existing five cents a barrel and I trust your paper will place this matter before the manufacturers of Portland cement so that dealers can be assured of a fair profit on their sales."

A manufacturer was asked about this condition and he replied:

"Your information is correct; the dealers are allowed a margin of five cents a barrel, but what can they expect, when the manufacturer himself has his rightful profit cut in half. The results of the hand of J. P. Morgan & Co. at the helm, may bring certain interests to their senses and put things on a better basis. I hope it does."

MANUFACTURERS IN A RECEPTIVE MOOD.

The feeling in the trade following the detailed announcement of the latest phase of the cement situation was one of relief. Almost every manufacturer seen expressed himself as being in a receptive mood, but at the same time he assumed the attitude of not being put in a position where an unsuspected noose might tighten about his business head.

One development of the shift in the directorate of the Atlas Company was the reference to the board of directors

(Continued on page 779.)

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	8—Reinforced concrete	15—Marble	22—Galvanized iron sky-	28—Electric power
2—Excavating	9—Fireproofing	16—Terra cotta	lights and cornices	29—Electric wiring
3—Foundations	10—Tin roof	17—Mosaic	23—Fire-escapes	30—Lighting fixtures
4—Masonry	11—Roofing other than tin	18—Tile	24—Plumbing	31—Plate glass
5—Carpentry	12—Front brick	19—Metal lath	25—Heating	32—Interior woodwork and trim
6—Terra cotta blocks	13—Granite	20—Plaster partition blocks	26—Elevators	33—Paints
7—Steel and iron work	14—Limestone	21—Coping	27—Dumbwaiters	34—Hardware

Balland Realty Co, 263 W 23d st, owner; 4, 5, 12.
Satterlee & Boyd, 1123 Bway, ar'ts; 12.
Moore Const Co, 520 W 139th st, owner; 4, 5, 12.
Reliable Construction Co, 1126 Union av, owner; 4, 5, 12.
E S McDonald, 41 W 33d st, ar't; 4, 5.
F A de Meuron, 31 E 27th st, ar't; 4, 5, Jan 1.
Shampan & Shampan, 772 Bway, Brooklyn, ar'ts; 4, 5, 14, 15.
A L Kass, 122 Essex st, owner; 4, 5, 14, 15.
Chas M Straub, 147 4th av, ar't; general contract.
Standard Oil Co, 26 Bway, owner; 8.*

C W Smith, 25 Appleby Bldg, Asbury Park, ar't; general contract.*
Thomas Dwyer, Bway and 216th st, owner; 4, 5, 12, 14, 24, 26.*
E S Murphy, 200 5th av, owner; 4, 5, 12, 14, 25.*
Patrick O'Rourke, 191st st and Decatur av, owner; 4, 5, 12.
Hubbard Const Co, 90 West st, owner; 4, 5, 12.
J C Wandell Co, 502 39th st, Bklyn, ar't; general contract, Nov 5.
Laura K Bayer, 45 E 17th st, owner; 4, 5.
Mungo & Laura, 235 E 106th st, owner; 4, 5, 12.
A Kaplan, 1549 Eastern Parkway, Brooklyn; 4, 5, 12.

Cohn Bros, 361 Stone st, Brooklyn, ar'ts; 4, 5.
Julius Realty Co, 200 Bway, owner; 12.
Louis B Schram, 60 Hamilton av, Brooklyn, owner; 24.
Trowbridge & Livingston, 527 5th av, ar'ts; 4, 5, 12, 13.
Chas A Miller, 37 W 72d st, owner; 4, 5, 9, 8.
Winston Holding Co, 320 Broadway, owner; 12, 14.
Peter Doelger, 407 E 55th st, owner; 24.
Estate Maurice Rapp, 1457 1st av, owner; 22.
F De R Wissmann, 149 Bway, owner; 22.
Irving Lehman, 37 W 69th st, owner; 22.

PROJECTED BUILDING.

Manhattan.

Apartments, Flats and Tenements.

CATHEDRAL PARKWAY, n w cor 7th av, 9-sty brick and stone apartment house, 70.11x90, slag and gravel roof; cost, \$250,000; owner, Winston Holding Co., 320 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 696.

LEXINGTON AV, n e cor 21st st, 12-sty brick and stone apartment house, 108.5x60; concrete and tile roof; cost, \$300,000; owner, Number One Lexington Avenue Co., 129 East 19th st; architect, Herbert Lucas, 129 East 19th st. Plan No. 697.

Edward Corning Co., 100 William st, has general contract.

Factories and Warehouses.

ELDRIDGE DIVISION and New Forsyth sts, 4-sty brick and stone light manufacturing building, 55.8x41.8, tin roof; cost, \$10,000; owner, Julius Realty Co., 200 Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 693.

Wm. Bachrach president, Julius Bachrach treasurer. Not awarded.

Miscellaneous.

STANTON ST, No. 13, 1-sty brick out-house, 5.11x13.5; cost, \$2,000; owner, Geo. J. and Margaret Kenny, 80 East Houston st; architect, B. W. Berger & Son, Bible House. Plan No. 699.

Stables and Garages.

68TH ST, Nos. 252-254 West, 5-sty brick and concrete garage, 50x100, slag roof; cost, \$44,000; owner, Chas. A. Miller, 37 West 72d st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 695.
Not awarded.

4TH ST, Nos. 418-428 East, 1-sty brick and stone stable, 63x20, plastic slate roof; cost, \$2,000; owner, Frederick D. Phillips, 397 East 358th st; architect, Wm. H. Bullwinkel, 397 East 358th st. Plan No. 698.

Stores, Offices and Lofts.

5TH AV, No. 715, 6-sty brick and stone loft, 28x150; cost, \$100,000; owner, Woodbury G. Langdon, 719 5th av; architects, Trowbridge & Livingston, 527 5th av. Plan No. 694.

Not awarded.

6TH AVE, 272-280, 4-sty brick and stone store, 98x82, tar and gravel roof; cost, \$125,000; owner, John Armstrong Chanler Estate, care of H. L. Morris, 32 Nassau st; architects, Buchman & Fox, 11 East 59th st. Plan No. 692.

MANHATTAN ALTERATIONS.

ESSEX ST, No. 120, partitions to 3-sty brick shop and store; cost, \$400; owner, B. Oppenheim, 1399 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2623.

FORSYTH ST, No. 103, partitions, chimney, toilets to 4-sty brick store and tenement; cost, \$1,500; owner, Louis B. Schram, 60 Hamilton ave, Brooklyn; architect, H. Horenburger, 122 Bowery. Plan No. 2600.

GRAND ST, No. 555, partitions, to 5-sty brick tenement; cost, \$5,000; owner, Nathan Burnstine, 28 West 97th st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 2621.

IRVING PL, Nos. 14-16, 5-sty brick side extension, 18x14, to 4 and 5-sty brick dwelling; cost, \$5,000; owner, Walter Wolcott, premises; architect, Robert Teichman, 26 Exchange pl. Plan No. 2608.

LAWRENCE ST, Nos. 32-40, install steel smoke stack to 2-sty brick and stone bakery, stable and carriage room; cost, \$400; owner and architect, Cushman Baking Co., 32 Lawrence st. Plan No. 2614.

MADISON ST, No. 220, vent shafts, partitions, wall to 5-sty brick tenement; cost, \$8,000; owner, Theodore Bitterman, 32 West 128th st; architect, Harry Zlot, 230 Grand st. Plan No. 2601.

PRINCE ST, No. 56, windows, to 6-sty brick loft and workshop; cost, \$600; owner, Samuel Katz, premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2630.

STANTON ST, Nos. 343-345, 1-sty brick rear extension, 43x15.4, alter stairs to 1-sty brick market; cost, \$1,500; owner, M. Bitzick, premises; architect, Max Muller, 115 Nassau st. Plan No. 2627.

WARREN ST, No. 36, partitions, skylights, to 5-sty brick store and loft; cost, \$300; owner, F. De R. Wissmann, 149 Broadway; architect, Otto Pauzer, 154 West 57th st. Plan No. 2609.

4TH ST, Nos. 31-33 East, toilets to 4-sty brick shop and picture place; cost, \$400; owner, S. Benanty, 31 East 4th st; architect, O. Reissmann, 30 1st st. Plan No. 2625.

12TH ST, No. 24 West, alter elevator shaft, to 4-sty brick dwelling; cost, \$300; owner, Ladies Christian Union, 49 West 9th st; architect, Otto W. Kritz, 123 East 23d st. Plan No. 2615.

A. J. Robinson Co., 123 East 23d st, has contract.

21ST ST, No. 115 East, erect green house on roof, to 5-sty brick dwelling; cost, \$1,000; owner, Schuyler Schafflin,

115 East 21st st; architect, C. B. Brun, 1 Madison av. Plan No. 2605.

Garrett S. Wright, 42 West 24th st, has carpenter work.

21ST ST, No. 441 East, skylight to 5-sty brick residence; cost, \$7,000; owner, Alex Morten, 3 East 42d st; architect, F. J. Sterner, 139 East 19th st. Plan No. 2626.

26TH ST, No. 407 West, toilets, to 5-sty brick tenement and store; cost, \$1,500; owner, Mrs. Patrick J. Carroll, 134 East 122d st; architect, C. B. Brun, 1 Madison av. Plan No. 2622.

29TH ST, No. 50 East, piers, alter floors, to 4-sty brick store and dwelling; cost, \$350; owner, Sarah T. Adams, 116 Madison av; architects, Jardine, Kent & Jardine, 3 West 29th st. Plan No. 2612.

Robert Alexander, 119 West 24th st, has carpenter work.

31ST ST, No. 330 East, partitions, windows, toilets, to 4-sty brick store and tenement; cost \$400; owners, Henderson & Finley, 160 5th ave; architect, H. Harlach, 790 East 180th st. Plan No. 2597.

Ott & Thiess, 1545 Av A, have contract.
34TH ST, Nos. 311-321 West, erect sign to 5-sty brick theatre; cost, \$500; owner, Oscar Hammerstein, 311 West 34th st; architect, Henry Steimann, 2758 Lyon av, Bronx. Plan No. 2606.

34TH ST, Nos. 636-638 West, alter piers, beams, show windows, to 3-sty brick and stone loft; cost, \$2,500; owner, C. J. Phillips, 357 West 16th st; architect, Edward Zeigler, 357 West 16th st. Plan No. 2617.

41ST ST, No. 258 West, vent shaft to 5-sty brick tenement; cost \$2,500; owner, James P. Mack, 464 8th ave; architect, John H. Knubel, 318 West 42d st. Plan No. 2598.

46TH ST, Nos. 237-239 West, windows, floors, to two 4-sty brick tenements; cost, \$500; owner, Susan Mount, 137 East 34th st; architect, J. H. Friend, 148 Alexander av. Plan No. 2628.

48TH ST, No. 349 West, 1-sty brick rear extension, 30x52, to 3-sty brick residence; cost, \$9,000; owner, Church Extension Committee of the Presbytery of New York, 54 Wall st; architect, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 2618.

53D ST, Nos. 431-437 East, skylights, walls, to 1-sty brick wagon shed; cost, \$1,500; owner, Diedrick Knabe, 863 West End av; architect, Louis A. Hornum, 145 East 42nd st. Plan No. 2607.

Louis Weber Bldg. Co., 1 Madison av, has contract.

69TH ST, No. 37 West, partitions, skylights, windows, to 5-sty brick dwelling; cost, \$2,500; owner, Irving Lehman 37 West 69th st; architects, James & Leo, 124 West 45th st. Plan No. 2610.

98TH ST, No. 173 West, 5-sty brick rear extension, 10x25.2, partitions, iron stairs, light shaft, to 5-sty brick store and tenement; cost, \$8,000; owner, S. Weinhandler, 290 Broadway; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2596.

102D ST, Nos. 426-428 East, rebuild frame fence to 1-sty brick stable shed; cost, \$250; owner, Dammion Bros., 426 East 102d st; architect, G. M. McCabe, 96 5th av. Plan No. 2613.

106TH ST, No. 62 East, add 1-sty partitions, balcony, piers, stairs, to 4-sty brick meeting rooms; cost, \$6,000; owner, Thomas A. Clark, 3 East 106th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2616.

107TH ST, No. 203 East, partitions, windows, store fronts, skylights, to 4-sty brick tenement; cost, \$1,500; owners, S. Fishman & N. Fastenberg, 107 East Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2602.

110TH ST, No. 340 East, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$1,000; owner, Giovannina Auricchio, 340 East 110th st; architect, Samuel Rosenberg, 107 West 143d st. Plan No. 2611.

BROADWAY, n w cor 100th st, toilets, show windows, to 3-sty brick store and dwelling; cost, \$500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2603.

PARK AV, No. 1707, tubs, sinks, partitions, baths, to 4-sty brick tenement; cost, \$2,000; owner, I. Gluck 154 East 3d st; architect Chas. E. Reid, 132 East 23d st. Plan No. 2619.

PARK AV, No. 1709, tubs, sinks, partitions, baths, to 4-sty brick tenement; cost, \$2,000; owner, I. Gluck, 154 East 3d st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 2620.

1ST AV, e s, bet 38th and 39th sts, add 1-sty stairways, to 3-sty brick power station; cost, \$5,000; owner, The New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 2624.

1ST AV, Nos. 1451-1453, skylights, to two 5-sty brick stores and tenement; cost, \$1,200; owner, Estate Maurice Rapp, 1457 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2604.

3D AV, Nos. 1892-1894, toilets to two 1 and 3-sty brick tenement and stores; cost, \$650; owner, King & Salxin, 1892 3d av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2629.

7TH AV, No. 2088, alter walls, skylights to 6-sty brick hotel and store; cost, \$400; owner, Gustavus Sedenberg, 25 Broad st; architect, Walter H. C. Hornum, 366 West st. Plan No. 2599.

A. J. Anderson, 323 West 125th st, has contract.

12TH AV, No. 710, erect electric sign to 5-sty brick piano factory; cost, \$475; owner, Chas. Kohler, 710 12th av; architects and builders, Betts & Betts, Inc., 620 W 55th st. Plan No. 2595.

PROJECTED BUILDING. Bronx.

Apartments, Flats and Tenements.

HUGHES AV, w s, 131.11 s 180th st, two 4-sty brick tenements, plastic slate roof, 37.7x88; total cost, \$45,000; owners, Mingo & Lawcia, 235 East 106th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 1038.

WASHINGTON AV, n e cor 172d st, 6-sty brick tenement, slag roof, 30.5x99.9; cost, \$30,000; owners, L. & S. Const. Co., Morris Silberman, 1830 Clinton av, president; architect, Chas. M. Straub, 147 4th av. Plan No. 1027.

178TH ST, s w cor Monterey av, 4-sty brick store and tenement, slag roof, 20x90; cost, \$20,000; owners, Bensen & Peterson, 2249 Valentine av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1028.

FOX ST, e s, 220.6 n 163d st, six 5-sty brick tenements, plastic slate roof, 40x89.7; total cost, \$180,000; owners, Wm. C. Oesting Co., 985 Fox st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1029.

SOUTHERN BOULEVARD, w s, 250 s Jennings st, four 5-sty brick tenements, plastic slate roof, 37.6x106; total cost, \$140,000 owner and architect, Norman Lederer, 3800 Broadway. Plan No. 1042.

149TH ST, n e cor Robbins av, two 5-sty brick tenements, slag roof, 54x63; total cost, \$75,000; owners, Moorehead Realty & Const. Co., Robt. J. Moorehead, 415 East 140th st, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1043.

BRYANT AV, e s, 150 n Jennings st, 5-sty brick tenement, tin roof, 50x87.8; cost, \$50,000; owner, Samuel Lyttle, 1224 Hoe av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1047.

BRYANT AV, e s, 125 n 172d st, 5-sty brick tenement, tin roof, 25x88; cost, \$25,000; owner, Thos. Francis, 1227 Hoe av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 1048.

WEBSTER AV, w s, 74 n 184th st, four 5-sty brick tenements, tin roof, 39x95; total cost, \$200,000; owners, Stonington Realty Co, Ignatz Roth, 31 Nassau st, Pres.; architect, Lorenz F J Weiher, 271 W 125th st. Plan No. 1050.

CAULDWELL AV, e s, 300 s 156th st, five 5-sty brick tenements, tin roof, sizes irreg; total cost, \$230,000; owner Benjamin Gruenstein, 230 Grand st; architect, Chas B. Meyers, 1 Union Square West. Plan No. 1051.

CROTONA AV, e s, 150 n 183d st, 5-sty brick tenement, tin roof, 50x87.6; cost, \$35,000; owners, Furer Const. Co., 15th st and Neck rd, Sheepshead Bay, Chas. R. Furrer, Pres.; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1056.

199TH ST, n s, 25.10 w Decatur av, 5-sty brick tenement, tin roof, 62.5x53; cost, \$45,000; owners, O'Rourke Bros. Co., 3185 Hull av, Patrick J. O'Rourke, Pres. and Secy.; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1053.

VYSE AV, w s, 75 s 173d st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$35,000; owners, Mondschein & Co., Louis Mondschein, Pres. & Treas., 59 7th st; architect, Samuel Sass, 32 Union Sq. Plan No. 1065.

WEBSTER AV, w s, 40 s 169th st, three 5-sty brick tenements, plastic slate roof, 36x68; total cost, \$84,000; owner, Plough Fox Co., 149th st and Melrose av, Peter Fox, Pres. & Treas.; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1059.

GARDEN ST, n s, 110.8 e Prospect av, 5-sty brick tenement, tin roof, 50x87.6; cost, \$35,000; owners, Furer Const. Co., 15th st and Neck rd, Sheepshead Bay, Chas. R. Furrer, Pres. & Treas.; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1060.

180TH ST, s s, 51.8 e Daly av, three 5-sty brick tenements, tin roof, 40x88; cost, total, \$120,000; owners, Krabo & Ernst, 180th st and Vyse av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1061.

WEEKS AV, w s, 189 s 175th st, 5-sty brick tenement, tin roof, 37.6x75.6; cost, \$30,000; owner, Frederick Jaeger, 1775 Weeks av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1062.

179TH ST, s w cor Mapes av, two 5-sty brick tenements, tin roof, 35x88 and 40x90; total cost, \$75,000; owner, Sarah J. Schaefer, 2284 Beaumont av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1063.

216TH ST, n w cor 5th st, 3-sty brick store and tenement, slag roof, 30x50; cost, \$10,000; owner, Vincenzo Pizzo, 210 Forsyth st; architect, Frank W. Hester, 186 Remsen st, Brooklyn. Plan No. 1022.

154TH ST, n e cor Melrose av, 6-sty brick store and tenement, tin roof, 45x90; cost, \$60,000; owner, Benjamin Beneson, 407 E 153d st; architect, Schaefer & Jaeger, 401 Tremont av. Plan No. 1058.

TINTON AV, w s, 240.5 n 161st st, 5-sty brick store and tenement, plastic slate roof, 27x121; cost, \$35,000; owners, Brill Contracting Co., Louis Brill, Pres., 570 E 191st st; architect, Samuel Sass, 32 Union Sq. Plan No. 1066.

Dwellings.

180TH ST, n s, 66 w Prospect av, 1-sty brick store, dwelling and amusement hall, tin roof, 66.08x100; cost, \$15,000; owners, G. Galiani & Son, 2078 Prospect av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1031.

LELAND AV, e s, 125.8 n Old road, 2-sty brick building, tin roof, 25x40; cost, \$5,500; owner, Josephine Perina, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 1033.

HERMANY AV, n s, 345 w Castle Hill av, 2-sty frame dwelling, tin roof, 22x30; cost, \$3,500; owner, John Beaconeri, 781 Tinton av; architect, B. Ebeling, 1136 Walker av. Plan No. 1034.

ST. LAWRENCE AV, w s, 281 s Gleason av, 2-sty brick dwelling, tin roof, 20x54; cost, \$6,000; owner, B. Kelch, 2211 Westchester av; architect, B. Ebeling, 1136 Walker av. Plan No. 1036.

160TH ST, s s, 162.2 e Union av, 4-sty brick dwelling, tin roof, 10.3x35.3; cost, \$2,000; owner, Anna Pacher, 160th st and Union av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1037.

CROTONA PARK NORTH, n s, 142 e Prospect av, three 3-sty brick dwellings and garage, 20x52x58; total cost, \$25,500; owner, Harris Ratner, 35 Nassau st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1023.

228TH ST, n s, 180 e White Plains road, 2½-sty frame dwelling, shingle roof, 21.3x50; cost, \$5,500; owner, Michael J. Cleary, 705 East 228th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 1025.

CRESTON AV, n e cor Bush st, 2½-sty frame dwelling, shingle roof, 25x57½; cost, \$8,500; owner, Mary D. Mathewson, 2027 Creston av; architect, Emil Ginsburger, 2272 Prospect av. Plan No. 1044.

KINGSBRIDGE ROAD, n s, 39.10 e 4th av, 2-sty brick stores and dwelling, tin roof, 31.4x61; cost, \$5,500; owner, Rachalina Gambacorta, 3067 Webster av; architect, Geo. B. Crosier, 223d st and White Plains av. Plan No. 1049.

Miscellaneous.

132D ST, n s, 53 e Locust av, 1-sty frame engine and boiler house, 107.18x55.66, corrugated iron roof; cost, \$4,000; owners, Consolidated Gas Co., 14 Irving pl; architect, W. Cullen Morris, 111 Woolsey st, Astoria, L. I. Plan No. 1041.

3D AV, w s, 212.9 s 175th st, 1-sty brick store and storage, slag roof, 27x30; total cost, \$3,500; owners, Bronx Roofing & Water Proofing Co., Jacob Krakaur, 4184 Park av, president; architect, Jacob H. Amsler, 1616 Crosby av. Plan No. 1040.

180TH ST, n w cor So. Boulevard, 1-sty brick stores, slag roof, 112.3x118.2; cost, \$20,000; owners, Kelwood Realty Co., Jas. F. Meehan, 815 Hunts Point av, president; architects, Kreymborg Arch. Co., 908 Jennings st. Plan No. 1024.

OAKLAND PL, s s, 25 e Belmont av, 1-sty frame storage, 24x12; cost, \$100; owner, Gottfried Schale, on premises; architects, Serviss & Glew, 36 Kingsbridge road. Plan No. 1026.

PARK AV, e s, 36 s 150th st, 1-sty frame shop, 21.6x24; cost, \$100; owner, Tony Esposito, 208 E 148th st; architect, Wm. Schnauer, 363 E 149th st. Plan No. 1045.

167TH ST, s s, 125 w Washington av, 1-sty brick storage, 13.4x21.4; cost, \$250; owner, Minnie Schwartz, on premises; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 1032.

Halls and Clubs.

BATHGATE AV, w s, 89.2 n Wendover av, 2-sty brick store, amusement hall and hall, slag roof, 50x105; cost, \$8,000; owner, Hannah McGrath, 1479 Crotona pl; architect, L. Howard, 1861 Carter av. Plan No. 1030.

WASHINGTON AV, n s, 235.6 s 170th st, 2-sty brick amusement hall, slate roof, 22x100; cost, \$4,000; owner, Geo. W. Brewster, 1377 Washington av; architect, L. Howard, 1861 Carter av. Plan No. 1055.

LONG ISLAND SOUND, west shore, 150 s Phillips av, 2-sty frame club house, asbestos shingle roof, 38x53; cost, \$5,500; owners, White Cross Fishing Club, Martin Pletcher, secretary, 908 Bryant av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 1064.

Stores and Dwellings.

179TH ST, n e cor Park av, 1-sty brick store and dwelling, slag roof, 25x81.11; cost, \$10,000; owners, Golde & Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1035.

WASHINGTON AV, e s, 40.2 s St Pauls pl, two 1-sty brick stores and dwellings, tin roof, 40.7x87; total cost, \$16,000; owners, Golde & Cohen, 198 Broadway; architect, C. B. Meyers, 1 Union Sq. West. Plan No. 1039.

150TH ST, n s, 70.3 e Morris av, three 3 and 1-sty brick stores and dwellings, slag roof, 40x65; total cost, \$35,000; owner, Vincenzo La Porta, 586 Morris av; architect, Louis C. Maurer, 1493 Broadway. Plan No. 1046.

145TH ST, s s, 45 e College av, 1-sty brick store and dwelling, tin roof, 55x62; cost, \$6,000; owners, Gruenstein & Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1054.

WASHINGTON AV, w s, 502.2 s 182d st, 1-sty brick store and dwelling, tin roof, 50x92; cost, \$7,000; owner, Benjamin M. Gruenstein, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1052.

179TH ST, n s, 91.1 e Park av, 1-sty brick store and dwelling, tin roof, 50x63; cost, \$7,000; owners, Golde & Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1053.

BRONX ALTERATIONS.

ADAMS ST, e s, 195 s Van Nest av, 2-sty frame extension, 18.3x12, to 2½-sty frame dwelling; cost, \$1,000; owner, Victor Garbarini, 2108 Hughes av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 529.

BOWEN ST, s s, 130 e King av, 1-sty frame extension, 10x7, to 2½-sty frame dwelling; cost, \$600; owner, Amy H. Short, City Island; architect, Karl F. J. Seifert, 25 West 42d st. Plan No. 528.

148TH ST, n s, 75 e Morris av, 1-sty frame extension, 8x40 to 1-sty frame shop; cost, \$100; owner, Mary Conley, 7 W 22d st; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 531.

149TH ST, n e cor Courtlandt av, 1-sty brick extension, 100x8, to 3-sty frame store and dwelling; cost, \$2,000; owner, Samuel E. Jacobs, 115 Broadway; architect, Wm. Schnauffer, 362 East 149th st. Plan No. 527.

150TH ST, n e cor Robbins av, 1-sty brick extension, 26.6x104, to 2-sty frame shop; cost, \$3,000; owner, Gustav Schlaier, 152d st and Robbins av; architects, Kreyenborg Archt. Co., 908 Jennings st. Plan No. 522.

227TH ST, No. 908, new foundation, new partitions, etc., to 2-sty frame dwelling; cost, \$800; owner, Vincenzo Russo, on premises; architect, Geo. P. Crosier, 222d st and White Plains av. Plan No. 523.

BARNES AV, No. 1905, 1-sty frame extension, 15.2x19, to 1-sty frame stable and garage; cost, \$300; owner, Rosa Laguidara, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 525.

GLEASON AV, No. 1812, 1-sty frame extension, 13.6x7, to 2-sty brick dwelling; cost, \$75; owner, Rebecca Del Gaudio, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 526.

WILLIS AV, s e cor 147th st, 1-sty brick extension, 5x20, to 4-sty brick store and dwelling; cost, \$1,500; owner, Elizabeth C. Doherty, 2596 Grand av; architect, W. A. Mathesius, 1054 Washington av. Plan No. 524.

ADVANCE REPORTS.

Bank and Office Building for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed revised plans for the 6-sty bank and office building to be erected at the northwest corner of Graham av and Siegel st, Brooklyn, for A. L. Kass of 122 Essex st, Manhattan, as owner. The building will be 50x75 ft., constructed of brick, limestone, granite and terra cotta. The bank will occupy the first floor, and a part of the cellar, will be finished with all modern conveniences required for such an institution. Safe deposit vaults will be installed. The fixtures of the bank will be of marble, and copper especially designed by the architects. The facade is designed in a classic Ionic style of architecture, finished with granite and Indiana limestone, for the first story, and a Kittaning cream color, Norman face brick to be in Flemish bond, with one-half inch raked-joints, trimmed with terra cotta. The cornices will be of copper. The bank entrance will be adorned with pink polished granite, Ionic columns, a limestone pediment, and a self-winding clock. The building will be equipped with electric lighting, and steam heat. The owner and architects are now ready for bids.

Plans Soon Out for Parochial School.

108TH ST.—F. A. de Meuron, architect, Nos. 31-33 East 27th st, will be ready to receive bids some time in January next, for the general construction of the new Parochial school for the Rev. E. M. Sweeney, pastor, No. 221 West 107th st, of the Parochial School and Auditorium of the Ascension, to be erected in West 108th st near Broadway, at an approximate cost of about \$100,000. The construction will be strictly fireproof, of light brick, limestone and terra cotta. There will be 4-stys and the building will have dimensions of 100x70 ft. No building contracts have yet been awarded.

Broadway and 162d St. Improvement.

BROADWAY.—The Comfort Realty Co., 8 West 39th st, is having tentative plans prepared by Messrs. Schwartz & Gross, 347 5th av, for the improvement of the northwest corner of Broadway and 162d st, with a high-class apartment house to accommodate 36 families. The exact height has not been determined as the owner may decide to increase the height to 10-stys. The owner will handle the building contracts, none of which have yet been placed.

Block Front Apartments for 7th Ave.

7TH AV.—The Fischel Realty Company, Nos. 61-63 Park Row, are arranging for the construction of two high-class apartment houses, six stories each, to occupy the block front on 7th av, between 131st and 132d sts, to cost in the neighborhood of \$400,000. There will be apartments for 36 families in each house. Schwartz & Gross, 347 5th av, are preparing the plans. Jacob Fischel is president and Henry W. Plateau secretary of the company.

Theatre for Long Branch.

LONG BRANCH, N. J.—Leon Cubberly, architect, 1 Madison av, Manhattan, and Long Branch, is taking bids on the general and separate contracts to close Nov. 10, for a brick and concrete 1-sty theatre, 90 x113 ft., seating capacity, 1,400, for the Empire Amusement Co., to be erected on Broadway at a cost of about \$30,000. Benjamin Levine and Jacob Meyers, both of Long Branch, are interested in the company.

Millar, Mandel & Co. to Build.

ASBURY PARK, N. J.—Millar, Mandel & Co., 57 West 17th st, Manhattan, dealers in cloaks and suits, are having plans prepared by Architect C. W. Smith, 25 Appleby Building, Asbury Park, for a new factory building, brick and steel, 2-stys, to measure 99x113 ft., to be erected at 1st av and Langford st. The architect is now ready to receive estimates on the general contract.

\$200,000 House for Southern Boulevard.

SOUTHERN BOULEVARD.—James F. Meehan, the Bronx builder, is contemplating the erection of an 8-sty apartment house, 118x112 ft., at the northwest corner of Southern Boulevard and 180th st. The estimated cost is \$200,000. Charles O. Kreyenborg is preparing the plans.

West 108th Street Improvement.

108TH ST, N. Y. C.—Excavating is under way in 108th st, 125 ft. west of Broadway, where L. & A. Pincus, art dealers, 20 West 31st st, will erect an 8-sty apartment house, from plans by Geo. and Edward Blum, 505 5th av. No building contracts have yet been awarded and the selection of an engineer has not been made.

Plans for Sea Cliff Club House.

SEA CLIFF, L. I.—Herbert M. Baer, architect, 21 West 45th st, Manhattan, will soon take estimates on the general contract for the 2½-sty frame club house, 25x85 ft., to be erected by the Country Club of Sea Cliff. Plans are still in progress. Tennis courts will be laid out and sheds for automobiles will be erected.

New Audubon Ave. Apartments.

AUDUBON AV.—The Balland Realty Co., 263 West 23d st, will erect a 6-sty flat house, 189.9x67.5 ft. on the west side of Audubon av, between 187th and 188th sts, to cost \$200,000. Geo. Fred Pelham, 507 5th av, has prepared plans. No building contracts have yet been issued.

Figuring for 26th Street Warehouse.

26TH ST.—Figures are being received by Architect Charles M. Straub, 147 4th av,

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for the 9-sty warehouse, 50x100 ft., which Louis Schramm, 426 West 26th st, is to erect at Nos. 432-434 West 26th st, to cost about \$50,000. The construction will be of brick and stone and strictly fireproof.

Latest 139th St. Improvement.

139TH ST.—Sommerfeld & Steckler, 19 Union sq, have completed plans for the 6-sty flat house, 100x86.11 ft, for the Wm. M. Moore Construction Co., 520 West 139th st, to be erected in the south-side of 139th st, 150 ft west of Amsterdam av, to cost a total of \$100,000.

Apartments, Flats and Tenements.

87TH ST, N. Y. C.—The Capitol Realty & Construction Co., 103 Park av, is taking figures on masonry for the 8-sty high-class apartment house, 75x85 ft., to be erected at Nos. 12-14 East 87th st, to cost about \$350,000. Geo. and Edward Blum, 505 5th av, have prepared the plans.

FOX ST, N. Y. C.—Goldner & Goldberg, 704 Jackson av, have plans in progress for two 5-sty flats, 37x88 ft. each, for the Reliable Construction Co., 1126 Union av, to be erected in the west side of Fox st, 154 ft. south of 167th st, Bronx, to cost a total of \$70,000.

7TH AV, N. Y. C.—Charles E. McManus, builder, 45 East 42d st, will handle the general contract for the 12-sty apartment house, 100x100 ft., to be erected at the southeast corner of 7th av and 54th st. There will be accommodations for 72 families. Neville & Bagge, 217 West 125th st, have prepared plans.

WEBSTER AV, N. Y. C.—Schaefer & Jaeger, Webster & Tremont avs, are preparing plans for a 5-sty store and tenement, 34x81 ft., for C. J. Schwarzler, builder, 1340 Brook av, to be erected at the northeast corner of Webster av and 168th st, to cost \$32,000.

180TH ST, N. Y. C.—The Hubbard Const. Co., Mark Levy, president, 90 West st, will erect a 5-sty store and tenement, 50x73 ft., in the east side of 180th st, 85 ft. south of Tiffany av, the Bronx. Geo. Fred Pelham, 507 5th av, has plans. Estimated cost, about \$45,000.

HUGHES AV, N. Y. C.—Geo. Fred Pelham, 507 5th av, has plans about ready for two 4-sty flats, 37x114 ft., for A. Mungo and P. Laura, 235 East 106th st, to be erected on the west side of Hughes av, south of 180th st, to cost \$90,000. The owner will handle the building contracts.

PELL ST, N. Y. C.—Satterlee & Boyd, 1123 Broadway, have prepared plans for a 4-sty tenement, 68.5x irregular, for Alexander Boyd, 1800 Main st, Peekskill, N. Y., to be erected at Nos. 126-128 Pell st, to cost \$42,000.

BOSCOBEL AV, N. Y. C.—Thomas Dwyer, builder and owner, 216th st and Broadway, is ready for bids on sub contracts and materials for four 5-sty flats, 110x40x57 ft., to be erected on the west side of Boscobel av, 173 ft. north of Plympton av, to cost \$18,000 each. Robert Glenn, 371 East 149th st, has prepared plans.

191ST ST, N. Y. C.—Schaefer & Jaeger, 1910 Webster av, are completing plans for a 5-sty brick, 20-family flat, 62x88 ft., to be erected in the north side of 191st st, 25 ft. west of Decatur av, Bronx, to cost \$40,000. Patrick O'Rourke, at site, is the owner.

97TH ST, N. Y. C.—C. B. Meyers, 1 Union sq, has completed plans for the 6-sty tenement and store, 25x87 ft., to be erected by E. S. Murphy, builder, 200 5th av, in the north side of 97th st, 175 ft. east of Park av, to cost \$20,000. Bids are wanted by the owner on all subs and materials.

NEWARK, N. J.—Otto J. Aaron, 53 Belleville av, Newark, will erect a 4-sty brick flat and store, 30x84 ft., at No. 96 Belleville av, to cost \$15,000. Hyman Rosensohn, 800 Broad st, has prepared the plans.

Contracts Awarded.

53D ST, N. Y. C.—The Louis Weber Building Co., 1 Madison av, has obtained the contract for alterations to the wagon storage Nos. 431-437 East 53d st for Dietrich Knabe, 863 West End av. Louis A. Hornum, 145 East 42d st, architect.

42D ST, N. Y. C.—The contract for alterations, additions and repairs to the building No. 245 West 42d st, Messrs. Lehman Bros., owners, has been awarded to Wm. Higginson, of 1123 Broadway. Gillespie & Carrel, 1123 Broadway, architects. Alterations will be made similar to those being made at No. 249 West 42d st.

21ST ST, N. Y. C.—Garrett S. Wright, 421 West 24th st, has received the contract to erect a greenhouse on the roof of the 5-sty residence No. 115 East 21st st for Schuyler Schefflin, on premises; plans are by C. B. Brun, 1 Madison av.

BRONX PARK.—John R. Sheehan & Co., 1170 Broadway, has received the general contract to erect the 1-sty concrete green houses at the Botanical Garden, Bronx Park, for the city to cost about \$25,000. A. G. Waldron prepared these plans.

MANHATTAN.—The R. G. Packard Co., 130 Pearl st, submitted the lowest bid on Oct. 15, for dredging at the New York Navy Yard. Their bid was 16 4-9 cents per cubic yard.

MANHATTAN.—The Tuttle Roofing Co., 522 East 20th st, Manhattan, has obtained the contract for damp-proofing the basement floor arches outside the temporary enclosure at the U. S. Post Office, Manhattan, at \$7,180.

BROOKLYN.—Henry Schlachter, 65 Schaefer st, Brooklyn, has received the general contract to erect the 3-sty brick and limestone rectory, 33x58 ft., on the north side of Elm av, 315 ft west of Woodware av, for the St. Matthias R. C. Church, Rev. Father Magner, pastor. F. J. Berlenbach, 260 Graham av, is the architect.

ORANGE, N. J.—Peter Doern, 18 East 42d st, Manhattan, has received the general contract to erect a garage garden wall and entrance gate for Charles L. Cornell, of 111 Broadway, Manhattan, on his property at Orange. Wilson Eyre, 41 East 30th st, architect.

MALONE, N. Y.—James Knox Taylor, Architect, Treasury Department, has awarded the contract for the construction of the U. S. post office at Malone, N. Y., to A. B. Stannard, 1133 Broadway, Manhattan, at \$45,700.

LAKE CHAMPLAIN, N. Y.—The Lodowick Celadon Co., of Chicago, Ill., with offices at No. 25 East 26th st, recently obtained contracts for tile-roofing for the Hotel Champlain on Lake Champlain and the Fort William Henry Hotel on Lake George, which were lately destroyed by fire.

SUPERIOR, WIS.—The Hecla Iron Works, 118 North 11th st, Brooklyn, has received the contract for erecting a marquee at the main entrance of the U. S. Public Building at Superior, Wis.

Stables and Garages.

11TH AV, N. Y. C.—E. S. McDonald, 41 West 33d st, has completed plans for the stable and storehouse building, brick, 1-sty, 53x98 ft., and 37x16 ft., which Moore Bros., lumber, 202 11th av, will erect at the northeast corner of 11th av and 24th st, at a cost of \$20,000. The architect will receive the bids.

68TH ST, N. Y. C.—George H. Griebel, architect, 2255 Broadway, is ready for bids for the 5-sty brick and concrete garage, 50x100 ft., which Chas. A. Miller, 37 West 72d st, will erect at Nos. 252-254 West 68th st, to cost \$44,000.

Dwellings.

70TH ST, N. Y. C.—Laura K. Bayer, 45 East 17th st, has had plans prepared by

Taylor & Levi, architects, 105 West 40th st, for a brick and limestone residence, 25x74 ft., to be erected at No. 34 East 70th st, to cost about \$50,000.

BROOKLYN.—A. Koplan, 1549 Eastern Parkway, Brooklyn, has had plans prepared by Cohn Bros., 361 Stone av, for five 3-sty brick stores and residences, 20x55 ft., to be erected at the southeast corner of Ralph and Jefferson avs, to cost a total of \$40,000.

MONTCLAIR, N. J.—Muller & Senior, Miller st, Montclair, have received the mason contract for the residence to be erected by Jack Merrill at Gates av and Eagle Rock Way, to cost \$15,000. R. D. Weeks, 460 Bloomfield av, is the architect and has entire charge.

Factories and Warehouses.

ELDRIDGE ST, N. Y. C.—The Julius Realty Co., 200 Broadway, will soon award sub-contracts for the 4-sty light manufacturing building, 55.8x41.8 ft., to be erected at Eldridge, Division and Forsyth sts, to cost about \$10,000. Sommerfeld & Steckler, 19 Union sq, have prepared the plans. Wm. Bachrach is president, Julius Bachrach, treasurer.

ROCHESTER, N. Y.—The J. W. Storaandt Mfg. Co., 322 St. Paul st, Rochester, N. Y., has purchased a site on Lyell av, on which it will erect a factory for the manufacture of showcases.

ROCHESTER, N. Y.—The Stecher Lithographic Co., Frank A. Stecher, president, 274 Goodman st, Rochester, will erect a brick 3-sty addition to his lithographic plant, to cost about \$50,000. No architect has yet been selected.

SYRACUSE, N. Y.—Edward A. Howard, architect, Bastable Building, Syracuse, is completing plans for a 5-sty brick mill construction, industrial building, 34x134 ft., for the Onondaga Bed Manufacturing Co., of 714 East Water st, Syracuse, to be erected in this city.

UTICA, N. Y.—The Frisbie-Stansfield Knitting Co., of Utica, will erect a 4-sty and basement factory, 54x154 ft., at South and St. Vincent sts.

WEST NEW YORK, N. J.—American Cotton Oil Co. has purchased a plot of land, 129x60 ft., in the south side of Ferry road, between River road and Farragut pl, West New York. The property will be used for the erection of an addition to the plant of the oil company.

JERSEY CITY.—The Brady Brass Co. will erect a large factory in the north side of 14th st, between Grove and Henderson sts, as soon as necessary plans are completed.

CONSTABLE HOOK, N. J.—The Standard Oil Co., 26 Broadway, Manhattan, is taking bids for the erection of a 2-sty, reinforced concrete oil can factory, 150x300 ft., to cost \$75,000. The owners are taking bids at the Bayonne office.

Halls and Clubs.

WASHINGTON AV, N. Y. C.—L. Howard, 1861 Carter av, has completed plans for a 2-sty brick amusement hall, 22x100 ft., to be erected on the west side of Washington av, south of 170th st, for Geo. W. Brewster, 1377 Washington av.

BRONX.—Henry Nordheim, architect, 1087 Tremont av, has completed plans for a 2-sty frame club house, 38x53 ft., to be erected by the White Cross Fishing Club, on Long Island Sound, West Shore, 150 ft. south of Phillips av. Martin Pletscher, 908 Bryant av, is secretary.

ALBANY, N. Y.—Isaac Hough, of this city, contemplates erecting a convention hall on Columbia st, and has had sketches prepared by Chas. G. Ogden, 63 State st.

BALDWINVILLE, N. Y.—W. W. Ward, architect, of Syracuse, has prepared plans for the 3-sty brick Odd Fellows temple to be erected in Oswego st at a cost of \$20,000.

PERSONAL NEWS AND TRADE GOSSIP

Mr. Kenneth Seaver has been appointed chief engineer of the Harbison-Walker Refractories Co.

Mr. William Crawford, the builder, at 7 East 42d st, has returned from a hunting trip in northern Canada.

Mr. S. B. Whinery, with offices at 95 Liberty st, has been appointed New York representative of the American Well Works of Aurora, Ill.

C. E. Litell, formerly of Tacoma, Wash., has opened an office in the Wells Building, 18 Broadway, where he will handle Pacific Coast lumber.

The annual meeting of the Retail Lumber Dealers' Association of the State of New York will be held at the Onondaga Hotel, Syracuse, Jan. 25-26.

George Cohen has withdrawn from the lumber firm of J. Cohen & Brother of 223 Cherry st and has opened a yard of his own at 270 Powell st, Brooklyn.

In 108th st, west of Broadway, excavating has been started for the 8-sty apartment house which L. & A. Pincus, art dealers, of 20 West 31st st, are to erect.

F. W. Whitman, of Philadelphia; S. Deyer and H. Peck, of Newark, N. J., are incorporators under the laws of New Jersey of a lumber company with a capital of \$50,000.

Mr. W. W. Young, 220 Broadway, Manhattan, has been appointed consulting engineer for an electric light, pumping and power plant to be established at South River, N. J.

Norcross Bros., of 160 Fifth av, have finished the plaza on the 5th av side of the New York Public Library, and they have had the marble walls of the building cleaned.

Martin Pletscher, 908 Bryant av, the Bronx, is secretary of the White Cross Fishing Club, which will construct a new club house on the West Shore of Long Island Sound.

Moore Brothers, lumber dealers, 11th av and 24th st, announce that they will give away to poor people all the partly burned lumber remaining from their recent disastrous blaze.

Samuel M. Hildreth has been elected secretary and general sales manager of the Ideal Automatic Manufacturing Co., manufacturers of controlling valves, with offices at No. 125 Watts st.

The office of the Braender Building & Construction Co., formerly of 141-143 West 125th st, is now located in the Braender Building, Nos. 315-321 4th av, the southeast corner of 24th st.

Edgar H. Quinby, export merchant of 68 Broad st, has received the U. S. War Department's order for timber and wooden piling required in the work of removing the Maine from Havana Harbor.

The Rheinfrank House Wrecking Co., 620 East 14th st, has secured a permit to demolish the old D. O. Mills residence, No. 634 5th av, to make way for a new commercial building for William Hall's Sons.

Chas. R. Furrer, is president and treasurer of the Furrer Construction Co., 15th st and Neck Road, Sheepshead Bay, which will erect a flat house in the north-side of Garden st, east of Prospect av, the Bronx.

E. E. Boyer, of Columbus, Ohio, has opened a branch office at 242 4th av for the E. A. Ebinger Company, manufacturers of sanitary appliances for schools and public buildings. This company has a big plant at Columbus.

Mr. Wolf Burland, 801 Caudwell av, is president of the Burkam Realty Co., which is arranging to erect a combination store, loft and amusement hall building

at the southwest corner of Westchester av and 160th st, the Bronx.

Alfred Pionier is president, James Paladino, vice-president, and Hector Garten, treasurer, of the Capitol Realty & Construction Co., 103 Park av, which is about to improve Nos. 12-14 East 87th st with a high-class apartment house.

The Teachers' College of Columbia University, has instituted evening technical courses for mechanics, covering plant management, mechanical drawing, mathematics and elementary electricity. The first course was opened on Oct. 24.

The Harrison Engineering Co., 42 East 23d st, Manhattan, will install the heating and ventilating systems for the Mechanics' Bank Building at New Haven, Conn., and the new building for the Buffalo Foundry & Machine Co., at Buffalo.

Station "A" has moved into its new quarters at the northeast corner of Prince and Greene sts. The building is two stories, 75x100 ft., and was erected on lease by Charles Lane. James F. Egan, of 7 East 42d st, had the general contract.

John I. Rogers, formerly of the Midvale Steel Co., of Philadelphia, Pa., has opened an office in the City Investing Building, No. 165 Broadway, taking up professional practice in consultation work and design and the general iron and steel-works engineering.

W. C. McAdoo, who has been connected with the Steel Kote Paint Co. in Philadelphia as selling agent, has been appointed general agent and manager of the paint department of the Schoellkopf, Hartford & Hanna Co., manufacturers of paints, at No. 30 Church st.

The Edison Portland Cement Company has recently delivered 100,000 barrels of "10 per cent. finest ground" to contractors of the Boston subway. This is in addition to 75,000 barrels which this company is supplying to the Fourth avenue subway work in Brooklyn.

Milliken Brothers will furnish 1,600 tons of steel necessary for the extension to the Knickerbocker Trust Building at Broadway and Exchange pl. The contract for 2,500 tons of structural steel for the Washington Irving High School has not yet been issued.

Persons actively engaged in the wire rope and elevator business learned this week of the death, after a long illness, of L. C. Taylor, purchasing agent for John A. Roebling's Sons. Mr. Taylor was widely known in the wire trade in which he had been active for many years.

William G. Snow, whose lecture on "Ventilation and Its Relation to Health," which was delivered in a course of several on the general subject of Sanitary Science and Public Health, has had it published in pamphlet form. These can be obtained of Warren Webster & Co., of Camden, N. J.

The E. W. Bliss Company, of Adams st, Brooklyn, has been informed that it has been awarded highest mention and has been adjudged the winner of the grand prize at the Brussels exhibition for its display of machinery, which included hoisting apparatus for materials in buildings under construction.

Nazareth Portland Cement will be used in the construction of the Municipal Building, N. Y. City. 45,000 barrels will be used for brick work and 25,000 additional barrels for floor arches to be supplied by the John P. Kane Company. Lehigh Portland Cement was used in the caisson work.

The Hammer Drill Co., No. 475 Bloomfield av, Montclair, N. J., has been incorporated with an authorized capital of \$125,000. The incorporators are Robert K. Seville, Henry M. Quale, and Henry

J. Christenson of Montclair. This concern will manufacture quarry and stone-making machinery.

William K. Hammond, president of the Hudson River Brick Manufacturers Association, has opened his town house for the winter. His son Harold Hammond, who has charge of the selling end of his father's brick manufacturing business at Dutchess Junction, will be at his office during the closed season daily until 4.30.

Arthur Bailey, formerly a retail and wholesale lumber salesman for several houses in this city, has gone into business for himself at 1 Madison av. He has taken up the business of the New York Dimension Supply Company, which recently suffered financial reverses through the death last January of Dillon B. Burnett.

Two lumber firms have merged. They are H. D. Bowen & Co., of No. 1 Madison av and J. B. Mitchell, formerly of 18 Broadway. The new firm will continue to be known as H. D. Bowen & Co. and will have its offices as formerly in the Metropolitan building. The contracts and obligations of J. B. Mitchell revert to the new concern.

Mr. Albert E. Guy, of the engineering department of the De Laval Steam Turbine Company of Trenton, New Jersey, has resigned that position and will head a new company which will manufacture and place upon the market the Guy Centrifugal pump. The offices of the company are in the Hudson Terminal Building, No. 30 Church st.

Fire caused a loss of \$10,000 damage in the storage house of H. W. Johns-Manville Company, manufacturers of asbestos material and cork insulation, at the foot of Emmet st, Newark, N. J., this week. This is the second fire that has occurred in this factory within the last two months, and the third within the year. It was caused, as were the others, by the presence of highly inflammable materials.

The New York and Westchester Town Site Co., 30 Broad st, have elected the following directors to serve for one year: Thomas D. Rhodes, F. J. Lisman, H. C. Winchester, Fairman Dick, to serve for two years; George S. Graham, Jacob Leitner, H. De E. Persons; Inspectors of election, L. D. Maltbie, R. P. Buell. The following officers were subsequently elected: President, Jacob Leitner; secretary and treasurer, L. D. Maltbie.

With the money that the Palisades Interstate Park Commission has received from Mrs. E. H. Harriman, a great recreation pier and public park will be built at "Bear Mountain" as soon as it is determined in the coming general elections that the general scheme will go through. The New York Central Railroad Company will also build a station there. And there will be much other work for contractors in laying out the great park in the years to come.

The fine stone residence for Mr. B. N. Duke at Fifth av and 89th st has just been completed by D. C. Weeks & Son, the builders, of 1123 Broadway. The same firm have started operations for the new Polyclinic Hospital on 9th av, a five hundred thousand dollar building. It will be the last word in hospital construction. D. C. Weeks & Son have the contract for everything but the steel and the plumbing. The building committee is composed of Dr. John Wyeth, Mr. E. A. Darling and W. P. Clyde.

The New England Granite Company has completed the construction of the handsome carved red Westerly granite staircase in the entrance hall of the Fourth National Bank in Nassau st. It is said to be one of the best examples of the granite cutting art to be found in the city. Another example of this company's

work will be found in the Ionic capitols for the columns forming the base of the Wall and Broad st facades of the Bankers' Trust Company building. These will be six feet in diameter and are now being carved from solid 3x6 ft block of Concord granite.

The Public Service Commission, in giving its unofficial approval to the latest plans of the Interborough Company, as it did this week, practically settles the question as to Rapid Transit on Jerome av, in the Bronx, in favor of an immediate extension of the Eighth Avenue Elevated Railroad, rather than waiting for the construction of an elevated extension of the proposed Broadway-Lexington avenue subway. The plan is to cross the Harlem on a new bridge to be used jointly by the elevated lines and the New York and Putnam. From the Bronx end of the bridge the elevated trains will run by tunnel under the hill to Jerome av, and thence by an elevated structure to 194th st.

"Wait until it's all finished" is an admonition heard when the outer walls of the new Vanderbilt hotel at Park av and 33d st, are under discussion by distant observers. "We notice that people are beginning to take a fancy to the appearance of that brick," said Mr. R. L. Crow, whose firm are the general contractors. "It's the first time brick of that kind has ever been used in this country. The window frames are of white enameled metal, set flush with the brickwork, but they now have protective coverings." On the roof of the hotel will be gardens and bungalows, and rising above all a tower, which is to be built around the smoke-stack.

Mr. E. S. Emmons, of the brick selling firm of Emmons & Roberts, of West 52d st, near 11th av, has so far recovered from his recent illness resulting from an operation performed upon him a month ago, as to be at his office three or four days a week. This firm, it will be recalled, was formerly known as Reveley & Emmons, but the senior partner retired from active business on March 1st, when he was seized with a serious illness and, while he has fully recovered, he has not again resumed active business affairs. The responsibilities of the business have fallen upon the shoulders of Mr. Roberts, a young man who was called upon to assume sole charge of the company's extensive business only a few weeks after Mr. Reveley retired.

Rudolph P. Miller, Superintendent of Buildings of Manhattan, will speak on "Fireproof Material"; Calvin Tompkins, Commissioner of Docks and Terminals, will discuss "Transportation Terminals"; Director Logan W. Page, of the U. S. Bureau of Public Roads, in the Department of Agriculture, will speak on "Rural Highways," and C. P. Goodrich, consulting engineer of the City of New York, will discourse on "Important Reinforced Concrete Structures" on afternoons and evenings during the Exposition of the American Portland Cement Manufacturers in Madison Square Garden from December 16 to 20. The lectures will be given in the concert hall of the garden. The meetings will be open to any one who wishes to attend the lecture.

The W. L. Crow Construction Company, of 103 Park av, has the new Chemist Club building in 41st st, between 5th and Madison avs, in the plastering stage. This is a 10-story edifice standing on the south side of the street next east of the building for Physicians and Surgeons, and in some respects it is an exceptionally interesting building. For a clubhouse to have a large auditorium is unusual. The one in the new Chemists' Club fills the height of the first and mezzanine stories and will be used for demonstrations principally. On the second floor is a suite of clubrooms, on the third floor a museum for the dis-

play of articles of interest to the chemists' trade, and on the fourth and fifth floors are sleeping rooms. For the present the five floors above are simply open lofts, but it has been decided to lay some of them out as offices for men in the chemist and allied trades. The facade is composed of limestone and terra cotta. York & Sawyer are the architects.

Russell Johnson Perrine has been re-elected president of the New York Lumber Trade Association. Other officers elected at the 26th annual meeting last week at 18 Broadway, this city, were vice-president, John F. Steeves; second vice-president, Frederick W. Starr; treasurer, Charles F. Fischer and these trustees: Russell Johnson Perrine, John F. Steeves, Frederick W. Starr, Charles F. Fischer, David M. Resseguie, John L. Cutler, William P. Youngs, Isaac P. Vanderbeek, Guy Loomis, William S. Wandell, Hammond Talbot, Gulian Ross, Richard S. White, Rowland McClave, Louis Bossert, James H. Pittinger, John Egan, William H. Simonson, Abner P. Bigelow, Albion J. Newton, Christopher W. Wilson, Elbert M. Wiley, Peter A. Smith, John J. Cooney, Edwin D. MacMurray, Waldron D. MacMurray, Waldron Williams, George C. Lavery, William F. Clarke, John C. Creveling, William S. Van Clief, Allan H. Church, Treadwell D. Carpenter, Patrick Moore, James Sherlock Davis and Thomas J. Crombie.

The Thompson-Starrett Company has a publicity manager who corrects the current impression among Americans that Englishmen are slow. He is F. Irving Fletcher and he impresses one as a person is impressed when he sees a powerful engine at work. In the first place he can talk faster than the chairwoman of a Suffragette convention and that is about the same pace at which he works. When the Thompson-Starrett Company decided to open a campaign of publicity it scoured the country for a man to fit a salary that was worthy of the biggest of big men. It would not do to say that such a man could not be found on these shores. The fact probably was that all men who measured up to the Thompson-Starrett standard were anchored fast to as large if not larger salaries by other companies. But Mr. Fletcher had already outgrown the English field and he saw opportunities for moving in a bigger acreage in the United States, so he took up the offer and came over. He is the man who has been writing the advertisements that appear in some of the morning and evening papers which have been widely commented upon as classics in their line. It is an inspiration to meet a man like F. Irving Fletcher.

Toncan Metal As An Insurance Factor.

Millions of dollars have been lost by fire because of defective or wooden roofs. While metal roofs are all fireproof, those who have investigated have found that fireproofing alone is not enough—that durability in the metal is essential for perfect protection at all times. But the acme in metal roof construction, which is thoroughly appreciated and always taken into consideration in writing insurance, is the metal roof that is not only fireproof and durable but also invulnerable to destructive lightning shafts.

Many metal roofs are constructed of material which is subject to early rust and corrosion and it is a matter of history that more than one conflagration has been communicated from one building to the roof of another by means of the fire finding the rusted spots and eating its way through the supposedly fireproof metal. Insurance men are said to be more disposed to accept risks on buildings roofed with Toncan metal because it protects the building against fire and lightning and is anti-corrosive.

ARCHITECTS' COMPETITIONS.

For Three National Buildings at Washington—Names of Competitors.

A program has been approved by President Taft's Secretaries Knox, MacVeagh, and Nagel, and Attorney-General Wickersham for three limited competitions for the selection of architects for three buildings for the Department of State, Department of Justice, and the Department of Commerce and Labor, to be constructed on the block situated on Pennsylvania ave, 14th and 15th sts, Washington. The limit of cost, number of stories and ground area of buildings fixed for the Department of Justice is \$1,900,000; three stories and basement, and 57,000 sq ft. The Department of State, \$2,200,000; three stories and basement, and 72,000 sq ft. The Department of Commerce and Labor, \$3,650,000; five stories and basement, and 90,000 sq ft. The Department of Justice will contain 225 rooms. Among the features will be a law library and reading-room, having a combined floor area of 7,500 sq. ft. The building of the Department of State will contain offices for the secretary, and altogether 325 rooms. A feature will be the State dining-room, two reception rooms, and an international conference room. The last named occupying 6,000 sq ft of floor space. The Department of Commerce and Labor will have a Censor Bureau, with 75,000 sq ft of floor space. An Aquarium for the Bureau of Fisheries, with 28,000 sq ft, and a total of 450 rooms. The program limits the height of the exterior orders to 45 ft, including columns and entablature; the style of architecture adopted must be in keeping with the existing work in Washington. The competitors are: Department of State—Nathan C. Wyeth, Washington, D. C.; McKim, Mead & White, H. Van Buren Magonigle, Warren & Wetmore, Arnold W. Brunner, James Gamble Rogers, D'Oench & Yost, all of New York City; Hornblower & Marshall, Washington, D. C.; George Cary, Buffalo; John Galen Howard, San Francisco; Pond & Pond, Chicago; Frank Miles Day & Bro., Philadelphia, Pa.; Rankin, Kellogg & Crane, Philadelphia, Pa.; Kelsey & Cret, Philadelphia, Pa.; Shepley, Rutan & Coolidge, Allen & Collens, Parker, Thomas & Rice, F. M. Andrews & Co.; and Hubert G. Ripley, all of Boston; Wyatt & Nolting of Baltimore. Department of Justice—Cass Gilbert, Trowbridge & Livingston, Donn Barber, Carrere & Hastings, Howells & Stokes, Percy Griffin, Bannister & Schell, Butler & Rodman, Edward P. Casey, Albert R. Ross, Lord & Hewlett, Palmer & Hornbostel, Delano & Aldrich, C. L. W. Eidlitz, all of New York City; Frost & Granger, Chicago; Parker & Thomas, Baltimore; Bliss & Faville, San Francisco; C. H. Blackall, Boston; Andrew Jacques & Rantoul, Boston, and Wheelwright & Haven, Boston. Department of Commerce and Labor—Wood, Donn & Deming, Washington, D. C.; Babb, Cook & Welch, York & Sawyer, Tracy, Swartwout & Litchfield, La Farge & Morris, Francis H. Kimball, Kenneth M. Murchison, Geo. B. Post & Sons, J. H. Friedlander, all of New York City; Peabody & Stearns, Boston, Bigelow & Wadsworth, Boston; Eames & Young, St. Louis; T. C. Link & Son, St. Louis; Donaldson & Meier, Detroit; Holabird & Roche, Chicago; Abram Garfield, Omaha; Green & Wicks, Buffalo; Mauran & Russell, St. Louis; Richards, McCarty & Bulford, Columbus, Ohio. Provision has been made for an expert commission of award, to report on the relative merits of the designs, but the names of the judges will not be announced at this time. The competition will close on December 30.

FABRICATORS KEENLY SEEKING BUSINESS.

Buyers of Structural Steel Finding Low Prices on Fair Tonnages—Lumber Easy—Stone Greatly Improved.

The Metropolitan Market Summarized.

THE element of uncertainty, usual just prior to election, affected the building material market this week. Sales were light in practically every department but the inquiry for good grades of material continued strong. Common brick prices for Hudson river products weakened a little. Jerseys remained steady. Fronts were easier with prices firm and enamels continued without change from the satisfactory consumption that has featured this specialty practically all summer and up to the present time this Fall. Portland cement manufacturers are reporting a much stronger call in this city and the development of the American export trade has been taking tremendous jumps of late.

Lumber has not fluctuated one way or the other during the last ten days. Wholesalers report better conditions in spots, but on the whole the situation may be said to be in statu quo. Rail buying for 1911 has begun and this is crowding the structural capacity at the mills. Prices for this specialty may be expected to advance, especially since Judge Gary announced a sufficient improvement in the steel conditions over the last several weeks to warrant the statement that the foundation has been laid for continued betterment. "Sentiment has improved," he said, "and confidence in the future has been strengthened. The steel industry is on a solid basis. As a matter of fact it has not been beyond the control of the manufacturers in several years and the outlook at the present time is encouraging."

Iron continues to move to equipment companies, most of which are contributors to building construction companies. The railroads are not yet strongly in the market for their 1911 equipment supplies so that manufacturers at present are still in a receptive attitude for good engagements. Lime and plaster have not changed but linseed oil is getting nervous at 97 and 98 cents a gallon. Carload lots may be obtained to-day for 95 and 96 cents, but this will have no immediate effect upon the price of paints. The margin to the dealer is small enough now, according to the distributors. Building stone is in a greatly improved market as far as undertone and inquiry is concerned, big business and office structures being conspicuous factors. Sand and gravel has entered upon more or less of a lull which is seasonable, but cinders and crushed stone are moving fairly well. (Brick and cement news will be found on page 740.)

Lumber Men See a Fair Winter.

Reports from wholesale and retail lumber interests indicate a fair fall and winter for ordinary materials. The wholesale market this week was active in spots, but the amount of business coming out is comparatively slight, and in this respect, reflects a backward tendency of the present time.

Retail companies say that the inquiry is satisfactory, but that contracts are slow in being signed, and that there is little improvement in collections.

Evidence of buyers crowding the retailers is seen in the fact that the range of prices does not seem to be such as to permit a margin of profit of even ordinary size. Perhaps competition and the backwardness of prospective builders who come out with projects, is responsible for this. Another possible cause may be that retailers have been clearing their yards for larger winter stocks than usual in anticipation of an early spring buying movement.

Buyers still find that prices are not as firm as they were in the wholesale market and that lower grades are much more plentiful than the better ones. This shows that the buying tendency has been toward better and more widely known grades, and materials show that the attitude of the financial powers has temporarily routed the speculative builder.

Eastern spruce is retailed in an easy market, whereas, West Virginia spruce is unsettled and prices continue to show a wide fluctuation from the wholesale list. Short spruce is maintaining its satisfactory position, but concessions are possible to obtain, especially on desirable business. White pine is being bought on present needs. Competition runs to lower grades and buyers will find better grades stiff. Actual market conditions in cypress, show a wide fluctuation from the current quotations. There is little present demand for Yellow Pine. Hemlock continues at \$21 base. There is considerable competition for low grades of hard woods. Buyers should watch shipments carefully as manufactured materials are coming into the market somewhat greener than usual. Birch prices are very firm, and North Carolina Pine fluctuates somewhat from the published quotations.

Structural Steel Market Crowded.

Railroads came into the market this week with their specifications for 1911 rail orders which may aggregate about 600,000 tons, of which the Harriman lines may call for 200,000 and the Pennsylvania 100,000. While little actual rail business has come out the rolling mills, which have been looking to the structural market to bring out attractive business, are planning to turn their capacity in the other direction.

As far as New York city is concerned there is no large prospective work that will be likely to come out this month, except the Woolworth building which will call for about 15,000 tons. This, with the Post Office and the Washington Irving High School are the only two large contracts that are likely to come out in the near future, the latter will require about 2,500 tons.

In fabricated structural material competition continues to be as keen as ever for the little business that is being offered. Any orders running over 1,000 tons will develop very low prices. Plain material sells to-day at \$1.35 and \$1.40 base at the mill.

The pig iron market is without feature, being generally lifeless as far as local consumption is concerned although some New England mills are taking fair quantities. This is true to some extent in New Jersey but consumers there are well supplied for their present needs. There has been no change in prices.

Paints, Oils and Varnishes Firm.

Paint manufacturers do not think that the slight fluctuation in the quotations for linseed oil will have any effect on the price of their products. They ascribe the cause of the slight tremor in oil ranging from 97 to 98c. to 95 to 96c. a gallon, to jobbers' manipulations. There is considerable more flaxseed available than there was a month ago, but this is not having any appreciable effect upon market conditions, the crushers reporting that this raw material is still hard to get.

The paint distributors report practically no falling off in the amount of business which they are taking. This is unusual, and has been generally ascribed to the result of advertising, as makers of the

most prominent brands are at present leaders in this condition. Floor dressings are feeling the same influence and are being liberally taken by construction companies for loft buildings being closed in this being the chief avenue of outlet at present.

Stone Situation Much Brighter.

One of the developments of the last part of October and the opening of November, has been a stronger inquiry for granites and lime-stones for small amounts. Most of this business is for office building bases, 5th avenue building facades, and some large co-operative apartment house projects which are about to come out. Public work has also been a feature of this market, especially for granites.

Cutters of granite and marble have been commenting on the fact that there is more fine cutting specifications than has featured the market heretofore, but this was found to be not general, although here and there people like Edwin Shuttleworth, Henry Hanlein, Robert C. Fischer Co. and the New England Granite Co. have been especially busy along this line. Considerable column work has also come out, conspicuous among these being the Bankers' Trust Building, the Pullman Building, and several others.

Buyers will find that wholesalers are well equipped to handle orders of almost any size this winter.

Splendid New Kansas City Freight Station.

Kansas City has been coming to the front for a number of years and long ago took her place among the leading cities of the country. It is one of the most important railroad centers in the Middle West, all of which is well attested by the railroad improvements which have taken place there.

Concrete and every other improved method of modern construction have entered into the building improvements in Kansas City, as they have in every other progressive city.

Recently the contract was let by the Chicago and Rock Island Railroad for a splendid new freight station in Kansas City to take care of the constantly increasing freight traffic, inbound and outbound, which had to be handled. H. T. Hawk, of Chicago, architect for the Rock Island Lines, drafted the plans for the new station. Following other experiences in reinforced concrete building construction, he specified Ferro-Lithic Plates manufactured by the Berger Mfg. Company, of Canton, O. This Ferro-Lithic Plate consists of dove-tailed cross-ribbed steel sheets which act both as form and reinforcement. The concrete is applied on the upper side, while a good plastering surface remains on the lower side.

A great saving in time is secured by this construction since no wooden forms are needed. It also saves the waste lumber inseparable from wooden forms.

This construction is to be used for the ceiling of the second floor of the new station, which will be used by the office force. The building is now under course of construction, the contractors being George B. Swift & Company of Chicago.

As the result of this step in concrete construction taken by the Rock Island Lines' chief architect, it is expected that hereafter similar buildings erected by the railroad along its route will include specifications for Ferro-Lithic. The Kansas City freight station is planned as a model in up-to-date railroad building construction and an object to the Middle West.

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.

Transit Situation the Cause of Present Market Condition.

The best that can be said of the reports from brokers' offices for this week, as far as sales are concerned, is that they are about as numerous as they have been for a number of weeks and about on a par with those for the corresponding period for the past two years; there are at the present time very few cash buyers in the market, most of the business being trades.

Several reasons are given by careful observers, among them being of course the election, another the prospect of an increased tax rate and still another the uncertainty of the transit situation.

The latter is probably the main reason for the lack of investment purchasers; it is becoming harder every day to go to and from business, and unless a start is made in building new subways, there will shortly be a reduction in the assessed value of real estate in this city instead of an increase. This applies almost as much to lower Manhattan as it does to the newly-built up section of Washington Heights, in some sections of which there are almost fifty per cent. of vacancies, the owners being at their wits' ends to make both ends meet.

With this situation confronting them, it behoves the taxpayers' organizations and individual property owners to demonstrate to the Board of Estimate at next Friday's meeting that some sort of transit improvement is wanted at once.

Mitchel On 1911 Budget.

President of the Board of Aldermen Mitchel made the following statement yesterday afternoon regarding the budget:

"The assertion is made that the budget represents an increase of \$13,000,000 in the cost of government. In the first place, the increase is not \$13,000,000 but \$10,951,064.79. Of this \$10,951,064.79 increase, it was necessary to vote \$4,218,126.27 to provide for increased interest, sinking fund and redemption charges to care for the debt of the city. Everybody knows that until this year corporate stock was voted without any reference to the city's borrowing capacity, and that in this year for the first time this board undertook the preparation of a corporate stock budget. While the past expenditure of corporate stock funds was prodigal it has resulted in many valuable public improvements, but notwithstanding this fact we are beginning now to pay for these improvements in increased debt charges.

"Six million dollars of the \$10,951,064.79 increase was voted to take care of deficiencies in taxes accruing since 1905. During those years the city over-assessed, according to subsequent decisions of the Court of Appeals, franchise values, and spent the money in its usual way by issuing revenue bonds in anticipation of the collection of these taxes, and now that the taxes are not to be paid, funds must be provided to meet the obligations which have been incurred through the issue of the bonds.

"The remaining increase of \$732,938.52 was voted to take care of the growth in the school population and increased census and expenditure in the Department of Charities, and to provide for increases in the Fire and Police Departments and

minor increases in other departments. This is the actual sum total of the budget increase for administrative purposes—the current business of the city—over the appropriations for like purposes in 1910."

LEASING A BIG FACTOR IN REAL ESTATE FIELD.

Real Estate Offices to be Conducted Along Co-Operative Lines.

Charles F. Noyes, of the Charles F. Noyes Company, delivered a highly interesting address on "Leasing" before the Real Estate Class of the West Side Y. M. C. A., Tuesday evening. Mr. Noyes' remarks were in the nature of a heart-to-heart talk, and he not only gave the young men some invaluable advice on how to develop into a successful renting agent, but he described the renting systems now in vogue in most of the big offices. He said in substance:

Probably no department of the real estate profession requires more careful, persistent and expert attention than the leasing end of the business. That is, if a real estate firm is to be successful in this branch of its work. And being successful means securing for their clients, who are the owners of the buildings intrusted in their charge, the maximum rentals that can be obtained consistent with securing good tenants.

Right here, I would like to discuss some of the conditions regarding the management of successful buildings, whether office buildings, store and loft structures, or apartment houses, that lead up to the successful renting of such structures, but I do not care to digress too much from my subject of leasing. Therefore I shall only refer to the fact that an agent thoroughly trained in handling any certain class of property can usually advise the owner more exactly regarding the proper improvements to be made to his property than any architect or builder. And before the leasing men of any office take up their work, expert knowledge is of great value. If an office building is planned, the agent with years of leasing experience should be consulted on such matters as dividing the ground floor of the building into desirable stores, the layout of the various office floors, the light arrangements and a hundred and one vital points that go to make up a building that can be fully and successfully rented. This applies also to the modern loft structure, the apartment house or the tenement property. And it applies more strongly to the store and loft building, because owners of this type of property seldom realize the maximum rental value from such buildings unless they consult with a live renting agent in the district in which the property is located and capitalize this renting agent's suggestions regarding minor improvements that will make the building more valuable from a rental viewpoint. If a store and loft building is located on a busy thoroughfare, the well trained agent who has served a faithful apprenticeship as a renting man can often make suggestions, which put into effect, will greatly enhance the rental value of the property.

The renting agent must see beyond the outward appearance of the building that he has for rent—his first thought must be how can these premises be improved at a reasonable cost to secure the largest possible income return for the owner.

In well located store property, the experienced leasing man often knows how a large store can be divided and rented to several tenants for much more than one tenant has been paying and much more than any one tenant could afford to pay. Experience is the one great teacher in this part of the business. And the head of the Renting Department of an office to expertly advise his clients on these matters must have had a long experience in the district, and must know the business firms in that district, the rents the various lines of business can afford to pay, and then arrange his building or store to meet the demand of the neighborhood, always having in mind the necessity of securing the greatest possible yet consistent income for his client.

I have seen store rentals increased from \$5,000 to \$12,800 per annum; buildings from \$3,000 to \$5,800; lofts from \$1,200 to \$2,400 in districts where values were not jumping, but simply by using common sense and good judgment in advising the owners to make certain inexpensive changes which should have been made long before, and in every case the new tenants were more contented and better satisfied under the new and improved conditions than were the old tenants who were paying a much lower rent.

One of the greatest problems of the real estate office today is that of fixing the compensation for the renting man. The very nature of the renting man's work makes it extremely speculative. A few large transactions will often increase a man's normal yearly earning capacity two-fold. He should be paid in proportion to the services he renders his firm, and it is self-apparent that it is often difficult to tell in advance exactly what he should receive. For this reason the commission basis is largely in vogue in most offices, modified by a reasonable drawing account, which is usually along the lines of a guarantee. The objection to this commission basis is the fact that in a large office where there are a number of renting men, a commission basis often leads the renting man to attempt to carry more deals than he is capable of properly following, and often good business is lost because on account of pressure of other active business, the man has not had time to properly follow it. And in this connection, I cannot too strongly state that a live active renting negotiation, no matter of what size, must be followed closely and persistently to insure a successful termination of the negotiation.

Personally, I believe the time is not far distant when all real estate offices doing a business of large volume will handle their entire organization along co-operative lines, and permit all employees to share in the profits of the office, and one reason for this is the fact that the renting men are the men who more than anyone else are directly responsible for the success of any firm. Our office is now organized along co-operative lines. We believe we pay our renting men as well as our other employees salaries consistent with their earning capacity, and in addition to this, everyone in our office, including our office boy, porters, sign man, stenographers, bookkeepers and accountants will receive a part of our profits. Under this co-operative arrangement our renting men will receive that proportion of our profits to which their services entitle them.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

BROOME ST.—The old Hecker-Jones-Jewell flour mill property at Broome and Lewis sts, which was recently purchased at auction by a syndicate of operators for \$90,100, has been resold. The property has a frontage of 150 ft. on Broome st and 125 ft. on Lewis st. On it are several buildings ranging in height from one to six stories. Louis Minsky is the buyer.

3D ST.—Frank H. Meyer and Mrs. Eva Baer sold 164 East 3d st, 4-sty front and rear tenements, on lot 24.8x105.11, between Aves A and B. The Most Holy Redeemer R. C. church, whose edifice is opposite, is understood to be the buyer.

6TH ST.—Twenty-fifth Street Construction Co., George L. Felt, president, sold 608-612 and 614 East 6th st, two 6-sty apartment houses, to Jacob Mark, an investor, for improvement. These houses were taken by the sellers recently in exchange for 152 to 156 West 25th st, a 12-sty loft building on a plot 56x98.9.

13TH ST.—Samuel November sold to J. Berliant through Rubinger, Levey & Co. 231 and 233 East 13th st, a 6-sty tenement, on plot 40x103.3.

17TH ST.—The Seventeenth Street Realty Co. (Daniel W. Richman and Ravitch Brothers) sold to Charles S. Guggenheimer the new 12-sty loft building at 232 and 234 West 18th st, on plot 50x184, extending through the block to 243-247 West 17th st, between 7th and 8th avs. In part payment Mr. Guggenheimer gives the Seventeenth Street Realty Co. the Howell apartment house at 510 to 516 West 124th st, a 7-sty elevator structure on plot 100x100.11, between Amsterdam av and Broadway. The loft structure was erected on a site acquired by the Seventeenth Street Co. in April, 1908, from Oscar Mayer. It is from plans by Samuel Sass, who estimated its cost at \$350,000. Mr. Guggenheimer has owned the Howell apartments for about two and one-half years.

20TH ST.—Robert B. Roosevelt sold 26 East 20th st., a 5-sty business building, on lot 25x92. Gillen & Stryker are said to be the brokers.

32D ST.—Hugh D. Smyth sold for Annie Flynn 327 East 32d st., a 4-sty tenement and store, with 2-sty rear building, on lot 25x98.9.

33D ST.—W. S. Patten and J. L. Van Sant sold to a client of Ames & Co., 148 East 33d st, a 3-story dwelling on lot 19x25, between Lexington and 3d avs.

45TH ST.—Montgomery Maze sold 155 East 45th st, a 4-sty and basement single flat, on lot 20x100.5, to an investor. The property is near the Grand Central station.

49TH ST.—Albert B. Ashforth sold for William H. and Frederick Hussey the 5-sty loft building 546 West 49th st, on lot 25x100.5, near 11th av. The building is used for storage purposes by David Belasco, who holds a long lease on the property. The purchaser is an investor.

NORTH OF 59TH STREET.

HAMILTON PL.—Shaw & Co. sold for Robert J. Mahon 54 Hamilton pl, a 3-sty and basement dwelling, on lot 17.8x68.7, to a client for occupancy.

MANHATTAN ST.—Federman & Frankenthaler sold for a client of Olcott, Gruber, Bonyng & McManus, 5 Manhattan st, a 5-sty tenement on lot 25x100, near the junction of 125th st.

71ST ST.—L. J. Phillips & Co. sold for the Greenleaf estate 117 East 71st st, a 4-sty dwelling, on lot 20x102.2. Sonn Bros. are the purchasers.

94TH ST.—G. W. Cahen sold 168 West 94th st, a 3-sty dwelling on lot 17x94.7x irregular.

97TH ST.—Slawson & Hobbs sold for Charles Stuart the Florham, at 256 West

97th st, a 7-sty elevator apartment house, on a plot 50x100, and they have been appointed agents to manage the property for the new owner.

105TH ST.—Frederick Zittel & Sons sold for Mary L. Bowler to a client for investment, the 5-sty American basement dwelling, 250 West 105th st, on lot 15x100.5. This property is located 67 ft. from the corner of Broadway.

108TH ST.—Ennis & Sinnott bought through James E. Barry & Co. 149 West 108th st, a 5-sty triple flat, on lot 25x100.11.

109TH ST.—Calder, Nassoit & Lanning sold for J. Corridon to an investor the 5-sty double flat 130 West 109th st, on lot 25x100.11, opposite the Woman's Hospital.

138TH ST.—Earle & Calhoun sold to a client for occupancy 319 West 138th st, a 3-sty and basement private dwelling, on plot 17.6x100.

173D ST.—Ennis & Sinnott bought through E. H. Ludlow & Co. from the St. John's Park Realty Co. (James H. Cruikshank), 563 West 173d st, a 5-story triple flat, on plot 37.6x100, 100 feet west of Audubon ave. The buyers recently purchased two houses adjoining from Mary P. Satterlee through the Charles F. Noyes Co., and now control a frontage of 112.6 feet.

AMSTERDAM AV.—The Expert Realty Co. sold 805 Amsterdam av, a 5-sty tenement with stores, on lot 25x100, between 99th and 100th sts. The buyer is a client of A. W. Miller & Co.

Holyrood Church Sells a Plot.

BROADWAY.—Bing & Bing have about concluded negotiations for the Holyrood Church property at the southwest corner of Broadway and 181st st. The site has a frontage of 133.3 feet on Broadway and 218.5 feet on 181st st, and is within three blocks of the 181st st station of the subway, which is surrounded by a thickly built section of apartment houses. It is understood that the property was sold at a figure around \$200,000. The church, of which the Rev. Stuart Crockett is minister, held the realty at \$250,000. The church purchased the property in 1895 from William Embury, who bought it the year before for \$36,000. A new edifice will be erected in the near future for Holyrood congregation at the northeast corner of Fort Washington av and 179th st, from plans which are now in preparation in the offices of Bannister & Schell. The church will measure 65x135, and there will be a parish and meeting-house, which is to occupy a lot about 25x100 adjoining the church. The cost of both structures, according to the architects' estimate, is \$125,000.

ST. NICHOLAS AVE.—The Barnard Realty Co., Alonzo B. Kight, president, sold the Whitehouse, a 6-sty elevator apartment house, at the northwest corner of St. Nicholas ave and 172d st, on plot fronting 94.6 feet on the ave and 100 feet on the st. The property is understood to have been purchased by an out-of-town investor. The structure was finished last year and is from plans by Mr. Kight, who estimates its cost at \$175,000.

8TH AV.—E. Loewenthal & Son sold for a client 2442 8th av, a 5-sty flat, with stores, on lot 25x78, adjoining the southeast corner of 131st st, Emily Feder holds title to the property.

8TH AV.—Harry L. Rosen bought 2540 Eighth av, a 5-sty double, with store on lot 25x80, and resold it through Goodwin & Goodwin to the N. & Z. Realty Co.

BRONX.

COSTER ST.—James F. Meehan sold lot 7, on the west side of Coster st, 150 feet north of Spofford av; also resold lots 24 and 25, on the west side of Coster st, 275 feet south of Spofford av, and Thomas

W. Lamb has resold lots 238 and 239, on the west side of Hunts Point av, 25 feet north of Whittier st.

182D ST.—S. Alvin Piza sold to a client the plot, 50x100, on the north side of 182d st, 50 ft. east of Beaumont av, and has resold the property to a construction company, which will erect a 5-sty apartment house on the site.

182D ST.—William F. Kenyon sold for the estate of Frederick Damm a plot on the south side of 182d st, 267 feet west of Crotona av. The parcel, which contains about eleven lots, has a frontage of 20 feet on 182d st, with irregular easterly and westerly lines and a rear line of 225 feet.

239TH ST.—Eugene H. Hammond sold to Anthony J. Pugliese for \$7,040 the 2-sty frame dwelling on lot 25x100, on the north side of 239th st, 100 ft. east of Martha av.

BROOK AV.—J. P. Koplan sold 454 Brook av, a 5-sty double flat, on lot 25x100, to Alexander Marx, of Utica, N. Y.

BROOK AVE.—W. E. & W. I. Brown, Inc., sold for Helen Bell et al, the vacant plot, 45x100.6 ft on the east side of Brook ave, about 325.01 ft north of East 168th st, to a builder who will improve same with an apartment dwelling.

MANIDA ST.—The Manida Building Co. sold to Max Ickstatter, 856 Manida st, a 2-sty brick, semi-detached, 2-family house, on lot 25x100. It is within a block of the American Bank Note Company's plot in the Hunts Point section of the Bronx.

MARION AV.—Julius Trattner and I. Klein sold for a Mr. Greenhall 1892 Marion av, a 4-sty new law house on plot 35x100.

PAULDING AV.—The Savoy Improvement Co. sold another of the row of 2-family houses recently erected at the northeast corner of Paulding av and 217th st.

ST. ANNS AV.—Charles A. Weber sold for Mrs. Klar a 4-sty and basement double flat, on a lot 25x100, situated at 769 St. Anns av, to Mr. Stenger, an investor.

TINTON AV.—Weismann & Hermann sold to an investor 903 Tinton av, a 5-sty apartment house, on plot 41.6x135xirregular, near 161st st. This completes the sale of a row of houses erected by the sellers at this point.

UNION AV.—W. S. Baker resold for L. Israels the northwest corner of Union av and 152d st, a plot 50x90, to the Freehold Construction Co. (Nevins & Perelman) which will erect a 5-sty apartment house with stores. Mr. Israels acquired the property from Samuel Cowen, through the same broker last week.

UNIONPORT.—George Costar sold for the Martin Pletscher Construction Co., to Miss Adelaide Babbitt, 2012 Gleason av a 2-family dwelling, on lot 18.6x108; also a 10-room dwelling, on plot 75x100, on the east side of Doris av, between Lyon and Westchester av, for James E. Elgan to John Ninphuis; also for William Morgan to L. E. Kern a plot, 100x200, on St. Peter's av, running through to Sedon st, and for David Breschart to John Cook the 3-sty building, on lot 25x100, on the west side of Castle Hill av, 335 feet north of Starling av.

WEBSTER AV.—Julius Trattner and I. Klein sold for a Mrs. Krauss the plot 75x90 on the east side of Webster av, 158 ft. north of 169th st.

3D AV.—Ennis & Sinnott resold, through John Reid, 2449 3d av, a 3-sty brick business building, on a lot 23.7x100, to Sherman Wager. The buyer will occupy.

RICHMOND

NEW BRIGHTON, S. I.—Cornelius G. Kolff has sold for a client to Elizabeth Magee, for investment, house, with plot 45x100, on 2d st., opposite Christ Church, New Brighton, Staten Island.

ST. GEORGE, S. I.—Mr. F. Ducasse has purchased through Cornelius G. Kolff from Richard Agar the latter's well-

known residence, "Bella Vista," with plot 187 feet on Tompkins av and 242 feet on Hyatt st, St. George, Staten Island.

WESTERLEIGH, S. I.—J. Sterling Drake sold for Elizabeth E. McIntosh, of Brookline, Mass., to Henry H. Merrett, a plot 40x76 on the east side of Fisk ave, Westerleigh. Mr. Merrett has already begun the erection of a cottage thereon.

LEASES.

Pease & Elliman have rented to Bauscher Bros. for the Roscorn Realty Company, for a long term of years, the store and basement at 52 East 21st st.

Mark Rafalsky & Co. leased the store on the ground floor of the Night and Day Bank Building, at 5th av and 44th st, to Thomas L. Manson & Co.

J. Romaine Brown & Co. have leased for a term of twenty-one years Nos. 123, 125 and 127 West 47th st for Mary E. Stebbins to Edward Margolies and Lew M. Fields.

H. C. Senior & Co. have leased for General Synod of Reformed Church in America the dwelling 126 West 65th st; for the Oak Crest Realty Co. an office in the Lincoln Sq. Court Building, 64th st and Broadway, to James Richard.

Heil & Stern have leased for the Regent Construction Co. in the new building they are erecting at 44-50 West 28th st the eighth and ninth lofts, comprising a floor space of 20,000 feet. The lessees are Harry Kitzinger & Co., and the lease covers a term of years at a total rental of \$40,000.

Duross Co. have leased for the Wolf estate the 4-sty and basement house 152 West 16th st, on lot 20.10x103.3, to George Esch for a term of three years; for Samuel Greenberg the store and basement 148 West 17th st to Chas. Flood for a term of years. The lessee will alter the premises for a saloon.

Wm. H. Whiting & Co. have leased for the Mahoney estate to Costis Takis the entire building at 14 East 23d st for the term of twenty-one years, at the total rental of about \$200,000. The lessee will make extensive alterations to the premises and occupy the same as a retail confectionery establishment. Alfred Auerbach represented the lessee.

Corn & Co. have leased for Hutchinson, Pierce & Co. for a long term of years 23,000 sq. ft., of space in the Rogers, Peet Building, northeast corner Broadway and 13th st and 140-46 4th av, to Passavant & Co., commission merchants, to be occupied by department of Pollak, Behrens & Co., located for a number of years at Spring and Greene sts.

Chris Schierloh has leased the first floor at 1568 Broadway for business purposes for a term of years; the private house at 559 West 57th st for Frederick Van Wyck to a Mrs. Moore; the large store at 2294 8th av for the Heuer estate; the first floor at 136 West 42d st for business purposes to a Mr. Burns; the store and basement at 287 3d av for lunch purposes for a term of years.

M. & L. Hess have leased for Kops Bros. Realty Co. the second loft at 23-33 Irving pl, southwest corner 16th st, containing 12,000 sq. ft., to Leighton & Valentine; for the J. J. Astor Estate, the second loft at 145-151 Greene st, to Henry Greenberg; for Borrás Realty Co., the sixth loft at 148-150 West 24th st, to Benjamin Schloss, and for Wm. Lauterbach, the 2d loft at 16 Waverly pl, to Eclipse Button Co.

Corn & Co. have leased for the Improved Property Holding Co. the eighth floor at 505 5th av to Baumes & Scheeter Co. for ten years; for Gibson-Steingart Construction Co. 5,500 sq. ft. at 146-50 West 25th st to Glnsberg Bros.; for James Livingston Construction Co. the sixth floor at 18 West 27th st to Safferson & Weisberg; for Semons Fur Co. a floor at 22 West 17th st, and for Julia Fitzgerald the top loft

at 16-18 West 12th st and the eighth loft at 20 East 12th st for a term of years.

Denzer Brothers have leased for a term of years for A. & L. Schwab to Jacob Richman the store at 433 4th av; for Jennie Dunne to the Physical Culture Restaurant Co. for a term of years the store and basement at 37 West 17th st at an aggregate rental of \$35,000; for L. H. & N. W. Co. to an underwear concern the sixth loft in 130-2 West 25th st; for W. Sloan to Irving Caro Co. the third loft in 38 East 21st st; for Heyl & Noethen a loft at 9 West 19th st to Charles Kallman, and for Charles Kallman to Hy. Levine the third loft in 24 West 20th st.

Record Price for Sixth Av Corner.

Denzer Brothers have leased for the Sixth Avenue Realty Co. to the Washington Candy Co. the middle store in the Donald Building, 531 6th av, southwest corner of 32d st, for a term of years at an aggregate rental of \$200,000. The lessee paid an average rental of twelve dollars a square foot for the premises, a record price for a 6th av corner in this district. The figure is interesting as an indication of the enormous increase in values in the Pennsylvania district. Ames & Co. were associated as brokers.

Frederick Fox & Co. have leased from the plans, for the Regent Construction Co., the ninth, tenth and eleventh lofts, containing 30,000 sq. ft. of space in the new 12-sty mercantile building now in course of construction at 44-50 West 28th st. The lessees are Harry Kitzinger & Co., manufacturers of cloaks and suits, and Schulang & Amazeen, manufacturers of furs. The same brokers have now leased 70,000 sq. ft. of space in this building. Four lofts having recently been leased by them to Rosenthal Bros. & Co., manufacturers of waists.

Heil & Stern have leased for Helen C. Juilliard the first loft in building 462-4 Broadway, running through to 22-4 Crosby st, to the Columbia Knitting Mills; for Geraty Construction Co. the fifth loft in building 14-18 East 32d st to Blatt, Hotchkiss & Co.; for Henry Corn 7,500 sq. ft. in the Clarendon Building 4th av and 18th st, to H. & W. H. Lewis; for A. & S. Construction Co. the ninth loft in building 118-20 West 27th st to H. Etelson; for Lucie F. Post the first loft 547 Broadway to Baumgart & Musliner, and for D. L. Newborg the sixth loft in building 699 Broadway and 5-7 West 4th st.

Some Fourth Avenue Office Leases.

Horace S. Ely & Co. have leased, in the new building, 334 4th av, southwest corner of 25th st, the entire fifteenth floor to the Simmons Manufacturing Co., of Kenosha, Wis., manufacturers of brass bedsteads. The floor will be used solely as a sample room and salesroom. Leases have also been closed recently for space in the same building with the T. Eaton Co., of Toronto, Canada, dry goods; and Woodward & Lothrop, Inc., of Washington, dry goods. It is understood that negotiations are well advanced for the leasing quarters in this building to several other large concerns. The property is owned by Joseph Milbank.

Holland House Leased.

Pease & Elliman have leased for the Holland House Co. the Holland House, at the southwest corner of 5th av and 30th st, on plot 100x150, for a long term of years to C. A. Wood, of the Hotel Piedmont, at Atlanta, Ga., and the Hampton Terrace Co. at Augusta, Ga., this latter property being owned by the E. H. Harriman estate. Mr. Wood is of the firm of Harvey & Wood, who operate the Hotel Somerset in Boston and is also the treasurer of the General Service Co. of Boston, Mass.; he will make important changes in the Holland House, modernizing it and bringing it up to the latest standard in first-class hotels, refurnishing it at a great cost, and will make such

other changes as may be desirable to cater to the same class of patrons to whom the Holland House has always appealed. The rental is approximately \$200,000 per annum. This removes all doubt as to the future of the Holland House, the present lease of which expires May 1, 1911, and removes for a certainty one of the largest plots which can be had in that section of 5th av, and for that reason should stimulate the activity in that neighborhood to a considerable extent.

L. Tanenbaum, Strauss & Co. report the following leases: for Henry Corn the nineteenth floor at the southeast corner 18th st and 4th av, 14,000 sq. ft., for a term of years to Morton H. Meinhard; for the Braender Building & Construction Co. the sixth and seventh floors at the southeast corner of 24th st and 4th av, 30,000 sq. ft., to Wolf & Co. and the International Art Pub. Co.; for Henry Corn space on the sixteenth floor at 18th st and 4th av to R. H. Macy & Co.; for Chas. A. Gould several lofts at 126-8 5th av for a term of years to Johnson, Cowdoin & Co. and others; for Philip Goerlitz the fourth and sixth lofts at 36-44 West 24th st to Asher Miller and Charles Rutenberg, respectively; for the Building & Engineering Co. the sixth loft at 15-17 West 21st st through to 16-18 West 22d st, 12,000 sq. ft., to Jos. Jonasson & Co.; for Kahn, Wertheimer & Smith the store and basement at 739-41 Broadway to Sommerich & Loewith; for the O. B. Potter Trust the store, basement and sub-basement at 2-8 Astor pl to Denzer, Goodhart & Co.; for Henry E. Coe the eleventh loft at 636-3 Broadway to Wechsler & Bluman; for the Provident Savings Life Assurance Society the ninth loft at 532-4 Broadway to Walter M. Franklin; for E. A. Cohen the second loft at 73-5 Wooster st and 387-9 Broadway for a term of years to the American Gown Co.; for Herman Henschel the fifth and sixth lofts at 697-701 Greenwich st to Lou Krause; for W. C. Althouse the entire building 146 Greene st and 25,000 sq. ft. at 148-50 Greene st to various tenants; for Lorenz Weiher 25,000 sq. ft. in the building 175-7 Greene st to various tenants; for Louis Ettliger 50,000 sq. ft. in the building 583-7 Broadway to various tenants, and for Clarence W. Seamans 50,000 sq. ft. at 43-9 Bleeker st to various tenants.

UNCLASSIFIED SALES.

9TH ST.—Gezella Moskowitz and Moses Gross sold to the Machson Richmond Dairy Co., 612 East 9th st, a 4-sty building, on lot 20x90, for \$17,750.

38TH ST.—Edward W. Sheldon is about to close negotiations for the sale of 13 and 15 East 38th st, two 5-sty American basement dwellings, on a plot 47.6x98.9. The property immediately adjoins the vacant plot at the northwest corner of Madison av, which George F. Baker, Jr., bought last year from the Thirty-eighth St. and Madison Ave. Company, in order to prevent the erection of a mercantile building on the site. Since that time the encroachment of business in this section has been so pronounced that many of the owners are understood to have realized the futility of attempting to stem the tide and have withdrawn active objection to the further advance of trade.

7TH AV.—The Golden Rule Realty Co., Isaac Portman, president, has bought through James W. Cohen, 290 and 292 7th av, between 26th and 27th sts, from the Clark and Van Buren estates. The property consists of two 4-sty buildings having a frontage of 39.7 feet on the west side of the avenue, the northerly and southerly lines measuring 97.1 and 89.9 feet, respectively. This is the first change in the ownership of the property in about thirty years. There has been considerable speculative buying in the

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past six months along lower 7th av, adjacent to the Pennsylvania terminal. Another deal of this character involves 239, details of which are printed below.

7TH AV.—J. Romaine Brown & Co. and the Henry M. Weill Co. sold for a Mr. Griser to Aaron Coleman, 239 7th av, a 4-sty building, on lot 19.9x80, about 30 feet south of 24th st.

9TH AV.—Edward F. Schwedler sold 715 9th av, a 5-sty, four-family house with store, on plot 25x150, between 48th and 49th sts.

132D ST.—John A. Steinmetz sold for Constantine Wright, 33 West 132d st, a 3-sty dwelling, on lot 17.7x99.11, to E. S. Barker, who gives in exchange 314 South 3d st, Yonkers, a dwelling, on plot 60x100.

134TH ST.—Albert W. Venino sold to F. W. Butters, of Watertown, N. Y., 293 to 297 East 134th st, two 5-sty buildings.

SHAKESPEARE AV.—Alexander Selkin sold for Martin Geiszler the two-family dwelling, 1030 Shakespeare av, on lot 20x114, to John Kirwan.

SUBURBAN.

MAMARONECK, N. Y.—S. Osgood Pell & Co. have sold for Mrs. William H. Haskin, represented by Mr. James B. Kilsheimer as her attorney, her magnificent place, with large shore frontage on the Sound, at Oriental Point, Mamaroneck. This property, including a handsome house, various buildings, dock, etc., is one of the most attractive along the north shore of Long Island Sound.

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WANTED, to PURCHASE or RENT, substantial factory building on corner plot, preferably with north light, having a floor space of approximately fifty thousand square feet. Please communicate by mail only with the AUTO STROP SAFETY RAZOR CO., 345 Fifth Ave.,

TO CLOSE ESTATE, 44-acre farm, 2-sty attic house, barn and outbuilding, at Stillwater, N. J.; only \$2,750.

H. J. SACHS & CO., 28 West 22d St., N. Y.

YOUNG MAN (24), several years' experience selling, renting, management, desires connections; A1 references. BOX 38 Record & Guide.

MANAGEMENT of Bronx properties solicited. Best results secured. A1 references.

ARTHUR WEYL & CO., 786 Prospect Ave., Bronx

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

DUFF & CONGER, Madison Ave., cor. 88th.

MURD'S PRINCIPLES OF CITY LAND VALUING
Price. \$1.50.

**DO YOU WANT TO SELL OR LEASE
YOUR PROPERTY ?**

**WE HAVE BUYERS AND LESSEES FOR ALL
PARTS OF MANHATTAN ISLAND.**

LOVEJOY & HANRAHAN

TEL. 5090 CORTLANDT 160 BROADWAY

MANAGEMENT OF BUSINESS PROPERTY.

E. A. Cruikshank delivered an address on "Management of Business Property," before the Real Estate Class of the Young Men's Hebrew Association. He said in part: The first point in the "Management of Business Property" is to know it; to go over it carefully; to fix in your mind its most desirable points and to see what objections may be brought up against it; to ascertain the rentals of the property with which it compares and which surrounds or is fairly close to it, and then see how the rents that you are expected to get for it will compare in the market in which you have to go. Next, ascertain the uses to which it can be put and turn your work in that direction. In old times all that was necessary was to put up a bill and wait for the tenant to come, but that day has long gone by and now, in a great many instances, clerks are employed to search throughout the section for tenants to fill the buildings. It is all right to put up your bill and advertise it, but you need to add to that personal judgment. If your building is new, nothing in the way of repairs need be thought of, but if your building is old or in poor repair, advise your owner by all means to put it in order the first thing he does, for first appearances go a long way. There is nothing in having a long list of property if you are not thoroughly acquainted with each piece.

It is very desirable, if possible, to have the property solely in your control and the argument you can use is that natur-

ally a man will give more special attention to a piece of property if he knows the whole responsibility rests upon him and that he is sure to be rewarded if successful rather than to feel that he is one of a number of other agents and is likely to have all his efforts wasted. If, as in all modern buildings, there is steam heat, elevators, electric light, etc., it would be well to acquire as soon as possible some knowledge of these things so that if any question comes up in regard to the running of the building you will be able to answer intelligently and explain why, if necessary certain repairs or improvements have to be made. Another element in its management is that of honesty in dealing with both landlord and tenant. It is not necessary to tell all you know for the old Spanish proverb says: "He who tells all that he knows often tells more than he knows." But the only way you can manage business property, or any other property successfully, is to build up a reputation, as the saying is, that your word is as good as your bond. It is well to know how to approach both landlords and tenants, because upon your ability to close a matter depends the successful management of business property.

You should be paid a fair compensation for your labor and I think it is one of your duties to explain to your owner why it is economy for him. I was quoted as saying in my last lecture that it is customary for an agent to get a deduction of 10 per cent. on bills. This was not just the way I put it. I said a percentage on all bills was claimed and obtained by some agents.

NEWS CULLED FROM THE WEEK'S DOINGS

WASHINGTON HEIGHTS TAXPAYERS MEET.

SUBWAY TRAFFIC.

The October meeting of the Washington Heights Taxpayers' Association was largely occupied with the urgent question of the need for transit facilities, from the inadequacy of which Washington Heights is so sorely suffering at the present time.

The standing committee on transit reported that the Public Service Commission had again been petitioned to act upon the question of the extension of the local trains on the Broadway division of the subway, north of 137th st, which improvement the association has been urging upon the commission since 1907, without any other result than the very lame and ineffective order issued last May, for five local trains during the two rush hours of the evening.

The observations of traffic taken by the association recently, have shown that the growth of traffic on the Heights is progressing by leaps and bounds. The statistics of rush-hour traffic, up-town at night, and down-town in the morning, show that the number of passengers has increased over one hundred per cent. in two years at 145th st and at 181st st, and over sixty per cent. at intermediate stations.

The number of persons inconvenienced by being discharged at 137th st station and forced to take already overcrowded express trains, in order to reach their destinations north of 137th st, has increased from 926 persons in 1908, to 1,700 persons in 1910.

The growth of traffic between last March and the current month shows a growth at 137th st of nine per cent, on both up-town and down-town traffic.

With these figures in hand, the association is preparing for a final struggle to obtain this small amount of convenience, which has lain ready to the hand of the Public Service Commission for three years.

The demands of the association which have taken the form of asking for the utilization of existing facilities, seem to indicate some strong objective forces behind the Public Service Commission, which have restrained that body from doing reasonable justice to the most important part of the Borough of Manhattan as regards growth of population.

The injury inflicted on real estate interests at the present time, by the inaction of the Public Service Commission, is incalculable, and the members of the association regard their attitude in this and other matters affecting the district as utterly inexcusable.

There is not a resident in the entire section who has not a personal burning grievance against this ineffective body of public officials.

R. P. Bolton, Secy.

FIFTH AV. ASSOCIATION MEETING.

The meeting of the Fifth Avenue Association held at the Holland House on Tuesday was mainly devoted to a discussion of the feasibility of tree planting on 5th av. Samuel Parsons, landscape gardener of the Park Department, had grave doubts as to whether trees could live because of the many vaults and steam pipes. J. W. Young, assistant chief engineer of the Department of Water Supply, Gas and Electricity, said, there were 265 vaults between Washington Square and 59th st. The annual dinner of the association will be held at the Holland House Nov. 29. Robert Grier Cooke presided.

CORPORATIONS MAKING LOANS.

Among the mortgages filed this week by corporations the following appear:

City Mortgage Co. loaned T. J. McLaughlin's Sons \$600,000 at 6 per cent. on Broadway, northeast corner 98th st; the American Real Estate Co. borrowed \$100,000 from the Title Guarantee and Trust Co. on 163d st, northeast corner Simpson st, running to Southern Boulevard; Lawyers Title Insurance and Trust Co. loaned Paterno Bros. \$225,000 at 5 per cent. on Riverside Drive, east side, 107.6 north 116th st, 58.9x123x irregular; the lot, 24.9x75, at 341 7th av, northeast corner of 29th st, was transferred this week by Stephen S. Palmer, executor, for \$90,000; New York Life Insurance & Trust Co. loaned Frederic W. Rhinelandt et al, as executors, \$100,000 at 5 per cent. on Jay st, northwest corner Washington st; Mitchell and Albert Lehman borrowed from the Baron de Hirsh Fund \$111,000 at 5 per cent. on 43d st, Nos. 256 to 260 West. The plot, 199.10 x125, on the east side of 7th av, from 131st st to 132d st, was transferred this week to the Fischel Co., of 61 Park Row, for a stated consideration of \$225,000; it is assessed for \$179,000 by the city.

Benjamin R. Lummis has been appointed agent of The Wentworth Apartments No. 453 West 155th st.

The New York Telephone Company is reported to be the buyer of the old Kip's Bay Methodist church property at 221 to 227 East 37th st, reported sold recently. It comprises a frontage of 75 ft. on the north side of the street, between 2d and 3d avs. It runs back 113.6 ft. and has a rear line of 100 ft.

Robert E. Barry, who has been connected with E. A. Cruikshank & Co., and the Cruikshank Company since 1894, now has charge of the sales department of Wm. A. White & Sons.

Mr. Heron Bayley, of the Manhattan Real Estate Co., Marbridge Building, who has been home ill for the past week, is now back at his office, having fully recovered.

Butler & Herrman Company have opened a branch office at Broadway and 181st st, where they will conduct a general brokerage business and make a specialty of renting and managing high-class apartment houses in Washington Heights. The company's main office is at 76 William st.

S. Osgood Pell has resigned as President of S. Osgood Pell & Co., real estate brokers, at 542 5th av. Mr. Pell has withdrawn from the Board of Brokers and severed his active connection with the company. He has opened an office at 74 Broadway where he will conduct a private real estate brokerage business, although he still retains his stock interests in the company. Mr. William T. Wilcox has been elected to succeed Mr. Pell as President of the company, and S. H. P. Pell, brother of S. Osgood Pell, has been elected a member of the Board of Directors.

Joseph P. Day's Mortgage Department, which has become a very successful and important part of his organization, has been placed in charge of George C. Blackwell and W. H. Kembel. The volume of business done by it during the past year has been so very large that additional administrative help was necessary to meet it.

A contract was recorded this week in which the Surety Land Co. agree to sell 81st st, Nos. 37 and 39 West, a 4-sty and basement brick dwelling and a vacant lot, to the Legal Realty and Mortgage Co. for \$100,000. It is assessed at \$83,000.

NEW YORK CENTRAL DENIES NUISANCE CHARGE.

The New York Central Railroad has sent a reply to the Public Service Commission in answer to the complaint filed with the latter by George L. Willson wherein it is stated that the railroad in operating a steam railroad along the Hudson River adjacent to Riverside Park is a public nuisance.

The answer contains a general denial of all the allegations in the complaint, and charges Mr. Willson with trying to use the proceeding before the Commission to further an action which the latter now has against the railroad in the Supreme Court.

The complaint of Mr. Willson is not an exceptional case. As a matter of fact, those who reside along the Drive from 72d st to 145th st have manifested their grievances repeatedly against the railroad. There is no doubt that Mr. Willson's complaint has the proper foundation.

Mr. Joseph H. Jones, manager of the mortgage department of S. H. Raphael, at 43 West 125th st, says that, much to the satisfaction of property owners and business men of 125th st, that thoroughfare is gradually but surely regaining its prestige as Harlem's busiest centre. Within the last month several long leases have been made which will have a tendency to promote confidence among the business men of that district. While the property may not command the former high rentals, the prospect of leasing stores to substantial business men is welcomed as a sign of returning prosperity by the owners. The placing of a traffic squad officer at Lenox ave and 125th st is also a sign of activity in that section.

Ernest Hall Coolidge has been appointed agent for the 5-sty apartment house building, corner Westchester ave and Fox st; 981-983 Westchester ave; also the two 5-sty apartment houses, 1094 and 1098 Southern Boulevard, recently erected by the Schoefer Construction Co.

L. J. Phillips & Co. were the brokers in the sale of 46 West 86th st, reported in our last issue. Samuel Frankel was the buyer, and gave in exchange 117 East 71st st.

George Schwegler, the Yorkville real estate broker, has removed his office to No. 3507 Broadway, northwest corner of 143d st.

Joseph P. Day attended the conference of the Board of Managers of the National Association of Real Estate Associations held last week in Cleveland, Ohio.

BRONX PROPERTY OWNERS PROTECTIVE ASSOCIATION.

A meeting was held at Callahan's Hall, 511 East 174th st, Monday evening, Oct. 31, for the purpose of organizing and electing officers of the Bronx Property Owners' Protective Association. There was a large attendance which proves that the property owner is tired of the Free Rent System. Many suggestions were made but the prime factor is the sincerity of the property owner and little effort was needed to prove that one and all present were sincere. The officers are as follows: President, R. W. Davis; first vice-president, M. J. Diamond; second vice-president, M. Redmond; secretary, M. J. Radin; treasurer, Robert Graham; committee on laws, L. A. Rains, J. J. Jaffin, L. H. Cohen, Morris Marks, John Kelly. The next meeting will be held Nov. 10th at the same place. All property owners should attend.

A Pessimistic View.

Andrew W. Powell, who is one of the oldest brokers in Manhattan, and who has offices at 156 Broadway, takes a very pessimistic view of the realty situation in this borough. Mr. Powell is a keen observer of realty conditions, and he is inclined to the belief that a state of apathy exists in the real estate market.

When Mr. Powell was asked why things looked so dark, he replied that general economic conditions were responsible not only for the uncertainty in the realty field, but for a general feeling of uneasiness among the public.

"It cannot be said with truth," said Mr. Powell, "that the real estate situation looks overbright. While I hope that everything will turn out for the best, after looking over the ground, I find there is nothing at this time to warrant the anticipation of a great upward movement in the market."

Mr. Powell added that the fact that nearly all industries throughout the country were not doing as well as might be expected had a strong bearing on the status of the real estate interests. The fact that the business world, declared Mr. Powell, was feeling its way, speculating as to the future, produced a similar feeling among real estate men. Mr. Powell hinted that certain public men were in a measure responsible for these conditions.

Elisha Sniffen, secretary of the Board of Brokers, in discussing the present real estate situation with a representative of the Record and Guide, was emphatic in his denunciation of those optimists who are constantly stating that the present situation is a good one, and that conditions were perfectly favorable. He said that this sort of talk was more injurious to the real estate interests than a more conservative viewpoint. While not necessarily a pessimist, Mr. Sniffen yet believed that at the present time there were indications only, of better conditions, that money was tight in spite of statements to the contrary, and that while the ruling rate was 5 per cent. on mortgage loans, there were many instances where money could not be had for less than 5½ per cent. on good loans. Mr. Sniffen said that after election we would unquestionably see an upturn to business which, however, would not be a criterion in future conditions, as there is always a noticeable improvement after the election issue is settled.

That the last three weeks have given indication of an improvement in the real estate market, is the opinion of Mr. John L. Parish, of the firm of Parish, Fisher & Company. By this time Mr. Parish said, we ought to be at the height of a season, of active trading; on the contrary, the few deals which are now being closed are only those which have been hanging fire for many months; that there were no new cash purchasers, which element when it comes in the market, can be taken as a sure indication of good conditions. There is some progress being made in trades, but even in this class of business there is great difficulty in closing. Owners seem to be unwilling to make any concessions, and purchasers have not sufficient confidence to pay the prices asked. As far as the mortgage loan market is concerned, Mr. Parish voiced the opinion that there were few good applications, and said if there were, they were being shopped all over town to such an extent as to belittle their importance.

PROSPECT AV.—John A. Steinmetz sold for H. Wegner, 2321 Prospect av, a two-family brick house, to W. Pfafman. In exchange for 2321 Prospect av, Mr. Pfafman gives to H. Wegner, 887 Jackson av, a 2-sty brick dwelling, on lot 19.9x75.

ENCROACHMENTS IN FRONT OF BUILDINGS.

Borough President McAneny Expected to Take Action—Petition from Park Avenue Owners.

The question of encumbrances is one of the most vital problems that is now confronting the realty owners and builders of Manhattan and the Bronx. Not only that, for high Borough officials have come to the conclusion that the issue must be settled definitely within the near future, and it is probable that Borough President McAneny will state his position before many days.

That he is entirely in accord with the views expressed by Borough President Miller, of the Bronx, is a fact which is generally conceded, although he has not tangibly outlined his views. Real estate men realize that the time is at hand when the rights of builders to encroach on the city's streets should be determined peremptorily by law.

A striking instance of the opposition of property owners to a form of encumbrance was the petition sent to Borough President McAneny this week by property owners along Park avenue from 110th st to 116th st, protesting against the existence of a pushcart market along that thoroughfare between the streets named.

The petition, which is now in the hands of the Borough President, is signed by more than thirty property owners who voice their sentiments in no uncertain terms against the encumbrance created by the pushcart peddlers. The owners of property along the avenue in question assert that values of real estate have depreciated materially, and that in consequence there is a dearth of activity in this section.

Aside from the latter consideration, owners have mentioned scores of instances where rents have gone down from \$45 to \$25, from \$60 to \$35, and in one case from \$70 to \$40. These are only random examples of the tremendous fall in rents, for this state of affairs is true of every dwelling affected by the invasion of the pushcart merchants.

Borough President McAneny, however, decided not to take any action until he had investigated the matter thoroughly, inasmuch as he has the power to remove encumbrances, and he does not desire to act rashly or without a full comprehension of the situation.

It was learned that the invasion of the pushcart peddlers into Park avenue was brought about by peculiar conditions in the district. Those who have resided in the district for even a brief period vividly recall the time when the pushcart men abounded in the side streets from 110th street to 116th street, East and West, until conditions became intolerable.

The dwellers along these side thoroughfares were angered by the fact that the streets had been converted into markets. This resulted in numerous removals, and the property owners woke up to the fact that in order to hold their tenants and gain new ones it was absolutely essential to drive out the pushcarts.

This was gradually done, and the pushcart venders took refuge in Park avenue under the viaduct on which are laid the tracks of the New York Central railroad. The officials of the Police and Street Cleaning Departments came to the conclusion that after all this spot would prove an excellent rendezvous for the pushcart peddlers.

That is the reason why Borough President McAneny hesitated in taking any immediate action on the petition of the property owners. He thinks that there is some understanding between the officials of the Police and Fire Depart-

ments to allow these pushcarts to do business under the viaduct, and he purposes to communicate with these departments to ascertain the exact situation.

In order to create any spot or location as a public market it is necessary for resolutions to that effect being favorably acted on by the Board of Aldermen and the Board of Estimate. It is therefore obvious that the pushcart peddlers herded together in this territory have no legal right to be there, and it is generally believed that it is up to the Police Department to force them to get out.

That the property owners will use every implement of the law to compel the removal of the peddlers is quite apparent from the intensity of their petition. One of these owners who visited the Borough President's office recently to lend personal support to the petition declared that rents were being completely smashed through the invasion of the peddlers.

"It is now absolutely impossible to get the rents we were getting," said this owner, "and there is no doubt that if these conditions continue rents will go down still lower. Families which are now occupying houses are moving out, and if we get a new tenant he will refuse to pay the rent we ask; we are simply forced to take what they give us. I think it is up to somebody to do away with this nuisance."

It is very likely that the controversy will be settled before the end of next week. Should the Borough President communicate with the Police Department, those in a position to know assert that it will be up to the Police Commissioner to take steps to force the removal of the pushcarts by their owners.

That the spot which is now being used as a market will not be legally sanctioned is a matter of common belief. For the property owners will oppose it as vehemently as they are now endeavoring to have the pushcart peddlers removed.

Some Old Maps.

The Bronx Society of Arts and Sciences has recently received three interesting old maps for exhibition in its Museum in the Lorillard Mansion in Bronx Park. One, loaned by Matthew Anderson, is entitled "Map of the Village of Mott Haven in the Town of Morrisania, County of Westchester, 1864," and gives this "reference to the title deed":

1639, J. Broncks became the owner of the property.

1644, Arent Van Corlear became the owner of the property.

1651, J. Van Stoll became the owner of the property.

1662, C. Hendrick became the owner of the property.

1662, H. Smeeman became the owner of the property.

1664, Samuel Edsall became the owner of the property.

1668, Lewis Morris became the owner of the property.

1849, Jordan L. Mott became the owner of the property.

The second map, loaned by E. A. Whitfield, is entitled "Map of Wilton the choicest part of the Manor Lands of Gouverneur Morris, Esq.," and is undated, but was probably issued about 1850. On the map Lincoln av is 1st av, Willis av is Av A, and Brook av is Av B, they evidently having been laid out as continuations of these avenues in Manhattan.

The third map is entitled "Map of 500 Lots for Sale at South Morrisania near Harlem Bridge, being 1½ miles from Central Park." Probable date about 1850.

Any one willing to donate or loan to the Society, statuary paintings, historic relics or collections illustrative of the industries of The Bronx will confer a favor by addressing Albert E. Davis, Chairman of the Museum Committee, 258 East 138th st.

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, NOVEMBER 7.

RICHARD ST, from Bronx and Pelham Parkway to Morris st; 10.30 a. m.

MAPLE AV, sewer (Richmond); 3 p. m.

MAPLE AV, sewer (Richmond), (assessment); 4 p. m.

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

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

EAST 174TH ST, from West Farms road to Bronx River av; 1 p. m.

CRUGER AV, from Williamsbridge road to South Oak Drive; 11 a. m.

WEST 234TH ST, from Albany road to Kingsbridge av (assessment); 12 m.

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

EAST 161ST ST, from Brook av to 3d av (assessment); 3 p. m.

WILLIS AV BRIDGE; 11 a. m.

CASTLE HILL AV, from West Farms road to Public pl; 11 a. m.

UNNAMED STREET, from Amsterdam av to Audubon av; 3 p. m.

GLOVER ST, from Castle Hill av to Westchester av; 12 m.

SEDGWICK AV, from Fordham road to Bailey av; 1 p. m.

EAST 177TH ST (Wyatt st); 3 p. m.

WEST FARMS ROAD, from the Bronx River to Westchester Creek; 3 p. m.

WEST 178TH AND 179TH STS, from Haven av to Buena Vista av; 11.30 a. m.

GARRISON AV, from Leggett av to Longwood av (assessment); 2.30 p. m.

WEDNESDAY, NOVEMBER 9.

DEPEW PL, closing; 1 p. m.

CLASONS POINT ROAD, from Westchester av to East River; 11 a. m.

THROGGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive, 3 p. m.

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

UNNAMED STREET (West 187th st); 11 a. m.

METCALF AV, from Bronx River to 177th st; 12 m.

GUERLAIN ST, from Beach av to Unionport road; 3 p. m.

THURSDAY, NOVEMBER 10.

MORRIS AV (closing), from the railroad to the Concourse; 3 p. m.

NORTHERN AV, north of 181st st; 11 a. m.

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

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

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

TARGEE ST (Richmond), from Broad st to Fingerboard road; 3 p. m.

STUYVESANT PL, from U. S. Government property to Weiner pl; 1 p. m.

BRONX BOULEVARD, from Old Boston Post road to 242d st; 2.30 p. m.

FRIDAY, NOVEMBER 11.

ELIZABETH ST, sewer (Richmond); 2 p. m.

WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av; 2 p. m.

PARKER ST, from Protector av to Wellington av; 4 p. m.

ST. GEORGE'S CRESCENT, from 206th st to Van Cortlandt av; 2 p. m.

LACOMB AV, from Bronx River to Westchester Creek; 9.30 a. m.

MAIN ST, City Island; 3 p. m.

PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

MONDAY, NOVEMBER 7.

NEW YORK DOCK RAILWAY—"Application for certificate of public convenience and necessity for railroad in Brooklyn." Commissioner Bassett, 2.30 p. m.

NEW YORK DOCK RAILWAY—"Application for permission to exercise franchises and rights." Commissioner Bassett, 2.30 p. m.

NEW YORK DOCK RAILWAY—"Application for certificate of due publication of amended certificate of incorporation and of public convenience and necessity of railroad in Brooklyn." Commissioner Bassett, 2.30 p. m.

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been prepared, this providing for an outlet at Broadway and a connection with the subway station on the southerly side of the shaft instead of on the northerly side, as originally shown. The width of the land which will have to be occupied for construction purposes has been decreased from 22 feet to 16 feet. The tunnel is to have an inside width of 12 feet and a height of 14 feet. The Borough President advises that a number of the property owners propose to grant the required easements for the tunnel, where it is at a considerable depth below the surface, without expense.

The Board recommended favorable action of the following and suggested a district of assessment.

WEST 179TH ST.—Hearing on the proposed area of assessment in the matter of acquiring title to West 179th st, from Cedar av to Exterior st, excluding right of way of the New York Central and Hudson River Railroad and of the New York and Putnam Railroad; to Exterior st, from West 179th st to an unnamed street northerly therefrom; and to the unnamed street north of West 179th st, from Exterior st to the bulkhead line of the Harlem River, Borough of the Bronx referred to Borough President for slight changes.

FOWLER AV.—Hearing on the proposed area of assessment in the matter of acquiring title to Fowler av, from Walker av to the New York, New Haven and Hartford Railroad opposite Morris Park station, Borough of the Bronx referred to Borough President for slight changes.

Change of Grade.

The Board recommended favorably the following proposed changes in the city map:

RIVERSIDE DRIVE.—Closing and discontinuing the extension of Riverside Drive, from West 155th st to the Hudson Memorial Bridge, as laid out in 1908; and restoring the original lines, Borough of Manhattan.

ST. NICHOLAS AV.—Change in the grade of St. Nicholas av, between Fort George av and Nagle av, Borough of Manhattan. Resolution of the Local Board of the Washington Heights District.

EAST 177TH ST.—Change in the grade of East 177th st, from Zerega av to a point about 360 feet east of Mendell st, Borough of the Bronx. Communication from the Borough President.

WEST 172D ST.—Laying out an extension of West 172d st, from Plimpton av to Aqueduct av, and changing the grade of West 172d st, from Nelson av to Plimpton av, and of Plimpton av, from Boscobel av to Featherbed lane, Borough of the Bronx. Resolution of the Local Board of the Van Cortland District.

Street and Park Openings.

HOE AV.—Acquiring title to Hoe av from Aldus st to Whitlock av, Borough of the Bronx. Favorable action was recommended and a district of assessment suggested for a public hearing. The entire cost is to be assessed upon the property benefited. Resolution for adoption fixing Dec. 2, 1910, as the date for a public hearing.

BOARD OF ESTIMATE.

Changes in City Map.

The Board of Estimate at its meeting yesterday recommended the changing of the city map by changing the line of a tunnel street extending from Broadway to the subway station at West 129th st and St. Nicholas av.

Engineer reported that this street was originally placed on the city map on June 17 last, with its westerly terminal at Fairview av, at which intersection a number of lots were crossed in such a way as to seriously damage them. To meet the objections which have been raised to this feature of the plan, another map has

Rule and Damage Map and Profiles.

HOUGHTON AV.—Communication from the Acting Borough President transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to Houghton av, from Bolton av to the bulkhead line of Westchester Creek; and to Turnbull av, Hermany av, Story av and Quimby av, from White Plains road to the bulkhead line of Westchester Creek, Borough of the Bronx. Resolution adopted approving maps.

BEACH AV.—Communication from the Commissioner of Public Works, Borough of the Bronx, transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to Beach av, from Gleason av to Bronx River av. Resolution adopted approving map.

Drainage Plans.

EAST 204TH ST.—Modification in the drainage plan of District No. 33-Y-4, Borough of the Bronx. Communication from the Commissioner of Public Works. Engineer reports (8380) that under the proposed modification a receiving basin is to be provided on the northerly side of East 204th st, opposite Valentine av, and that it is required for the purpose of properly caring for surface drainage. Favorable action recommended. Resolution for adoption, approving the plan.

Local Improvements.

The following resolutions were adopted recommending preliminary work:

WEST 129TH ST.—Extension of sewer at West 129th st. Resolution of Local Board of Riverside District. The cost of the improvement is estimated to be about \$4,500, and the assessed valuation of the district benefited is over \$177,000,000. The latter area comprises 5,200 lots, and from information presented it would appear that the cost of buying and collecting the assessment would be greater than cost of construction. Referred back to Borough President and suggested that special revenue bonds be issued to meet the cost.

EAST 114TH ST.—Reconstructing the sewer in East 114th st, from 1st to 3d avs. Resolution of the Local Board of Harlem District. Estimated cost, \$15,000. Assessed valuation, \$2,533,000.

EMERSON ST.—Paving with asphalt block, curbing and recurbing, flagging and reflagging Emerson st, from 10th av to Broadway, excepting that portion to which title has not yet been acquired, Borough of Manhattan. Resolution of the Local Board of Washington Heights District. Estimated cost, \$26,000. Assessed valuation, \$629,500.

WEST 216TH ST.—Paving, curbing and recurbing West 216th st, from Broadway to a point 432 feet east of 9th av, Borough of Manhattan. Resolution of the Local Board of Washington Heights District. Estimated cost, \$13,600. Assessed valuation, \$265,000.

CONCORD AV.—Sewer in Concord av, from East 147th st to East 149th st, Borough of the Bronx. Resolution of the Local Board of the Morrisiana District. Estimated cost, \$5,000. Assessed valuation, \$124,650.

EAST 180TH ST.—Sewer in East 180th st, from Anthony av to the Grand Boulevard and Concourse, Borough of the Bronx. Resolution of the Local Board of the Van Cortlandt District. Estimated cost, \$2,700. Assessed valuation, \$30,000.

CRUGER AV.—Temporary sewer in Cruger av, from a point 128 feet north of Bartholdi st to a point 225 feet north of Bartholdi st, Borough of the Bronx. Resolution of the Local Board of the Chester District. Estimated cost, \$600. Assessed valuation, \$8,175.

WALTON AV.—Sewer in Walton av, from East 167th st to East 168th st. Resolution of Local Board of Van Cortlandt District. Estimated cost, \$3,300. Assessed valuation, —.

SEDGWICK AV.—Receiving basins at the northeasterly and southwesterly corners of Sedgwick av and West 177th st, and at the southwesterly corner of Sedgwick and Undercliff avs. Resolution of the Local Board of Van Cortlandt District. Estimated cost, \$1,100. Assessed valuation, \$107,800.

RANDALL AV.—Receiving basin at the northwesterly corner of Randall av and Tiffany st. Resolution of Local Board of Morrisania District. Estimated cost, \$300. Assessed valuation, \$8,750.

EAST 204TH ST.—Receiving basin on the northerly side of East 204th st, opposite Valentine av, Borough of the Bronx. Resolution of the Local Board of the Van Cortlandt District. Estimated cost, \$300. Assessed valuation, \$41,500.

EAST 184TH ST.—Regulating, regulating, grading and regrading East 184th st, from the Grand Boulevard and Concourse to Valentine av, Borough of the Bronx. Resolution of the Local Board of the Van Cortlandt District. Estimated cost, \$3,400. Assessed valuation, \$118,750.

CANAL PL.—Paving with granite block and curbing and recurbing Canal pl, from East 138th st to East 144th st, Borough of the Bronx. Resolution of the Local Board of the Morrisania District. Estimated cost, \$13,500. Assessed valuation, \$523,300.

The following final authorizations for local improvements were made:

WEST 176TH ST.—Paving with asphalt block and curbing and recurbing West 176th st, from Amsterdam av to Audubon av, Manhattan. Preliminary work authorized Oct. 7, 1910. Expenditures, \$32.32. Proposed contract time, 30 days. Estimated cost, \$5,800.

BOSTON ROAD.—Regulating and grading Boston road, from White Plains road to the northerly city line, the Bronx. Preliminary work was authorized June 3, 1910. Expenditures, \$740.16. Proposed contract time, 350 days. Estimated cost, \$280,000.

CROMWELL AV.—Regulating and grading Cromwell av, from Jerome av to Macombs road, the Bronx. Preliminary work authorized July 29, 1910. Expenditures, \$102.01. Proposed contract time, 175 days. Estimated cost, \$24,600.

BRONXWOOD AV.—Regulating and grading Bronxwood av, from Gun Hill road to Burke av, the Bronx. Preliminary work authorized August 26, 1910. Expenditures, \$59.14. Proposed contract time, 200 days. Estimated cost, \$41,200.

SIMPSON ST.—Sewer in Simpson st, from East 167th st to a point about 251 feet southerly therefrom, the Bronx. Preliminary work authorized October 7, 1910. Expenditures, \$21.98. Proposed contract time, 90 days. Estimated cost, \$3,600.

BRYANT AV.—Paving with asphalt block and curbing where necessary Bryant av, from Westchester av to East 172d st, the Bronx. Preliminary work authorized September 23, 1910. Expenditures, \$34.88. Proposed contract time, 60 days. Estimated cost, \$28,200.

GRANT AV.—Paving with asphalt block and curbing and recurbing where necessary Grant av, from East 165th st to East 166th st, the Bronx. Preliminary work authorized August 26, 1910. Expenditures, \$45.24. Proposed contract time, 20 days. Estimated cost, \$5,800.

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 25, 1910, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

Change of Grade.

DEKALB AV., from East 208th st to Gun Hill rd.

GARRISON AV., from Whittier st to a point 50 feet east from the easterly line of Edgewater rd.

185TH ST., between Prospect av and Southern Boulevard.

ROSEWOOD AV (Locust av), between White Plains rd and Cruger av.

210TH ST., east from DeKalb av to Wayne av.

ASTOR AV., from Olinville av to White Plains rd (av).

BELMONT ST., from Webster av to Clay av.

BURNETT PL., from Garrison av to Tiffany st.

CANNON PL., from Giles pl to West 238th st.

LONGFELLOW AV., from Lafayette av to New York, New Haven and Hartford Railroad.

130TH ST.—Paving, curbing, from St. Nicholas terrace to Convent av.

ST. NICHOLAS TERRACE.—Paving, curbing, from 130th st to 140th st.

WILKINS AV.—Paving and curbing, from Intervale av to Boston rd.

PARK AV WEST.—Paving, from East 175th st to East 178th st, and curbing where necessary.

170TH ST.—Regulating, grading, etc., from Aqueduct av to Wythe pl, except that section between Jerome and Cromwell avs, together with a list of awards for damages caused by a change of grade.

TELLER AV.—Sewer, between East 167th st and summit north of 168th st.

EDEN AV.—Sewer, between East 174th and East 173d sts.

EDEN AV.—Between Belmont st and East 174th st; 173d st, between Eden av and Grand Boulevard and Concourse.

SOUTHERN BOULEVARD.—Receiving basins on the northeast and southeast corners of Southern Boulevard and proposed East 163d st (Dongan st), and at the southwest corner of Hunts Point av and Garrison av.

SOUTHERN BOULEVARD, east side, between Whitlock av and Aldus st; west side of Hunts Point av, between Lafayette and Garrison avs.

BILLS OF COSTS.

BRONX ST.—Opening, from Tremont av, or 179th st, to 180th st.

218TH ST.—Opening, from Seaman av to 9th av. Bills of costs in the above-entitled street opening proceedings will be presented to the Supreme Court for taxation, Nov. 16, for Ludlow av, and Nov. 14 for others.

REPORT COMPLETED.

CANAL PL.—Opening from 138th to 144th sts.—The Commissioners of Estimate and Assessment in the above proceeding will present their last report to the Supreme Court for confirmation, Nov. 10. Report has been deposited with the Clerk of New York County.

ASSESSMENTS.**DUE AND PAYABLE.**

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

CRISIS IN SUBWAY SITUATION.

Bronx Brokers Favor Immediate Building of the Broadway-Lexington Avenue Route by the City.

Editor Record and Guide:

In view of the many editorials you have written on the subject, I deem it but fair to your readers to present to them the other side of the case, which you are always glad to do.

A crisis in the subway question is near at hand, and it is the duty of all citizens who have the interests of their fellow citizens at heart, to take some action in expressing their approval of the City building the Tri-Borough subway.

After what seemed to many to be an endless fight, the subway question is on the eve of being finally settled. The Public Service Commission has obtained a large number of bids from responsible contractors to build the subway with City money. In a few days contracts signed by the Public Service Commission, representing the City and by the contractors will be submitted to the Board of Estimate and Apportionment for its approval. If the Board of Estimate approves these contracts, the work of building the Tri-Borough can commence in a very short time. The Interborough officials made desperate by the thought of the Tri-Borough being built by the City has used all its powerful influence to prevent the City from building this road. It has been for some time, and is now, straining every effort to influence the Board of Estimate and Apportionment to reject the contracts about to be submitted to them by the Public Service Commission. Failing in that, they are trying to bring about a disagreement in the Board. If they succeed in having the Board of Estimate and Apportionment reject these contracts, then the chances of the City building the subways will be remote, and the Interborough will have complete control of the situation. It remains for the people to decide whether they will permit the Interborough or the City to control the subways.

It is stated, that the City has only some \$60,000,000 which it can spend upon subways, and as it could only build the Manhattan tube for that sum, the Bronx and Brooklyn would have to wait until the Manhattan section of the Tri-Borough route will have demonstrated its ability to be self-supporting. This may appear to be unpromising, but it must be remembered that the increase in the assessed valuation of real estate in New York city increases its borrowing capacity from \$40,000,000 to \$50,000,000 each year, and that a large part of this would be available for subways. It will probably take three years to build the Manhattan tube and in the meantime the City can borrow on its increased credit sufficient to build the extensions in Brooklyn and in the Bronx. It would take fully as long for the Interborough to build its Manhattan extension, so saving of time cannot be pleaded in its behalf. After the Manhattan tube demonstrates its ability to pay for itself \$60,000,000 more bonds will be released from the computation of the debt limit, which can be used to still further extend the subways. As soon as the Bronx and Brooklyn extensions would be on a paying basis and many experts say they will pay from the start, these bonds will be exempted and sufficient money to build a complete and comprehensive subway system all over the City of Greater New York, to meet and anticipate the requirements of rapidly increasing population.

But even if we assume that the Manhattan tube will not be self-supporting so that the bonds cannot be released

and also that the city's real estate values will not increase, both being highly improbable suppositions, the City can under the Elsberg Law, build subways by assessing the benefited area, as it is now doing in Brooklyn.

It is said, if no thoroughly responsible tenant can be secured in advance it would be injudicious to proceed with the construction of the Tri-Borough route. Why would it be injudicious. Does the principle governing the leasing of a subway differ from that of leasing a building? The owner of a plot of land situated in a densely populated section goes right ahead putting up his building without, first procuring a lessee and in nine cases out of ten he will have it leased before completion to the most responsible tenant paying the highest rent. And so it will be with the new subway. There are enough passengers now to make another subway self-supporting. The present subway bonds are paying more than 18 per cent., yet before it was leased to the present lessees the assertion was repeatedly made, that it would not pay, which was the reason that the lessees obtained from the City the most valuable franchise in the world on terms that are a distinct disadvantage to the City. There need be no fear that no one will be found to operate the Tri-Borough route, but if this should happen, the City, under the Elsberg Law, can operate the Tri-Borough system.

There have been loose statements made to the effect that the construction of the Tri-Borough route will cost more than that of the present subway, but the bids just opened do not indicate that this will be the case. Taking the earnings of 18 per cent. of the present subway bonds as a basis upon which to base further calculations, the new route will more than pay the interest on the extra cost, and with the increase in population, it will pay a great deal more.

To talk about building "a cheaper" independent subway would mean to go over same ground again which will retard the beginning of subway building for at least two years more. The present subway plans took several years to complete, and cost the City over a million dollars. Will we discard all these plans and begin all over again? I do not believe the people of New York would brook the delay for a moment.

It seems all this talk against the City building the Tri-Borough route has been inspired by the Interborough itself. They have befogged the issue to such an extent that the average man has been unable to clearly understand the subway question. Many well meaning people have been so taken up with the Interborough's specious arguments that they have taken up the cause of the Interborough from its own viewpoint. The facts are, that the Interborough does not want competition, they have fought against this for many years, they have tried to prevent the legislature from giving the City relief. They have attempted to tie the City's hands so that it would be compelled to accept its unfair terms. It brought the McClellan administration under its influence so that for seven long years practically nothing was done towards promoting rapid transit. It has accelerated public opinion through civic and public bodies in order to make it appear that there was an "uprising" of the people in favor of their plan. The Quigg investigation demonstrated this fact clearly and conclusively. They have been sowing the seeds of doubt and mistrust

(Continued on page 778.)

NELSON AV.—Regulating and flagging and laying crosswalks from Featherbed lane to Macombs rd; and 175th st, from Nelson av to Macombs rd; and Brandt pl, from Aqueduct av to Nelson av. Area of assessment: Both sides of streets named within limits stated. Dec. 31.

GATES PL.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and placing fences, from Mosholu Parkway north to Gun Hill rd. Area of assessment: Both sides of streets named within limits stated and to extent of half the block at intersecting streets. Dec. 31. Mosholu Parkway north to Gun Hill rd, and to the extent of half the block at the intersecting streets. Dec. 31.

EDGEWATER RD.—Opening, from Garrison av, to Seneca av. Area of assessment: On the north by the prolongation westwardly of the southerly line of Ludlow av, as now laid out east of the Bronx river; on the east by the westerly side of the Bronx river; on the south by a line midway between the southerly side of Seneca av, and the northerly side of Lafayette av; on the west by a line midway between the westerly side of Longfellow st and the easterly side of Bryant st; and on the northwest by the present northeasterly property line of the New York, New Haven and Hartford Railroad Company. Dec. 31.

HAWKSTONE ST.—Opening, from Walton av to Grand Boulevard and Concourse. Area of assessment: Beginning at the point of intersection of the northerly line of East 172d st, with the middle line of the block between Townsend av and Walton av; running thence northerly along said middle line of the block to its intersection with the southerly line of Belmont st; thence easterly along the southerly line of Belmont st, to its intersection with the middle line of the block between the Grand Boulevard and Concourse and Sheridan av; thence southerly along said last-mentioned middle line of the block to its intersection with the northerly line of East 172d st; thence westerly along the northerly line of East 172d st to the point or place of beginning. Dec. 31.

COLLEGE AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and placing fences, from 164th to 165th st. Area of assessment: Both sides of College av, from 164th to 165th st, and to the extent of half the block at the intersecting streets. Dec. 27.

ST. MARYS ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and placing fences, from Robbins av to Southern boulevard. Area of assessment: Both sides of St. Marys st, from Robbins av, to Southern boulevard, and to the extent of half the block at the intersecting streets. Dec. 27.

EAST 191ST ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and placing fences, from Bathgate av to Hughes av. Area of assessment: Both sides of East 191st st, from Bathgate av to Hughes av, and to the extent of half the block at the intersecting avenue. Dec. 27.

The Queensboro Corporation, formerly located at Broadway and 33d street, Manhattan, is now located in the new building erected for its own use in Long Island City at Queensboro Bridge Plaza North. This building is ideally located and handsomely appointed, and has every facility for the transaction of business and for the comfort and convenience of visitors and clients. The company maintains a sales office in Manhattan at 356 5th avenue, corner of 35th street.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

Table with columns for 1910 and 1909, rows for Total No. for Manhattan, No. with consideration, Amount involved, Number nominal.

Table with columns for 1910 and 1909, rows for Total No. Manhattan, Jan. 1 to date, No. with consideration, Amount involved, Total Amt. Manhattan, Jan. 1 to date.

Table with columns for 1910 and 1909, rows for Total No. for the Bronx, No. with consideration, Amount involved, Number nominal.

Table with columns for 1910 and 1909, rows for Total No., The Bronx, Jan. 1 to date, Total Amt., The Bronx, Jan. 1 to date.

Table with columns for 1910 and 1909, rows for Total No. Manhattan and The Bronx, Total Amt. Manhattan and The Bronx, Total No. for Manhattan, Total Amt. for Manhattan, Total No. Nominal, Total No. for The Bronx, Total Amt. for The Bronx, Total No. Nominal.

Assessed Value Manhattan.

Table with columns for 1910 and 1909, rows for Total No. with consideration, Amount involved, Assessed value, Total No. nominal, Assessed value, Total No. with consid., from Jan. 1 to date, Amount involved, Assessed value, Total No. nominal, Assessed value.

MORTGAGES.

Table with columns for 1910 and 1909, rows for Total number, Amount involved, No. at 8%, Amount involved, No. at 7%, Amount involved, No. at 6 1/2%, Amount involved, No. at 6%, Amount involved, No. at 5 1/2%, Amount involved, No. at 5%, Amount involved, No. at 4 1/2%, Amount involved, No. at 4%, Amount involved, No. at 3 1/2%, Amount involved, No. at 3%, Amount involved, No. with interest not given, Amount involved, No. above to Bank, Trust and Insurance Companies, Amount involved.

Table with columns for 1910 and 1909, rows for Total No., Manhattan, Jan. 1 to date, Total Amt., Manhattan, Jan. 1 to date, Total No., The Bronx, Jan. 1 to date, Total Amt., The Bronx, Jan. 1 to date, Total No. Manhattan and The Bronx, Jan. 1 to date, Total Amt. Manhattan and The Bronx, Jan. 1 to date.

Table with columns for 1910 and 1909, rows for Total No. for Manhattan, Total Amt. for Manhattan, Total No. for The Bronx, Total Amt. for The Bronx.

EXTENDED MORTGAGES.

Table with columns for 1910 and 1909, rows for Total number, Amount involved, No. at 6%, Amount involved, No. at 5 1/2%, Amount involved, No. at 5%, Amount involved, No. at 4 1/2%, Amount involved, No. at 4%, Amount involved, No. with interest not given, Amount involved, No. above to Bank, Trust and Insurance Companies, Amount involved.

Table with columns for 1910 and 1909, rows for Total No. Manhattan, Jan. 1 to date, Total Amt., Manhattan, Jan. 1 to date, Total No., The Bronx, Jan. 1 to date, Total Amt., The Bronx, Jan. 1 to date, Total No. Manhattan and The Bronx, Jan. 1 to date, Total Amt. Manhattan and The Bronx, Jan. 1 to date.

Table with columns for 1910 and 1909, rows for Total No. for Manhattan, Total Amt. for Manhattan, Total No. for The Bronx, Total Amt. for The Bronx.

PROJECTED BUILDINGS.

Table with columns for 1910 and 1909, rows for Total No. New Buildings, Manhattan, The Bronx.

Table with columns for 1910 and 1909, rows for Grand total, Total Amt. New Buildings, Manhattan, The Bronx.

Table with columns for 1910 and 1909, rows for Total Amt. Alterations, Manhattan, The Bronx.

Table with columns for 1910 and 1909, rows for Grand total, Total No. of New Buildings, Manhattan, The Bronx.

Table with columns for 1910 and 1909, rows for Manhattan-Bronx, Jan. 1 to date, Total Amt. New Buildings, Manhattan, The Bronx.

Table with columns for 1910 and 1909, rows for Manhattan-Bronx, Jan. 1 to date, Total Amt. Alterations, Manhattan-Bronx, Jan. 1 to date.

Table with columns for 1910 and 1909, rows for Total No. New Bldgs., Manhattan, Total Amt. New Bldgs., Manhattan, Total No. New Bldgs., The Bronx, Total Amt. New Bldgs., The Bronx.

Table with columns for 1910 and 1909, rows for Total Amt. New Bldgs., The Bronx, for Oct.

BROOKLYN.

CONVEYANCES.

Table with columns for 1910 and 1909, rows for Total Number, No. with consideration, Amount involved, Number nominal, Total number of Conveyances, Jan. 1 to date, Total amount of Conveyances, Jan. 1 to date, Total No. of Conveyances for Oct., Total Amt. of Conveyances for Oct., Total No. of Nominal Conveyances for Oct.

MORTGAGES.

Table with columns for 1910 and 1909, rows for Total number, Amount involved, No. at 8%, Amount involved, No. at 5 1/2%, Amount involved, No. at 5%, Amount involved, No. at 4 1/2%, Amount involved, No. at 4%, Amount involved, No. with interest not given, Amount involved, Total number of Mortgages, Jan. 1 to date, Total amount of Mortgages, Jan. 1 to date, Total No. of Mortgages for Oct., Total Amt. of Mortgages for Oct.

PROJECTED BUILDINGS.

Table with columns for 1910 and 1909, rows for No. of New Buildings, Estimated cost, Total Amount of Alterations, Total No. of New Buildings, Jan. 1 to date, Total Amt. of New Buildings, Jan. 1 to date, Total Amount of Alterations, Jan. 1 to date, Total No. of New Bldgs. for Oct., Total Amt. of New Bldgs. for Oct.

QUEENS.

PROJECTED BUILDINGS.

Table with columns for 1910 and 1909, rows for No. of New Buildings, Estimated cost, Total Amount of Alterations, Total No. of New Buildings, Jan. 1 to date, Total Amt. of New Buildings, Jan. 1 to date, Total Amount of Alterations, Jan. 1 to date, Total No. of New Buildings for Oct., Total Amount of New Buildings for Oct.

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.

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Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

HERBERT A. SHERMAN.
Nov. 10.

Westchester av. | s w cor 156th st;
156th st | 139.5x90.9x—x97.11.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange,
14 and 16 Vesey st, except as elsewhere stated.
Nov. 5.

No Legal Sales advertised for this day.
Nov. 7.

Manhattan av, No 442, e s, 67.7 s 119th st, 33.4
x95, 5-sty bk tnt. Johanna Schwartz agt
Irving I Frankel et al; David B Luckey, att'y,
100 Bway; Jas Oliver, ref. (Amt due, \$8,
231.68; taxes, &c, \$694.76; sub to a first mt
of \$29,000.) Mt recorded June 25, 1906.
By Herbert A Sherman.

133d st, No 233, n s, 395 e 8th av, 19.6x99.11,
4-sty bk tnt. Edw J Lawson agt Isaac Hel-
fer et al; Jas S Lawson, att'y, 192 Bway;
Harry A Goidel, ref. (Amt due, \$4,413.85;
taxes, &c, \$308.45; sub to a first mort of \$10,-
000.) Mt recorded Jan 9, 1907. By Daniel
Greenwald.

Nov. 9.

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.

188th st, n s, 33.10 e Webb av, runs n 99.1 x
e 66.8 x n 30 x e 20 x n e 159.4 x s e 20.2
x s w & w 372.3 to beg, vacant. Chas A
Christman agt Richard M Montgomery & Co;
Job E Hedges, att'y, 165 Bway; Isham Hen-
derson, ref. (Amt due, \$19,058.50; taxes, &c,
\$1,993.59.) Mt recorded June 18, 1909. By
Bryan L Kennelly.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or
adjourned during week ending Nov. 4, 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.

Ash st, e s, 300 n Syracuse av, 100x100, Eastchester. (Amt due, \$653.97;
taxes, &c, \$150.) Walter B Dixon\$1,025
*1st av, Nos 1823 & 1825, w s, 63.2 n 94th st, 37.6x100, 6-sty bk tnt &
strs. (Amt due, \$35,177.29; taxes, &c, \$935.41.) Edmond R. Smith
et al as trustees35,000
*133d st, No 144, s s, 300 e 7th av, 24.9x99.11x24.10x99.11, 6-sty bk tnt
& str. (Amt due, \$27,725.07; taxes, &c, \$1,700.) German Society of
the City of N Y as trustee27,000
Hall av, w s, 100 s 203d st, 50x100, Williamsbridge. (Amt due, \$4,-
441.04; taxes, &c, \$1,434.77.) Adj sine die
*Wyatt st, No 1172 | s w cor Road to West Farms Station, 46x
Road to West Farms Station | 100x—, Westchester. (Amt due, \$5,-
936.73; taxes, &c, \$573.58.) Duane S Everson6,750

BRYAN L. KENNELLY.

*129th st, No 52, s s, 189.6 e Lenox av, 20.6x99.11, 5-sty str tnt. (Amt
due, \$17,502.81; taxes, &c, \$806.88.) Edmond L Knoedler admr.17,000

JAMES L. WELLS.

Washington av, No 1308, e s, 123.1 n 169th st, 25.7x106x25.7x105.6,
1-sty fr club-house. (Sub to prior mt of \$2,250; (partition.) Rudolph
Deibel4,806
*Washington av, No 1728, e s, 25 s 174th st, 25x89.7, 3-sty fr tnt. (Amt
due, \$3,272.67; taxes, &c, \$390; sub to a first mt of \$6,000.) Dora
Fayen9,000

SAMUEL MARX.

*165th st, No 663, n s, 73.5 w Trinity av, 37.6x100, 5-sty bk tnt. (Amt
due, \$5,933.54; taxes, &c, \$656.74; sub to a first mt of \$29,000.) Chas
S Albert32,062
*Amsterdam av, Nos 1529 to 1535 | s e cor 136th st, 99.11x50, 5-sty bk tnt
136th st | & str. (Amt due, \$7,533.18; taxes, &c,
\$1,788; sub to two prior mts aggregating \$95,000.) Leo W Vogel.97,262

DANIEL GREENWALD.

*Rider av, Nos 366 to 370 | n e cor 141st st, 84.9x48.10x75x44.2, 4-sty bk dwg
141st st | & 2-sty fr tnt & str. (Amt due, \$7,503.80;
taxes, &c, \$576.56.) Leopold Guttag5,000
*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.) Walter Post50
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.) Adj to Nov
21
10th st, No 272, s s, 300 e 1st av, 25x99.7, 4-sty bk tnt. (Sheriff's
sale of all right, title, &c.) Adj to Nov 21
L. J. PHILLIPS & CO.

*Valentine av, No 2188 | e s, 192.9 n 181st st, 20x117.6 to Tiebout avx
Tiebout av | 20x117.9, 3-sty bk dwg. (Amt due, \$3,075.67;
taxes, &c, \$173; sub to a mt of \$7,500.) Jno A Schappert9,671

HERBERT A. SHERMAN.

*Valentine av, No 2180 | e s, 112.7 n 181st st, 20x118.9 to Tiebout av,
Tiebout av | 3-sty bk dwg. (Amt due, \$3,084.78; taxes,
&c, \$176; sub to a mt of \$8,000.) Jno A Schappert10,183
Total\$254,809
Corresponding week, 1909305,438
Jan. 1st, 1910, to date47,339,456
Corresponding period, 190951,473,302

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 Depart-
ment of Public Works.

CONVEYANCES

BOROUGH OF MANHATTAN.

October 28, 29, 31, November 1, 2 and 3.

Chrystie st, No 165, w s, 200 s Rivington st, 25x106, 5-sty bk tnt
& str & 4-sty bk tnt in rear. FORECLOS, Oct 25, 1910. Mau-
rice Thorner ref to Walter Reed, 463 E 136th st. Oct 27. Oct
28, 1910. 2:425—32. A \$22,000—\$35,000.

Canal st, No 264, s s, 77.11 e Cortlandt alley, 24.10x91x25x93.9,
6-sty brk loft & str bldg.
Canal st, No 266, s s, 53.2 e Cortlandt alley, 24.9x93.9x24.11x
96.5, 6-sty bk loft & str bldg.
Walker st, No 84, n s, 72 e Cortlandt alley, 24.1x91.1x24.3x93.10
4-sty bk loft & str bldg.
Emily D Du Bois to Mary R J Du Bois, 30 Washington st,
Hartford, Conn. 1-20 part. All title. Oct 10. Nov 3, 1910.
1:196—15 & 27. A \$91,000—\$124,000. O C & 100
Columbia st, No 125, w s, 76 s Houston st, 24x100, 4-sty bk tnt
& str & 4-sty bk tnt in rear. Esther L Goldfarb to Max Peters,
1449 5th av. Mts \$18,750. Nov 1. Nov 2, 1910. 2:335—21. A
\$17,000—\$22,000. nom

Essex st, Nos 183 & 185 | s w cor Houston st, runs w 50 x s Houston st, Nos 223 & 225 | 100 x e 25 x n 50 x e 25 to Essex st, x n 50 to beginning, one 3 and one 5-sty bk tnts & str. & one 4-sty bk tnt in rear, No 223, Henry F Schilling to Sarah Goldberg 9 Av A. 1/2 part. Mt \$60,500. Oct 29. Nov 1, 1910. 2:412-60 & 61. A \$40,000-\$54,000. 100

Greenwich st, No 394 | n w cor Beach st, 25x79.10x25x79.8, 4-sty Beach st, No 63 | bk loft & str bldg. FORECLOS, Sept 15, 1910. Fredk C Hunter ref to Jas F Hannigan, 1212 Franklin av. Mt \$15,000. Oct 28, 1910. 1:216-33. A \$24,000-\$32,000. \$19,400 over and above mort

Same property. Jas F Hannigan to Empire State Surety Co, 84 William st. Morts \$30,500. Oct 28, 1910. 1:216. nom

Greenwich st, No 328, w s, 50 s Jay st, 25x80, 6-sty bk loft & str bldg. Adeline S Fink DEVISEE Geo A Fink to Henry J Fink, 34 W 88th st, 3-5 parts. All title. Mt \$30,000. Nov 1, 1910. 1:142-17. A \$17,000-\$32,000. O C & 100

Greenwich st, No 549 | s e cor Charlton st, 25x75 to alley. Charlton st, No 112 |

Greenwich st, No 547, e s, 25 s Charlton st, 25x75 to alley, with all rights to said alley, 6-sty bk loft & str bldg. FORECLOS, Oct 18, 1910. Thos C Larkin ref to Charlton Greenwich Co, 2322 Bway. All liens. Nov 3, 1910. 2:597-45. A \$24,000-\$32,000. 1,000

Henry st, No 328, s s, 125 w Jackson st, 25x94.11x25.1x94.10, 5-sty bk tnt & str. Rose wife Samuel Rouse to Emma E M Overbeck, 122 W 87th st, and Geo H Overbeck, 67 W 87th st, and Fredk W Overbeck, 65 W 87th st. B & S. Mt \$30,000 & all liens. Nov 2, 1910. 1:267-57. A \$16,000-\$30,000. nom

Hancock st, e s, 68 s Bleeker st, runs e 25 x s 8 x w 25 to st, x n s to beginning, vacant. Laemmle Dairy Co to Joseph Laemmle, 2424 7th av. B & S. All liens. Oct 28. Oct 31, 1910. 2:526-part lot 18. A \$-\$. nom

Jackson st, No 32, e s, 125 n Cherry st, 25x100, 5-sty bk tnt & str. FORECLOS, Sept 29, 1910. Wm Klein referee to Max Gold, Arverne, N Y. Oct 27. Oct 29, 1910. 1:263-51. A \$15,000-\$33,000. 33,000

Lewis st, No 235 | s w cor 8th st, 22.1x53.7x22.2x51, 3-sty bk tnt 8th st, No 426 | & str. John H Rogan 2d to Jno H Rogan, 625 St Marks av, Brooklyn, N Y. Oct 5. Oct 31, 1910. 2:363-42. A \$10,500-\$13,000. nom

Laight st, No 32, n s, 206.3 e Hudson st, runs e 30.6 x n 65.1 x w 0.4 x n 22.6 x w 30.6 x s 87.7 to beginning, part 6-sty bk loft & str bldg. John Sanders to Chas O Baese, 849 St Nicholas av. Mts \$54,530. Oct 7. Oct 29, 1910. 1:220-part lot 25. A \$-\$. O C & 100

Manhattan st, No 77, n s, 163.6 w Ams av, 24.7x100, 3-sty & b fr dwg. Lawyers Title Ins & Trust Co to Walstein S Reade, 434 Clermont av, Bklyn. B & S. Oct 28, 1910. 7:1982-19. A \$14,000-\$14,500. 100

Same property. Walstein S Reade to Marks L Frank, 43 W 32d st. B & S. Mt \$10,000. Oct 28, 1910. 7:1982. O C & 100

McCombs pl, late Macombs Dam road | n w cor 152d st, 85.1x109.7x 152d st | 74.11x69.2, 6-sty bk tnt & str. Teichmann Engineering & Const Co to Geo H Mundorf, 11 Franklin st, Englewood, N J. All liens. Oct 27. Oct 29, 1910. 7:2038-9. A \$21,000-\$-. 5,500

Mulberry st, No 88, s e s, 100.7 s w Canal st, 25x101.2x24.9x99.10, 5-sty bk tnt & str and 3-sty bk tnt in rear. Jas S McCormick to Gaetano Malzone, 555 48th st, Brooklyn. 1-6 part & all title. Mts \$17,800. Oct 29. Oct 31, 1910. 1:200-11. A \$19,000-\$29,000. 100

Park Terrace East, bet c l 218th & 215th sts, land lying in bed of st, except strip owned by Edwin J Owen. Thos Dwyer et al to City of N Y. All title. June 1. Nov 2, 1910. 8:2243. nom

Same property. Elizabeth wife Henry Tom Suden to same. All title. June 1. Nov 2, 1910. nom

Same property, no exception cited. Adolph Alexander et al to same. All title. Oct 10. Nov 2, 1910. 8:2243. nom

Same property. Clara F Warner to same. All title. Aug 5. Nov 2, 1910. 8:2243. nom

Pine st, Nos 94 & 96 | n s, 73.6 n w South st, 44.10x53.10 to De Peyster st, Nos 30 & 32 | De Peyster st x 44.8x52.10, 2 5-sty bk loft & str bldgs. Gustav H Gossler to Willis Browning, 112 W 72d st. B & S. Nov 1. Nov 2, 1910. 1:37-20 & 21. A \$24,700-\$37,000. 100

Rivington st, No 161, s s, 25 w Clinton st, 25x100, 5-sty bk tnt & str. Herman Falkenberg to Chas Falkenberg of Spring Valley, N Y, & Fredk Falkenberg, 23 E 124th st, N Y. Oct 31, 1910. 2:348-20. A \$25,000-\$34,000. O C & 100

Thompson st, No 60, e s, 125 n Broome st, 25x94, 6-sty bk tnt & str. Nicoll Deoptatis to Nellie Deoptatis, 78 Christopher st. C a G. All liens. Oct 24. Oct 31, 1910. 2:488-4. A \$15,000-\$36,000. nom

Union sq, E, Nos 26 & 28 | e s, 78 n 15th st, 50.6x125, 5-sty bk 4th av, Nos 183 & 185 | loft & str bldgs. Earl G Pier to Lion Oak Realty Co, 26 & 28 Union sq. Mt \$200,000. Oct 25. Oct 31, 1910. 3:871-4 & 85. A \$146,000-\$188,000. O C & 100

Vestry st, No 11, s s, 206.1 e Hudson st, 30.6x87.7, 6-sty bk loft & str bldg. Newtown Construction Co to John Wilkins, 611 W 168th st. Mt \$54,530 and all liens. Nov 1. Nov 2, 1910. 1:220-part lot 25. A \$-\$. O C & 100

Washington st, No 500 w s, abt 60 n Spring st, 20x60. Spring st, Nos 341 to 347, n e s, 57.3 e West st, runs n 80.4 x e 35.9 x s 0.4 ins, x e 37 x s 80 to Spring st, x w 73.1 to beg. 7-sty bk storage bldg. Edw J Welch to Geo S Fulton, of New Rochelle, N Y. 1/2 part. All title. Confirmation deed. Mt \$95,000 & all liens. July 11, 1910. Oct 28, 1910. 2:596-44. A \$60,000-\$135,000. O C & 100

3d st E, No 13, n s, 275 w 2d av, 25x87, 5-sty bk tnt & str. Edw F Kensey to Wilhelmina B C Blatchford, 165 W 58th st. B & S. Mts \$33,000. Oct 21. Oct 28, 1910. 2:459-43. A \$19,000-\$30,000. nom

3d st E, No 11, n s, 300 w 2d av, 25x83.9x25.6x83.9, 5-sty bk tnt & str. Edw F Kinsey to Wilhelmina B C Blatchford, 165 W 58th st. B & S. Mts \$33,000. Oct 21. Oct 28, 1910. 2:459-44. A \$19,000-\$30,000. nom

3d st E, No 8, on map Nos 6 & 8, s s, abt 140 e Bowery, 25x66, 4-sty & b bk dwg; also Strip adj s e s, begins at rear of above, runs e along wall of cemetery, 4.3 x n 5.3 x w 4.3 x s 4.3 to beginning. Henry Timm to Young Mens Christian Assoc of the City of N Y, 215 W 23d st. Sept 15. Oct 28, 1910. 2:458-11. A \$14,000-\$20,000. O C & 100

3d st E, No 308, s s, abt 235 w Av D, 22.7x106, 3-sty bk tnt. Jno H Rogan to Mindel Leichtig, 306 E 3d st. Aug 1. Oct 28, 1910. 2:372-27. A \$13,000-\$16,000. O C & 100

6th st E, Nos 806 & 808, s s, 171 w Lewis st, 42x97, 6-sty bk tnt & str.

6th st E, Nos 810 & 812, s s, 129 w Lewis st, 42x97, 6-sty bk tnt & str.

The 25th Const Co to Jacob Marx, 2102 Bway. B & S & C a G. Oct 31. Nov 1, 1910. 2:360-48 & 50. A \$48,000-\$108,000. O C & 100

7th st E, Nos 208 & 210, s s, 258 w Av C, 50x90.10, 6-sty bk tnt & str. Herman Bauman to Jos Bauman, 79 E 4th st. 1/2 part. Mts \$68,250. Oct 14. Nov 1, 1910. 2:389-22. A \$38,000-\$74,000. O C & 100

7th st E, No 241, n s, 544.2 w Av D, 24.5x97.6, 6-sty bk tnt & str. Dora Goodman to David Kaske, 3 W 3d st. 1/2 part. All title. All liens. Oct 31. Nov 1, 1910. 2:377-67. A \$15,000-\$36,000. nom

9th st E, No 428, s s, 213 w Av A, 25x94, 5-sty bk tnt & str. Jos Isaac to Jacob Berlin, 283 1st av. C a G. Mt \$33,700 & all liens. Oct 17. Oct 31, 1910. 2:436-23. A \$17,000-\$29,000. O C & 100

9th st E, No 612, s s, abt 200 e Av B, 20x90, 4-sty bk tnt & str & 2-sty bk stable in rear. CONTRACT. Gezella Moskowitz & Moses Gross with Machson Richmond Dairy Co. Mt \$14,500. Aug 29. Nov 3, 1910. 2:391-13. A \$13,000-\$17,000. 17,750

11th st E, Nos 329 & 331, n s, 225.4 w 1st av, runs n 40 x n e 25.2 & 3.8 x s e 6 x n e - to s s former Stuyvesant st, x w - x n - to c l former Stuyvesant st, x w 7.11 x s 107.4 to 11th st, x e 50 to beginning, 6-sty bk tnt & str. Nathan Deitz to Hyman Rosenblum. Mts \$64,500 & all liens. Oct 14, 1908. Oct 31, 1910. 2:453-52. A \$33,000-\$79,000. O C & 100

11th st W, No 336, s s, 104.10 e Washington st, 25.1x95x25x95, with all title to strip 25x4.2 in rear, 5-sty stn tnt. Joseph Schiff to J S Realty Co, 320 Bway. Mt \$20,000. Oct 27. Oct 29, 1910. 2:633-9. A \$11,000-\$30,000. O C & 100

12th st E, No 718, s s, 258 e Av C, 25x103.3, 4-sty bk tnt. Theresa wife of Julius Sieradzki to said Julius Sieradzki, 222 W 141st st. 1/2 part. Mt \$7,500. Oct 27. Oct 28, 1910. 2:381-17. A \$8,000-\$14,000. nom

14th st W, Nos 420 to 424, s s, 300 w 9th av, 50x103.3, 6-sty bk loft & str bldg. John Jordan to Adeline S Fink, 2025 Bway. Mt \$80,000. Oct 29. Nov 1, 1910. 2:646-30. A \$37,000-\$65,000. O C & 100

14th st E, No 304, s s, 52.6 e 2d av, 19.6x51.6.

14th st E, No 302, s s, 33 e 2d av, 19.6x51.6. two 4-sty stn tnts. Equitable Realty Co to Henry Herrmann, 545 East 13th st. Mts \$30,000. Nov 1, 1910. 2:455-S & 9. A \$24,000-\$34,000. O C & 100

17th st W, No 345, n s, 253 e 9th av, 22x92, 4-sty bk tnt. Susie G Spinner to Mary Callaghan, 451 W 17th st. Oct 27. Oct 28, 1910. 3:741-12. A \$9,500-\$12,000. O C & 100

17th st W, No 452. Assign rents to secure \$2,500. Israel Jacobson to Abraham J Dworsky, 53 E 93d st. June 30. Nov 2, 1910. 3:714. 2,500

18th st E, No 532, s s, 139.3 w Av B, 43.9x92. Agreement as to release and satisfaction of mort. Walter J Salomon, 38 W 49th st with Fidelity Realty Co. Main st, East Orange, N J. Oct 17. Nov 3, 1910. 3:975. nom

18th st W, Nos 356 to 362, s s, 100 e 9th av, 50x92, four 3-sty bk dwgs. Teichman Engineering & Const Co to T & E Casselman, 165 W 18th st. Mts \$31,000. Nov 2. Nov 3, 1910. 3:-741-63 to 66. A \$24,000-\$28,000. 100

19th st W, No 407, n s, abt 100 w 9th av, 25x76, 5-sty bk tnt. Release covenants. E Adeline Cushman to Jno B H & Gilbert Oakley & Wm W Buckley EXRS, &c, Thos C Oakley. Q C. Nov 27, 1900. Oct 28, 1910. 3:717-32. A \$8,000-\$18,000. nom

Same property. Release covenants. Wm F Cushman to same. Q C. Nov 27, 1900. Oct 28, 1910. 3:717. nom

Same property. Release covenants. E Holbrook Cushman to same. Q C. Nov 27, 1900. Oct 28, 1910. 3:717. nom

Same property. Release covenants. Geo F Wixcoxson et al to same. Q C. Nov 27, 1900. Oct 28, 1910. 3:717. nom

20th st E, No 26, s w s, 325 n w 4th av, 25x92, 4-sty bk tnt & str. Jno E Roosevelt et al EXRS Robt B Roosevelt to Conrad Czarra, 5134 Michigan av, Chicago, Ill. Oct 26. Nov 1, 1910. 3:848-56. A \$50,000-\$60,000. nom

21st st E, No 141, n s, 170.6 w 3d av, 20x98.9, 5-sty stn dwg. The President and Fellows of Yale College in New Haven Conn, to Alexander Morten, 7 W 42d st. Oct 31. Nov 1, 1910. 3:-877-33. A \$20,000-\$26,000. nom

21st st W, Nos 48 & 50, s s, 645 w 5th av, 50x92, 12-sty bk loft & str bldg. Fischel Realty Co to Wm V B Kin, "the Osborne," 57th st, n w cor 7th av and Adelaide K Rhineland, 16 E 55th st. Mort \$210,000. Nov 1, 1910. 3:822-67. A \$115,000-\$245,000. O C & 100

23d st E, No 226, owned by party 1st part.

23d st E, No 224, owned by party 2d part.

Agreement as to building of vault in front of above, 1/2 of wall to be on each. Augusta M Gav, 226 E 23d st, with Otto Strack, 222 E 23th st. Sept 28. Nov 3, 1910. 3:903. nom

24th st W, No 34, s s, 309 e 6th av, 25x98.9, 5-sty bk tnt & str and 2-sty bk bldg in rear. Saml W Bridgham et al EXRS, &c, Wm C Sebermerhorn to Michl Coleman, 54 W 38th st. Oct 19. Nov 1, 1910. 3:825-68. A \$41,000-\$48,000. O C & 1,000

25th st W, s s, 98.8 e 11th av, a strip, 1.4x98.9. Mary E Race et al to Martin Zinn, 123 W 78th st, and Arthur S Zinn, 6 W 71st st. Q C. Oct 31. Nov 1, 1910. 3:696. nom

25th st E, No 215, n s, 185 e 3d av, 25x98.9, 5-sty bk tnt. Geo J Saffer to Nitram Realty Co, 147 4th av. Mts \$25,000. Sept 21. Oct 29, 1910. 3:906-9. A \$12,000-\$26,500. nom

25th st W, s s, 99 e 11th av, strip 1x98.9 with all title as follows:

25th st W, s s, 98.8 e 11th av, strip 0.4x98.9.

Alice Smith et al to Martin Zinn, 138 W 78th st, & Arthur S Zinn, 6 W 71st st. B & S. Oct 29. Nov 3, 1910. 3:696. nom

27th st E, Nos 317 to 321, n s, 216.8 e 2d av, 58.4x98.9, 6-sty bk tnt & str. Sarah Solomon to Roman B Zaliels, 58 W 140th st. 1/2 part. All title. B & S. All liens. Oct 31. Nov 2, 1910. 3:933-10. A \$24,500-\$77,000. nom

29th st E, No 116, s s, 187.6 w Lexington av, 21.10x98.9, 3-sty & b stn dwg. Ella W Mills to Adolph Waechter, 216 E 12th st. Oct 31. Nov 1, 1910. 3:884-76. A \$21,800-\$27,000. O C & 100

30th st W, n s, 144.4 w 6th av, a strip, runs e along former Stewart st (closed), 6 x s - to n s 30th st, at point 138.2 w 6th av, x w 6.1 to beginning. Release mt. Andrew J Shipman to Oestreicher Realty Co, 449 6th av. Sept 30. Oct 28, 1910. nom

30th st W, Nos 229 & 231, n s, 297 w 7th av, 43x98.9, 3-sty bk tnt, 1-sty bk bldg & 2 & 3-sty fr rear tnts. Chas H Topping to Investors & Traders Realty Co, 170 Bway. Mt \$35,000, and all liens. Sept 1. Oct 31, 1910. 3:780-22 & 23. A \$31,000-\$34,000. O C & 100

32d st W, No 144, s s, 455 w 6th av, 20x49.1x20x49, 4-sty bk tnt. Edgar M Smith to J Walter Rosenberg, 1207 North Broad st, Philadelphia, Pa. B & S. Mts \$50,000. Oct 28. Oct 31, 1910. 3:807-65. A \$34,000-\$36,000. 60,250

32d st E, No 327, n s, 325 e 2d av, 25x98.9, 4-sty bk tnt & str & 2-sty bk stable in rear. Annie Flynn to Victor E Whitlock, 249 W 107th st. Mt \$9,000. Oct 31. Nov 1, 1910. 3:938-16. A \$10,000-\$12,500. O C & 100

33d st E, No 148, s s, 250 w 3d av, 19.1x25.1x19.1x24.10, 3-sty bk dwg. Emerence K Ager to Terminal Realty Co, 26 W 31st st. Mt \$10,000. Oct 31. Nov 1, 1910. 3:888-52. A \$5,500-\$8,500. 100

33d st E, No 143, n s, 72 e Lexington av, 19x50, 3-sty & b bk dwg. Jno P Smith, of Cutchogue, N Y, to Cora A & Albert Smith, of Cutchogue, N Y, & S Agnes Smith of N Y City. Sub to life estate of party 1st part & mt \$4,000. June 15, 1907. Oct 31, 1910. 3:889-24. A \$10,500-\$13,500. nom

35th st W, No 536, on map No 532, s s, 325 e 11th av, 25x98.9, 2 & 3-sty bk & fr tnt & str. Mary J Lappage to Jas J Long, 169 Meserole st, Bklyn. Mt \$12,500 & all liens. Oct 31. Nov 1, 1910. 3:706-51. A \$8,000-\$12,000. nom

36th st E, Nos 226 & 228, s s, 200 w 2d av, 50x98.9, two 5-sty bk tnts. Gertrude O'Brien EXTRX Wm S O'Brien to Jos P Ryan, 542 W 142d st. Oct 1. Oct 31, 1910. 3:916-46 & 47. A \$21,000-\$48,000. 52,421.90

37th st W, No 408, s s, 150 w 9th av, 25x98.9, 5-sty stn tnt. Morris J Gordon to Morris Rubin, 654 9th av, 1/2 of 1/2 part. Mt \$—. Oct 29. Oct 31, 1910. 3:734-41. A \$10,000-\$25,000. O C & 100

37th st W, Nos 241 to 245, n s, 250 e 8th av, 75x98.9, 4-sty bk tnt & str, 3-sty bk tnt, 3-sty fr tnt & one 2 and one 3-sty fr tnts in rear. Louis Bernsteins Co to Stockton Realty Co, 347 5th av. Mt \$96,000. Oct 31. Nov 1, 1910. 3:787-20 to 22. A \$66,000-\$74,000. 100

38th st W, Nos 435 & 437, n s, 460.9 w 9th av, 39.3x98.9, two 5-sty bk tnts with str in No 437. Napoleon F Bodvin et al to Leon Malraison, 258 W 22d st. Mts \$21,000. Nov 1. Nov 3, 1910. 3:736-14 & 15. A \$16,000-\$27,000. O C & 100

Same property. Leon Malraison to Napoleon F Bodvin, 14 E 28th st, N Y, and Antonin Chapel, 393 Flushing av, Brooklyn. Mt \$21,000. Nov 1. Nov 3, 1910. 3:736. 100

45th st W, No 133, n s, 385 w 6th av, 20x100.4, 3-sty stn clubhouse, with 1-sty bk ext. Actors Society of America to Herrick J Skinner, 796 E 166th st. Mt \$38,000. Sept 1. Nov 2, 1910. 4:998-16 1/2. A \$42,000-\$45,000. O C & 100

Same property. Herrick J Skinner to Isidore H Kramer, 44 W 44th st. All liens. Oct 31. Nov 2, 1910. 4:998. nom

45th st W, No 66, s s, 160 e 6th av, 20x100.5, 3-sty & b stn dwg. Wm J Mackin, 66 w 45th st to Danl Y Bouvier, 489 Ams av, Oct 31, 1910. 5:1260-68. A \$41,000-\$48,000. nom

46th st W, No 21, n s, 274.9 w 5th av, 25.9x100.5, 4-sty & b stn dwg. Mary E Pinchot, of Washington, D C, to Amos R E Pinchot, 1021 Park av, N Y. Mt \$80,000. Aug 1. Oct 28, 1910. 5:1262-26. A \$77,000-\$87,000. O C & 100

46th st W, No 25, n s, 300.6 w 5th av, 20.4x100.5, 4-sty & b stn dwg. Mary E Pinchot, of Washington, D C, to Amos R E Pinchot, 1021 Park av, N Y. Mt \$50,000. Aug 1. Oct 28, 1910. 5:1262-25. A \$61,000-\$67,000. 100

47th st E, No 15, n s, 120 w Madison av, 25x100.5, 4-sty stn loft & str bldg. Mary E Pinchot to Amos R E Pinchot, 1021 Park av. Mt \$78,000. Aug 1. Oct 28, 1910. 5:1283-12. A \$76,000-\$87,000. O C & 100

48th st W, No 404, s s, 100 w 9th av, runs s 50.2 x e 15 x s 50.2 x w 39.11 x n 100.5 to st, x e 24.11 to beginning, 5-sty bk tnt. Chas Stumpf to Peter H Alnor, 316 W 19th st. Mt \$16,000. Oct 10. Oct 31, 1910. 4:1057-37. A \$16,000-\$31,000. 100

48th st W, No 444, s s, 200 e 10th av, 25x100, 5-sty stn tnt. Fredk Zimmermann to Fredk, Jr, Henry & Robt Zimmermann, all at 444 W 48th st. Mt \$10,000. Oct 28. Oct 31, 1910. 4:1057-56. A \$12,000-\$21,000. 100

51st st E, No 312, s s, 165 e 2d av, 20x70.5, 4-sty stn tnt. Theresa Vineburg to Jacob Kahn, 304 E 51st st. Mt \$8,000. Oct 31, 1910. 5:1343-45 1/2. A \$6,500-\$11,500. nom

52d st W, No 233, n s, 361.9 e 8th av, 19x100.5, 3-sty & b stn dwg. Letitia K wife Archibald Arnold to Letitia K wife Percival C Ketterer, 233 W 52d st. Mt \$10,000. Oct 31. Nov 2, 1910. 4:1024-15 1/2. A \$23,000-\$24,000. gift

52d st W, No 322, s s, 266.4 w 8th av, 16.7x100.5, 3-sty stn dwg. Mary E Maynard to Mary E Wigg, Avondale, N J. Mt \$10,000. Oct 27. Oct 28, 1910. 4:1042-43 1/2. A \$9,000-\$10,000. nom

53d st E, No 50, s s, 164 w Park av, 16x100.5, 4-sty & b stn dwg. Henry H M Lyle to Clara S Lyle his wife. 54 E 53d st. Mt \$40,000. Oct 29, 1910. 5:1288-43. A \$30,000-\$37,000. nom

53d st W, No 538, s s, 250 e 11th av, 25x153.11x-149.6, 2 & 3-sty bk loft & stable. Release judgment. Otto Volkening to Henry Volkening EXR, &c, Bertha Volkening, 1261 Madison av. Nov 1, 1910. 4:1081-54. A \$12,500-\$18,000. nom

Same property. Henry Volkening EXR, &c, Bertha Volkening to Jno Wilson, 606 10th av. Mt \$15,000 & all liens. Nov 1, 1910. 4:1081. 10,000

53d st W, Nos 221 & 223, n s, 147.8 w Bway, 50x100.5, 4-sty bk stable. N Y Cab Co to Emil Seelig, 228 W 54th st. Mt \$35,000. Oct 28. Nov 1, 1910. 4:1025-13. A \$40,000-\$48,000. 65,000

53d st W, Nos 421 to 427, n s, 300 w 9th av, 100x147.4x100.4x 139.8, 4 6-sty bk tnts. John F Gerdes et al to Wm Laue, 152 8th av, Bklyn. Mts \$114,000 & all liens. Nov 2, 1910. 4:1063-17 to 20. A \$66,000-\$120,000. O C & 100

58th st E, No 442, s s, 121.5 w Av A, 20x100.4, 3-sty & b stn dwg. Nathan Deitz to Hyman Rosenblum. B & S. Oct 14, 1908. Oct 31, 1910. 5:1369-29 1/2. A \$7,000-\$8,500. O C & 100

65th st E, No 100, s s, 20 e Park av, 17x100.5, with use of 5 ft alley on rear and adj on West, 5-sty stn dwg. Mary S Turnure to Jas M Beck, 47 E 64th st. Mt \$25,000. Nov 1, 1910. 5:1399-73. A \$28,000-\$43,000. nom

65th st E, No 348, s s, 117 w 1st av, 27x100.5, 5-sty stn tnt. Sam Katz to Charles Rubinger, 1990 7th av. All liens. Oct 31. Nov 3, 1910. 5:1439-32. A \$10,000-\$25,000. O C & 100

69th st W, No 37, n s, 434 w Central Park West, 20x100.5, 5-sty bk dwg. Edw H Southern to Irving Lehman, 37 W 69th st. Mt \$29,000. Oct 6. Nov 1, 1910. 4:1122-15. A \$18,000-\$38,000. O C & 100

69th st W, No 19, n s, 240 w Central Park West, 20x100.5, 4-sty & b stn dwg. Cornelia H Coffin to Sterling Realty Co, 203 Bway. Nov 1, 1910. 4:1122-22. A \$18,000-\$41,000. O C & 100

78th st E, No 171, n s, 180.6 w 3d av, 18.6x102.2, 3-sty bk dwg. Release mt. Albert R Shattuck to Chas S Faulkner. May 8, 1908. Nov 2, 1910. 5:1413-28. A \$10,000-\$12,500. nom

78th st E, No 169, n s, 199 w 3d av, 18x102.2, 2-sty bk dwg. Release mt. Albert R Shattuck to Chas S Faulkner. May 8, 1908. Nov 2, 1910. 5:1413-28. A \$10,000-\$12,500. nom

78th st E, No 169, n s, 199 w 3d av, 18x102.2.

78th st E, No 171, n s, 180.6 w 3d av, 18.6x102.2, one 2 & one 3-sty bk dwgs.

Chas S Faulkner to Pauline A wife John R MacArthur, 346 W 84th st. Mt \$23,500. Nov 2, 1910. 5:1413-28 & 29. A \$20,000-\$25,500. O C & 100

79th st W, Nos 109 & 111, old No 117, n s, 625 e Ams av, 57.3x-54.1x102.2, 7-sty bk tnt. Emma D Biardot to Philip J Ruden, 15 E 10th st. Mt \$130,000 & all liens. Oct 25. Nov 1, 1910. 4:1210-26. A \$50,000-\$175,000. O C & 100

79th st W, Nos 109 & 111, n s, 625 e Ams av, 57.3x-54.1x102.2, 7-sty bk tnt. Leonore K Schiff & ano EXRS, &c, Hattie Schiff to Emma D Biardot, 50 Central Park West. Mt \$130,000. Oct 22. Nov 1, 1910. 4:1210-26. A \$50,000-\$175,000. 30,000

80th st E, No 331, n s, 200 w 1st av, 25x102.2. Asst of rents for \$335, payable \$50 monthly. Henry Heuser to Bronx Security & Brokerage Co, 258 E 138th st. Nov 2. Nov 3, 1910. 5:1543. nom

80th st E, No 331, n s, 200 w 1st av, 25x102.2, 4-sty stn dwg. Charlotte Bergfeld to Henry Heuser, 531 E 180th st. Mt \$13,750. Oct 29. Nov 3, 1910. 5:1543-18. A \$9,000-\$14,000. 100

80th st W, No 103, n s, 100 w Columbus av, 25.10x127.8x29.9x 127.8, 5-sty stn tnt. Hermann Ahrens to Chas B Towns, 119 W 81st st. Mt \$30,000 & all liens. Nov 1, 1910. 4:1211-28. A \$18,000-\$38,000. O C & 100

88th st W, No 140, s s, 468 e Amsterdam av, 18x100.8, 3-sty & b stn dwg. Loretto E Sanders to W Virginia Hill, 171 W 79th st. Mt \$18,500. Nov 1, 1910. 4:1218-45. A \$9,000-\$20,000. O C & 100

88th st E, No 404, s s, 80 e 1st av, 26x100.8, 4-sty bk tnt. August Lauter et al to Jno J O'Grady, 166 E 111th st. Mt \$17,200 & all liens. Oct 28, 1910. 5:1567-45 1/2. A \$9,000-\$17,000. nom

89th st E, No 217, n s, 285 e 3d av, 25x100.8, 5-sty bk tnt. Lizzie Miller to Max J Kempter, 417 E 87th st. Mt \$20,000. Oct 31. Nov 1, 1910. 5:1535-12. A \$10,000-\$21,000. O C & 100

92d st E, No 235, the brewery business, etc. Power of atty. Geo Ehret to Louis J Ehret. May 20. Oct 28, 1910. —

93d st W, No 19, n s, 248.4 w Central Park West, 19.7x100.8, 4-sty & b bk dwg. Trust deed. Oscar E Schmidt to Alfred Seton, of Tuxedo, N Y, & Chas de Rham, of Philipstown, N Y, in trust. Nov 1. Nov 2, 1910. 4:1207-22. A \$9,500-\$13,000. nom

94th st E, Nos 341 & 343, n s, 50 w 1st av, 50x63.2, 6-sty bk tnt & str. Speedway Realty Co to Philip Krauss, 159 E 92d st. Mt \$30,000. Oct 1. Oct 31, 1910. 5:1557-23. A \$13,000-\$35,500. nom

95th st W, s s, abt 95 e Bway, bounded e by c l Bloomingdale road, w by w s said road (closed) & s by line 75.6 s 95th st, vacant. Adelaide & Wm G Hamilton to Chelsea Realty Co. All title. B & S. May 26. Re-recorded from June 15, 1910. Nov 1, 1910. 4:1242-38B. A \$17,500-\$17,500. nom

95th st W, No 206, s s, 100 w Amsterdam av, 62.4x100.10x56x 100.8, 6-sty bk tnt. Sterling Realty Co to Cornelia H Coffin, 201 W 79th st. Mts \$105,000. Oct 31. Nov 1, 1910. 4:1242-37. A \$40,000-\$100,000. O C & 100

95th st W, No 151, n s, 276 e Ams av, 18x100, 3-sty & b stn dwg. Marie Laurent to Jno P Magner, 1684 Bway. Mt \$14,500. Oct 31. Nov 1, 1910. 4:1226-12. A \$9,000-\$17,000. nom

96th st W, No 160, s s, 227 e Ams av, 29x101.5, 5-sty bk tnt. Benno Lewinson & ano EXRS, &c, Herman Lewinson to Jno E Capleas & Mary E his wife, tenants by entirety, 465 W 47th st. Nov 1, 1910. 4:1226-55. A \$14,000-\$32,000. 40,000

96th st W, No 52, s s, 260 e Col av, 20x100.8, 4-sty & b bk dwg. Amanda Bassford widow to Leo M Morris, 41 Ward st, Paterson, N J. Mt \$18,000. Sept 27. Oct 29, 1910. 4:1209-54. A \$12,000-\$21,000. nom

97th st E, No 228, s s, 175 w 2d av, 25x100.11, 4-sty stn tnt & str. Angelo Marino to Rosa Marino, 219 E 101st st. Mt \$10,000. Oct 31, 1910. 6:1646-32. A \$9,000-\$16,000. 100

98th st E, Nos 53 & 55, n s, 100 e Mad av, 50x100.11, 6-sty bk tnt & str. FORECLOS, Oct 26, 1910. John G Dyer referee to Mollie Hirshfeld, 743 West End av. Oct 28. Oct 29, 1910. 6:1604-25. A \$18,500-\$58,500. 5,000 over & above 1st mt of 50,000

99th st W, No 249, n s, 136 w Bway, 14x100.11, 4-sty stn dwg. Lina R E Franenfelder to Janet M Turnan, Woodhull av, Hollis, L I. Mt \$13,000. Oct 31. Nov 3, 1910. 7:1871-8. A \$8,400-\$16,000. nom

100th st E, No 311, n s, 180 e 2d av, 40x100.11, 6-sty bk tnt & str. Wm Menke et al EXRS Jno Menke to the Rudolph Wallace Co, 13 Park row. Mt \$37,000. Oct 31. Nov 3, 1910. 6:1672-9. A \$12,000-\$44,000. 39,800

101st st E, Nos 322 & 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty bk tnt & str. FORECLOS, Oct 27, 1910. J Sidney Bernstein ref to Rachel Newman, 253 E 48th st. Oct 31. Nov 1, 1910. 6:1672-37. A \$12,000-\$43,000. 3,250

101st st E, No 219, n s, 285 e 3d av, 25x100.11, 4-sty bk tnt. Angelo Marino to Rosa Marino, 219 E 101st st. Mt \$8,500. Oct 31, 1910. 6:1651-12. A \$9,000-\$15,000. 100

102d st E, No 226, s s, 385 e 3d av, 25x100.11, 4-sty bk tnt & str. Abraham Kassel et al to Albert Miller, 64 E 86th st. Mt \$18,000. Oct 31. Nov 1, 1910. 6:1651-33. A \$9,000-\$16,000. O C & 100

102d st E, No 209, n s, 155 e 3d av, 25x100.11, 5-sty bk tnt & str. Bertha Breitbart to Adolph Ader, 482 Tompkins av, Bklyn. Mts \$24,500. Oct 31. Nov 1, 1910. 6:1652-7. A \$9,000-\$21,000. O C & 100

102d st E, No 110, s s, 130 e Park av, 25x100.11, 5-sty stn tnt. Jos Schiff to J S Realty Co, Mt \$10,000. Oct 27. Nov 1, 1910. 6:1629-67. A \$9,000-\$15,000. O C & 100

103d st W, No 145, n s, 366.6 w Columbus av, 16.6x100.11, 3-sty & b stn dwg. Jas W Vannett, 145 W 103d st to Agnes W, Bessie & Margt G, Vannett, 145 W 103d st. B & S and C a G. Oct 26. Oct 28, 1910. 7:1858-18. A \$7,900-\$12,500. gift

103d st E, Nos 306 & 308, s s, 137.6 e 2d av, 37.6x100.11, 6-sty bk tnt & str. Isaac Silberstein to Isaac Berlin, 1355 Washington av. All liens. Nov 1. Nov 2, 1910. 6:1674-46. A \$11,300-\$41,500. O C & 100

104th st E, No 343, n s, 150 w 1st av, 25x100.9, also strip across rear of above being about 0.2 wide, 4-sty bk tnt.

104th st E, No 345, n s, 125 w 1st av, 25x100.9. Adeline S Fink to Jno Jordan. Mt \$9,000. Apr 5. Nov 1, 1910. 6:1676-20 & 21. A \$14,000-\$25,000. nom

106th st E, No 111, n s, 130 e Park av, 25x100.11, 4-sty stn tnt. FORECLOS, Oct 6, 1910. Jas Kearney ref to Wm H Heddendorf, 81 E 104th st. Oct 31. Nov 1, 1910. 6:1634-7. A \$11,000-\$16,000. 13,000

Same property. Wm H Heddendorf to Jno J O'Grady, 166 E 111th st. Mt \$10,000. Oct 31. Nov 1, 1910. 6:1634. O C & 100

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109th st E, No 182, s s, 119.9 w 3d av, runs s 54.11 x w 0.6 x s 45.11 x w 25 x n 100.11 to st, x e 25.6 to beg, 4-sty bk tnt & str. Jacob Strauss to Emanuel Armstein, 101 W 77th st. Mt \$8,000. Nov 1, 1910. 6:1636-41. A \$10,000-\$15,500. O C & 100
112th st W, No 240, s s, 333.4 e 8th av, 33.4x100.11, 5-sty bk tnt. Emma D Biardot to Jos Eder, 452 W 49th st. All liens. Oct 31. Nov 1, 1910. 7:1827-50. A \$17,300-\$39,000. O C & 100
112th st W, No 240, s s, 333.4 e 8th av, 33.4x100.11, 5-sty bk tnt. Philip J Rudden to Emma D Biardot, 50 Central Park West. All liens. Oct 20. Nov 1, 1910. 7:1827-50. A \$17,300-\$39,000. O C & 100
112th st E, No 105, n s, 80 e Park av, 18.9x100.11, 2-sty bk dwg. Martin McHale to Wm F Mattes, 187 E 104th st. Mt \$6,000. Oct 31. Nov 1, 1910. 6:1640-5. A \$7,500-\$8,000. O C & 100
113th st E, No 14, s s, 225 e 5th av, 18.9x100.11, 5-sty bk tnt. Hannah Meyers to Abraham Fisch, 129 Rivington st. Mt \$19,500 and all liens. Oct 14. Oct 28, 1910. 6:1618-63. A \$9,000-\$18,000. nom
113th st W, Nos 549 & 551, n s, 125 e Broadway, 100x100.11, 6-sty bk tnt. Van Schaick Realty Co to Llewellyn Realty Co, 35 Nassau st. Mts \$175,000 & all liens. Oct 1. Oct 28, 1910. 7:1885-7. A \$60,000-\$175,000. nom
115th st W, n s, 400 w Lenox av, 25x100.11, vacant. John Gould to U S Trust Co of N Y, 45 Wall st, TRUSTEE Theron R Butler. Q C. Oct 21. Oct 28, 1910. 7:1825-15. A \$13,000-\$13,000. nom
115th st W, Nos 27 & 29, n s, 344.2 w 5th av, 76.4x100.11, 4-sty & b stn school & 4-sty & b stn dwg. Herman Herrstadt to Jos Nadel, 133 W 116th st. All liens. Sept 1. Oct 29, 1910. 6:1599-21 & 23. A \$42,000-\$64,000. 100
115th st W, No 352, s e cor Morningside av E, 101.5x27x Morningside av E, No 9, 84.9x31.10.
Morningside av E, No 8, e s, 31.10 s 115th st, 43.5x72.8x36.11 x95.5, two 5-sty bk tnts.
Chas H Osgood et al to Hattie B Menter, 109 Meigs st, Rochester, N Y. Q C. Mts \$80,000 & all liens. Oct 31. Nov 1, 1910. 7:1849-16 & 18. A \$45,000-\$80,000. 175
117th st E, No 335, n s, 200 w 1st av, 25x100.11, 4-sty bk tnt & str. Paulina Lirieri to Luigi Lirieri, 1628 Edison av. Mt \$15,500. Oct 26. Nov 3, 1910. 6:1689-18. A \$8,000-\$14,000. nom
118th st E, No 232, s s, 210 w 2d av, 21x100.11, 6-sty bk loft & str bldg. David Englander to Gussie Englander. Mt \$24,000. May 15, 1909. Oct 29, 1910. 6:1667-33. A \$7,500-\$25,000. nom
118th st E, No 345, n s, 125 w 1st av, 25x100.10, 5-sty bk tnt. Giovanni Morrone to Benedetto Zumpetta, 311 E 101st st. 1/2 part. Mts \$19,500. Oct 31. Nov 1, 1910. 6:1795-22. A \$8,000-\$22,000. O C & 100
121st st W, No 141, n s, 462.6 w Lenox av, 20.10x100.11, 3-sty & b bk dwg. Bernhard Lichtenstein to Belle E Goldwater, 84 W 119th st. Mts \$16,000. Oct 28. Nov 1, 1910. 7:1906-13. A \$10,800-\$19,000. O C & 100
122d st E, Nos 239 to 243, n s, 158.1 w 2d av, runs n 91.11 to e l old Church lane x s w 27.6 x n 25.5 x w 25 x s 100.11 to st x e 46.10 to beg, 6-sty bk tnt & str. Beckie Sheenki to Jacob Sheenki. Mt \$43,000. Aug 17, 1909. Nov 2, 1910. 6:1787-17. A \$18,000-\$54,000. nom
123d st E, No 211, n s, 129.6 e 3d av, 25.6x100.11, 3-sty fr dwg. Jno H Bodine to Wm Somerville, 317 E 122d st. Mt \$6,000. Oct 28. Oct 31, 1910. 6:1788-6. A \$10,000-\$12,000. O C & 100
126th st W, No 72, s s, 185 e Lenox av, 12.6x99.11, 3-sty & b stn dwg. Van Mater Stilwell to Laura J L Stilwell, of Bklyn, N Y. All title. Jan 1. Oct 31, 1910. 6:1723-64 1/2. A \$7,000-\$11,500. nom
126th st E, No 233, n s, 235 w 2d av, 20x99.11, 5-sty stn tnt. Emanuel J Heitner to Henry E Rensen, Old Mamaroneck road near Sterling av, White Plains, N Y. Mts \$11,000. Oct 26. Oct 29, 1910. 6:1791-15. A \$7,000-\$16,000. 100
127th st W, No 282, s s, 100 e 8th av, 15x99.11, 3-sty & b stn dwg. Margt H Todd to Josephine Smilie, 45 W 35th st. Mt \$7,000. Oct 29. Oct 31, 1910. 7:1932-60. A \$6,600-\$8,500. O C & 100
127th st E, No 132, s s, 54 w Lexington av, 35.7x99.11, 6-sty bk tnt & str, with all title to strip on
127th st E, s s, 100.7 w Lex av, 0.3 1/4 x 99.11 x 0.4 x 99.11. Wm Sibbert to Warren M Kimball & Co, 100 William st. Q C. Oct 28, 1910. 6:1775-59. A \$13,000-\$43,000. nom
128th st E, No 222, s s, 255 e 3d av, 18.9x99.11, 3-sty stn dwg. Mary L McB Brooks to Cath McBride, 222 E 128th st. B & S & C a G. Mt \$4,000. Nov 1, 1910. 6:1792-38. A \$6,000-\$8,000. nom
134th st W, Nos 65 & 67, n s, 260 e Lenox av, 50x99.11, two 5-sty brk tnts & str. Revenue Realty Co to Margt E Napier, 223 W 134th st. Mt \$40,500. Oct 25. Oct 28, 1910. 6:1732-12 & 13. A \$18,000-\$52,000. O C & 100
136th st W, No 119, n s, 509 e 7th av, 16x99.11, 4-sty bk dwg. David R Daly to C N Shurman Investing Co, 43 Exch pl. Mt \$11,500. Oct 27. Oct 28, 1910. 7:1921-22 1/2. A \$7,000-\$11,000. O C & 100
143d st W, No 240, s s, 325 w 7th av, 25x99.11, 6-sty bk tnt. Morris Lurie et al to Ida V Lewis, 104 W 119th st. All liens. Oct 27. Oct 28, 1910. 7:2028-47. A \$8,500-\$32,000. 100
147th st W, No 437, n s, 312.6 w St Nicholas av, 12.6x99.11, 4-sty & b bk dwg. Jno G Moore to Fredk G Reynolds, 144 W 132d st. Nov 3, 1910. 7:2062-20. A \$3,700-\$9,500. 100
149th st W, No 410, s s, 154.10 w St Nicholas av, 19x99.11, 3-sty & b stn dwg. Wm Z Greene to Josephine C Wood, 473 W 158th st. Mts \$17,500. Oct 11. Oct 29, 1910. 7:2063-39 1/2. A \$5,700-\$14,500. nom
158th st W, No 515, n s, 220 w Amsterdam av, 20x99.11, 3-sty fr dwg. Louise Bauer to Wm Fajen, 515 W 158th st. All liens. Nov 1, 1910. 8:2117-47. A \$8,000-\$9,500. O C & 100
163d st W, No 444, s s, 162.6 e Ams av, 37.6x112.6, 6-sty bk tnt. City Real Estate Co to Jennie Kuretsky, 759 Jennings st. B & S. Mt \$36,500. Nov 1. Nov 2, 1910. 8:2110-13. A \$12,000-\$45,000. O C & 100
167th st W, s s, 100 w Ams av, 25x85, vacant. Ida J Coats et al to Chas P McKenna, 5 W 125th st. Mt \$1,700. Oct 17. Oct 29, 1910. 8:2123-61. A \$6,000-\$6,000. nom

172d st W, No 504, s s, 84.4 w Ams av, 40.8x95, 5-sty bk tnt. Mary T O'Brien et al to The Gerbereux Co, of Yonkers, N Y. Mts \$33,500. Oct 31. Nov 3, 1910. 8:2128-43. A \$10,000-\$36,000. nom
173d st W, No 563, n s, 212.6 e St Nicholas av, 37.6x100, 5-sty bk tnt. St Johns Park Realty Co to Ensign Realty Co, 156 Bway. All liens. Nov 1. Nov 2, 1910. 8:2130-23. A \$10,500-\$36,000. O C & 100
173d st W, Nos 565 & 567, n s, 137.6 e St Nicholas av, 75x100, two 5-sty bk tnts. Mary P Satterlee to Ensign Realty Co, 156 Bway. Mt \$76,000. Oct 29. Oct 31, 1910. 8:2130-25 & 26. A \$21,500-\$72,000. nom
174th st W, No 509. Assignment of rents to secure mortg. Helene Realty & Constn Co to Mary Ehrmann, 208 W 114th st. Correction of asst recorded Sept 1, 1910. Nov 1, 1910. 8:2131. nom
214th st W, s s, 75 e 9th av, 50x99.11, vacant. Sumner Deane to Marie N Hogue, 152 Riverside Drive. Mt \$5,500. Oct 28, 1910. 8:2194-9 & 10. A \$5,500-\$5,500. O C & 100
Amsterdam av, No 652, w s, 25.8 s 92d st, 25x100, 5-sty bk tnt & str. Fredk E Bertine to Ellen & Jno H Greve, both at 143 W 95th st. Mt \$25,000. Oct 31. Nov 1, 1910. 4:1239-35. A \$20,000-\$35,000. O C & 100
Amsterdam av, Nos 206 & 208, w s, 60.5 n 69th st, 40x65, two 2-sty bk tnts & str. Blackwood Realty Co to Wm G Rose, 114 King st. Mt \$45,000. Oct 27. Oct 29, 1910. 4:1161-31 1/2 & 32. A \$41,000-\$45,000. 100
Amsterdam av, Nos 206 & 208, w s, 60.5 n 69th st, 40x65, two 2-sty brk tnts & str. Wm G Rose to Blackwood Realty Co, 62 E 125th st. Mt \$35,000. Oct 27. Oct 28, 1910. 4:1161-31 1/2 & 32. A \$41,000-\$45,000. 100
Amsterdam av, No 805, e s, 50.2 n 99th st, 24.11x100, 5-sty bk tnt & str. Expert Realty Co to Louise Kissling, 38 North 10th av. Mt Vernon, N Y. Mts \$33,000. Nov 1, Nov 3, 1910. 7:1854-3. A \$19,000-\$31,000. O C & 100
Audubon av, No 20 n w cor 166th st, 25x65, vacant. 166th st, No 551 |
St Nicholas av, e s, 26.2 n 166th st, 26.2x73.4x25x65.6, vacant. |
St Nicholas av, e s, 52.4 n 166th st, 26.2x76.2x25x-, vacant. |
Susan A Grant widow to Robt M Grant, of Peekskill, N Y. All title. Dower rights, etc. Q C. June 23. Nov 2, 1910. 8:2124-8, 22 & 23. A \$31,000-\$31,000. nom
Adrian (Jansen) av/s e s, 626.3 n e 225th st, runs s e 101.2 to n w Ft Charles pl W | s Ft Charles pl W, late Van Corlear pl, x n w 100 to s e Adrian av, x n e 15.5 to beg, vacant, gore. American Real Estate Co to Eliz S Burrow, No - Van Corlear pl. Nov 2, 1910. 13:3402. O C & 100
Same property. Release mt. The Farmers Loan & Trust Co to American Real Estate Co, 527 5th av. Nov 1. Nov 2, 1910. 13:3402. 750
Broadway | s e cor 184th st, 75.7x92.9x74.11x103.1, two 6-sty 184th st | bk tnts & str. Certified copy of judgment and notice that plaintiffs mt, &c, for \$24,358.77 is a good and valid security for that amount and that premises be sold at auction and that mort by Wm Lyman to Jennie Lyman recorded, Nov 28, 1906, be cancelled, etc. Isaac Gingold plaintiff agt Wm & Jennie Lyman et al defendants. Sept 22. Nov 1, 1910. 8:2164. court order
Broadway, Nos 2560 to 2566 | n e cor 96th st, 100.11x99.8 to w s 96th st, No 231 | Old Bloomingdale rd x 101.9 to 96th st, x86.8 to beg, 7-sty bk tnt & str. Simon E Bernheimer et al to Simax Realty Co, 2566 Bway. Mt \$175,000. Oct 17. Nov 1, 1910. 7:1868-20. A \$125,000-\$240,000. O C & 100
Lexington av, No 1734, w s, 26 n 108th st, 25x75 5-sty stn tnt & str. Jacob Strauss to Emanuel Arnstein, 101 W 77th st. Mt \$10,000. Nov 1, 1910. 6:1636-16. A \$10,500-\$19,000. O C & 100
Lenox av | w s, 79.10 n 145th st, 120 to s s 146th st, x100, va-146th st | cant. Julius Liberman et al to American Exchange Realty Co, 149 Bway. Mt \$50,000. Oct 20. Nov 1, 1910. 7:2014-36. A \$67,000-\$67,000. O C & 100
Lenox av, Nos 41 to 47 | n w cor 112th st, 90.5x100 6-sty bk tnt 112th st, No 101 | & str. Van Schaick Realty Co to Llewellyn Realty Co, 35 Nassau st. Mts \$195,000 & all liens. Oct 1. Oct 28, 1910. 7:1822-29. A \$95,000-\$210,000. nom
Park row, No 156 | n s, at e l of wall bet Nos 158 & 156 Park Pearl st, No 466 | row, runs - 3.10 to Pearl st x n w 43.9 x n e 40.6 x s 54.10 to beginning, 3-sty bk tnt & str. Margt Hyland widow et al HFIRS, &c, Maurice Hyland to Ellen C wife Daniel J O'Rourke, 18 East Bway. Aug 10. Oct 31, 1910. 1:160-1. A \$22,000-\$26,000. 27,000
Park av, No 888, w s, 102.2 s 79th st, 17x75, 4-sty bk tnt. Robt E J Corcoran to Emilie P Regensburger, B & S. Jan 6, 1903. Nov 1, 1910. 5:1393-36. A \$24,500-\$30,000. nom
Park av, No 783, e s, 27.6 n 73d st, runs e 96 x n 17.8 x w 0.1 x n 4.4 x w 95.11 to av, x s 22 to beg, vacant. The Alliance Realty Co to Benjamin Welles & Frances S his wife, tenants by entirety, both of Islip, L I. Nov 3, 1910. 5:1408-part lot 1. A \$-\$. O C & 100
Pinehurst av | n w cor 177th st, 125x92.8x125.1x98, 6-sty bk tnt. 177th st | Asst of rents. Helene Realty & Const Co to Jacob Hirsh, 25 W 87th st. Oct 31. Nov 1, 1910. 8:2177. nom
Private road (closed), bet 93d and 94th sts and which extended from Bloomingdale road (closed) to West End av, plot bounded n by n s said road, s by s s said road, e by w s of Bway, & w by e s West End av. Adelaide & Wm G Hamilton to Lucy R Ball. All title. B & S. May 26. (Rerecorded from July 22, 1910). Nov 2, 1910. 4:1241-63 1/4 & 63 1/2 & part lots 52 to 60. A \$-\$. nom
St Nicholas av, No 301 | n w cor 125th st, 99.11x100, 6-sty bk 125th st Nos 351 to 357 | tnt & str. Alberto de Verastegui to Jno O'Brien, 3700 Olinville av. Mt \$180,000. Oct 31. Nov 1, 1910. 7:1952-11. A \$90,000-\$230,000. O C & 100
St Nicholas av, Nos 1241 to 1247 | n w cor 172d st, 94.6x100, 6-sty 172d st, No 601 | brk tnt & str. The Barnard Realty Co to Louis Rosenberg, 501 W 172d st, & Samuel Young, 272 Manhattan av. Mt \$135,000. Oct 27. Oct 31, 1910. 8:2141-48. A \$42,000-\$148,000. O C & 100
St Nicholas av, e s, 26.2 n 166th st, 26.2x73.4x25x65.6, vacant. |
St Nicholas av, e s, 52.4 n 166th st, 26.2x76.2x25x-, vacant. |
Wm Grant Jr & Ellsworth Grant EXRS, &c. Wm Grant to Robt M Grant, of Peekskill, N Y. (Correction deed). June 21. Nov 2, 1910. 8:2124-22 & 23. A \$20,000-\$20,000. nom
Same property. Robt M Grant to Henry A Passholz, 225 E 86th st. Mt \$18,000. Oct 19. Nov 2, 1910. 8:2124. O C & 100

Wadsworth av, No 294, w s, 166.1 n 187th st, 23.8x95, 3-sty bk dwg. FORECLOS, Sept 22, 1910. S Stanwood Menken, ref. to Brown-Weiss Realty, 63 Park Row. Nov 2, 1910. 8:2170-18. A \$5,000-\$7,500. 10.500

West End av, Nos 814 & 816, e s, 50.11 s 100th st, 50x102.7x50.1x 105.2, 7-sty bk tnt. Carolyn Doctor to Amerigo Realty Co, 165 Bway. Mt \$105,000. Oct 31, 1910. 7:1871-63. A \$42,000-\$110,000. O C & 100

West End av, No 624, e s, 45 n 90th st, 19x100, 3 & 4-sty & b stn dwg. Hermann Runkel to Matilda F Pearson, 624 West End av. Oct 24. Nov 1, 1910. 4:1238-3. A \$15,000-\$25,000 O C & 100

West End av, No 489 (389), w s, 76 n 83d st, 20x100, 3 & 4-sty & b bk dwg. Helen A Howson to Abram Baudouine, 28 E 61st st. Nov 1, 1910. 4:1245-74. A \$14,000-\$24,000. O C & 100

1st av, No 403, w s, 118.1 n 23d st, 19.4x100, 3 & 4-sty bk tnt & str. Jacob Freeman et al to Henry A Henning, 413 1st av. Mts \$12,000. Oct 31, 1910. 3:929-34. A \$11,000-\$16,500. O C & 100

1st av, Nos 1823 & 1825, w s, 63.2 n 94th st, 37.6x100, 6-sty bk tnt & str. FORECLOS, Nov 1, 1910. Frederic I Lockman ref to Edmond R & Leslie Smith, both at Skaneateles, N Y, TRUSTEES Reuel Smith decd. Nov 1, 1910. 5:1557-26. A \$17,000-\$47,000. 35.000

1st av, No 1841 n w cor 95th st, 25.8x80, 5-sty bk tnt & str. Re-95th st, No 339 lease mt. Marie Kuhrt to Frank Dvorak, 1354 1st av, and Frances Mosner, 1373 1st av. Oct 13. Nov 2, 1910. 5:1558-23. A \$14,000-\$22,000. nom

1st av, No 2169, w s, 25.11 n 112th st, 25x100, 6-sty bk tnt & str. Giovanni Russiello to Salvatore Soraci, 327 E 113th st. Mt \$30,700. Oct 26. Nov 3, 1910. 6:1684-26. A \$10,000-\$34,000. O C & 100

2d av, No 1867, w s, 25.6 n 96th st, 20x100, 5-sty bk tnt & str. Bella Hass to F Dornberger Realty Co, 1511 3d av. 1/2 part. Mt \$20,000 & all liens. Sept 16. Nov 3, 1910. 6:1646-22. A \$12,000-\$21,000. O C & 100

2d av, No 2291, w s, 75.6 s 118th st, 25.2x110, 6-sty bk tnt & str. Lorin S Bernheimer to Giza Schwartz, 107 E 116th st. Mt \$28,500. Oct 31. Nov 1, 1910. 6:1667-25. A \$10,500-\$33,500. nom

Same property. Giza Schwartz to Jennie Adler, 107 E 116th st. Mt \$28,500. Nov 1, 1910. 6:1667. nom

3d av, No 514, w s, 72.3 n 34th st, 25.2x63.2. Release claims, &c. for station platform extension. Jos G Engel to Interborough Rapid Transit Co et al. May 27. Oct 31, 1910. 3:890. 504.16

3d av, Nos 126 & 128 n w cor 14th st, —, 5-sty bk 14th st, Nos 149 to 155 E hotel & 5-sty bk loft & str bldg. Powers Gouraud to Caroline de M Briggs, 46 Park pl, East Orange, N J. All title. All liens. Oct 14. Oct 28, 1910. 3:870-37. A \$88,000-\$128,000. 8.000

3d av, No 810, w s, 60.4 s 50th st, 20x100, 4-sty bk tnt & str. Claus Bosch to Emil Roggenkamp, 810 3d av. Mt \$12,500. Nov 1. Nov 2, 1910. 5:1304-38. A \$17,000-\$22,000. 100

5th av, No 728, w s, 73.5 s 57th st, 27x125, 4 & 5-sty bk dwg. FORECLOS, Oct 20, 1910. Wm A Sweetser ref to John E Berwind, 102 E 39th st. Oct 21. Nov 2, 1910. 5:1272-38. A \$275,000-\$350,000. 375.000

7th av, No 341 n e cor 29th st, 24.9x75, 4-sty bk tnt & str & 1-sty 29th st, No 169 bk extension. Stephen S Palmer et al EXRS, &c. Laurence Hutton decd, et al to James Todd, 272 Van Sicklen st, Bklyn. Oct 28. Nov 2, 1910. 3:805-1. A \$48,000-\$56,000. 90.000

7th av, Nos 2517 & 2519 s e cor 146th st, 40x100, 6-sty bk tnt & 146th st, No 164 str. FORECLOS, Oct 3, 1910. Wm M Seabury referee to Fleischmann Realty & Const Co, 507 5th av. Mt \$60,000. Oct 5. Oct 29, 1910. 7:2014-61. A \$32,000-\$75,000. 14.500

7th av, No 175, e s, 46 n 20th st, 23x80, 4-sty bk tnt & str. John Grese to Ferdinand Neumer, 20 W 95th st. All liens. Oct 31, 1910. 3:796-3. A \$15,000-\$18,000. O C & 100

7th av, No 194, w s, 57.4 n 21st st, 16.8x57.11x16.8x58, 4-sty bk tnt & str. Emma E Horn & ano to Cath McCorkren TRUSTEE Owen McCorkren, 135 W 92d st. Mt \$15,000. Oct 27. Oct 31, 1910. 3:771-41. A \$9,000-\$11,000. O C & 100

7th av, Nos 316 & 318, w s, 19.8 s 28th st, runs w 44.6 x s 4 x w 12 x s 35.8 x e 56.6 to av, x n 39 to beg, two 5-sty bk tnts & str. Mathias Makaus to Frederic Michel, 66 Bay st, Bensonhurst, L I. Mt \$22,000. Oct 31. Nov 1, 1910. 3:777-43 & 44. A \$39,000-\$49,000. 100

7th av n e cor 131st st, 199.10 to s 132d st, x125, 1-sty 131st st fr club house & vacant. Isaac L Kip et al TRUSTEES, &c, Wm V Brady to Harry N Wieting, 608 W 184th st. Oct 27. Nov 1, 1910. 7:1916-1 to 6 & 59 to 64. A \$179,000-\$179,000. exch

7th av n e cor 131st st, 199.10 to s 132d st, x125, 1-sty 131st st fr club house & vacant. Harry N Wieting to Fischel 132d st Realty Co, 61 Park row. Mts \$160,000. Oct 29. Nov 1, 1910. 7:1916-1 to 6 & 59 to 64. A \$179,000-\$179,000. 225.000

8th av, No 2442, e s, 25 s 131st st, 24.11x76.3, 5-sty bk tnt & str. Emily Feder to E Loewenthal & Son, a corpn, 1347 Boston road. Mts \$26,500. Oct 25. Nov 1, 1910. 7:1936-62. A \$16,000-\$26,000. O C & 100

8th av, No 2540, e s, 49.10 n 135th st, 25x80, 5-sty bk tnt & str. Herman Brandstein to The N & Z Realty Co, 217 Lenox av. Mt \$18,000. Nov 1. Nov 2, 1910. 7:1941-3. A \$14,400-\$23,000. O C & 100

8th av, No 2353, w s, 25 n 126th st, 25x100, 5-sty bk tnt & str. Jno G W Greeff to Edw Bonn, 345 Lenox av. Mts \$30,000. Nov 1. Nov 3, 1910. 7:1953-30. A \$18,000-\$29,000. O C & 100

Same property. Edwd Bonn to Jno G W Greeff, 24 W 91st st. Mts \$33,500. Nov 1. Nov 3, 1910. 7:1953. O C & 100

Plot begins at e line of land conveyed by Ludwig to Ungerland by deed recorded Mar 12, 1908, at point 64 s 89th st, runs s parallel with Av A 36.8 to rear of lot x w 18.9 x n 24.3 x e 22.5 to beginning, vacant. The House of the Good Shepherd to John O'Neill, 520 E 86th st. Oct 21. Nov 3, 1910. 5:1585-40 1/4. A \$1,000-\$1,000. O C & 100

MISCELLANEOUS.

Agreement as to release of easements or covenants as to 30 ft road from Kingsbridge road to Public Drive through land purchased by Harrison & Ackerman from Parsons et al. Frank J Markey et al with Edw J Markey. Oct 21, 1910. Nov 2, 1910. 8:2138-2138 & 2140. nom

Assignment of legacy & interest in estate of James Galway, dec'd. May Ferris of Amityville, L I, to Robert McGill, of Hoboken, N J. All title. Oct 31, 1910. 500

Appointment of Frederic S Goodwin, of Boston, Mass, as TRUSTEE in place of Clifford Brigham, dec'd in trust for Henry Sayles, of Eden, Me. Apr 30, 1910. Oct 31, 1910. Misc. court order

Asst of all r, t & int in estate of Philip Wagner decd. Jno Wagner, 35 Charles st, to Frank J Wagner, 52 Hamilton terrace. Oct 28, 1910. nom

Certificate of receipt of legacy for \$250. Theresa Meyer grandchild of Jacob Karl, dec'd, to Theresa & John Karl EXRS Jacob Karl, dec'd. Oct 25. Oct 29, 1910.

General release of legacy for \$1,000. Newbold Morris to Philip Livingston EXR Juliet M Livingston. Aug 4. Oct 29, 1910. Misc.

Power of attorney. Emilie J Murray, widow, to Herbert G Streat, 229 Bway. Oct 29. Nov 2, 1910.

Termination of above trust. Frederic S Goodwin to Henry Sayles, of Eden, Me. June 11, 1910. Oct 31, 1910. Misc. court order

BOROUGH OF THE BRONX.

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

Beck st n w cor Av St John, runs w 100 x n 125 x w 41.7 Kelly st x n e 56.11 x e 30 x n 79 to s s Kelly st, x e 80 to w s Av St John Av St John, x s 250 to beginning, vacant. Marks L Frank to Lawyers Title Ins & Trust Co, 160 Bway. Mt \$30,000. Oct 28, 1910. 10:2685. O C & 100

Buckhout st or Echo pl, n s, abt 70 e Tremont av, and being plot bounded n by s s lots 14, 15 and 16 map No 988 of lots at Mt Hope, owned by Paulsen & Walter, w by prolongation of e s lot 17, x e by Prolongation of e s lot 14, being abt 75x4. Jacob F Paulsen et al to Kate Oberscheimer, 497 Echo pl. Q C. Oct 8. Oct 29, 1910. nom

Bancroft st, n s, 80 e Longfellow av, 156x100, vacant. American Real Estate Co to Usona Constn Co, 989 Southern Boulevard. All liens. Nov 2. Nov 3, 1910. 10:2755. 100

*Carlisle pl, e s, 100 s 213th st, 25x100, Williamsbridge. Sam Aginsky to Bessie Schenkin, 7 W 114th st. Mt \$225. Oct 27. Nov 3, 1910. nom

Coster st, w s, 125 n Randall av, 25x100, vacant. Chas P Blewett to Wilermenia M Steen, 611 Coster st. Nov 2, 1910. 10:2768. 100

*Catharine st, w s, 250 n 239th st, and being lot 297 map (No 223 in Westchester Co, of Washingtonville, 50x100. Release mt. Wm W Penfield to Josephine Maher, 7 St Nicholas pl. Oct 28. Oct 29, 1910. O C & 100

*Concord st, w s, lots 21 & 22 map of 93 lots at South Mt Vernon, belonging to Oscar V Pitman, 31.9x100x71x—, Mary A Davis et al EXRS, &c, Mary A Kelly to Cath A Donohue, 4446 Furman av. Mt \$2,500. Sept 7. Oct 31, 1910. 4.200

Dawson st, No 773, n w s, 250 s w Longwood av, 25x100, 2-sty fr dwg. Bruno Krasky et al to Abraham Golden, 307 E 8th st. Mt \$7,500. Oct 31, 1910. 10:2695. nom

*Emily st, n s, 175 e Pier av, 69x92x—x112, & being lots 95 to 98 map lands of Duchess Land Co on Benson estate, Throggs Neck. John Vicario & ano to Jessie G Sadler, 137 W 96th st. 2-3 parts. Mt \$1,400. Oct 19. Oct 28, 1910. O C & 100

*Same property. Jessie G Sadler to Frank E Morrison, 29 E 22d st. Mts \$2,400. Oct 27. Oct 28, 1910. O C & 100

Fairmount pl, No 714, s s, 170.2 e Crotona av, late Grove st, 27.2 x91.6x26.10x93.4, 4-sty bk tnt. Bertha F Hirsh to Edw E Strauss, 2046 Prospect av. Mt \$15,100. Nov 1. Nov 2, 1910. 11:2950. nom

Fox st, Nos 919 to 927, on map Nos 913 to 921, w s, 100 s 163d st, 120x109.4x120x107.7, three 5-sty bk tnts. Weisman & Herdman to Sarah Weisman, 919 Fox st. Mt \$102,000. Nov 1. Nov 2, 1910. 10:2712. 120.600

Fox st, No 1192 | e s, 360 n Home st, runs e 100 x n 40 x w 91.9 Intervale av | to e s Intervale av x s w 14.1 to e s Fox st x s 28.6 to beginning, 5-sty bk tnt & str. Picone Realty Co to Picone & Oliva Const Co, 547 Southern Boulevard. All liens. Oct 27. Nov 1, 1910. 11:2974. nom

Fox st, Nos 1184 & 1188, e s, 280 n Home st, 80x100, two 5-sty bk tnts. The Josephina Realty Co to The Picone & Oliva Const Co. All liens. Oct 26. Nov 1, 1910. 100

Fox st, Nos 1184 to 1192 | e s, 280 n Home st, runs e 100 x n 120 Intervale av | x w 91.9 to e s Intervale av x s w 14.1 to e s Fox st x s 108.6 to beginning, three 5-sty bk tnts with str in No 1192. The Picone & Oliva Const Co to Richard A Davin, 1106 Southern Boulevard. All liens. Oct 31. Nov 1, 1910. 11:2974. nom

Freeman st | n s, at n w s Stebbins av, runs w 81.6 x n 33.6 x e Stebbins av | 110 to w s Bristow st x s w 43 to beginning, v-Bristow st | cant. Ella C Pym & ano to Mary E Pym widow, 1307 Bristow st. 2-3 parts. All title. Oct 31. Nov 1, 1910. 11:2972. nom

*Hancock st, w s, 456.3 n Columbus av, 18.9x100. Sophie Kruger to Anny Richter, 85 E 7th st. Mts \$4,300. Oct 27. Oct 28, 1910. O C & 100

Jennings st, No 892, s s, 204 e Wilkins av, 26x133.8x20x131.8, 2-sty fr dwg. Chas P Hallock et al to Gaetano Berardo, 870 Jennings st. Mt \$4,300. Oct 31. Nov 1, 1910. 11:2976. O C & 100

*Main st, e s, adj land Jno O Fordham, runs e 100 to w s proposed lane or road x n 25 to land Jas Hyatt x w 100 to st x | s 25 to beg, City Island, owned by party 2d part.

Main st, e s, adj above on s, owned by party 1st part. Party wall agreement. Saml S Miller with Pelham Lodge No 712 Free & Accepted Masons. Sept 26. Nov 3, 1910. nom

*Orchard st, s s, 88 e Main st, 50x103, with all title to strip 50x16.6 to c l of st.

Main st, e s, 55 n Orchard st, 12.6x100x8.6x100, City Island. Thaddeus C Rolfe to Saml S Miller, of City Island. Q C. Mar 29, 1909. Nov 3 1910. nom

Simpson st, e s, 361.10 n Westchester av, 40x100, vacant. Release mort. Chas Riley to Simpson Constn Co, 1238 Simpson st. Oct 28, 1910. 10:2727. 11.480

Simpson st, Nos 1008 to 1020, e s, 241.11 s Westchester av, 160x 100, four 5-sty bk tnts. Stockton Realty Co to Louis Bernstein's Co, 41 Liberty st. Mts \$84,000. Oct 31. Nov 1, 1910. 10:2725. 100

Simpson st, w s, the s line of which is 284.10 s 167th st. Simpson st, w s, adj above on s. Party wall agreement. J C Gaffney Constn Co, 896 E 163d st & Arthur Knox, 75 Central Park West, with Lawyers Title Ins & Trust Co, 160 Bway. Oct 11. Nov 3, 1910. 10:2726. nom

Simpson st, No 1249 (1195), w s, 40 s Freeman st, runs w 60 x s 10 x e 2.3-10 x s 7.6 x e 57.7 to st x n 17.6 to beginning, 2-sty fr dwg. Jas A Martin to Robt J Rooney, 1245 Simpson st. B & S & C a G. May 11, 1908. Nov 2, 1910. 11:2974. nom

- *Sheil st, n s, plot begins 399.4 e 4th av (4th st), & 100 s 1st st (1st av), runs w 50 x s 95 to n s Sheil st x — 50 x n 95, Wakefield. Anna & Theo Merklinger to Francesco Mascolo, 3d av cor 187th st. Nov 1. Nov 2, 1910. nom
- Tiffany st, w s, 266.8 s 167th st, 42x100, 2-sty fr rear bldg & vacant. FORECLOS. Oct 21, 1910. J Aspinwall Hodge referee to Edw J Farrell, 349 E 154th st. Mt \$30,000 & all liens. Oct 31. Nov 2, 1910. 10:2716. 4,000
- *11th st, s s, 255 e Av E, 50x108, Unionport. Jno A O'Donnell & Sarah his wife to Mary O'Donnell, 2224 Gleason av. Oct 26. Oct 28, 1910. O C & 100
- 137th st, No 358 (610), s s, 306.6 w Willis av, 25x100, 4-sty bk tnt. FORECLOS, Oct 24, 1910. Henry J Goldsmith referee to Moses Seelig, 2396 8th av. Mt \$14,000 & all liens. Oct 31. Nov 1, 1910. 9:2299. 1,000
- 142d st, No 487 (739), n s, 215 w Brook av, 25x100, 4-sty bk tnt & str. Eliz Orth to Geo Knerr. 1/2 part. All title. Mts \$3,500. Oct 31, 1910. 9:2287. nom
- 142d st, No 486, s s, 175 w 3d av, 25x100, 5-sty bk tnt. Wilhelm Lauter, 306 E 142d st, to Henry J Wolken, 306 E 136th st. Oct 31. Nov 1, 1910. 9:2322. O C & 100
- 147th st, n s, 117.6 e Robbins av, 37.6x79, 1-sty fr rear bldg and vacant. Michelina S Cullo to Cullo & Co, 49 & 51 E 135th st. All liens. Oct 27. Oct 28, 1910. 10:2579. nom
- 149th st, No 280, s s, 95.3 e Morris av, 25x86.6, 3-sty fr tnt & str. Francesco Ruggiero to Giuseppina D Pellegrini, 556 Morris av. Mt \$4,000. Oct 31. Nov 1, 1910. 9:2330. O C & 100
- 152d st, No 757, n s, 125 w Wales av, 25x115.1x28.9x100.10.
- 152d st, No 751, n s, 260 e Robbins av, 25x129.3x28.9x143.6, two 4-sty bk tnts. Walter J Fraser to Wm Rau, 72 W 46th st. Mt \$24,500. Oct 27. Nov 2, 1910. 10:2644. O C & 100
- 152d st, late Elton st, n s, 250.3 e Morris av, 50x100, two 2-sty fr dwgs. Carmelo Atonna to Matilda O Del Giudice, 294 E 150th st. Q C. Mt \$8,500. Oct 11. Nov 2, 1910. 9:2412. O C & 100
- 153d st, Nos 254 & 258, s s, 100 w Morris av, 50x100, 2-sty fr dwg, 1-sty fr stable & vacant. Julius Liberman et al to American Exchange Realty Co, 149 Bway. Oct 20. Nov 1, 1910. 9:2442. O C & 100
- 163d st, No 805 | n s, 246.4 e Tinton av, 18 to w s Union av x52, Union av, No 941 | 3-sty fr tnt & str. Teresa Avitabile to Chas H Reinhold, 805 E 163d st. Mt \$7,500. Oct 31. Nov 1, 1910. 10:2669. O C & 100
- 165th st, No 884 E, s s, 150 e Stebbins av, 25.5x72.6x50.3x68.2, 3-sty fr dwg. Geo Tremberger to Laura M Lewis, Jersey City, N J. Mts \$10,745 & all liens. Oct 31. Nov 1, 1910. 10:2698. nom
- 165th st, No 508, s s, 95 w 3d av, runs w 20 x s 96 x e 22.6 x n 71 x w 2.6 x n 25 to beg, 5-sty bk tnt. Louis Schneider to Martin Sauer and Eleise his wife, tenants by entirety, 905 Manhattan av, Bklyn. 1/2 part. All liens. Oct 31. Nov 3, 1910. 9:2369. 100
- 168th st, No 616, s s, 191.5 e Franklin av, 25x204.8, except part for st, 3-sty fr dwg. Mary Salvatore to Rosie Solomon, 78 Av C. Mt \$3,500. Oct 31. Nov 3, 1910. 10:2614. 100
- 168th st, Nos 762 to 768, s w s, 312.4 s e Boston road, late Morse av, 75x125, three 2-sty fr dwgs & 1 & 2-sty fr stables in rear. Sophie H Gent INDIVID & EXTRX Michl Gent to Lena Pahls, 1075 Forest av, & Emma Johnson, 545 W 144th st. Q C. Oct 27. Oct 29, 1910. 10:2662. nom
- Same property. Chas F Gent to same. Q C. Oct 27. Oct 29, 1910. 10:2662. nom
- 169th st, No 451, n s, 100 e Park av, 40x90, 2 & 3-sty fr dwg. Jacob Stahl, Jr, & Wm Stahl EXRS Philippina Stahl to Value Realty Co, 170 Bway. Mt \$5,000. Oct 27. Oct 28, 1910. 11:2901. O C & 100
- 169th st, n s, 140 e Park av, 10x90, vacant. Jacob Stahl, Jr, to same. All liens. Oct 27. Oct 28, 1910. 11:2901. O C & 100
- 171st st | n w cor Commerce av, runs w 72.11 x n 42.11 x e Commerce av | 72.11 x s 40.2 to beginning, vacant. Ogden Estate Co to Michl J Fitzgerald, 171st st & Sedgwick av. Oct 25. Oct 31, 1910. 9:2542. nom
- 175th st, n s, 112.1 e Walton av, runs n 100 x e 4.6 x s e 24.5 x s 78.11 to st x w 17 to beginning, vacant. Release mt. Excelsior Mortgage Co to Edmondson Const Co, 2311 Lyon av. Oct 27. Oct 28, 1910. 11:2825 & 2826. 3,000
- 176th st, n s, 250 e Mt Hope av, late Monroe av, 95x100, vacant. Wm C Bergen to Chas H Bull, 702 Madison av. Oct 21. Oct 28, 1910. 11:2802. O C & 100
- 177th st, No 59 E, n s, 175 w Morris av, 20x100, 2-sty bk dwg. Edw E Strauss to Bertha F Hirsh, 714 Fairmount pl. Mt \$5,500. Nov 1. Nov 2, 1910. 11:2828. O C & 100
- Same property. Bertha F Hirsh to Elizabeth Kelly, 2082 Anthony av, Mt \$5,500. Nov 1. Nov 2, 1910. 11:2828. nom
- 183d st, n s, 74 e Loring pl, 30.2x84.11x35.5x84.11, 2-sty fr dwg. Wm C Bergen to Edw C Becherer, 154 E 175th st. Mt \$8,000. Oct 17. Oct 31, 1910. 11:3225. O C & 100
- 187th st (Clay av), n e s, 50 e Beaumont av, 50x100, vacant. Kill-kee Realty Co to Chas Schnabel, 2952 3d av. Mt \$2,000 & all liens. Oct 28. Oct 31, 1910. 11:3105. nom
- 187th st, n s, 50 e Beaumont av, 50x100, vacant. Chas Schnabel to Severio Scalzo, 660-662 E 187th st, Guiseppa Mungo, 235 E 106th st, & Aniello Celentano, 233 E 106th st. Mt \$4,100. Oct 31 1910. 11:3105. 100
- *214th st (Av A), n s, 56 e White Plains av, & being lot 68 map New Village of Jerome, 25x125. Raffaella wife Frank Pettinati to Lorenzo Marino, 307 Alexander av, & Luigi Marino, 2615 3d av. Mts \$7,000. Oct 20. Oct 31, 1910. O C & 100
- *217th st, s s, 230.3 e White Plains road, 25x114.3. John Wilkins to Esther Wilkins, 611 W 168th st. Mt \$550. Oct 28. Oct 29, 1910. O C & 100
- *219th st, late 5th av, s s, 505 e 5th av, lot 156 map of Wakefield. 100x114. Annie J Wilms by Wm Jarrett COMMITTEE to City Equity Co. All title. Release dower, &c. All liens. Apr 28. Oct 28, 1910. 150
- *Same property. Olive Wilms to same. All title. Apr 28. Oct 28, 1910. 125
- *226th st, late 12th av, s s, 105 w 4th av, 25x114, Wakefield. Frank Miano or Mino to Nellie Mino, 768 E 226th st. 1/2 part. All title. Mt \$5,500. Oct 28. Oct 29, 1910. 2,500
- *227th st | s e cor 5th av, 30x114, Wakefield. Melrose Realty Co 5th av | to Emanuel Lapreziosa, 940 8th av. Mt \$950. Oct 13. Nov 3, 1910. O C & 100
- 233d st, n s, 25.3 w Oneida av, 353.9x158.3x350x107.1, except part for st, vacant.
- 235th st, late Willard av or st, s s, 100 w Oneida av, 50x150, vacant. Cath F Street to Chas G Street, of Bklyn, N Y. Nov 13, 1903. Nov 1, 1910. 12:3365. nom
- *237th st, n s, 50 e Byron st, & being lot 4 blk 11 map Whitehall Realty Co, 46x—x—. Clara F Liebman to Albert Liebman her husband, 500 W 143d st. Mt \$500. July 22. Nov 2, 1910. O C & 100
- *239th st (Kossuth av) n s, 41.8 e Richardsdon av, 100x100, South Washingtonville. Mercedes Boesche & ano to Moses L Finkelstein, 1320 Prospect av. Mts \$2,500. Nov 2. Nov 3, 1910. O C & 100
- 239th st, n s, 100 e Martha av, 25x100, vacant, with 2-sty & attic fr h'ouse to be erected. CONTRACT. Eugene H Hammond, 408 E 240th st, with Anthony J Pugliese, 410 E 240th st. Mt \$6,040. Oct 25. Nov 1, 1910. 12:3393. 7,040
- 239th st, Nos 600 & 618 | s e cor Blackstone av, late Park pl, late Northern Terrace | 162.6x150, three 2-sty fr dwgs, 1-sty 241st st, s s, 100 e Martha av, 50x100, vacant. Release mt. The Bank of Europe to Joseph & Clara Feldman, 419 E 71st st. Oct 26. Oct 28, 1910. 12:3394. 800
- 260th st, s s, 95 e Liebig av, 47.6x100, being lots 5 & 6 map of Bacharach estate at Riverdale; also strip 5.11 in width bounded s by s 260th st, n by s Beech st, w by w s lot 5 & e by e s lot 6 on said map, vacant. Daniel S Morrison to Jas J Hand, 518 W 130th st. Oct 27. Oct 28, 1910. 13:3423. 100
- 260th st, s s, 71.3 e Liebig av, 23.9x100; also strip 5.11 in width in front bet above & Beech st, vacant. Same to James Lee, s w cor Riverdale av & 259th st. Oct 27. Oct 28, 1910. 13:3423. O C & 100
- 260th st | s s, 142.6 e Liebig av, 47.6 to w s Tyndall av, x100; Tyndall av | also strip 5.10 in width in front bet above & Beech st; also strip 5 ft wide bet Tyndall av & Hill st. Daniel S Morrison to Michl J Ryan, 1439 Ams av. Oct 27. Oct 28, 1910. 13:3423. O C & 100
- *Arnov av, s s, 402 e Pelham road, 50x75. Wm J Hyland to Fredk Wagner, Arnov av near Eastern Boulevard. Mt \$2,500. Oct 27. Nov 1, 1910. O C & 100
- *Beech av | s s, 325 w Elm st, runs w 25 x s 199.2 x s e 1.2 to Cedar av | Cedar av x e 23.8 x n 200 to beginning, Laconia Park. FORECLOS, Oct 5, 1910. John J Hynes referee to Mary R Prutting, 549 E 169th st. Oct 25. Nov 1, 1910. 900
- *Bronx Park av | s e cor Burke av, —x—, & being lots 46 to 48 blk Burke av | C map (No 1081 in Westchester Co) of Lester Park, except part of lot 48 taken for Burke av (East 207th st). Mary wife Frank McGarry to Chas S McGarry, on Burke av, s s, 123 e Bronx Park East. Q C. Release dower, &c. Oct 29. Nov 1, 1910. nom
- Briggs av, w s, 100 n 196th st, 40x91.11x40x91.3, vacant. Release mt. Geo E Buckbee to August Nelson, 193 W 168th st. Oct 25. Oct 28, 1910. 12:3301. O C & 100
- Briggs av, w s, 100 n 196th st, 40x91.11x40x91.3, vacant. August Nelson to Nannie S McLaughlin, 528 Pelham av. Mt \$12,000. Oct 25. Oct 28, 1910. 12:3301. O C & 100
- Belmont av, Nos 2473, old No 2475 (2423) late | w s, 225 n 188th st, Cambreleng av | late Bayard st, 25 x87.6, 3-sty bk tnt & str. Guiseppi Carozza to Angelo Ubriaco, 342 E 114th st. Mts \$8,000 & all liens. Oct 28, 1910. 11:3076. nom
- Brook av, No 1526, e s, 250 n 171st st, 25x100.11, 4-sty bk tnt. Charlotte Bergfeld to Flori Krauss, 566 Brook av. Mts \$14,000. Oct 27. Oct 28, 1910. 11:2895. 100
- Bathgate av, e s, 100.5 s Pelham av, 50x82.5, vacant. Release mort. Chas F Brown to Nannie S McLaughlin, 528 Pelham av. Oct 25. Oct 28, 1910. 11:3059. nom
- Same property. Release mort. Augusta Keller to same. Oct 25. Oct 28, 1910. 11:3059. O C & 100
- Same property. Nannie S McLaughlin widow to August Nelson, 193 W 168th st. Mts \$4,000. Oct 25. Oct 28, 1910. 11:3059. O C & 100
- Blackstone av | fr stable & vacant. Samuel J Cooper et al to City Real Estate Co, 176 Bway. Oct 18. Oct 31, 1910. 13:3417. 17,500
- Bathgate av (Mad av), w s, 77.4 s 180th st (Talmadge st), old lines, 25.2x83.4x25x80.2, with all title to strip bet Mad & Bathgate avs, 2-sty fr dwg. Gilbert Van Der Smissen to Frances E Gribben, 2058 Washington av. May 2. Oct 31, 1910. 11:3046. O C & 100
- Brook av, Nos 1064 & 1066, e s, 64 n from w s N Y & Harlem R R, 46.2x49.11 to said railroad x42x31.3 to beginning, two 3-sty bk tnts & str. Jennie Brenner to Leo Levinson, 1135 Clay av. Mts \$16,500 & all liens. Oct 31, 1910. 9:2392. O C & 100
- Bryant av, No 1548, e s, 185 s 173d st, 20x100, 3-sty bk dwg. Jennie Wood to Cath A Lavelle, 795 E 176th st. B & S C a G. Oct 21. Oct 31, 1910. 11:3001. O C & 100
- *Bracken av, w s, 647.9 s Kingsbridge road, 50x100. Solomon Putzman to Joseph Dix & Jacob Shapiro. All liens. Aug 5, 1909. Oct 31, 1910. O C & 100
- *Barker av, w s, 325 n Elizabeth st, 25x125. Annie M Diehl widow to Anna C Gamble, 3541 Willett av. Mt \$2,500. Oct 31, 1910. nom
- Boston road, Nos 1056 & 1058 | begins Cauldwell av, w s, 271.11 n Cauldwell av | 165th st, runs n 86.2 to s e s Boston road x s w 102.3 x e 54.11 to beginning, 5-sty bk tnt & str. Edw J Byrne to Sadie A wife Edw J Byrne, 1056 & 1058 Boston road. All title. All liens. Aug 30. Nov 1, 1910. 10:2622. nom
- Bailey av, old w s, 292.9 s on curve from s w cor Bailey av, and Kingsbridge road, 50x144.2, except part for av, vacant. Manuel J Brazill to Eberhardt and Podgur, 430 E 59th st. All liens. Nov 2. Nov 3, 1910. 11:3238. nom
- Bathgate av, No 2230 | s e s, at n e s 182d st, 100x100, 2-sty fr 182d st | dwg & vacant. Jno H Maguire to Jas Maguire, 2230 Bathgate av; Arthur Maguire, 2146 Lafontaine av, & Mary A Krimmell, 1724 2d av. 1/4 part. 1/4 all title. Q C. Oct 19. Nov 3, 1910. 11:3051. O C & 100
- Bassford av, e s, 264.1 n 182d st, 35.6x76x35.6x74.11, 1-sty fr bldg & vacant. Release mt. Guaranteed Mortgage Co to Phelan Bros Const Co, 1910 Webster av. Nov 2, 1910. 11:3050. 13,925.51
- Brook av, Nos 1257 & 1259, n w s, 324.11 n e 168th st, 45x90, 5-sty bk tnt. John H Buscall Co to Bertha Haering, 3768 Park av. Mt \$26,500. Nov 1. Nov 2, 1910. 9:2396. O C & 100
- *Clarence av, e s, 100 n Layton av, 125x100. Marie Wauer to Anna Schmidt, 802 E 170th st. Mt \$2,275. Nov 1. Nov 2, 1910. O C & 100
- College av, No 1330, e s, 543.1 s 170th st, 16.8x100, 2-sty fr dwg. Kingston Securities Co to Edward Reynolds & Robt A Henderson both at 1330 College av. Mt \$3,250. Nov 1. Nov 2, 1910. 11:2783 & 2785. nom
- College av, No 374, s e s, 75 n e 142d st, late Concord st, 25x 100, 1 & 2-sty fr dwg. Josephine Jackson widow to Joseph Bruso, 2618 3d av. Mt \$4,000 & all liens. Nov 1. Nov 2, 1910. 9:2323. O C & 100
- Concord av | n e cor 151st st, 150x94, vacant. Anthony McOwen to 151st st | Stonington Realty Co, 35 Nassau st. All liens. Nov 1. Nov 2, 1910. 10:2643. O C & 100

- Courtlandt av, No 679, w s, 75 s 154th st, 24.4x100, 3-sty bk tnt & str. Eliz Campioni widow to Albert C Deich, 288 E 155th st. Nov 1, 1910. 9:2413. O C & 100
- Clinton av, No 1327, w s, 400.5 s Jefferson pl, 18.1x137.11, 3-sty bk dwg. Frieda Hofmann, 1327 Clinton av, to Christian F Haller, 1325 Clinton av. Mt \$8,000. Oct 25. Nov 1, 1910. 11:2933. O C & 100
- College av, Nos 1023 & 1025, w s, 22 n 165th st, 40.6x81.9, two 3-sty bk dwgs. E Loewenthal & Son, Inc, to Madeliene Leake, 2d av, North Pelham, N Y. Mts \$17,000. Oct 25. Nov 1, 1910. 9:2437. nom
- *Classon av, w s, 284.6 s West Farms road, 50x100. James McNamara to Silas H Briant & Mary J his wife, 1543 Beach av, as tenants by entirety. 1/2 part. Mt \$3,500. Oct 26. Nov 1, 1910. O C & 100
- Clay av, No 1124, e s, 264.8 s 167th st, 39x80, 5-sty bk tnt. A J Schwarzer Co to Sophia Goeren, 1136 Clay av. Mt \$20,500. Oct 21. Oct 31, 1910. 9:2426. O C & 100
- *Carpenter av (Catharine st), e s, 203 s 242d st, & being gore lot L map of Washingtonville, 26.2x100x42.6 rear, gore. Ida Green, 4746 Carpenter av, to Jere J Moore, Jr, 2235 Powell av. Oct 29. Oct 31, 1910. O C & 100
- Cambreng av, No 2322 (Monroe av), e s, 300 n 183d st, 25x100, 2-sty fr dwg. Sarah Lake to Edw J O'Connell, 307 E 72d st. Mts \$5,000. Oct 26. Oct 28, 1910. 11:3089. O C & 100
- *Columbus av, n s, 25 w Taylor av, 25x100. Release mt. Edward Petterson to Joseph Ptaeck, 1736 Taylor av. Oct 20. Oct 28, 1910. nom
- Creston av (Av B) n e cor 181st st, (5th st), runs n 50 x w 25 x s 181st st along c l of av 50 x e along old line 5th st 25 to beginning, being part of said av, vacant. Francis Hefner et al to Jane wife Edw Riley, 245 W 69th st. All title. B & S. Oct 18. Oct 28, 1910. 11:3162. nom
- Creston av n e cor 181st st, a gore, bounded on s by n s 181st st, 181st st | e by w s lot 156 map Prospect Hill estate & w by e s Creston av, vacant. George Ehret to John W & Francis W Wallace, 1230 South Broad st, Phila, Pa. Oct 20. Oct 29, 1910. 11:3170 & 3162. nom
- Creston av n e cor 181st st, runs e 6.4 x n 19.11 to av x s 20.10 181st st | to beginning, gore. Release mt. Same to same. Oct 29. 1910. 11:3162 & 3170. nom
- Crotona av, No 2069, w s, 75 n Oakland pl, 25x100, 2-sty fr dwg. John T Kelly to Delia A Kelly his wife, 2069 Crotona av. Oct 28. Oct 29, 1910. 11:3080. nom
- Daly av, w s, 277.11 s Tremont av or 177th st, 75.9x101.7, vacant. Winnie Realty & Const Co to Emma Levison, 1923 Daly av. Mts \$33,000. Oct 28. Oct 29, 1910. 11:2985. 100
- *Doris av, e s, 191 n Westchester av, 75x100, Westchester. James Elgar, 24, to John Nimphius, 521 Bergen av. Mt \$6,000 & all liens. Oct 31. Nov 1, 1910. O C & 100
- *Edison av, e s, 300 s Tremont road, 50x100, Tremont terrace. Pauline Lifrieri to Luigi Lifrieri, 1628 Edison av. Mt \$4,000. Oct 26. Nov 3, 1910. nom
- Eastburn av, w s, 156.7 s 174th st, 75x95, vacant. Anna Schmidt to Marie wife of Herman Wauer, 1534 Bryant av. 1/2 part. Mt \$3,780. Nov 1. Nov 2, 1910. 11:2794. O C & 100
- Forest av, No 810, e s, 100 n Cedar pl, 25x135, 3-sty fr dwg. Lillian P Hopp to Emma M S Mestanz. Mts \$10,000. Apr 30. Oct 29, 1910. 10:2656. nom
- Franklin av, No 1407, w s, old line, 44 n 170th st, 16.10x100, except part for av, 3-sty fr tnt. FORECLOS. Aug 27, 1910. Louis B Hasbrouck referee to Adelia Jenkins. Mt \$6,500. Sept 19. Nov 1, 1910. 11:2932. 300 over mt
- *Gunther av, e s, 114.4 s Nereid av, 50x97.6. Louis Cuccia to Frank Hayden, 282 W 127th st. Oct 27. Nov 1, 1910. O C & 100
- Grant av, No 943, w s, 55.9 n 163d st, 20x95.2, 3-sty bk dwg. Jno Yule to Lucy J Yule his wife, 943 Grant av. Mt \$8,000. June 27. Nov 3, 1910. 9:2446. rft
- *Hobart av, w s, 350 s Waterbury av, 25x100. Hudson P Rose Co to Francesco & Giovanni Montesana, 444 E 13th st. All liens. Oct 27. Oct 28, 1910. nom
- Hull av, No 3135, n s, 201.5 n e Woodlawn road, 25x100, 2-sty fr dwg. Wm R Moore to Ida D Schminke & Rebecca M Boedicker, 3135 Hull av. Mt \$6,000. Oct 29. Oct 31, 1910. 12:3345. O C & 100
- Lafontaine av, No 2170, e s, 12.9 s Quarry road, 24.9x95, 2-sty fr dwg. Jas Shaw to Ellen & Lizzie Miles, as joint tenants, 2170 Lafontaine av. Oct 26. Oct 28, 1910. 11:3063. nom
- *Meadow Drive, n s, 10.10 e Leland av, & being lots 144 & 145 map (No 1097) of 170 lots Siems estate, 144.6x85.6x69.5. Hudson P Rose Co to Teresa M De Vito, 547 E 118th st, & Antonia M De Vito, 444 E 115th st. All liens. Oct 24. Oct 31, 1910. nom
- *Morris Park av, s s, 75 e Fillmore st, 25x—, & being lot 463 map Van Nest Park. Sophie Munzie to Marie C Ossmann, 632 Morris Park av. All liens. Jan 20, 1908. Oct 31, 1910. O C & 100
- *Mayflower av, w s, 675.5 n Pelham road, 50x100, Westchester. Agnes Gadonneix to Regina Fiesel, 898 Union av. Q C. Oct 28, 1910. nom
- Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty bk dwg. Louisa B White to Michael Levine, 931 St Johns pl, Bronx. All liens. Oct 31. Nov 1, 1910. 9:2437. nom
- Marmion av, e s, 61 s Fairmount pl, runs e 106.10 x s 42.3 x w 74.11 & 35.8 to av x n 35.1 to beginning, 4-sty bk tnt. Fairmount Const Co to David Kraus, 1888 Marmion av. Oct 18. Nov 2, 1910. 11:2959. nom
- *McGraw av, n s, 50 w Saxe av, 50x100. Eliz Steinmetz to Saml R Waldron at Rockville Centre, L I. Aug 27. Nov 2, 1910. O C & 100
- Morris av, No 988, e s, 137.6 n 164th st, 37.6x104.10, 5-sty bk tnt. John Yule to Rosie Holstein, 727 Tinton av. Mts \$30,000. Nov 1. Nov 2, 1910. 9:2432. O C & 100
- *Nereid av, s s, 73.3 w Wickham av, 97.8x100. Gunther av, e s, 264.4 s Nereid av, 125x97.6. Julius Liberman et al to American Exchange Realty Co, 149 Bway. Oct 20. Nov 1, 1910. O C & 100
- *Olmstead av, e s, 125 s Lyvere st, 25x105.6, & being lot 255 map (No 1422) of N Y Catholic Protectors at Van Nest. N Y Catholic Protectors to Mary T Turpen, 428 E 89th st. June 3. Oct 31, 1910. 475
- *Olinville av | s w cor Burke av, 25x—, being part lot 1 blk A Burke av | map Lester Park. Lots 3, 4, 5, 13, 24 & 25 blk A same map, except parts lots 3, 4 & 5 taken for Olinville av. Lots 140, 141 & 153 to 156 map W F Duncan at Williamsbridge, except part lot 140 heretofore conveyed. Annie Gilluly & Frank McGarry to Mary McGarry, 213 W 104th st. Mts \$14,300 & all liens. Nov 2. Nov 3, 1910. nom
- *Olinville av | s e cor 236th st, 75x90.6x96.5x29.1, & being lots 7, 236th st | 8 & 9 blk 12, & 236th st, n w cor Olinville av, 77x73x—x33.11, & being lots 19 to 21 blk 9 map of Whitehall Realty Co. Wm Rau to Walter J Fraser, 701 W 178th st. Oct 29. Nov 2, 1910. O C & 100
- *Parker av, w s, 175 n Lyon av, 25x130, Westchester. Hudson P Rose to Chas M Schmidt and Babette his wife, tenants by entirety. Dec 3, 1904. Nov 3, 1910. nom
- *Penfield av, s s, 321.7 e Baker av, 75x103, at Wakefield. Clara F Liebman to Albert Liebman her husband, 500 W 143d st. 1/2 part. Mt \$1,530. July 22. Nov 2, 1910. O C & 100
- *Penfield av, n s, 216.3 e Baker av, 50x100. Same to same. 1/2 part. Mt \$1,008. July 22. Nov 2, 1910. nom
- *Penfield av, s s, 166.3 w Baker av, 50x100. Same to Mary Geisman, 245 W 135th st. Mt \$1,080. July 22. Nov 2, 1910. O C & 100
- Prospect av, No 1034, e s, 175.5 n 165th st, 16.8x81.5x16.8x81.4, 3-sty fr dwg. Jennie McCormack to Philippine C Kiehnle, 1035 Stebbins av. Nov 1. Nov 3, 1910. 10:2691. O C & 100
- Prospect av, No 701, w s, 27 s 155th st, 21x95x21x94.10, 4-sty bk tnt. Arthur Richardson to Bertha Schmuck, 777 Prospect av. Mt \$14,000. Oct 18. Nov 2, 1910. 10:2675. O C & 100
- Prospect av, No 2172 s e cor 182d st, 32.8x90.1x32.6x93.6, 5-sty 182d st, No 760 | bk tnt & str. Anna Schwarz to L Sonora H Harper, 509 W 112th st. Mt \$30,000. July 20. Oct 31, 1910. 11:3110. 100
- Park av, W, w s, 213.9 n 178th st, —x—.
- Park av W, w s, adj above on s, —x—.
- Boundary line agreement. Marie or Mary Walter, 1757 Monroe av, with Lena Meyer widow, 4235 Park av, and Henry C Meyer and Louise his wife, of Stoecea Plains, N J (with consent of Adelaide E Johnston, 57 W 84th st, mortgagee). Oct 17. Oct 28, 1910. 11:3028. nom
- Park av, No 4402 | s e cor 181st st # 25x91, 2-sty fr dwg. Geo 181st st, No 440 | J Kuhn to Saml Weiss, 452 E 181st st. Nov 1, 1910. 11:3037. nom
- Pelham av | s w cor Hoffman st, 100.8x201.1x100.8x201.4, except Hoffman st | part for Hoffman st, 1-sty fr str & vacant. Mary Simon to Pelham & Hoffman Realty Co, 559 W 140th st. Mt \$20,000. Oct 29. Nov 1, 1910. 11:3067. O C & 100
- Ryer av, No 2032, e s, 111.4 n Burnside av, 24x95, 2-sty bk dwg. Morell Realty Co to Frank Klein, 344 E 152d st, & Frieda Stern, 598 E 143d st. Mt \$7,000. Nov 1. Nov 2, 1910. 11:3144. O C & 100
- Sedgwick av | n e cor 176th st, 46.2x125.4x5.4x131.9, vacant. 176th st | Release mort. Regent Realty Co to Jos E Douglass, 242 W 132d st. Oct 28. Nov 3, 1910. 11:2880. 1,800
- Same property. Jos E Douglass to Jas M Reid, 148 South 1st av, Mt Vernon, N Y. All liens. Oct 29. Nov 3, 1910. 11:2880. nom
- Southern Boulevard, n w s, 35 s w Tiffany st, 40x100, 5-sty bk tnt. Eberhardt & Podgur to Manuel J Brazill, 2106 7th av. Mt \$32,000. Nov 2. Nov 3, 1910. 10:2722. O C & 100
- Southern Boulevard | n w cor 185th st, 131.6x180.11x130x200.1, 185th st | vacant. Hamilton Holding Co to Carmine Cioffi, 1116 Intervale av. Mt \$22,000. Oct 31. Nov 1, 1910. 11:3114. O C & 100
- Southern Boulevard, e s, 170 s 167th st, 35x100, vacant. Schoefer Constn Co to Louis J Schoefer, 819 E 163d st. B & S. All liens. Oct 27. Oct 28, 1910. 10:2744. 100
- Southern Boulevard, e s, 205 s 167th st, 35x100, vacant. Same to Alfred C Bachman, 553 Manhattan av. B & S. All liens. Oct 27. Oct 28, 1910. 10:2744. 100
- Southern Boulevard, Nos 1476 & 1478, e s, 162.4 n Jennings st, 37.8x100, two 2-sty fr dwgs. Fredk Schrader to John & Frederick Rohrsen, 938 College av. Mts \$10,000. Oct 27. Oct 29, 1910. 11:2981. O C & 100
- Stebbins av, No 1358, e s, 408.9 n Freeman st, 25x73.5x25.11x80.4, 2-sty fr dwg. Henry Reifel to Frederick Reifel, 1358 Stebbins av. An undivided interest. Mts \$5,000. Oct 1. Oct 29, 1910. 11:2965. O C & 100
- Southern Boulevard | s e cor Jennings st, 25x100, vacant. Julius Jennings st | Spiess of Bklyn, to Eliz Spiess, 1203 Hancock st, Bklyn. Oct 31, 1910. 11:2980. O C & 100
- St Anns av, No 769, w s, 75 s 158th st, 25x100, 4-sty bk tnt. Josephine Klar to Katie Stenger, 322 E 144th st. Mts \$12,000. Oct 31, 1910. 9:2360. 100
- Tremont av, s s, 300 w Marmion av, 25x100, 1-sty fr str. Julius Spiess, of Bklyn, to Eliz Spiess, of 1203 Hancock st, Bklyn. Oct 31, 1910. 11:2956. O C & 100
- Tinton av, No 1225, w s, 249.11 n 168th st, 20.5x110, 2-sty fr dwg. Jos T Trainor to Flora Wollheim, 563 Mott av. Mt \$6,000 & all liens. Oct 28, 1910. 10:2663. O C & 100
- Tiebout av | s w cor 184th st, runs w 91.9 x s 38.6 184th st, Nos 314 & 316 | to n s Clark st x e 90.6 to av x n 23.3 Clark st | to beginning, 2-sty fr tnt & str. Eliz J Wellwood to University Heights Realty Co, 2229 Andrews av. Mt \$12,000. Nov 1. Nov 2, 1910. 11:3146. O C & 100
- "The Drive" or Reservoir Oval E, e s, 75 s Holt pl, 50x110.9x60x89.8, 2-sty fr dwg, 2-sty fr stable & vacant. Abraham Oppenheimer to Lina Miller, 265 E 203d st. Nov 2. Nov 3, 1910. 12:3343. 100
- *Timpson av, w s, 125 n 205th st, 75x100. 205th st, s s, 50 e Hall av, 25x100. 203d st | n e cor Hall av, 25x91.6. Hall av |
- Town Dock rd, s s, 25 w Wilcox st, 50x100. Par Realty Co to August Stolz, 269 South 1st av, Mt Vernon, N Y. Oct 31. Nov 2, 1910. O C & 100
- Union av, Nos 1094 to 1108 | n e cor 166th st, 200 to s s 167th st, 166th st, No 815 | x 100, five 5-sty bk tnts, with str 167th st, No 814 | on both cors. R & W Realty Co to Jos Krimsky, 290 Bradford st, Brooklyn. Mts \$218,500. Nov 1. Nov 3, 1910. 10:2680. O C & 100
- *Van Nest av (Columbus av), n s, 25 w Taylor av or st, 25x100. Joseph Placek to Maria Dosso, 1742 Adams st. Oct 27. Oct 28, 1910. O C & 100
- Valentine av, Nos 2118 & 2120, e s, 375.7 n 180th st, 50.8x113.10 x50x107.7, two 2-sty bk dwgs. Edward M James to Ida Gordon, 2120 Valentine av. Q C. Mt \$14,000. Oct 26, 1909. Oct 29, 1910. 11:3144. O C & 100
- Wyse av, No 1557, w s, 200 s 173d st, 25x100, 3-sty bk dwg. Moses L Finkelstein to Mercedes Boesche, 1438 Prospect av. Mt \$7,500. Nov 2. Nov 3, 1910. 11:2989. O C & 100
- *Valentine av, e s, 100 s Barsley av, 100x100. Chas E Devermann to Patk Sheridan, 352 E 86th st. Mt \$1,120. Nov 3, 1910. O C & 100
- Westchester av, No 436 & 438, s s, 78 e Bergen av, 50x151.6 to subway, x54.7x173.5, 2-sty bk tnt & str & 1-sty fr bldg. Wm H Osborn to Wm T Keogh Amusement Co, 570 Bergen av. All liens. Oct 20. Nov 3, 1910. 9:2294. 100

LONG BEACH

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Wales av, Nos 671 & 673, w s, 312.7 s Westchester av, 50x57.10x 57.10x86.11, two 4-sty bk tnts. Louis Schneider to Martin Sauer & Eleise his wife, tenants by entirety, 905 Manhattan av, Bklyn. 1/2 part. All liens. Oct 31. Nov 3, 1910. 10:2644. 100

Webster av, No 2032, e s, 150 n 179th st, 25x100, 2-sty fr dwg & str. Nicoletta Criscuolo & ano to Antonio Florio, 2160 2d av. Mt \$4,000. Nov 3, 1910. 11:3029. O C & 100

Webster av, e s, 158.3 n 169th st, runs e 65.9 to c 1 Mill Brook, x n 2.8 x e 23.8 x n 25 x w 18.3 to c 1 Mill Brook, x s 2.7 x w 70.11 to av x s 25 to beg, vacant. Katharina Pfeifer to David Kraus, 1815 Crotona av. Oct 28. Nov 2, 1910. 11:2893. 100

*Watson av | n e cor Ash st, 100x100, & being lot 257 map No Ash st | 1106 of Arden property at East & Westchester. Release of lien. Walter W Taylor to Geo H Jauss, 633 E 168th st. Oct 20. Nov 2, 1910. nom

Webster av, e s, 158.3 n 169th st, runs n 74.7 x e 90.7 x s 82.10 x w 23.8 to c 1 Mill Brook, x s 2.8 x w 65.9 to beg, vacant. David Kraus to Abraham Kaplan, 326 W 34th st. Mt \$7,500. Oct 28. Nov 2, 1910. 11:2893. 100

Webster av | n w cor 184th st, runs n 74 x w 150.5 to e s 184th st, 184th st | x s & e along n & e s 184th st, as it winds & turns 192.7 to beginning, two 5-sty bk tnts with str on cor. Ignatz Roth to Stonington Realty Co, 35 Nassau st. Q C. Nov 1. Nov 2, 1910. 11:3024. nom

Same property. Stonington Realty Co to Anthony McOwen, 515 Wales av. Mts \$58,000. Nov 1. Nov 2, 1910. 11:3024. O C & 100

Wales av, Nos 676 & 678, e s, 202.6 s 155th st, runs e 108.7 x s w 17.1 x s 22.9 x w 100 to av x n 37.6 to beginning, 6-sty bk tnt. Wales av, Nos 672 & 674, e s, 239.11 s 155th st, runs e 100 x w 37.6 x w 39.1 x w 6.3 x s 2.2 x w 54.3 to av x n 37.6 to beginning, 6-sty bk tnt & str. Harry Levin to Sarah B Hirschberg, 76 Canal st. Mt \$70,000. Oct 27. Oct 29, 1910. 10:2654. O C & 100

Weeks av, Nos 1650 to 1654, old Nos 1654 to 1658, e s, 95 s 173d st, 60x95, three 2-sty bk dwgs. Katie Levy to Emma Starr, 34 W 112th st, Fannie Meister, 220 Bway and Lillian Bache, 220 Bway. 3/4 parts. Mts \$20,000. Oct 25. Oct 28, 1910. 11:2792. O C & 100

Walton av, e s, 175 n Cameron pl, 50x100, except part for av, vacant. Adolph Cohn to John J Fox, 448 E 178th st. Mt \$3,500. Oct 14. Rerecorded from Oct 21, 1910. Oct 31, 1910. 11:3181. O C & 100

Washington av, No 1243, w s, 168 n 168th st, 24x150, except part for av, 3-sty fr dwg. Clara M Lockwood to Mary A Roach, 40 Vine st, Corona, Borough of Queens. Mt \$8,000. Oct 31, 1910. 9:2390. O C & 100

Webster av, No 2042, e s, 286.5 n 179th st, 27x122.11x27x124.3, 3-sty fr dwg. Ella R Raszewski to Geo Dieckmann, 315 E 92d st. Nov 1, 1910. 11:3029. O C & 100

Webster av, No 2042, e s, 286.5 n 179th st, 27x122.11x27x124.3, 3-sty fr dwg. Archibald M Maclay EXR Gustave A Raszewski to Geo Dieckmann, 315 E 92d st. Nov 1, 1910. 11:3029. nom

Webster av | n w cor 180th st, 28x80, vacant. John Ringen to Jas 180th st | Lahres, 246 East Tremont av. Mt \$25,000. Nov 1, 1910. 11:3143. nom

*Wickham av, e s, 72.7 n 233d st, 25x100, & being lot 4 map of party 1st part at Wakefield. Monatiquot Real Estate Co to Ellen Snee, 444 E 122d st. All liens. Oct 27. Nov 1, 1910. nom

Walton av, No 2255, w s, 248 s 183d st, 20x95, 2-sty bk dwg. Maria Eggers to Fred & Maria Blinne, 694 E 163d st. Mt \$6,500. Oct 31. Nov 1, 1910. 11:3186. nom

*White Plains road | n w cor Elizabeth st, 100x103.6, Olinville. Elizabeth st | John O'Brien to Alberto De Verastegui, of Dobbs Ferry, N Y. Oct 31. Nov 1, 1910. 100

*Wickham av, e s, 97.7 n 233d st, 25x100, & being lot 3 on map of party 1st part at Wakefield. Monatiquot Realty Estate Co to Martin Snee, 444 E 122d st. All liens. Oct 27. Oct 31, 1910. nom

*Wickham av, e s, 47.7 n 233d st, 25x100, & being lot 5 same map. Same to Joseph Lee, 444 E 122d st. All liens. Oct 27. Oct 31, 1910. nom

3d av, No 3919 | s w cor 172d st, 27.7x82.7, except part for av, 172d st | 3-sty fr tnt & str, also all title to strip bet s s Bathgate pl, & s s 172d st, 0.5x—0.7x—. John T Butler & ano HEIRS, & c, Julia Butler to Thos J Healey, 124 E 115th st, & Wm V McCarthy, 123 W 129th st. Mt \$8,000. Oct 27. Oct 28, 1910. 11:2919. 100

Same property. Release asst of rents, recorded June 4, 1910. Morris R Stang to John T & Benj F Butler, 3919 3d av. All title. Q C. Oct 18. Oct 28, 1910. 11:2919. 1,800

3d av, No 4282, on map No 4284, e s, 205.2 n 178th st, 50x106.1x 49.11x104, 6-sty bk tnt & str. FORECLOS, Sept 21, 1910. Francis W Pollock ref to The Brook Constn Co, 60 Liberty st. Mt \$35,000 & all liens. Oct 31. Nov 2, 1910. 11:3061. 13,000

3d av, No 4286, on map No 4288, e s, 255.2 n 178th st, 50x108.1x 49.11x106.1, 6-sty bk tnt & str. FORECLOS, Sept 21, 1910. Same to same. Mts \$35,000 & all liens. Oct 31. Nov 2, 1910. 11:3061. 14,000

3d av, late Fordham av, old w s, 164.2 s 176th st, late Mott st, old line, runs w 100 x s 25 x e 102 to w s 3d av, new line, x n 25 x w 1.10 to beg, vacant. Alfred M Rau to Walter J Fraser, 701 W 178th st. Mts \$4,500 & all liens. Oct 29. Nov 2, 1910. 11:2923. O C & 100

*5th av | s e cor 227th st, 114x30. Release mort. Jason C Cam- 227th st | eron, 167 Home av, Rutherford, N J, to Emanuel Lap- reziosa, 940 8th av. Nov 3, 1910. 950

*Lots 1, 2, 8 & 9 blk A map of Lester Park, except parts for Olinville av; also except Olinville av, s w cor Burke av, 25x—, being part lot 1 blk A on said map. Lots 1 to 7, 14 to 17 & 32 blk B, and lots 17, 18, 37 & 38 blk C same map. Lots 445, 495, 1062, 1166, 1167, 1223, 1227 & 1228 map No 1043 in Westchester Co of Wakefield. Lots 1201, 1202 & 1217 map of Peter Lorillard at Westchester. Lot 94 map New Village of Jerome. Release dower. Mary McGarry to the North Bronx Realty Co, at No — Williamsbridge Square, Bronx. Q C. Nov 2. Nov 3, 1910. nom

*Lot 11 blk A map of Lester Park. Lots 12 & 13 blk A same map. All title. The North Bronx Realty Co to Mary McGarry, 213 W 104th st. Mts \$2,500 & all liens. Nov 2. Nov 3, 1910. nom

*Lots 1 & 2 blk A and lots 1 to 7, 14 to 17 & 32 blk B, & 17 & 18 in blk C map of Lester Park. Lots 1223, 895 & s 1/2 lots 1166, 1167, 1227 & 1228 map No 1043 in Westchester Co of Wakefield. Lots 1201, 1202 & 1217 map Peter Lorillard at Westchester. Annie Gillyly to North Bronx Realty Co, No — Williamsbridge Square. All title. All liens. Nov 2. Nov 3, 1910. nom

Parcel No 2 on damage map to open Trafalgar pl from 175th to 176th st. Release mt. Margt M Slevin to City of N Y. May 16. Oct 31, 1910. 11:2958. nom

*Salt meadow, at Eastchester, near Rattle Snake Creek, begins at centre of a rock, runs s w 6 chains & 67 links x s e 7 c & 41 l x n e 2 c x s e 10 c & 30 l x n w 4 c & 80 l x n 3 c & 30 l x — 5 c & 30 l to beginning. Plot begins at a round rock, runs across the middle lot — to a creek or marked stone x w — to Rattle Snake Creek x n — to a round pond x — to beginning, with lands, under water of Rattle Snake Creek or Mill Creek & to bulkhead line on Hutchinson River, with riparian rights, &c. Sub to opening of 222d st. Roger L Young to Jas R Steers, 37 E 67th st. Mt \$20,000. Sept 28. Oct 29, 1910. nom

*Same property. Jas R Steers to Eastchester Shore Front Realty Co, 17 Battery pl. Mt \$20,000. Oct 25. Oct 29, 1910. nom

*Salt meadow bet 2 coves at Eastchester on the Hammocks, bounded on w by a cove, n by meadow of Wm Odell, e by Eastchester Creek until it comes to said cove on w, contains 22 acres. Roger L Young to Jas R Steers, 37 E 67th st. Mt \$15,000. Sept 28. Oct 29, 1910. nom

*Same property. Jas R Steers to Eastchester Shore Front Realty Co, 17 Battery pl. Mt \$15,000. Oct 25. Oct 29, 1910. nom

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

BOROUGH OF MANHATTAN.

October 28, 29, 31, November 1, 2 and 3.

Broome st, No 294, west store. Bernard Shlanowsky to Louis Klepper, 294 Broome st; 3 yrs, from May 1, 1910. Nov 3, 1910. 2:419.....948

Cooper Square, No 29, 2d floor. Fly Leaf Social Club, a corp, to Cooper Athletic Club, a corp, 29 Cooper sq; 2 10-12 yrs, from Nov 1, 1910. Nov 3, 1910. 2:461.....600

Carmine st, No 65, store floor & basement. Agreement as to option of 2 yrs, renewal of lease from May 1, 1912, at \$780. Martin Garone & ano with Israel Gouklo, 1001 Westchester av. Oct 18. Oct 31, 1910. 2:582.....nom

Carmine st, Nos 60 to 64 | s w cor Bedford st, 60x75, all. The- Bedford st, No 37a | rese Schmeidler to Giacinta Di Er- rigo; 5 yrs, from Nov 1, 1910. Oct 28, 1910. 2:528.....7,200

Clinton st, No 173, store, 3 rooms in rear, basement store and bakery in rear. Etta Warsawski to Lena Newman of Brooklyn; 5 3-12 yrs, from Feb 1, 1909. Oct 28, 1910. 1:313 ..900 to 1,200

Division st, No 107 | s w cor Pike st, 21.5x128.10 to n s East East Broadway, No 116 | Bway, the lots. Cath A De Peyster to Pike st, Nos 2 & 4 | Lewis Kresner, 101 W 118th st; 21 yrs, from May 1, 1911, with 21 yrs renewal. Nov 1, 1910. 1:282.... taxes, &c, & 4,500

East Broadway, No 30, n s, 177.8 e Catharine st, 25x1/2 blk. As- sign lease. Harry Levin to Isidor Tachna, 940 Kelly st. Oct 25. Oct 29, 1910. 1:281.....nom

East Broadway, No 179, west store & basement. Morris Stein- berg, 11 Attorney st, to Osias Rosener, 31 W 31st st, & Alex Ratner, 147 East Houston st. Agreement confirming lease dated Sept 29, 1910. Oct 28. Oct 31, 1910. 1:284.....nom

East Broadway, No 179, west store, &c. Isadore Cuba to Osias Rosener, 88 Bronx Park av & ano; 6 6-12 yrs, from Nov 1, 1910. Oct 29, 1910. 1:284.....1,500

Eldridge st, No 70, stoop floor & 2 upper floors. Michael Jo- sephson to Saml Freedman, 70 Eldridge st; 5 2-12 yrs, from Mar 1, 1910. Nov 3, 1910. 1:307.....1,800

Forsyth st, Nos 213 & 215, all. Boba Kessler to Abraham Silber, 213 & 215 Forsyth st; 3 yrs, from Nov 1, 1910. Nov 2, 1910. 2:4225,000

Houston st, Nos 170 & 172 W, last store & basement, also base- ment under drug store. Sara Barnett et al EXRS Samuel Bar- nett to Frank Foti, Frank Tingheno & Pietro Arico, on prem- ises; from Nov 1, 1910, to Apr 30, 1914. Oct 29, 1910. 2:527.600 to 720

Liberty st, Nos 95 & 97, store & rear part of basement. Spencer Realty Co to The Exchange Buffet Corp, 3 Broad st; 15 yrs, from May 1, 1911. Nov 3, 1910. 1:62.....10,000

Maiden lane, No 133. Assign lease. Cath Senior to John Mon- han, 445 Lex av. Oct 21. Nov 2, 1910. 1:70.....nom

South st, No 263, shed. Lawrence E Witzel et al to Richd F Se- gale, 27 New Bowery; 5 1-12 yrs, from Dec 1, 1910. Nov 2, 1910. 1:2471,020

West st, No 305, all. Emma A Baer to Nathan Mitchell & Benj Silberstein; 5 yrs, from Feb 1, 1913. Nov 3, 1910. 2:596.....3,000

3d st, No 308 E, rear house. Surrender lease. Abraham Leich- tag to Mindel Leichtag, 306 E 3d st. All title. Oct 27. Oct 28, 1910. 2:372.....nom

3d st, No 308 E. Assign lease. David Rogitsky to Abraham Leich- tag. Sept 9. Oct 28, 1910. 2:372.....nom

5th st, No 244 E, all. Maria A Koch to Adolph Morgenstern & Isidor Decker, both of 230 E 6th st; 2 yrs, from Dec 1, 1910. Nov 2, 1910. 2:4601,200

6th st, No 629 E, store. John F Volck to Louis Veinberger, 629 E 6th st; 5 1/2 yrs, from Nov 1, 1910. Oct 31, 1910. 2:389....660



Tel., 1094 Rector

WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

11th st, Nos 119 to 125 E, Webster Hall. Annie G Weissager to Chas & Isidore Wanderman, 176 2d av; 10 yrs, from Nov 1, 1910. Oct 28, 1910. 2:556.....12,500

14th st, No 349 E, store, &c. Christian J Uhl & ano to Fredk D H Kluhsmeir, on premises; 5 yrs, from May 1, 1910. Oct 31, 1910. 3:921..... 960

14th st, No 404 E, 5th loft & space on grond floor, 10x20. Henry Fuldner to Nic Liesenbein, 404 E 14th st; 3 yrs, from May 1, 1910. Nov 2, 1910. 2:441.....2,400

16th st, No 645 E, all. Solomon Eschwege to Florence & Genaro Caldarelli, 110 Skillman av, Bklyn; 3 yrs, from Nov 1, 1910. Oct 28, 1910. 3:984.....1,350

18th st, No 121 E, all. The Farmers Loan & Trust Co & ano TRUSTEES Agnes E Tracy to David Guth; 10 yrs, from May 1, 1910. Oct 28, 1910. 3:874.....taxec, &c, and 2,350 and 2,550

18th st, No 108 W, store. Edward Jansen to Chas Beckmann; from Sept 1, 1910, to Jan 1, 1915. Oct 29, 1910. 3:793.....3,500

Same property. Assign lease. Chas Beckmann to Edw R Hauptert. All title. Aug 18, 1910. Oct 29, 1910. 3:793.....nom

Same property. Assign lease. Edward R Hauptert to Hencken, Haaren & Co. All title. Aug 22. Oct 29, 1910. 3:793.....nom

21st st, No 37 W. Re-assign lease. John D Haase to Isaac Finkelstein, 10 W 116th st. All title. Oct 27. Nov 2, 1910. 3:823.....nom

22d st, No 474 W, all. Margt H Jones to Edw J Downes, on premises; 3 7-12 yrs, from Oct 1, 1910. Nov 2, 1910. 3:719.....1,400 & 1,500

27th st W, Nos 118 & 120, 7th loft. A & S Constn Co to Aaron Kram, 66 W 113th st, & Saml Match, 197 South 3d st, Bklyn; 3 yrs, from Feb 1, 1911. Nov 3, 1910. 3:802.....2,000

38th st, Nos 522 & 524 W, all. Patrick Keating to Michael Keating, 445 W 43d st; 5 1/2 yrs, from Nov 1, 1910. Oct 29, 1910. 3:709.....1,500

50th st, No 26, s s, 381 w 5th av, 24x100.5, the land. TRUSTEES of Columbia College to Banyer Clarkson, 26 W 50th st; 21 yrs, from Nov 1, 1910, with renewal. Oct 29, 1910. 5:1265.....taxes, &c, & 2,494

74th st, No 41 E, all. Florence M Jameson to Ralph M Hyde; 3 yrs, from May 1, 1911. Nov 1, 1910. 5:1389.....2,220

107th st, No 316 E. Assign lease. Antonio Carapella to Giorgetta Luciano, 316 E 107th st. Oct 28. Nov 2, 1910. 6:1678.....nom

111th st, No 241 E. Assign lease. Raffaille Murphy to Angela Di Motta, 241 E 111th st. Oct 19. Nov 2, 1910. 6:1661.....nom

116th st, No 221 W, all. Cornelius S & Townsend Pinkney to Simon Strauss, Inc, a corpn; 8 yrs, from Oct 1, 1910. Nov 1, 1910. 7:1922.....1,500 & 1,600

124th st, No 181 E, east store. James G Freaney & Fredk E Nathan to Joseph Pepe, 308 W 133d st; 3 yrs, from Nov 1, 1910. Nov 2, 1910.480

125th st, Nos 8 & 10 W, stores & basements.....

125th st, No 12 W, basement..... Alex Hess to Roland D Onmfroy, 5024 Osage av, Philadelphia, Pa; 5 yrs, from Dec 1, 1910. Oct 28, 1910. 6:1722.....5,000

Amsterdam av, w s, 60 n 108th st, store, 15x60. Irving Judis Bldg & Constn Co to Herman Singer, 966 Ams av, May 3, 1910, 5 yrs, from completion of bldg. Oct 28, 1910. 7:1880.....1,320

Av C, No 90, all. The Michl J Adrian Corpn to Solomon Kleinhans; 5 yrs, from May 1, 1910. Oct 31, 1910. 2:376.....1,800

Amsterdam av, Nos 2300 & 2302. Surrender lease. Fredk C Stuhrt to estate of B Klingenstein. All title. Sept 15. Oct 31, 1910. 8:2131.....nom

Broadways w cor 50th st, 50.3x54.8x50.3x57, all. Jacob Werth-50th st | eim to Joseph Weintraub, 704 West End av; 10 1-12 yrs, from Jan 1, 1911. Nov 1, 1910.taxes, &c, & 13,550

Broadway, No 2281 n w cor 82d st, north part of store. Engel 82d st | & Levy to J R Haas, 531 W 151st st; 4 yrs, from Nov 1, 1910. Oct 29, 1910. 4:1230.....1,200 to 1,400

Columbus av, No 55. Assign lease. Henry M Ritscher to Louis G Ott, 1980 Ams av. Oct 31. Nov 2, 1910. 4:1114.....nom

Columbus av, No 55 | s e cor 62d st, —x—, store, &c. Mahnken 62d st | Estates, a corpn, to Henry M Ritscher, 448 St Nicholas av, and Louis G Ott, 1980 Ams av, extension of lease for 1 yr, from Apr 1, 1912. Nov 2, 1910. 4:1114.....3,000

Lexington av, No 1227, 3-sty br stn dwg. Cyrus C Miller TRUSTEE Mary L Everdell to Heber S Downing; 5 yrs, from May 1, 1910. Oct 31, 1910. 5:1512.....1,100

Lexington av, Nos 63 & 65. Agreement subordinating lease and mort for \$54,570 to another mort for \$47,000, &c. Eliz A Hays, of Brooklyn, owner, and Bernard Reich, lessee, et al with Louis J De Milhau. Apr 28. Oct 28, 1910. 3:881.....nom

Park row, No 176, store. Surrender lease. Rosie Gordon & Sam Kertinsky to John A Weekes & Bernard Golden. All title. Aug 23. Nov 1, 1910. 1:161.....nom

Pleasant av n w cor 120th st, 5 lots. Assign lease. Henrietta 120th st | L Heine to Cath Bosch, 202 E 36th st. Nov 2. Nov 3, 1910. 6:1808..... O C & 100

St Nicholas av n w cor 180th st, store & 1/2 basement. E M K 180th st | Constn Co to Nicholas Schmitz, 174 W 136th st; 4 yrs, from Dec 1, 1910. Nov 2, 1910. 8:2162.....3,000

1st av, No 2169. Re-assign lease. Arthur G Freeland to Cono Colucci, 322 E 114th st. All title. Oct 28. Nov 2, 1910. 6:1684.....nom

1st av, No 131, cor store & basement & extension on n s. Joseph Greenwald to Theo P Karampas; 10 yrs, from June 1, 1910. Nov 1, 1910. 2:449.....2,250

1st av, No 2127, store & basement. Teresa Natella to Nicola Cappozzoli, 239 E 120th st, & Angelo Iannuzzi, 350 E 109th st; 5 yrs, from Nov 1, 1910. Oct 29, 1910. 6:1681.....960

1st av | n w cor 4th st, store and part cellar. August Witzel to 4th st | Herman M Innerfield; 5 yrs, from Dec 1, 1909. Dec 28, 1910. 2:446.....1,560

2d av, No 2000, store floor, &c. Patrk J Kelly to Nicola Suozzo; 4 9-12 yrs, from Nov 1, 1910. Nov 3, 1910. 6:1675.....1,200

2d av, No 1532, store & basement. Settie Sternfels to Henry W Mumm. 1530 2d av; 5 yrs, from Nov 1, 1910. Nov 3, 1910. 5:1542.....1,400

3d av, No 1799.....

100th st, No 200 E. Surrender lease. Thomas Fitzgerald et al to David Schwartz, 107 6th av, Bklyn. Oct 28. Oct 29, 1910. 6:1649.....nom

3d av, No 666, all. Jacob Morch EXR, &c, Anna M Rothmann to Frank Schnittjer, 666 3d av; 2 yrs, from May 1, 1911. Oct 31, 1910. 5:1297.....2,220

3d av, No 1275, store. Henrietta Knoll & ano to Frank Gruenewald; 5 yrs, from Dec 7, 1910. Oct 31, 1910. 5:1428.....900 & 960

6th av, No 649, all. Teresa M J O'Donohue to Chas Lehrenkrauss, 359 4th av; 10 yrs, from Nov 1, 1910. Oct 31, 1910. 3:813.....taxes, &c, & 4,000 & 5,000

6th av, No 94 | s e cor 8th st. Assign lease. John J Quinn to 8th st | Mary J Quinn. Sept 1, Nov 2, 1910. 2:553.....nom

6th av, No 616. Agreement as to release and cancellation of 3 leases. Eliz F Russell with Timothy J Shine, 616 6th av. Nov 1. Nov 2, 1910. 3:838.....nom

6th av, No 616 | n e cor 36th st, —x—, all. Eliz A Russell to 36th st | Timothy J Shine, 616 6th av; 13 1/2 yrs, from Nov 1, 1910. Nov 2, 1910. 3:838.....taxes, & \$10,000 & 12,000

6th av, No 616. Assign lease. Timothy J Shine to Wm D Kortlang, 2085 Lexington av. Nov 1. Nov 2, 1910. 3:838.....nom

8th av | s e cor 125th st, two small basement stores south of base-125th st | ment occupied by lessor. Harlem Merchants Cafe Co to Athonas Papadacos & Theo Karampos; 5 yrs, from Apr 1, 1910. Nov 1, 1910. 7:1930.....1,200 & 1,500

8th av, No 2642, e s, 25 s 141st st, 25x100. Subordination of lease to mort. Louis Grunig, Jr, & Eliz Stephany with Columbia Trust Co, 135 Bway. Oct 29. Nov 2, 1910. 7:2026.....nom

8th av, No 2286, store, &c. Mary L Walker to Jno J Junemann, 942 3d av; 10 yrs, from Dec 1, 1910. Nov 2, 1910. 7:1928.....1,920

8th av, No 674. Assign lease. Geo Smith to Wm S Bisset, 331 W 43d st, & ano. Oct 21. Nov 2, 1910. 4:1014.....nom

10th av, No 185 | n w cor 21st st, 25x74, 5-sty bldg. Jacob 21st st, No 503 W | Appell to Jno F Graham, 185 10th av; 5 yrs, from Nov 1, 1910. Nov 2, 1910. 3:693.....4,000 to 5,000

10th av, Nos 577 & 579, 1st & 2d lofts. Julia J Butts to Henry P & Harriet F Wilson firm H P & H F Wilson; 5 yrs, from May 1, 1910. Nov 1, 1910. 4:1071.....1,100

11th av, No 484. Re-assign lease. Wm Zoll to Abraham Cytryn, 484 11th av. All title. Oct 19. Nov 2, 1910. 3:710.....nom

BOROUGH OF THE BRONX.

148th st, No 301 E, store. Jerome B Busse to Maria Cirillo; 5 2-12 yrs, from Aug 1 1911. Nov 2, 1910. 9:2330..... 600

148th st, Nos 279 & 281, n s, 70.3 e Morris av, 50x100, all. Mary Connelly to B Schacht & Silverson, Inc; 3 yrs, from Nov 1, 1910, 2 yrs renewal at \$720 & 780. Nov 2, 1910. 9:2330.....540 & 660

*219th st, s s, 505 e 5th av, 100x114, & being lot 156 map of Wakefield. The City of N Y to Anna A Byrne; tax sale lease for 50 yrs, from Nov 28, 1906. Oct 28, 1910.....163.15

*Same property. Assign lease. Anna A Byrne to City Equity Co. Dec 7, 1909. Oct 28, 1910.....nom

Brook av, e s, 377 s 167th st, 5th loft. Standard Litho Co to The Haeusermann Metal Mfg Co, 242 E 122d st; 10 yrs, from Mar 15, 1920, with renewal for entire 5 lofts & basement at \$8,775. Nov 1, 1910. 9:2392.....1,275

Cedar av | n e cor 184th st, 44.6x—x76.7, gore, new bldg to be 184th st | erected by party 2d part. Jas B Powers to Michael J Broderick, 2019 Jerome av; 5 yrs, from Oct 1, 1910; 5 yrs, renewal at \$600. Oct 28, 1910. 11:3235.....taxes, &c, and 250 to 550

Cedar av | n e cor 184th st, being a triangular plot and fronting 184th st | abt 44.6 on av & abt 76.7 on st. Assign lease. Michael J Broderick, 2019 Jerome av to Mary A Broderick, 2019 Jerome av. Sept 28. Nov 1, 1910. 11:3235.....nom

Prospect av | s e cor Longwood av, south store. August Brak-Longwood av | mann to Geo Kemna, 784 Prospect av; 5 yrs, from Sept 1, 1908. Oct 31, 1910. 10:2688.....1,500

Webster av, No 1698 | s e cor 173d st, all. Magdalena Kolbeck to 173d st | John Dahmos, 144 E 7th st; 10 yrs, from Oct 15, 1910. Oct 31, 1910. 11:2897.....1,800 & 2,100

Webster av | n w cor 184th st, store and basement. Stonington 184th st | Realty Co to Henry G Muller; 3 yrs, from Dec 1, 1909. Oct 29, 1910. 11:3024.....540

Wilkins av, No 1337, store. The David Herman Const Co to Paul Raia and Anthony Dipuma, 919 Freeman st; 5 yrs, from Nov 1, 1910. Nov 2, 1910. 11:2976.....540 & 600

3d av | n w cor 145th st, north part of store floor. Andrew 145th st | Davey to Abe & Sol Coleman, 204 Manhattan av, 4 5 12 yrs, from Dec 1, 1910. Nov 2, 1910. 9:2326.....3,250

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.

BOROUGH OF MANHATTAN.

October 28, 29, 31, November 1, 2 and 3.

Albee, Mary R, 324 W 103d st, to Cornelius F Kingsland, of Babylon, L I, trustee for Mary H Tompkins will Ambrose C Kingsland. Wooster st, Nos 14 & 16, e s, 181.11 n Canal st, 43.11x100.2. Oct 28, 1910, 3 yrs, 4 1/2%. 1:229. 31,000

Alnor, Peter H to Chas Stumpf, 66 Anderson st, Hackensack, N J. 48th st, No 404, s s, 100 w 9th av, runs s 50.2 x e 15 x s 50.2 x w 39.11 x n 100.5 to st x e 24.11 to beginning. P M. Prior mt \$16,000. Oct 31, 1910, 3 yrs, 5%. 4:1047. 9,000

Arnstein, Emanuel, 101 W 77th st, to Louis A Salomon, 153 E 60th st. Lexington av, No 1734, w s, 26 n 108th st, 25x75. P M. Oct 31, due Nov 1, 1915, 4 1/2%. Nov 1, 1910, 6:1636. 10,000

Agate, Frederic J to COLUMBIA TRUST CO, 135 Bway, trustee Frederic K Agate. 51st st, No 131, n s, 400 w 6th av, 25x100.5. Nov 1, 1910, 3 yrs, 5%. 4:1004. 20,800

Blackwood Realty Co to Max Eisman, 1 W 70th st. Amsterdam av, Nos 206 & 208, w s, 60.5 n 69th st, 40x65. Prior mort \$35,000. Oct 27, 1 yr, 6%. Oct 28, 1910. 4:1161. 10,000

Same to same. Same property. Certificate as to above mort. Oct 27. Oct 28, 1910. 4:1161.

Brooklyn
L. I. City
New York
Hoboken
Bayonne
Staten Island
New Jersey

DEEP WATER-FRONT.

**BULKHEADS WITH PIER PRIVILEGES FOR RENT
FACTORIES, FACTORY SITES, RAIL CONNECTIONS**

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.

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

- Balfour, Madeleine to Loretta E Cosgrove, 252 W 72d st. 86th st, No 302, s s, 100 w West End av, 19x102.2. Oct 25, 2 yrs, 6%. Oct 29, 1910. 4:1247. 1,000
- Berg, Henry W to Albert A Berg, 923 Mad av. 7th st, No 98, s s, 137.11 e 1st av, 20x90.10. Prior mt \$—. Oct 31, 1910, 1 yr, 4½%. 2:434. 15,000
- Berlin, Jacob to Joseph Isaac, 51 E 97th st. 9th st, No 428, s s, 213 w Av A, 25x94. P M. Oct 17, due Apr 17, 1912, 6%. Oct 31, 1910. 2:436. 1,400
- Baudouine, Abram to Helen A Howson, 489 West End av. West End av, No 489, w s, 76 n 83d st, 20x100. P M. Nov 1, 1910, due, &c, as per bond. 4:1245. 26,000
- Bellevue Realty Corp to Chas W Millard, 644 E 170th st, trustee. 1st av, Nos 447 to 451, w s, 24.9 n 26th st, runs w 100 x s 24.6 to n s 26th st, Nos 331 to 339, x w 125 x n 197.6 to s s 27th st, Nos 334 to 342, x e 130 x s 74.1 x w 5 x s 24.8 x e 100 to av, x s 74 to beg; 26th st, No 329, n s, 225 w 1st av, 25x98.9. Prior mort \$165,000. Nov 3, 1910, due, &c, as per bond. 3:932. 25,808.40
- Bonn, Edwd to Jno G W Greeff, 24 W 91st st, & ano. 8th av, No 2353, w s, 25 n 126th st, 25x100. P M. Prior mort \$30,000. Nov 1, 3 yrs, % as per bond. Nov 3, 1910. 7:1953. 3,500
- Berlin, Isaac & Fanny to Babette Wachsmann, 108 W 115th st. 16th st, No 415, n s, 175.3 w 9th av, 25x92. Oct 21, 1 yr, 6%. Nov 2, 1910. 3:714. 1,000
- Boring, Wm A to TITLE GUARANTEE & TRUST CO. 71st st, No 172, s s, 125 w 3d av, 16.8x100.5. Nov 2, 1910, due, &c, as per bond. 5:1405. 15,000
- Baron, Annie to Eastern Brewing Co, 205 Bushwick av, Bklyn, N Y. Lexington av, No 1897. Saloon lease. Oct 25, demand, 6%. Nov 2, 1910. 6:1767. 1,600
- Brown-Weiss Realities, a corp, to Emma C Sillcocks, 27 W 97th st. Wadsworth av, No 294, w s, 166.1 n 187th st, 23.8x95. P M. Nov 2, 1910, due, &c, as per bond. 8:2170. 7,500
- Burrow, Eliz S to American Real Estate Co, 527 5th av. Adrian av, s e s, 626.3 from corner formed by n e s 225th st & n w s Jacobus pl, runs s e 101.2 to n w s Ft Charles pl W, late Van Corlear pl x n w 100 to Adrian av x n e 15.5 to beg, gore. P M. Nov 2, 1910, 5 yrs, 6%. 13:3402. 1,250
- Bernstein, Edw with Rebecca Wolbarst. 114th st, No 21, n s, 320 w 5th av, 25x100.11. Extension of mort for \$5,000 to Nov 1, 1913, at 6%. Oct 31, Nov 1, 1910. 6:1598. nom
- Clemens, Nicholas with Florence Gerardi, 1584 Mad av. Agreement acknowledging debt for \$20,000. Oct 21, 5 yrs, 3%. Nov 2, 1910. nom
- Cravath, Alice M, 310 W 79th st, to Timothy M Cheesman trustee Sarah C Schlotter, of Garrison, N Y. 32d st, No 8, s s, 175 w 5th av, 25x98.9. Nov 2, 1910, due Feb 28, 1913, 4½%. 3:833. 40,000
- Cromwell, Lucretia R gdn Oliver E Cromwell, Jr, with Lorie Guenzberg Loise Pick and Herman Oppenheimer. 1st av, No 1785. Extension of \$15,000 mort until Aug 15, 1913, at 5%. Sept 24, Nov 2, 1910. 5:1555. nom
- Chelsea Realty Co with TITLE INS CO of N Y, 135 Bway. Amsterdam av, n w cor 169th st, 101.7x100. Subordination agreement. Nov 1, Nov 3, 1910. 8:2126. nom
- Callan, Angele I, 156 Park av, Yonkers, N Y, with METROPOLITAN LIFE INS CO, 1 Mad av, 141st st, No 461, n s, 160 e Ams av, 18x99.11. Extension of \$15,000 mort until Nov 1, 1910, at 5%. Nov 1, Nov 2, 1910. 7:2058. nom
- Cohn, Sarah, 612 W 115th st, with Bertha Lewis, 112 W 72d st. 1st av, No 420. Extension of \$14,000 mort until Nov 25, 1915, at 5%. Oct 28, Nov 3, 1910. 3:956. nom
- Callaghan, Mary to Susie G Spinner, 314 W 137th st. 17th st, No 345, n s, 253 e 9th av, 22x92. P M. Oct 28, 1910, due, &c, as per bond. 3:741. 10,000
- Crump, Thos, of Greenwich, Conn, to Jacob Frick, 61 Jackson st, 18th st, No 532, s s, 133.3 w Av B, 43.9x92. Prior mort \$30,000. Aug 26, 3 yrs, 6%. Oct 28, 1910. 3:975. 4,000
- CENTRAL TRUST CO of N Y with Nathan & Leon Hirsch. 88th st, No 47, n s, 36.8 e Mad av, 25.6x100.8. Extension of mt for \$25,000 to Nov 15, 1915, at 4½%. Oct 26, Oct 28, 1910. 5:1500. nom
- Channel Realty & Const Co to Saml Gotthelf, residing at The Brunswick, Mad av & 89th st. 150th st, Nos 209 & 211, n s, 175 w 7th av, 2 lots, each 37.6x99.11. 2 mts, each \$5,000. 2 prior mts, \$— each. Oct 28, 2 yrs, 6%. Oct 29, 1910. 7:2036. 10,000
- Same to same. Same property. 2 certificates as to above mts. Oct 28, Oct 29, 1910. 7:2036. —
- Canalizo, Renee H, of Freeport, L I, to Margt E Hughes, 57 Lena av, Freeport, L I. Lexington av, Nos 985 to 991, n e cor 71st st, No 149, 100x19.8. Prior mt \$27,000. Oct 18, 2 yrs, 6%. Oct 29, 1910. 5:1406. 4,500
- Cudlipp, Mary A with Wm G Rose, 114 King st. Amsterdam av, Nos 206 & 208, w s, 60.5 n 69th st, 40x65. Extension of \$35,000 mt until May 25, 1912, at 5%. Oct 28, 1910. 4:1161. nom
- Cathedral Church of St John the Divine in City & Diocese of N Y with Chas S Bull. 36th st, No 47 (51), n s, 295 e 6th av, 20x98.9. Extension of \$50,000 mt until June 2, 1911, at 5%. June 8, Oct 27, 1910. 3:838. Corrects error in last issue, when mortgagor was omitted. nom
- City of N Y to Edwin A Ely, 103 Gold st. Transfer of tax lien for years 1892 to 1906. 1st av, No 208, e s, bet 12th & 13th sts, being lot 6 blk 440 assessed to P Benner. Mar 17, 3 yrs, 6½%. Oct 31, 1910. 2:440. 3,820.93
- Coleman, Michl to Saml W Bridgman, East Providence Centre, R I, et al exrs, &c, Wm C Schermerhorn. 24th st, No 34, s s, 309 e 6th av, 25x98.9. P M. Nov 1, 1910, 3 yrs, 4½%. 3:825. 50,000
- Czarra, Conrad, 5131 Michigan av, Chicago, Ill, to John E Roosevelt, of Sayville, L I, et al exrs Robt B Roosevelt. 20th st, No 26, s w s, 325 n w 4th av, 25x92. P M. Oct 26, due Nov 20, 1915, 5%. Nov 1, 1910. 3:848. 47,500
- Carvalho, David N to Gotham Mortgage Co, 38 Park row. 93d st, No 125, n s, 250 w Col av, 18.9x73.3 to s s Apthorps or Jauncey lane x18.9x72.5; also all title to plot adj above in rear, being 18.9 front & rear x18.4 in depth, together known as 125 W 93d st. Prior mt \$15,000. Nov 1, 1910, due, &c, as per bond. 4:1224. 2,500
- Carvalho, David N to American Mortgage Co, 31 Nassau st. 93d st, No 125, n s, 250 w Col av, 18.9x73.3 to Apthorps or Jauncey lane x18.9x72.5, all title to plot adj above in rear, being 18.9 in front & rear x18.4 in depth, together known as 125 W 93d st. Nov 1, 1910, 3 yrs, 5%. 4:1224. 15,000
- Capleas, John E to J Frederic Kernochan, 11 E 26th st, et al, committee Marie Marshall. 96th st, No 160, s s, 227 e Ams av, 29x101.5. P M. Nov 1, 1910, 5 yrs, 4½%. 4:1226. 23,000
- Same to Benno Lewinson, 238 W 137th st, & ano trustees Herman Lewinson. 96th st, No 160, s s, 227 e Ams av, 29x101.5. Prior mt \$23,000. Nov 1, 1910, 3 yrs, 6%. 4:1226. 5,000
- Coffey, Daniel, 469 W 166th st, to METROPOLITAN SAVINGS BANK, 59-61 Cooper sq East. Waverly pl, No 116, s s, abt 180 e 6th av, 22x97. Nov 1, 1910, 5 yrs, 5%. 2:552. 19,000
- Delehanty, Jas A to Peter J Devine. St Nicholas av, No 193, w s, 88.9 s 120th st, runs w 75.11 x s 25.2 x e 17 x n 4 x e 71.11 to av x n 24.10 to beginning. P M. Apr 23, 1909, due, &c, as per bond. Oct 29, 1910. 7:1925. 5,000
- Devine, Isabella D to Loretta E Cosgrove, 252 W 72d st. Lexington av, Nos 220 & 222, on map No 222, n w cor 33d st, 26.8x100. Oct 29, 1 yr, 6%. Oct 31, 1910. 3:889. 1,000
- Diamond, Mary E wife of & Thos J Diamond to Hortense Salsbury, 133 Garfield av, Long Branch, N J. 118th st, No 449, n s, 88 w Pleasant av, 19.9x100.10. Oct 29, 3 yrs, 5%. Oct 31, 1910. 6:1806. 5,000
- Dieckmann, Geo to Henry Dieckmann, 214 Waverly pl. 92d st, No 315, n s, 225 e 2d av, 25x100.8. Prior mt \$10,000. Oct 31, due Jan 1, 1914, 6%. Nov 1, 1910. 5:1555. 4,500
- Daily, George & John A Carlson to Joseph Hamershlag. Bway, s w cor 165th st, No 600, 125x100x125x100.5; Bway, n w cor 164th st, 125x100. Prior mt \$570,000. June 30, due, &c, as per bond. Nov 1, 1910. 8:2137. 30,000
- Devine, Isabella D to Loretta E Cosgrove, 252 W 72d st. Lex av, Nos 220 & 222, n w cor 33d st, 26.8x100. All title. Collateral mt. Oct 29, demand, 6%. Nov 1, 1910. 3:839. 1,000
- EAST RIVER SAVINGS INST. 280 Bway, with J Fred Cryer, 782 E 169th st. 57th st, No 403 W. Extension of \$16,000 mort until Nov 1, 1913, at 5%. Oct 27, Oct 28, 1910. 4:1067. nom
- EAST RIVER SAVINGS INSTN, 280 Bway, with Chas Jacobson, 3 W 114th st. Hester st, No 29, n s, 24.7 e Norfolk st, 25x75. Extension of \$14,000 mt until Nov 1, 1915, at 5%. Oct 28, 1910. 1:312. nom
- EAST RIVER SAVINGS INSTN, 280 Bway, with Barnett Goldstein, 1412 5th av, & Alex Felman, 121 W 116th st. 105th st, No 76 E. Extension of \$12,000 mt until Nov 1, 1913, at 5%. Oct 28, Oct 29, 1910. 6:1610. nom
- Enkaar Realty Co to Aaron Goodman. Amsterdam av, No 2280, n w cor 173d st, No 501, 100x35. Bldg loan. Sept 15, 1 yr, 6%. Oct 31, 1910. 8:2130. 30,000
- Same to same. Same property. Consent to above mt. Sept 15, Oct 31, 1910. 8:2130. —
- Eber, Jonas, of Bklyn, to Levy Sobol, 27 Montgomery st. 10th st, No 215, n s, 225 e 2d av, 25x94.10. Prior mt \$—. Nov 1, 1910, 4 yrs, 6%. 2:452. 3,000
- Eder, Joseph to LINCOLN TRUST CO, 208 5th av. 112th st, No 240, s s, 333.4 e 8th av, 33.4x100.11. P M. Oct 31, 5 yrs, 5%. Nov 1, 1910. 7:1827. 28,000
- Fensterheim, Lena, 264 East Bway, with John H Rogan, 625 St Marks av, Bklyn, & Saml Levy, 229 E 115th st. 3d st, Nos 306 & 308 E. Subordination agreement. Oct 27, Oct 28, 1910. 2:372. nom
- Fanning, Mary L to FARMERS LOAN & TRUST CO, 22 William st. 1st av, No 397, w s, 49.4 n 23d st, 24.8x75. Oct 20, 3 yrs, % as per bond. Oct 29, 1910. 3:929. 6,000
- Fleischmann Realty & Const Co to Julius Fleischmann, 68 Lenox av, et al exrs, &c, Julia Fleischmann. 7th av, Nos 2517 & 2519, s e cor 146th st, No 164, 40x100. P M. Prior mt \$60,000. Oct 28, 3 yrs, 6%. Oct 29, 1910. 7:2014. 12,000
- Falkenberg, Chas, of Spring Valley, N Y, & Fred Falkenberg, of N Y, to Herman Falkenberg, 887 Park av. Rivington st, No 161, s s, 25 w Clinton st, 25x100. P M. Oct 31, 1910, due, &c, as per bond. 2:348. 26,000
- Feifer, Bernhard to Corcoran Realty Co, 350 Bway. Av A, Nos 174 & 176, n e cor 11th st, Nos 501 & 503, 51.7x95.5. Certificate as to reduction of mt. Oct 28, Oct 31, 1910. 2:405. —
- Feder, Emily, of North Pelham, N Y, to Madeline Leake, of 123 2d av, North Pelham, N Y. 8th av, No 2442, e s, 25 s 131st st, 24.11x76.3. Prior mt \$20,000. Oct 20, due Sept 20, 1912, 6%. Nov 1, 1910. 7:1936. 6,500
- Frankel, Sender & Minnie to Abr C Rothstein, 1018 E 163d st. Lewis st, No 199, s w cor 6th st, No 820, runs w 65 x s 19.5 x e 35.7 x s 0.9 x e 32 to Lewis st x n 20.4 to beginning. Oct 31, 5 yrs, 5%. Nov 1, 1910. 2:360. 12,000
- Feldman, Joseph to American Mortgage Co, 31 Nassau st. 79th st, No 206, s s, 105 e 3d av, 20x102. Nov 1, 1910, 5 yrs, 5%. 5:1433. 11,000
- Fajen, Wm to Louise Bauer, 515 W 158th st. 158th st, No 515, n s, 220 w Ams av, 20x99.11. P M. Nov 1, 1910, 5 yrs, 5%. 8:2117. 7,000
- Fox, Jennie S & Wm L Turner admrs Matilda Turner to Benj F Fox et al, doing business as firm Benj Fox's Sons, at 513-519 W 34th st. 9th av, No 329, w s, 19.6 s 29th st, 19.6x60. Leasehold. Nov 2, Nov 3, 1910, due June 1, 1911, 6%. 3:726. 2,000
- Fox, Jennie S & Wm L Turner admrx Matilda Turner to Benj F Fox et al, doing business as firm Benj Fox's Sons, at 513-519 W 34th st. 9th av, No 327, w s, 39 s 29th st, 17.6x60. Leasehold. Nov 2, due June 1, 1911, 6%. Nov 3, 1910. 3:726. 2,000
- Griessel, Hermine K M wife of Chas C, 120 W 84th st, to METROPOLITAN SAVINGS BANK, 59 Cooper sq E. 84th st, No 120, s s, 350 w Columbus av, 20x102.2. Nov 3, 1910, 5 yrs, % as per bond. 4:1214. 12,000
- Gerbereux Co, of Yonkers, N Y, to Mary T O'Brien et al all residing at 504 W 172d st. 172d st, No 504, s s, 84.4 w Ams av, 40.8x95. P M. Prior mort \$33,500. Nov 1, 3 yrs, 6%. Nov 3, 1910. 8:2128. 4,500
- GREENWICH SAVINGS BANK with John Corneth, 419 Cleveland pl, Union, N J. Perry st, No 44. Extension of \$18,000 mort until Sept 1, 1913, at 5%. Oct 26, Oct 28, 1910. 2:612. nom
- Gardiner, J Grahame to Mary P Bonsall, 260 W 72d st. 77th st, No 125, n s, 255 w Columbus av, 20x107.2x20x106.9. Oct 28, 1910, due, &c, as per bond. 4:1149. 23,000
- Greene, Wm Z, 410 W 149th st, to Ophelia A Byrnes, 318 W 77th st, extr Thos Byrnes. 149th st, No 410, s s, 154.10 w St Nicholas av, 19x99.11. Prior mort \$14,500. Oct 11, due Oct 1, 1912, 6%. Oct 28, 1910. 7:2063. 3,000
- GREENWICH SAVINGS BANK with Mary C Gulden, 318 W 102d st. 49th st, No 539 W. Extension of \$11,000 mt until Sept 1, 1915, at 5%. Oct 17, Oct 31, 1910. 4:1078. nom

NORWOOD LONG ISLAND CITY

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

Gold, Max, of Arverne, N Y, to Lucille Kurtz, of Pelham Manor, N Y, Jackson st, No 32, e s, 125 n Cherry st, 25x100. P M. Oct 27, 5 yrs, 5%. Oct 29 1910. 1:263. 25,000

Same to same. Same property. P M. Prior mt \$— Oct 27, 3 yrs, 6%. Oct 29, 1910. 1:263. 2,000

GREENWICH SAVINGS BANK with Mary C Gulden, 318 W 102d st. 50th st, No 536, s s, 450 w 10th av, —x—. Extension of mt for \$12,000 to Sept 1, 1915, at 5%. Oct 17, Oct 31, 1910. 4:1078. nom

Gathmann, Otto to GERMAN SAVINGS BANK, 157 4th av. 87th st, No 430, s s, 331 e 1st av, runs s 100.8 x e 25 x n 36.3 x s e — to point 77 s 87th st x n 77 to st x w 32 to beginning. Nov 1, 1910, 3 yrs, 4½%. 5:1566. 14,000

Same & John Becker, 525 E 5th st, with same. Same property. Subordination agreement. Nov 1, 1910. 5:1566. nom

Gumb, Chas B, of Weehawken, N J, with TITLE INS CO of N Y, 84th st, No 155 E. Subordination agreement. Nov 1, 1910. 5:1513. nom

Gumb, Adele B wife Chas B, of Weehawken, N J, to TITLE INS CO of N Y, 135 Bway. 84th st, No 155, n s, 277.3 w 3d av, 21.1x102.2. Nov 1, 1910, 3 yrs, 5%. 5:1513. 12,000

Gamble, Wm to EAST RIVER SAVINGS INSTN, 280 Bway. 146th st, Nos 458 & 460, s s, 260 e Ams av, 40x99.11. Nov 1, 1910, 3 yrs, 5%. 7:2060. 25,000

Goldwater, Belle E to Bernhard Lichtenstein, 141 W 121st st, 121st st, No 141, n s, 462.6 w Lenox av, 20.10x100.11. P M. Prior mt \$13,000. Oct 31, due, &c, as per bond. Nov 1, 1910. 7:1906. 3,000

Greve, Ellen & John H to Fredk E Bertine, 157 W 122d st. Ams av, No 652, w s, 25.8 s 92d st, 25x100. P M. Prior mt \$25,000. Oct 31, due June 23, 1915, 6%. Nov 1, 1910. 4:1239. 6,000

Goldberg, Joe M to Jacob Kligenstein, 102 E 79th st. Av B, No 26, w s, 91.3 n 2d st, 24.3x80. Prior mt \$— Nov 1, 1910, 5 yrs, 6%. 2:398. 6,500

Grunig, Louis, Jr, 735 9th av, to COLUMBIA TRUST CO, 135 Bway. 8th av, No 2642, e s, 25 s 141st st, 25x100. Nov 1, 1910, 5 yrs, 5%. 7:2026. 21,000

Hannigan, Jas F to Henry Heide, 27 W 69th st. Beach st, No 63, n w cor Greenwich st, No 394, 79.8x25x79.10x25. Oct 28, 1910, 5 yrs, 5½%. 1:216. 27,000

Same to Wm H Winters, 205 13th av, Belmar, N J. Same property. Prior mort \$27,000. Oct 28, 1910, 2 yrs, 6%. 1:216. 3,500

Hyman, Sundel, 2069 5th av, with LAWYERS TITLE INS & TRUST CO, 160 Bway. 5th av, No 2154. Extension of \$9,000 mt until Oct 28, 1913, at 5%. Oct 10, Oct 29, 1910. 6:1729. nom

Hasbrouck, Florence D to TITLE GUARANTEE & TRUST CO, 176 Bway. 38th st, No 62, s s, 162.6 e 6th av, 20.10x98.9. Oct 31, 1910, due, &c, as per bond. 3:839. 30,000

Hagar Realty Co to Albert F Hagar, 54 W 40th st. 106th st, No 232, s s, 225 w 2d av, 25x100.11. Prior mt \$22,600. Oct 17, due, &c, as per bond. Oct 31, 1910. 6:1655. 5,000

Heddendorf, Wm H to Samson Rosenfeld, 485 Central Park W, 106th st, No 111, n s, 130 e Park av, 25x100.11. P M. Oct 31, 5 yrs, 5%. Nov 1, 1910. 6:1634. 10,000

Harney, Eliza L to MUTUAL LIFE INS CO of N Y, 34 Nassau st. 39th st, No 242, s s, 360.1 e 8th av, 17.1x98.9. Nov 3, 1910, due, &c, as per bond. 3:788. 15,000

Hearst, Millicent V wife Wm R with Caroline E Wetmore. Lex av, No 119, n e cor 28th st, No 135, 22.4x80. Extension of \$17,000 mt until Sept 1, 1913, at 4½%. Sept 1. Nov 3, 1910. 3:884. nom

Isenberg, Esther, 7 Stanton st, to Jonas Weil, 36 E 75th st, & ano. 17th st, No 330, s s, 425 e 9th av, 25x92; 17th st, Nos 334 to 340, s s, 300 e 9th av, 100x92. Prior mt \$— Oct 31, demand, 6%. Nov 2, 1910. 3:740. 12,000

Ingersoll (Horace) Co to TITLE GUARANTEE & TRUST CO, 176 Bway. 34th st, Nos 636 & 638, s s, 451.10 w 11th av, 48.2x98.9. Oct 26, due, &c, as per bond. Oct 28, 1910. 3:679. 15,000

Same to same. Same property. Certificate as to above mt. Oct 25, Oct 28, 1910. 3:679. —

Iona Home Const Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Convent av, n w cor 147th st, 99.11x100. Oct 28, 1910, 5 yrs, 5%. 7:2062. 155,000

Same to same. Same property. Certificate as to above mt. Oct 25, Oct 28, 1910. 7:2062. —

Investors & Traders Realty Co to Chas H Topping, 106 E 19th st. 30th st, Nos 229 & 231, n s, 297 w 7th av, 43x98.9. P M. Prior mt \$35,000. Sept 1, due Mar 1, 1912, 6%. Oct 31, 1910. 3:780. 14,000

Ihlefeld, Ida & Carrie Thoelen with N Y Mortgage & Security Co, 135 Bway. 176th st, No 513, n s, 227.6 w Ams av, 42.6x99.11. Subordination agreement. Oct 29, Nov 1, 1910. 8:2132. nom

Jewett, John H with TITLE GUARANTEE & TRUST CO, 176 Bway. Naegle av, n s, 200 e Hawthorne st, runs n 160 x e 100 x s 120.2 to 10th av. x s w 69.5 x w 43.1 to beginning. Subordination agreement. Oct 26, Oct 28, 1910. 8:2219. nom

Jonward Co to N Y Mortgage & Security Co, 135 Bway. 176th st, Nos 509 & 513, n s, 227.6 w Ams av, 2 lots, each 42.6x99.11. 2 mts, each \$34,000. Oct 31, 1 yr, 5½%. Nov 1, 1910. 8:2132. 68,000

Same to same. Same property. 2 certificates as to above mt. Oct 31, Nov 1, 1910. 8:2132. —

Keegan, John J & Cath McGarry to Edw S Murphy, 1205 Park av. 74th st, No 218, s s, 210 e 3d av, 25x102.2. Prior mt \$16,000. Oct 26, 2 yrs, 6%. Oct 29, 1910. 5:1428. 2,000

Kneer, Ferdinand C with N Y Mortgage & Security Co. 176th st, No 509, n s, 185 w Ams av, 42.6x99.11. Subordination agreement. Oct 31. Nov 1, 1910. 8:2132. nom

Kluhsmeier, Fredk D H, of 349 E 14th st, to Henry Elias Brewing Co, 403 E 54th st. 14th st, No 349 E. Saloon lease. Oct 29, demand, 6%. Oct 31, 1910. 3:921. 3,000

Kortland Wm D to Geo Ehret, 1197 Park av. 6th av, No 616, n e cor 36th st. Saloon lease. Nov 1, demand, 6%. Nov 2, 1910. 3:838. 30,000

Same to Timothy J Shine, 616 6th av. Same property. Saloon lease. P M. Prior mort \$30,000. Nov 1, demand, 6%. Nov 2, 1910. 3:838. Notes 21,000

Korn, Daniel & Jacob Holzman to Ida C Lilienthal, 60 W 129th st. 40th st, No 315, n s, 225.3 w 8th av, 24.10x98.9. Certificate as to reduction of mt. Nov 2. Nov 3, 1910. 4:1031. —

Lehman, Mitchel & Albert to Mitchel Lehman, 233 W 99th st, & ano trustees Annette Lehman. 43d st, No 262, s s, 175 e 8th av, 26.4x100.5. Nov 2, 1910, 5 yrs, 5%. 4:1014. 37,000

Lehman, Mitchel & Albert to Baron De Hirsh Fund, 43 Exchange pl. 43d st, Nos 256 to 260, s s, 201.4 e 8th av, 78.8x104.4. Nov 2, 1910, 5 yrs, 5%. 4:1014. 111,000

L & R Realty Co to MUTUAL LIFE INS CO of N Y, 34 Nassau st. 39th st, Nos 225 to 229 W, being plot begins at c 1 blk bet 39th and 40th sts, distant 310 from n w s 7th av, runs s e — to n s 39th st, x s e 75 x n w 98.9 x w 75 to beg. Nov 3, 1910, due, &c, as per bond. 3:789. 250,000

Same to same. Same property. Certificate as to above mort. Nov 3, 1910. 3:789. —

Lange, Gustav with Rosie Beller. Cannon st, No 96, e s, 109.4 s Stanton st, 34.1x100. Extension of \$13,000 mort until July 1, 1913, at 6%. Nov 2, 1910. 2:329. nom

Leichtag, Mindel, 306 E 3d st, to Jno H Rogan, 625 St Marks av, Brooklyn. 3d st, No 308 E, s s, abt 235 w Av D, 22.7x106. P M. Aug 1, due, &c, as per bond. Oct 28, 1910. 2:372. 16,000

Ludin Realty Co to American Mortgage Co. 36th st, Nos 524 to 532 W, s s, 5 lots, each 25x98.9. Certificate as to five morts, each for \$7,500. Oct 27, Oct 28, 1910. 3:707. —

Littig, Marion G to TITLE GUARANTEE & TRUST CO, 176 Bway. 70th st, No 61, n s, 120 e Col av, 20x100.5. Oct 31, 1910, due &c, as per bond. 4:1123. 22,000

LAWYERS TITLE INS & TRUST CO, 160 Bway, with Saml Glass, 30th st, Nos 145 & 147, n s, 175 e 7th av, 50x98.9. Extension of \$50,000 mt until Oct 25, 1913, at 5%. Oct 25. Oct 31, 1910. 3:806. nom

Leichtag, Mindel to Saml Levy, 229 E 115th st. 3d st, No 308, s s, abt 235 w Av D, 22.7x106; 3d st, No 306, s s, abt 255 w Av D, 22.7x106. Prior mt \$16,000. Oct 27, due Apr 27, 1911, 6%. Oct 28, 1910. 2:372. 3,000

Miller, Albert, 64 E 86th st, to Henry G Krakaur, 127 E 72d st, & ano. 102d st, No 226, s s, 385 e 3d av, 25x100.11. Oct 31, 3 yrs, 6%. Nov 1, 1910. 6:1651. 4,000

Michel, Frederic to FIFTH AV BANK of N Y, 530 5th av. 7th av, Nos 316 & 318, w s, 19.8 s 28th st, runs w 44.6 x s 4 x w 12 x s 35 x e 56.6 to av x n 39 to beginning. P M. Prior mt \$30,000. Nov 1, 1910, due Feb 1, 1911, 6%. 3:777. 10,000

McLaughlin (T J) Sons, a corpn, to City Mortgage Co, 15 Wall st. Bway, n e cor 98th st, 100.11x202.4 to c 1 Old Bloomingdale road x101.11x198.3. Bldg loan. Oct 31, demand, 6%. Nov 1, 1910. 7:1870. 600,000

Same to same. Same property. Certificate as to above mt. Oct 31. Nov 1, 1910. 7:1870. —

Michaelis, Henry to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 103d st, No 144, s s, 209.5 e Ams av, 27x104.5. Nov 1, 1910, 3 yrs, 5%. 7:1857. 22,500

Moller, William, 2036 Bway, with METROPOLITAN LIFE INS CO, 1 Mad av. Audubon av, No 287, e s, 38 s 180th st, 37x95. Extension of \$30,000 mt until Nov 1, 1915, at 5%. Oct 24. Oct 28, 1910. 8:2152. nom

Morison, Margt wife of & Andrew P Morison to Chas E Ball. Central Park West, Nos 447 & 448, s w cor 105th st, No 2, 55.11x100. July 21, due, &c, as per bond. Oct 29, 1910. 7:1840. 20,000

Same to Jessie F Thorn, 154 Lefferts pl, Bklyn, N Y. Same property. Prior mt \$— Oct 28, due May 1, 1911, 6%. Oct 29, 1910. 7:1840. 6,000

McKenna, Chas P to Manhattan Mortgage Co, 200 Bway. 167th st, s s, 100 w Ams av, 25x85. P M. Prior mt \$— Oct 28, due &c as per bond. Oct 29, 1910. 8:2123. 5,000

McKnight, Chauncey P with Adolph Altman, 593 Riverside Drive. 175th st, No 526, s s, 91 e Audubon av, 18x94.8. Extension of mt for \$7,000 to Oct 20, 1913, at 5%. Oct 24. Oct 28, 1910. 8:2131. nom

Moyer, J W, of Pottsville, Pa, to Edward Bement trustee Gertrude Y Cheever. Downing st, No 23, n s, 125 e Bedford st, 18x70. Aug 1, 3 yrs, 5%. Oct 31, 1910. 2:527. 4,750

Madden, James to Maximilian Morgenthau, Jr, 206 W 86th st. 111th st, No 513, n s, 212.6 w Ams av, 62.6x100.11. Oct 31, 1910, 5 yrs, 4½%. 7:1883. 80,000

Marshall, Spencer D to Mary Hitchcock, residing at Hotel Marlton, 3 W 8th st. 81st st, No 121, n s, 105 w Lex av, 20x102. Prior mt \$20,000. Oct 27, due July 1, 1912, 6%. Oct 31, 1910. 5:1510. 2,500

Masemann, Herman to TITLE GUARANTEE & TRUST CO, 176 Bway. West End av, No 907, w s, 60.11 n 104th st, 20x98. Oct 31, 1910, due, &c, as per bond. 7:1891. 15,000

Masemann, Herman to BOWERY SAVINGS BANK, 128 Bowery. 4th av, Nos 466 & 468, w s, 81.8 n 31st st, 40x78.11x45x79.1. Oct 31, 1910, 3 yrs, 5%. 3:861. 15,000

Mumm, Henry W to Milton Sternfels, 730 E 79th st. 2d av, No 1532. Leasehold. Nov 1, due Apr 15, 1911, 6%. Nov 3, 1910. 5:1542. Notes 1,000

Munro, Henrietta E & Henry of Middletown, N J, to Kate B Murray, 39 W 70th st. Vandewater st, Nos 24 & 26, s s, 217.11 w Pearl st, 50x95x50.3x95. Nov 3, 1910, 3 yrs, 5%. 1:113. 62,000

MUTUAL LIFE INS CO of N Y with Chas S Faulkner, 78th st, Nos 167 to 171, n s, 180.6 w 3d av, 54.6x102.2. Extension of \$23,500 mort until Mar 1, 1912, at 6%. June 16. Nov 2, 1910. 5:1413. nom

Morten, Alex to President & Fellows of Yale College in New Haven, a corpn, of New Haven, Conn. 21st st, No 141, n s, 170.6 w 3d av, 20x98.9. P M. Nov 1, due, &c, as per bond. Nov 2, 1910. 3:877. 25,000

Martin, Chas, of Monticello, N Y, to GERMAN SAVINGS BANK, 157 4th av. 114th st, No 259, n s, 425 w 7th av, 25x100.11. Nov 2, 1910, 1 yr, 5%. 7:1830. 16,000

Neuman, Abraham to Henry Oestreicher Co, 2328 7th av. Essex st, Nos 179 & 181, w s, 50 s Houston st, 25x50. Nov 1, 4 yrs, 5%. Nov 2, 1910. 2:412. 20,000

Newman, Maltus J, 2007 5th av, to HARLEM SAVINGS BANK. 124 E 125th st. 5th av, No 2007, e s, 55.11 n 124th st, 18x80. Nov 2, 1910, 3 yrs, 4½%. 6:1749. 7,000

N & Z Realty Co to Herman Brandstein, 352 W 117th st. 8th av, No 2540, e s, 49.10 n 135th st, 25x80. P M. Prior mort \$18,000. Nov 1, due June 1, 1913, 6%. Nov 2, 1910. 7:1941. 5,000

N & Z Realty Co to Abraham J Hoffman, Hotel Brunswick. 89th st & Mad av. Columbus av, No 926, w s, 75.11 n 105th st, 25x75. Prior mt \$25,000. Nov 3, 1910, 3 yrs, 6%. 7:1860. 4,000

Same to same. Same property. Certificate as to above mort. Nov 3, 1910. 7:1860. —

New York Produce Exchange with Rosa H wife Henry Susswein & Oscar Herrmann. Mulberry st, Nos 196 to 204. Extension of \$80,000 mort until Nov 1, 1913, at 6%. Oct 27, Oct 28, 1910. 2:480. nom

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY NEW YORK**

- Nagle Avenue Realty Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Nagle av, n s, 200 e Hawthorne st, runs n 160 x e 100 x s 120.2 to w s 10th av, x s 69.5 to Nagle av, x w 43.1 to beginning. Prior mort \$5,000. Oct 28, 1910. due, &c, as per bond. 8:2219. 2,500
- Same to same. Same property. Certificate as to above mort. Oct 27. Oct 28, 1910. 8:2219. —
- Napier, Margt E to Clara B Wright, 13 W 131st st. 134th st, No 65, n s, 285 e Lenox av, 25x99.11. Prior mort \$— Oct 25. due Dec 1, 1913, 6%. Oct 28, 1910. 6:1732. 6,000
- Napier, Margt E to Clara B Wright, 13 W 131st st. 134th st, No 67, n s, 260 e Lenox av, 25x99.11. Prior mort \$— Oct 25, due Dec 1, 1913, 6%. Oct 28, 1910. 6:1732. 2,500
- Nauds, Eliz to Adamson R McCannless guardian Maude A Brookfield. 210 W 72d st. 88th st, No 174, s s, 134.6 w 3d av, 17.7x 100.8. Oct 31, 1910, 5 yrs, 4½%. 5:1516. 6,000
- Neumer, Ferdinand, 20 W 95th st, to George Ehret, 1197 Park av. 7th av, No 175, e s, 46 n 20th st, 23x80. P M. Oct 31, 1910, 3 yrs, 5%. 3:796. 20,000
- Napoleon Construction Co to Anita L Bassford, 20 W 76th st. West End av, No 698, s e cor 94th st, runs e 55 x s 30.11 x w 12 x n 12.6 x w 43 to av x n 18.5 to beginning. Oct 31, due, &c, as per bond. Nov 1, 1910. 4:1241. 26,000
- Same to same. Same property. Certificate as to above mt. Oct 31. Nov 1, 1910. 4:1241. —
- Nussbaum, Pauline & Jos Koch to American Mortgage Co, 31 Nassau st. Av A, No 1619, w s, 27.2 n 85th st, 25x94. Nov 1, 1910, 5 yrs, 4½%. 5:1565. 14,000
- N Y Mortgage & Security Co with Malvina Russom, 9 E 98th st. 176th st, No 513, n s, 227.6 w Ams av, 42.6x99.11. Participation agreement. Oct 31. Nov 1, 1910. 8:2132. nom
- N Y Mortgage & Security Co with Saml Bauer, 127 E 121st st. 176th st, No 213, n s, 227.6 w Ams av, 42.6x99.11. Participation agreement. Oct 31. Nov 1, 1910. 8:2132. nom
- Owen, Mary A, Emma O Weinlandt & Almira O Wund to Geo A Schellhorn, 378 E 147th st. 36th st, No 218, s s, 275 e 3d av, 20x98.9. Prior mt \$6,000. Oct 25, due, &c, as per bond. Oct 28, 1910. 3:916. 1,000
- O'Rourke, Ellen C wife Daniel J to American Mortgage Co, 31 Nassau st. Park row, No 156, n e cor Pearl st, No 466, runs e 3.10 x n 54.10 x s w 40.6 to Pearl st x s e 43.9 to beginning. P M. Oct 31, 1910, 5 yrs, 5%. 1:160. 18,000
- Paterno (Michael E) Realty Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Riverside Drive, e s, 100 s 119th st, 62.6x100; Riverside Drive, e s, 162.6 s 119th st, 62.6x100. Certificate as to two morts for \$220,000 each. Oct 27. Oct 28, 1910. 7:1990. —
- Paterno Bros, a corpn, to LAWYERS TITLE INS & TRUST CO, 160 Bway. Riverside Drive, e s, 107.6 n 116th st, 58.9x123.10x 59.10x112.3. Oct 31, 1910, 3 yrs, 5%. 7:1990. 225,000
- Same to same. Same property. Certificate as to above mt. Oct 31, 1910. 7:1990. —
- Pfizenmayer, Chas F to Mathilda A Stier, 129 E 65th st. Carmine st, Nos 52 & 52½, s s, 45 e Bedford st, 30x80. Nov 1, 1910, 5 yrs, 4½%. 2:527. 15,000
- Pick, Rudolph W, of 414 Beach st, Richmond Hill, L I, with EMI-GRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 103d st, No 144 W. Subordination agreement. Oct 20. Nov 1, 1910. 7:1857. nom
- Perry, Alvan W to J Frederic Kernochan, 11 E 26th st. 57th st, No 132, s s, 22.6 w Lex av, 22.6x25.5. Oct 31, 5 yrs, 5%. Nov 1, 1910. 5:1311. 20,000
- Pearson, Matilda F to Hermann Runkel, 495 West End av. West End av, No 624, e s, 45 n 90th st, 19x100. P M. Nov 1, 1910, 3 yrs, 5%. 4:1234. 25,000
- Potomac Realty Co to Wm E Hebbard, 5th av, No 2222, w s, 25.5 n 135th st, 25x84; 5th av, No 2230, w s, 49.11 s 136th st, 25x85. Certificate as to mt for \$5,500. Oct 28. Nov 1, 1910. 6:1733. —
- Prager, Louis W, 32 Morningside av, E, et al with Delia G Levy, 311 W 139th st. Madison st, No 125. Subordination agreement. Oct 24. Nov 3, 1910. 1:275. nom
- Prentice, Maud B to J Lawrence Degnan, 211 Carlton av, Bklyn, N Y. 1st st, No 66, n s, 125 w 1st av, 25x131.9x25.2x128.6. Prior mort \$32,500. Nov 2, 1910, 2 yrs, 6%. 2:443. 10,000
- Paton, Morton S to Charles Weiland. Reade st, No 131, & Chambers st, No 149. Leasehold. Certificate as to reduction of mort. Nov 1, 1910. 1:140. —
- Passholz, Henry A to Robt M Grant, Peekskill, N Y. St Nicholas av, e s, 26.2 n 166th st, 26.2x73.4x25x65.6; St Nicholas av, e s, 52.4 n 166th st, 26.2x76.2x25x—. P M. Oct 19, due Feb 1, 1912, 5%. Nov 2, 1910. 8:2124. 18,000
- Queensboro Corpn to GUARDIAN TRUST CO of N Y. Certificate as to mort dated Apr 29, 1910. Aug 20. Nov 3, 1910. —
- Quinn, Mary J to Lion Brewery. 6th av, No 94, s e cor 8th st. Saloon lease. Oct 19, demand, 6%. Nov 2, 1910. 2:553. 800
- Quenzer, Fred, 1776 Madison av, with Louisa Minturn of Dark Harbor, Me. Madison av, No 1776. Extension of \$20,000 mort until Sept 9, 1915, at 4½%. Oct 27. Oct 28, 1910. 6:1622. nom
- Reade, Walstein S to LAWYERS TITLE INS & TRUST CO, Manhattan st, No 77, n s, 163.6 w Ams av, 24.7x100. Oct 28, 1910, 5 yrs, 4½%. 7:1982. 10,000
- Ryan, Jos P to TITLE GUARANTEE & TRUST CO, 176 Bway. 36th st, Nos 226 & 228, s s, 200 w 2d av, 2 lots, each 25x98.9. 2 P M mts, each \$20,000. Oct 31, 1910, due as per bond. 3:916. 40,000
- Rosenberg, Louis & Saml Young to Barnard Realty Co, 1249 St Nicholas av. St Nicholas av, Nos 1241 to 1247, n w cor 172d st, No 601, 94.6x100. P M. Prior mt \$135,000. Oct 27, due Apr 1, 1912, 6%. Oct 31, 1910. 8:2141. 12,500
- Roffmann, Chas & Henry to GERMAN SAVINGS BANK, 157 4th av. Lex av, No 1565, s e cor 100th st, 25.11x95. Oct 31, 5 yrs, 4½%. Nov 1, 1910. 6:1627. 20,000
- Rosenthal, Joel, 104 E 101st st, with Bernhard Lichtenberg, 9 No 10th av, Mt Vernon, N Y. 101st st, No 104 E. Extension of \$6,000 mt until Oct 28, 1913, 5½%. Oct 26. Nov 1, 1910. 6:1628. nom
- Roffmann, Charles & Henry to GERMAN SAVINGS BANK, 157 4th av. Lex av, No 1651, n e cor 104th st, Nos 151 to 155, runs e 95 x n 100.11 x w 25 x s 75.11 x w 70 to av x s 25 to beginning. Oct 31, 5 yrs, 4½%. Nov 1, 1910. 6:1632. 25,000
- Roth, Bertha, 347 E 52d st, to Anna Fantel, 115 E 82d st. 52d st, No 347, n s, 110.6 w 1st av, 20x100.5. Prior mt \$12,000. Oct 31, 3 yrs, 6%. Nov 3, 1910. 5:1345. 2,000
- Romer, Caroline, 2711 Creston av, to Wm Wetterer, 1124 Jackson av. 118th st, No 32, s s, 410 e Lenox av, 25x100.11; also land in Kings Co, N Y. Prior mt \$30,400. Nov 1, due, &c, as per bond. Nov 3, 1910. 6:1601. 3,000
- Reynolds, Fredk G, 144 West, 132d st, to Jno C Moore, 435 W 147th st. 147th st, No 437, n s, 312.6 w St Nicholas av, 12.6x 99.11. P M. Nov 3, 1910, 5 yrs, 5%. 7:2062. 9,300
- Rubinger, Chas to Joseph L Buttenwieser, 233 Lenox av. 12th st, Nos 137 to 151, n s, 325 e 7th av, 125x103.3. Prior mort \$— Oct 26, due June 1, 1911, 6%. Nov 3, 1910. 2:608. 20,000
- Rothwell, Patk J to TITLE GUARANTEE & TRUST CO, 176 Bway. 149th st, No 561, n s, 100 e Bway, 27x99.11. Nov 2, due, &c, as per bond. Nov 3, 1910. 7:2081. 21,000
- Roggenkamp, Emil to Claus Bosch, 834 Trinity av. 3d av, No 810, w s, 60.4 s 50th st, 20x100. P M. Prior mort \$12,500. Nov 1, due Nov 1, 1919, 6%. Nov 2, 1910. 5:1304. 9,500
- Rhineland, Frederic W, 26 E 84th st; Thos N Rhineland, of Lawrence, L I; Philip M Rhineland, of Cambridge, Mass; Ethel King, of Newport, R I; Mary F Rives, 1702 Rhode Island av, Washington, D C; Frederic W, Thos N & Philip M Rhineland as trustees Frederic W Rhineland & said Frederic W, Thomas N & Philip M Rhineland as trustees under deed of trust to NEW YORK LIFE INS & TRUST CO, 52 Wall st. Jay st, Nos 37 to 45, n w cor Washington st, Nos 322 to 328, runs w 112.5 x n 87.6 x e 112.2 to Washington st, x s 90.1 to beg. Oct 7, due Sept 30, 1913, 5%. Nov 2, 1910. 1:182. 100,000
- Riverside Viaduct Realty Co to Florence Levy, 1292 Mad av. & ano. 111th st, Nos 536 & 538, s s, 75 e Bway, 83.4x100.11. Prior mort \$— Nov 1, 3 yrs, 6%. Nov 2, 1910. 7:1882. 30,000
- Same to same. Same property. Certificate as to above mort. Nov 1. Nov 2, 1910. 7:1882. —
- Smith, Susie, 273 W 71st st, with Jno J Kennedy, 316 W 77th st. 77th st, No 316, s s, 186 w West End av, 22x102.2. Extension of \$24,000 mort until Oct 25, 1913, at 5%. Oct 19. Oct 28, 1910. 4:1185. nom
- Shurman (C N) Investing Co to Carl Ernst, 316 W 95th st. 136th st, No 119, n s, 509 e 7th av, 16x99.11. Prior mort \$11,500. P M. Oct 28, 1910, 1 yr, 6%. 7:1921. 1,100
- Same to same. Same property. Certificate as to above mort. Oct 28, 1910. 7:1921. —
- Stimson, Frederic J & ano trustee Saml D Bradford with Eugene Salke, of Bklyn, N Y. Monroe st, Nos 263 & 265. Extension of \$33,000 mt until Sept 1, 1915, at 5%. Sept 21. Oct 31, 1910. 1:266. nom
- Sanders, Mary A with Chas O Baese. Laight st, No 32, n s, 206.3 e Hudson st, 30.6x irreg to s s Vestry st, No 11, x30.6x175 to beginning. Extension of \$10,000 mt until Oct 31, 1913, at 6%. Oct 20. Oct 29, 1910. 1:220. nom
- Sohst, Matilda to Albert C Meuer, 113 W 90th st. 107th st, No 65, n s, 174.6 e Col av, 38x100.11. Prior mt \$— Oct 28, 3 yrs, 6%. Oct 31, 1910. 7:1843. 9,000
- Schneiderman, Isaac to Chas Schneiderman, 124 W 34th st. 1st st, No 36, n s, 132.8 e 2d av, 24.2x51.2x24.11x56.1. Prior mt \$13,000. Oct 31, 3 yrs, 6%. Nov 1, 1910. 2:443. 2,500
- St Mary's Free Hospital for Children with Rosina Christie, 104 E 123d st. 123d st, No 104 E. Extension of mt for \$5,000 to Nov 14, 1913, at 5%. Oct 21. Nov 1, 1910. 6:1771. nom
- Scheer-Ginsberg Realty & Const Co to Bertha Heidelburger, 147th st, Nos 553 & 555, n s, 125 e Bway, 100x99.11. Certificate as to reduction of mt. Nov 1, 1910. 7:2079. —
- Simax Realty Co to U S TRUST CO, 45 Wall st. Bway, Nos 2560 to 2566, n e cor 96th st, No 231, 100.11x99.8 to old Bloomingdale road x101.9 to st x w 86.8 to beginning. Nov 1, 1910, 5 yrs, 4½%. 7:1868. 175,000
- Same to same. Same property. Certificate as to above mt. Nov 1, 1910. 7:1868. —
- Shlanowsky, Isaac, 340 E 119th st, to Cath Ernst, 1136 Tinton av. 127th st, No 362, s s, 225 e Col av, 25x99.11. Oct 31, 5 yrs, 5%. Nov 1, 1910. 7:1953. 20,000
- Schwartz, Giza, 107 E 116th st, to Lorin S Bernheimer, Hotel Savoy, 59th st & 5th av. 2d av, No 2291, w s, 75.6 s 118th st, 25.2x110. P M. Oct 31, 5 yrs, 5%. Nov 1, 1910. 6:1667. 28,500
- Schaefer, Rudolph L, 758 10th av, to Henrietta Feist, 408 W 42d st. 10th av, No 758, e s, 75.5 s 52d st, 25x75. Prior mts \$18,000. Nov 1, 2 yrs, 6%. Nov 3, 1910. 4:1061. 2,000
- Suozzo, Nicola to Clausen-Flanagan Brewery, 411 W 25th st. 2d av, No 2000. Saloon lease. Nov 3, 1910, demand, 6%. 6:1675. 4,000
- Showers, Henry W trustee Joseph M Smith to Emerence K wife of Benj F Ager. 33d st, No 148, s s, 250 w 3d av, 19.1x25.1x19.1x 24.10. Extension of \$10,000 mort until Aug 1, 1913, at 5%. Oct 24. Nov 1, 1910. 3:888. nom
- Skinner, Herrick J to Actors Society of America, 145 W 45th st. 45th st, No 133, n s, 385 w 6th av, 20x100.4. P M. Prior mt \$38,000. Sept 1, 3 yrs, 6%. Nov 2, 1910. 4:998. 10,000
- Shidlovsky, Morris, 1455 Lexington av, to Jacob Epstein, 70 W 119th st. Catherine st, No 23, n e cor Henry st, Nos 19 & 21, 23.1x102.7x23x100. Nov 1, 5 yrs, 4½%. Nov 2, 1910. 1:280. 35,000
- Salberg, Emilie with Ida C Lillenthal, 60 W 129th st. 40th st, No 317, n s, 250.2 w 8th av, 24.11x98.9. Extension of \$5,500 mt until Nov 2, 1915, at 6%. Nov 2. Nov 3, 1910. 4:1031. nom
- Todd, Jas, of Bklyn, N Y, to Geo Ehret, 1197 Park av. 7th av, No 341, n e cor 29th st, No 169, 24.9x75. P M. Prior mort \$60,000. Nov 1, 1 yr, 5%. Nov 2, 1910. 3:805. 30,000
- Todd, Jas, Bklyn, N Y, to Stephen S Palmer, Princeton, N J, et al exrs Laurence Hutton. 7th av, No 341, n e cor 29th st, No 169, 24.9x75. P M. Oct 28, 3 yrs, —, as per bond. Nov 2, 1910. 3:805. 60,000
- Taylor, Sarah L, 265 Central Park West, with Sterling Realty Co, 203 Bway. 95th st, No 206, s s, 100 w Ams av, 62.4x100.10x56 x100.8. Extension of \$10,000 mort until Nov 1, 1913, at 4½%. Oct 27. Nov 1, 1910. 4:1242. nom
- Thomas, Jos B to METROPOLITAN SAVINGS BANK, 59 Cooper sq East. 19th st, Nos 132 & 132½, s s, 217.2 w 3d av, runs s 92 x w 0.6 x s 12.8 x w 29.6 x n 104.8 to 19th st x e 30 to beginning. Nov 3, 1910, 5 yrs, 5%. 3:874. 55,000
- Notice is hereby given that infringement will lead to prosecution.

Thomson, David & Giraud F as trustees Clara H Jerome with UNION TRUST CO of N Y. Mad av, Nos 32 to 36, s e cor 26th st, 49.4x175. Extension of \$50,000 mt until Aug 1, 1915, at 4 1/2%. Aug 2, Oct 28, 1910. 3:855. nom

Trinity Studio Co to Cornelia F Woolley. Broadway, No 3696, s e cor 153d st, 24.11x100. Certificate as to mt for \$55,000. Oct 27, Oct 28, 1910. 7:2084.

Towns, Chas B, 119 W 81st st, to Herman Ahrens, 938 St Nicholas av. 80th st, No 105, n s, 100 w Col av, 25.10x127.8x29.9x127.8. Prior mt \$30,000. Nov 1, 1910, due June 1, 1911, 6%. 4:1211. 11,500

Timmermann, Anna M, 33 Woodbine st, Bklyn, N Y, with Sarah Friedberg, 110 E 116th st. 101st st, No 106 E. Extension of \$6,000 mt until Oct 28, 1913, at 5 1/2%. Oct 28. Nov 1, 1910. 6:1628. nom

Townsend Realty Co, Marbridge Bldg, Bway & 34th st, to UNION DIME SAVINGS BANK, 701 6th av. 91st st, n s, 275 w West End av, 125 to Riverside Drive, No 190, x74.11 to an old private road x125.1x68. Nov 1, 1910, due, &c, as per bond. 4:1251. 50,000

Same to same. Same property. Certificate as to above mt. Nov 1, 1910. 4:1251.

Turrell, Wm H et al trustees for Helen E Weed with Max Uhlfelder, 142d st, No 135, n s, 310 w Lenox av, 40x99.11. Extension of mt for \$37,000 to May 18, 1915, at 5%. May 19. Nov 3, 1910. 7:2011. nom

Ubl, Valentine to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 69th st, No 215, n s, 268 e 3d av, 28x100.5. Nov 1, 1910, 5 yrs, 5%. 5:1424. 19,500

Ubl, Valentine to Louise M Bossong, 1183 Woodycrest av. 69th st, No 215, n s, 268 e 3d av, 28x100.5. Prior mt \$19,500. Nov 1, 3 yrs, 6%. Nov 2, 1910. 5:1424. 4,000

Valk, Francis, 164 E 61st st to METROPOLITAN SAVINGS BANK. 59 Cooper Sq East. 61st st, No 164, s s, 145 w 3d av, 20x100.5. Nov 2, 1910, 5 yrs, 5%. 5:1395. 16,500

Van Schaick Realty Co to Surety Realty Co, 100 Bway. 58th st, Nos 34 & 36, s s, 20 e Mad av, 40x50.4; 58th st, No 40, s s, 80 e Mad av, 20x50.4. Bldg loan. Oct 27, 1 yr, 6%. Oct 28, 1910. 5:1293. 16,500

Same to same. Same property. Certificate as to above mt. Oct 26, Oct 28, 1910. 5:1293.

Vett, Gustav A, of Rahway, N J, with Isaac Lefkowitz, 8th av, No 60, & Horatio st, No 18. Agreement indemnifying party 2d part against loss. Oct 18. Nov 1, 1910. 2:616. nom

Wittner, Hulda, 238 W 106th st, with Ray Karpas, 158 W 121st st. 106th st, No 212, s s, 225 w Ams av, 150x100.11. Agreement as to share ownership in bond & mt. Oct 21. Oct 28, 1910. 7:1877.

Wertheim, Saml to GERMAN SAVINGS BANK, 157 4th av. 2d av, No 804, s e cor 43d st, Nos 300 & 302, 20.5x81. Oct 29, 3 yrs, 4 1/2%. Oct 31, 1910. 5:1335. 10,000

Widbern Realty Co, 14 W 23d st, & Abraham E Lefcourt, 27 W 24th st, with METROPOLITAN LIFE INS CO, 1 Mad av. 17th st, Nos 50 to 54, s s, 179 e 6th av, 66x92. Subordination agreement. Oct 27. Oct 28, 1910. 3:818. nom

Weeks, Bartow & Mary B to TITLE GUARANTEE & TRUST CO, 176 Bway. Elizabeth st, No 8, e s, abt 100 n Bayard st, 25x200 to Bowery, No 38, on map Nos 38 & 38 1/2. Oct 26, due, &c, as per bond. Oct 28, 1910. 1:202. 35,000

Weinstein, Morris, 22 Mt Morris Park West, to Maud E Cook, of New Orleans, La. 117th st, Nos 524 to 534, s s, 248 e Pleasant av, 106.11x100.10. Oct 31, due, &c, as per bond. Nov 1, 1910. 6:1715. 15,000

Wreden, Nicholas with GERMAN SAVINGS BANK, 157 4th av. 66th st, No 331 E. Agreement changing interest days, &c. Nov 1, 1910. 5:1441. nom

Waechter, Adolph to GERMAN SAVINGS BANK, 157 4th av. 29th st, No 116, s s, 187.6 w Lex av, 21.10x98.9. Oct 31, 3 yrs, 4 1/2%. Nov 1, 1910. 3:884. 19,000

Wieting, Harry N, 608 W 184th st, to Wm V B Kip, residing at The Osborne, 57th st & 7th av, & ano. 7th av, n e cor 131st st, 199.10 to 132d st x125. P M. Oct 29, 2 yrs, 5%. Nov 1, 1910. 7:1916. 160,000

Wieboldt, Amelia S to Detlef Petersen, 87 E 110th st. 133d st, No 534, s s, 362.6 w Ams av, 17.6x99.11. Oct 31, 2 yrs, 6%. Nov 1, 1910. 7:1986. 2,000

Wilson, John to Frank S Allen, 117 W 79th st. 52d st, Nos 541 & 543, n s, 225 e 11th av, runs n 100.5 x e 25 x s 49 x s e — to point 275 e 11th av x s 47.3 to st x w 50 to beginning. Nov 1, 1910, 5 yrs, 5%. 4:1081. 10,000

Waters (Edw) Const Co to Clifford V Brokaw, Glen Cove, N Y, et al trustees Wm V Brokaw, 138th st, No 629, n s, 375 e 12th av, 50x99.11. Nov 3, 1910, 5 yrs, 5%. 7:2087. 50,000

Same to same. Same property. Consent to above mt. Nov 2, Nov 3, 1910. 7:2087.

Same to same. Same property. Certificate as to above mt. Nov 2, Nov 3, 1910. 7:2087.

Widbern Realty Co, 14 W 23d st, to METROPOLITAN LIFE INS CO, 1 Mad av. 17th st, Nos 50 to 54, s s, 179 e 6th av, 66x92. Oct 27, 1910, 5 yrs, 6% until completion of bldg & 5 1/2% thereafter. 3:818. Corrects error in last issue, when distance east of 6th av was 245 ft. 265,000

Same to same. Same property. Certificate as to above mt. Oct 27, 1910. 3:818.

Young Mens Christian Assoc of City N Y, to Henry Timm, 8 E 3d st. 3d st, No 8, on map Nos 6 & 8, s s, abt 140 e Bowery, 25x66; also plot adj above on s e s, begins at s e cor above lot, runs e 4.3 x n 5.3 x w 4.3 x s 4.3 to beg. Sept 15, 1 yr, 5%. Oct 28, 1910. 2:458. 18,000

BOROUGH OF THE BRONX.

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

*Albus, John A, 4207 Bronxwood av, to NORTH SIDE SAVINGS BANK, 3196 3d av. Bronxwood av, n e s, 377.7 n w Kingsbridge road, 25x102.6. Oct 26, 3 yrs, 6%. Oct 31, 1910. 1,500

Althaus, Fredk, 549 W 149th st, with Walter J Fraser, 701 W 178th st. 152d st, No 757 E. Extension of \$3,500 mort until Nov 1, 1913, at 6%. Oct 31. Nov 2, 1910. 10:2644. nom

American Real Estate Co, a corpn of Rhode Island, to TITLE GUARANTEE & TRUST CO, 176 Bway. 163d st, n e cor Simpson st, runs n 100 x e 107.6 x n 350 x e 2.10 x e 128.11 to Southern Boulevard x s, s w & w — to beginning. Nov 2, due, &c, as per bond. Nov 3, 1910. 10:2725 & 2723. 100,000

Bohmer, Christina to Sophia Lerch, Mt Vernon, N Y. Courtlandt av, w s, 13.6 s 161st st, 50x141x56.7x114.7. Prior mt \$6,250. Nov 3, 1910, 2 yrs, 5%. 9:2419. 3,000

*Byrnes, Nellie G with Wm J Hyland, residing on Eastern Boulevard. Arrow av, s s, 402 e Pelham road, 50x75; Mayflower av, w s, 925.5 n Pelham road, 125x100, Westchester. Agreement apportioning mt. Oct 27. Nov 1, 1910. nom

Brazill, Manuel J to Eberhardt & Podgur, 430 E 59th st. Southern Boulevard, n w s, 35 s w Tiffany st, 40x100. P M. Prior mt \$9,000. Nov 1, 4 yrs, 6%. Nov 3, 1910. 10:2722. 9,000

*Briegel, Emil, 766 E 228th st, to Francis J Cox, 10 South Lake av, Albany, N Y. 227th st, late 13th av, n s, 130 w 4th av, 75x114, Wakefield. Nov 1, 3 yrs, 5 1/2%. Nov 2, 1910. 2,100

*Bottino, Teresa A, 722 E 212th st & Felicia A Quindo, 746 E 215th st, to Frank Gass, Inc, 2215 Westchester av. Logan st, w s, 50 w Maple av, 25x100. Oct 1, due, &c, as per bond. Nov 2, 1910. 800

Bergman, Jacob, 701 W 178th st, with Walter J Fraser. 152d st, No 757 E. Extension of \$10,000 mort until June 1, 1912, at 5%. Nov 2, 1910. 10:2644. nom

Bruso, Jos, 2618 3d av, to Josephine Jackson widow, 374 College av. College av, No 374, s e s, 75 n e 143d st; Concord st, 25x100. P M. Nov 1, 2 yrs, 6%. Nov 2, 1910. 9:2323. 1,089

Barthold, Geo, 2443 Jerome av, to Herman Becker, 85 Park av, Unionhill, N J. Jerome av, No 2443, n w s, 548.11 s w 190th st, 27x90. Oct 31, due, &c, as per bond. Nov 2, 1910. 11:3199. 1,000

Brook Constn Co, No 60 Liberty st, to Isidor Cline, 155 W 143d st. 3d av, No 4286, on map No 4288, e s, 255.2 n 178th st, 50x108.1x49.11x106.1. P M. Prior mt \$35,000. Oct 31, due May 15, 1913, 6%. Nov 2, 1910. 11:3061. 10,000

Same to August Levy, 22 W 127th st. 3d av, No 4282, on map No 4284, e s, 205.2 n 178th st, 50x106.1x49.11x104. P M. Prior mort \$35,000. Oct 31, due May 15, 1913, 6%. Nov 2, 1910. 11:3061. 10,000

Brown, Chas F, 341 Central Park West, to Nannie S McLaughlin, 528 Pelham av. Bathgate av, s e cor Pelham av, —x—, Estoppel certificate. Oct 25. Oct 28, 1910. 11:3059.

Breen, Mary C to American Mortgage Co, 31 Nassau st. Crotona Parkway, s e cor 182d st, runs e 218.9 to w s Mohegan av, x s 67.5 x w 24.5 x s w 100 to n s West st, x w 50 x n 100 x w 115.5 to Crotona Parkway, x n 84.10 to beg. Prior mort \$20,000. Oct 28, 1910, due May 4, 1913, 5 1/4%. 11:3119. 3,000

Bell, Enoch C, 105 W 130th st, with TITLE GUARANTEE & TRUST CO, 176 Broadway. Bathgate av, No 2000, e s, 81 s 179th st, 19x85. Subordination agreement. Oct 27. Oct 29, 1910. 11:3044. nom

Bernstein, Meyer to TITLE GUARANTEE & TRUST CO, 176 Broadway. Bathgate av, No 2000, e s, 81 s 179th st, 19x85. Oct 28, due, &c, as per bond. Oct 29, 1910. 11:3044. 5,000

Bell, Enoch C with LAWYERS TITLE INS & TRUST CO, 160 Bway. Fox st, e s, 360 s 167th st, 2 lots, each 37.6x100. 2 subordination agreements. Oct 27. Oct 31, 1910. 10:2726. nom

Berardo, Gaetano, 870 Jennings st, to Chas P Hallock, of Honeywell av & 180th st, & ano. Jennings st, s s, 204 e Wilkens av, 26x133.8x20x131.8. P M. Oct 31, 3 yrs, 5%. Nov 1, 1910. 11:2976. 4,300

*Brooklyn Equity Co to Wm Beaman, 477 St Anns av. 231st st, late 17th av, s s, 80 e White Plains av, 50x114, Wakefield. Nov 1, 1910, 3 yrs, 6%. 2,500

Same to same. Same property. Certificate as to above mt. Oct 31. Nov 1, 1910.

Cullo & Co to Mary S Croxson, 137 Hicks st, Brooklyn, N Y. 147th st, n s, 117.6 s e Robbins av, 37.6x79. Oct 28, 1910. 1 yr, 6%. 10:2579. 14,000

Same to same. Same property. Certificate as to above mort. Oct 28, 1910. 10:2579.

*Chapman, Chas J, 42 Prospect Terrace, to Stephen Harrington, of Mt Airy road, Croton on Hudson. Prospect Terrace, w s, 19 n 228th st, 19x80; Prospect Terrace, w s, 57 n 228th st, 57x80. Oct 15, due Nov 15, 1911, 6%. Oct 31, 1910. 2,000

Cilento, Gaetano to Atlantic Dock Co, 1 North Pier, Atlantic Basin, Bklyn, N Y. 178th st, n s, 96.8 e Bryant av, 74.6x81x74.6x89 w s. Oct 31, 1910, 1 yr, 6%. 11:3136. 35,000

Cioffi, Carmine, 1116 Intervale av, to Hamilton Holding Co, 149 Bway. Southern Boulevard, n w cor 185th st, 131.6x180.11x130 x200.1. P M. Prior mt \$22,000. Oct 31, 1 yr, 6%. Nov 1, 1910. 11:3114. 8,500

Cipriani Realty & Const Co to Estates Settlement Co. Cambreleng av, n e cor 188th st, 95x100. Certificate as to mt for \$14,000. Oct 4. Nov 3, 1910. 11:3090.

*Cerbone, Francesco, 746 E 215th st, to Frank Gass, Inc, 2215 Westchester av, lot 130a map No 426 of Bldg Lots in 24th Ward, near Williamsbridge Station. Sept 1, due, &c, as per bond. Nov 2, 1910. 500

*Cerbone, Francesco, 746 E 215th st to Eva L Fischer, 1218 Havemeyer av. Lot No 130 map No 426 of lots near Williamsbridge station. Sept 1, due, &c, as per bond. Nov 2, 1910. 500

Deich, Albert C to Eliz Campioni, 679 Courtlandt av. Courtlandt av, w s, 75 s 154th st, 24.4x100. P M. Nov 1, 4 yrs, 5%. Nov 3, 1910. 9:2413. 6,000

Doll, Louisa, 2012 Quarry road, with Wm A Spencer, residing on Eastern Boulevard, Troggs Neck, & ano trustees Lorillard Spencer for benefit Lorillard Spencer. Jennings st, s s, 245.2 e Union av, 28.11x100x32x100. Subordination agreement. Oct 29, 1910. 11:2969. nom

*Demucci, Rocco with Antonio Ponesza, 2419 Maclay av. 5th st, n s, 173.11 e Green lane, or av, 25x100. Extension of \$1,000 mt until Oct 28, 1913, at 6%. Oct 28, 1910. nom

*Doyle, Mary A to Henry C F Rohlfis, residing on s s Pilot st, near City Island av. Cemetery lane, s s, 322.6 w Lafayette av. 25x92. Oct 29, 3 yrs, 6%. Oct 31, 1910. 3,500

Dieckmann, George to Ella R Raszewski, 2042 Webster av. Webster av, No 2042, e s, 286.5 n 179th st, 27x122.11x27x124.3. P M. Nov 1, 1910, 5 yrs, 5%. 11:3029. 4,800

South Mt Vernon of Oscar V Pitman, 31.9x100x71x—. P M. Prior mt \$2,500. Sept 7, 1 yr, 6%. Oct 31, 1910. 700

Dudensing, Antoinette with LAWYERS TITLE INS & TRUST CO, 160 Bway. 175th st, n s, 27 w Clinton av, 2 lots, each 30.8x90. 2 agreements as to share ownership in 2 mts. Oct 31, 1910. 11:2949. nom

*Donohue, Cath A to Mary A Davis, 836 Morris av, et al, exrs Mary A Kelly. Concord st, w s, lots 21 & 22 map 93 lots in Diamond, Wm J, 1715 Washington av, to John Diehl, 84 Winfred av, Yonkers, N Y. Bathgate av, e s, 155 n 172d st, 25x95. Certificate as to reduction of mt. Nov 1. Nov 3, 1910. 11:2920.

Edmondson Constn Co to Grace S Whiting, of Bay Head, N J. 175th st, n s, 112.1 e Walton av, runs n 100 x e 4.6 x s e 21.5 x s 78.11 to st, x w 17 to beg. Certificate as to above mort. Oct 27. Oct 28, 1910. 11:2825 & 2826.

Edmondson Constn Co, 2311 Lyon av, & Geo E Buckbee, 1941 Grand Boulevard & Concourse, with Grace S Whiting at Bay Head, N J. 175th st, n s, 112.1 e Walton av, runs n 100 x e 4.6 x s e 24.5 x s 78.11 to st, x w 17 to beg. Subordination agreement. Oct 27. Oct 28, 1910. 11:2825 & 2826. nom

East 167th St Realty Co to Mary S Croxson, 137 Hicks st, Bklyn, N Y. Hoe av, e s, 125 s 173d st, 75x100. Oct 28, 1910, 1 yr, 6%. 11:2989. 47,000

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17 BATTERY PLACE, NEW YORK

- Same to same. Same property. Certificate as to above mort.
Oct 28, 1910. 11:2989.
- EAST RIVER SAVINGS INST, 280 Bway, with Jacob F Paulsen,
228 Mt Hope pl. Tremont av, Nos 442 & 444. Extension of
\$15,000 mort until Nov 1, 1913, at 5%. Oct 28, 1910. 11:2909.
- E & W Const Co to Saml Gotthelf, residing at the Brunswick, 89th
st & Mad av. Southern Boulevard, e s, 100 s Barretto st, 112.6
x100. Prior mt \$90,000. Oct 20, 1 yr, 6%. Oct 29, 1910.
10:2735. 15,000
- Same to same. Same property. Certificate as to above mt. Oct
20, Oct 29, 1910. 10:2735.
- Eckhoff, Wm & August to Lion Brewery. Freeman st, No 922.
Saloon lease. Oct 31, demand, 6%. Nov 2, 1910. 11:2979.
4,000
- Friedrich, Wilhelm with Geo Meister. Chisholm st, w s, 145.2
s Freeman st, 20x120. Extension of \$5,500 mort until Dec 15,
1912, at 5%. Sept 23. Nov 1, 1910. 11:2970. nom
- Friedrich, Wilhelm with Jno A Warch. Chisholm st, w s, 125
s Freeman st, 20.2x120. Extension of \$5,500 mort until Dec
15, 1912, 5%. Sept 23. Nov 1, 1910. 11:2970. nom
- Feininger, Tecumseh & Pauline Knauss to Amelia Moses, 941
Kelly st. Intervale av, w s, 143.10 n Westchester av, 50x100.
Nov 3, 1910, 1 yr, 6%. 10:2699. 1,000
- *Ferraro, Antonio, 1553 Odell st to Fredk Kern, 2140 Storey av.
Odell st, e s, 555 n Railroad av, 25x108. Prior mort \$2,500.
Oct 1, 2 yrs, 6%. Oct 28, 1910. 500
- *Friend, Theodore H to DOLLAR SAVINGS BANK, 2808 3d av.
Commonwealth av, s w cor Walker av, 59.7x95x14.5x105.3. Oct
11, due Dec 1, 1913, 6%, until Dec 1, 1911, & thereafter at 5%.
Oct 28, 1910. 23,000
- *Fiesel, Regina to Teachers Co-op Bldg & Loan Assoc, 160 E 60th
st. Mayflower av, w s, 675.5 n Pelham road, 50x100. Oct 28,
1910, installs, 6%. 1,200
- Fitzgerald, Michl J to Ogden Estate Co, 11 Bway. 171st st, n w
cor Commerce av, runs w 72.11 x n 42.11 x e 72.11 to av x s
40.2 to beginning. P M. Oct 25, due Sept 24, 1911, 6%. Oct
31, 1910. 9:2542. 1,900
- Faruolo, Chas R to American Mortgage Co, 31 Nassau st. 186th
st, n e s, 150 e Park av, 50x100. Oct 28, 1910, 5 yrs, 5%.
11:3040. 31,000
- Same to same. Same property. Prior mt \$31,000. Oct 28, 1910,
1 yr, 6%. 11:3040. 3,000
- *Forbes, Wm with Agnes W Forbes. Garfield st, w s, 175 s Mor-
ris Park av, 25x100. Extension of \$3,000 mt until Apr 24, 1915,
at 5%. Apr 24. Oct 31, 1910. nom
- *Forbes, Wm with Norah H Heisterhagen. Grant av, n s, 155 w
Unionport road, 25x100. Extension of \$3,000 mt until Sept 12,
1913, at 5½%. Oct 31, 1910. nom
- Furlong-Tompkins Co, 81 E 125th st, to HARLEM SAVINGS
BANK, 124 E 125th st. 187th st, s w cor Lorillard pl, 90x43.10
x90x42. Nov 1, 1910, 3 yrs, 5%. 11:3055. 26,000
- Same to same. Lorillard pl, w s, 83.10 s 187th st, 41.9x90. Nov
1, 1910, 3 yrs, 5%. 11:3055. 20,000
- Same to same. Lorillard pl, w s, 42 s 187th st, 41.10x90. Nov
1, 1910, 3 yrs, 5%. 11:3055. 20,000
- Same to same. 187th st, s w cor Lorillard pl, 90x43.10x90x42;
Lorillard pl, w s, 83.10 s 187th st, 41.9x90; Lorillard pl, w s,
42 s 187th st, 41.10x90. Certificate as to 3 mts, aggregating
\$66,000. Nov 1, 1910. 11:3055.
- Graham-Adams Co to LAWYERS TITLE INS & TRUST CO, 160
Bway. Fox st, e s, 423.2 n 165th st, two lots, each 37.6x100.
Two morts, each \$29,000. Oct 27, 5 yrs, 5%. Oct 28, 1910. 10-
2726. 58,000
- Gilcher, Otto to EAST RIVER SAVINGS INSTN, 280 Bway. Pros-
pect av, n w cor 155th st, 25x94.7x25x93.7. Nov 1, 1910,
5 yrs, 5%. 10:2675. 20,000
- Golden, Abraham, 307 E 8th st, to Bruno Krasky, 752 W 178th st.
Dawson st, No 773, n w s, 250 s w Longwood av, 25x100. P M.
Prior mt \$7,500. Oct 31, 1910, 3 yrs, 6%. 10:2695. 2,200
- Graham-Adams Co, 391 E 149th st, to LAWYERS TITLE INS &
TRUST CO, 160 Bway. Fox st, e s, 360 s 167th st, 2 lots, each
37.6x100. 2 certificates as to 2 mts for \$29,000 each. Oct
27, Oct 31, 1910. 10:2726.
- Guaranteed Mortgage Co of N Y with Jacob Streifler Co. Wilkins
av, late pl, e s, 224.6 s Jennings st, 50.6x122.5x irreg x142.3.
Extension of \$45,000 mt until July 21, 1915, at 5%. Oct 29,
1910. 11:2976. nom
- Gove, Martha M with LAWYERS TITLE INS & TRUST CO, 160
Bway. 175th st, n s, 88.4 w Clinton av, 30.8x90. Agreement as
to share ownership in mt. Oct 24. Oct 31, 1910. 11:2949. nom
- Same with same. 175th st, n s, 119 w Clinton av, 30.9x90. Agree-
ment as to share ownership in mt. Oct 24. Oct 31, 1910.
11:2949. nom
- *Gilluly, Annie to Jacob J Kramer, 387 E 4th st, Bklyn, N Y.
Olinville av, s w cor Wilson pl, 175x19. Nov 2, due, &c, as per
bond. Nov 3, 1910. 400
- Golde & Cohen, a corpn, to City Mortgage Co, 15 Wall st. Wash-
ington av, n w cor 179th st, 100x145. Bldg loan. Oct 29, dem-
and, 6%. Oct 31, 1910. 11:3036. 100,000
- Same to same. Same property. Certificate as to above mt. Oct
31, 1910. 11:3036.
- Guaranteed Mortgage Co of N Y with West Bronx Realty Co.
Woodycrest av, s e cor 165th st, 50x100.9. Extension of \$28,-
000 mt until June 22, 1915, at 5%. June 22. Nov 2, 1910.
9:2508. nom
- Hecht, Regina, 518 W 111th st, & Henry Wallenstein, 73 E 92d
st, trustees Selig Hecht, with Paul Roehl, 534 E 150th st. 150th
st, No 534 E. Extension of \$13,000 mt until Oct 1, 1913, at
5%. Nov 3, 1910. 9:2276. nom
- Harris, Flora with John Yule. Morris av, e s, 137.6 n 164th st,
37.6x104.10. Extension of \$6,000 mt until Aug 12, 1913, at 6%.
Nov 1. Nov 2, 1910. 9:2432. nom
- *Hoffman, Anna T to Martha C Bergman, 319 E 156th st. 8th st,
n s, 305 w Castle Hill av, 100x108, Unionport. Prior mt \$9,000.
Sept 14, demand, 6%. Nov 2, 1910. 1,000
- *Hopfgartner, Margt, 2899 Roebling av, to Caroline E Waters,
2121 Westchester av. Arnov av, n w cor Schuyler pl, 25x100.
Oct 31, due, &c, as per bond. Nov 2, 1910. 500
- Holstein, Rosie to Flora Harris, 373 E 142d st. Tinton av, w s,
101.5 s 156th st, runs s 41.1 x w 13.5 x n 35.9 x n 25 x s e
6.6 x e 13.9 to beginning; also right of way over strip on north,
5x5x6.6x13.9. Prior mt \$9,000. Nov 1, due, &c, as per bond.
Nov 3, 1910. 10:2654. 500
- Haering, Bertha, 3768 Park av, to Katie Buscall, 1825 Anthony
av. Brook av, Nos 1257 & 1259, n w s, 324.11 n e 168th st,
45x90. P M. Prior mort \$26,500. Nov 1, 3 yrs, 6%. Nov
2, 1910. 9:2396. 3,000
- Hand, Jas J to Danl S Morrison, of Riverdale av, s w cor 259th
st, 260th st, s s, 95 e Liebig av, 47.6x100 being lots 5 & 6 map
Bacharach estate at Riverdale; also strip 5 ins. in width bound-
ed s by s s 260th st, n by s s Beech st, w by w s lot 5 & e by e
s lot 6 on said map. P M. Oct 27, 3 yrs, 5%. Oct 28, 1910.
13:3423. 1,100
- Houlihan, Daniel, 2867 Bainbridge av, to Fannie Vreeland, 2600
Decatur av. Jerome av, e s, 275 n Southern Boulevard, 50x100.
Oct 29, due as per bond. Oct 31, 1910. 12:3321. 5,000
- Hammill, Thos J, 233½ Valentine av, to Sidney J H Howes, 390
E 153d st. Valentine av, e s, 340.8 s 184th st, 25x135, except
part for av. Oct 24, due Apr 24, 1913, 6%. Nov 1, 1910. 11-
3146. 800
- Ingle, John, Jr, to Paris S Russell, of Great Neck, L I. River
av, s w cor 150th st, 86.11x115.3 to Exterior st x111.5x170.6.
P M. June 15, 2 yrs, 6%. Oct 29, 1910. 9:2356. 5,000
- *Imperatrice, Dante, 276 Bleecker st, to Central Mortgage Co, 60
Wall st. 221st st, n s, 230.7 e Barnes av, 25x114. Sept 1, 3 yrs,
5½%. Nov 2, 1910. 5,000
- Isele, Amelia to Lion Realty Co, 44 Court st, Bklyn, N Y. Weeks
av, No 1685, late Clinton av, w s, abt 5 n 173d st, & being part
lot 7 map Mt Hope, begins at line bet lots 6 & 7, runs w 100
x n 30 x e 100 to av x s 30 to beginning, except part for Weeks
av. Prior mt \$—. Oct 31, 3 months, 6%. Nov 1, 1910.
11:2791 & 2792 & 2793 & 2796. 250
- Jones, Jos H to Wm T Dougan, 951 Woodycrest av. Ogden av,
s e cor 163d st, 100x90. Prior mt \$28,000. Nov 1, 3 yrs, 6%.
Nov 3, 1910. 9:2511. 5,000
- 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 of 6 mts. Oct 30. Nov 1, 1910.
10:2702. nom
- Jennings, Edward, of Bklyn, N Y, to Geo E Cullom, 953 Fox st.
Park av, w s, 101.4 n 179th st, 100x126x—x125. Oct 29, 3 yrs,
5½%. Oct 31, 1910. 11:3029. 4,000
- Krausch, Christian to Gertrude H Schopp, 587 E 135th st. 135th
st, n s, 191.8 e St Anns av, 16.8x100. Oct 6, due July 1, 1913,
2½%. Oct 28, 1910. 10:2548. 1,000
- Keller, Augusta to Nannie S McLaughlin. Bathgate av, s e cor
Pelham av, 150.5x82.5x150.7x82.5. Estoppel certificate. Oct
25. Oct 28, 1910. 11:3059.
- Krasky, Bruno, 752 W 178th st, & Helen Herbert, 789 Dawson st,
to Emil Robitzek, 830 East 163d st. Dawson st, No 773, n w s,
250 s w Longwood av, 25x100. Oct 31, 1910, 3 yrs, 5%. 10:2695.
7,500
- Knerr, George to DOLLAR SAVINGS BANK, 2808 3d av. 142d st,
No 487, n s, 215 w Brook av, 25x100. Oct 31, 1910, due Dec 1,
1911, 5%. 9:2287. 5,500
- Same to Margt Stubenvoll, 2776 Briggs av. Same property. Prior
mt \$5,500. Oct 31, 1910, 3 yrs, 5½%. 9:2287. 2,000
- Kayes, Annie, 68 E 109th st, to Patk Lilly, 410 E 57th st. Ryer
av, e s, 84.10 s 180th st, 24.5x100.10x24.5x101. Oct 29, due,
&c, as per bond. Oct 31, 1910. 11:3144 & 3149. 5,000
- *Kelaher, Thos J, 1917 Matthews av, to John J Buckley, residing
at Eastern Boulevard & Ferry lane. Kearney av, w s, 125 n
Fairmount av, 25x100. Oct 1, 3 yrs, 5½%. Oct 28, 1910, 2,300
- Krabo (Ernst) Realty Co to Peter Schunk, 464 7th av. 157th st,
late Prospect st, n s, 200 e Courtlandt av, 24.6x100. Oct 28,
1910, 3 yrs, —. 9:2404. 4,000
- Kenney, Thos P to Oscar K Holmes, 491 E 173d st. 173d st,
No 491, n s, 110 e Washington av, 19x100. Prior mt \$3,500.
Oct 12, due, &c, as per bond. Nov 2, 1910. 11:2915. 1,700
- *Keliher, Patk, 300 W 49th st, with Lewis M Isaacs, Pelham, N
Y, trustee Margt Elder. Benedict av, s w cor Storrow st,
runs s 59.5 to Public pl, x w 184.2 x n 95.11 to av, x e 149.2 to
beg. Subordination agreement. Oct 29. Nov 2, 1910. nom
- Kraus, David to Fairmont Const Co, 1185 Washington av. Mar-
mion av, e s, 61 s Fairmount pl, runs e 106.10 x s 42.3 x w 74.11
& 35.8 to av, x n 35.1 to beg. P M. Prior mort \$20,000.
Nov 1, due, &c, as per bond. Nov 2, 1910. 11:2959. 1,000
- Kraus, David, 1815 Crotona av, to Katharina Pfeiffer, 1272 Brook
av. Webster av, e s, 158.3 n 169th st, runs e 65.9 to e 1 Mill
Brook, x n 2.8 x e 23.8 x n 25 x w 18.3 to e 1 Mill Brook, x s
2.7 x w 70.11 to av, x s 25 to beg. P M. Nov 1, 3 yrs, 5%.
Nov 2, 1910. 11:2893. 3,000
- Kiehnl, Philippine C to Geo J Shapiro, 2997 3d av. Prospect
av, No 1034, e s, 175.5 n 165th st, runs n 16.8 x e 81.5 x s
16.8 x w 81.4 to beginning. P M. Nov 1, due, &c, as per bond.
Nov 3, 1910. 10:2691. 5,000
- Keogh (Wm T) Amusement Co to Wm H Osborn, 2048 Valentine
av. Westchester av, s s, 78 e Bergen av, 50x151.6x54.7x173.5.
P M. Oct 20, 5 yrs, 5%. Nov 3, 1910. 9:2294. 38,000
- *Lake, Sarah to Geo W Grote, 207 W 137th st. 3d av, n s, 205 w
4th st, 33.4x114. Oct 26, due, &c, as per bond. Nov 3, 1910.
500
- Leuchtenburg, Matilda to HARLEM SAVINGS BANK, 124 E 125th
st. Washington av, e s, 55 n 178th st, 27x91.11x27x91.10. Oct
28, 1910, 1 yr, 5%. 11:3044. 15,000
- Levison, Emma to Winnie Realty & Const Co, 836 Westchester
av. Daly av, w s, 277.11 s Tremont av or 177th st, 2 lots,
each 37.11x101.7. 2 P M mts, each \$4,611.96; 2 prior mts, \$16,-
500 each. Oct 28, 3 yrs, 6%. Oct 29, 1910. 11:2985. 9,223.92
- Lyons, Margt, 457 E 184th st, to Abner K Durham, of Elm st,
Ridgefield Park, N J. 182d st, n e s, abt 192 w Southern Boule-
vard, 25x100. Oct 29, due July 1, 1913, 6%. Oct 31, 1910.
11:3112. 1,000
- LAWYERS TITLE INS & TRUST CO with 174th St Const Co. Tin-
ton av, w s, 104.6 n 160th st, 40.8x120. Extension of \$32,000
mt until Sept 6, 1915, at 5%. Sept 6. Oct 31, 1910. 10:2657. nom
- Levine, Michl, 931 St Johns pl, to Louisa B White, of Mt Vernon,
N Y. Morris av, No 1052, e s, 190 n 165th st, 20x92.6. P M.
Oct 31, 5 yrs, 5%. Nov 1, 1910. 9:2437. 8,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

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- *Metzger, Eugene, 60 W 97th st, to Lina Stern, 2 W 89th st. 229th st (15th av), s e cor Bronxwood av (5th st), 105x114, Wakefield. 1/2 part. Prior mort \$— Oct 26, due, &c, as per bond. Oct 28, 1910. 5,000
- McLaughlin, Nannie S, 528 Pelham av, to Chas F Brown, 341 Central Park West. Bathgate av, e s, 100.5 s Pelham av, 50x82.5. Oct 25, due, &c, as per bond. Oct 28, 1910. 11:3059. 3,000
- Same to Augusta Keller, 174 W 95th st. Same property. Prior mort \$3,000. Oct 25, due, &c, as per bond. Oct 28, 1910. 11:3059. 1,000
- McLaughlin, Nannie S, 528 Pelham av, to Augusta Nelson, 193 W 168th st. Briggs av, w s, 120 n 196th st, 20x91.11x20x91.7. P M. Prior mort \$6,000. Oct 25, due, &c, as per bond. Oct 28, 1910. 12:3301. 2,000
- *Mentesana, Francesco & Giovanni, 444 E 13th st, to Hudson P Rose Co, 32 W 45th st. Hobart av, w s, 350 s Waterbury av, 25 x100. P M. Oct 27, 3 yrs, 5 1/2%. Oct 29, 1910. 350
- *Moore, Jeremiah J, Jr, 2235 Powell av, to Ida Green, 4746 Carpenter av. Carpenter av, e s, 203 s 242d st, & being gore L map Washingtonville, 26.2 on st x100 in depth x42.6 in rear. P M. Oct 29, 5 yrs, 5 1/2%. Oct 31, 1910. 3,100
- Mestanz, Emma M S to Lillian P Hopp, 1997 Arthur av. Forest av, e s, 100 n 158th st, late Cedar pl, 25x135. Prior mt \$8,000. Oct 28, 2 yrs, 6%. Oct 31, 1910. 10:2656. 2,000
- Muth, John to GERMAN SAVINGS BANK, 157 4th av. 155th st. No 336, s s, 175 w Courtlandt av, 25x99.3. Nov 1, 1910, 3 yrs, 5%. 9:2414. 12,000
- Same & Rosa Lahm with same. Same property. 2 subordination agreements. Oct 31, Nov 1, 1910. 9:2414. nom
- *McGarry, Chas S to John A Gavagan, 259 Warren st, Bklyn. N Y. Burke av, s s, 41.4 e Bronx av, 28.11x50.3x28.5x51.1. Oct 31, due, &c, as per bond. Nov 1, 1910. 2,500
- McBride, Stephen to Clarence Tucker, Mamaroneck, N Y, et al trustees Geo W Tucker. Bathgate av, e s, 289.6 n 181st st, late Irving st, 50x110.7. Oct 31, 5 yrs, 5%. Nov 1, 1910. 11:3048. 38,500
- McCann, Mary M wife of & Edw A McCann, 266 W 23d st, to Geo F Bache, 1221 Woodycrest av. Ogden av, w s, 80 s 164th st, 75x94.6. Prior mort \$16,000. Oct 29, 1 yr, 6%. Nov 2, 1910. 9:2524. 2,500
- *Mascolo, Francesco to Anna Merklinger & ano, 761 Courtlandt av. Shiel st, n s, plot begins at line bet lots 296 & 297 distant 399.4 e 4th av, & 100 s 1st st, runs w 50 x s 95 Shiel st, x e 50 x n 95 to beg, being part lot 297 map Wakefield. P M. Nov 1, due, &c, as per bond. Nov 2, 1910. 4,000
- Miller, John to TITLE GUARANTEE & TRUST CO, 176 Bway. Weeks av, e s, 113 n 175th st, runs e 95 x n 35.7 x w 12.9 x w 82.5 to av x s 38 to beginning. Oct 31, due, &c, as per bond. Nov 3, 1910. 11:2800. 18,000
- Miller, Lina to Leo Maurer, 218 E 89th st. The Drive or Reservoir Oval E, e s, 75 s Holt pl, 50x110.9x60x89.8. P M. Nov 2, 5 yrs, 5%. Nov 3, 1910. 12:3343. 4,000
- *Nimphius, John, 521 Bergen av, to James Elgar, Jr, 19 Sterling av, White Plains, N Y. Doris av, e s, 191 n Westchester av, 75 x100, Westchester. P M. Oct 31, 3 yrs, 5%. Nov 1, 1910. 6,000
- Onyx Realty & Const Co, 150 Nassau st, to Bernard Galewski, 26 W 120th st. Courtlandt av, No 622, e s, 75 n 151st st, 20.4x100; Courtlandt av, No 624, e s, 95.4 n 151st st, 20.4x100; Courtlandt av, No 623, w s, 75 n 151st st, 25x100; Courtlandt av, No 625, w s, 100 n 151st st, 25x100; Courtlandt av, Nos 719 & 721, n w cor 155th st, 50x100. Prior mt \$146,250. Nov 3, 1910, 2 yrs, 6%. 9:2411, 2398 & 2415. 1,500
- Same to same. Same property. Certificate as to above mt. Nov 3, 1910. 9:2398, 2411 & 2415. nom
- Same & Nellie Voit with same. Same property. Subordination agreement. Nov 3, 1910. 9:2415, 2411 & 2398. nom
- Phelan Bros Constn Co, 1910 Webster st, to Julius Kastner, Ridge Boulevard & 83d st, Bklyn. Bassford av, e s, 264.1 n 182d st, 35.6x76x35.6x74.11. Nov 2, 1910, 3 yrs, 5%. 11:3050. 17,000
- Same to same. Same property. Certificate as to above mort. Nov 2, 1910. 11:3050.
- PUBLIC BANK of N Y with American Mortgage Co, 31 Nassau st. 182d st, West st, Mohegan av & Crotona Parkway. Subordination agreement. Oct 27, Oct 28, 1910. 11:3119. nom
- Pirk Realty Co to Clairville E Benedict, of Katonah, N Y, gdn Eliz A Benedict. Crotona av, n e cor 180th st, runs e 102.1 x n 10 x w 0.1 x n 24.11 x w 102 to av, x s 35 to beginning. Oct 26, 5 yrs, 5%. Oct 28, 1910. 11:3096. 36,000
- Same to Louis Gates, 1220 3d av. Same property. Prior mt \$42,000. Oct 26, 1 yr, 6%. Oct 28, 1910. 11:3096. 7,000
- Pirk Realty Co to Clairville E Benedict gdn Eliz A Benedict. Crotona av, n e cor 180th st, runs e 102.1 x n 10 x w 0.1 x n 24.11 x w 102 to av, x s 35 to beg. Certificate as to mort for \$36,000. Oct 26, Oct 28, 1910. 11:3096.
- Same to Louis Gates. Same property. Certificate as to mort for \$7,000. Oct 26, Oct 28, 1910. 11:3096.
- Pirk Realty Co, 114 E 198th st, Laura F Henry, 1948 Bathgate av, with Clairville E Benedict, of Katonah, N Y, gdn Eliz A Benedict. Crotona av, n e cor 180th st, runs e 102.1 x n 10 x w 0.1 x n 24.11 x w 102 to av, x s 35 to beg. Subordination agreement. Oct 26, Oct 28, 1910. 11:3096. nom
- *Penfield, Wm W, 730 E 242d st, to Josephine Maher, 6 St Nicholas pl, Carpenter av, No 4531 (Catharine st), n w s, 25x100. Oct 28, 3 yrs, 5 1/2%. Oct 29, 1910. 2,500
- *Same & Carl Ernst with same. Same property. Subordination agreement. Oct 28, Oct 29, 1910. nom
- Pragnell, Agnes M widow to Wm A Spencer, residing on Eastern Boulevard, Throggs Neck, & ano, trustees Lorillard Spencer for Lorillard Spencer, &c. Jennings st, s s, 245.2 e Union av, 28.11 x100x32x100. Oct 28, due Nov 15, 1915, 5%. Oct 29, 1910. 11:2969. 5,000
- Pahls, Lena & Emma Johnson to TITLE GUARANTEE & TRUST CO, 176 Bway. 168th st, Nos 762 to 768, s s, 312.4 s e Boston road, late Morse av, 75x125. Oct 27, due, &c, as per bond. Oct 29, 1910. 10:2662. 10,000
- Pellegrini, Giuseppina D to TITLE GUARANTEE & TRUST CO, 176 Bway. 149th st, No 280, s s, 95.3 e Morris av, 25x86.6. P M. Oct 31, due, &c, as per bond. Nov 1, 1910. 9:2330. 7,000
- *Richter, Anny, 85 E 7th st, to Sophie Kruger, 1747 Melville st. Hancock st, w s, 456.3 n Columbus av, 18.9x100. P M. Prior mt \$4,300. Oct 27, 5 yrs, 4%. Oct 28, 1910. 1,300
- Ryan, Michl J to Danl S Morrison, of Riverdale av, s w cor 259th st. 260th st, s s, 142.6 e Liebig av, 47.6x100, being lots 7 & 8 map Bacharach estate, at Riverdale; also strip 5 ins. in width bounded s by s s 260th st, n by s s Beech st, w by w s lot 5 & e by e s lot 6 on said map; also strip 5 in width bounded w by w s Tyndall av, e by w s Hill av, s by s line of above premises, x n by s s Beech st. P M. Oct 27, 3 yrs, 5%. Oct 28, 1910. 13:3423. 1,500
- Renard, Aurelma to Jno J Brady, 2161 Crotona av. Crotona av, w s, 154.8 s 182d st, 22.1x100x23.5x100. Prior mt \$— Oct 26, 2 yrs, 6%. Oct 28, 1910. 11:3083. 1,000
- Rohrsen, John & Friedericke, 938 College av, to Fredk Schradler, 429 E 160th st. Southern Boulevard, Nos 1476 & 1478, e s, 162.4 n Jennings st, 37.8x100. P M. Oct 27, 3 yrs, 5%. Oct 29, 1910. 11:2981. 2,600
- Rofke, Herman D to A Hupfels Sons, 161st st & 3d av. Willis av, No 307. Saloon lease. Oct 27, demand, 6%. Oct 31, 1910. 9:2303. 5,000
- Ross, Fannie R, 968 Rogers pl, to Adrian H Jackson, 53 E 67th st. Rogers pl, s e s, 642.4 n Westchester av, 30x78.11x23.1x \$1.8; Rogers pl, e s, 450.1 n Westchester av, 22x90. Prior mt \$— Nov 1, 1910, due Dec 1, 1912, 6%. 10:2699. 700
- Rooney, Wm H to Wm F Clare, 317 W 108th st, et al trustees Geo Schenk. 196th st, n s, 25.1 e Creston av, 54.5x99x44.4x 102.11. Nov 1, 1910, 2 yrs, 5%. 12:3315. 4,000
- *Rheinish, Augusta, 446 W 47th st, to Lena Volz, 2315 Gleason av. Harrod av, w s, 200 n Ludlow av, 100x100, Clasons Point. Oct 15, 1 yr, 6%. Nov 2, 1910. 300
- Reynolds, Edward & Robt A Henderson, both of 1330 College av to Kingston Securities Co, Times Bldg, N Y. College av, No 1330, e s, 543.1 s 170th st, 16.8x100. P M. Nov 1, 4 yrs, 6%. Nov 2, 1910. 11:2783 & 2785. 1,950
- *Sivel Realty Co to Lewis M Isaacs, Pelham, N Y, trustee Margt Elderd. Benedict av, s w cor Storrow st, runs s 59.5 to Public pl, x w 184.2 x n 95.11 to Benedict av, x e 149.2 to beg. Nov 2, 1910, 3 yrs, 6%. 12,000
- *Same to same. Same property. Certificate as to above mort. Nov 2, 1910. nom
- *Sage, Deborah L, 4736 Richardson av, to Anna M Diehl, 575 Southern Boulevard. Richardson av, n e s, 342 from n e s 241st st, runs n e 29 x s e 100 x s w 21.10 x s e 25 x s w 7.2 x n w 125 to beg, Wakefield. Nov 1, 3 yrs, 6%. Nov 2, 1910. 2,000
- Sauer, Martin, 905 Manhattan av, Bklyn, to Heinrich Weitz, 504 E 17th st. Wales av, No 673, w s, 312.7 s Westchester av, 25x72.4x 28.11x86.11. Nov 1, due, &c, as per bond. Nov 3, 1910. 10:2644. 500
- Solomon, Rosie to Mary Salvatore, 103 W 127th st. 168th st, No 616, s s, 191.5 e Franklin av, 25x204.8, except part for st. P M. Prior mt \$3,500. Nov 3, 1910, 6 yrs, 5%. 10:2614. 3,575
- *Schloss, Hugo N, 2 W 89th st, to Lina Stern, 2 W 89th st, 229th st, s e cor Bronxwood av, 105x114, Wakefield. 1/2 part. Prior mt \$— Oct 26, due, &c, as per bond. Oct 28, 1910. 5,000
- Simpson Constn Co to Augusta E Reese, 186 Park av, Orange, N J. Simpson st, e s, 361.10 n Westchester av, 40x100. Oct 28, 1910. 5 yrs, 5%. 10:2727. 33,500
- Same to same. Same property. Consent to above mort. Oct 28, 1910. 10:2727.
- Same to same. Same property. Certificate as to above mort. Oct 28, 1910. 10:2727.
- Same to Chas Riley, 112 W 121st st. Same property. Prior mt \$33,500. Oct 28, 1910, 1 yr, 6%. 10:2727. 2,500
- Same to same. Same property. Consent to above mort. Oct 28, 1910. 10:2727.
- Same to same. Same property. Certificate as to above mort. Oct 28, 1910. 10:2727.
- Schminke, Ida D & Rebecca M Boedicker to Wm R Moore, 3137 Hull av. Hull av, No 3135, n s, 201.5 n e Woodlawn road, 25x100. P M. Prior mt \$6,000. Oct 29, 3 yrs, 6%. Oct 31, 1910. 12:3345. 1,000
- *Simmons, John G to Geo L Lewis, of Whitestone, L I. Westchester av (Turnpike road), s s, lot 394 map Unionport, 50x176. Oct 31, 1910, 2 yrs, 6%. 6,775
- Scalzo, Severio, Guiseppe Mungo & Aniello Celentano to Chas Schnabel, 2952 3d av. 187th st, n s, 50 e Beaumont av, 50x100. P M. Prior mt \$2,000. Oct 31, 1910, 1 yr, 6%. 11:3105. 2,100
- Schider, Katie to TITLE GUARANTEE & TRUST CO, 176 Bway. Jefferson pl, No 653, n s, 20 e Clinton av, 17.6x80. Oct 31, due, &c, as per bond. Nov 1, 1910. 11:2935. 3,000
- Schneider, Chas P & Jas J Haggerty to Matilda G Tinker, 124 W 121st st. Longfellow av, No 1447, w s, 100 s Jennings st, 25 x100. Oct 31, due, &c, as per bond. Nov 1, 1910. 11:2999. 9,500
- Towner, Charlotte to Mary J Archer, 412 W 148th st. Cambreleng av, No 2489 (Fulton av.), w s, 259 s Pelham av, 25x100. Oct 19, 5 yrs, 6%. Oct 28, 1910. 11:3091. 2,000
- Teller Realty & Const Co to Geo Ludwig, 469 E 136th st. Teller av, n w s, 333.10 n e 169th st, 75x100. Oct 28, demand, 6%. Oct 29, 1910. 11:2782 & 2783. 4,000
- Same to same. Same property. Certificate as to above mt. Oct 28, Oct 29, 1910. 11:2782 & 2783.
- Trinity Congregational Church of Tremont in City N Y to Congregational Church Bldg Soc, a corpn, 105 E 22d st. Washington av, n w s, at n e s 176th st, 60x100, except part for av. Sept 22, installs, 2%. Nov 3, 1910. 11:2909. 5,000
- Thorn, Thos H to Wm H Holmes, 570 9th st, Bklyn. Grand av, e s, 400 s 192d st, 50x100. Nov 3, 1910, 3 yrs, 5%. 11:3204. 9,000
- University Heights Realty Co to Joseph C Koenigsberg, 276 Delancey st. Tiebout av, s w cor 184th st, Nos 314 & 316, 23.3 to Clark st, x90.6x38.6x91.9; Heath av, e s, at n s lands now or formerly Tecca N Reed, runs e 103.8 x n 286.1 x w 100.7 to av, x s 283.1 to beg. Prior mt \$— Nov 1, due May 1, 1911, 6%. Nov 2, 1910. 11:3146. 12:3256. 7,000
- Same to same. Same property. Certificate as to above mort. Nov 1, Nov 2, 1910. 11:3146, 12:3256.
- Usona Const Co to Oldchester Realty Co. Prospect av, s w cor Westchester av —x—; Bancroft st, n s, 80 e Longfellow av, 156x100. Bldg loan. Nov 2, demand, 6%. Nov 3, 1910. 10:2755. 64,000
- Same to same. Same property. Certificate as to above mt. Nov 2, Nov 3, 1910. 10:2755.

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Usona Construction Co to American Real Estate Co, 527 5th av. Bancroft st, n s, 80 e Longfellow av, 4 lots, each 39x100. 4 P M mts, each \$4,000 prior mt covering whole premises, \$64,000. Nov 2, 1 yr, 6%. Nov 3, 1910. 10:2755. 16,000 Value Realty Co to Jacob Stahl, Jr, 1387 Crotona av, and ano, exrs Philippina Stahl. 169th st, No 451, n s, 100 e Park av, 50x90. Oct 27, due July 5, 1911, 6%. Oct 28, 1910. 11:2901. 5,000 Viggers, Agnes to Mary J Archer, 412 W 148th st. Anthony av, w s, 50.10 n 180th st, 25.5x79.10x25x83.1. Oct 31, 3 yrs, 5%. Nov 1, 1910. 11:3156 & 3161. 5,000 Wolken, Henry J to Wilhelm Lauter, 306 E 142d st. 142d st, No 306, s s, 175 w 3d av, 25x100. P M. Oct 31, due, &c, as per bond. Nov 1, 1910. 9:2322. 14,000 Same to same. Same property. P M. Prior mt \$14,000. Oct 31, due, &c, as per bond. Nov 1, 1910. 9:2322. 3,000 Watkins, Benj F, of Rye, N Y, to Emerson Latting, 37 E 49th st. Mosholu av, s s, 214.4 e Fieldstone road, 75x272.3x79.6x294.5. Oct 25, 3 yrs, 6%. Nov 1, 1910. 13:3421. 4,000

Weiss, Saml to Gertrude Schaffer, 417 E 17th st. Park av. No 4402, s e cor 181st st, No 440, 25x91. P M. Prior mt \$— Nov 1, 1910, 5 yrs, 5 1/2%. 11:3037. 5,000 *Wagner, Fredk, of Arnov av near Eastern Boulevard, to Wm J Hyland, of Eastern Boulevard. Arnov av, s s, 402 e Pelham road, 50x75. P M. Oct 27, 2 yrs, 6%. Nov 1, 1910. 1,125 Weill, Joseph, of Scarsdale, N Y, to TITLE GUARANTEE & TRUST CO, 176 Bway. Courtlandt av, No 867, w s, 75 n Findlay st, 25x78. Nov 2, due, &c, as per bond. Nov 2, 1910. 9:2419. 3,000 Wentworth Mortgage Co, 45 Bway, with Julius Kastner Ridge Boulevard, & 83d st, Bklyn. Bassford av, e s, 264.1 n 182d st, 35.6x76x35.6x74.11. Two subordination agreements. Oct 31, Nov 2, 1910. 11:3050. nom Zundel, Eliza or Elise & Gustave to Benj Benenson, 407 E 153d st. 153d st, n s, 200 w Courtlandt av, 75x100. Oct 20, due, &c, as per bond. Oct 28, 1910. 9:2413. 2,000

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 27. 79th st, No 220 East. Chas Schimmer agt Herman Segal et al; Wolf & Kohn, att'ys; Wm J Bolger, ref. (Amt due, \$3,692.48.) 28th st, s s, 101.8 e 7th av, 46.6x98.9. Mathew Micolino agt Quinn & Smith; Grasmuck & Ostrander, att'ys; Samson Lachman, ref. (Amt due, \$45,580.) Oct. 28. Lots 86 & 87, map of Village of Williamsbridge. Jos L Kahle agt Rosolino Lo Curto et al; Gustav R Hamburger, att'y; Jas Kearney, ref. (Amt due, \$7,087.34.) Prospect av, Nos 618 to 628. Benjamin Levy agt Mac Goldstein et al; Nathan Friedman, att'y; Herman Herst, Jr, ref. (Amt due, \$5,977.93.) St Nicholas av, e s, 229.10 n 145th st, 42.6x100. Bank for Savings in the City of N Y agt Henry Lambert; Strong & Cadwalader, att'ys; Jas Kearney, ref. (Amt due, \$19,759.50.) 1st av, No 2042. Emma Hyams agt Liberty Land & Improvement Co; Gross & Sneudaira, att'ys; Wm C Arnold, ref. (Amt due, \$8,899.05.) 64th st, No 218 West. Jennie Freed agt Jas E Garner et al; Emanuel Jacobus, att'y; Geo A Newman, ref. (Amt due, \$4,766.02.) 39th st, No 348 West. Jno Schreyer et al agt Leopold Kaufman; Louis Wendel, Jr, att'y; James Oliver, ref. (Amt due, \$12, 015.15.) 39th st, No 350 West. Same agt same; same att'y; same ref. (Amt due, \$14,104.75.)

Nov. 1. 143d st, No 308 West. Picone & Oliva Construction Co agt Giovanni de Malo et al; action to foreclose mechanics lien; att'y, C Shamroth. Franklin st, Nos 50 & 52. Henry Leerburger agt Henry R C Watson exr; specific performance; att'ys, Keith & Abbot.

Nov. 2. Madison st, n e cor, Jefferson st, 23.10x80. Interborough Sash & Door Co agt Louis Shulsky Co et al; (action to foreclose mechanics lien); att'ys, Simon & Weinstein. Belmont av, No 2475. Edwin Meyer agt Giuseppe Carozza et al (specific performance); att'y, J A Hardiman. 3d av, s e cor, 146th st, 28.5x73.7xirreg. David Schiller agt Florence F Murphy et al (notice of attachment); att'y, S Solomon.

Nov. 3. No Lis Pendens filed this day. Nov. 4. Broadway, Nos 335 & 337. Worth st, Nos 87 & 89. So Boulevard, n e cor 134th st, 107.6x122.3x irreg. Lincoln av, e s, 50 s 135th st, 25x100. Myra Moffat agt Cora M Bramwell et al; partition; att'ys, Hawkins, Delafield & Longfellow. 13th st, No 538 East. Julia P McSwegan agt Robt Gilchrist et al; amended partition; att'ys, Clarke & Clarke.

96th st, n s, 183 e Columbus av, 21x100.11. Jas Dowd agt Pine Investing Co et al; att'ys, Otis & Otis. 110th st, Nos 240 & 242 East. Barnet Michalover et al agt Leon Cohen et al; att'ys, Kantrowitz & Esberg. Convent av, No 451. Caroline J Wells agt Alfred K Barker et al; att'ys, Hitchings & Paliser. Weeks av, e s, 250 n Warren st, 100x100. Catholic Women's Benevolent Legion agt Margaret E Kilduff; att'y, W D McNulty. 113th st, n s, 120 e Madison av, 43.7x75. Amelia Wolff agt David Cohen et al; att'y, Fixman & Lewis.

Nov. 4. 2d av, Nos 2410 to 2414. Irene Marx agt Hyman Levin et al; att'y, J S Bernstein. Pearl st, No 67. Stone st, Nos 32 & 32 1/2. Bowery Savings Bank agt Sarah E Purdy et al; att'ys, Strong & Cadwalader. Brook av, s e cor 162d st, 124.11x66.5x irreg. Wm S Mason et al agt Saml Williams et al; attorneys, Gary & Carroll. Prospect av, s e s, 114.2 n e Bolton rd, 75x93.9. Park Mortgage Co agt Walter B Peet et al; att'ys, Pettretch & Seybel. 117th st, s s, 50 w 2d av, 40x58.5. Belle G Bernheimer, extr et al agt Laurenzana Real Estate Co et al; att'y, S Wechsler. Morris av, e s, 130.5 s 140th st, 25x87.3. Ullman B Soule agt Annie De Jonge et al; att'y, C F Leining. 137th st, n s, 365.8 e So Boulevard, 30.1x100. Josie E Ernst agt Wm Henderson et al; att'ys, Menken Bros. Lafontaine av, e s, 25 n Oak Tree pl, 25x95. Emilie Pfaff, extr, agt Louise Junger; att'y, F Thorn.

FORECLOSURE SUITS.

Oct. 29. Minford pl, w s, 200 s 172d st, 25.9x100. East River Mill & Lumber Co agt Arthur W Wall Building & Construction Co et al; att'y, J Kearney.

Oct. 31. 28th st, No 20 East. County Holding Co agt Lewis A Mitchell et al; att'ys, Merrill & Rogers. Ridge st, Nos 2 & 4. Division st, Nos 258 & 260. State Bank agt Urry Goodman et al; att'y, J A Kohn. Minford pl, e s, 200 s 172d st, 103x100. Alfred E Gibson agt Aqueduct Construction Co et al; att'y, H Dubinsky. Lisbon pl, s s, 50 w Cadiz pl, 25x100. Magdalena Haas agt T Francis Flood; att'y, P Klein. 73d st, No 221 East. Jno Bozuffi agt Minnie Goldstein et al; att'y, C Zarbarini.

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.

Oct. 29. 133d st, s s, 200.9 e 7th av, 16x99.11. Cornelius F Kingsland agt Adelaide I Maidhof; Frederic De P Foster, att'ys; Jas F Higgins, ref. (Amt due, \$—.) 7th st, s s, 250 e Av A, 25x90.10. Gerson M Krakower agt Meyer Hurwitz; Wm J Lippmann, att'y (leasehold). (Amt due, \$1,533.50.) Oct. 30. Greenwich st, No 547. Kompesula Realty Co agt Becker Realty Co et al; Walsh & Waddy, att'ys; Kingsbury Foster, ref. (Amt due, \$10,941.60.) Greenwich st, No 549. Frances L Meeker agt Becker Realty Co; Herbert A Knox, att'y; Kingsbury Foster, ref. (Amt due, \$16,971.50.) Oct. 31. No Judgments in Foreclosure filed this day.

Nov. 1. 100th st, n s, 100 w Park av, 20x100.11. State Bank agt Henry M Meyper et al; att'y, J A Kohn. Spring st, n e cor Elizabeth st, 25.3x95x25.3x89. Henry W Lichtenstein agt Annie Davis; att'y, S L Josephthal. Park av, e s, lot 416, map of Village of Melrose South. Payne Estate agt Marie Rupprecht et al; att'ys, Reeves, Todd & Swain. 205th st, n s, lot 531, map of Geo F & Henry B Opydyke, 25x124.3, Bronx. Saml Keeler agt Emma Van Ranst et al; att'y, S Keeler. 14th st, No 534 East. Gene Bruder agt Tillie Burkhan et al; amended; att'y, S Hellinger. Lot 331, map of Washingtonville, Bronx. Morris E Webber agt Wm D Miller et al; amended; att'y, E L Ryder.

Table of judgments with columns for date and amount. Includes entries for Oct. & Nov. such as Auerbach, Edw A et al - B Schenker \$752.13, Archer, Harry - M Gardner \$47.11, etc.

Nov. 1. 10th st, n s, 166.2 e 6th av, 21.11x94.10. David Weingarten agt Washington Park Improvement Co; Wm P Buchler, att'y; Daniel P Hays, ref. (Amt due, \$15,075.40.) 121st st, No 362 East. David Maimzer agt Sol Danenberg et al; L & A U Zinke, att'ys; Saml Strasbourger, ref. (Amt due, \$7,242.11.) Nov. 2. 68th st, s s, 373.8 e 3d av, 18.2x100. Saml Goldsticker agt Louis Goldsticker et al; Gugenheimer, Untermeyer & Marshall, att'ys; A Walker Otis, ref. (Amt due, \$9,214.50.)

LIS PENDENS.

Oct. 29. 16th st, n s, 100 e 8th av, 23x105.10. 23d st, s s, 231.3 w 8th av, 21.10x98.9. 24th st, n s, 325 w 8th av, 100x98.9. Parcel beg at a point in centre line of block bet 24th & 25th sts, 325 w 8th av, runs e 75 x e 60 x w - x n 65.8 to beg. Francis C Elgar agt Benj F Elgar et al; partition; att'y, R A B Dayton. Oct. 31. 65th st, No 222 East. Chas H Fenichel agt Bernat Zieherman et al; action to foreclose mechanics liens; att'ys, Cohen Bros. Perry av, w s, 82.3 n 206th st, 54.10x96.3x irreg. Van Nest Wood Working Co agt Church of St Brendan et al; action to declare lien; att'ys, Goldsmith, Rosenthal, Mork & Baum. 39th st, s s, 250 w 9th av, 25x98.9. West Side Bank agt Lizzie Hahl; notice of rd; att'y, A W Simon. 207th st, n s, 125 e White Plains rd, 75x75. Ruggero Stanchina agt David G O'Hara et al; action to foreclose mechanics liens; att'y, W A Keating. Division st, Nos 28 & 30. Louis Rapaport agt Saml Epstein et al; partition; att'ys, Goldfogle, Cohn & Lind.

Nov. 2. Av A, No. 1020; Emma C Orr agt Julia Kann et al; att'y, W C Orr. Lafontaine av, e s, 25 n Oak Tree place, 25x95. Thomas F O'Rourke et al agt Louise Junger et al; att'y, F Thorn. Concord av, n w cor 141st st, 20x80. Bronx Investment Co agt Louise Williams et al; att'ys, Merrill & Rogers. Wales av, e s, 124.3 n 149th st, 25.9x100. Anthony McOwen agt John Lambert et al; att'y, R S Patterson. 113th st, No 74 East. Hannah Grenebaum agt Davis Levy et al; att'ys, Kurzman & Frankenhimer. 111th st, n s, 150 e Lenox av, 25x100.11. New York Nursery & Child's Hospital agt Frederick W Meyer et al; att'ys, Harris & Towne. 96th st, No 206 West. Lewenhil Co agt Mary B Cunningham et al; att'y, S Zuckerman Jr. Villa av, No 3098. Luigi Zibelli agt Battista Tucci et al (amended); att'ys, Menken Bros. Bryant av, No 915. Molleson Realty Co agt Armor Realty Co et al; att'y, S H Molleson.

Nov. 3. Washington av, e s, part of lot 31, map of Village of Morrisania, 25x100. Annie P Ford agt Bella Lewis et al; att'ys, A & H Bloch.

KING'S WINDSOR CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

For PLASTERING WALLS AND CEILINGS

J. B. KING & CO., 17 State St., N. Y.

1 Brandt, Ella L—Acker, Merrall & Condit Co. 29.71	4 Donlan, John J—Mercantile Finance Co 37.82	3 Higgins, Jno F—Equitable Trust Co of N. Y. 165.63
1 Betts, Jas H et al—Phelps Mfg Co. 504.94	4 DeLaney, Wm H—E R Hewitt. 545.10	3 Hoerichs, Edw—R L Luce et al. 27.41
1 Brady, Jos E et al—Hirsch Lumber Co. 309.37	4 D'Orville, Henry—G Poggi. 46.67	4 Holzwasser, Rae S—Jeanette Co. 60.91
1 Brown, Harry—M Cross. 82.13	4 Diamond, William—F J Ahern. 156.27	4 Hynes, Joseph J—E F Wohlever. 273.76
1* Basto, Jos L et al—B Mittelstaedt. 12,699.44	31 Enright, Geo W—W C Gilday. 14.63	4 Heiman, Julius—H Dorf. 28.31
1 Barretto, Alberto D & Antonio D et al. 12,699.44	31 Epstein, Jacob & Ida—M Alterowitz. 749.93	4 Heichel, John P—J Mahoney, costs. 77.72
2 Baranini, Alessandro adm—C T Dotter. 709.20	31 Eaton, Chas M—Orient Insurance Co. costs, 87.98	4 Hallahan, Wm H—E Lassere. 33.96
2 Same—same. 709.20	31 Emery, Julia—A Fitz et al. 28.15	4 Hazlett, Wm C—J Lyons. 154.65
2 Barker, Louis—J Abrahams. 146.65	31 Elkan, David et al—N Y Telephone Co. 30.00	4 Hubbard, M H—H S Ansley. 230.96
2 Brundage, Wm M—B A Jackson. 284.69	1 Ewell, Raine—N Y Telephone Co. 45.90	4 Hunter, Frank K—J Q Cohen. 417.46
2 Berry, John B et al—Murray & Hill Co. 526.96	2 Edwards, Wm B—Steinhart Bros & Co. 117.01	4 Herman, Armin & David—H B Claflin Co. 244.35
2 Besies, Charles—Cross, Austin & Ireland Lumber Co. 206.62	3 Epstein, Saml—Blodgett & Orswell Co. 162.20	4 Healy, Patrick J—Blue Ribbon Laundry & Linen Supply Co. 188.55
2 Same—same. 523.85	3 Eiros, Chas—C F De Lorris. 41.11	4 Herman, Armiu—K Mogi et al. 117.44
2 Bernstein, Charles et al—S Ackerman. 35.41	3 Evers, Rose—E K Hermanni. costs, 83.20	29 Israel, Arthur—H H Kabat. 636.26
2 Burlingame, Richard H—Worck Bros Co. 31.97	4 Eckardt, Otto—Peoples National Bank. 399.55	29 Israel, Alfred D—L Stackell. 187.58
2 Benrimo, J Harry—E M Von Horn. 342.74	4 Edwards, Nathan—T F Cary. 757.10	3 Isen, Ralph* & Ida—Schwartz Plumbing & Supply Co. 575.78
2 Black, Samuel, Minnie & Menie—W Thau. 538.61	4 Ellis, Samuel—J Cohen. 449.41	29*Jushpe, Saml et al—A I Spiro et al. 39.41
2 Bovi, Joseph—M Hess et al costs. 479.93	29 Frank, Meyer—J C Wilmerding et al. 225.65	29 Jaffe, Henry H—R Meltser. 22.09
2 Babst, Joseph—E B Holmes et al. 271.64	31 Frolich, Gustave et al—Feischmann Realty & Construction Co. costs, 77.02	29 Javitz, Sol J et al—J Lahres. 1,065.07
2 Barnett, Louis—J Cohen et al. 257.33	31 Fry, Walter L—Columbus Circle Arcade Co. 260.09	29 Joline, Adrian H et al recvrs—M Wagner. 10,144.42
2 Same—H Cohen. 381.56	31 Farr, Edw M—H M Schaap. 285.14	29 Jacobs, Simon—Bennett Sloan Co. 159.58
2 Buckley, Richard W Jr et al—American Bridge Co of N Y. 10,666.23	31 Fay, Fred—T H Graham. 44.49	31 Jurkoviz, Morris—American Radiator Co. 266.40
2 Barton, E Whittemore—W B Coburn. 84.57	1 Farmer, Daniel E—D E Ford. costs, 115.13	31 Johnston, Margaret—H B Claflin Co. 154.28
2 Brooks, Joseph S—L Dubow. 14.52	1 Feigan, Sol—Isaac Goldman Co. 119.97	1 Jackel, Mary—U Auerhahn. 76.65
2 Babin, Charles et al—United Wine & Trading Co. 287.94	1 Faerber, Karl et al—De La Beryne Machine Co. 1,124.47	1 Jeffery, Oscar W recvr—F C Dinny. 101.65
2 Brown, Minnie—C B Lawson et al. 404.63	1 Fuller, Loie—L M Ruben. 489.32	2 Jackson, Wm S—Bramhall Deane Co. 467.84
3 Bershatsky, Kaile & Barash—K Olinsky. 208.15	2 Feldman, Benjamin—L Wertheim Coal & Coke Co. 41.09	2 Jones, Hugh—A M Moses. 2,506.54
3 Becklef, Theodore A—Kalt Lumber Co. 329.45	2 Froelich, Anton—N Y Edison Co. 18.60	2 Jones, Jackson et al—United Wine & Trading Co. 287.94
3 the same—the same. 346.90	2 Fanning, Thomas J et al—J Kantor et al. 206.81	2 Jackson, Louis L—Exw Cushing et al. 63.98
3 Brown, Wm J—A M Pickwood. 134.42	2 Fuller, Harry H—J M Riehle. 33.16	2 Jochen, Ernest J—M B Foster. 351.97
3 Bracco, Alfonso et al—People, &c. 1,000.00	2 Feldman, Joseph—O Oestreich et al. 497.98	3 Johnson, Wm S—M Morris. 42.00
4 Bernstein, Joseph M—L & L Bandeau Co Inc. 28.16	3 Fischer, Edward—J C Rodgers. 108.08	3 Joline, Adrian H et al—T O Herlihy. costs, 96.03
4 Bach, Abraham L—Forquignon Sales Co. 80.67	3 Fischer, Henry—Raritan Woolen Mills. 141.32	29 Kalkut, Saml J et al—A I Spiro et al. 39.41
4 Burton, James W et al—A S Meredith, costs. 9.65	4 Faber, Eberhard—J Manning. 1,183.35	29 Kelly, Michael—A H Joline et al. costs, 68.00
4 Budelman, Harry—Pressed Radiator Co of America. 237.61	4 Fichter, Adolph—Hammerschlag Mfg Co. 26.22	29 Kennett, Francis J—G B Hopkins. costs, 90.92
4 Busch, Max—W A Wolf. 95.35	29 Gill, Thos—Rudolph Wurlitzer Co. 67.26	29 Kwilecki, Jno—B K Bloch. 140.35
4 Baltes, Ferdinand—C D Davis. 70.91	29 Gehrike, Wm—P Johk. 272.22	29 Kronethal, Jos—C M Silverman et al. 74.64
4 Beckerman, William et al—M Brodsky. 336.31	29 Gruber, Henry—D T Merritt et al. 350.93	31 Kight, Jno W—J Flanagan. 230.95
4 Bruton, Joseph V—Mercantile Finance Co. 42.70	31 Gould, Katherine—G J Gould. costs, 96.17	31 Kaplan, Harry—M Bell. 54.41
4 Brandon, Ernest E—Butler Bros. 37.49	31 Gitler, Abraham et al—N Y Telephone Co. 22.30	31 Katzenberg, Berthold et al—N Y Telephone Co. 51.89
4 Bennett, Harry M—F H Ihrbrock. 53.88	31 Goldbaum, Albt—S Sobel. 32.18	31 Kurtz, Barney et al—J Friedman. 142.41
4 Brown, Jeanette—R Kennedy. 65.41	31 Grinberg, David et al—J Machlin. 1,365.18	31 Kahely, Constantine gdn—W C Crosby. costs, 68.30
31 Cahill, Wm D—F Eckhard. 135.77	31 Gerardi, Frank—G Reynolds. costs, 125.28	31 Koscherak, Edw—A Kohn. 65.25
31 Campbell, Wm H—Equitable Trust Co of N Y. 128.97	31 Gunderson, Isak—E Underhill—costs, 32.76	1 Klein, Max—J Freeman. 104.65
31 Crispin, Elizabeth—A Scherer et al. 329.72	1 Goldenblum, Abraham—N Y Edison Co. 44.61	1 Klemann, Geo F et al—De La Vergne Machine Co. 1,124.47
31* Cohen, Abraham et al—N Y Telephone Co. 22.30	1 Garman, Fredk H—W F Koerner. 4,636.63	1* Keit, Lewis B et al—S Kaufman. 168.65
31 Cebulsky, Jacob—S Schusted. 59.05	1 Gross, Jacob et al—L Levy. 89.65	2 Kaufman, Isidor et al—J G Newman. 112.11
31 Clement, Robt A—M White. 65.64	1 Greene, Sigmund—Henry A Muller Co. 102.51	2 Korner, Frederick—H P Read Lead Works. 312.94
31 Collender, Solomon—J E Reardon. costs, 68.30	1 Green, Louise B—Renard Co, Inc. 140.73	2 Kight, John W et al—Murray & Hill Co. 526.95
31 Cushnie, Alexander—P Molzen. 289.67	1 Greenspan, Abraham—Berg Bros. 109.00	2 Kinzler, Jacob—J Altking. 404.45
31 Caughy, Clemens J—C H Schultheis. 869.32	2 Gerds, Henry—Steinhart Bros & Co. 200.94	2 Kotzen, Max—Jefferson Bank. 508.47
1 Cohn, Mark et al—S Kaufman. 168.65	2 Geller, Herman et al—J G Newman. 112.11	2 Kurk, Hargazri—Samuel Wildes Sons Co. 103.01
1 Cobert, Ida—City of N Y. 198.42	2 Giaglione, Guseppe—S Sebastiani et al. 169.52	2 King, Samal—H P Morrison. 106.15
1* Cohn, Isidor L et al—Hirsch Lumber Co. 309.37	2 Gabriel, Isaac—Drescher Rotberg & Co. 72.96	2 Kalmus, Philip—County Land & Mortgage Co. 49.41
1 Conti, Thos O—S Harris. 43.65	2 Grammer, Richard—N Greenbaum. 1,290.78	2 Kranich, Arthur G & Victor V et al—American Bridges Co of N Y. 10,666.23
1* Cruz, Antonio et al—B Mittelstaedt. 12,699.44	2 Ganey, Joseph A—Mercantile Finance Co. 114.48	2 Klots, Chas A—G Daily et al. 232.95
2 Craggett, Ida D—N Y Edison Co. 13.09	2 Gordon, Elias—E M Hobby. 159.40	2 Kolloge, Mary & William—O V Zangen. 139.37
2 Comender, John et al—same. 52.07	3 Gunton, Wm—Interborough Rapid Transit Co. costs, 67.88	3 King, Saml et al—W Lieberman. 59.16
2 Cotter, Anna C—C Doll Jr. 112.58	3 Goldberg, Jos or Louis Cohen et al—People, &c. 1,000.00	3 Kraus, David—R M Boggs. 342.99
2 Carr, W Henry—C Doll Jr. 26.14	3 Gentzle, Jno—Piel Bros. 69.36	3 Kulkin, Jos S—S Forscher. 2,095.30
2 Cohen, Gabriel & William—E Lassner. 335.90	3 Greenfest, David—J L Bittenweiser. 3,226.14	3 Koles, Eli & Geo W O—Borough Park Co. costs, 60.57
2 Clark, Frank—Beadleston & Woerz, costs. 62.80	3 Grossman, Harry et al—C A Theller Co. 36.53	3 Kirschner, Leibish or Louis or J—M Waxman. 202.41
2 Campbell, Lysbeth L—W R H Martin. 86.29	4 Grossbard, Jacob—Brooklyn Queens County & Suburban R R Co. 113.62	4 Kahn, Max et al—Columbus Shade Cloth Co. 328.58
2 Charles, James M—Francis Pub Co. 283.16	4* Goldberg, Samuel et al—Vandyck Church-hill Co. 31.31	4 Kuntz, Geo T—J G Levine. 163.72
3 Corliss, Patrick—W T Carlisle. costs, 86.93	4 Greenwald, Morris—E D Depew et al. 203.45	4 Katz, Charles—B Cohn. 5,616.02
3 Clausen, Chas C—Herrmann Realty Co. costs, 116.80	4 Griffith, Geo W—Manhattan Collecting Co. 271.44	4 Keyes, Oliver B—E B Sanford. 381.18
3 Cohen, Louis or Jos Goldberg et al—People &c. 1,000.00	4 Golding, Isidor—Interborough Rapid Transit Co, costs. 115.88	4 Killian, Lionel C F—T Jospe. 183.91
3 Catlin, Geo L—T J O'Reilly. 64.41	4 Gordon, Edw J—D Semdales. 78.64	4 King, Joseph et al—J Grolli et al. 47.16
4 Campbell, James A—P J Chance et al. 113.55	4 Genovese, Antonio et al—J Guttenberg. 163.15	4 Kight, John W—Kertscher & Co. 6,859.78
4 Collins, Philip J—Nason Mfg Co. 74.21	29 Harzfeld, Siegmund—J Polonsky. 563.69	4 Kantrowitz, Sigmund—J L Werbelowsky. 458.61
4 Cantor, Benjamin et al—Vandyck Church-hill Co. 31.31	29 Hemmerlich, Kate gdn—Union Dime Savings Institution. costs, 104.13	4 Kohen, Rosie or Cohen—E D Newman. 62.24
4 Coleman, John S, Daniel J, Jr & Edward et al—London Realty Co. 289.92	29 Hutchings, Herbert P et al—Nonnan & Price Co. 533.55	4 Kantrowitz, Hadassah—J Ramano et al. 149.30
4 Cohn, William—I S Long et al. 111.75	29 Hoglen, Frank M—Globe Lithographing Co. 75.26	29 Langfur, Saml A et al—J Lahres. 1,065.07
4 Campbell, Thomas & Partick—F B Phillips et al. 150.06	31 Hoag, Russell—A B Kerr et al. 146.51	29 Lanfer, Brenshaw et al—the same. 1,065.07
4 Cohn, Rosie or Kohen—E D Newman. 62.42	31 Hall, Jos S—B C Weber. 32.41	29 Lipschitz, Isaac—C S Rosenthal. 29.65
29 Cohn, Abraham gdn—J Marrow Rose Co. costs, 71.64	31 Havrilla, Jos et al—S Huat. 354.16	29 Lewis, Annie V—Magee & Crosbie Co. 24.33
29 Dixon, Jos D et al—J Lahres. 1,065.07	31 Harmon, Mabel—N Y Telephone Co. 40.03	29 Lane, Wm—A A McAuley. 2,091.16
29 Dressner, Lee et al—B Schenker. 752.13	31 Hart, Henry S—Park Davis & Co. 33.68	31 Ladouceur, Frank A—C H Brown. 613.88
29* Draddy, David D et al—Noonan & Price Co. 533.55	1 Heyman, Wm—N Y Edison Co. 84.51	31 Lomench, Saml—C F Kehoe. costs, 75.69
31 Davies, Thos F—Real Estate Management Co. 292.45	1 Hecht, Max—F D Tweedy et al. 183.74	31 Laksin, Lena & Wolf—A Cohen et al. 128.58
31 Dahut, Adolph et al—N Y Telephone Co. 30.00	1 Hazlett, Wm C—Equitable Trust Co of N Y. 534.03	31 Lawe, Alexander—T H McGrane et al. 84.49
31 De Luca, Jno & Peter—F P Hayes. 91.18	1 Hirsch, Jno et al—S Tauss. 124.72	31 Link, Philip P—C N Crittenton Co. 49.86
31 De Graff, Edw J—Zeese Wilkinson Co. 137.82	1 Helf, J Fred et al—the same. 124.72	31 Lefkowitz, Louis et al—N Y Telephone Co. 30.00
1 Dellon, Leonard—M G Diorio. 2,641.20	1 Hager, Fred W et al—the same. 124.72	31 Lezinsky, Geo—J Wolff. 77.19
1 D'Angelo, Antonio—Chas Bjorkegren, Inc. 269.38	1 Hummer, Jay F et al—N Y Telephone Co. 37.79	31 Liebenthal, Jos,* Jacob* & Louis* et al—I Moritz. 135.43
1 De Ronge, Alfred H—G H Tiemeyer. 227.66	1 Hill, Wm S—S Prager. 37.86	31 Landau, Lewis—H Hetkin. 81.40
1 Denham, Edwin A—N Y Telephone Co. 30.20	1 Hicks, Geo H—Melvin Stable Co. 74.70	31 Lagrutta, Caterina et al—V Melline. 232.96
1 Downey, Wm G—Jno Wanamaker, N Y. 40.77	1 Haff, Theodore A—N Wetterlin. 133.88	1 Lefkowitz, Fannie—R Beckelman. 112.65
2 Dingelman, Oscar—N Y Edison Co. 130.23	2 Harris, Joseph—N Y Edison Co. 11.73	1 Lehman, Jos—City of N Y. 36.71
2* Davidson, Morris I et al—Lockwood Co. 265.54	2 Hershfield, Mary—same. 15.01	1 Lehman, Daniel—the same. 467.95
2 Davis, Joe et al—C Gasner. 117.45	2 Haase, Marten et al—Cross Austin & Ireland Lumber Co. 379.80	1 Lewis, Harry—A Luban Co. 261.54
2* Davis, Taube & Samuel—H B Claflin Co. 269.56	2 Same—same. 379.80	1 Luck, Geo F—T H Wilcox. 114.31
2 Daly, Patrick J—M Hasbrouck et al. 190.05	2 Same—same. 379.85	1 Lewis, Meyer—N Y Edison Co. 31.51
3 Conway, Jno C—L Trout et al. 14.66	2 Same—same. 381.22	2 Lociento, John—W Dieterle, costs. 23.28
3 De Gaun, Emma—S R Fleischer. 245.29	2 Hugby, Porter—Improved Property Holding Co of N Y. 145.47	2 Lippman, Minnie et al—Cross Austin & Ireland Lumber Co. 381.22
3 De Luca, Bernardo et al—S Iarrollino. 245.89	2 Hoffman, Meyer—S Morris. 30.01	2 Same—same. 379.80
3 Diamond, Saml—Interborough Rapid Transit Co. costs, 67.88	2 Haas, Harry L—L R Divine. 33.53	2 Same—same. 379.85
4 Daniels, William—A Norminton. 1,113.20	2 Hartung, Gustav K—L H Goldberg. 14.18	2 Same—same. 379.80
4* Dolgin, Louis et al—William C Greene & Co. 97.33	2 Hart, Max—I Abramovitz et al. 1,424.50	2 Same—same. 379.80
4 D'Auria, Sebastian & Enrico—A C Bedell Co. 191.30	3 Held, Herman J—American Ice Co. 336.33	2 Larson, Carl L—A Krayner. 76.25
	3 Hendrickson, Edgar F—Holcomb & Caskey Lumber Co. 230.38	2 Langdon, Chas N—Chelsea Exchange Bank. 4,880.43
	3 Hosmer, Edw S, trustee—L C Tiffany et al. 98.72	2 Liebeskind, Sadie S—Mutual Alliance Trust Co of N Y. 11,040.50
	3 Herman, Armin—T Develon, Jr. 34.37	2* Loughney, John et al—H W Bell Co. 81.54
	3 Hodges, Geo J—Jno Wanamaker, N Y. 92.97	2 Lefelstein, Heyman—M Hessler. 105.41
	3 Hart, Max—McCreery & Co. 191.47	

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3 Lopez, Ramon—City of N Y.....206.78	4 McDonald, Donald—the same.....206.78	31 Stafford, Hartwell—D J O'Connor.....290.41
3 Londrigan, Wm—Naus Bros Co.....102.23	4 McFadden, Jno—the same.....206.78	31 Schwab, Jos S—I Goodman.....1,569.16
3 Leary, Daniel F—the same.....25.44	4 McGovern, John—the same.....206.78	31 Spolidora, Jos & Mary et al—V Mellini.....232.96
3 Larkin, Oscar—F C Jennings.....185.89	4 McGuire, Thos—the same.....206.78	31 Solomon, Samuel—J Emmerling.....42.06
3 Leimer, David—A Kuflik et al.....305.41	4 McGovern, Patk—the same.....206.78	1 Shares, Horace R—Water Supervision Co.....112.71
3 Lippner, Chas S et al—D W Hermann.....20.99	4 McIntyre, Danl—the same.....206.78	1 Sluderbrand, Abe et al—S Kaufman.....168.65
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4 Latham, Mary A—American Whalebone Co.....38.43	4 McNiff, Wm—the same.....206.78	1 Sommer, Jacob—N Y Telephone Co.....51.34
4 Lander, John B—J P Sanborn, Jr.....396.91	4 McPartland, Stephen J—the same.....198.42	1 Stone, Sam et al—the same.....37.79
4 Lynch, Thomas P—S P Jones et al.....216.37	4 McWhinney, Wm J—the same.....206.78	1 Sprague, Homer B—C Ash.....330.66
29 Moran, Jno J—B H Foss.....96.45	4 McVey, Edw S—the same.....206.78	1 Siegel, Ida—B K Bloch.....33.20
29 Merrill, Sebastian—D Schneider.....434.49	4 McQuade, Belle—J M Neill.....38.66	1 Sternfels, Julia K—Julius Beggs & Co.....34.50
29 Morris, Melvin L—G Henschel.....245.77	31 Narinsky, Harry—N Y Telephone Co.....36.45	1 Schwartz, Jacob & Sophie—B Cohen.....126.81
29 Mulqueen, Margaret or Tucker—B K Bloch.....68.27	31 Nussnow, Adolf—M Nussnow.....1,958.93	1 Siegel, Chas—H Geminder.....67.53
29 McGreal, Lizzie extr—Clausen Flanagan Brewery.....869.75	31 Navelson, Beuard—S Cooperman.....175.83	1 Schuller, Max—K Badler.....31.65
31 Muller, Richard—A Guichard.....126.52	1 Norris, Queenie—N Y Telephone Co.....50.55	1 Scholtz, Edw & Julius—L Gertsch & Co.....180.74
31 Maas, Tillie et al—S Horowitz et al.....costs, 140.35	2 Newmark, Maurice—B F A Walton.....285.80	1 Schrenkeisen, Martin H et al—S Trimmer & Sons, Inc.....322.97
31 Mendelowitz, Jacob et al—S Horowitz et al.....costs, 140.35	3 Nichols, Benjamin F—H A Gerahy.....151.81	1 Springer, Jno H—J L Miller.....costs, 72.50
31 Martin, Mary—R Davidson.....15,066.50	3 Nitz, Henry—Berghoff Brewing Co.....164.41	2 Seagrave, Walter T—N Y Edison Co.....15.66
31 Mercer, Henry R et al—W J Campion.....534.65	3 Newell, Alfred C—Acker, Merrill & Condit Co.....44.70	2 Solander Max et al—C A Heller Co.....36.53
31 the same—the same.....180.89	4 Nostrand, Edwin B—City of N Y.....206.78	2 Scott, Wallace D—B W Kirschner.....95.41
31 Marks, Israel M—A Benedict.....132.97	4 Noble, Frank G—City of N Y.....206.78	2 Seligman, Reuben et al—E Lassner.....335.90
31 Mace, Morris—I Greenman et al.....45.45	4 Nelson, Bernard—the same.....206.78	2 Stoops, J Walter et al—Borough Bank of Brooklyn.....572.71
31 Meader, Jno F—W K Gilbert.....101.25	4 Napier, Anna K—the same.....206.78	2 Schwartz, Gustav et al—the same.....572.71
31 Mollement, Wolf—J B Price.....costs, 68.30	4 Neufeld, Dwosha—the same.....394.82	2 Stanko, Annie or Surniak—B Swartz.....44.41
31 Macgowan, Clara—S Levy.....78.91	4 Nuss, Henry—the same.....206.78	2 Stanton, Andrew D et al—M H Yacheta.....99.41
31 Morris, Adolf et al—H J Machlin.....1,356.18	4 Nagle, Geo—the same.....378.11	2 Shuktoff, David—American Photographic Text Book Co.....28.11
31 Magrath, Helene F—M B Cowperthwaite et al.....costs, 148.89	4 Nesselhauf, Jno—the same.....206.78	2 Sharp, Isak et al—S Brinn et al.....40.06
31 McManus, Bridget—Magee & Crastre Co.....42.56	4 Norton, Skiffington S—the same.....112.77	2 Smith, De Lancy T—C H Topping.....545.08
31 McGregor, Jno & Wm* et al—N Y Telephone Co.....26.87	29 Oshlag, Isidore—Lawyers Title Ins & Trust Co.....142.41	3 Strong, Grace N—A E Ghazal.....85.42
31 McLaughlin, Chas B—W F Irish Electric Co.....61.23	31 Oliver, Jno C—J N Williams.....324.31	3 Solms, Wm J—J J Reynolds.....499.61
1 Marks, Joel—G S Cowles.....223.45	2 Orlando, Louis—N Y Edison Co.....117.25	3 Simpson, Wm M—R A Springs et al.....126.35
1 Munde, Maximilian W—Gude Bros Kieffer Co.....152.35	2 O'Brien, Martin J—A Glickstein.....120.91	3 Sonnenstrahl, Abraham—M Sonnenstrahl.....costs, 131.71
1 Morrissey, Sarah A—N Y Telephone Co.....25.10	2 Orfinger, Max et al—C Gasner.....117.45	3 Simpson, Wm M—W C Hubbard et al.....costs, 232.50
1 Mackenzie, Charlotte L R—J W Osborne et al.....2,665.75	2 O'Brien, John J—C Unger, costs.....88.68	3 Sateriale, Filomena et al—S Iarrobino.....245.89
1 Maas, Louis & Sophie—G F Corrigan.....444.40	3 O'Reilly, Daniel—F Schrader.....225.35	3 Scarpati, Frank—Rump Bros.....75.52
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2 Milnor, Oscar—same.....11.69	29 Polandro, Rosario—Cross, Austin & Ireland Lumber Co.....163.10	4 Simon, Henry A—J H Bachmeier.....579.41
2 Martin, Annie A—Central Holding Co.....62.89	29 Pilgrim, Lena admrx—S S Gibbs.....costs, 68.72	4 Smermerhorn, Nathaniel E—P J Chance et al.....41.43
2 Miller, Joseph et al—J Raden et al.....257.28	31 Pearson, Saml P—A I Binsky.....35.05	4 Shay, Joseph A—Times Square Automobile Co.....153.69
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2 Mullen, David—same.....206.78	2 Pandolfino, Peter—N Y Edison Co.....103.31	4 Sandberg, Zundel & Bearish* et al—M Sternberg.....270.68
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2 Mullen, William—same.....206.78	2 Perlman, Wm J—A Abraham et al.....36.30	4 Shapiro, Isaac—Van Houten & Ten Broeck Co.....154.41
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2 Murray, Joseph—same.....206.78	3 Pendleton, Walter—Berger Mfg Co.....29.96	4 Smith, Francis E—Business Index Co.....264.41
2 Mullin, Thomas—same.....206.78	4 Pellittere, Calogero—G W Linch.....costs, 70.88	29 Tinton, Nachman—N Y Butchers Dressed Meat Co.....99.58
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2 McKewan, Wm A—W A Feigelstock.....1,544.81	31 Rosenblatt, Benjamin et al—Fleishmann Realty & Construction Co.....costs, 77.02	2 Same—G W Short.....82.22
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3 Merklinger, Jno—the same.....206.78	31 Robinson, Geo H—Edgars, Inc.....72.60	4* Taibbi, Carlo et al—J Guttenberg.....163.15
3 Morrissey, Michael J—the same.....206.78	31 Roper, Julia—E Abraham et al.....41.15	29 Uhlfelder, Saml et al—A H Price.....633.53
3 Mullecker, Peter M—the same.....206.78	1 Rubin, Jacob No 2—W Elpus.....137.15	31 Ungrich, Martin—J J Meyer.....19.68
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3 Mohueke, Chas—the same.....206.78	2 Rand, Joseph et al—N Y Edison Co.....52.07	31 Von Der Linden, Edw—E L Neppert.....45.33
3 Meyer, Arthur L—the same.....467.95	2 Ruthenburg, Walter J & Otellia—A Garcia et al.....376.41	31 Van Zandt, Harry—M N Clement.....costs, 110.07
3 Meyer, David S—the same.....198.42	2 Russell, Thomas K—N Y Athletic Club.....99.97	31 Van Dorn, Bessie—H S Wallenstein.....2,694.96
3 Masson, Marie—the same.....467.95	2 Rose, Samuel—Anoka Real Estate Co.....371.75	2 Vaughn, Wm T—United States Title Guaranty & Indemnity Co, costs.....386.65
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3 Mergott, Arthur J—the same.....467.95	3 Rubenstein, Sam—S Nefsky.....228.41	29 Weinberg, Abraham et al—A H Price.....633.53
3 Meiselman, Abraham or Mailman—the same.....557.78	3 Raymond, Irving E pres et al—L C Tiffany et al.....costs, 98.72	29 Walter, Harry B—W Palmer East Co.....84.66
3 Murphy, Thos & Jane*—D Dugan.....40.72	3 Ramer, Jno F—Naus Bros Co.....costs, 30.69	19 Wessels, Edw J—J I D Bristol.....costs, 109.87
3 Marriash, Wm M—Acker, Merrill & Condit Co.....36.71	3 Richstein, August—S Newman.....29.41	29 Whiteley, Seth H—M E Whiteley.....costs, 415.85
3 Mannberger, Jules E—M Lustig.....208.00	3 Robinson, Douglas recvr et al—T O'Herlihy.....costs, 96.03	29 Winograd, Israel—S Littman.....623.20
3 Mach, Abraham & Henry—Chas E Ring Iron & Steel Co.....223.08	4 Rodgers, Jno C, Jr—M J Sheridan.....192.72	31 Williams, Chester A—M Friedman et al.....127.36
3 McCormick, Wm D—L M Scheuer.....127.13	29 Ringhof, Henry, Jr—H Scheu.....988.90	31 Wohn, Frederick—Standard Plumbing Supply Co.....717.84
3 McBride, D—City of N Y.....206.78	29 Schuster, Clarence E—A Reissman.....325.91	31 Whitlock, Benjamin M—W F McCombs.....1,035.57
3 Mittler, Louis—J Panish.....383.10	29 Schuster, Saml gdn—A H Joline et al.....costs, 79.50	1 White, Abraham—J K Kerr.....2,925.31
4 Mehrbach, Albert I—L Meyer et al.....251.01	29 Singer, Morris H—F H Bookhop.....47.70	31 Willett, Ernest E & Mary E—J M Stevens.....190.69
4 Moragchik, Vendel—S Pollak.....103.01	29 Singer, Morris—Amsterdam Broom Co.....121.02	1 Wilson, Mariette—T Gambo.....73.72
4 Maples, John G—E Getzler.....100.00	29 Schweiger, Maurice G—J Schwartz.....379.21	1 Wormser, Saml—E Loewenthal.....104.72
4 Moore, Alvin et al—A S Meredith.....9.65	29 Shulman, Saml—I Mintz.....costs, 60.81	1 Wiener, Henry et al—S Kaufman.....468.65
4 Maged, Ben F—J Meyer.....15.21	29 Smith, Wm A—D Paine et al.....427.90	1 Walker, Geo W—E M Gattle & Co.....1,282.18
4 Monsheimer, Ben—M S Falk.....99.65	31 Sekosky, Isaac—Peter Mullin et al.....519.41	1 Williams, Mary—N Y Telephone Co.....49.25
4 Moulton, Geo C—J & F Tapley Co.....237.97	31 Sargent, Frank M—Louis Klein & Co.....9.65	1 Wells, Fullerton—Ridgeway Co.....67.80
4 Morris, Thos A—Stanley & Patterson, Inc.....711.80	31 Stags, Emma et al—W J Campion.....534.56	1 White, Chas W—F T Stachan.....3,583.06
4 Miles, Caroline E—H W Cable.....603.90	31 the same—the same.....180.89	1 Wood, I Lester—L McLaughlin et al.....936.29
4 Murray, Alb—A Howell.....71.50	31 Sanger, Fanny G—H A Flagg.....124.91	
4 McCaffrey, Thos—City of N Y.....206.78	31 Straus, Isidor & Nathan—American Publishers Assn.....costs, 95.87	
4 McCallum, Arthur—the same.....206.78	31 Spertz, Chas et al—S Huat.....354.16	
4 McCarthy, Eugene—the same.....206.78		
4 McCarthy, Jas—the same.....206.78		

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- 2 Weaver, C Raymond—N Y Edison Co. 18.62
- 2 Wainwright, William Robert Griffin Co 138.35
- 2 Weil, Samuel—H Heilmann 23.35
- 2 Wolkowitz, David et al—S Ackerman 35.41
- 2 Weinstein, Chas J et al—J Larcgan 1,710.96
- 2 Weinstein, Chas J et al—J Larcgan 1,710.93
- 2 Wisner, Archibald L—Renwicks Co 786.92
- 3 Wald, Saml & Jacob et al—L Schwartz 505.17
- 3 Wolf, Israel et al—W Lieberman 89.16
- 3 Wiley, Sam R—American Exchange Cigar Co 46.31
- 3 Weisbrot, Isidor—S Bronstein 138.84
- 3 Weiner, Wm—S Newman 73.76
- 3 Winters, Wm W et al—D W Hermann 20.99
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- 4 Walker, Alfred H—A McKee 246.53
- 4 Williamson, Dora et al—M Rothbart 138.68
- 4 Waller, Robt R—L A Zimmerman 12.65
- 4 Weinstein, Abraham—Littauer Oil Co 132.28
- 4*Weisberg, Louis et al—M Sternberg 270.65
- 4 Wheatley, Jane—J M De Birmingham 124.67
- 4 Weinberger, Henry—A Lichtman 31.86
- 4 Weinberg, Oscar A—F H Brown et al 94.29
- 4 Wirsing, Peter F—J Sauer costs 28.43
- 2 Yarwood, Robert—M Hyams 129.41
- 31 Zwerling, Morris—L Marx et al 65.23
- 31 Zeimer, Alred A—German Exchange Bank 163.61
- 1 Ziemer, Bernhard—N Y Edison Co 35.85
- 1 Zarek, Siegfried S—B O Cahn 456.60
- 3 Zeiger, Louis et al—L Schwartz 505.17

CORPORATIONS.

- 29 Mitchem, Mill Remnant Corp—Hunter Mfg & Commission Co 215.66
- 29 Calumet Construction Co et al—Browne Co 770.47
- 29 Eclipse Construction Co—City of N Y 23.24
- 29 Brill Feiman Co—the same 108.58
- 29 Ira Brown Co—the same 126.51
- 29 Buckner Engineering & Importing Co—the same 360.14
- 29 Builders Heating Co—the same 51.33
- 29 Consumers Trading Co—the same 58.27
- 29 Consolidated Ry Commutator & Metal Co—City of N Y 36.71
- 29 Consolidated Fixture & Supply Co—the same 108.58
- 29 Corporation Realty & Securities Co—the same 198.42
- 29 Baggage Protective Assn—the same 42.99
- 29 Betts & Betts Inc—Wheatena Co 64.17
- 29 Builders Stone Contracting Co—American Blue Stone Co 201.55
- 29 Metropolitan Roman Stone Co—Tomkins Bros 479.22
- 29 Long Island Building Co—Russell & Erwin Mfg Co 267.05
- 29 Fitzsimmons Shiller Wilson Co—Casmento Roofing Co, Inc 114.47
- 29 Draddy & Co Inc et al—Noonan & Price Co 533.55
- 29 Clinical Account System Co—E D Suckert 1,171.62
- 29 the same—American Business Supplies Co 1,211.18
- 29 Halstead Land & Development Co—A L Graham 2,104.36
- 31 Lozier Motor Co of N Y—C P Ball et al costs 147.25
- 31 John B Berry Co—J Flanagan 420.32
- 31 Gervais Electric Co—A Dewes Co 202.95
- 31 Luxor Realty Co—N Y Telephone Co 37.79
- 31 Chapter General Knights of St John & Malta—J J Kinkaid costs 73.06
- 31 the same—the same costs 92.06
- 31 Pacific Paint Co—R Smigel 40.41
- 31 Pirk Realty Co—H Ingber 415.16
- 31 Standard Industrial & Commercial Exhibits Co—I N Burdick 131.72
- 31 Regua Gibson Co—C Flachbart et al 844.89
- 31 Moto Bloc Import Co—B F Goodrich Co of N Y 1,911.30
- 31 Sunflower Realty & Security Co—A Vedovato 89.41
- 31 United Tile & Marble Co—Cambridge Tile Mfg Co 1,526.50
- 31 Summit Roofing Co—W Springer costs 88.10
- 31 Jacob Cohen & Co—H M Cohen 52.50
- 31 Betts & Betts Inc—American Miniature & Decorative Lamp Co 117.83
- 1 Cuching, Engraving Co—City of N Y 138.59
- 1 Colorasis Co—the same 36.71
- 1 Colonial Hardware Co—the same 117.57
- 1 Delmo Co—the same 108.58
- 1 De Waltoff Marcuson Co—the same 36.71
- 1 Harris & Isaacs Realty & Construction Co—the same 145.42
- 1 Laird Mfg Co—City of N Y 108.58
- 1 American Player Piano & Mfg Co—the same 26.65
- 1 Bodmer, Townsend Co—the same 36.71
- 1 Barnum Envelope Co—the same 144.52
- 1 Bonton Motor Co—the same 137.35
- 1 Concrete Improvement Co—the same 38.51
- 1 Columbian Skirt Co—the same 73.64
- 1 Chipman Electric Purifying Co—the same 116.58
- 1 Co-operative Poultry Raising Assn—the same 24.14
- 1 Cleano Co—the same 27.73
- 1 Check Realty Co—the same 78.05
- 1 Craftsman Decorating Co—the same 28.15
- 1 Chegurdden & Ohlmeyer Co—the same 111.97
- 1 Charles W Gehlin, Inc—R D Morgan et al 141.78
- 1 L & S Realty Co—I Pertzler costs 17.15
- 1 North American Wireless Corp—E J Simon 184.65
- 1 Winthrop Nostrand Construction Co—F D Creamer et al 44.06

- 1 Commercial Bureau Co—F P Garvan et al 546.80
- 1 Frederick W Cormen Co—E D Hooker et al 743.02
- 1 L Baldinger & Co—French American Wine Co 156.78
- 1 R S Baker Construction Co—N Y Telephone Co 34.51
- 1 Aetna Life Ins Co—M Marchi costs 98.58
- 1 Schencke Piano Co—C M Bernadac costs 99.60
- 1 Gore Meenan Co—Acme Road Machinery Co 284.59
- 1 Helf and Hager Co et al—S Tauss 124.72
- 1 Hudson Companies et al—F C Neale 4,526.42
- 1 Hudson & Manhattan R R Co—the same 4,526.42
- 1 National Standard Brewing Co et al—De La Vergne Machine Co 1,124.47
- 1 City of N Y—S King 148.81
- 1 Columbus Garage & Motor Co—Vacuum Oil Co 59.97
- 1 Funk Machine Co—Patterson Bros 46.65
- 1 Betts & Betts Inc et al—Phelps Mfg Co 504.92
- 1 G & W Mfg Co—Crane Co 474.41
- 1 North Borough Home Co—H J Platt 1,718.92
- 1 Grand Leader Outfitters Co—I L Wiener 26.54
- 1 Meyers Pharmacy Inc—J Josephson et al 36.24
- 2 Sigmund Lichtenstein & Co—N Y Edison Co 31.20
- 2 Maurice Boom Co—the same 64.67
- 2 DeWitt Allen Auto Co—the same 142.47
- 2 J H Marks Co—the same 10.11
- 2 Betts & Betts—Northwood Co 785.47
- 2 Betts & Betts (Inc)—Royal Eastern Electrical Supply Co 113.67
- 2 Berlin Manufacturers Agency—D Stern 151.83
- 2 G Cohn & Co, Inc—D Stern 238.50
- 2 A & T Co et al—Lockwood Co 265.54
- 2 Haase Lippmann Construction Co et al—Cross Austin & Ireland Lumber Co 379.80
- 2 Haase Lippmann Construction Co et al—Cross Austin & Ireland Lumber Co 381.22
- 2 Same—the same 379.85
- 2 Same—the same 379.80
- 2 J H Jones Corp—Libby McNeil & Libby 428.95
- 2 John B Berry Co et al—Murray & Hill Co 526.95
- 2 Republican Co—Artemas Ward Jr 674.37
- 2 City of N Y—B Moynahan costs 112.25
- 2 Same—the same costs 96.95
- 2 American Encaustic Tiling Co, Ltd—E Alexander et al 5,941.38
- 2 Isaac Westervelt Co—Metropolitan Hotel Supply Co 99.37
- 2 Italian Union Realty Security Co—V Leta 515.41
- 2 Same—the same 89.41
- 2 Consolidated Rosendale Cement Co—K A Fox 390.40
- 2 Henry Steers, Inc—T Bratton 10,140.60
- 2 Betts & Betts—F A Ringler Co 586.18
- 2 Pain Mfg Co—H B Coleman 112.20
- 2 Thomas J Fanning Inc, et al—L Kantor et al 206.81
- 2 Hofmann Art & Novelty Co—Carter Rice & Co 35.55
- 2 Nassau Electric Railroad Co—E I A McLaughlin 641.27
- 2 Lewis F Shoemaker & Co—Berger Mfg Co costs 76.34
- 2 Safe Realty Co—Dorsett DeMarras Co 239.41
- 3 Maurice Campbell Co—City of N Y 58.26
- 3 George A Moss Co—the same 108.58
- 3 J Marcus Woodworking Co of Williamsbridge—C W Newman 184.34
- 3 H C Swain & Co—Salisbury Bros Furniture Co 152.76
- 3 G & W Mfg Co—Lynchburg Foundry Co 128.47
- 3 Financier Co—K McDuffie costs 119.40
- 3 Coleman Stable Co—G H Peck 274.51
- 3 Turck Mfg Co—National Aniline & Chemical Co 170.26
- 3 J Arnold Inc—D Pekowsky et al 147.76
- 3 Leizerkowitz Realty & Construction Co—T W Miller et al 1,093.57
- 3 Lewis F Shoemaker & Co—J J Bennett 10,153.86
- 4 New York Age Pub Co—F F Arnold costs 1,172.60
- 4 Manhattan Window Shade Co et al—Columbia Shade Cloth Co 328.58
- 4 Cirkor & Son—A Geldzeiler 40.01
- 4 Celeran Stable Co et al—London Realty Co 289.92
- 4 Beckerman Constn Co et al—M Brodsky 336.31
- 4 Long Island Bldg Co—White Van Glahn Co 68.43
- 4 James F Scholes Co—Terry & Tench Co 72.91
- 4 Brooklyn Heights R R Co—M Maas 640.38
- 4 Franklin Savings Bank—J L Cook 1,847.36
- 4 Fairview Constn Co—R Perlman 439.22
- 4 Adolph Arons & Co et al—Northern Bank of N Y 376.01
- 4 Paterson Silk Mfg Co et al—the same 376.01
- 4 Mantel & Refrigerator Co—S J Rode et al 92.65
- 4 City of N Y—T W G Davidson 751.60

SATISFIED JUDGMENTS.

- Oct. 29, 31, Nov. 1, 2, 3 and 4.
- Agwell, Eugene C—A Dorb. 1910 336.41
- Alperin, Jos & Nathan—M S Epstein. 1907. 2,691
- Alperin, Nathan & Saml—A T Steckler et al. 1910 73.65
- Bronn, Morris & Wm H Kay—J R Clark. 1907 267.22
- Same—same. 1907 267.22

- Boise, Wm E—A L Walker. 1910 32.90
- Bentel, Geo E—R M Black. 1905 476.03
- Ballenzweig, Dora, Hyman Ballenzweig & Herman Schoenstein—M Rosen. 1908 120.31
- Burke, Richard H—N Y Telephone Co. 1910 20.43
- Cantor, Lizzie—E B Robinson. 1907 89.12
- Same—same. 1907 72.19
- Carbone, Dominick—M Edelstein et al. 1908 32.65
- Clark, Wm A—L Richard. 1903 2,144.60
- Capron, George C—H P Townsley. 1910 902.65
- Copeland, Richards & Maria—City of N Y. 1910 162.15
- Corillo, Michelo—L Brenner. 1910 119.41
- Cranitch, Wm J A—J Townshend. 1899 286.50
- Clarke, Robt C—Francis H Leggett & Co. 1910 43.41
- Corr, Jos A—J E Walker et al. 1910 40.01
- Dressler, Edw C—Mercantile Finance Co. 1909 39.70
- Eaton, Chas—U S Title Guaranty & Indemnity Co. 1910 119.03
- Freedman, Samuel—A Smith. 1910 130.25
- Greimel, Frank—A Kaufmann. 1910 39.02
- Glass, Hadwig—Mutual Coal Co. 1910 305.97
- Goldberg, Meyer—Wm A Thomas Co. 1910 244.65
- Gittens, Joseph N—The System Co. 1910 30.15
- Galenski, Clara—O Wissner. 1910 132.27
- Gutman, Leopold & Abraham Goleberg—J Schoen. 1910 304.18
- Gibson, W H—A Seibert. 1909 40.03
- Harris, Ezekial A—A Jackson. 1908 2,078.0
- Hess, Simon—B Davis. 1910 348.91
- Hirsch, Minnie S & Edward K Jones—J P Dengler. 1904 384.71
- Huber, Geo H—A R Rosenfeld. 1910 3,887.00
- Jacobsen, Ernest O—D Guiggenheim et al. 1910 49.03
- Same—the same. 1910 84.83
- Kessel, Adam Jr—Pathe Freres. 1910 247.29
- Same—Kalem Co. 1910 415.31
- Katzensteij, Simon—T Maloney. 1910 384.08
- Kerwin, Stephen J—W H Boardman. 1910 228.70
- Kurtz, Edw B—J Boyland. 1909 786.39
- Levine, Jacob H & Isaac Heller—B Mark. 1910 454.98
- Lee, Charlotte R—F Webster. 1910 394.05
- Lipkowitz, Chas & Adolph—J Priecks et al. 1910 82.91
- Levine, Jennie & Rosie Halbren—S Garber. 1909 738.19
- Levine, Jennie, Rosie Halbren & Jonas Spivak—S Garber. 1908 654.19
- Mayers, John J & Nellie—S Gold. 1910 85.26
- McAllister, Chas S & Blanche F—R J Homer. 1910 243.30
- Merendino Toni—Syracuse Co. 1907 73.36
- Mesch, Christian W—B Landreith et al. 1903 46.06
- Mooney, Thos J—K T Moore. 1910 370.63
- Mahan, Richd E & Jno O'Reilly—David Jover & Co. 1910 1,378.63
- Martin, Jos—L Sissen. 1910 96.41
- Moss, Nathan & George Christy—People, &c. 1910 1,500.00
- Mitchell, Edmund H—C H Brooks. 1909 530.96
- Marasco, Rocco M—Water Supervision Co. 1910 115.41
- McMullen, Robt M—E A McAlpin et al. 1908 381.16
- Munro, Norman L—Mrs Osborns Co. 1906 8,236.49
- Minsky, Louis—N Y Metal Ceiling Co. 1910 101.93
- Same—the same. 1910 2,146.78
- Moldenke, Richard & Lawrence E Brower—Edgar C Reebe & Co. 1908 2,471.91
- McGarry, Frank—M McGarry. 1910 150.93
- Same—the same. 1910 742.93
- Marshall, Pierrepont V—Bruns Kimball & Co. 1910 160.91
- Oring, Louis—M Liberman et al. 1910 119.65
- Penfield, Wm W—H Wetherhorn. 1910 669.49
- Pettibone, Anna R—H W Coursen. 1909 94.73
- Pullen, Clifford L—S Hansen. 1910 87.41
- Plimmer, Walter J—N Y Telephone Co. 1903 34.13
- Rust, Bernhard—P E Richter. 1910 1,005.00
- Rudinsky, Abraham & Jennie—H E Keil et al. 1910 2,584.76
- Rothschild, Alexander & Jacob Newman—I Harris et al. 1910 69.35
- Rushmore, Roger W—R H Bird et al. 1910 252.41
- Rieman, Jno M—M P Dexter. 1909 360.21
- Same—the same. 1909 1,496.51
- Same—the same. 1909 1,350.60
- Rouss, David S—City of N Y. 1910 12.41
- Smith, Jane—A F Grimm. 1909 223.90
- Slutzky, Max & Mollie—M Stern. 1909 353.98
- Strachan, Frank—Langen, Rice & McCarthy. 1910 91.80
- Salzman, Solomon—Lincoln Mortgage Co. 1910 842.90
- Schwach, Chas K, Alfred Potosky & Jos Miller—Raden Bros. 1910 257.28
- Schulz, Albt R—Jagele & Bellis. 1910 52.81
- Toth, Jos & Pasquale Caruso—People, &c. 1910 500.00
- Toth, Clara & Regina Kivovtis—People, &c. 1910 500.09
- Talcott, James—G L Hooley. 1910 208.79
- Therkatz, Wm—Sonn Bros Co. 1906 135.59
- Theisen, Valentine—L Popper et al. 1910 103.67
- Troiana, Andrew & Andrew Defina—L Tulchin. 1910 1,083.20
- Underhill, Edw—I Gunderson. 1910 316.77
- Unger, Abraham—Coney Island Brooklyn R R Co. 1909 32.65
- Volkening, Otto—W Love. 1910 125.72
- Wright, Walter J & Harry L Williams—W T Turner. 1910 1,021.02
- Wellman, Walter—J C McGuire. 1907 2,439.87
- Whiting, Prentice A—L T Klinker. 1910 49.87
- Weissman, Isidore—B L H Glass. 1910 100.41
- Wradock, Louis—J T Condon. 1910 41.21
- Zimmerman, Nathan—H J Boldt. 1907 301.95

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CORPORATIONS.

Hayes Central Storage Warehouse Co—Maintenance Co. 1910217.48
 Kinnears Hod Elevating Co—L E Muller. 191079.54
 Magnet Light Co—S Eisenberg. 1910. 1,584.25
 Woodwork Construction Co—C F Keyes. 1910254.51
 Bronx Valley Realty Co—Consolidated Agency Co. 1910606.03
 Flint, Abt H & Auburn Construction Co—Jno A Roebblings Sons Co of N Y. 19102,219.05
 Waclark Realty Co—J A Rossman. 1910. 238.72
 Cathedral Realty Co—L Parschfsky. 19102,093.93
 Hecker, Jones, Jewell Milling Co—M W Green. 1909731.86
 Gordon & Stein Contracting Co—East River Sash Door & Trim Co. 191084.65
 Teichman Engineering & Construction Co—L Marx et al. 1910114.16
 Tiffany & Co—E F Sully. 1910108.41
 Excelsior Post Card & Novelty Co—Chromo Co. 1910265.50
 N Y Central & Hudson R R R Co.—E Muth. 1910113.02
 Same—same. 191012,705.38
 Prospect Parquet Floor Co—W J Schaufele. 191058.19
 State Bank—L Masur. 191094.67
 Electrical Audit & Rebtac Co, Inc & Jno J Parker—B Aborn et al. 191087.41

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

Oct. 29.

215—Madison st, No 277. Jos Cohen agt Louis Shulsky Co & Jacob Spector.\$478.90
 216—172d st, No 601 West. Saml Belkind agt Barnard Realty Co & C Froelich.81.00
 217—Same property. Saml Goldstein agt same.61.00
 218—Broadway, s w cor 153d st, 100x150. G Schaile & Son agt Morris Levin.2,776.10
 219—Grand av, No 2420. Jacob Mankin agt Muller Construction Co.188.20
 220—Longwood av, s w cor Barry st, 75x100. Peter Sinnott agt Downey Construction Co.750.00
 221—Lexington av, No 620. Cleonicia Policastro agt Dora Briner & Louis Tortora.411.00
 222—Anthony av, e s, 198 s 173d st, 98.11x96.7 x103.6x101.6. Geo J Kurn agt Tager & Katz & Anthony Avenue Construction Co.106.00
 223—129th st, No 122 West. Church E Gates & Co agt Congregation Hope of Israel & Thos Neely.59.71
 224—65th st, No 222 East. Chas H Fenichel agt Mini Zicherman & Bernat Zicherman.1,220.00

Oct. 31.

225—Broadway, s e cor 43d st, 105x194. H F Huber & Co agt Mary A Fitzgerald & C L Graby Construction Co.16,420.00
 226—Longwood av, s w cor Barry st, 75x100. Harry McGlade agt Downey Construction Co.449.75
 227—26th st, Nos 518 to 534 West. Jos Cudrack agt Realty Co of 26th st & Architectural Cornice & Skylight Works.285.00
 228—West 3d st, s w cor Thompson st, 25x100. Toscanu Bros agt Jno Doe & Benj Cork.55.00
 229—St Anns av, No 357. United Plumbers Supply Co agt John Wein & Thos Hanley.95.20
 230—Same property. Thomas F Hanley agt John Wein & T P Mulligan.230.00
 231—Audubon av, Nos 227 to 233. Otis Elevator Co agt Heights Town Construction Co.1,275.00
 232—44th st, Nos 313 & 315 East. Herman Hurwitz agt Lecy & Ike Schapiro.45.00
 233—Madison st, n e cor Jefferson st, 23.10x80. Nicolo Rao et al agt Louis Shulsky Co & Jacob Spector.20.00
 234—Essex st, Nos 179 & 181. Interborough Sash & Door Co agt Abraham Newman & Solomon D Multz.475.00
 235—88th st, No 308 west. Joseph A Smith agt Rosa Lesser.129.65
 236—St Nicholas av, n w cor 172d st, 100x94.6. Joe Marshak agt Jno Doe & H Froelich.98.00
 237—169th st, No 897 east. State Lumber Co agt Machauler Realty & Construction Co & McDermott & Garrigon.130.00

238—191st st, s s, 50 w Hughes av, 75x90. Michael Altieri et al agt Orwell Realty Co.450.00
 239—Intervale av, intersec Wilkins pl, 311x180.4x352.4. Zingales Construction Co agt David Herman Construction Co & David Herman.550.00

Mechanics Liens filed Nov 1.

1—Wilkens av, Nos 1464 to 1474. Standard Plumbing Supply Co agt M F Construction Co & Leslie Bros.583.76
 2—165th st, s s, whole front between Findlay & Teller avs, 200x100. Same agt Fountain Construction Co & Leslie Bros.84.35
 3—Satisfied.
 4—21st st, No 43 West. Acme Metal Ceiling Co agt Remnos Construction Co & Jacob Sommer.213.35
 5—Madison st, n e cor Jefferson st, ——. Brooklyn Fireproof Sash & Door Co agt Louis Shulsky Co & Jacob Spector.60.00
 6—10th st, Nos 66 & 68 West. Joseph Bauman & Son agt Geo B Hayes.225.00
 7—Elizabeth st, Nos 241 to 245. William Rosenbaum et al agt Charles & Rosanna Dunne & Joseph Schwartz.907.81
 8—50th st, No. 200 West. Adolph Reisner agt Louise Livingston Estate, Samuel Koller & Chelsea Hotel Co.55.00
 9—Blackrock av, n s, 305 w Castle Hill av, 100x108. Emil Nikolai agt Anna T Hoffman & Charles Schrott.2,125.00
 10—24th st, Nos 142 to 146 West. Thompson W Miller et al agt District Realty Co & Peter Guthy.2,608.00
 11—24th st, Nos 148 & 150 west. Same agt Boreas Realty Co & Peter Guthy.2,880.00
 12—Audubon av, Nos 249 to 253. Alexander Mendelson agt Thomas Graham & Bert G Faulhaber.363.25
 13—15th st, Nos 314 & 316 West. Julius Goldshole agt Sam Lippman & Louis Zeldowitz & Joseph Korochinsky.90.60
 14—Fordham road, s e cor Loring pl, 41.2 x70.6irreg. Truss Metal Lath Co agt Anna L Merritt & Rudolph F Knochenhauer & Anthony Morelli.1,500.00
 15—Essex st, Nos 179 & 181. Rachel Talsky agt Abraham Neuman & Abraham Neuman.975.00
 16—24th st, Nos 148 & 150 West. Murray & Hill Co agt Boreas Realty Co & Peter Guthy.1,248.50

Mechanics Liens filed Nov. 2.

17—24th st, Nos. 142 to 146 West. South Ambroy Terra Cotta Co agt District Realty Co. Peter Guthy.3,300.00
 18—24th st, Nos 148 & 150 West. Empire Brick & Supply Co agt Boreas Realty Co & Peter Guthy.4,001.63
 19—Same property. Burns Mantel & Tile Co agt same.156.00
 20—Fordham road, s e cor, Loring pl, 41.2 x70.6irreg. Henry Rudolph agt Alma L Merritt, Rudolph F Knochenhauer & Anthony Morellix.460.00
 21—24th st, Nos 148 & 150 West. Hull Grippe & Co agt Boreas Realty Co & Peter Guthy.576.76
 22—24th st, Nos 142 to 146 West. Same agt District Realty Co & Peter Guthy.83.66
 23—184th st, s s, 116.7 w of Washington av, 50x100. Owen Toher agt Cerra Realty & Construction Co & Jno Doe.19.25
 24—24th st, Nos 142 to 146 West. Herrman & Grace Co agt District Realty Co & Peter Guthy.3,000.00
 25—University pl, e s, whole front between 10th and 11th sts, 189.9x127.10. Stanley & Patterson Inc agt Henry C Rosenbaum & Solomon Lichenstein, exrs, Hotel Albert.697.88
 26—24th st, Nos 148 and 150 West. Louis Frisse agt Boreas Realty Co & Peter Guthy.4,271.98
 27—24th st, Nos 148 & 159 West. Brooklyn Fireproof Sash & Door Co agt Boreas Realty Co & Peter Guthy.273.00
 28—Same property. Same agt; same.2,027.00
 29—Heath av, Nos 2907 to 2911. Chas R Gartelman agt Metzler Building & Construction Co.67.00
 30—Morningside Avenue West, No 54. Joseph Dillon & Sons agt American Acropolis Realty Co. Nettie J & Cyrus P Jones.853.45
 31—24th st, Nos 148 & 150 West. Gordon Bros Iron Works agt Boreas Realty Co & Peter Guthy.5,000.00
 32—Loring pl, Nos 2336 & 2338. Knochenhauer & Morelli agt Alma L Merritt or Kayser.7,420.50

33—Riverside drive, s e cor 114th st, 52x135.6. Chas H Parsons agt John J Hearn Construction Co.1,515.50
 34—24th st, Nos 142 to 146 West. Michael Larkin & Son agt District Realty Co & Peter Guthy.3,483.81
 35—24th st, Nos 148 & 150 West. Same agt Boreas Realty Co & Peter Guthy.2,375.82
 36—Minford pl, n e cor 172d st, 100x75. William Buess agt Ole & Phillipine Olson & Ole Olson & Son.353.50
 37—Fordham road, s e cor Loring pl, 41.2x70.6. Oscar Bartlestone et al agt Anna L Merritt, Adolph F Knochenhauer & Anthony Morelli.110.00

Nov. 3.

38—24th st, Nos 148 & 150 West. Standard Arch Co agt Boreas Realty Co & Peter Guthy.5,130.00
 39—24th st, Nos 142 to 146 West. Same agt District Realty Co & Peter Guthy.5,500.00
 40—3d av, w s, 17.11 n 139th st, 212.10x149.11 to Morris av, x237.5x 35.1. H M Johnson-Manville Co agt Geo A Reeber, Wm C Reeber & J Reebers Sons Co.305.00
 41—Longwood av, s w cor Barry st, 75x100. Richard H Thibaut, Inc, agt Downey Construction Co & Jas Jones.126.25
 42—24th st, Nos 142 to 146 West. Chas Johnson agt District Realty Co & Peter Guthy.1,800.00
 43—24th st, Nos 148 & 150 West. Same agt Boreas Realty Co & Peter Guthy.895.00
 44—24th st, Nos 148 & 150 West. City Fire Proofing Co agt Boreas Realty Co & Peter Guthy.515.00
 45—164th st, Nos 548 to 558 West. Vacuum Engineering Co agt Heights Metropolitan Construction Co.800.00
 46—24th st, Nos 142 to 146 West. Metropolitan Bridge Co agt District Realty Co & Peter Guthy.5,250.00
 47—24th st, Nos 148 & 150 West. Commonwealth Roofing Co agt Boreas Realty Co & Peter Guthy.978.00
 48—St Lawrence av, No 1489. Clyde F Howes agt Mary E Ailsen.144.71
 49—24th st, Nos 148 & 150 West. W & J Baldwin Jr agt Boreas Realty Co & Peter Guthy.2,465.00
 50—24th st, Nos 148 & 150 West. Geo A Just Co agt Boreas Realty Co & Peter Guthy.7,734.00
 51—153d st, s w cor Bway, 150x99.11. Jno A Philbrick & Bro agt Morris Leven & Eagle Artificial Stone Co.142.21
 52—24th st, Nos 148 & 150 West. Geo H Shuman agt Boreas Realty Co & Peter Guthy.1,814.50
 53—24th st, Nos 148 & 150 West. Universal Compound Co agt same.100.00
 54—24th st, Nos 142 to 146 West. Same agt District Realty Co & Peter Guthy.410.00
 55—217th st, n s, 81 e White Plains rd, 50x114. Hydraulic Press Brick Co agt Jas Butler, Inc & Gustav Schmidt, Jr.136.00
 56—24th st, Nos 142 to 146 West. Michael Larkin & Son agt District Realty Co & Peter Guthy.776.00
 57—Same property. Same agt same.3,482.81
 58—24th st, Nos 148 & 150 West. Same agt Boreas Realty Co & Peter Guthy.2,375.82
 59—32d st, No 344 East. Fredk J Miller agt Frankbro Realty Co & Harry Mandell.352.00
 60—68th st, Nos 248 & 250 West. Luigi Casali agt Jno A Miller, Vincenzo Latone & Pietro Altieri.86.00
 61—24th st, Nos 148 & 150 West. White Van Glahn & Co agt Boreas Realty Co & Peter Guthy.511.05
 62—24th st, Nos 142 to 146 West. Same agt District Realty Co & Peter Guthy.713.50
 63—Same property. Henry Krumgold agt same.5,500.00
 64—24th st, Nos 148 & 150 West. Pittsburgh Plate Glass Co agt Boreas Realty Co & Peter Guthy.1,875.00
 65—Same property. Same agt same.1,875.00
 66—24th st, Nos 142 to 146 West. Duffy & Meagher agt District Realty Co & Peter Guthy.4,200.00
 67—Same property. Empire City Gerard Co agt same.3,015.00
 68—24th st, Nos 148 & 150 West. Duffy & Meagher agt Boreas Realty Co & Peter Guthy.1,120.00
 69—Same property. Empire City Gerard Co agt same.290.00
 70—183d st, No 355 East. Harris Fire Apparatus agt Jno J Donovan & Wm W Van Antwerp.30.00
 71—Webster av, e s, 40.10 n 179th st, 60x100. Max Brooks agt Caryl A Montgomery, Montgomery Securities Co.700.00

(Continued on page 780.)



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(Continued from page 756.)

everywhere for many years. They have seemingly caused a doubt in the minds of some of our highest city officials. They have caused dissensions in our public service board, and now they are using their evil designs to cause dissension in the Board of Estimate and Apportionment. They have assembled together and used as "swift witnesses" some well known engineers, some of whom were formerly in the pay of the City. Now they are playing one borough against the other, appealing to selfishness and borough pride. If ever there has been a damnable conspiracy against the interest of the people of New York, this conspiracy on the part of the Interborough to prevent the City from building the Tri-Borough subway is the most outrageous conspiracy ever concocted against a confiding public.

The Interborough from the start has endeavored to prevent the City from building the tri-borough subway. They have tried by hook or by crook to force the City to abandon the building of the Tri-Borough and to use the City's credit to build extensions to the Interborough's subway and elevated roads. Not only does the Interborough want its routes extended with the City's money, but they want such extensions to cover part of the route of the Tri-Borough so as to forever destroy the possibility of the City building the Tri-Borough route or any comprehensive plan of subways. To show how insincere the Interborough officials are in their dealings with the public, we only need to remember that less than a year ago, the officials of the Interborough spent many thousand of dollars advertising in the daily papers that it was ready to build extensions to its subway and elevated roads and spend \$100,000,000 of its own money if it could only get the franchise. J. Pierpont Morgan was to underwrite the project. The Public Service Commission stood ready to grant the franchises on terms fair to the City, and providing the plans of the Interborough did not interfere with the future plan of building a comprehensive system of subways. Did the Interborough accept? Indeed not. This was another of their schemes to fool the public into abandoning the Tri-Borough subway. Now, instead of going ahead with building these extensions with their own money, they are trying to inveigle our city officials into allowing them to use the \$60,000,000 of city credit which is on hand, to build extensions for them.

Even though our City officials were inclined to favor their plan (which I do not believe) they could not do so now. In the year 1894, the voters of the City of New York by a referendum vote decided two to one in favor of municipal ownership of subways. Since that time two successive legislatures voted to exempt subway bonds from the calculation of the debt limit and at the last general election the voters adopted by a referendum vote the constitutional amendment exempting self-supporting subway and dock bonds from the computation of the debt limit. The members of the Board of Estimate pledged themselves in writing, in their speeches and in interviews that if elected they would vote for Municipal ownership and construction of the Tri-Borough route. The platform of the contending political parties at the last municipal election specifically declared for the city ownership and construction and each candidate pledged himself to support the platform. The Board of Estimate and Apportionment and the Public Service Commission have adopted the

plans of the routes as laid out by the engineers of the Public Service Commission in which the engineers of the Board of Estimate have concurred. Shall we now at this late day re-open the entire case at the behest of the Interborough? It seems to me the case is closed. It is past discussion. The mandate of the people has gone forth to municipally own and construct the subways. The people discussed it for several years and decided to build the Tri-Borough subway. No one has the right to reopen the case except the people themselves by a resubmission of the entire case to a referendum vote of the people.

A good deal has been said about a long-er ride and a system of transfers and the reaching of all parts of the City by the Interborough extensions. The City will find a way to reach all parts of the city and the Interborough will be glad to adopt a system of transfers with the Tri-Borough as it does in the Bronx with its "green" car to the Union Railway. The subways can be connected from east to west somewhere above 42d street so as to form the letter H. By this means any one traveling up or down town can ride to any part of the City.

There cannot be any doubt of the Interborough building its own extensions if the City calls their "bluff" by beginning the construction of the Tri-Borough subway. Anyone who has watched the tactics of the Interborough can readily see what its next move will be if its proposals are discarded and the city begins building the Tri-Borough route. So if anyone has a predilection in favor of building the Interborough's extensions, he can be assured that they will be built with private capital by the Interborough as soon as the City begins building the Tri-Borough.

It is said the City owns the present subway and it should not compete with itself, that the stockholders must be protected. Even if their present earnings would be cut in half by the new route, they would still make 9 per cent., but with the increase of population they will make more than that. The city owns the subway in form only, as far as this generation is concerned, the lease given to the Interborough might as well be in perpetuity.

There must finally be a monopoly of rapid transit in New York City. It is only a question as to whether the City will own and control this monopoly or whether private individuals will own the monopoly and control the city's transit for all time to come.

The most important part of the subway question is that of City control. That the City must in the end control its future transit situation has been conceded by disinterested students who have studied the transit situation in its relation to the growth of the City. It has been agreed that the City must be in a position to develop its transit lines in any direction that it desires, so as to distribute its ever growing population to the undeveloped sections of the City and avoid congestion of population and the erection of more tenements. With the transit situation in its own hands, it would not be so much a question of profitable returns to the City on its investment, but it would be the upbuilding of the City on an intelligent plan. No private enterprise could afford to do this. It would only extend its lines where it would be profitable to do so. It would be to its interest, as it is now, to keep population congested. The City could make a profit and still run the subway in the interest of the people. Although making money on sub-

ways should be a secondary consideration of the City. If we go down deep enough the subway question after all is like all other great public questions. It is a moral question. The good and welfare of our citizens is the most important question, far more important than any amount of money. We must consider first of all the lives and health of our women and children, not to say men who toil in the factories and stores who are obliged, after their hard days work to return to the tenements in overcrowded cars. Shall we keep up this unholy and unhealthy system or shall we proceed to its elimination by beginning to gradually obtain control of transportation facilities.

EDWARD POLAK.

Chairman, Committee of Rapid Transit, Association of Bronx Real Estate Brokers.

STEINWAY TUNNEL SOON BE USED.

The Public Service Commission presented a resolution to the Board of Estimate at its hearing yesterday adopted by the former body approving of the plan of the Interborough Company to operate the new Steinway tunnel between Long Island City and 42d st.

It is understood that the city will hold the title to the completed tunnel, and that the company in operating the tube will do so under the same conditions that govern the operation of the subway. Transfers will be given to passengers using the tunnel, who desire to continue their journey by way of the subway.

In the resolution of the Commission, it is stated that the company desires the granting of the following rights in order to increase its rapid transit system throughout the city:

The third-tracking of the 2d av elevated line from City Hall station to 129th st.

The third-tracking of the 3d av elevated line from Pearl and Chambers sts to about 147th st and the construction of a new bridge across the Harlem River and of a four-track elevated road between the Harlem River and 145th st for the joint use of the 2d and 3d av lines; also the construction of a two-track connection between the 3d av line at about 143d st (thence through Willis and Bergen avs) and the West Farms division of the subway at about Brook av.

The third-tracking of the 9th av elevated line from Rector st to 155th st.

The construction of a two-track road from a connection with the 2d av elevated line across from the Queensboro Bridge to the Queensboro Bridge Plaza, with provision for carrying passengers from the Queensboro Bridge Plaza in Long Island City to any point on the 2d av line for a five-cent fare.

The construction of an elevated railroad from a connection with the 3d av elevated line at Pelham av through Webster av, Gun Hill road and White Plains road to Becker av.

The construction of a two-track elevated extension of the 9th av elevated line across the Harlem River and to connect with a line over Jerome av to about 194th st.

The Board of Estimate, on motion of Comptroller Prendergast, set Nov. 11 for a public hearing.

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 50, of which 15 were below 59th st, 16 above, and 19 in the Bronx. The sales reported for the corresponding

100 Years Hence

the concrete factory of today will be as strong as when erected, especially if

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Stronger Than Granite

was used in its construction, because it is more durable than steel and stronger than granite. The strength of cement is in proportion to its fineness. Because Edison Cement is

Uniformly 10 Per Cent. Finest Ground in the World

it is 10% stronger, bulk for bulk, than any other brand. Or 10% less Edison Cement is needed to secure a strength equal to that of any other make.

EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

week last year were 54, of which 15 were below 59th st, 20 above and 19 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 160, as against 112 last week, and in the Bronx 133, as against 120 last week. The total amount was \$5,256,595, as against \$3,793,309 last week.

The amount involved in the auction sales this week was \$254,809, and since January 1, \$47,339,456. Last year the total for the week was \$305,438, and from January 1, \$51,473,302.

Albert B. Ashforth has been appointed agent for the new 12-sty building of the Alclimac Realty Co., at 12 and 14 West 37th st; also the 12-sty building at the southwest corner of 5th ave and 40th st, known as the "Knox Building."

BRICKMAKERS TALK OF REORGANIZING.

(Continued from page 740.)

of the United States Steel Corporation of the question of whether it would use part of the \$7,500,000 recently set aside in the last budget for the acquisition of two large cement plants; for the purchase of the Atlantic Portland Cement Company's plant at Stockertown, Pa. It is said that if the United States Steel Company buys this plant it will be used as branch manufactory of the Universal Portland Cement Company. The plant is unfinished and it is planned, it is said, to put the factory in working shape. The Atlantic Portland Cement Company was organized several years ago by Dr. I. A. Bachman who succeeded in interesting Western capitalists in the enterprise. It was capitalized for \$5,000,000.

CEMENT EXPORTING BUSINESS DEVELOPING.

During the recent close competition among selling agents of the "Six Companies," the exporting business has taken on much larger proportions, and it is significant that while the companies which have been shipping their products to South American and West Indian ports, have had to meet the competition of foreign cements which have had the advantage of better shipping facilities by reason of the fact that ballast freight rates are very low for vessels sailing to sub-tropical ports for home-bound cargoes; they have also met competition of some of the biggest American companies.

The Edison Portland Cement Company, for instance, has just finished shipping 300,000 barrels to Haiti for a dam and canal irrigating plant and it recently shipped 3,000 barrels to the same country for a power house operation. Last week it shipped 2,000 barrels to Buena Ventura, Columbia, South America and also to Santo Domingo. A big business

has been developed in this company by S. Churchill, this company's selling representative.

The Lawrence Portland Cement Company is another which has been shipping large quantities of its product to foreign countries, although it has been in the field for fifteen years. In view of the fact that freight rates favor foreign cements, the preference seems to be growing, judging by statistics, for American products although the foreign barrel usually contains 20 pounds more than the American receptacle. Asked for an explanation of this, one selling agent said it was purely and simply a matter of merit, American invention having produced very dependable cement that stands any weather condition.

(For other Building Material News see page 747.)

Building Up the Audubon Park Section

The final outcome and effect of a great building movement that has been going on for several years in the vicinity of the 157th st station of the Subway can now be perceived. This is the former "Audubon Park" section. Riverside Drive, Lafayette Boulevard and several other thoroughfares radiate from this center.

The buildings now in course of erection cover the last remaining unimproved corner sites, and when they are finished, the entire development will be complete. The Centre Realty Company is building an 8-sty house that will cover the triangle formed by Riverside Drive, Audubon pl and 157th st, with ground dimensions of 229x203x306 ft. William O. Fredenburg is the president of the company, H. G. Lounsbury treasurer and G. A. Murray secretary. Schwartz & Gross are the architects. The steel frame is now being erected.

The house has a very exceptional situation, in that it covers an entire block, with one side on the Drive and another virtually facing Broadway. At the foot of 157th st is the boat landing for the neighborhood. It would seem as if in the years to come a prosperous business center would grow up around these corners.

Adjacent to the Centre Realty Company's operation is that of the Riviera Realty Company's—huge and costly apartments now nearing completion from plans of William L. Rouse. The house has certain resemblances to the Hendrik Hudson on Cathedral Parkway, which was planned by the same architect. The cost of erecting the building alone was estimated to exceed \$1,500,000. Messrs. Max Marx, Mark Ash and H. Sonn are the principals in the operation.

The Dacorn Realty Company is completing on the next corner south, on Riverside Drive, another 12-sty house which is noted for the very fine brick-work in its outer walls. John L. Davis is

the president of the company, which has an office at 95 Liberty st. The Wille Construction Company is building a 12-sty house to the south of the Dacorn property.

The first builders in the vicinity were the Fleischmann Brothers Company, by erecting two immense houses on Broadway. All the houses erected in the section west of Broadway have been of large dimensions and a high grade of workmanship.

LOWEST BIDS FOR TRIBOROUGH.

Board of Estimate May Take Action Next Week.

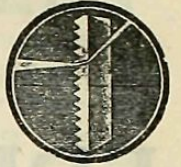
The Public Service Commission on Wednesday announced the lowest bids for the Broadway-Lexington av subway; they amount to \$59,746,554, which is within the \$60,000,000 available this year. The total of the lowest bids submitted for the three branches of the subway was \$85,437,570.11. The following are the lowest bids for the twenty sections:

Route 5—Lexington avenue:—	
Battery to Dev st—O'Rourke Engineering Construction Co...	\$5,863,194
To Walker st—McArthur Brothers Co.....	7,677,464
To Howard st—Bradley Contracting Co.....	2,323,542
To near Bleecker st—Bradley Contracting Co.....	3,619,315
To East 14th st—Bradley Contracting Co.....	3,716,304
To near East 26th st—Metropolitan Contracting Co.....	2,419,127
To East 40th st—Bradley Contracting Co.....	3,634,213
To East 53d st—Charles H. Peckworth	2,750,463
To East 67th st—Bradley Contracting Co.....	3,369,484
To East 79th st—Bradley Contracting Co.....	2,447,479
To East 93d st—Bradley Contracting Co.....	3,253,072
To East 106th st—Bradley Contracting Co.....	3,132,195
To near East 118th st—Oscar Daniels Co.....	2,825,740
To near East 129th st—Bradley Contracting Co.....	4,071,416
Under Harlem River to East 135th st—Arthur McMullen....	4,823,513
Two branches in the Bronx—Haggerty-Drummond Co.....	3,820,129
	\$59,746,656
Route 20—Canal st:—	
From Watts st to West Broadway—The Metropolitan Contracting Co.....	4,601,644
From West Broadway to the Bowery—Bradley Contracting Co.....	9,164,909
	\$13,766,554
Route 9—Broadway-Lafayette av:—	
Section 1—Newman & Carey.....	\$4,265,424
Section 2—Patrick McGovern....	4,676,941
Section 3—Walter H. Gahagan....	2,981,992
	\$11,924,359
Route 9.....	59,746,656
Route 5.....	13,766,554
Route 20.....	
Total.....	\$85,437,570

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(Continued from page 777.)

72-5th av, No 144. Sterling Ceiling & Lathing Co agt Adrian A Edgar & Berman & Star253.20
 73-24th st, Nos 142 to 146 West. Austin & Ireland Lumber Co agt District Realty Co & Peter Guthy2,085.87
 74-21st st, No 209 West. W & R Iron Works agt Philip Goldberg & Harry Arkowitz.40.00
 75-24th st, Nos 142 to 146 West. Chas Johnson agt District Realty Co & Peter Guthy1,800.00
 76-24th st, Nos 148 & 150 West. Chas Johnson agt Boreas Realty Co & Peter Guthy895.00
 77-Loring pl, Nos 2336 & 2338. Haynes & Corvell agt Alma L Merritt or Kayser, Adolph F Knochenhauer & Anthony Morelli625.34
 78-24th st, Nos 148 & 150 West. Cross, Austin & Ireland Lumber Co agt Boreas Realty Co & Peter Guthy5,931.56
 Nov. 4.
 79-7th st, No 198 East. W & R Iron Works agt Morris Jacoby & Eastern Iron Works.40.00
 80-11th st, No 603 East. Same agt Sender Jarmulowsky & Eastern Iron Works....40.00
 81-Allen st, No 186. Same agt Jos Ullman & Eastern Iron Works.....8.00
 82-Intervale av, e s, intersec w s Wilkin pl, 311.1x352.5x irreg. Louis Franco & Co agt David Herman, David Herman Construction Co, Susman Goldreyer & Robt E Simon....1,466.00
 83-Broadway, s e cor 43d st, 100x193. Martin Maas agt Mary Fitzgerald & C L Gray Construction Co.....100.00
 84-Webster av, e s, 40.10 n 179th st, 60x100. Hyman Levine agt Caryl A Montgomery & Max Brooks2,200.00
 85-24th st, Nos 142 to 146 West. Chas H Darmstadt agt District Realty Co & Peter Guthy4,925.00
 86-100th st, Nos 18 & 20 West. Moses A Wriner agt L Cashman & E A Turner....20.00
 87-Elizabeth st, No 166. W & R Iron Works agt Nathan Ullmann Eastern Iron Works.....45.00
 88-140th st, Nos 49 & 51 West. Gustave Katz et al agt Jno Monk, David M Altarsh Iron Works & David M Altarsh.....225.00
 89-11th st, Nos 31 & 33 West. Barnett Rosenstein agt Geo Cammack & Barnett Brindze & Co.....95.00
 90-126th st, No 229 East. Edw Smolka & Co agt Chas Gerlich (renewal).....231.55
 91-Loring pl, Nos 2336 & 2338. Wm Kroepke agt Alma L Merritt, Adolph F Knochenhauer & Anthony Morelli765.00
 92-Bathgate av, s w cor 188th st, 89x100x irreg to 187th st. Otto L Spannhake, Inc, agt Mountain Construction Co (renewal).....675.00
 93-165th st, s s, whole front bet Findlay & College vs, 191x90. Same agt same (renewal).....625.00
 94-9th av, s e cor 42d st, 20.1x65. Rock Plaster Mfg Co agt Louise Brenner, Andrew Golbraith & Gallagher & McCahill.....82.50

BUILDING LOAN CONTRACTS.

Oct. 29.
 Laconia av, n e cor, 232 st, 50x100. The Railroad Co-operative Building & Loan Ass'n loans Harry Hausen to erect a -sty bldy; payment3,500

38th st, Nos 34 & 36 East. Surety Realty Co loans Van Schalk Realty Co to erect a -sty bldg; payments.....16,500
 178th st, n s, 96.7 e Bryant av, 74.6x81x74.6x 86. Atlantic Dock Co loans Gaetano Cilento to erect a -sty bldy; payment.....35,000
 Nov. 1.
 Bassett av, w s, 520 s Saratoga av, 25x100. Josie H Thompson loans Filippo Capozzolo to erect a -sty bldg; payments.....4,000
 Nov. 2.
 Washington av, n w cor 179th st, 100x145. City Mortgage Co loans Golde & Cohen to erect three 5-sty apartment; 11 payments92,000
 Broadway, n e cor 98th st, 100.11x188.3. Same loans T J McLaughlin's Sons to erect a 12-sty apartment; 8 payments.....600,000
 221st st, n s, 230.6 e Barnes av, 25.1x114.4. Central Mortgage Co loans Dante Imperatrice to erect a -sty bldg; 3 payments5,000
 Nov. 3.
 Bancroft st, n s, 80 e Longfellow av, 156x 100. Oldchester Realty Co loans Usona Construction Co to erect four 5-sty apartment 7 payments.....64,000
 Nov. 4.
 Nelson av, e s, 69.8 s 169th st, 75.2x107. Theodore Wentz loans Saint Francis Realty Co to erect a -sty bldg; - payments10,000

SATISFIED MECHANICS' LIENS.

Oct. 29.
 No Satisfied Mechanics' Liens filed this day.
 Satisfied Mechanics' Liens filed Oct. 31.
 3-Washington av, w s, 75 s 159th st. John Mark Construction Co agt Ettie Rothenberg et al. (Dec 2, 1909).....503.95
 3-Gramercy Park East, Nos 35 to 38. Monroe M Golding agt Gramercy Park Club et al. Aug 5, 1910)593.94
 3-Same property. Same agt same. (Aug 5, 1910)553.94
 2-Webster av, n e cor 179th st. Barnett Silverman agt Caryl A Montgomery. (Sept 8, 1910)365.00
 Eagle av, Nos 824 & 826. Wm E McCulloch agt John Ragney et al. (July 2, 1910).22.87
 So Boulevard, e s, 170 s 167th st. Paul Silvestri agt Schoefer Construction Co et al. (Oct 24, 1910)650.00
 Satisfied Mechanics' Liens filed Nov. 1.
 St Anns av, No 337. United Plumbers Supply Co agt John Wein et al. (Oct 28, 1910).95.20
 So Boulevard, Nos 1307 & 1309. F Drescher-Rotberg Co agt E S Levy. (Aug 26, 1910)168.00
 Bergen av, e s, whole front between Gerard & Westchester av, 188.11x78.10x-x78. Standard Plumbing Supply Co agt Wm T Keogh Amusement Co et al. (Nov 1, 1910)508.11
 Satisfied Mechanics' Liens filed Nov. 2.
 West End av, No. 520. Hicks & Towers agt Mary W Somerville et al. (Oct 27, 1910)641.60
 Walton av, No 2267. Leroy Clark Co agt Bedford Park Construction Co et al. (Apr. 4, 1910; cancelled)464.00

Fairmont pl, s e cor Marmion av. Hudson Wood Working Co agt Fairmont Construction Co et al. (June 25, 1910).....1,400.00
 East Broadway, No 103. Benjamin Leff agt W Rabinowitz & Son et al. (Oct 27, 1910)300.00
 Columbus av, s e cor 95th st. Sterling Steel Ceiling Co agt Edwin A Cruikshank et al. (Sept 23, 1910)101.00
 Division st, No 79. Samuel Rosenberg agt Louis Winkler et al. (Aug 18, 1910) ..349.40
 Nov. 3.
 *Eldridge st, Nos 210 & 212. Saml Hannes agt Maurice J Burstein et al. (Aug 3, 1910)38.00
 *Essex st, Nos 179 & 181. Saml Rosenberg agt Abraham Neuman et al. (Oct 10, 1910) 53.30
 Mercer st, No 231. Hyman Rosen agt Moritz Weill et al. (Sept. 14, 1910).....55.00
 Mercer st, No 231. Jos Finkel agt Jos L Buttenwieser et al. (Sept 13, 1910)...275.00
 Nov. 4.
 So Boulevard, w s, 193.4 s 182d st. Hyman Slackman agt Katonah Construction Co. (Oct 21, 1910)275.00
 Concord av, e s, 118.1 n 147th st. Tony Spinarelli agt Anthony McOwen et al. (Aug 8, 1910)213.00
 8th st, No 352 East. Philip Levitt agt Michael Klenzinger et al. (May 16, 1910).300.00
 Same property. Sam Krevitzky agt same. (Aug 4, 1910)310.00
 Av C, No 124. Morris Hochberg agt same. (June 13, 1910)195.00
 Same property. Morris Hochberg agt same. (June 2, 1910)195.00

ATTACHMENTS.

Oct. 28.
 No Attachments filed this day.
 Oct. 29.
 Nevins, Thos A; J G White; \$45,000; Griggs, Baldwin & Pierce.
 Tremarl, Pedro J, Jr; Benheim Distilling Co; \$324.10; J G Moses.
 Oct. 31.
 Hallock, Chas; Queensboro Heights Land Corporation; \$32,307.02; Culver & Whittlesey Revolution Cotton Mills; Daniel O'Dell & Co; \$3,800; Cravath, Henderson & De Gersdorf. E Sternberger Co; Daniel O'Dell & Co; \$3,110; Cravath, Henderson & De Gersdorf.

Nov. 1.
 Grahame-White, Claude; Marceau Co, Ltd; \$200; Hoerner & Miller.
 Nov. 2 and 3.
 No Attachments filed these days.

CHATTEL MORTGAGES.

Oct. 27, 28, 29, 31, Nov. 1 and 2.
 AFFECTING REAL ESTATE.
 F T Const Co. S W Cor 165th st & Findlay av..Elite Gas & Electric Fix Co. Fixtures. 45

EMPLOYERS ASSENT TO PLAN.

Mason Builders Have Had the Scheme for Reorganizing Bricklayers Officially Explained to Them.

Secretary William Dobson of the International Union of Bricklayers, Masons and Plasterers, continues to make his headquarters at the Park Avenue Hotel, where he informed an enquirer this week that the Executive Board of the International Union was still in charge of trade-union affairs in this district of Greater New York and Long Island. Details of the plan of reorganization were gradually being worked out and carried into effect. Just at present the individual members were registering their presence as to which of the six unions they intended to join or adhere to.

Mr. Dobson stated at a conference between the Executive Board and the representatives of the Mason Builders' Association the plan had been fully discussed and had received the approval of the builders. The system of government which was to be instituted would better safeguard the interests of the "man on the wall" and would prevent conflicts of authority.

All of the affairs of the unions of Man-

hattan and of Nos. 3, 29, and 40 are now supposed to be settled and closed up. All the money remaining in the treasury of a union is to be pro-rated and turned over to the unions which the members transfer their allegiance to. The charters of the unions except Nos. 1, 9, 32 and 41 have been surrendered. The territory of Union No. 1 will be that part of Brooklyn lying south of Bedford av. No. 9's territory will comprise all that section north of Bedford av to Newtown Creek. Union No. 32 will have jurisdiction in the section south, north and east of Utica av, Gates av and the line of Newtown Creek.

The meeting places of each union in the various boroughs and districts is reserved by the Executive Board. The chairman and secretary of the executive committee shall hereafter be elected at large. In the month of December nominations will be made by each union. The names of the nominees of each union will be immediately transmitted to the secretary of the executive committee, who in turn will make up a complete list of the nominees and transmit it to each union, to be placed upon the official ballot of each union and voted upon. The vote as cast by each union will be immediately communicated to the secretary of the executive committee, who shall tabulate the vote of each union, and the two candidates receiving

the highest number of votes shall be declared elected.

The constitution of each union will be revised, so as to coincide with the new order of things. Halls will be secured in the Manhattan and Bronx Boroughs, and a meeting will be called for each union for the purpose of nominating officers and transacting other business. A general election will be held in each borough, under the supervision of the Executive Board. The unions in all other boroughs will also nominate new officers and hold general elections under the supervision of the Executive Board.

The only authority to order strikes or stoppage of work in violation of rules will be vested absolutely and solely in and be subject to the orders of the executive committee. No strike will be ordered, however, in support of jurisdictional affairs of other trades without the sanction of the I. U. Executive Board. Any business agent violating any rule covering his duties shall be immediately expelled from office.

All borough boards, commencing with the first day of November, 1910, have been dispensed with. The regulation of all apprentices will be placed in the hands of the Joint Arbitration Board. Rules governing apprentices will be drafted by the I. U. Executive Board.