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SHIFTING CENTERS.

THE final opening of the new Pennsylvania Railroad Station passed off quietly enough; but in the long run it will have a decisive effect upon the distribution of population and business in New York City. In connection with the huge development which has taken place of recent years in the means of communication to Long Island and New Jersey it will tend to concentrate business in the middle part of Manhattan, and consequently to make it spread eventually from river to river. Its full effect will only be slowly felt, because it will depend upon the slow shifting of centers of population. But there can be no doubt that ultimately the consequence will be as described. The labor employed in Manhattan business will be drawn from the east and the west more than from the north, because cheaper land will be made accessible to the east and the west; and as population gathers along the new routes it will be bound more closely to Manhattan in every way. It will use centrally situated Manhattan as restaurants and places of amusement, and most assuredly such of these people who regularly use the Pennsylvania Station will have the pleasure of entering New York by the noblest gateway ever provided by any transit company or municipality. The Pennsylvania Railroad has not received anything like the credit which it should have received for the magnificent way in which it has planned and built its terminal. It is the most beautiful and dignified monument of its kind in the world, and we doubt whether any other railroad company will ever build its like in this country. It was the product and symbol of a large and generous mind and policy, and in days of drastic public regulation railroad companies cannot afford to be large-minded and generous.

MAYOR GAYNOR'S STAND.

THE absorbing topic of conversation with everybody interested in real estate continues to be the controversy over the construction and the operation of the Triborough route. There have been no new developments during the past week, and no final opinion can be expressed until the new proposals of Mr. McAdoo and the Interborough Company have been submitted. In the meantime the opponents of the Triborough route are placed at a disadvantage for two reasons. They can point out very grave defects in the line of the Broadway, Lexington Avenue Subway, and in the details of the engineering plans, and they can show clearly that the city is taking a grave risk in attempting to finance such an unnecessarily expensive enterprise. But their arguments do not command the consideration they deserve because opposition to the Triborough route appears to be in the interest of an unpopular transit monopoly, and because any alternative plan will necessarily prolong the already intolerable delay in the construction of new subways. Under these circumstances the stand taken by Mayor Gaynor is worthy of the highest praise and should be supported by all taxpayers who are interested in the welfare of the whole city rather than in the interest of any particular locality. All that the Mayor asks is that the case be not prejudged until all the evidence has been submitted. He is prepared to accept the Triborough route, provided no quicker and more economical method of obtaining rapid transit can be planned; but he believes that some such alternative is possible, and he wants public-spirited citizens to support him in giving patient and exhaustive

consideration to these alternatives. In assuming this attitude he is risking his popularity, for the yellow journals froth at the merest suggestion of accepting any proposition from the Interborough Company, no matter how advantageous it may be, but for that very reason good citizens should stand behind him in his attempt to make the best possible bargain for the whole city. In case all other alternatives prove to be unacceptable, he is prepared, just as the Record and Guide is prepared, to favor the early construction of the Triborough route. But until all better alternatives are excluded, good citizens and prudent taxpayers should keep an open mind. That is all the Mayor asks, and surely the request is not unreasonable.

LOSING GROUND.

MR. McADOO'S first proposition has undoubtedly lost ground during the past week. It satisfied nobody, and its author has been busily conferring with the disappointed advocates of the subway system, which has been cut to pieces by the first serious proposal to operate it. Nothing more need be said about it, until the terms of the new proposal have been announced; but it is worth while to consider why it was that the proposition of Mr. McAdoo was necessarily so unsatisfactory, both from the operative and the financial standpoint. The reason undoubtedly is that the Triborough route as a purely business enterprise cannot command any financial support. No body of capitalists would invest the indefinite number of millions which the whole system would cost with any expectation of profit for many years. The consequence is that any company which bids for the operation of the route and proposes to put up the millions necessary for its equipment, is obliged to ask for a first lien upon its earnings. On no other basis could the capital be raised. Of course, a company like the Interborough, with assets of enormous value, could pledge its existing assets as security, but Mr. McAdoo's company has no assets which have not already been mortgaged for the largest part of their value. That company could not borrow \$50,000,000 on its own credit any more quickly than an ordinary business man could. So it is obliged to ask the city to pledge an investment of \$100,000,000 or more in order that its tenant may raise half that sum. Then it becomes easy. Anybody can borrow \$50,000,000, provided somebody else will put up \$100,000,000 as security. The peculiar aspect of the proposed contract is, however, that the City of New York would be investing \$100,000,000 or more in a system which would be operated partly for the purpose of encouraging its inhabitants to live in New Jersey. New Jersey is entitled to all the present inhabitants of New York who find it to their interest to take up their residence across the river; but it does look a little strange to ask Brooklyn and Manhattan taxpayers to mortgage their real estate for the construction of a subway operated by a company whose chief interest lies in the development of New Jersey. The Record and Guide is perfectly willing to admit that a contract of this kind may eventually be forced on the city, but it is certainly advisable to look sharp and long for some better method. And if such a contract does become necessary, it stands to reason that the city which assumes all the risk should appropriate the major part of any possible future profit.

WHY NOT BE REASONABLE?

WHY in the world the Interborough Company should not offer to operate the Triborough route on the terms proposed by Mr. McAdoo, but with transfers to its present system, the Record and Guide cannot imagine. Those terms look good enough to tempt even the skilled financiers which control the destinies of that corporation. The failure of the Public Service Commission to obtain any bids for the construction of the Triborough route from private capitalists, combined with the extremely bad bargain which Mr. McAdoo has offered to the city, has placed the Interborough Company in an extremely advantageous position. It really controls the situation—all that it has to do is to make a proposition which will satisfy some of the local interests which are working for the Triborough route, and it can win without any trouble. An offer along the following lines would almost certainly prove to be acceptable: The immediate construction of a Lexington Avenue and a Seventh Avenue subway, operated in connection with the existing system. The immediate construction of a new tunnel to Brooklyn, and any Brooklyn or Bronx extensions which the city was willing to pay for, and assume the risk

of having operated. The operation of the Fourth Avenue, Brooklyn subway across the Manhattan Bridge to be a connection with the subways at Elm Street and Varick Street, and on similar terms. Finally a pledge to complete the Broadway part of the Triborough route as soon as the new system was in operation. This Broadway line could be operated in connection with the Lexington Avenue route north of 42nd Street, while another extension north of 42nd Street could be constructed as needed, either on the East or West Side, and operated in connection either with the Seventh Avenue or the Park Avenue subway. Let the city supply half the necessary capital and the Interborough Company the other half, except in the case of probably unprofitable extensions, which should be paid for by the city.

Profits should be divided according to the amount of responsibility and risk assumed. We do not see why some such proposal would not win the approval of the city authorities and of public opinion, while at the same time it would be sufficiently advantageous to the company. The public benefit to be derived from the operation of all subways as a single system and with free transfers would be enormous. But the Record and Guide will not believe that the management of the Interborough Company can make an acceptable proposition, until one is actually laid on the table. Again and again it has wholly misunderstood the kind of proposal which would prove acceptable; and if the company finally fails to retain its monopoly it will have to blame chiefly the suspicion aroused by its blind and niggardly policy.

AVOIDING FUTURE LEGISLATIVE MISTAKES.

A Conference Set for December 17th.—Konrad Meier Gives Practical Hints on What the New Law Should Contain.

THE directors of the Realty League, at a meeting held in The Ansonia, on Wednesday evening, decided to take up the cudgels for the property owners and real estate interests of this city in the fight against oppressive ventilation legislation. This action is the result of efforts made by D. D. Kimball, chairman of the special committee of the American Society of Heating and Ventilating Engineers, and Webster B. Mabie, an extensive operator in factory, loft buildings and other real estate, to make the factory and loft building owners of this city see the necessity of harmonious action in this matter.

Present at the meeting were representatives of holders of \$200,000,000 worth of New York realty, reflecting interests of all classes of taxpayers. Charles Buek, owner of 400 houses in New York City; John P. Leo, builder and owner of many industrial buildings; Alfred R. Conkling, president of the league and owner of large properties; W. E. D. Stokes, owner of the Hotel Ansonia, whose tax bill in one year is more than \$130,000, and who gives gratis a meeting place for the directors in his hotel; and Carlisle Norwood, of 68 William st, of counsel for the league and a property owner. It will, therefore, be seen that the leading real estate interests of New York City have been aroused.

A CONFERENCE PLANNED.

This is the plan of action that has been adopted: A conference will be held within a week at which an effort will be made to find a basis upon which those authorities who have contributed articles to the symposium, which has been conducted in this paper since October 22, 1910, can agree as to what good ventilation is. In other words, an attempt will be made to get the ventilation experts themselves to decide upon a standard and to fix the responsibility for installation and maintenance upon the right party or parties.

Failing in this, the Realty League will prepare a bill of its own. The Engineers will also submit their bill at another conference. The two bills then will be discussed with that drawn by Commissioner Williams at another conference, which has been set down for Saturday, December 17 at the Hotel Ansonia, the date being arranged so that Mr. Williams will not have to make a special trip from Albany to attend the meeting.

Other conferences were held this week between Webster B. Mabie and counsel and Mr. Kimball, and efforts are still being made to rally other realty interests to the cause. These expressions were obtained this week regarding the progress so far made:

Mr. D. D. Kimball: "I believe we are

going to achieve satisfactory results. Mr. Mabie and myself have gone over the matter thoroughly with his counsel and will meet again, probably with Mr. Norwood. That is all I can say at present. I can convince any real estate man that he has nothing to fear from the Ventilating Engineers, if he will only give me a chance."

Mr. Webster B. Mabie: "I wish it were possible to make all the real estate men in this city know the importance of taking a personal interest in this matter. The Record and Guide has done a good work in this respect, but there is still that element of self-interest and distrust of others that has done more to make their burdens heavy to bear than any other thing. If the tenant is made responsible, it will be an equal division of cost. The tenant puts in the equipment and the owner supplies more heat."

Mr. Carlisle Norwood: "Ventilation is a good thing. The Realty League believes in it. We are not opposing the idea in any way. But we insist that the tenant be made to pay for the equipment. If it is not used properly when it is in, that is his fault and he must stand the consequences. The landlord at that gets the worst of the bargain. He has to supply more heat than formerly. The tenant gets more benefit because the employee gets purer air, his brain is clearer and he turns out more work."

In a final effort to rally the real estate men and factory owners to action before formal conference on the proposed new ventilation law takes place, Webster B. Mabie has addressed many letters to realty interests not known to be identified with any association or organization. Those who might not have received a letter will do well to communicate with Mr. Mabie, corner of Broadway and Twenty-eighth street. This is the letter:

Your interests as an owner of a loft building will be affected by a bill which is to be placed before the Legislature at its coming session.

The VENTILATION of factory lofts is being taken up in earnest, and the existing law is to be changed and made effective.

As the representative of many owners of this class of buildings and in order to protect their interests, I am in consultation with the Chairman of a special committee of ventilating engineers who are at work framing this bill.

The bill as at present drawn requires the owner to provide means of ventilation. My own views, as stated in an article in the Record and Guide of November 5th, are that it is the tenant who should provide and pay for the operation of any ventilating plant that may be necessary to meet the peculiar and particular conditions existing in his factory. This would place upon the owner only the cost of additional steam for heating a loft where forced ventilation is required.

If owners of loft buildings are to protect themselves, their opportunity is now, and in securing legislation that will favor and not injure their interests. And, in order to secure that, we must not only express our views but impose them upon those who will present this matter to the Legislature.

ABOVE ALL ELSE, WE MUST HAVE A LAW WHICH WILL NOT HOLD AN OWNER RESPONSIBLE FOR THE ACTS OF A TEN-

ANT WHICH ARE NOT WITHIN HIS CONTROL.

I would be pleased to hear from you on this subject, and upon request, will advise you of developments as we proceed.

There is unquestionably much yet to be done, but in the words of a man who had been industriously endeavoring to get the real estate and ventilating interests together, "we have at last succeeded in getting some action."

Konrad Meier, the heating and ventilating engineer of 122 East 25th st, has prepared for this issue of the Record and Guide an article of exceptional interest, in that it seeks to point out the errors made in this sort of legislation in the past and urges caution in the present instance. He says:

HOW BEST TO AMEND THE LAW.

By Konrad Meier.

That legislation to ameliorate the conditions for the workers is desirable, most of the parties interested are ready to admit. The controversy is mainly on the best way to amend the present law so as to make it enforceable and fair to all concerned.

On one side it is proposed to set up a standard of purity to define the term "sufficient and proper ventilation," which has so far been discretionary. The means to obtain the result are left open. The other side contends that better results would be obtained by calling for a fixed amount of air to be supplied. By prescribing a stated volume, the method of introducing it is also naturally narrowed down to the few systems that would permit fair and easy measurements.

Either of these propositions the writer believes to be inadequate to meet the situation. The proposed air test for purity by analysis for carbonic acid is open to serious objections. It will apply fairly in cases where vitiation is caused principally through combustion; that is, by respiration and by gas jets. Thus it may be proper to use it in classrooms and assembly halls, but often will be misleading in factories wherever the air is being polluted by other sources, such as vapors, fumes, dust and bacteria, or where excessive heat makes ventilation desirable.

The industrial field offers, in fact, many of the cases where the percentage of carbonic acid would give little or no measure of the degree of pollution. But even where such a test would be in order, it would have to be extended over a considerable period of time, covering various conditions, and in order to be fair it would require a large number of readings taken at the proper places. Moreover, the whole process ought to be repeated with every increase in occupants or in gas jets. In

the nature of things the practical application of this method would almost inevitably become a source of vexation, if not of trickery.

As to the fixed volume, of say 1,000 cu. ft. per person and per cu. ft. of gas burned, it would not, in many cases, assure the results expected, especially where a forced air supply is introduced in a manner to stir up impurities before removing them, or is otherwise improperly distributed. In other instances where natural conditions are good it would be unreasonable to insist upon the same volume intended for the average shop. In fact, the requirements in various places of work are so different, that it is absolutely essential for good results, to compel individual treatment, at least to a certain extent.

At first glance, the problem seems too complex to be met by any enforceable legislation. Nevertheless, a selection of certain features of similar existing laws could be made to cover the essential points. Primarily, the law should follow the principle of limiting the occupancy per sq. ft. of floor area and cubic contents as is done for schools, and of prescribing, in new structures, the amount of window area in proportion to floor space.

These limitations should not be prohibitive but severe enough to prevent poor conditions to start with. They would assure at least that amount of natural ventilation which can fairly be depended upon, with ample outside wall and glass areas, during the season when windows are most likely to be closed. Assuming under these conditions the renewal of air to be completed once per hour, the cubical space of the work room might safely be deducted from the volume to be supplied per capita. Thus, if a room is generously proportioned, with high ceilings, and containing 1,000 cu. ft. per occupant allowable, such a room should require no artificial air supply. With lower ceilings the air supply should be 1,000 cu. ft. per hour less the initial volume, or cubical contents per occupant, which would be defined by the legal seating. The limit of cubical space per person should be such as to preclude a too frequent renewal of air in rooms, that would create draughts.

As to the question of heat, it would seem fair to require that the full volume be brought to the room temperature down to freezing weather. If provision is made for this, it will permit keeping up the artificial supply at a gradual reduction in colder weather, down to about half volume at zero. When it is considered that the natural exchange of air is stimulated by lower outside temperature, such a reduction is not only reasonable, but justified on hygienic grounds. The cost in fuel would be at least within reason.

The space and systematic air supply provided should be distinctly understood to meet only the vitiation by the occupants. Other sources of vitiation should be taken care of irrespective of those provisions. Laws have been passed in other countries that compel the use of devices to remove dust, fumes and vapors, locally, from apparatus where it is created. Local exhaust for all sources of vitiation incidental to manufacturing is the most effective and economical way of ventilating. The volumes that might be necessary to assure the result could not be fixed or prescribed by law, but the results can be seen plainly and demonstrated. If a device is effective, it is likely to be kept in use.

While it may not be practicable to apply local exhaust for each and every gas jet used in manufacturing, or for lighting purposes, it would be feasible to call for a certain volume of air to be exhausted from the room per cu. ft. of gas burned. The exhaust need not necessarily be mechanical, if sufficient flue capacity is

available. The openings for such exhaust should be above the level of the heat sources in question, and as near to them, as practicable. Gas jets, for special purposes burning more than a certain amount of gas should be classed as a fixture requiring local exhaust.

In the case of new buildings, the principal features affecting such a law could be easily seen on the plans, which might be submitted to the Department of Labor, as is done in the School and Tenement House departments. The balance of the provisions, and the enforcement of operation by manufacturers of devices, is naturally left to the staff of inspectors, but with discretion considerably reduced and with common sense induced by a measure that would be sensible on its face, beneficial to all, and likely in the end to equalize opportunities.

AN IRON MAN OBJECTS

To Publishing the Violations Filed Against Tenement Houses.

The following letter was recently received at the Tenement House Department from a prominent ironworks man. It is an indication of the way in which the new rule of the Department, making public all violations, is viewed from the standpoint of some manufacturers. The practice was adopted in the Department because claims were made frequently that certain firms of manufacturers had received advance information.

To the Tenement House Commissioner.
Dear Sir:—We notice that every violation filed against a tenement house is on public view at the Tenement House Department. Each one gives the name and address of the owner and names the building against which the violation has been filed. In fact it is a copy of the exact violation forwarded to the owner.

This is the first time in the history of the Department that copies of violations have been placed on public exhibition, thereby giving unreliable and sharp contractors a chance of sending in their estimates before the owner receives the violation. Or else they go to the building without the owner's permission and scare the tenants by making lots of inquiries.

These owners, who don't know the good work the Department has done and is doing, and that it is established for the benefit of the tenants, to improve their safety and sanitary conditions, which policy it is carrying out to perfection, will at once form the conclusion that the Department is established for the purpose of aiding contractors. They will at once accuse the Department of standing in with the contractors, and will sling mud at a Department that has always been very fair in respect to keeping such information from the contractors.

I was more than surprised to find contractors making notes of violations. I would like to know what the Department's object is in doing this? Hoping to be favored with a reply, I am,

An Empire to Be Chosen.

Once again the employers and journeymen in the sheet-metal trades have determined to arbitrate the question as to whether the metal covered doors and the trim for such doors shall be set in place in the building by sheet-metal workers or carpenters.

More particularly, the parties to the case are the manufacturers of metal-covered woodwork and the sheet-metal workers' union. An umpire will be chosen and his decision will be final. Questions at issue were submitted to an umpire in April, 1910, and the decision then was against the sheet-metal workers. Pending arbitration, all the strikes and lockouts have been declared off.

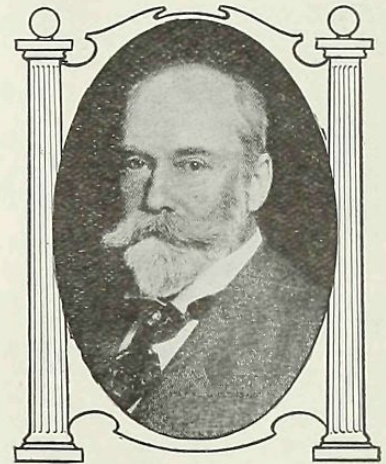
The members of the National Association of Brass Manufacturers will hold their annual meeting at the Hotel Astor, New York, December 13 and 14. Questions of modern methods of production and trade policies will be taken up for discussion and officers will be elected for the ensuing year.

Charles W. Clinton Dead.

Charles William Clinton, senior member of the firm of Clinton & Russell, architects, of No. 32 Nassau st, died Thursday, at his home, 39 East 57th st.

Mr. Clinton was the son of the late Alexander J. and Adeline Hamilton Clinton, and was a great-grandson of General James Clinton and grandnephew of Governor De Witt Clinton. He was born here in 1838, and after attending the city schools took up the study of architecture under Richard Upjohn. His whole life was devoted to his chosen profession.

Among the best known examples of his individual work are the Mutual Life Insurance Building, the Seventh Regiment Armory, the Bank of America, the New York Athletic Club, Metropolitan Trust Co.'s building, the Central Trust Co.'s building, the Mechanics Bank and the Continental Insurance Company. In conjunction with Mr. Russell he also colabo-



CHARLES W. CLINTON.

rated in drawing the plans for Exchange Court, Wall Exchange, the Hotel Astor and the 71st Regiment Armory. Mr. Russell died some years ago.

Mr. Clinton was a charter member of the American Institute of Architects and he also served as its vice-president. He was a member of the Chamber of Commerce, the Architectural League and the Municipal Art Society. His clubs included the Tuxedo, Riding, New York Yacht Club and the Century.

The firm of Clinton & Russell has latterly been composed of Mr. Clinton and Messrs. J. Hollis Wells and Frederick W. Winterburn. They were the architects for the Hudson Terminal Buildings, the Apthorp apartment, Whitehall Annex, etc.

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A HARMONIOUS ENSEMBLE.

Subject of Illustration.

The Highwood Realty Company (Julius Weinstein, president) is erecting the building on the northeast corner of 99th st and Riverside Drive on a plot 100x150. The plans provide for four families on a floor, and a layout of 6, 7, 8 and 9 rooms with 3 and 4 baths. The rooms are very

Jallade, of New York. Edwin Outwater James, by his widow. Mr. James was for forty years a director of Union Seminary and Vice-President of the board at his death. His donations, including the entire site, were the largest in a considerable list, including Mrs. James, Morris K. Jesup, John Crosby Brown, Mrs. Brown and Dr. John Meigs.

The group of buildings cost \$2,500,000. The architects were Allen & Collens, of

MORE BUILDING INSPECTION.

An Aldermanic Resolution Orders a Special Investigation of Lofts and Factories.

A resolution (No. 2326) calling on the superintendents of buildings to make a thorough inspection of all factory and loft buildings, was introduced by unanimous consent in the Board of Aldermen by Ald. Folks, and was unanimously adopted as follows:

"Whereas, Some twenty-three employees of a factory recently lost their lives at a disastrous fire in the City of Newark; and

"Whereas, This loss of life was caused by lack of adequate fire-escapes and other dangerous conditions; and

"Whereas, It is the opinion of some experts that these conditions exist to a certain extent in The City of New York; therefore, be it

"Resolved, That the Superintendents of the various Bureaus of Buildings in The City of New York, be and they are hereby requested to make or cause to be made a thorough inspection of all loft and factory buildings, with a view of issuing and enforcing orders to abate any dangerous conditions that may exist on account of lack of adequate fire protection; and be it

"Further Resolved, That said Superintendents be and they are hereby requested to report to this Honorable Board any dangerous conditions which exist by virtue of inadequate legislation, and which may cause a loss of life by fire."

Similar resolutions have been adopted in a number of cities. Last Summer the Borough President of Manhattan appointed a commission of architects, engineers, builders and real estate experts to consider the subject of safe means of exits from tall buildings and recommend laws and measures for the construction of fire-escapes, fireproof stairways or other emergency exits as they should deem wise. The commission has been gathering information, but as yet has made no report.

The inspection of loft and factory buildings is part of the regular duties of the various Bureaus of Buildings. But if the present resolution is signed by the Mayor the superintendents would be expected to make a special report on the subject.

Perhaps a City Architect.

There is strong likelihood that the City may create the office of City Architect. The feasibility of such a step was discussed at Thursday's meeting of the Board of Estimate. The discussion was prompted by a communication from the Comptroller concerning the liabilities that had been incurred by the city during the years 1907, 1908 and 1909 for services of architects in the preparation of plans and specifications.

Comptroller Prendergast suggested that a committee of three be appointed to consider the advisability of creating this office. Mr. Cyrus Miller, President of the Borough of the Bronx, said it was hardly possible that the city could get an efficient man to fill the place at the salary it probably would pay. Mr. Prendergast replied that the State had the services of an excellent man for only \$7,500 per annum. The matter was laid over for consideration.

Jamaica Bay Plans.

At a meeting of the New York Harbor Line Board, at the Army Building on Tuesday, it was agreed that the copies of the plans for improving Jamaica and Sheepshead bays should be prepared by the Department of Docks and Ferries and distributed to those interested. Colonel William Roselle, U. S. A., is the chairman of the Board, which adjourned until December 14.



A RIVERSIDE DRIVE OPERATION.

Rouse & Goldstone, Architects.

large and the apartments will be elaborately decorated throughout.

The living rooms have been grouped around the entrance foyer and a great deal of attention has been given to the service quarters. Large kitchens and servants' rooms have been provided, with a large well-lighted pantry that can also be used as a servants' dining-room.

The facade consists first of three stories of limestone, and the rest in brick and terra cotta with copper cornice. The facade will be in harmony with the adjoining building, which will be erected by the same firm of architects, with a view to making the entire block front a harmonious whole. The architects, having an opportunity to carry out the idea of a harmonious ensemble, have designed a series of 12-story apartments extending from 98th to 100th st on Riverside Drive, all to be in the same style, but treated differently in detail and color scheme.

Contracts awarded: Steel work, Milliken Bros.; terra cotta, New Jersey Terra Cotta Co.; mason work, Bohland & Alkier; fireproof arches, Rapp Construction Co.; steam heating, Raisler Steam Heating Co.; ornamental iron, Schacht & Silverson; roofing and metal, Empire Cornice Works; plumbing, Jarcho Bros.; carpentry, Solomon Bros.; cut stone, V. Valentine; elevators, Otis Elevator Co.

The New Union Seminary.

In connection with the dedicatory exercises of the new Union Seminary buildings at Broadway and 120th street on Tuesday, the names of the donors whose gifts made possible the new foundation were announced as follows: The chapel was erected in memoriam of Daniel Willis

Boston, with whom was associated L. E. was the builder of the Chapel, and the rest of the buildings were constructed by Andrew J. Robinson Company. Both the architecture and the materials of construction are very much admired. The stone from the foundations was taken and laid into a simple wall of ashlar and relieved by tracery and ornamentation of Bedford stone. The resulting combination of color and texture is considered very successful. Some day the main entrance, which is on Broadway, will be made more notable than it is by building up the tower to a height of 200 feet.

The Cauldwell-Wingate Co. Enters the Building Field.

On December 1st, a new building company, composed principally of old employees of the Andrew J. Robinson Co., who have allied themselves with other financial interests, began business under the name of Cauldwell-Wingate Co., with its offices in the 4th av. building, at the southeast corner of 4th av. and 27th st. The company is capitalized at \$150,000.

The officers of the company are Samuel Milbank Cauldwell, president; Walter S. Faddis, vice-president, and Roy W. Wingate, secretary and treasurer. They have all been associated with the Andrew J. Robinson Co. since its organization in 1900, but left the service of the company, together with others of its employees, on November 30th, to enter the building field themselves.

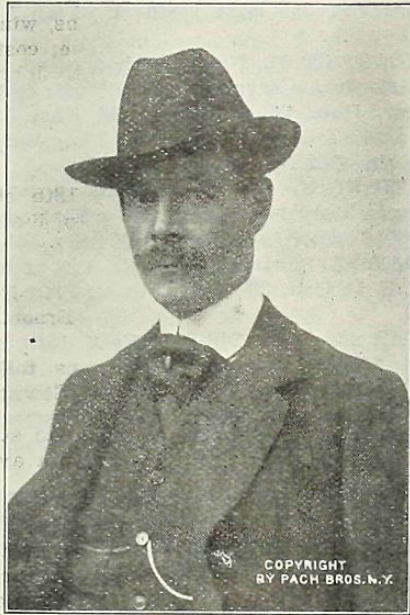
The directors of the Cauldwell-Wingate Co. are: Samuel Milbank Cauldwell, Walter S. Faddis, Roy W. Wingate, A. Fillmore Hyde, Eustis L. Hopkins, Paul R. Towne and Fancher Nicholl.

FINAL TERMINAL PLANS.

Will be Submitted to Mayor by Commissioner This Week.

COMMISSIONER CALVIN TOMKINS, of the Department of Docks and Ferries, gave an interview to the Record and Guide yesterday in which he expressed himself as confident that his plans for establishing new West Side terminals for facilitating the handling of freight coming into this city over various railroad lines, would eventually be approved and his recommendations be carried out, with possibly some modifications from the original prospectus, as submitted to Mayor Gaynor recently.

"The next step," said the Commissioner, "now that I have submitted to Mayor Gaynor the original and supplemental reports on the proposed West Side terminals, is to prepare and submit my final report on this matter, which will embody all that is necessary for the establishment of a comprehensive plan for handling freight, which will meet all criticisms that I have so far received, and, thirdly, getting the whole matter



CALVIN TOMKINS,
Commissioner of Docks and Ferries.

down to the lowest possible cost. I think you will see that I meet these criticisms fully when the final report is made public next week.

"We already have eliminated all unnecessary expense," continued the Commissioner, when the point was raised about the expense. "You will see that everything has been stripped from the expense item excepting the elevated railroad. Furthermore, I have answered fully all the points raised by Mr. W. J. Harahan, assistant to the president of the Erie Railroad Company.

"After that it will be necessary to prepare further reports on the physical aspects of the proposition, and after that I will have the matter, fully explained and worked out as regards its financial features, presented to the Board of Estimate and Apportionment for approval.

"One thing is certain, if the New York Central Railroad comes into this plan, other railroads must follow, for the very simple reason that the other railroads cannot afford to let a rival have such advantages for quick and economical transportation of freight in this city. And the New York Central has got to come into the scheme, because they will sooner or later be obliged to remove their tracks from the city's streets."

The effect upon the establishment of West Side municipal terminals upon real estate will be indirect rather than direct, according to opinions of realty authorities. In the downtown sections it will

have the effect of relieving the narrow streets of much of the congestion now prevailing and will shift that street traffic farther uptown, leaving the elevated railroad to convey the freight to docks and wharves downtown.

Another authority said that all property bordering on 11th av, where the tracks of the New York Central Railroad now run, would be benefited by the removal of the trains. So far realty interests have not seen in Commissioner Tomkins' proposition a quick and sure way of ridding 11th av of its greatest drawbacks.

EMPLOYERS' ASSOCIATION CONTEST CLOSES.

The competition among architects throughout the entire country for a prize for the two best building designs closed on December 1 with 200 plans received at the offices of the Building Trades Employers' Association, 34 West 33d st, which conducted the competition that has heretofore been described in the Record and Guide.

The date upon which the awards will be made depends upon when Mr. W. A. Boring, chairman of the awards committee, returns from Europe. He is expected back on December 20, and it probably will be the first of February before the awards will be announced. W. J. Holmes, secretary of the association, said yesterday that the committee was well satisfied with the success of the competition and that probably some official announcement would be forthcoming by the first of the year.

Other members of the jury of architects are Grosvenor Attebury and Donn Barber. Models will be made of the two plans deemed to be the best by the jurors and these will be exhibited at the Association's rooms.

November's Principal Plans.

The month of November, not so prolific of plans filed in Manhattan borough as some of its predecessors, was yet the producer of plans for several buildings of importance, including the Wolworth building, which is to be the third highest in the city. The total estimated cost of those buildings which individually will cost more than \$100,000 each, rises to more than \$2,700,000, as follows:

OFFICES AND LOFTS.

Fifth av, No 715, 6-sty loft, 28x150.	\$100,000
Broadway, s w cor Park pl, a 45-sty office bldg, 105x197.6, with extension, 86x86	500,000
Madison sq, Nos 15-19, a 20-sty office bldg, 84x197.6	700,000

APARTMENTS.

Cathedral Pkway, n w cor 7th av, 70.11x90, 9 stys	250,000
Lexington av, n e cor 21st st, 108.5x60, 12 stys	300,000
Amsterdam av, 176th to 177th st, 199.10x89.11, 6-stys	400,000
Audubon av, 187th to 188th st, 189.9x67.5, 6-stys	200,000
Convent av, s w cor 151st st, 98x86.10, 6-stys	150,000
139th st, 150 w Ams av, 100x86.11, 6-stys	106,000
	\$2,703,000

An Inspection Tour.

L. S. Miller, president of the New York, Westchester & Boston Railroad Company, has invited the directors of the Westchester County Chamber of Commerce to accompany him on a tour of inspection of the line, now under consideration, on Saturday, December 3. The party will meet at the Hotel Manhattan, 43d st side, at 11 o'clock, proceeding by automobiles for inspection of the line in the lower Bronx, stopping for lunch at the Woodmansten Inn, and after lunch they will inspect the balance of the line to White Plains.

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

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

BOARD OF EXAMINERS.

APPEAL No. 167 of 1910; New Building, No. 598 of 1910, northwest corner 89th st and Broadway, Manhattan, George and Edward Blum, appellants. Plans call for a 12-sty apartment house to cost \$1,000,000. The Bureau of Buildings objected on the ground that the walls of pent house are of unlawful thickness and construction, and that the building is more than 12 stys, and 150 ft in height and should be built in accordance with that part of Section 105 of the Building Code relating to such buildings. The matter was approved by the Board of Examiners on Oct. 19 in favor of the Appellants.

APPEAL NO. 180 of 1910; New Buildings. Plan No. 651 of 1910; southeast corner West End av and 90th st, Manhattan; George and Edward Blum, appellants. Plans call for a 12-sty apartment house. The Bureau of Buildings disapproved on the ground that stiffeners should be provided as required by Sec. 116 of the Code, also that building exceeds 12-stys. The Board of Examiners approved in favor of the appellants.

APPEAL NO. 181 of 1910, New Building. Plan No. 657 of 1910; 206 to 214 West 46th st, Manhattan; Herts & Tallant, appellants. The appellant requested permission to withdraw appeal. Plans show a 4-sty music hall. The Bureau of Buildings objected as follows: That distances between aisles are unlawful in the first floor, and that distances back of the last row of seats are unlawful in the first and third tiers. The Board of Examiners state that plans were withdrawn.

APPEAL NO. 183 of 1910, New Buildings. Plan No. 684 of 1910; 46 Trinity pl, Manhattan; George K. Hooper, appellant. Plans specify a 10-sty office building for the Adams Express Co. The Bureau of Buildings, claim that an unlawful per cent. of the lot area is covered. The Board of Examiners approved in favor of the appellant.

Public Works Contractors Dine.

The General Contractors' Association, composed of heads of public work construction companies, met at the Hotel Knickerbocker on Thursday night, at which time Comptroller Prendergast, John K. MacArthur, Commissioner John Williams of the Department of Labor, John A. Bense, State Engineer-elect, Admiral R. C. Hollyday, Chief of the Bureau of Yards and Docks, and Charles A. Angell, president of the association, spoke.

Present were H. P. Atkinson, L. C. Wason, H. E. Wilson, J. C. Ewing, Cass Gilbert, A. H. Strickland, D. E. Moran, H. A. Van Voorhis, F. L. Crawford, A. G. Underwood, J. F. O'Rourke, Emil Diebitsch, C. E. Robertson, Hugo Reid, F. Holbrook, R. S. Carter, C. W. McDonald, A. C. Gildersleeve and J. D. Dusenbury.

The eight-hour labor law and the alien labor law were discussed. Comptroller Prendergast said that he thought that the harmonious relationship between the contractor and the city was disturbed by the present eight-hour law, and said that while he was a believer in the full rights of labor he was also a believer in the full rights of capital.

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

Albert Altman, 305 East 44th st, owner; 24.
A. M. Doyle, 603 West 138th st, owner; 24.
P. Fried, 327 East 84th st, owner; 24, 27.
Dr. James J. Kindred, Wolcott av, Astoria, L. I., owner; subs. *
T. C. Lisk, 2487 Marion av, builder; subs. *
Scoper & Feustman, 39 East 28th st; ar'ts., general cont.; Jan. 1.
N. C. Hangaard, Richmond Hill, L. I., owner; subs. *
David & Henry Lippmann, 198 Bway, owners; 4, 5, 12.

C. B. Meyers, 1 Union Sq, ar't; subs. *
Delano & Aldrich, 4 East 39th st, ar'ts.; general contract.
Garrett Moore, 39th st & 3d av, Brooklyn, builder; subs. *
John A. Hamilton, 32 Bway, ar't, general contract. Dec. 25.
Chas. M. Straub, 147 4th av, ar't, 7; Dec. 15.
Oscar Lowinson, 18 East 42d st, ar't; 12.
Wm. M. Moore Const. Co., 853 St. Nicholas av, owner; 4, 5, 12.
H. Mankin, care L. A. Sheinart, 194 Bowery; 4, 5, 12.

Albert J. Schwarzler, 1340 Brook av, owner; 4, 5, 12.
J. E. Laycroft, 17 West 42d st, owner; 24.
Chas. Robert Bangs, 69 East 77th st, owner; 27.
Chas. A. Coe Estate, 69 Wall st, owner; 12.
Abraham Bauman, 8 Washington pl; 24.
James A. Dalton, 445 East 58th st, owner; 24, 23.
Seymore Realty Co., 25 Broad st, owner; 24.
M. M. Snow, 535 W. 113th st, owner; 12.
Chas. J. Wirth, 4 Beekman pl; 24.

PROJECTED BUILDING.

Manhattan.

Apartments, Flats and Tenements.

CONVENT AV, s w cor 151st st, 6-sty brick tenement, 98x86.10, tar and gravel roof; cost, \$150,000; owner, Tomahawk Realty Co., Convent av and 149th st; architects, Gross & Kleinberger, Bible House. Plan No. 728.

139TH ST, s s, 150 w Amsterdam av, 6-sty brick tenement, 100x86.11, tin roof; cost, \$100,000; owner, Wm. M. Moore Const. Co., 853 St. Nicholas av; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 723.

EDGEcombe AV, n w cor 159th st, 6-sty brick and stone tenement, 84.6x90, tin roof; cost, \$106,000; owner, Albert J. Schwarzler, 1340 Brook av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 726.

120TH ST, Nos. 325-327 East, 5-sty brick and stone tenement, 50x88.11, tin roof; cost, \$50,000; Friedman Const. Co., 171 Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 730.

Factories and Warehouses.

GRAND ST, No. 76, 1-sty brick and stone storage, 25x25; cost, \$300; owner, Lippman Abell, 150 East Houston st; architect, L. A. Sheinart, 194 Bowery. Plan No. 731.

Miscellaneous.

ELIZABETH ST, No. 8, 1-sty brick out-house, 18.2x9.6; cost, \$1,500; owner, Bartow S. Weeks, 240 West 73d st; architect, O. Reissmann, 30 1st st. Plan No. 729.

5TH AV, s e cor 102d st, 1-sty frame shed, 18.9x35.6; cost, \$200; owner, E. Hamilton, 252 East 138th st; architect, Edgar De Forest, 60 East 96th st. Plan No. 727.

12TH AV, No. 820, 2-sty brick and reinforced concrete coal pocket, 43x28.8; cost, \$6,000; owner, Coal Boulet Co., 820 12th av; architects, Fenn & Basil, 149 Broadway. Plan No. 725.

Hennebique Const. Co., contractor.

Stables and Garages.

122D ST, s s, 100 e Broadway, 4-sty brick and reinforced concrete garage, 100 x90, tar and gravel roof; cost, \$85,000; owner, R. C. Church of Corpus Christis, 535 West 121st st; architect, L. P. Fluhrer, 1123 Broadway. Plan No. 733.

Stores, Offices and Lofts.

SPRING ST, No. 154, 4-sty brick and stone store and loft, 20x75, slag roof; cost, \$20,000; owner, H. Mankin, care architect; architect, L. A. Sheinart, 194 Bowery. Plan No. 724.

113TH ST, No. 512 West, 1-sty brick store, 25x50; cost, \$1,000; owner, C. J. Zimmerman, 5-7 East 42d st; architect,

L. A. Sheinart, 194 Bowery. Plan No. 732.

COMMERCE ST, No. 245, 5-sty brick and stone loft, 24.6x36.11, slag roof; cost, \$20,000; owner, Emma M. S. Mestaniz, 810 Forest av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 734.

MANHATTAN ALTERATIONS.

CANAL ST, No. 259, partitions to 6-sty brick loft; cost, \$500; owner, Mathew Clarkson, 160 Central Park South; architect, S. M. Smith, 71 Perry st. Plan No. 2757.

DELANCEY ST, Nos. 119-121, steps, stairways to 6-sty brick tenement; cost, \$1,000; owner, Edward R. Fletcher, 134 West 122d st; architect, John H. Friend, 148 Alexander av. Plan No. 2795.

EAST BROADWAY, No. 155, erect brick smoke house, to 6-sty brick loft; cost, \$12,000; owner, St. Theresa Roman Catholic Church, Rutgers st; architect, The Improved Smoking Process Co., 874 1st av. Plan No. 2807.

EAST HOUSTON ST, No. 175, partitions, fire-escapes, to 4-sty brick store and loft; cost, \$1,000; owner, Ershowsky Bros., 175 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 2803.

IRVING PL, n w cor 16th st, alter stairs, floors, to 11-sty brick loft; cost, \$2,000; owner, Irons & Toll, 320 5th av; architects, Ach, Prochazka & Hallock, 1 Madison av. Plan No. 2805.

JAMES ST, No. 49, 1-sty brick rear extension, 23.7x44, partitions, windows, to 4-sty brick tenement; cost, \$1,200; owner, Paul Maniscalco, 303 Washington st; architect, Frederick Musty, 23 Park Row. Plan No. 2777.

MERCER ST, No. 3, excavate for cellar to 3-sty brick and stone loft; cost, \$650; owner, James A. Glover, 80 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2770.

NASSAU ST, Nos. 60-62, new stairways, partitions, walls to 5-sty brick store and office; cost, \$6,500; owner, Sarnoff Bros., 36 East 23d st; architect, Emery Roth, 20 East 42d st. Plan No. 2765.

THOMPSON ST, No. 175, partitions to 6-sty brick stores and tenement; cost, \$400; owner, Joseph Spektorsky, 115 Leonard st; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 2774.

WASHINGTON MEWS, No. 52, erect brick garage; cost, \$200; owner, Manley E. Sturges, 141 Broadway; architect, G. A. Pearse, 50 Church st. Plan No. 2762.

WOOSTER ST, No. 9, new pine floors, stairs, partitions, store front to 3½-sty brick loft; cost, \$2,000; owner, Wm. George, 36 West 184th st; architect, Carl

O. De Voe, 310 East 118th st. Plan No. 2790.

WOOSTER ST, No. 237, show windows to 2-sty frame carpenter shop; cost, \$800; owner, Hon. W. F. Moore, 43 East 8th st; architect, A. Vendrasco, 14b Rose-dale av, Van Nest. Plan No. 2786.

14TH ST, No. 102 West, partitions, windows to 3-sty brick store and office; cost, \$1,500; owner, Catherine W. St. John, Waterford, Saratoga Co., N. Y.; architect, S. B. Colt, 39 West 38th st. Plan No. 2783.

17TH ST, Nos. 249-251 West, 18th st, Nos. 238-244 West, partitions to 6-sty brick warehouse; cost, \$1,039; owner, Siegel-Cooper Co., 6th av and 18th st; architect, The Fairbanks Co., 416 Broome st. Plan No. 2764.

25TH ST, No. 34 West, partitions, toilets to 4-sty brick dwelling; cost, \$1,000; owner, Seymour Realty Co., 25 Broad st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 2769.

42D ST, No. 204 West, erect sign to 3-sty brick store and office; cost, \$300; owner, Berger Bros., 204 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 2756.

42D ST, No. 2 East, erect sign to 6-sty brick office; cost, \$900; owner, Depew Estate, 489 5th av; architect, R. M. Mann, 1250 Atlantic av, Brooklyn. Plan No. 2772.

42D ST, n s, 135 w 7th av, new lobby, exits, alter stairways to 3½-sty brick theatre; cost, \$4,500; owner, Oscar Hammerstein, Manhattan Opera House; architect, Wm. H. McElpatrick, 701 7th av. Plan No. 2796.

44TH ST, No. 305 East, toilets, partitions to 4-sty brick store and tenement; cost, \$1,000; owner, Albert Altman, 305 East 44th st; architects, S. Millman & Son, 1180 Pitkin av, Brooklyn. Plan No. 2780.

45TH ST, No. 308 East, partitions, alter front wall to 4-sty brick tenement; cost, \$1,000; owner, Rosina D. Caprid, 302 East 44th st; architect, B. Z. Stanger, 12 East 42d st. Plan No. 2806.

46TH ST, No. 4 East, 5-sty brick front and rear extensions, 30x6, alter walls, stairways, partitions to 4-sty brick residence; cost, \$37,000; owner, Chas. A. Coe Estate, 69 Wall st; architect, J. M. Farnsworth, 489 5th av. Plan No. 2760.

48TH ST, Nos. 314-316 West, partitions, girders to 1-sty brick shed and blacksmith; cost, \$300; owner, Sanford F. Roll, Rahway, N. J.; architect, Christopher Campbell, 286 5th av. Plan No. 2767.

51ST ST, No. 145 West, toilets, windows to 5-sty brick tenement; cost, \$6,-

900; owner, Henry Korn, 135 Broadway; architect, Sommerfeld & Steckler, 19 Union sq. Plan No. 2792.

51ST ST, Nos. 107-115 East, erect steel cooling tower to 6-sty brick stable; cost, \$4,000; owner, F. & M. Schaefer Brewing Co., Park av and 51st st; architect, Edwin Burhorn, 71 Wall st. Plan No. 2810.

58TH ST, No. 447 East, fire-escapes, partitions, toilets to 4-sty brick tenement; cost, \$250; owner, James A. Dalton, 445 East 58th st; architect, John H. Appeldorn, 156 5th av. Plan No. 2766.

61ST ST, No. 106 West, toilets, partitions to 6-sty brick tenement; cost, \$1,000; owner, Katherine Gallaher, 106 West 61st st; architect, Frank Hauser, 81 East 125th st. Plan No. 2771.

Luke F. Gallaher, 106 West 61st st, builder.

62D ST, No. 227 West, toilets, partitions to 5-sty brick tenement and store; cost, \$500; owner, Abraham Bauman, 8 Washington pl; architects, Gross & Kleinberger, Bible House. Plan No. 2761.

63D ST, No. 49 East, 2-sty and basement brick front extension, 17x8, to 4-sty brick dwelling; cost, \$5,000; owner and architect, Kenneth M. Murchison, 298 5th av. Plan No. 2787.

69TH ST, No. 419 East, alter shafts, windows to 5-sty brick tenement; cost, \$450; owner, Mrs. Caroline S. Stueber, 302 East 34th st; architect, I. Leitersdorfer, 346 East 65th st. Plan No. 2775.

69TH ST, No. 421 East, alter shafts, windows to 5-sty brick tenement; cost, \$450; owner, Mrs. Caroline S. Stueber, 302 East 34th st; architect, I. Leitersdorfer, 346 East 65th st. Plan No. 2776.

75TH ST, No. 173 East, partitions, store fronts to 5-sty brick tenement; cost, \$500; owner, Celtic Real Estate Co., 173 East 75th st; architect, Thomas J. Brady, Jr., 1170 Broadway. Plan No. 2768.

77TH ST, No. 69 East, 2-sty brick rear extension, 9x17, dumbwaiter shaft, partitions, windows to 3-sty brick dwelling; cost, \$2,500; owner, Chas. Robert Bangs, 69 East 77th st; architect, Howard Greenley, 298 5th av. Plan No. 2759.

113TH ST, No. 120 East, partitions, windows, to 4-sty brick tenement; cost, \$1,000; owner, Ida Greenberg, 33 East 58th st; architect, O. Reissmann, 30 1st st. Plan No. 2804.

116TH ST, No. 113 East, partitions, cut openings to 3½-sty brick dwelling; cost, \$500; owner, H. B. Grossman, 111 East 116th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2779.

125TH ST, No. 219 West, erect sign to 2-sty brick store and office; cost, \$100; owner, Isaac Hopper, 231 West 125th st; architect, Walter A. Faxon, 2376 3d av. Plan No. 2802.

BROADWAY, No. 39, new tank to 5-sty brick office; cost, \$200; owner, Estate A. Hemenway, 10 Tremont st, Boston, Mass.; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 2781.

BROADWAY, No. 1981, erect sign to 3-sty brick store and tenement; cost, \$150; owner, Mrs. Elsie Arkerbugh, 321 West 67th st. Plan No. 2799.

BROADWAY, No. 620, new tanks, to 6-sty brick store and loft; cost, \$205; owners, Ellen Cushing and others, care W. A. White & Sons, 62 Cedar st; architect, A. J. Corcoran, 11 John st. Plan No. 2800.

EASTERN BOULEVARD (Av A), w s, 63d to 64th sts, windows, partitions, to 1-sty brick garage; cost, \$1,200; owner, N. Y. Homeopathic Medical College, premises; architect, C. B. Brun, 1 Madison av. Plan No. 2808.

RIVERSIDE DRIVE, No. 103, rebuild front to 5-sty brick dwelling; cost, \$2,500; owner, Maud M. Snow, 535 West 113th st; architects, Clinton & Russell, 32 Nassau st. Plan No. 2773.

RIVERSIDE DRIVE, No. 109, rebuild front wall, new roofs to 4-sty brick dwelling; cost, \$5,000; owner, Chas. Austin

Bates, 2 West 33d st; architects, Tracy, Swartwout & Litchfield, 244 5th av. Plan No. 2798.

1ST AV, No. 2060, partitions to 2-sty brick shop; cost, \$75; owner, Jones Cannatta, 32 Fulton st, Astoria; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 2793.

1ST AV, No. 208, partitions, windows, plumbing, toilets to 4-sty brick store and tenement; cost, \$5,000; owner, Chas. J. Wirth, 4 Beekman pl; architect, Frank Straub, 122 Bowery. Plan No. 2778.

2D AV, No. 1464, 1-sty brick rear extension, 25x12.6, partitions, toilets, dumbwaiter to 5-sty brick store and tenement; cost, \$1,500; owner, P. Fried, 327 East 84th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2785.

3D AV, No. 1425, show windows to 4-sty brick tenement; cost, \$300; owner, Estate of Ella S. Hogg, 306 Lexington av; architect, Harry Zlot, 230 Grand st. Plan No. 2788.

3D AV, No. 1892, toilets, skylights to 3-sty brick store and tenement; cost, \$650; owner, Moses Israel, premises; architect, Harrison & Sackheim, 230 Grand st. Plan No. 2801.

3D AV, No. 1799, partitions, windows to 5-sty brick tenement; cost, \$1,000; owner, Thomas Fitzpatrick, 1799 3d av; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 2763.

3D AV, Nos. 705-707, partitions, toilets to 3-sty brick store and office; cost, \$1,500; owner, J. E. Laycraft, 17 West 42d st; architect, E. Wilbur, 120 Liberty st. Plan No. 2758.

5TH AV, No. 435, add 1-sty, partitions to 6-sty brick and stone loft; cost, \$4,000; owner, Farmers Loan & Trust Co., 22 William st; architect, Robert Teichman, 26 Exchange pl. Plan No. 2794.

5TH AV, Nos. 1287-1293, alter partitions passageway to 1-sty brick theatre; cost, \$300; owner, The Tiffany Estate, 128 East 36th st; architect, Martin J. Hackett, 107 West 109th st. Plan No. 2789.

7TH AV, s w cor 23d st, erect sign to 4-sty brick loft; cost, \$250; owner, Alice S. Smith, 111 East 59th st; architect, John Schroth, 458 Ralph st, Brooklyn. Plan No. 2782.

7TH AV, n e cor 47th st, install iron staircase, hand lift to 10-sty brick theatre and office; cost, \$450; owner, Columbia Bldg. Co., 701 7th av; architect, Wm. H. McElfatrik, 701 7th av. Plan No. 2797.

8TH AV, No. 2672, partitions, to 5-sty brick tenement; cost, \$600; owner, Henry Rosenberg, 323 West 137th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2809.

8TH AV, No. 232, partitions, doors to 4-sty brick store and tenement; cost, \$100; owner, Mary Drake, Italy; architect, P. F. Brogan, 119 East 23d st. Plan No. 2791.

8TH AV, No. 2123, 1-sty brick front extension, 18.6x1, new walls to 5-sty brick store and tenement; cost, \$200; owner, Mrs. S. Alexander, 143 West 120th st; architect, James A. Norwood, 215 West 134th st. Plan No. 2775.

8TH AV, No. 45, 1-sty brick rear extension, 8.10x9.2, toilets to 5-sty brick store and tenement; cost, \$400; owner, Annie M. Doyle, 603 West 138th st; architect, W. S. Bessell, 1170 Broadway. Plan No. 2874.

PROJECTED BUILDING.

Bronx.

Apartments, Flats and Tenements.

HOE AV, e s, 125 s 173d st, two 5-sty brick tenements, slag roof, 37.6x88; total cost, \$60,000; owner, East 167th St. Realty Co., A. Miller, 142 West 118th st; architect, Henry G. Harris, 882 So. Boulevard. Plan No. 1273.

WASHINGTON AV, e s, 241.11 n 167th st, 5-sty brick tenement, tin roof, 50x88; cost, \$60,000; owners, Venice Const. Co.,

Pietro Cuscuolo, 659 East 188th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1179.

Corrects error in issue of Nov. 19, when location was Washington av, e s, 241.11 n 168th st.

Dwellings.

MACE AV, n s, 25 e Barker av, 2-sty frame dwelling, tin roof, 20x52; cost, \$5,000; architect, B. Ebeling, 1136 Walker av. Plan No. 1281.

223D ST, s s, 280 w White Plains rd, four 2-sty brick dwellings, tin roof, 20x54; total cost, \$26,000; owner, Philip Krausch, 531 Tremont av; architect, B. Ebeling, 1136 Walker av. Plan No. 1279.

SEDGWICK AV, w s, 669.39 n unnamed st, 2½-sty brick dwelling, slate roof, 18x40; cost, \$7,000; owner and architect, Albert E Davis, 442 Timpson Place. Plan No. 1277.

WALTON AV, w s, 1232 s 182d st, 2-sty frame dwelling, tin roof, 17x35; cost, \$3,000; owner, Harry J Douglas, 2377 Jerome av; architect, J J Vreeland, 2019 Jerome av. Plan No. 1275.

Factories and Warehouses.

OAK POINT AV, s s, 790 w Truxton st, 1-sty brick storage, 35x38; cost, \$6,000; owners, Rock Plaster Co, 381 4th av; architect, W W Kenly, 381 4th av. Plan No. 1278.

Miscellaneous.

OLMSTEAD AV, w s, 100 n Startling av, 2-sty frame shop, 52x70, slag roof; cost, \$7,500; owner, A. T. MacKenzie, 1243 Theriot av; architect, B. Ebeling, 1136 Walker av. Plan No. 1280.

Stables and Garages.

182D ST, s s, 210.11 e Belmont av, 2-sty brick stable, tin roof, 129x100; cost, \$6,000; owner, A. Di Benedetto, 541 East 182d st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1224.

WALTON AV, w s, 123.2 s 182d st, 1-sty frame stable and shop, tin roof, 25x25; cost, \$800; owner, Harry J Douglas, 2377 Jerome av; architect, J J Vreeland, 2019 Jerome av. Plan No. 1276.

BRONX ALTERATIONS.

141ST ST, n w cor Alexander av, 1-sty brick extension, 13.8x25, to 5-sty brick tenement; cost, \$350; owner, John D. Helmke, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 572.

144TH ST, No. 449, 1-sty brick extension, 25x58.5, and new girders to 3-sty brick store and dwelling; cost, \$3,000; owner, G Schultz, on premises; architect, A Balschun, 462 East 137th st. Plan No. 567.

144TH ST, No. 230, new partitions, etc, to 2-sty brick tenement; cost, \$300; owner, Mrs Anna Granz, 230 East 144th st; architect, Geo Hof, Jr, 721 Melrose av. Plan No. 563.

149TH ST, No. 280, remove partitions in 3-sty frame store and tenement; cost, \$75; owner, G. D. Pellegrini, 556 Morris av; architect, C. A. Millner, 391 East 149th st. Plan No. 575.

173D ST, s s, 129.54 w Boston rd, 2-sty frame extension, 20x18, to 2-sty and attic frame dwelling; cost, \$800; owner, Martin Tully, 810 East 173d st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 570.

236TH ST, s s, 66.76 e Mt Vernon av, move 2-sty frame dwelling; cost, \$490; owner, Hugh Lundregan, on premises; architect, Wm. Irving, Heath av. Plan No. 565.

BEAUMONT AV, No. 2280, 1-sty frame extension, 20x10.6, to 2-sty frame dwelling; cost, \$1,000; owner, Chas. A. Corby, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 574.

CONCORD AV, e s, 100 s 152d st, new partitions, etc., to 1 and 2-sty frame stable, office and shed; cost, \$275; owners,

Robitzek Bros, 759 Beck st; architect, Chris F Lohse, 598 St Anns av. Plan No. 566.

HOE AV, No. 1232, new roof to 3-sty frame dwelling; cost, \$300; owner, Jas Michels, on premises; architect, Elmer Schoonmaker, on premises. Plan No. 569.

OAK POINT AV, s s, 520 w Truxton st, new roof to 1-sty frame storage; cost, \$1,800; owners, Rock Plaster Mfg Co, 381 4th av; architect, W W Kenly, 381 4th av. Plan No. 562.

SHORE DRIVE, w s, 200 s Philip av, 2-sty frame extension, 30x15, and basement and attic added to 1-sty frame club house; cost, \$5,000; owners, Klondike Realty Co., Herman Schmidt, 2944 3d av, president; architect, Albert Rothermel, 411 East 144th st. Plan No. 573.

WHITE PLAINS AV, w s, 400 s Magenta av, raise to grade, 2½-sty frame store and dwelling; cost, \$250; owner, Jas. McWilliams, on premises; architect, Wm. Thos. Mapes, 4740 White Plains av. Plan No. 571.

3D AV, w s, 135 n 176th st, 2-sty brick extension, 27x50, and new windows, etc., to two 3-sty frame stores, lofts and dwelling; cost, \$2,000; owners, Bartlestone Bros, on premises; architect, Chas S Clark, 441 East Tremont av. Plan No. 568.

3D AV, e s, 25 n 180th st, new bake oven, new walls, etc., to 1-sty frame store and bakery; cost, \$800; owner, Marcus Beckmann, 2170 Bathgate av; architect, Anton Pirner, 1656 Holland av. Plan No. 564.

ADVANCE REPORTS.

Eleven sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Nov. 26 to Dec. 2, inclusive, against 19 filed in the corresponding week last year, the comparative costs being \$540,000, and \$2,094,500. In the Bronx, 13 buildings were projected at an estimated cost of \$168,375, against 65 costing \$1,299,600 for the preceding year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$157,259, against \$130,300 for the corresponding week in 1909.

Buildings damaged by fire during the week ending Thursday, Dec. 1, in cases where the loss exceeded \$5,000:

57TH ST, No. 154 East. Factory building. Owner, Emma L. Chadwick, No. 317 West 106th st. Lessee and tenant, Charles Barry, Carriage and Automobile builder. Estimated loss to building is placed at \$60,000.

Lowest Bidders for the New Post Office.

STH AV.—Richard E. Heningham, 1 Madison av, has submitted the lowest bid for the construction of the new General Post Office, which is to occupy the block between 8th and 9th avs, from 31st to 33d st. His bid was \$2,350,000. The George A. Fuller Co., 115 Broadway, was the next lowest bidder at \$2,864,000. The Fuller Co. agreed to finish the building in nineteen months and Mr. Heningham in twenty-three months. Others who put in bids were The Hedden Construction Co., 1 Madison av, the Thompson-Starrett Co., 49 Wall st; James Stewart Co., 30 Church st; Charles H. Peckworth, 415 Hudson st; Norcross Bros., 160 Fifth av; Connors Brothers Co., of Lowell, Mass.; J. Henry Miller, Baltimore, Md.; and John Gill & Son, of Cleveland, Ohio. The lowest bid submitted for the heating and ventilation plant was from Baker Smith & Co., of No. 83 West Houston st, at \$165,546. This firm agrees to finish the contract in 230 days. Congress has appropriated \$6,200,000 for this improvement. Of this

\$1,700,000 was paid for the site and \$4,500,000 has been set aside for the building and the heating and ventilating plant, elevators and lights. There will be a balance of \$1,650,000 for furnishing.

Work On Big Club House and Casino To Start.

BELLE HARBOR, L. I.—It is expected that operations will be started immediately for the erection of a fireproof clubhouse, casino hall and board walk at this place, to cost in the neighborhood of \$300,000. The project is to be undertaken by local property owners to be known as the "Belle Harbor Ocean Beach Co.," of which Mr. Shultz, of the West Rockaway Land Co., 1170 Broadway, Manhattan, is largely interested. It is proposed to erect a club house, 120 ft frontage by 80 ft in depth. 5 stys, of iron and concrete construction. The Casino hall will be built on the pier, 40x60 ft, 2 stys in height. The walk will have a width of 40 ft and a length of 600 ft, the construction being of cement and iron with a wooden walk. The plans are being prepared by W. W. Smith and J. Holler, Jr., associated, architects of No. 82 Wall st, Manhattan. No estimates have yet been received for the work. A special meeting of the building committee will be held within the next thirty days to decide further details.

H. V. Koehler, Architect for Building for Hotel Raleigh Site.

BROADWAY.—Hugo V. Koehler, architect, 489 5th av., has been commissioned to prepare plans for the new loft building which the 663-665 Broadway Co. is about to erect on the site of the old Raleigh Hotel, occupying a plot measuring 50x200 ft., and extending through to Nos. 220-222 Mercer st. No building contract has yet been awarded and no estimates have been taken. It is understood that the structure will not be started before spring, and will be ready for occupancy by the first of January, 1912. The construction will be of the highest type, strictly fireproof. The old Raleigh Hotel is one of the oldest in Manhattan and is located adjoining the Broadway Central Hotel on the south. The estimated cost of the new project will approximate \$325,000. The architect will take all the bids and have entire charge of erection. Harry Fischel is president of the corporation owning the building, which has offices in the World Building.

Klein & Jackson to Build Again on Fourth Ave.

4TH AV.—Messrs. Klein & Jackson, No. 36 Wall st, owners, state that arrangements will be completed at once for the construction of another high class mercantile building at the southwest corner of 4th av and 20th st, covering the plot which fronts 100 ft on the avenue and 87 ft in 20th st. The new structure will have either twelve or fifteen stories, this detail being yet undecided. It was also stated that the plans have not been prepared as yet, and that the selection of an architect has not been made. Plans for the Belvedere Building at the northwest corner of 4th av and 18th st, recently completed by the same owners, were by William L. Rouse, of 12 West 32d st. Oddie & Stafford being the general contractors in this case. Work will be started on the new building May 1.

Storage Furniture House for Westchester Avenue.

WESTCHESTER AV.—The Mercury Realty Co., of Prospect av and St. Johns av, Samuel Brenner, president, contemplate the erection of a 3-sty storage furniture house in the center of the block on Westchester av, between 156th st and Forest av, which has practically been leased to a Newark concern for a term of years. Messrs. Goldner & Goldberg, Bronx architects, will prepare the plans.

The same owners contemplate the improvement of the adjoining plot, 89x100 ft. at the southwest corner of Westchester av and 156th st, with either 2-sty taxpayers, or a high class flat building. This operation has not yet been actually decided upon.

A Row of Nine Dwellings.

CROTONA AV.—Plans are being completed by Louis Charles Maurer, 1493 Broadway, for the immediate improvement of the northeast corner of Crotona av and 187th st, the Bronx, with nine 3-sty and one 4-sty dwellings for the Savoy Improvement Co., of No. 200 Broadway. The property lies one block from Bronx Park and a short distance from the Zoological and Botanical Garden. The plot is 200x100 ft., and each building will be 20 ft. in width and 72 ft. in depth. The facade of each building will be Tapestry brick, relieved with colored tiles set in design.

Turner Co. Get Standard Oil Contract.

BAYONNE, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has just received the general contract to erect the reinforced concrete buildings at the Constable Hook, New Jersey, plant of the Standard Oil Co. The buildings include a case and can factory, 300x153.4 ft., 2-stys, with a monitor covering an area of about 75x195 ft. and two naphtha canning buildings, 18x20 ft., 27 ft. high, with a concrete fire wall and wood floor for inspection room. The contract calls for moving the present cook house, which is 54 ft. high, to a new foundation constructed by the owners.

Bids for Public School 171, Brooklyn.

BROOKLYN.—The lowest bid received by the Board of Education for the general construction of Public School 171, Brooklyn, was submitted by the Bottsford Dickinson Co., at \$262,064. Other bidders were: T. A. Clarke Co., James MacArthur, Chas. Wille, John Kennedy & Co., H. C. Stowe Construction Co., John Auer & Sons, Kerr & Krenkel, Concord Construction Co., Thomas McKeown, Inc., George F. Driscoll, Richard E. Heningham, F. T. Nesbit & Co., Inc., Keenan & Corrigan.

New Preventorium for New Jersey.

FARMINGDALE, N. J.—Architects Scoper & Feustman and W. W. Judell, associated, No. 39 East 28th st, Manhattan, are preparing plans for a 2-sty preventorium, 77x37 ft, with a wing 36x60 ft, and four frame dormitories to be erected by the Tuberculosis Preventative For Children of which Marcus M. Marks, 687 Broadway, Manhattan, is president. The cost is placed at about \$60,000. The architects will take bids on the general contract about Jan. 1.

Six Flat Houses for Coney Island Road.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for six 3-sty flat houses to be erected on the east side of Ocean Parkway, 807 ft. north of Coney Island plank road, for David Perlman, as owner. Each building will be erected on a plot 40x148 ft., arranged for two families on a floor. The facades will be designed in a modern Spanish style of architecture, in limestone and tapestry brick.

To Figure for 26th St. Warehouse.

26TH ST.—Charles M. Straub, architect, 147 4th av, will be ready to take bids about the middle of December, for the 9-sty fireproof warehouse, 50x100 ft, to be erected by Louis Schramm, of 426 West 26th st, at Nos. 432-434 West 26th st, at a probable cost of \$50,000. Bids on structural steel will be received first. Robert E. Moss, 126 Liberty st, is steel engineer on this job.

John McKeefrey To Erect Warehouse.

BROOKLYN.—The general contract has just been awarded to John McKeefrey, of 1416 Broadway, Manhattan, for the new

3-sty brick warehouse, 20x75 ft, which L. L. Firuski, 86th st, and Riverside Drive, will erect on the east side of Flatbush av, 109 ft north of Lafayette av, from plans by architect J. G. Glover, 166 State st. The carpenter work has not been issued.

Bowery and Delancey St. Corner.

BOWERY.—Oscar Lowinson, architect, 18 East 42d st, is preparing plans for a loft and store building to be erected by Condograne Brothers, confectioners, of 147 Delancey st, at the southeast corner of the Bowery and Delancey st. The building will be 6-stys, 18x25x100x irregular. No building contract has yet been awarded.

Low Bid for San Juan U. S. Post Office.

SAN JUAN, P. R.—The P. J. Carlin Construction Co, 16 East 23d st, Manhattan, at \$372,000; submitted the lowest bid on Nov 22, for the construction of the U S post office and court house. Other bids were put in by J E & A L Penneck, Land Title Bldg, Philadelphia, Pa; the Connors Bros Co, Lowell, Mass, and the Campbell Building Co, of Salt Lake City, Utah.

Hanover National Bank To Be Enlarged.

NASSAU ST.—The Hanover National Bank, of which James T. Woodward is president, is having plans prepared by John A. Hamilton, architect, No. 32 Broadway, for an addition, 2-stys, 7x50 ft, to the bank building at the southwest corner of Nassau and Pine sts. Figures will be taken by the architect on the general contract about Dec. 25.

Apartments, Flats and Tenements.

BROADWAY, N. Y. C.—Gatlan Ajello, architect, 1 West 34th st., has filed plans with the Tenement House Department for the 12-sty elevator apartment house, 75x90.11 ft., for Paterno Bros., of 445 Riverside Drive, to be erected at the southwest corner of Broadway and 115th st., to cost \$375,000. (See issue of Nov. 13, 1910, page 787).

151ST ST, N. Y. C.—C. B. Meyers, 1 Union sq, will soon complete plans for two stores and flats, 5 stys, 46x100 ft, for Gruenstein & Meyer, 230 Grand st, to be erected at the southeast corner of 151st st, and Tinton av, to cost \$95,000. The Mason Const. Co., 296 Willis av, has the masonry.

179TH ST, N. Y. C.—Operations will not be started before spring for the 5-sty store and tenement, 50x63 ft, which Golde & Cohen, 198 Broadway, will erect in the northside of 179th st, 91 ft east of Park av. The estimated cost is \$50,000. The owner will handle the building contracts.

PROSPECT AV, N. Y. C.—Geo. Fred Pelham, 507 5th av, has completed plans for four tenements, 5 stys, 58x80 ft, to be erected on the west side of Prospect av between 169th and Freeman sts, to cost a total of \$160,000. G. Karpas, 150 West 131st st, is owner.

MARION AV, N. Y. C.—John P. Boyland, 103 East 125th st, has completed plans for the 5-sty flat, 50x86 ft, to be erected at the northwest corner of Marion av and 189th st, for T. C. Lisk, builder, of 2487 Marion av. Estimated cost, \$45,000.

CONVENT AV, N. Y. C.—Golde & Cohen, 198 Broadway, will start work next spring on a 5-sty, 30-family tenement, 50x100 ft, at the southwest corner of Convent av and 133d st, to cost about \$40,000. C. B. Meyers, 1 Union sq, has completed plans. The owner builds.

BROOKLYN.—C. Schneider & Son, 876 Flushing av, have received the general contract to build two 3-sty stores and dwellings, 21x65 ft, at Forest and Myrtle avs, for John Peters, grocer, 1039 Myrtle av. Walter B. Wills, 1181 Myrtle av, is architect. Estimated cost, \$14,000.

Of Interest To Builders

The extensive use of the telephone at the present time in hotels, apartment houses and office buildings renders it essential that some provision be made in buildings of these types to carry the large number of wires necessary for furnishing telephone service. When it is realized that in a number of buildings there are as many as a thousand telephones in service; and that it is necessary to carry two wires from each telephone to some central point in the building, the importance of making adequate provision for telephone wiring is apparent. If some arrangement is not included in the original building plans, it may be necessary to make extensive and costly alterations after the completion of the building in order to conceal the wires running through halls and rooms.

The Engineers of the Telephone Company will be glad at any time to give builders the benefit of their experience in such matters and to assist them in planning the best system for each individual case.

New York Telephone Company

15 DEY STREET

JERSEY CITY.—The Lautman Co., 643 Newark av, Jersey City, is receiving bids for the erection of an apartment house at the corner of Boulevard and Tonnele av. All modern improvements will be installed. The estimated cost is \$50,000.

NEWARK, N. J.—The Progressive Investment Co., 238 Washington st, will erect a 4-sty double flat, 66x55 ft, in Wallace st, from plans now being prepared by H. Rosensohn, 800 Broad st. Estimated cost, \$18,000.

PASSAIC, N. J.—Joseph Kowalski, No. 43 3d st, Passaic, has awarded to J. Riggo, of this place, the general contract to erect two 4-sty tenements with stores at the northwest corner of 4th and Essex sts, to cost \$20,000. A. Preiskel, Hobart Trust Bldg., is architect.

Contracts Awarded.

223D ST, N. Y. C.—Philip Krausch, carpenter and builder, 351 Tremont av, has received the contract to erect four 2-sty dwellings, 20x54 ft, in the south side of 223d st, 280 ft west of White Plains rd. Bernard Ebeling, 1136 Walker av, is the architect. Total cost is \$26,000.

IRVING PL, N. Y. C.—The Geo. A. Fuller Co., 115 Broadway, has received the general contract to erect the 12-sty loft building at the southeast corner of Irving pl and 15th st for the Consolidated Gas Co., of 4 Irving pl.

12TH AV, N. Y. C.—The Hennebique Const. Co. has received the contract to erect a 2-sty reinforced concrete coal pocket, 43x28.8 ft., at No. 820 12th av for the Coal Boulet Co. Fenn & Basil, 149 Broadway, prepared these plans.

77TH ST, N. Y. C.—The Wm. Messer Co., 27 Suffolk st, have received the plumbing contract from the Open Stair Tenement Co., of 20 Broad st, for the two 6-sty model tenements in course of erection in the southside of 77th st, 98 ft east of Av A, 200x102 ft. Henry Atterbury Smith and Wm. R. Miller, 1181 Broadway, architects.

MANHATTAN.—The contract for strengthening steel in viaduct work to the north and south of the U. S. post office, Manhattan, to carry post office area walls, has been awarded to the Pennsylvania Tunnel & Terminal Railroad Co., at \$19,618.45.

BROOKLYN.—Garrett Moore, 39th st and 3d av, Brooklyn, has received the general contract to erect the 2-sty brick factory in the northside of 40th st, 494 ft west of 2d av, for Edward Dannemiller, dealer in coffee at 39th st and 2d av. Charles Braun, 459 41st st, is the architect. Estimated cost is \$12,000. The general contractor is taking estimates on all subs.

ANNAPOLIS, MD.—The contract for constructing a power plant in the U S Naval Academy, Annapolis, Md., has been awarded to the Evans-Almiral Co, Manhattan, at \$90,545.

Churches.

NIAGARA FALLS, N. Y.—James R. White, architect, Arcade Theatre Building, Niagara Falls, will take bids at once for a brick synagogue, 33x70 ft, to be erected by the Congregation Temple Beth Israel, at the corner of Cedar av and 4th st, to cost about \$10,000.

STAMFORD, CONN.—Architects Denison & Hirons, 475 5th av, Manhattan,

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are completing plans for the new church to be erected by the Advent Christian Science Society, Alice Lounsbury, reader. The plans call for a structure of hollow tile blocks and stucco, with a slate roof and steam heat. It is probable that estimates will be called for very soon.

Dwellings.

46TH ST, N. Y. C.—J. M. Farnsworth, 489 5th av, has completed plans for extensive changes to the 4-sty residence No. 4 East 46th st for the Chas. A. Coe estate, of 69 Wall st. Estimated cost is placed at \$37,000. No contract has yet been issued for the work.

RICHMOND HILL, L. I.—Plans are in progress by H. Haugaard, of Jamaica av, Richmond Hill, for a 2½-sty frame residence, 25x38 ft, to be erected at Lef-ferts & Metropolitan avs, by W. C. Haugaard. The owner is taking bids on all subcontracts. The cost is estimated at about \$15,000.

BROOKVILLE, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a handsome brick residence, 2½ stys, 50x100 ft, for T. A. Havemeyer, 113 Wall st, to be erected here. The cost is placed at \$35,000, and the architects will take all the figures.

Factories and Warehouses.

NEWARK, N. J.—The Linde Air Products Co, Chandler and Manton sts, Buffalo, N. Y., is having plans prepared for a branch factory to be built at Newark, N. J., to be 130x130 ft, 2-sty, brick and steel construction. Address Cecil Light-foot, general manager.

POUGHKEEPSIE, N. Y.—The Torrington Building Co., of Torrington, Conn., has just received the general contract to erect a reinforced concrete fireproof factory, for the Pioneer Pearl Button Co., of 377 Broadway, Manhattan. Plans are by P. M. Lloyd, 39 Market st, Poughkeepsie.

NIAGARA FALLS, N. Y.—The Shredded Wheat Co., 424 Buffalo av, has awarded to Thomas Andrews Sons, 521 11th st, Niagara Falls, the general contract to erect a 1-sty brick storehouse, 60x125 ft, at this place.

ROCHESTER, N. Y.—The Stecher Lithographic Co, Rochester, is completing plans for the erection and equipment of a 3-sty brick addition to its plant, to cost about \$50,000. Frank A. Stecher, 274 Goodman st, is president.

Halls and Clubs.

HOBOKEN, N. J.—The Valencia Boat Club, 1036 Park av, this city, has purchased the 3-sty brick dwelling it now occupies and will immediately make extensive alterations, turning the building into a club house.

STAMFORD, CONN.—Union Lodge, F. & A. M., have purchased property on Atlantic st as a site for a Masonic temple. Work will not be started for two years, and as yet no architect has been selected.

BRISTOL, CONN.—Plans of W. B. Crabtree, architect, of New Britain, were accepted at a recent meeting of the building committee of the Red Men's Building Association for the new club house on Prospect st. The building will be 60x100 ft., 2-stys high, constructed of red pressed brick, with marble trim and tin roof. Steam heat, gas and electric lights and other modern conveniences will be required.

Hospitals and Asylums.

LONG ISLAND CITY.—Frank Chmelik, architect, 796 2d av, L. I. C., has prepared plans and the owner, Dr. James J. Kindred, Wolcott av, Astoria, is taking bids for a 2½-sty brick hospital, 50x55 ft, to be erected in the east side of

Merchants st, 147 ft north of Ditmars av, to cost about \$12,000.

BUFFALO, N. Y.—Esenwein & Johnson, 777 Ellicott sq, are now completing plans for the new orphan asylum, including an administration building, chapel and dining hall, 3 stys, 58x60 ft, with wings and wards, to be erected by the Buffalo Orphan Asylum, in Virginia st, at an estimated cost of \$175,000. Estimates will be received on separate contracts after Dec. 5.

BRIDGEPORT, CONN.—Local architects have been invited to submit competitive sketches for the new almshouse to be built during the year. It is proposed to build a structure to accommodate 500 inmates. The committee in charge consists of Aldermen John M. Griffin, H. H. Jackson, J. J. Conlin, Thomas Stewart and S. F. Boucher.

Schools and Colleges.

WESTVILLE, CONN.—A call will soon be issued inviting local architects to submit competitive plans for a new school to be built in Westville. The committee in charge consists of P. R. Greist, chairman; Charles Marvin, J. B. Tower and George V. Smith.

SHELTON, CONN.—Architects Cooper & Bailey, 80 Franklin st, Boston; McLean & Wright, 110 Tremont st, Boston; C. T. Beardsley, Jr., Bridgeport, and W. P. Crabtree, New Britain, have been invited to submit competitive plans for two new schools to be erected by the borough. There is an appropriation of \$50,000 for the work.

BRIDGEPORT, CONN.—Arrangements are being made by St. Patrick's R. C. Corporation to erect a parochial school. The plans will be prepared by Architects Dwyer & McMahon, of Hartford, and the structure will cost about \$50,000. Rev. J. B. Nihil is pastor.

FALL RIVER, MASS.—Corbett & Higgins, 70 Bedford st, are completing plans for the Technical High School, which will be ready for figures in about two weeks. The building will cost \$175,000.

Stores, Offices and Lofts.

BOWERY, N. Y. C.—C. B. Meyers, 1 Union sq, is taking approximate figures for the 4-sty store and loft building, 16x100 ft, to be erected by David & Henry Lippmann, of 198 Broadway, at the northwest corner of the Bowery and Delancey st, to cost about \$20,000.

SPRING ST, N. Y. C.—L. A. Sheinart, 194 Bowery, has completed plans for the 4-sty store and loft building, 20x75 ft., to be erected by H. Mankin at No. 154 Spring st, at a cost of \$20,000.

CHICAGO, ILL.—Announcement was made last week that the Brooks estate of Boston on May 1 will begin the construction of a 14-sty office building at the southwest corner of Monroe st, to be known as the Monroe building. The cost is estimated at \$1,000,000. It will have a frontage of 89 ft on the av and a depth of 171.9 ft. The architecture will be Gothic. The lower two floors will be of polished granite and the upper floors of gray terra cotta. Holabird & Roche, of Chicago, prepared the plans. The building will be completed May 1, 1912, and each floor will contain about 11,000 sq ft of space.

Theatres.

PROVIDENCE, R. I.—Bids have been received on plans for the new theatre to be erected in Union st for Chas. Allen, Matthewson st. Martin & Hall, of Providence; architects; brick and reinforced concrete, 2-stys, 110x140 ft.; cost, \$125,000.

Bids Opened.

BROOKLYN.—Bids were opened Nov. 28 by the Board of Education for (Item 1) installing heating and ventilating ap-

paratus, and (Item 2) for installing temperature regulation in new Public School 167, Brooklyn. For Item 1, E. Rutzler Co., at \$43,243, was low bidder. For Item 2, the National Regulator Co., at \$3,793, was low bidder.

Government Work.

WASHINGTON, D. C.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Jan. 26, for the construction (including roof and ground surface drainage system) of the new building for the Bureau of Engraving and Printing, Washington, D. C., James Knox Taylor, Supervising Architect.

FORT STRONG, MASS.—All bids received on Oct. 31, by the constructing quartermaster, Boston, Mass., for the construction of an ordinance storehouse at Fort Strong, Mass., have been rejected as excessive and instructions given by the quartermaster general to call for new bids, to be opened about March 1, 1911.

WASHINGTON, D. C.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Jan. 14 for the construction (including roof and ground surface drainage system) of the new building for the Bureau of Engraving and Printing, Washington, D. C.—James Knox Taylor, Supervising Architect.

Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received at this office until Dec. 23, for the installation of a heating and ventilating apparatus in the U S Post Office, Oklahoma City, Okla, in accordance with drawings and specifications, copies of which may be had at this office or at the office of the Custodian of Site, Oklahoma City, Okla, James Knox Taylor, Supervising Architect.

Municipal Work.

MANHATTAN.—Bids will be received by the Board of Water Supply, 165 Broadway, until 11 a m Tuesday, Dec. 13, for furnishing and delivering certain apparatus and materials at Ashokan, Kensico and Hill View reservoirs and in various structures along Catskill aqueduct in Ulster, Orange, Putnam and Westchester counties, N. Y.

BROOKLYN.—Estimates will be received by the Park Board Thursday, Dec. 8, for re-surfacing the speedway of Ocean Parkway, between Av J and Kings Highway, Brooklyn.

BROOKLYN.—The Park Board will open bids Thursday, Dec. 8, for erection and completion of a comfort and shelter building located in Winthrop Park, Borough of Brooklyn.

BROOKLYN.—Estimates will be received by the Commissioner of Docks Tuesday, Dec. 6, for heating work in connection with reconstructing and repairing the ferry structures at the foot of Broadway, East River, Brooklyn.

RANDALLS ISLAND.—Bids will be received by the Department of Public Charities Wednesday, Dec. 7, for the electric work, elevator work, interior finishing, fixtures, vacuum cleaning plant at the Nurses' Home building for the Children's Hospital, situated at the north end of Randalls Island.

A. L. Guidone & Co., 162 East 23d st, general contractor for the new Mirror Building, at the corner of Hudson and Morton sts, to be erected for the Trinity Church Corporation, are now setting the first two tiers of iron beams. This firm also have the contract to erect the Brion Building at Canal and Sullivan sts, for the same owner. On this building the steel is set up to the 8th tier, and the limestone work will be completed this week.

DON'T MISS NEW YORK'S FIRST CEMENT SHOW

to be held at **Madison Square Garden, December 14-20.** A big feature will be Booths 144-5-6, Main Floor, where you will see the great possibilities of

Edison Portland Cement

For the first time at a cement show Mr. Thomas A. Edison will exhibit a model of his famous cement house, together with sample castings of a full sized house.

Come to our booth and ask questions—all you can think of about the cement that is

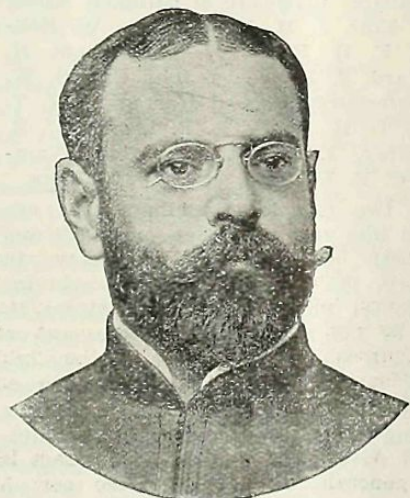
Uniformly 10% Finest Ground in the World

We have a lot of information to give you that you'll find valuable.

Put down the date on your calendar, or have your assistant make a note of it. Don't forget to have him include this—"See Booths 144-5-6, Edison Cement." When you get to the Garden you'll be glad you made the note.

Remember the date—**DECEMBER 14-20**

Remember the place—**BOOTHS 144-145-146
MAIN FLOOR**



John Philip Sousa's Famous Band of 60 Musicians will render concerts each afternoon and evening during the show. The engagement is the last which Sousa and his band have in this country, as they sail the day following the close of the cement show for an extended tour of the world, lasting 2 years.



Edison Portland Cement Co.

ST. JAMES BUILDING, NEW YORK

PERSONAL NEWS AND TRADE GOSSIP

F. N. Wilcox, architect, formerly of 39 East 42d st, has moved his offices to Nos. 37-39 East 28th st.

Michael Tully, builder of 957 Whitlock av, tendered a beefsteak supper to his friends on Thursday evening, Dec. 1.

The American Bridge Co has the contract for 4,500 tons of structural steel for the Boston Elevated Railroad work.

Steel fabricators figure that the new Riggs building in Washington will require about 900 tons of fabricated material.

W. P. Seaver, architect and engineer, formerly with the 3d Av. Railroad Co., has opened an office at No. 322 5th av.

J. H. Schwacke, president of the National Metal Trades Association, has called a meeting of the Executive Committee to be held at the Hotel Astor December 6.

Mr. W. D. Baldwin, president of the Otis Elevator Co., is expected home on the Cedric on Monday. He has been abroad for two months for a much needed rest.

George V. Salle is the superintendent in charge of the Foundation Company's forces at the caisson sinking at 11th av and West 25th st, where the Simon Zinn factory is to be erected.

John Clark of Rogers Place and 165th st. has just completed the plaster work on two 5-sty apartments for William Sinnott, on the east side of Vyse av, 100 ft. south of 172d st.

The marble walls of the James B. Duke house on 5th av, at 78th st, have been finished by the John T. Brady Co., the builder. The marble was supplied and cut by B. A. & G. N. Williams.

Fountain & Choate, builders, are the contractors for making over the residence of Dr. Howard Barclay in East 56th st., between Madison and Park avs, from plans by Colt & Chard, architects.

The Allegheny Valley Brick Co. is placing orders for equipment required for the plant it is building at Olean, N. Y., including two 165-HP. gas engines and necessary brick-making machinery.

The Keystone Construction Company has started the steel frame work for the 12-sty apartment house to be erected for the Seventy-Sixth Street Company, on Park av, at the southwest corner of 76th st.

Mitchell & McDermott of So. Boulevard and 167th st., builders and contractors, have just topped out the two 5-sty apartments on the west side of Wilkens av, 75 ft. north of Jennings st, the Bronx.

Edwin Outwater's mechanics, in making over the old dwelling at the southwest corner of Park av and 75th st, are covering the brick walls with stucco, a material which is becoming very popular in and around the city.

James C. Hallock, formerly engineer for the Passaic Valley Flood District Commission, has been appointed deputy chief engineer in the Board of Public Works, Newark, N. J., serving under Mr. Morris R. Sherrerd, chief engineer.

To honor the first year that he has held office as President of the Borough of the Bronx, the friends of "Cy." Miller are planning to tender him a "Dollar Dinner" Tuesday evening, January 10, at Niblo's Garden, 170th st and 3d av.

The contracting firm of Del Balso & Co. had their first mishap on Monday, Nov. 28th, since their organization, when one of their men was killed on a cave-in of a foundation of a new building on Prospect av, near 165th st.

Whitney P. Westervelt, a building material dealer, has filed a petition against

the Lavelle Real Estate Co., of 795 East 176th st. The assets are estimated to be \$10,000. The company was incorporated Feb. 9, 1910, with a capital of \$5,000.

The White Hod-Elevator Co., 144th st and Southern Boulevard, whose plant was recently destroyed by fire, is now completing its new fireproof plant, consisting of engine-room, blacksmith shop, carpenter shop, storeroom and stable.

The United States Realty & Improvement Co. reports gross profits for the month of October of \$244,248, an increase of \$11,267, and surplus after dividends of \$156,260, an increase of \$14,186. For six months the surplus was \$409,600, a decrease of \$18,007.

George H. Shuman, of 13 East 30th st, is doing the electrical work on the 12-sty apartment house which the W. J. Taylor Co., as general contractor, is completing on the southeast corner of Park av and 76th st. Milton Schnaier & Co. have the plumbing contract.

The A. S. Cameron Steam Pump Works, No. 11 Broadway, has elected the following officers: President, George Doubleday; first vice-president and treasurer, W. R. Grace; second vice-president and general manager, George W. Fuller; secretary, F. A. Brainard.

Chief Engineer Lewis of the Board of Estimate has recommended the construction of an underground street, 800 ft. long under Fort George Hill, from Broadway to the subway station at St. Nicholas av and 190th st. The station, which is now under construction, will be 150 ft. below the surface.

The University of Illinois, Bulletin No. 42, on "The Effect of Keyways on the Strength of Shafts" is being issued. This bulletin is by Henry F. Moore and gives valuable information. The book contains twenty-six pages including charts. It will be sent upon request from the Engineering Experiment Station of the University of Illinois, Urbana, Ill.

Preparations are under way for the annual meeting of the American Society of Inspectors of Plumbing and Sanitary Engineers, which will be held in Milwaukee, February 6, 7 and 8, 1911. The committee on convention is comprised of George R. Stolz, P. J. Madden and J. E. Mullane. Thomas J. Claffy, 215 Madison st., Chicago, is the general secretary.

Milliken Bros. have the steel work up ten tiers in the construction of the millionaires' apartment house on Fifth av., at the north corner of 51st st., opposite the Museum of Art. Adin G. Pierce Co. is doing the cement floor work and the wire lath work. The masonry has not yet got above the curb. Henry Hanlein & Son are the sub-contractors for the stone.

The Rex Construction Company, 220 Broadway, has just been organized and is prepared to handle contracts of any size in mason work and general contracting. I. Polstein, president and treasurer has been engaged in the speculative building business for over 20 years, and Mr. Alexander Wolffe, vice-president and secretary has been connected with Mr. Polstein for the past twelve years.

Colonel Charles M. Jarvis, formerly vice president of the American Hardware Corporation, of New Britain, Conn., has been elected president to succeed the late Philip Corbin, the account of whose death recently appeared in the Record and Guide. Charles H. Parson becomes vice president to succeed Mr. Jarvis. Philip Corbin, 2d, has been chosen a director of the P. & F. Corbin Co., one of the subsidiaries.

The labor unions in the building trades, especially the rockmen and excavators, are anxious that actual work on both the Triborough subway and the Catskill aqueduct tunnel through Manhattan be started as soon as possible. A delegation called on Commissioner Willcox, of the Public Service Commission, this week. The plans for the water tunnel have been approved by the Board of Estimate.

The Buckley Const. Co., 103 Park av, Manhattan, the successful bidders for erecting a double set of assistant surgeon's quarters in conjunction with the construction of marine officers' quarters at Staten Island, will use the following fixtures in the prosecution of the work: Radiators and boiler by the American Radiator Co., plumbing fixtures by Haines, Jones & Cadbury Co.

The United States Geological Survey, of which George Otis Smith is director, has issued under the auspices of the Department of Interior a booklet on "The Production of Asbestos in 1909." The paper is by J. S. Diller and contains an advance chapter from the mineral resources of the United States for last year. The book is a valuable one to architects and others interested in asbestos and its varieties and characteristics.

Henry Hanlein & Son, cut-stone contractors, have taken the contract for the stone going into the Underwood building at Vesey and Church sts., from plans by Goldwin Starrett & Van Vleck. The Tidewater Building Co. is the general contractor. The Hanleins are also doing the stone work for the new Packard Commercial School on Lexington av., the Hedden Construction Co. having the general contract.

Percival R. Moses, C. E., has been engaged as engineer for the heating, lighting, refrigerating and power-plant of the building being erected by Mrs. Elizabeth M. Anderson on Fifth av., at the southeast corner of 38th st., to be occupied as a department store by Bonwit, Teller & Co. Mr. Moses has also been selected as engineer for heating, lighting, refrigerating, plumbing and elevators for the 12-sty apartment house to be erected on West End av, at 90th st, from plans by George and Edward Blum, architects.

On Saturday evening, Nov. 26, a box party was given at Weber's Theatre by the heads of departments of Milliken Bros., steel fabricators, in honor of Francis Dykes, the general manager of the company. Among those present were: E. C. Wallace, president of Milliken Bros.; J. M. Ellis, J. M. Ryan, Chas. W. Eckhardt, F. H. Boyle, J. E. Jennings, H. M. Ward, S. J. Reeves, John Cargill, W. R. Waterbury, Richard Harragan, W. T. Voegel, D. H. Roney, L. B. Loomis, C. R. MacCarey, J. P. Pittinger, Geo. Wambold, C. E. Buckton, and many others.

The two fine loft buildings that appeared this year in 23d st., near 7th av., will both be ready for occupancy in January, the one on the south side for the Robert Burns Realty Co. (Alfred M. Rau) of 135 Broadway, and the one on the north side of the street, directly opposite, for the Irving Fischel Construction Co. of 61 Park Row. Mr. Rau's building has a facade composed of white-glazed terra-cotta, and the side which it turns towards 7th av has been laid up with face brickwork in panels, which is a great improvement over a blank wall of common brick.

J. C. S. Upton, secretary of the New York Metal Ceiling Company, the offices of which were drenched during the fire at an adjoining lumber yard, announced this week that his company has resumed

business after having been obliged to close for six weeks pending the adjustment of the insurance. The company's showroom, which was considered to contain one of the finest displays of metal ceilings in the city, was ruined by water, although it stayed the progress of the flames. It is being renovated and improved. The new showroom will contain 75 different layouts.

M. R. Porter has been elected president, C. W. Scarborough vice-president and W. W. Jacobs secretary and treasurer of the American Hardware & Supply Company, organized at Pittsburgh last week, as announced in this paper. All are from Pittsburgh. The executive committee consists of W. M. Scott, Carnegie; Edward Ohl, Sharon; J. A. Sword, McKeesport, and D. E. Hiber, of Dubois. The merchants present at the convention called to organize in opposition to the inroads being made upon retail business by catalogue houses, represented an individual annual business of from \$30,000 to \$250,000. There are 200 shareholders registered, some of them being from this city.

The Manufacturers' Association of New York, under the presidency of John M. Peters, is taking an active interest in the subway situation. At a recent meeting the McAdoo proposition was fully endorsed. Nathaniel H. Levi, chairman of the Bridges and Tunnels Committee, offered a resolution, which was adopted by the meeting to the effect that the McAdoo corporation, the Public Service Commission and the Board of Estimate and Apportionment be petitioned to authorize the construction of the Broadway subway in Brooklyn as a part of the Triborough system. Bird S. Coler, ex-President Wilson, Francis M. Sutton, Frank A. Tyler, Charles C. Copeland, John J. Williams and President Lawson Purdy of the Department of Taxes and Assessments also were speakers.

The Upper Kittanning Brick Co., East Brady, Pa., which was recently organized, has elected E. M. Houghtaling president; C. E. Foster, vice president; George W. Foster, secretary and H. Otto Wittpen, treasurer. George W. Foster will have charge of the plant. Mr. Houghtaling will have the selling end, at his office at 44 East 23d st. The company has been incorporated for \$200,000 under the laws of West Virginia, and \$75,000 in preferred stock has been paid in. In this plant all the light, cream and mottled brick known under the general name of "Kittannings" will be made, leaving the original plant at Kittanning, Pa., to turn out all the white and gray brick. The new work will have a capacity of 8,000,000 brick a year. The output of the original plant at Kittanning has been sold up to January 1st.

Mr. A. G. Mills, vice-president and secretary of the Otis Elevator Co., stated this week that no permanent successor had yet been named to fill the vacancy caused by the death of Lynde Belknap, treasurer of the company, who dropped dead in his office on October 27. Mr. Mills said that Edward A. Russell, assistant treasurer and a member of the Board of Directors, had been appointed acting treasurer pending the meeting of the Board of Directors on Wednesday, December 14. Mr. Russell's headquarters has heretofore been in Chicago, but he is in this city at present and will remain here until his successor has been appointed. Mr. Mills again took occasion to state that the report that F. A. Roebing, of Trenton, a member of the Board of Directors, had been elected treasurer was not true. "although," said Mr. Mills with a twinkle in his eye, "I told him we'd be mighty fortunate to have a man of his ability as treasurer of our company. No, I guess that article was printed more as a compliment to Mr. Roebing."

Knighted by the King.

Two gentlemen prominently identified with building construction have been honored by the king of Denmark, their native land. Mr. Nils Poulsen, president of the Hecla Ironworks in Brooklyn, large manufacturers of ornamental ironwork, and Mr. Karl Mathiasen, president of the New Jersey Terra Cotta Company, have each been raised to a Knight of Daneberg.

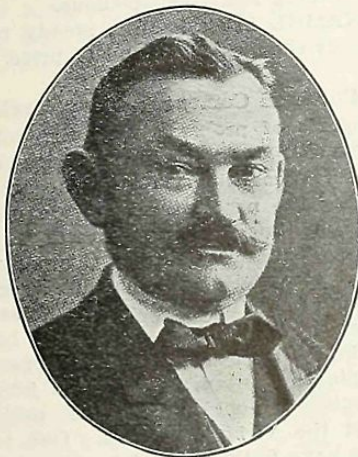
The decoration of the order is a gold cross, superimposed by a royal crown and the monogram of King Frederick VII. The inscription on the cross is "For Gud og Kongen" ("For God and the King"). The message to the Brooklyn recipients announces that the appointment has been made "on account of devotion shown to Denmark and Danish interests."



MR. NILS POULSEN.

About a year ago Mr. Poulsen donated a fund of \$100,000 to the Scandinavian-American Society, of which President Butler, of Columbia University, is the head. The society has through this generosity of Mr. Poulsen been able to establish scholarships for Scandinavian students at the following universities and technical schools: Harvard, Yale, Columbia, Massachusetts Institute of Technology and the Carnegie Institute of Pittsburgh.

Mr. Mathiasen has been a resident of this country for about thirty-six years. He is a director in the Danish-American Association, a society whose object is to further a closer relationship between the Danes in the United States and between the United States and Denmark.



MR. KARL MATHIASEN.

The aim of the society is purely cultural and it is for the interest which Mr. Mathiasen has taken in this Danish-American movement that the king has bestowed the honor upon him. Mr. Mathiasen is now abroad.

Moore Brothers, the lumber dealers who were burned out recently, have established a temporary office at 535 West 24th st, and are supplying their trade from a temporary yard containing 2,000,000 feet of hardwood at the southwest corner of 11th av and 25th st. George Vassar's Sons, of 1170 Broadway, have

the general contract for the construction of new brick sheds which will probably be ready for use within a month. When the yards are completed they will have additional capacity. The cost of the improvement is estimated at \$25,000. E. T. McDonald is the architect in charge of the work.

On account of the annual convention of the National Association of Cement Users, which will be held in New York during the Cement Show, December 14-20, the railroads in the Trunk Line Association, the New England Passenger Association and the Eastern Canadian Passenger Association, have made a reduced rate of a fare and one-half from all points from which going tickets are seventy-five cents or more. Going tickets with certificates may be purchased not earlier than December 9 and not later than December 19. On the return trip reduced rate tickets are good up to and including December 23. All the successful features of the previous shows will be retained and many innovations will be undertaken at the coming exhibition. Sousa's Band will play each afternoon and evening. The annual convention of the National Association of Cement Users and of the Association of American Portland Cement Manufacturers will be held in New York during the Cement Show.

In response to an invitation from the North Side Board of Trade, the Barge Canal Terminal Commission of the State of New York made a tour of inspection of the Bronx water front on a U. S. Revenue cutter on Thursday. Among the party were a number of representatives of building interests. The full list follows: Barge Terminal Commission, Messrs. Frank M. Williams, chairman; Alexander R. Smith, secretary; Fred. C. Stevens, Edward A. Bond and Harvey J. Donaldson. Also, Borough President Cyrus C. Miller, Col. W. M. Black, Messrs. Joseph A. Goulden, William S. Bennet, Steven B. Ayres, Anthony J. Griffin, Stephen J. Stilwell, Louis A. Cuvillier, Thomas Turley, John Gerhardt, Seymour Mork, Thomas Egan, Lawrence J. Fagan, George T. Donnelly, J. Harris Jones, Charles W. Bogart, Olin J. Stephens, John F. Steeves, Albert E. Davis, James J. Wells, J. Homer Hildreth, J. Clarence Davies, Wesley H. Trimmer, Louis Meckes, Louis A. Risse, Charles F. Mehlretter, John J. Bell, Francis N. Howland, Alphonse Weiner, Louis F. Kuntz, Charles D. Steurer, John H. Shipway, Robert C. Fisher and Commissioner Calvin Tomkins.

The third annual meeting of the American Institute of Chemical Engineers will be held at the Hotel Astor from Wednesday until Saturday of next week. The tentative program included papers by Dr. Fred. W. Atkinson on "The Development of the Chemist as an Engineer"; by Prof. M. C. Whitaker, on "The Training of the Chemical Engineer which Meets the Requirements of the Manufacturer"; by Jerome Alexander, on "The Fitzgibbons Boiler"; by Richard K. Meade, on "The Manufacture of Hydrated Lime"; by Dr. Charles F. McKenna, on "The Evolution of Portland Cement Processes"; by Henry S. Renaud, on "The Manufacture of Lignite Briquettes"; by David Wesson, on "Bleaching Oils With Fuller's Earth"; by Philip W. Gudeman, on "Action of Fruit Juices on Metallic Containers"; by Philip B. Sadtler on "Vacuum Distilling Apparatus"; by George C. Whipple, on "The Principles of Sewer Disposal," by Dr. Rudolph Hering, on "Sewer Disposal in Europe," by Dr. George A. Soper, on "Sewer Disposal in New York and Vicinity," by Nicholas S. Hill, Jr., on "Sanitary Conditions in Their Relations to Water Supplies in the Vicinity of New York," and by Prof. Charles E. A. Winslow, on "The Unsolved Problems of Sewer Disposal."

QUEENS OFFERS HOPE TO LUMBER DEALERS.

Long Island Railroads' Report of 1,437 More Commuters
in One Month, Gives Promise of Spring Building Boom.

ARCHITECTS, CONTRACTORS, BUILDERS AND PROPERTY OWNERS:

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

The Metropolitan Market Summarized.

LUMBER distributors in Queens Borough are the most hopeful of all the building material interests. The reason for this optimism is the discovery of the cause of the steady volume of orders from Long Island dealers when other parts of the district have been buying cautiously. Buyers were placing steady orders, but were not paying their bills promptly. This led to an investigation which showed a promising outlook for next Spring. Then came the long expected announcement from the Long Island Railroad Company that 1,457 additional commuters from New York City had moved into the suburbs since the opening of the Pennsylvania tubes. This shows an increase over the commutation figures for November last year of 16 per cent. If 5 per cent. of this increase builds homes next year, the demand for lumber will be greatly in excess of that of last year. Some building operations are going ahead now. It shows the tendency. (See under "Lumber" in this department.)

Common brick is in a much weaker market. The price to-day is wavering at \$5.25 and the dealers have the situation practically their own way. Portland cement is in a more settled market. Lumber prices have not changed. Pig iron and structural steel are the most pessimistic departments. Building stone is inactive while paints and oils are holding their own in a dull market with only a little new work coming out. There has been no change in the market regarding the demand for sand and crushed stone, but prices have remained unchanged.

Common Brick in a Weak Market.

HUDSON RIVER common hard brick manufacturers are at the mercy of the dealers of this city. Lack of harmony in making their shipments is responsible for this. In other words, the supply is far in excess of the demand, and one day this week there were 7,500,000 available brick on the market when the normal figure is barely 5,000,000. The cause of this condition is the unseemly haste that some manufacturers are displaying in getting their cargoes into the city before navigation closes. The fact that the Empire Brick and Supply Company has covered seven barges has frightened other manufacturers, and they have rushed whatever brick they had barges on hand for into this market with instructions to sell them for what they will bring. In consequence some quotations were made as low as \$4.87½ a thousand along side, and it took a gilt-edged brick to bring as high as \$5.37½. Most of the cargoes went out at \$5.25 in this manner:

	Arrivals.	Sales.	Covered.
Monday	23	21	1
Tuesday	6	11	..
Wednesday	12	8	..
Thursday	15	7	..
Friday	14	13	1
Saturday	0	5	2
Total	70	64	4
Left Over, Nov. 21, 20.			
Left Over, 24.			
Price, \$4.87½ to \$5.37½.			

HACKENSACK common brick manufacturers are well cleaned up for the Winter. They have their output well taken care of up to the later end of the Winter, and most of this is going into their home districts, which includes Newark. Very little of this brick is coming into the New York market at this time. Hudson River brick prices leave no room for competition. It was said this week that at the end of the season the Hackensack River brick sheds would be practically empty. The prices quoted for these brick are \$4.75 to \$5.

RARITAN RIVER common brick is still coming into this city in fair quantities, but Manhattan is taking little of them, with the present cargo quotations for Hudsons at the present low levels. This brick is being taken care of principally by Brooklyn, Staten Island and Newark contracts, which, the Sayre & Fisher Company reports, will take care of the company's entire output and storage capacity. Quotations for this brick remains at \$5 to \$5.50.

FRONT BRICK distributors are reporting a falling off in demand. Fredenburg & Lounsbury, who have been supplying some of the biggest operations, report a decline in inquiries and a falling off in contracts of noticeable size. Carter, Black & Ayers find the call for their highest grade of brick considerably lighter than last year at this time, and Houghtalling & Wittpenn are not doing the business they did in the Fall of 1909. "The optimism is not there," said Mr. Houghtalling, and it reflected practically the sentiment of the trade. The Harbison-Walker Refractories Company feel the depression, and Fisk & Company and other specialists, like Pfotenhauer-Nesbit Company, Person & Company and the Kreischer Brick Company, see little cause for extreme optimism, although some of these companies have good contracts pending and in hand, which makes it difficult to generalize regarding trade opinions. The Sayre & Fisher Company finds a steady market in Newark for both its common and front brick and it has been placing considerable business in this city, but nothing really conspicuous.

ENAMEL brick is in a steady market without change in demand or price.

Portland Cement in Easy Market.

Reports of progress were the only developments this week in the cement manufacturers' coalition. Those who are engineering the negotiations now in progress between the Morgan interests and the Atlas Portland Cement Company and other companies are encountering evidences of familiar jealousies. Some have signed and others have refused because of the peculiar location and consequent shipping advantages for certain jobs. Old established policies are the millstones about the necks of others. One or two firms have flatly refused to come into the deals, although efforts are being made to change their views on the matter. The efforts of J. P. Morgan & Co. to harmonize the manufacturing interests in the Eastren district are clearly shown in the following details taken from a recent number of the Saturday Evening Post:

"In March, 1900, the Carnegie Steel Company struck a balance sheet showing that it possessed cash, accounts receivable and materials valued, in round figures, at thirty-seven million dollars; plants valued at forty-two millions; stocks in other concerns and investments valued at twenty millions—making total assets of ninety-nine million dollars.

"One year later, for the property so valued and the allied Frick Coke Company, the United States Steel Corporation paid practically five hundred million dollars—largely because in the meanwhile Mr. Carnegie had threatened to start a grand steel war. In the opinion of Mr. Morgan and other promoters of the Steel Trust THE PRICE MENTIONED WAS NOT TOO MUCH FOR THE PURPOSE OF INSURING HARMONY AND PREVENTING WIDE-OPEN COMPETITION in the American steel industry; and competition is just as disagreeable in the foreign as in the domestic trade. If it was worth two or three hundred million dollars to restrain competition in the domestic field, it must be worth about as much to keep the American, German and English plants from fighting over the export trade. When the opportunity to create and appropriate two or three hundred millions lies before a set of bright men they will not be very long in embracing it."

What Mr. Morgan has done for the Steel Trust he plans now to do for the cement interests, although on not quite such a large scale perhaps, but nevertheless upon just as thorough a one. It is significant that the description of the various plants taken over by the Steel Corporations reflects practically the condition existing in the cement field to-day as intimated in the Record and Guide in the issue of October 29.

Fewer Iron and Steel Contracts.

Pig iron is somewhat stronger, the price for No. 1 x Northern being \$15.75@16.25; No. 2 plain foundry, \$15@15.25; No. 1 Virginia foundry, \$16.30@16.50; No. 2, \$15.80@16, and No. 1 foundry Southern, \$15.75@16. The improvement is not due to the increase in demand for structural steel. Most of the orders that were placed last week for pig iron were for 2,000 tons and upward, and mostly for Northern iron. The shipments ruled for 30 to 60 days with some to go out in February. But little of this business was taken at present prices. Whether this action can be interpreted as presaging higher prices, a representative of one of the big iron companies said:

"I do not anticipate any further advance, as business in sight now is merely sufficient to keep the furnaces running at 60% of the capacity. It reflects the general caution that exists among the buyers and sellers of the material market at this time."

The conference of steel men held here this week did not make the situation look any brighter. There was some talk of further settling the prices, but no definite action was taken. As for the future it was said that things began to look more promising.

Charles T. Wills (Inc.), the builders who have the general contract for erecting the Sloane Building on 5th av, was in the market this week for 6,000 to 8,000 tons of fabricated steel, but deliveries will not begin until July. It is understood among fabricators that Mr. Wills is feeling the market for the purpose of noting whether the prices are more advantageous at this moment than they are likely to be early in the Spring. The fact that competition is still keen seems to show that contracts placed now for delivery in the early part of the Summer may meet with greater concessions than can be obtained after the 1911 building season starts.

By the first of the week bids will have been opened for 6,200 tons of steel that

will go into the construction of the new Post Office building at the Pennsylvania station. Bids went in on Thursday of this week. McKim, Mead & White are the architects.

It seems probable that the tonnage of structural steel placed this month will be the lightest of the year, the indications being that when the figures are announced in a few days the totals for October will be considerably in excess of those for November.

Jones & Laughlin are reporting shipments of finished steel products from the mills somewhat more active are the specifications being supplied on current orders and old contracts. In consequence, the activity of the finished mills, considered in the aggregate, is being steadily reduced and blast furnace operations are being checked.

The American Bridge Company says it will keep running at the present rate of about 50,000 tons a month for the first half of 1911, providing specifications maintain their present incoming rate of availability. So far this month, contracts for fabricated structural steel have been less than 30,000 tons.

As in steel calculations November technically closes to-day (December 3), the possibilities are that when the reports are made up November will show approximately 50,000 tons of structural shapes placed in the month.

No improvement of prices is contemplated under present conditions, and of the 60,000 tons pending, upon which bids have been made, only about 20,000 tons are for railways.

Suburban Trade Hope of Lumber Dealers

Building material interests throughout the city have been watching with some satisfaction the very remarkable developments that have recently taken place in the Borough of Queens. It remained for the Long Island Railroad to give a tangible idea of this development. Not very long ago a man called upon a suburban property owner and said to him, "Why don't you sell in New York and buy in Queens?" He urged that the Pennsylvania Railway tunnel would have a great effect upon the growth of that borough. The man addressed replied that he thought the Long Island development was overestimated. That was a year ago. The increase in the number of Long Island Railway commuters for the month of November, 1909, was 1,457. The total number is 10,653, while last year it was 9,196. This is a percentage gain of sixteen. The North Shore advance represents 112, the number this year being 2,203, as against 2,091 of November, 1909.

The field of distribution of numbers is becoming narrowed by the municipal legislation in building codes, etc., and the lumber interests seized upon those statistics last week as news of a new field of very big business next year. They argued that if all these developments transpire in the month when commuting is normally heavy, an increase of 1,456 is an indication of the natural development. Figuring an average of five to a family, the actual increased population is 7,285 for Long Island in one month. Probably a great many of these people are boarding or are in habitations pending the resumption of the building season. As the building seasons opens the demand for lumber and other building materials should be greater than it was last year.

It is significant that the wholesalers in New York City have been reporting an increased inquiry from Queens during the last thirty days and that actual business has increased rather than fallen off during the dull period immediately preceding election and since that time.

In other words, the Queens distributors are looking for a brisk business next Spring. This activity has had its effect in the Bronx, where the Triborough proposition is having a boosting effect in the demand for building materials. The same has been noted in New Jersey, especially along the Line of the Pennsylvania R. R. and particularly in and around Newark and Harrison, N. J.

There has been no change in the current price on building lumber, although many of the leading companies are reporting a greater call for medium grades and a noticeable falling off in the demand for higher grades.

Paints, Oils and Varnishes Market Steady.

There has practically been no change in the oil, paint and varnish market within the last fortnight. The leading distributors report a steady declining call for heavier grades, the preference running strongly toward the cheaper ones. One man said that he believed this reflected a tendency in the market toward a slow collection. What repairs builders and owners are making are urgent ones and in consequence they are parsimonious in their repair appropriation. New building work is very scarce. A tour of the trade showed that most of the decorators and finishers are either up or down. Some concerns have been fortunate enough to close contracts with some of the big construction companies for supplying paints, oils and varnishes in some of the big downtown buildings.

The varnish interests are feeling a general depression of the building market prices, but prices are steady and will continue that way for the present.

Linseed oil is still quoted at ninety-seven and ninety-eight cents and little is being sold at the present time. The wholesale price has hung upon this figure for almost two months and the demand is now said to be just about equal to the supply. Thirty days ago it was in excess of the supply.

Concrete floor dressings keep their former position with practically no change since the first of October. Consistent advertising has undoubtedly helped to keep this market firm as in the case of standard mixed paints.

Pig lead has undergone no important change. Trading in white lead is on a quieter basis with the advance of the season, and the greater parts of contracts are filled for requirements this year.

The noticeable demand for red lead has been the one bright spot in the market for the last two weeks. Business in litharge on contract has been a fair proportion, but orders are falling off.

Stone Shipments Nearly All In.

The building stone situation continues inactive, with no change in prices. Nearly all of the winter supply is here, but it is noticeable that the total quantity for winter requirements is much lower than was required last year. It has been estimated that the total number of cargoes of all kinds of available stone ordered by wholesalers is 1,000 carloads. Last year the number was more like 1,500, and some of the wholesalers had arrangements for getting extra carloads if wanted. Many of them found their foresight paid them well.

But there is a feeling of caution among the wholesalers this year. They cannot see where there will be great activity until Spring, and the outlook then, say certain interests, is not especially bright. This, of course, does not include the cut-stone in storage here awaiting setting. Cutters are reporting a backwardness in granite business.

The quarries are not well supplied with stone. This is keeping prices up. No change need be expected in the price of any kind of building stone, the Record and Guide is informed, until Spring, and unless business picks up considerably the amount of stock now on hand will last well over June first.

There is some speculation regarding the amount of stone that will be required in the construction of the Woolworth tower. Cass Gilbert, the architect said he was not yet ready to announce the kind of material which will comprise the facades of this, the city's third tallest structure.

It was announced this week that J. J. Spurr of Harrison, N. J., who is cutting the limestone for the Maiden Lane and William Street building, will cut the rough Bedford blue ashlar for the building that will be erected next to the Second National Bank building in Fifth av at 29th st, for which Howells & Stokes are architects. This will require 3,000 feet and it is significant that most of the work coming out now is for small orders like this one.

The West is calling for more stone than the East at present and for that reason the quarries are not trying to ship large quantities here. Collections in the general trade are slow and the cutters have practically all of their requirements at the yards or on the way there.

The Architect and His Unused Opportunities.

Expositions help specialists to catch up with the times. This is what the Cement Products Exhibition Company proposes to do. Cement, like electricity, occupies a constantly broadening field. A year ago it reached the farmer. Before that the railroads became interested, and those who will come from great distances to this city will see, as they rush toward New York, mile after mile of concrete telegraph poles with which the Pennsylvania Railroad Company has lined its right-of-way into New York. These poles, from thirty-five to sixty-five feet high, carry sixty telegraph wires. So the architect finds new ways of using cement daily.

The show that will be held in Madison Square Garden from December 14 to 20 will help him to find other ways. The architect must know how the contractor carries out his designs, in order that he may be able to plan economical and successful structures. Certain practices common in the case of stone or brick or wood construction are impossible with concrete. The architect who uses a round arch in concrete work is designing in terms of stone. The architect who plans intricate decoration in concrete should know the contractor's difficulties. So there is needed a common meeting ground for the architect, the contractor and the man who builds. The Cement Show offers the facilities for putting him in touch with the newer concrete construction.

Madison Square Garden will be a neat and orderly department store of the cement industries, offering during the week's exhibition an opportunity which should be most acceptable to those desiring to make a study of any phase of the use and application of cement. Cement, aggregates, reinforcing systems, waterproofing methods, concrete mixers, concrete tile, block machines, coloring compounds, forms, ornamental concrete work and a complete representation of every article and appliance entering into the use of cement will be displayed.

Two hundred and fifty exhibitors will have displays of vital interest to the trade. Sousa and his Band has been engaged by the exhibition company for the week.

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.

THE sale of several new loft buildings in the midtown district, of a 4th av plot for improvement, and of a new loft building in old Greenwich Village are the features of this week's market.

The sale of the corner of Morton and Greenwich sts, although there was an element of trade in the transaction, is perhaps an indication that at last investors are becoming alive to the opportunity for permanent investment that the district affords. Notwithstanding the fact that almost all classes of buildings in the district are always rented to good tenants, builders have always found it hard to dispose of their products. With the 7th av improvement assured, the field is certainly a ripe one for both brokers and investors.

The purchase by a firm of operators of a 4th av plot for improvement only a short distance from a building which they have recently erected is some indication that the situation on that street is clearing up.

The leasing branch of the business, as far as business properties are concerned, is still good. Brokers report plenty of inquiry, and a number of good leases were announced during the week.

Washington Heights property owners, if they get together at the hearing before the Public Service Commission, may obtain some relief from the intolerable transit conditions which exist on the Broadway branch of the Subway north of 96th st. The only thing needed to get tenants to the upper part of the Heights is enough trains to carry them. The road is there, but it is not operated to anywhere near its capacity, and will not be unless the people most interested show that the present operating schedule is not sufficient for the needs of the people at present living on the Heights.

Bruce Estate Sale.

The sale of the twenty parcels of investment properties which are to be offered Thursday, December 8 at the Vesey st salesrooms, by Joseph P. Day, should give a good line as to the market conditions. Most of the properties are in districts removed from the influences of the Pennsylvania improvement. Some of them, however, are in neighborhoods which will be vitally affected by the proposed new subways and these should give a good indication of what the speculators think of their effect upon these locations. Most of the parcels are in well built-up districts, are well rented and deserve the attention of investors.

The Weeks Statistics.

The total number of sales reported in this issue is 59 of which 20 were below 59th st, 20 above, and 19 in the Bronx. The sales reported for the corresponding week last year were 82 of which 23 were below 59th st, 44 above, and 15 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 153 as against 104 last week, and in the Bronx 130 as against 106 last week. The total amount was \$4,640,152, as against \$3,725,348, last week.

The amount involved in the auction sales this week was \$1,281,536, and since January 1, \$50,570,511. Last year the total for the week was \$7,572,809, and from January 1, \$55,486,057.

Suggestions to Property Owners.

Mr. Joseph P. Hennessy, president of the Board of Assessors, makes some suggestions below which will be found of timely interest and value to property owners and real estate men:

Interest yourself in Local Board meetings. It is in Local Boards that all street improvements are initiated, such as regulating, grading, paving and sewer construction.

The public officials who make up these boards cannot always know the wishes of property owners in every locality unless property owners make their wishes known.

Your alderman is a member of your Local Board and your Borough President is chairman. If you consult with them there will be less necessity for making objections to the amount of your assessment before the Board of Assessors.

Some property owners want a street paved, others do not want it paved. If you think it is too soon to pave a street, tell your Local Board, or the Board of Estimate and Apportionment, and perhaps the work will not be done.

The motto "Do it now" applies to the property owner as well as to the business man.

The Board of Assessors can give relief sometimes, but not always. It happens in practise that a property owner knows all about a projected improvement; sees it actually under construction and makes no objection while the work is under construction.

You know the old saw "a stitch in time."

Interest yourself at the beginning in all public improvements in your locality which you think affect you. The task will not be disagreeable. It is in fact a civic duty. Much misunderstanding will be avoided by acting on these hints. Besides, generally speaking, it will prove profitable. Let yourself be heard from at the beginning and much time and perhaps money will be saved at the close.

The principal function of the Board of Assessors is to assess on the theory of benefit the cost of public work for which the city advances money. It is to your advantage to pay the assessment as soon as it is confirmed and entered, as otherwise you will have to pay interest at the rate of seven per cent. per annum. Sixty days are allowed for the payment of an assessment after its day of entry before interests runs.

Remember that the Board of Assessors is not the Tax Department. If you want to know something about your taxes, write to the Tax Department, Hall of Records, Chambers st. If you want to know about assessments for street improvements, phone, write or call on the Board of Assessors, 320 Broadway. For street opening (acquisition of land by the city for street widening and other purposes) communicate with the Bureau of Street Openings, 92 West Broadway.

Weeks Doings in Westchester.

During the week ending Nov. 23 there were twenty-three transfers of real estate affecting Yonkers property filed in the register's office at White Plains. During the same period there were twenty-seven mortgages, involving a total of \$303,695, of which \$200,000 was a mortgage given by the Yonkers Electric Light & Power Co. on its plant and franchise.

PRIVATE REALTY SALES.

SOUTH OF 59TH STREET.

LAIGHT ST.—Geo. R. Read & Co., sold for George Alexander McDonald to Martin Nugrich, 32 Laight st, a new 6-sty loft building, on plot 30.6x87.7x irregular, between Hudson and Varick sts. The building is under lease for ten years to Corning & Co., distillers.

Sale in Greenwich Village.

MORTON ST.—Pease & Elliman sold for James H. Cruikshank the southeast corner of Morton and Greenwich sts., a new 8-sty building, 100x102, leased for a long term to the General Electric Co., which intends to occupy it about March 1. This building is equipped with Otis elevators and has a carrying capacity of 250 pounds to the square foot throughout. Leased on a net rental basis, this property makes a desirable investment and the quick sale of it confirms to a large extent Mr. Cruikshank's belief in the investment opportunities of this section. James H. Cruikshank takes in exchange the northeast corner of Broad and Kinney sts., Newark, N. J., 60 feet on Broad st. and 168 feet on Kinney st. On this property at present is a handsome old-fashioned 3-sty residence used as a private school. Owing, however, to the change which is taking place in the character and value of the property in this locality, the new owner will in all probability erect a new building some time in the near future to meet the increasing demand for apartments and stores.

OLD SLIP.—Cammann, Voorhees & Floyd sold for Daniel Seymour and Louis F. Therasson, executors of the H. L. Mulford estate, 22 Old Slip, a 5-sty building, on lot 20x23, to Charles S. Davis, of South Yarmouth, Mass., for \$15,150. This is the first sale of this property in fifty years.

WARREN ST.—G. W. Barney sold for the estate of C. W. Dunlop the 5-sty building 20 Warren st, 25x100, Trinity Church leasehold, between Broadway and Church st.

New Owner for Chelsea Loft Building.

20TH ST.—The Fabian Construction Co. (M. Crystal, president) sold to an investor the 12-sty loft building, in the course of construction at 40-46 West 20th st, on plot 107.8x92, just east of 6th av. Mr. Crystal acquired the site from Judson S. Todd about ten months ago. Other property in Manhattan was given in exchange and the deal is said to have involved \$1,200,000.

27TH ST.—Henry W. Boettger, a silk merchant, purchased the 12-sty loft building at 31 to 37 West 27th st. The structure covers a plot 100x100, about 138 feet west of Broadway. Max and Henry Cohen are the sellers and held the property at \$900,000. An interesting feature of this transaction is that the sellers have arranged to take a lease of the property from the new owner at a rental which is said to be 6 per cent. of the purchase price, for a period of fifteen years.

30TH ST.—Jacob Alexrod, president of the West Side Construction Co., bought from the New York Operating Co., 34 East 30th st, a 2-sty frame building on plot 34x98.9. The property is separated from the Martha Washington Hotel by a 21 foot dwelling. This plot is to be improved by Mr. Alexrod with a tall loft building, in part payment for this prop-

erty Mr. Alexrod gave the property at 449 and 451 West 153d st, a 4-sty dwelling and a 2-sty garage on plot 60x99.11 between St. Nicholas and Amsterdam avs.

39TH ST.—The Henry M. Weill Co. resold for Samuel Levy 348 and 350 West 39th st, two 6-sty tenements, with stores, on plot 50x100. The property was acquired by the seller at auction this week for \$54,498. L. M. Schumacher is the buyer in the present deal.

43D ST.—The Strollers, who a couple of months ago bought the property at 137 and 139 West 43d st, with the idea of erecting a new home of their own, have abandoned the plan. They have just sold the property, which consisted of two 4-sty buildings on plot 40.6x100.5, to a client of Benjamin R. Lummis who will improve the site.

44TH ST.—Cammann, Voorhees & Floyd sold to a client of Robert Colgate & Co. for Robert E. Kelly 213 and 215 East 44th st, a 5-sty loft building, on a plot 50x100, and rented for a term of years to J. C. McFarlan & Co.

45TH ST.—Alfred J. Robertson sold for Mary G. Duffy to James A. Farley, 12 West 45th st, a 4-sty dwelling, on lot 16.8x100.5, near 5th av. Mr. Farley will erect on the site a 2-sty building, which is to be leased to one tenant for a term of years.

46TH ST.—H. Reinheimer sold for Dr. C. McDougall the 4-sty dwelling 154 West 46th st, on lot 16.9x100.5. The parcel is located 203 feet east of Broadway and adjoins the rear entrance to the Lyceum Theatre.

47TH ST.—Louis Schrag and E. Henry Eckhardt sold for Jacob Kindlimann 604 West 47th st, a 5-sty tenement, on lot 25x100.5.

48TH ST.—Geo. Kraus sold for J. Geo. Hild 427 West 48th st, a building on lot 25x100.5 to a client for investment.

The Raleigh Hotel Property

BROADWAY.—The old Raleigh Hotel property, at 663 and 665 Broadway, opposite Bond st, has been bought by Harry Fischel from the Robert Fulton Realty Co., of which M. A. Isaacs is president. It consists of 5-sty buildings, on plot 50x200, running through to 230 and 232 Mercer st. Mr. Fischel will erect on the site a 12-sty loft building. The Robert Fulton Realty Co. acquired the property last January from the Stephen Whitney estate in exchange for the apartment house at the northeast corner of Riverside Drive and 95th st.

B. Altman & Co. Buys Another Madison Av. Corner

MADISON AV.—Geo. R. Read & Co. sold for John J. Wysong his residence at the southwest corner of Madison av and 34th st, a 4-sty and basement dwelling, on plot 30x95. The buyer is James A. McMillin, who represented Benjamin Altman in the purchase of the Howard and Delano properties at the northwest corner of Madison av and 34th st, acquired recently for enlarging the store of B. Altman & Co. The price paid for this property is said to have been close to \$500,000. Mr. Wysong purchased it in October, 1887, for \$110,000 from Pierre Lorillard, Jr., who bought it in 1882 for \$120,000. Adjoining the corner which has just been sold is the dwelling 182 Madison av, owned by Louise M. Pollock; it sold in 1884 for \$65,000; the house next to that, together with 24 East 34th st, stands in the name of the Francis Asbury Palmer Fund. The remaining frontage on the south side of 34th st, between Madison and 5th avs, is owned by the Astors. Mr. Wysong occupied the house on the Madison av and 34th st corner up to about two years ago, when he built a handsome residence at the northeast corner of 5th av and 76th st.

4TH AV.—Stephen H. Tyng, Jr., & Co., sold for Henry Iden the southwest corner of 4th av and 20th st, six 4-sty brick

buildings, on plot 100x87, to Klein & Jackson, who will erect a mercantile building on the site at the expiration of present leases.

5TH AV.—John N. Golding, and Joseph P. Day sold for John E. Berwind the former residence of Charles W. Morse at 728 5th av, a 5-sty American basement dwelling, on plot 27x125, adjoining the Whitney house, at the southwest corner of 57th st. Mr. Berwind bought the property at foreclosure a few weeks ago for \$375,000. The buyer is Daniel A. Loring, president of the Etna Real Estate Co.

7TH AV.—The H. M. Weill Co. sold for the Clark and Van Buren estates to a client, 290 and 292 7th av., old buildings, on plot 39.7x97.1, between 26th and 27th sts.

9TH AV.—Louis Kempner sold for Sophia Oppenheimer, 510 9th av, a 6-sty tenement with stores, on lot 24.8x100.

NORTH OF 59TH STREET.

60TH ST.—Charles Raab purchased from Mary Downey, 239 and 241 West 60th st., two 4-sty and basement dwellings, on plot 50x100.5, between West End and Amsterdam av.

63D ST.—H. C. Senior & Co., resold for the Municipal Realty Corporation (Maxwell S. Mannes and Alfred M. Rau), 146, 148 and 150 West 63d st, a plot 75x100. The property was purchased from the New York Protestant Episcopal Home Missionary society some months ago through the same brokers.

66TH ST.—Pease & Elliman sold for Mrs. Rachel Erstein 63 East 66th st, a 4-sty dwelling, with extension, on lot 20x100.5. The house, which has been held at \$75,000, will be occupied by the new owner.

71ST ST.—Sonn Brothers sold through the Frederick T. Barry Co. the 4-sty dwelling 117 East 71st st, on lot 20x102.2. The sellers bought the property last month from the Greenleaf estate. The Lawyers Realty Co. is the buyer.

71ST ST.—Rose Fischel sold 160 East 71st st, a 3-sty and basement dwelling, on lot 16x100.5, between Lexington and 3d avs.

Adjoins Senator Root's.

71ST ST.—Robert W. Tailer sold 104 to 110 East 71st st, four 4-sty and basement houses, on plot 82.6x96.5, with a four-foot alley in the rear which extends to Park av. This property adjoins the residence of Senator Root, purchased by Eugene Meyer, Jr., who is said to be the buyer of the Tailer property.

72D ST.—Mary L. B. Naething sold through Joseph P. Day 267 West 72d st, a 4-sty and basement dwelling, on lot 25x100, 50 feet east of West End av.

80TH ST.—The Operating Realty Co. sold 171 East 80th st, a 3-sty and basement brownstone private residence, 16.8x102.2. The purchaser intends to make extensive alterations for his own occupancy.

96TH ST.—J. C. Hough & Co. sold to John and William C. Capleas the 5-sty double apartment house 162 West 96th st, on lot 29x101.5. The same brokers recently sold 160, a similar house adjoining, to the same buyers.

118TH ST.—Julius Schattman sold 31 and 33 West 118th st, two 5-sty flats, on plot 50x100.11.

120TH ST.—J. Clarence Davies sold for Jacob Hirsch, 58 East 120th st, near Madison av, a 5-sty apartment house, on a lot 25x100.

149TH ST.—Thomas & Son sold for Mary Deeley 522 and 526 West 149th st, two 3-sty and basement stone front dwellings, each on lot 15x99.11. They are located between Amsterdam av and Broadway.

178TH ST.—C. A. Rothwell & Co., in conjunction with Robert Levers, sold 603 West 178th st, a 3-sty dwelling, on lot 20x

75. The buyer will occupy the premises.

180TH ST.—Harry Goodstein sold the plot 100x106x100x111 at the northwest corner of 180th st and Pinehurst av to Alexander S. Solow, a builder, who will immediately erect two 5-sty non-elevator apartment houses. M. I. Strunsky was the broker.

HAMILTON TERRACE.—Daniel H. Renton & Son sold for G. E. Pendleton the 4-sty private dwelling 27 Hamilton terrace, on lot 17x80, to a client for occupancy.

MADISON AV.—Donnell & Kilian sold for Antoinette A. McCullum 2040 Madison av, a 3-sty dwelling, on lot 16.5x75.

PINEHURST AV.—Geo. R. Read & Co. sold for A. V. Donellan the plot of three lots, 75x102, on the east side of Pinehurst av, 100 feet north of 180th st.

Senator Root Sells His Park Av. House.

PARK AV.—Senator Elihu Root sold his town house for a price approximating \$300,000 through Douglas Robinson-Charles S. Brown Co. to Eugene Meyer, Jr., of the banking firm of Eugene Meyer & Co. The property is at the southeast corner of Park av and 71st st, facing the Presbyterian Hospital, and comprises a 5-sty American basement house, with a plot 42.6x100.5, abutting the house of Morgan J. O'Brien. Mr. Root purchased the site in May, 1903, and the same year erected the dwelling from plans by Carrère & Hastings. Shortly after his appointment to the United States Senate, Mr. Root rented the house to Paul Morton, president of the Equitable Life Assurance Society, and it was occupied by him until his removal a year ago to 844 5th av. Mr. Root has occupied the house since it was vacated by Mr. Morton. On Park av, a block to the south, is the site of the Theological Seminary buildings, which is to be improved in the future with residences by Arthur Curtis James and George Blumenthal.

ST. NICHOLAS AV.—Henry Marks and Casper Levy bought from the Ericson Realty Co. the two 5-sty apartment houses at 51 and 53 St. Nicholas av, between 112th and 113th sts, on plot 63.4x124.

2D AV.—Goldberg & Goldberg sold, through Emanuel Simon, 949 2d av, a 4-sty single flat, with stores, on a lot 20x66. The buyer, Barnard Kolb, gave in part payment 174 East 117th st, a 3-sty private dwelling, on a lot 16x100.

BRONX.

FREEMAN ST.—W. J. McGann sold the 2-sty dwelling 803 Freeman st, and 2441 McClay av, a 2-sty frame dwelling, for Catherine Bohling to Charlotte E. Clark; also for a client six lots on the Lohbauer Park tract to a builder for improvement.

159TH ST.—Louis Reiss sold for Cornelius H. Sheridan 417 East 159th st, a 4-sty flat, on lot 25x100, to Frank Cramer, who owns adjoining property.

170TH ST.—The Bellwood Realty Co. purchased from the estate of Anna Kich the block front on the south side of 170th st., between Stebbins av. and Bristow st., a plot 200x28. The buyer will erect two 5-sty apartment houses with stores.

222D ST.—John H. Behrman sold to Olga Bowsky a new 2-family dwelling on the north side of 222d st, near White Plains av, for Charles Pace.

228TH ST.—Hugo Wabst sold a plot, 50x144, on the south side of 228th st, west of Lowerre pl, to an investor; also for a Mr. Shanley the lot 28x100 on the south side of 219th st, 135 feet west of Park av.

237TH ST.—Max Just purchased through T. A. Wilson the southwest corner of 237th st and White Plains road, being in size 75x81.

BOSTON RD.—Smith & Phelps sold to Mina S. Weaver, the plot of three and one-half lots at the southwest corner of Boston road and Union av. The buyer gives in exchange the 5-sty flat, 4 East

113th st, also the 5-sty flat, 3 West 115th st. The total amount involved in the transaction was \$120,000.

McGRAW AV.—John A. Steinmetz re-sold 1851 McGraw av, corner of Tremont av, a 2-family brick house and barn, on plot 50x100, for S. R. Waldron to J. Hillsbrink.

MOTT AV.—Epstein & Yarfitz sold for Louis M. Jones the plot, 100x139x irregular, on the east side of Mott av, 100 feet north of 144th st. The buyer is a builder who will erect two 5-sty apartment houses with stores.

MORRIS AV.—J. Clarence Davies has sold for the Bronxland Realty Co. the 6-sty apartment house at Morris av. and 158th st., on a plot 51x101. The structure is known as the Bronxland.

MONTGOMERY AV.—Porter & Co. sold for Mary H. Rohrig to an investor the 2-family house 1715 Montgomery av, on lot 25x100.

SEDGWICK AV.—The West Bronx Realty Co. sold the plot, 50x141.8x irregular, on the east side of Sedgwick av, adjoining Washington Bridge Park on the north; also a plot, 50x100, on the east side of Sedgwick av, adjoining the park on the south, and a plot, 100x114, on the west side of Boscobel av, north of 169th st. The company acquired the property at the Ogden estate auction sale in 1907. They gave these properties in exchange for two 6-sty apartment houses on the south side of 142d st, 225 feet east of Lenox av, purchased by them last week.

STEBBINS AV.—The M. Morgenthau Jr. Co., sold for Jesse W. Ehrich the northeast corner of Stebbins av and Westchester av, a plot involving about 200 feet on Stebbins av, and facing 163d st and 36.73 feet on Westchester av at the junction of 163d st (formerly Dongan st), Stebbins av and East 162d st. They have also sold the adjoining property on Westchester av consisting of a plot about 36.73 feet front by 178 feet deep and improved with a 2-sty factory building, for George Spaeth.

In connection with this property it is interesting to note that the corner was sold by M. Morgenthau Jr. to Mr. Ehrich about twelve years ago when Mr. Morgenthau was associated with the office of J. Clarence Davies. The property was sold to Mr. Ehrich for \$4,000, but was sold subject to certain rights which were outstanding on the corner proper, and which arose from the fact that the former owners, the Tiffany heirs, had sold the property at auction as fronting on Dongan st, the line of which was afterwards changed by the city on account of the putting through of Westchester av. This practically left Mr. Ehrich's property an inside lot with easements over the corner caused by this change in street lines. The matter was taken to the courts by Mr. Ehrich and they finally decided that Mrs. Trowbridge (one of the Tiffany heirs), merely had a naked fee subject to the easements of light, air and access on the part of Mr. Ehrich and the adjoining owners who had purchased their properties at the auction sale. After this decision Mrs. Trowbridge sold out her interest to Mr. Ehrich. This was about two years ago. Mr. Ehrich paid her \$1,250 and also paid the accumulated assessments on the property which for ten years amounted to about \$2,500. Mr. Ehrich now resells this corner for nearly five times the original purchase price of \$4,000. It is understood that the new purchaser of both plots, which have a combined frontage of 73.5 feet on Westchester av, and about 200 feet on Stebbins av with rear lines 60 feet and 157 feet and containing nearly five city lots, contemplates the erection of an elevator apartment house.

TINTON AV.—Alexander Selkin sold for Mary Kahle 918 Tinton av, a 2-family house, on plot 26.6x135.

TREMONT TERRACE.—Steven B. Ayres sold for J. Lawrence Davis to Frank J. Marion lots 66 to 75 inclusive, Tremont Terrace. This plot has frontages of 440 ft., largely on the new Westchester av.

VYSE AV.—James J. Haggerty sold to Henry Heidelberg for the Steinmetz Construction Co. 1549 Vyse av, a 2-family brick dwelling, on lot 25x100.

WESTCHESTER AV.—Andrew Hally sold for Ann McCormack to David Faith the 1-sty frame building on plot 30x175 on the south side of Westchester av, about 494 feet east of Olmstead av, Unionport.

WESTCHESTER AV.—The Mercury Realty Co., Samuel Brenner, president, bought from the Whitney estate the plot at the junction of Westchester and Forest avs, with frontages of 17 and 186 feet respectively; also from Anna M. Sprattley the adjoining southwest corner of Westchester av and 156th st, a plot with frontages of 89 and 100 feet respectively. The two parcels comprise the block front on Westchester av, between Forest av and 156th st, the combined properties having a frontage of 262 feet on Westchester av, 186 feet on Forest av and 100 feet on 156th st. The Whitney property had not changed hands in over forty years. The Mercury Realty Co. will either resell the plot or improve it with a business building. David Leitner was the broker in the sale.

3D AV.—The James L. Wells Co. sold 2683 3d av., a 3-sty business building, on lot 25x100 near 143d st. The buyer is a client of William P. Rooney.

LEASES.

J. B. English has leased for A. & C. Levis the two 3-sty dwellings, 236 and 238 West 48th st, also for the Eldorado Cafe Co., the store No. 804 7th av, to Charles F. Lighthouse.

William H. Archibald reports the following leases: 342 West 24th st, for the Elgar Estate to Frank Bragg for a term of years; the stable, 404½ West 24th st., for the Jones Construction Co. to Shaw's Express; 334 West 23d st., for L. Fitz Gerald to B. Madden; No. 419 West 24th st., for A. McDougal to H. Gerdes.

Denzer Brothers have leased for the A. & S. Construction Co., three lofts containing 10,500 square feet at 118-20 West 27th st; for B. Crystal & Son to N. Castelli the second loft containing 7,000 square feet at 141-5 West 17th st; for the Century Bank to a cloak and suit house, the fourth loft at 135 5th av, northeast corner of 20th st, and for the 133 West 19th st. Co., a loft at 133-5 West 19th st.

Heil & Stern have leased for Geraty Construction Co. the top loft, No. 14-16 East 32d st., to H. C. Schroeder Co.; for Flemish Realty Co. the 9th loft, No. 17-21 East 22d st., to the Stag Brand; for Gylman Realty Co., the 1st and 6th lofts, No. 9-11 East 16th st.; for Geron Construction Co. the 7th loft, No. 132-4 West 21st st.; for Susquehanna Silk Mills, the 5th loft, No. 18-22 West 18th st.; for Lucie F. Post the 3d loft, No. 547 Broadway.

Cammann, Voorhees & Floyd and Horace S. Ely & Co. have leased for Marie M. I. de Courval, the 5 sty building 77 Water st, corner of Old Slip, on lot 23.6x 85 to the American Road Machine Co. for a term of 21 years from May 1st, 1911, on a net rental basis with a privilege of renewal for a further term of 21 years. The building will be remodeled and used exclusively for offices of Charles Henry Davis and the American Road Machine Co.

Frederick Fox & Co. have leased for the Criterion Const. Co. the sixth floor in the new building in course of construction at 114-120 West 26th st., for a long term of years to Altman & Weinberg, manu-

facturing furriers; for the Marmac Const. Co. the store and basement in the new building now near completion at 150-154 West 22d st. for a long term of years to the Columbia Button Works; for Wm. C. Walker Sons store and basement, 203-5 Lafayette st., for a long term of years to the American Pulley Co.; for A. Schwartz & Co. the sixth loft, 22-24 West 36th st., for a term of years to Brown, Siegler & Stahl; for the Security Mortgage Co. the eighth loft, 148-150 West 24th st., for a term of years to S. & E. Scheuer.

Froman & Taubert have leased the following: 1385 Lexington av, for John F. McIntyre, a 3-sty and basement dwelling to Mrs Ethel Judge, for occupancy; at 1243 to 1249 Lexington av, the following stores and first floor offices in the new taxpayer just completed, to the following tenants for a term of years. Stores to Frank J. Huefner, Dubrowin Bros, Gustave Wernau, Staten Island Cleaning & Dyeing Co, Sam Reisner, and first floor offices to Victor Club, Dr Meyer, Raoul Baligant, George H Kaempf, Jr, and Julius Woelfe; for John Volz, to C Newman, the store at 1282 Lexington av; they have also been appointed agents for the new Awosting apartment, a 7-sty elevator apartment house at the southwest corner of Lexington av and 94th st.

A 200 Year Broadway Lease.

H. H. Gibson of H. L. Moxley & Co. leased for Eugene Higgins to L. T. Alton, a plot of ground at 94th st. and Broadway, at an aggregate rental of \$1,000,000. This lease is one of the quickest deals ever made in New York City. The property was proposed to Mr. Alton. He foresaw the advantageous situation and accepted the first offer and proceeded immediately to close. The lessee has plans in course of preparation and as soon as completed active work will immediately commence for the improvement of the property. The great activity of upper Broadway will undoubtedly bring about the improvement of a great many of the available plots in that section. Since the values have risen the demand for permanent improvements has kept pace with the requirements of the people who prefer to be located near the main thoroughfare. Broadway will always remain the one "Grand Avenue" to which builders and operators will constantly be attracted.

SUBURBAN.

WHITE PLAINS, N. Y.—Daniel H Renton & Son sold for S E Duggan the dwelling, No 11 Myrtle st, at White Plains, on plot 75x175 ft, to a client for occupancy.

ELBERON, N. J.—Jacob A King, sold for a client to Moritz Rothstein and Harry Herman, the office building on Lincoln av at Elberon, N J, which is opposite the Elberon Depot of the N Y & L B R R, and is on a plot 25x100 ft.

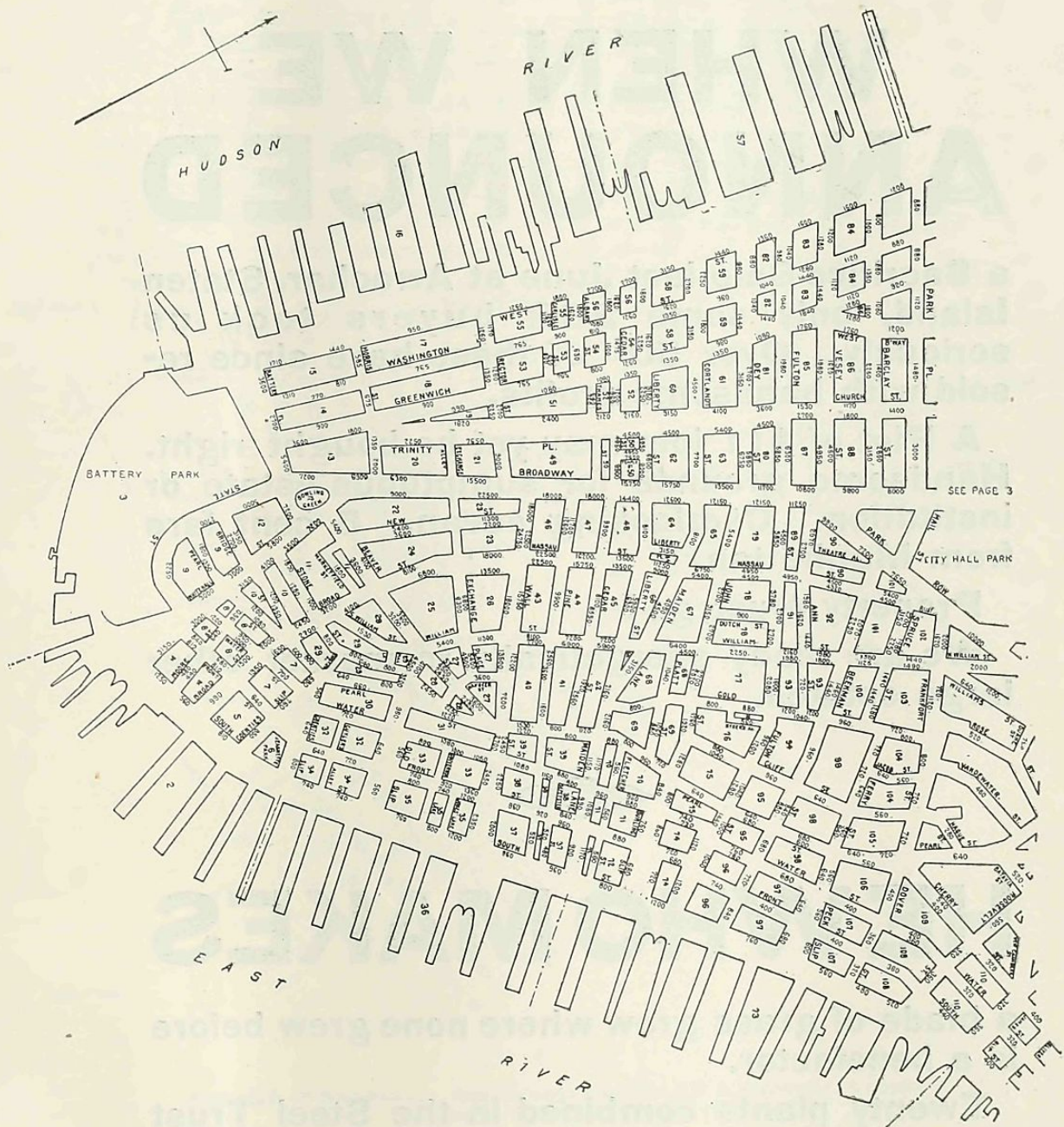
Henry Stauf Heads Heights Association.

At the last regular meeting of the Heights Taxpayers' Association held at Cedar av and 177th st a strong sentiment developed in favor of the Triborough subway. Albert E. Davis's resolution, requesting the Mayor and members of the Board of Estimate to appropriate at the earliest possible date funds to build the subway, was adopted. Henry Stauf was elected president of the Association.

Mr. Stauf has been prominent in the affairs of the Heights for a long while and has been a leader in movements to bring that part of the city up to the highest possible standard as far as public improvements and the development of local civic pride are concerned. The Association plans an active winter and has subjected itself to aggressively take up the subway problem.

LAND VALUE MAPS OF MANHATTAN

As Prepared by Department of Taxes and Assessments, for the Purpose of Showing Frontage Values of Manhattan Property



Borough of Manhattan, Assessment District No. 1, Section 1, Volumes 1 and 2, 1910.

MORRIS STREET WIDENING.

R. G. Babbage Advocates it on Behalf of U. S. Realty and Improvement Co.

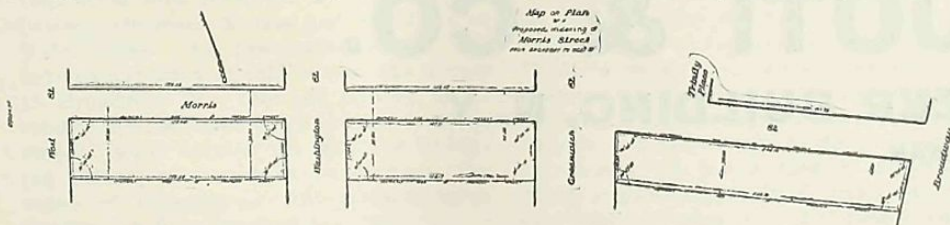
The widening of Morris st, which was considered at a meeting of the Local Board last week, has created interest among the property owners in the lower downtown section. That most of them are opposed to it was strongly evidenced

matter will probably be held on Jan. 10, when the Local Board is expected to act definitely.

"The widening of Morris st is necessary for the proper development of the section of the city lying south of Liberty st and west of Broadway. An examination of the city map from Cedar st to the Battery discloses the fact that the only means of access to the district west of Broadway are Thames st, Rector st, Morris st

Morris st has an average width of about twenty-five feet and at present is so narrow that it is very difficult for vehicles to pass each other.

"The problem of furnishing this district west of Broadway with means of easy access has been agitated for many years without success. In the meantime a number of large and expensive buildings have been erected which practically preclude any opening being made except in a few places. Morris st presents the most favorable spot for the creation of such an opening, because along its southerly side the buildings are of little, if any value, and no great building is touched. Later on, if a large building be erected at the southwest corner of Broadway and Morris st, it will be impossible to widen the street except at a prohibitive expense. The consequence of this district having been deprived of proper means of access has been to depress the values and retard the development of properties situated within its bounds. Geographically, it is better situated than land lying east of Broadway, yet if we compare the prices for which property sells east of Broadway and on Broadway with property immediately west, the difference is startling.



by their attitude at the hearing when they turned out en masse to make a verbal protest.

Mr. Richard G. Babbage, vice-president of the United States Realty and Improvement Company, was the only advocate of the plan. He presents in the following article his reasons for his championship of the proposition. The final hearing on the

and a small alley known as 'Exchange alley, which is so narrow as to be of no account.

"Thames st is comparatively narrow and does extend in a straight line to the river. Rector st is also narrow and has quite a heavy grade. Exchange alley extends only from Broadway to Trinity pl and is too narrow to be of any moment.

WHEN WE ANNOUNCED

a Sacrifice Sale last June at Arrochar, Staten Island, only some 282 buyers took us seriously. Over 50% of these have since re-sold with handsome profits.

A Plot of 111 lots may yet be bought right. Handsome grounds for sumptuous estate or institution. Overlooking ocean. 5 cent fare from Manhattan.

Property must go!

We are ready energetically to market other large estates.



HE WHO MAKES

a blade of grass grow where none grew before is a benefactor.

Twenty plants combined in the Steel Trust reduced expenses 75%.

We've combined hundreds of tenements so their management yields income where waste prevailed before.

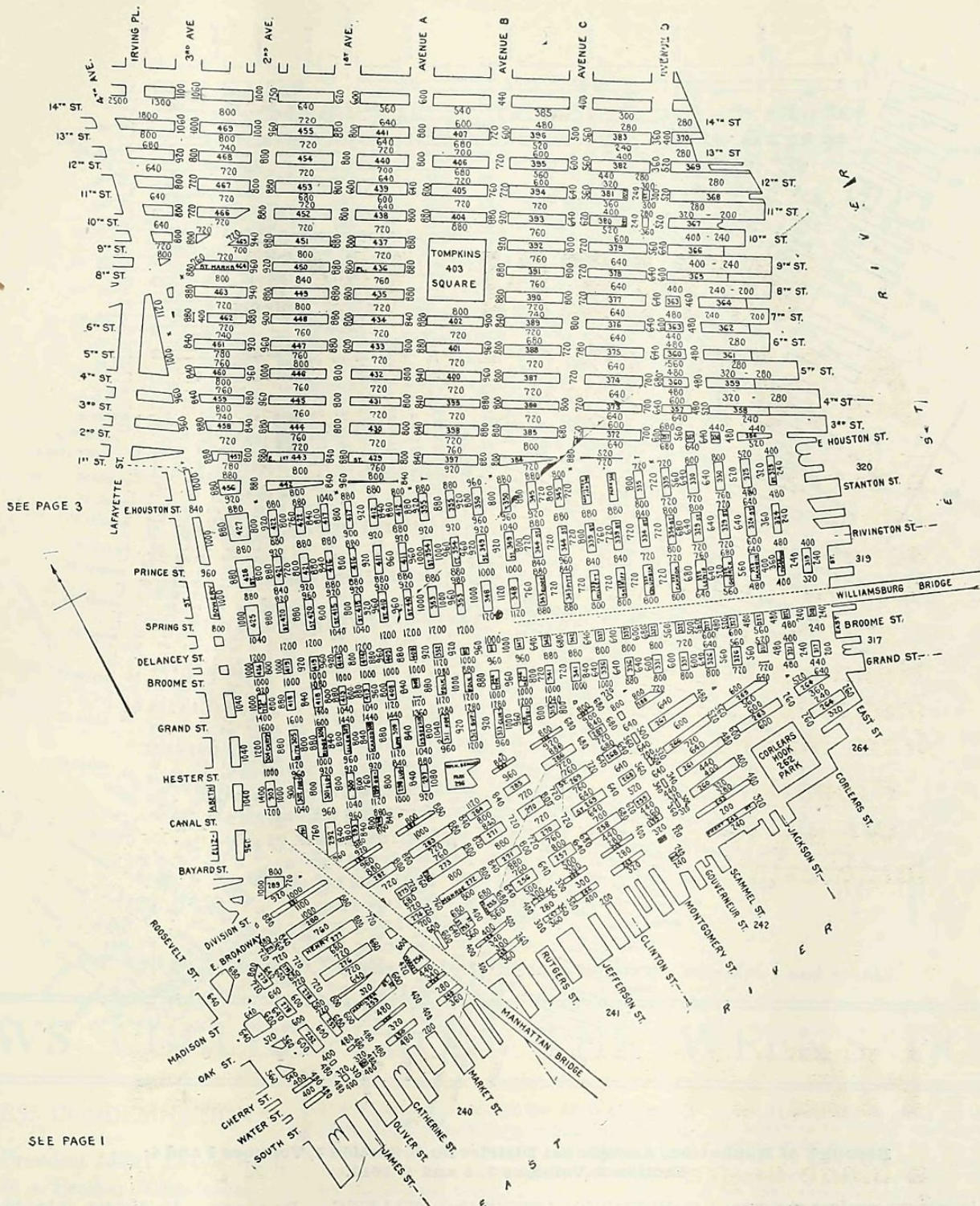
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G. TUOTI & CO.

PULITZER BUILDING, N. Y.

TELEPHONE 3670 BEEKMAN

SEE PAGE 5



**Borough of Manhattan, Assessment District No. 2, Section 1, Volume 5;
Section 2, Volumes 1 and 2, 1910.**

"The creation of a street as proposed will also afford a valuable fire protection to the district, because the Fire Department can then readily reach any part of it from Broadway and a street of the proposed width will in itself be a barrier against the spread of fire. If this district be made available for office buildings, it will supply the demand for many years to come and will hold in this section of the city business interests which otherwise will move farther uptown.

BUILDINGS OF SMALL IMPORTANCE.

"An examination of the district shows that it is now occupied by small warehouses, tenement houses and buildings of little value. As previously stated, the only explanation of this is that the access to Broadway has been so limited as to render it unsuitable for business development. In my opinion the result of widening Morris st would be to increase the value of property in this district three hundred or four hundred per cent.

"As far as I can estimate, the improvement should cost not to exceed \$1,500,000, and if this expense is equitably distributed it will not bear harshly upon any one. It is really an improvement for which the city as a whole should bear part of the expense; but even if the

finances of the city do not permit it to bear part of the expense at the present time, the improvement should not fail for that reason, because if it be delayed to a later period, the development of properties along Broadway may render it entirely impossible.

ULTERIOR MOTIVES.

"I am not surprised that the owners of property along Broadway who may be called upon to pay some portion of the assessment are protesting against it. As long as they can erect a row of great buildings on the west side of Broadway and prevent the development of the land to the west, they secure the advantages of light and air at the expense of their more westerly neighbors. In apportioning the assessment, the fact that the owners of property along Broadway are not so much benefited as the owners to the west should, of course, be taken into consideration. Much apparent opposition was created at the last meeting of the Local Board caused by the erroneous information which owners had obtained in relation to the area and probable amount of the assessment. When the map which the Borough President proposes to be prepared has been completed and the probable assessment on each property shown, I think

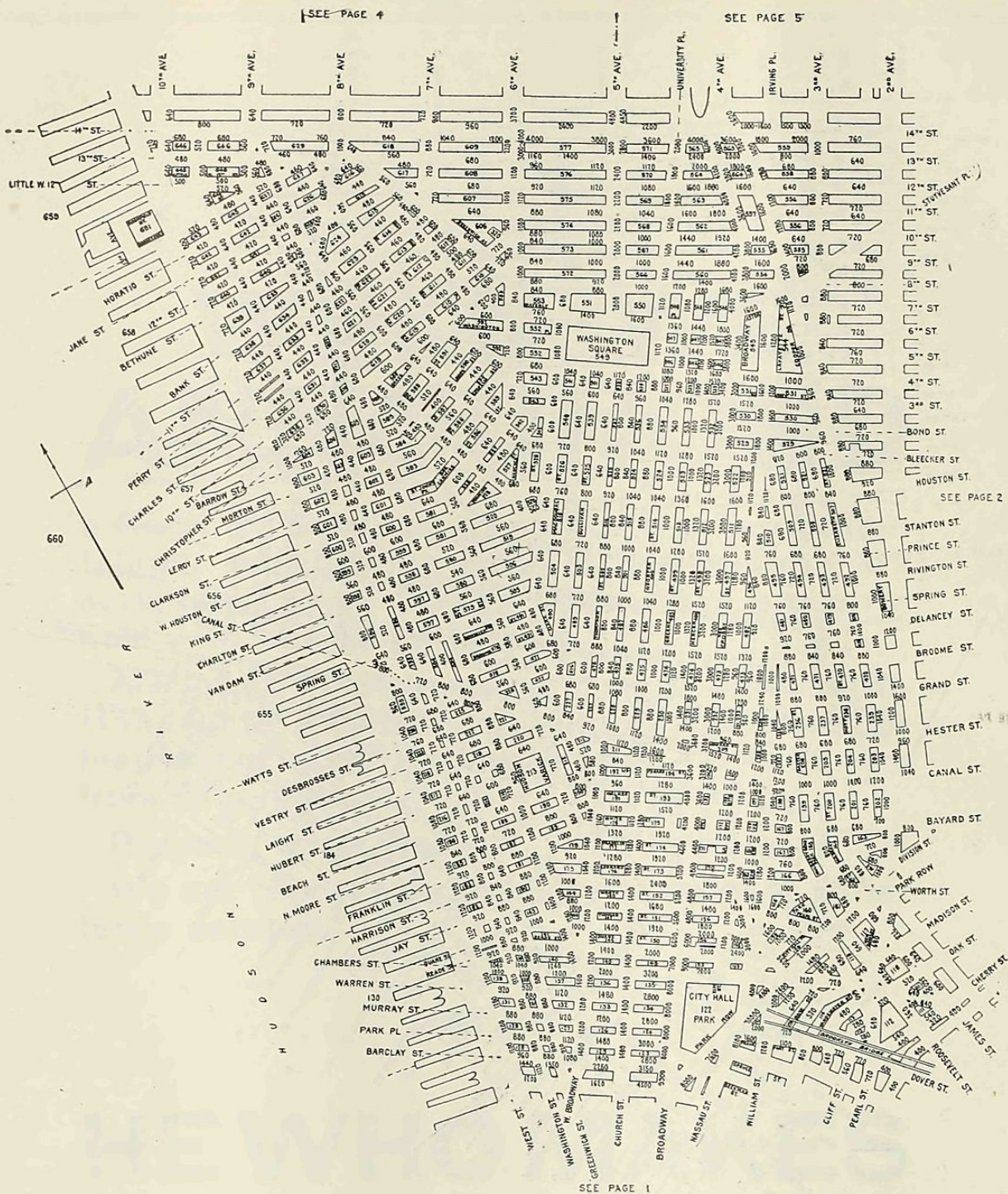
that much of the opposition to the improvement will be withdrawn. There is certainly no other place between the Battery and Rector st where an opening can be created at less expense. The development of this section will in the end prove of great benefit to the city because the assessed values of the property will be increased and the amount of tax which it will return each year will be a rich return on the investment should the city decide to bear part of the expense.

"If this district be developed with great office buildings without widening this street, the congestion of the streets leading to Broadway will be beyond description."

POINTS AGAINST THE PROPOSAL.

Mr. Charles A. Munn, the owner of the Scientific American, who was one of the most stalwart opponents of the proposed widening at the recent hearing of the local board, was asked his views by a representative of the Record and Guide.

"It does not seem to me that it is either a public or a private necessity," replied Mr. Munn. "At the meeting which was held at the City Hall on Tuesday, November 22, 1910, the opinion seemed to prevail amongst those who



Borough of Manhattan, Assessment District No. 3, Section 1, Volumes 3 and 4; Section 2, Volumes 3, 4 and 5, 1910.

were present in protest against the proposed so-called improvement, that the petitioner or petitioners originated the plan for the widening of Morris Street for purely personal reasons. It was a noteworthy fact that of the eight petitioners who signed the original application, two of the principal ones withdrew their names from the petition at the meeting, and perhaps one more of the other petitioners would not come within the zone of assessment and therefore have no vital, living interest in the enterprise.

"Such a project as that contemplated can only be legitimately carried out:

"First, as a betterment in which the neighborhood would be so far improved as to receive practically the unanimous support of the property owners in the neighborhood. It would be manifestly very unjust, at the behest of a few interested parties, to compel a large number of owners of adjacent property to bear an assessment which might be a material burden upon the property. So long as this enterprise savors in any respect of a real estate speculation, it would not appear to have any legitimate significance. Nothing was said at the meeting, when the plans were laid before the Board presided over by Borough President Mr. McAneny to show in any way that the proposed improvement was to fill a public need.

CONDITIONS AFFECTING TRAFFIC.

"The only other ground upon which the improvement would be justified, is:

"Secondly, that it is a public necessity. What are the conditions affecting traffic in that part of the City? The peculiar geographical conformation of New York City at the Battery reduces the amount of traffic at the "toe" of the City to a minimum. The amount of traffic on Broadway below Wall Street is probably less than on any other part of this great thoroughfare. A careful estimate of the number of trucks passing Morris street at this point I feel sure would show that no such improvement as that contemplated is necessary. I asked a tenant in a building at this point of Broadway whether he had ever seen a traffic block at that point. Although he had had his office in a building at that point for over twenty-five years, he told me that he had never known such a thing as a street blockade at that point.

"Morris street is in itself a narrow street, but it is a little-used thoroughfare. The necessity for using it is obviated by the great plaza at the Battery, a short distance below. One obvious feature in regard to this contemplated work has not been brought out, and it seems to me to be essentially pertinent to the entire question. Broadway begins to materially widen north of the juncture of Morris street with

Broadway. It divides into two broad avenues at Bowling Green Park, so that it appears as if a blockade of traffic would be almost impossible at this point.

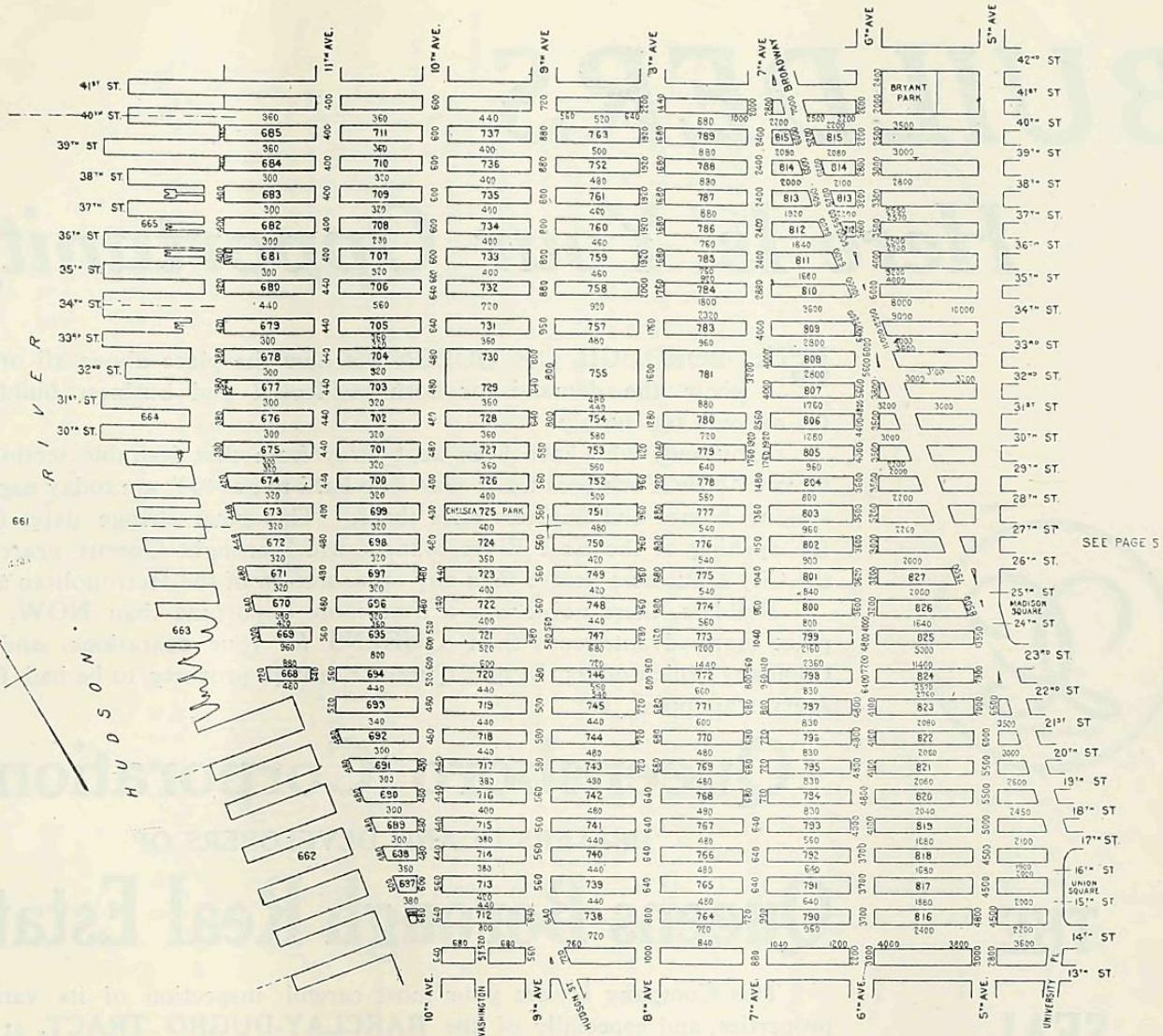
"It would appear, therefore, that the petitioners are not in a proper position to ask for this work to be carried out, for it would seem to be neither a public nor a private necessity.

"The assessment which would be levied upon the property owners would be a very heavy one, and this assessment would be levied, if the work were carried through, without the consent of a very large majority of those interested and against their protests, so that it is to be hoped that such an act of special legislation will not be successfully carried through."

—Geo. Russell Peabody is associated at present with the McVickar-Gaillard Realty Co., 7 Pine st, and not with Alvan W. Perry, as was reported in a recent issue of the Record and Guide. Mr. Peabody was formerly associated with Mr. Perry. He is one of the younger generation of real estate men who are making the real estate profession what it is today.

—A dinner is to be tendered to Bronx Borough President Miller on Tuesday evening, January 10th, 1911, at Niblo's Garden, 170th st and 3d av by the business men of the borough.

SEE PAGE 6



Borough of Manhattan, Assessment District No. 4, Section 3, Volumes 1 and 2, 1910.

NEWS CULLED FROM THE WEEK'S DOINGS

EXCESS CONDEMNATION.

Borough President Miller Draws Attention to a Pending Amendment.

Editor Record and Guide:

THE prohibition in the Constitution against taking of private property by the City for other than public use, and restricting that which is taken to what is actually necessary, is a valuable safeguard of private rights. The time has come, however, when a strict enforcement of it costs much money, whereas a loosening of its rigidity within limits will help the growth of our City. It would be a great benefit if the City, for instance, could buy through the Public Service Commission the whole of a parcel of property needed for the subway and sell at public auction what was not needed. The same practice in street opening proceedings would save an enormous sum of money, and, moreover, it would enable the City authorities to buy up narrow strips which remain between the street line and adjoining property, cutting the latter off from frontage. This has happened often in The Bronx and is a constant source of annoyance and loss.

European cities generally have the power of excess condemnation, which enables them to purchase the whole of a property adjoining an improvement and thereby escape consequential damages, or damages resulting to the remainder of a piece of property from taking a part. After the improvement is made, they often sell the remainder for enough to pay for the whole.

Perhaps it is not known generally that

the Senate and Assembly of the State of New York joined in a concurrent resolution during the session of 1910, which may, with the votes of the people, give us the needed relief.

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

Sec. 1. Resolved (if the Senate concur), that Section 6, of Article 1, of the Constitution, be amended by adding thereto a clause to read as follows: "When private property shall be taken for public use by a municipal corporation, additional adjoining or neighboring property may be taken under conditions to be prescribed by the Legislature by general law. Property thus taken shall be deemed to be taken for public use."

Sec. 2. Resolved (if the Senate concur), that the foregoing amendment be referred to the Legislature to be chosen at the next general election of Senators, and in conformity with Section 1, Article 14, of the Constitution, be published for three months previous to the time of such election.

Article 1, Sec. 6, of the Constitution of the State of New York, is as follows:

" * * * * Nor shall private property be taken for public use without just compensation."

This has been construed to mean that private property shall not be taken except for public use, and only so much as is strictly necessary, and then only upon just payment.

Section 2, Article 14, of the Constitution, is as follows:

"Any amendment or amendments to the Constitution may be proposed in the Senate and Assembly, and if the same shall be agreed to by a majority of the members elected to each of the two Houses, such proposed amendment or amendments shall be entered on their journals and the yeas and nays taken thereon and referred to the Legislature to be chosen at the next general election of Senators, and shall be published for three months previous to the time of making such choice; and if in the Legislature so next chosen, as aforesaid, such proposed amendment or amendments shall be agreed to by a majority of the members elected to

each House, and it shall be the duty of the Legislature to submit such proposed amendment or amendments to the people for approval in such manner at such times as the Legislature shall prescribe; and if the people shall approve and ratify such amendment or amendments by a majority of the electors voting thereon, such amendment or amendments shall become a part of the Constitution from and after the first day of January next after such approval."

It will be seen, therefore, that since the concurrent resolution permitting the City to take additional property for public use was passed by the Legislature of 1910, it may be referred to the Legislature of 1911, and if the majority of all the members elected to each House in the Legislature agree and pass a general law prescribing the conditions for such taking, such proposed amendment may be submitted to the people in the election of November, 1911, for approval, and if the people shall approve said amendment, it shall become a part of the Constitution from and after the first day of January, 1912.

Yours very truly,

CYRUS C. MILLER,

President of the Borough of The Bronx.

A FIRE-ESCAPE CASE DECIDED.

A case of great interest to all property-owners was recently decided in the Court of Special Sessions involving an alleged violation of the Tenement House Law relative to fire-escapes. The defendant in the action was Joseph Gans, an attorney of 140 Nassau st., who owns a tenement house at 86 Lewis st. which, by the way, was the bone of contention.

(Continued on page 958.)

BUILDERS

Here Is Your Opportunity

THE BOROUGH OF QUEENS is now the place above all others where the demand for both residential and business buildings far exceeds the supply.

Thousands who have been kept away from this desirable section of Greater New York because it was "so hard to get to" are today eagerly seeking homes and business sites there. This great change dates from the opening of the East River tunnels, which brought Queens nearer to the City's business centre than any other section of the Metropolitan area.

Builders, there never was a time more opportune than **NOW**, or a place more advantageous than **QUEENS** for your operations, and the Company which offers the best Queens Borough property to be had, from every standpoint, is



Queensboro Corporation

DEALERS IN AND DEVELOPERS OF

Queens Borough Real Estate

This Company invites your most careful inspection of its various properties, and especially of the **BARCLAY-DUGRO TRACT**, at the first stop out from Manhattan via Pennsylvania-Long Island tubes. This is the most extensive development of the Queensboro Corporation and the most notable in many ways. It comprises over 235 acres of high and dry land, in Queens, within City limits, only six miles from Herald Square. It lies between and within five minutes' walk of two main trolley lines running direct to New York for a five cent fare. The time from the City's business centre is only ten minutes by the East River tubes and twenty minutes by trolley over Queensboro Bridge.

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OF
RELIABILITY
IN
REAL
ESTATE

The Barclay-Dugro Tract

is laid out in accordance with City requirements and developed along the broadest lines, at a cost of \$750,000. Every City improvement is here installed, including sewers, gas, water, electricity, sidewalks, curbs and gutters. You can buy here, one lot or any number of lots, for less money than anywhere else within a radius of ten miles from Herald Square.

The erection of two or three family houses, apartments or business blocks is permitted, according to location, and the demand is so great you'll not have to wait for buyers at paying figures.

Many well known building operators have already bought on this tract and extensive construction is now in progress.

There's big money in it for you if you act now. Call or write for full particulars, or better still, visit our property at once.

Queensboro Corporation

F. G. RANDALL, Sales Manager

QUEENSBORO BRIDGE PLAZA, LONG ISLAND CITY

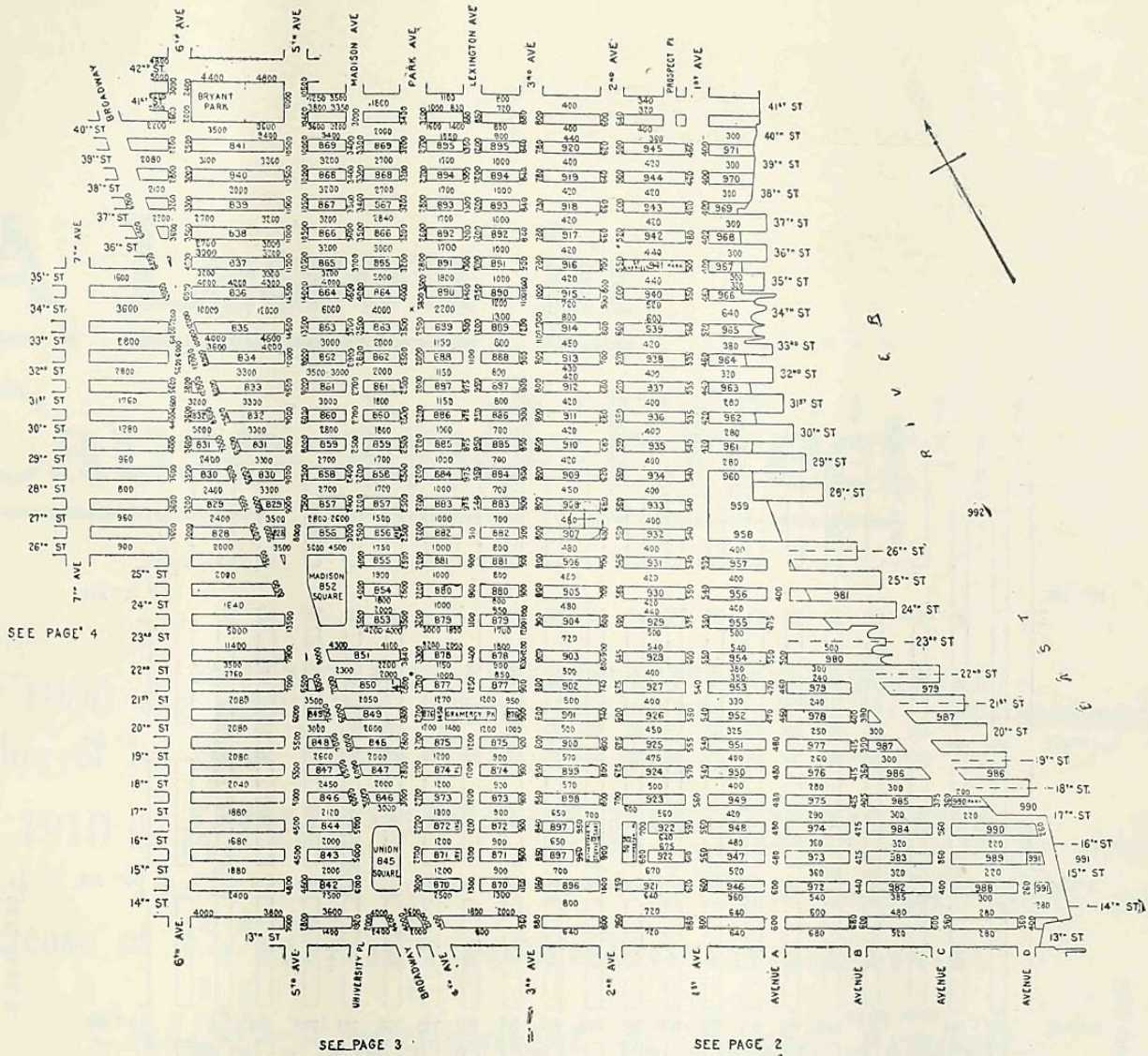
Tel. 3900 Greenpoint

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MANHATTAN SALES OFFICE, No. 366 Fifth Ave., Cor. 35th St.

LOCAL OFFICE ON THE PROPERTY

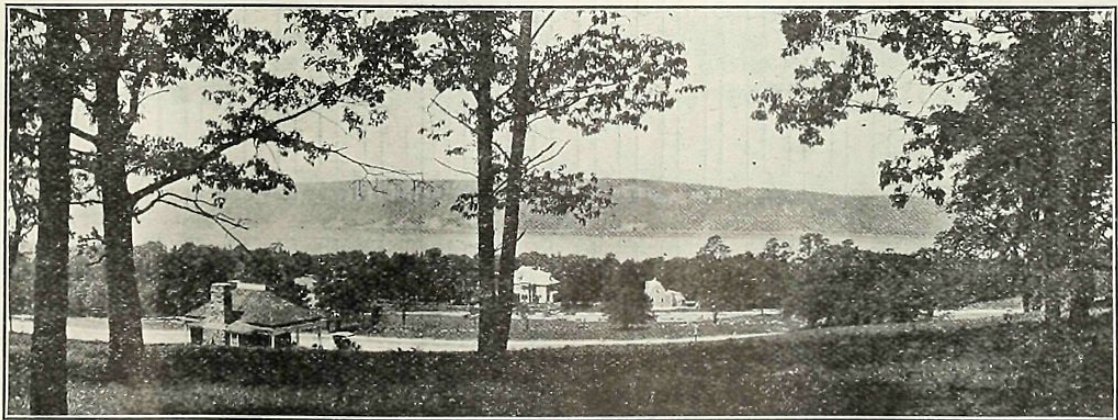
SEE PAGE 7.



Borough of Manhattan, Assessment District No. 5, Section 3, Volumes 3 and 4, 1910.

RIVER VIEW MANOR

At DOBBS FERRY and HASTINGS-ON-HUDSON



The Most Desirable Suburban Home Place in Near New York
Here will be found :

A Gorgeous Scenic Outlook, Magnificent Old Forest Trees, High Altitude, No Malaria or Mosquitoes. Excellent Roadways and Every City Convenience, including Sewers and Street Lights, and, above all, a Fine Community of Cultured People residing here in Beautiful Country Homes.

River View Manor is the Cheapest Home Site Property

In Near New York, everything considered. 40 Minute Commutation. To reach, take New York Central to Hastings-on-Hudson. Our carriages meet all trains.

HASTINGS HOMES CO.

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Telephone, 385 Bryant

H U D S O N R I V E R

1110

SEE PAGE 4

SEE PAGE 7

SEE PAGE 12

Borough of Manhattan, Assessment District No. 6, Section 4, Volumes 1 and 2, 1910.

A Lesson in Cause and Effect

In 1900 the population of the Bronx was 200,507, the assessed value of its Real Estate \$138,494,849.

In 1910 its population is 430,980, an increase of 230,473—over 114%. The assessed value of its Real Estate \$462,704,008, an increase of \$324,209,159—over 234%.

CAUSE—*Development of Rapid Transit.*

EFFECT—*Phenomenal Growth Indicated.*

Through the building of the New York, Westchester and Boston Railway Company's Rapid Transit Lines the same wonderful results are now in the making in the Upper Bronx and beautiful Westchester County.

Fortune waits on opportunity.—For the opportunity inquire of

Information Bureau

**NEW YORK, WESTCHESTER &
BOSTON RAILWAY CO.**

24 Exchange Place

New York City

Suburban Homes, Business Sites, Subdivisions, Acreage

SEE PAGE 8

	5 th AVE.	MADISON AVE.	PARK AVE.	LEXINGTON AVE.	3 rd AVE.	2 nd AVE.	1 st AVE.	AVENUE A	AVENUE B	
60 th ST.	2400-2420	1400	800	500	440	500	350	300	300	80 th ST.
79 th ST.	1393	1413	1413	1413	1433	600	400	400	350	79 th ST.
78 th ST.	1397	1412	1412	1412	1432	600	350	300	300	78 th ST.
77 th ST.	1391	1411	1411	1411	1431	600	350	300	300	77 th ST.
76 th ST.	1395	1410	1410	1410	1430	600	350	300	300	76 th ST.
75 th ST.	1385	1409	1409	1409	1429	600	350	300	300	75 th ST.
74 th ST.	1388	1408	1408	1408	1428	600	350	300	300	74 th ST.
73 th ST.	1387	1407	1407	1407	1427	600	350	300	300	73 th ST.
72 th ST.	1380	1406	1406	1406	1426	600	350	300	300	72 th ST.
71 th ST.	1385	1405	1405	1405	1425	600	350	300	300	71 th ST.
70 th ST.	1384	1404	1404	1404	1424	600	350	300	300	70 th ST.
69 th ST.	1383	1403	1403	1403	1423	600	350	300	300	69 th ST.
68 th ST.	1382	1402	1402	1402	1422	600	350	300	300	68 th ST.
67 th ST.	1381	1401	1401	1401	1421	600	350	300	300	67 th ST.
66 th ST.	1380	1400	1400	1400	1420	600	350	300	300	66 th ST.
65 th ST.	1379	1399	1399	1399	1419	600	350	300	300	65 th ST.
64 th ST.	1378	1398	1398	1398	1418	600	350	300	300	64 th ST.
63 th ST.	1377	1397	1397	1397	1417	600	350	300	300	63 th ST.
62 th ST.	1376	1396	1396	1396	1416	600	350	300	300	62 th ST.
61 th ST.	1375	1395	1395	1395	1415	600	350	300	300	61 th ST.
59 th ST.	1374	1394	1394	1394	1414	600	350	300	300	59 th ST.
58 th ST.	1373	1393	1393	1393	1413	600	350	300	300	58 th ST.
57 th ST.	1372	1392	1392	1392	1412	600	350	300	300	57 th ST.
56 th ST.	1371	1391	1391	1391	1411	600	350	300	300	56 th ST.
55 th ST.	1370	1390	1390	1390	1410	600	350	300	300	55 th ST.
54 th ST.	1369	1389	1389	1389	1409	600	350	300	300	54 th ST.
53 th ST.	1368	1388	1388	1388	1408	600	350	300	300	53 th ST.
52 th ST.	1367	1387	1387	1387	1407	600	350	300	300	52 th ST.
51 th ST.	1366	1386	1386	1386	1406	600	350	300	300	51 th ST.
50 th ST.	1365	1385	1385	1385	1405	600	350	300	300	50 th ST.
49 th ST.	1364	1384	1384	1384	1404	600	350	300	300	49 th ST.
48 th ST.	1363	1383	1383	1383	1403	600	350	300	300	48 th ST.
47 th ST.	1362	1382	1382	1382	1402	600	350	300	300	47 th ST.
46 th ST.	1361	1381	1381	1381	1401	600	350	300	300	46 th ST.
45 th ST.	1360	1380	1380	1380	1400	600	350	300	300	45 th ST.
44 th ST.	1359	1379	1379	1379	1399	600	350	300	300	44 th ST.
43 th ST.	1358	1378	1378	1378	1398	600	350	300	300	43 th ST.
42 th ST.	1357	1377	1377	1377	1397	600	350	300	300	42 th ST.
41 th ST.	1356	1376	1376	1376	1396	600	350	300	300	41 th ST.
40 th ST.	1355	1375	1375	1375	1395	600	350	300	300	40 th ST.
39 th ST.	1354	1374	1374	1374	1394	600	350	300	300	39 th ST.

SEE PAGE 5

Borough of Manhattan, Assessment District No. 7, Section 5, Volumes 1 to 4, 1910.

Excellent Investment Properties

The properties of the M. W. BRUCE ESTATE will be disposed of at

Public Auction Thursday, December 8, 1910

at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey Street.

By instructions from George G. De Witt,
William G. De Witt,
George McKesson Brown, } Executors

The following are the properties to be offered, viz.:

1 Platt & 229 Pearl Street,

5 Platt Street,

176 William Street,

84-86 Chambers Street,

368 Broadway, running
through to Cortland
Alley,

304-306 Canal Street, run-
ning through to 57-59
Lispenard Street,

259 Bowery,

152-154-156 Sixth Avenue,

661 Sixth Avenue,

481 Broadway, running
through to 54 Mercer St.,

416 Broadway & 276 Canal
St., S. E. cor.,

402 W. Broadway & 166-168
Spring Street, S. W. cor.,

537-539 W. Broadway,

341-347 Third Ave. & 207-
211 E. 25th St., N. E. cor.,

254-256-258 Canal St. &
112-116 Lafayette Street,
S. W. cor.,

42-44 E. Houston St. & 298
Mulberry St., N. E. cor.,

223 W. 22nd St.,

719 Seventh Ave. & 172 W.
48th St., S. E. cor.,

155 $\frac{1}{2}$ -157 East 125th St. &
2310 Third Ave.,

101-105 W. 125th St. & 307
Lenox Ave., N. W. cor.

70% of the purchase price may remain on bond and **4 $\frac{1}{2}$ %**
mortgage for one, two or three years at

Title Policy of the Lawyers' Title Insurance & Trust Company free of cost to purchaser.

De Witt, Lockman & De Witt,

Attorneys for Estate.

John T. Lockman, Counsel,

88 Nassau Street, New York City

Horace S. Ely & Co.,

21 Liberty Street, New York City

A. W. Mead, Esq.,

985 Sixth Avenue, New York City

AGENTS.

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Joseph Day

Auctioneer

31 Nassau Street,
New York City.

SEE PAGE 9

119 th ST	320	480	600	720	840	960	1080	1200	1320	1440	1560	1680	1800	1920	2040	2160	2280	2400	2520	2640	2760	2880	3000	3120	3240	3360	3480	3600	3720	3840	3960	4080	4200	4320	4440	4560	4680	4800	4920	5040	5160	5280	5400	5520	5640	5760	5880	6000	6120	6240	6360	6480	6600	6720	6840	6960	7080	7200	7320	7440	7560	7680	7800	7920	8040	8160	8280	8400	8520	8640	8760	8880	9000	9120	9240	9360	9480	9600	9720	9840	9960	10080	10200	10320	10440	10560	10680	10800	10920	11040	11160	11280	11400	11520	11640	11760	11880	12000	12120	12240	12360	12480	12600	12720	12840	12960	13080	13200	13320	13440	13560	13680	13800	13920	14040	14160	14280	14400	14520	14640	14760	14880	15000	15120	15240	15360	15480	15600	15720	15840	15960	16080	16200	16320	16440	16560	16680	16800	16920	17040	17160	17280	17400	17520	17640	17760	17880	18000	18120	18240	18360	18480	18600	18720	18840	18960	19080	19200	19320	19440	19560	19680	19800	19920	20040	20160	20280	20400	20520	20640	20760	20880	21000	21120	21240	21360	21480	21600	21720	21840	21960	22080	22200	22320	22440	22560	22680	22800	22920	23040	23160	23280	23400	23520	23640	23760	23880	24000	24120	24240	24360	24480	24600	24720	24840	24960	25080	25200	25320	25440	25560	25680	25800	25920	26040	26160	26280	26400	26520	26640	26760	26880	27000	27120	27240	27360	27480	27600	27720	27840	27960	28080	28200	28320	28440	28560	28680	28800	28920	29040	29160	29280	29400	29520	29640	29760	29880	30000
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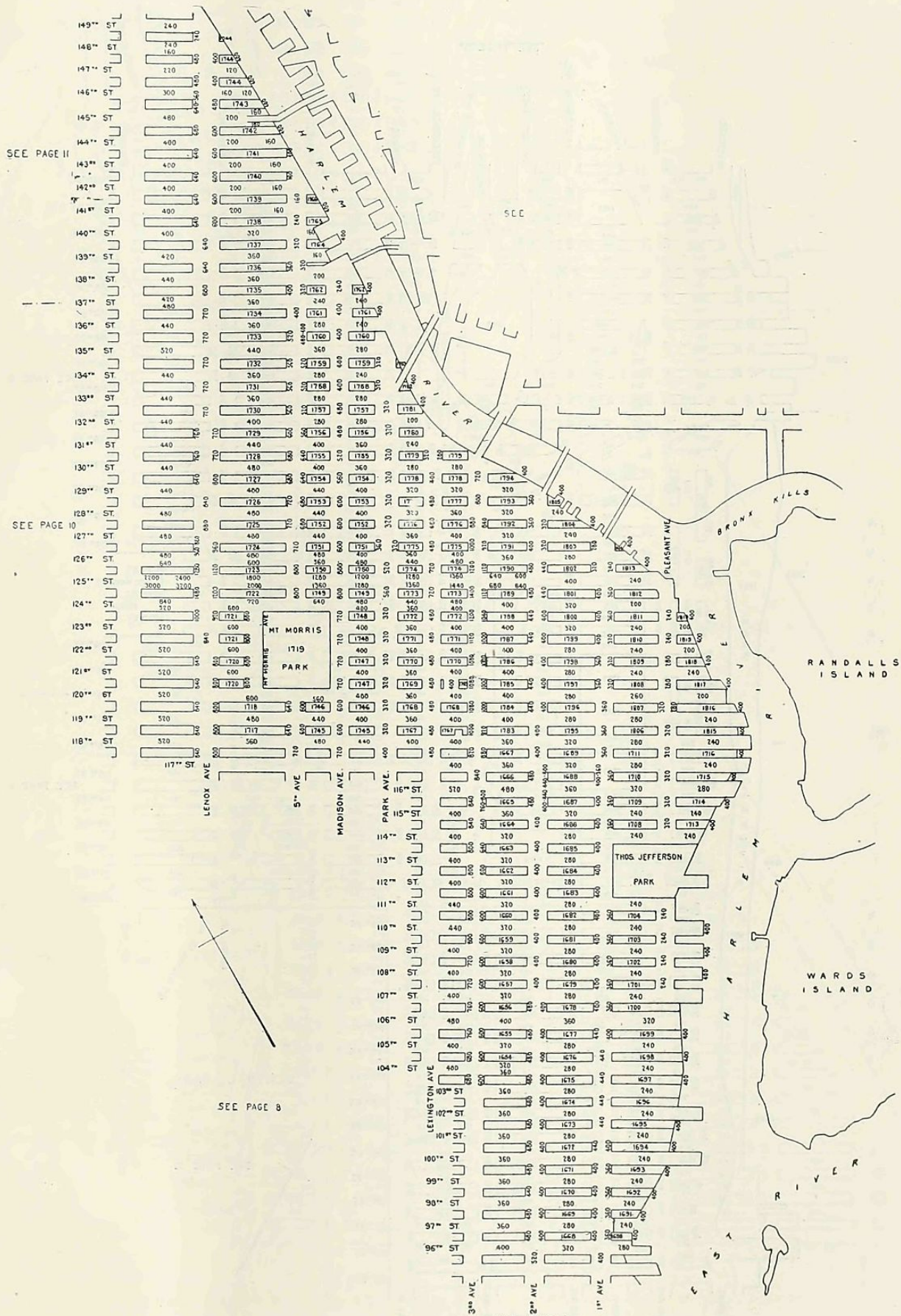
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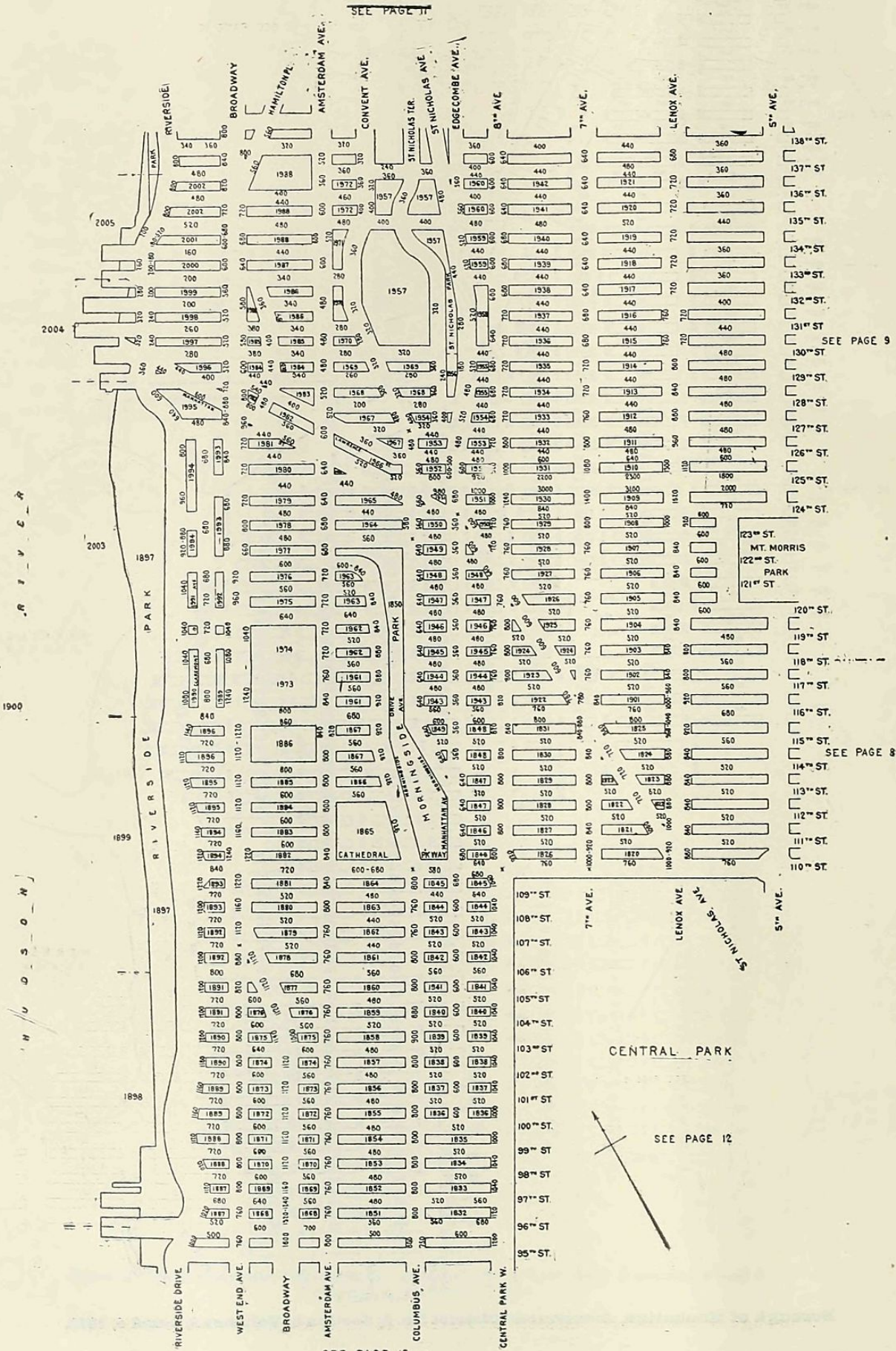
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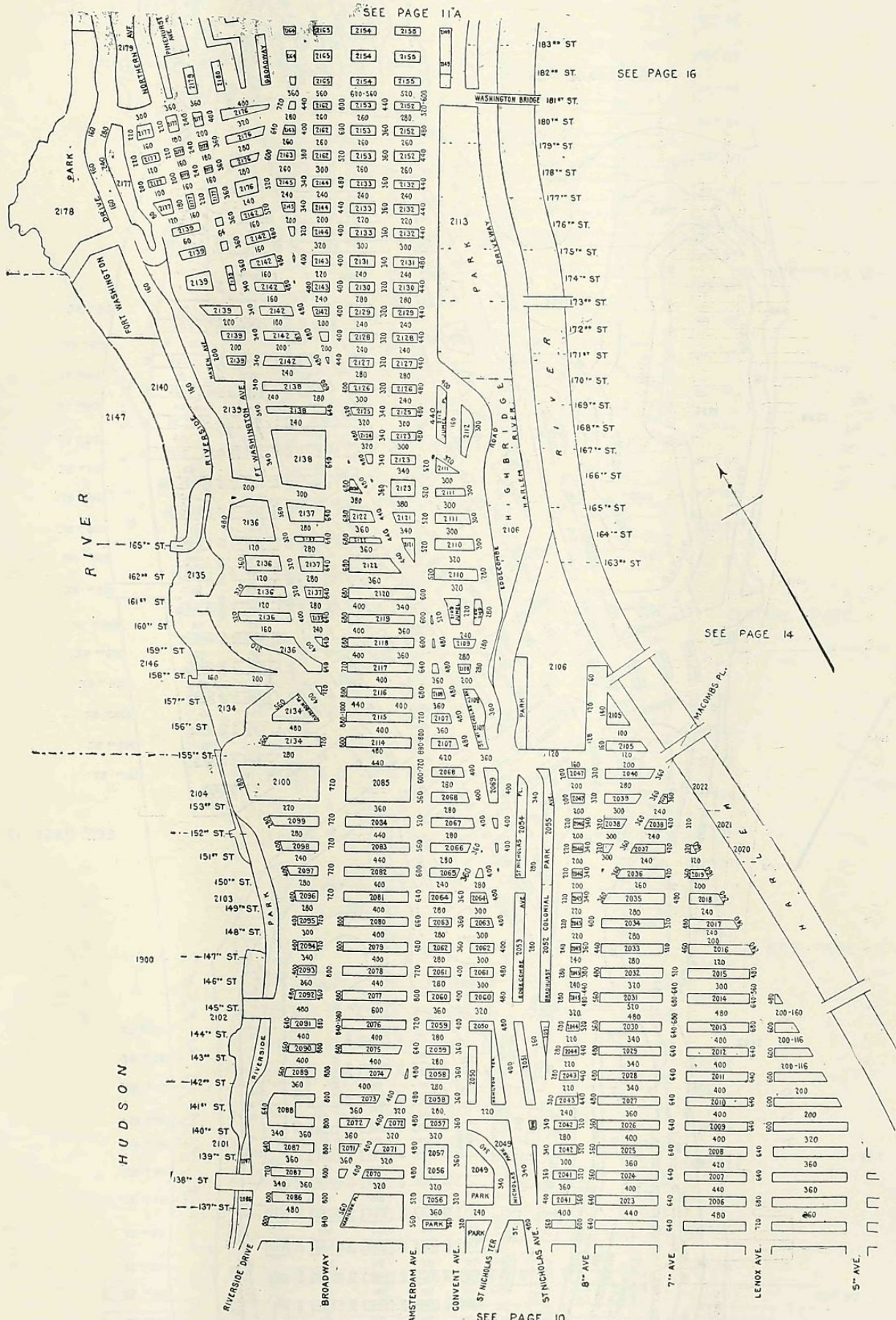
**Borough of Manhattan, Assessment District No. 8, Section 5, Volumes 5 and 6;
Section 6, Volume 1, 1910.**



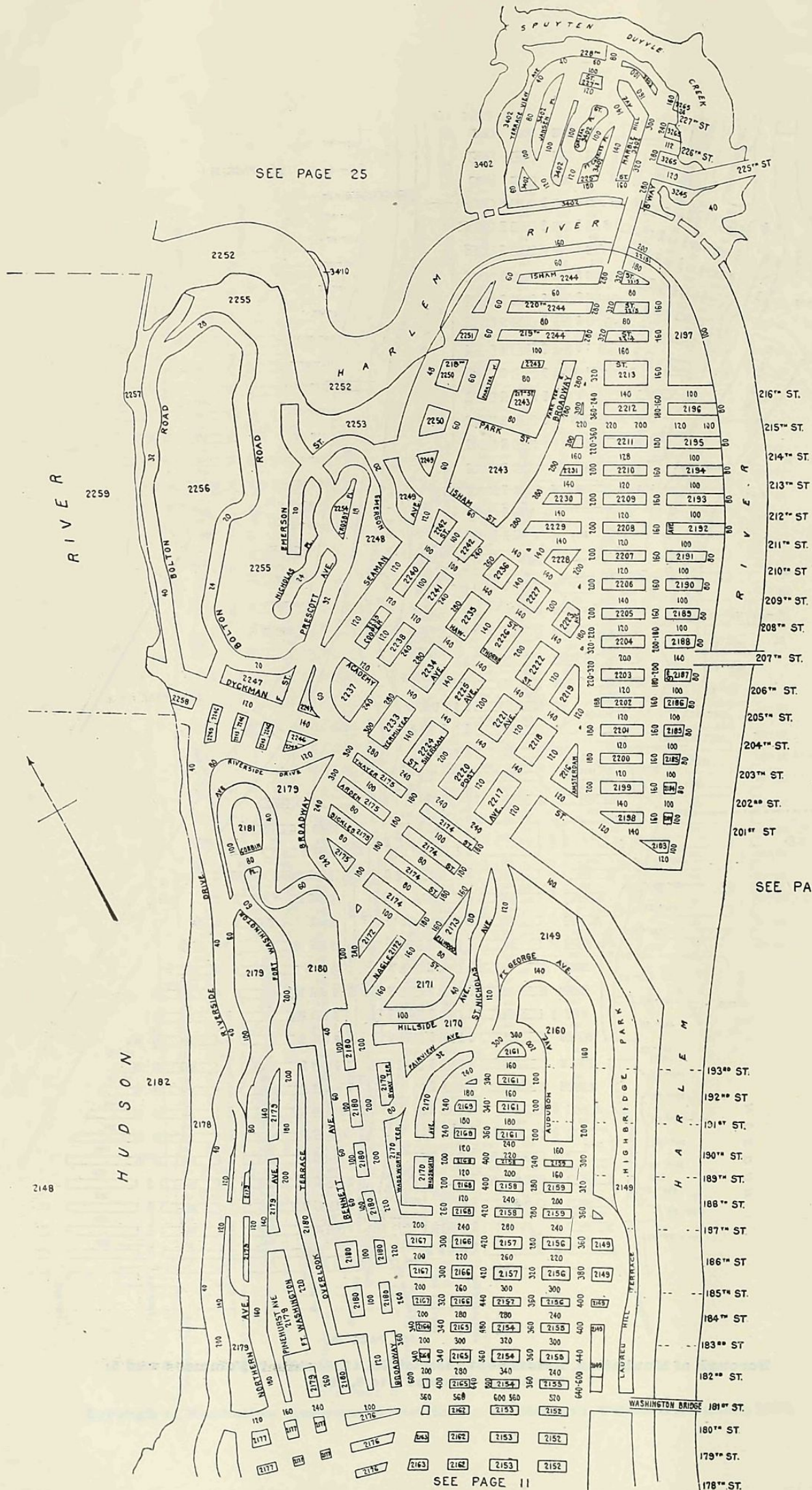
Borough of Manhattan, Assessment District No. 9, Section 6, Volumes 2, 3 and 4, 1910.



Borough of Manhattan, Assessment District No. 10, Section 7, Volumes 1, 2 and 3, 1910.

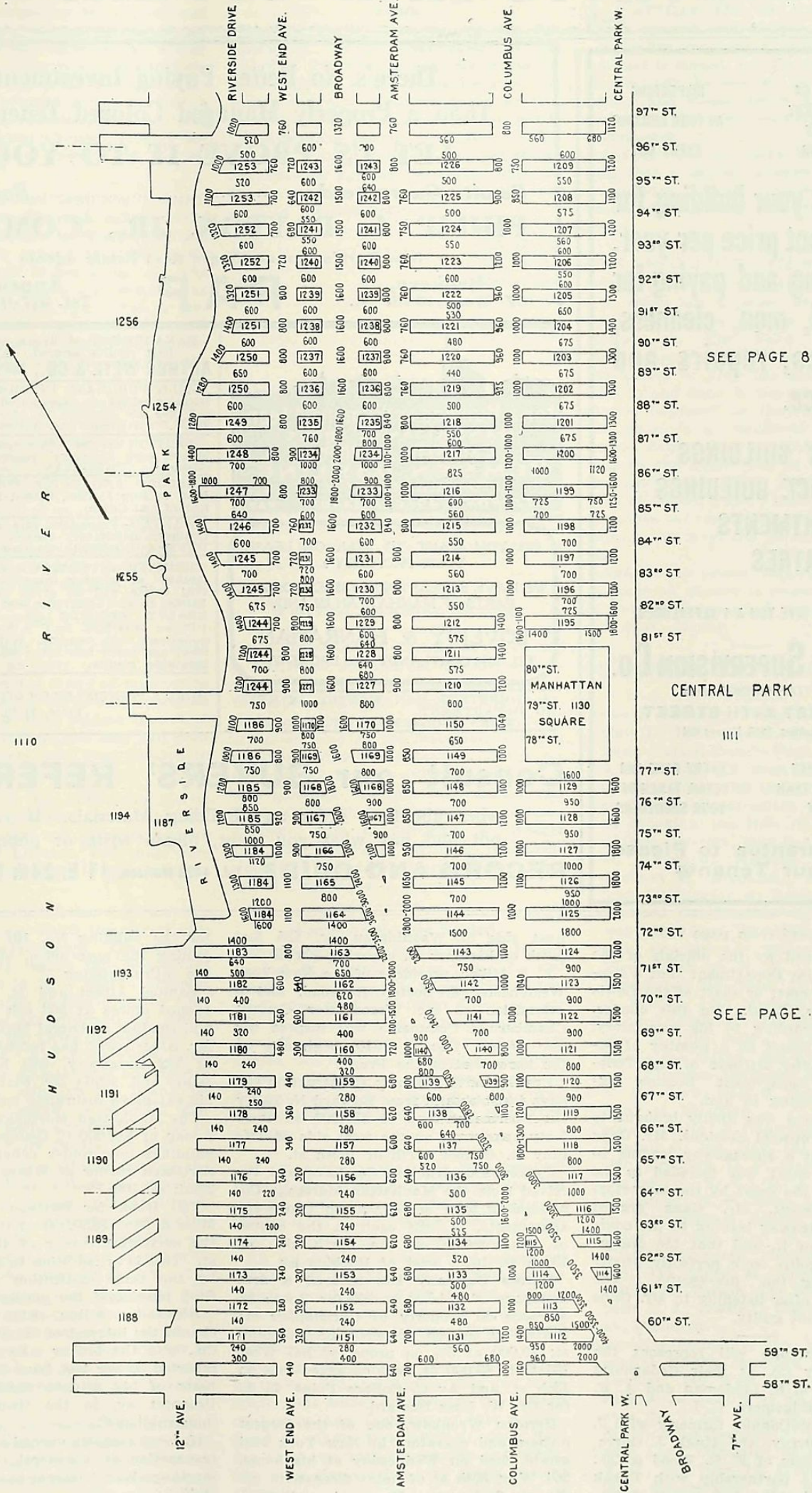


**Borough of Manhattan, Assessment District No. 11, Section 7, Volumes 4 and 5;
Section 8, Volumes 1 to 6, 1910.**



Borough of Manhattan, Assessment District No. 11-A, Section 7, Volumes 4 and 5; Section 8, Volumes 1 to 6, 1910.

SEE PAGE 10



SEE PAGE 8

SEE PAGE 7

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RECORD AND GUIDE FOR SALE, Jan. 1, 1883, to July 1, 1905, bound, indexed. BOX 26, Record and Guide.

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PRIVATE INTERVIEWS regarding the best methods of locating investors and bargains in real estate will be given free of charge by **RONALD C. LEE**, General Manager of the **REALTY RECORDS CO.**, 11 East 24th St. (Phone 4430 Mad. Sq.) A few suggestions will sometimes work wonders. Write for an appointment and learn how some successful offices are obtaining results.

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RECORD AND GUIDE, Tel., 4430 Madison, 11 E. 24th STREET, N. Y.

(Continued from page 945.)

It was claimed by the officials of the Tenement House Department that a fire-escape in the court or shaft of the Lewis st. house was illegal. On this charge, Mr. Gans, according to his own story, was haled to court on a number of occasions until the attitude of the Tenement House Department became exceedingly annoying to him.

When the case was finally brought to the Court of Special Sessions, Mr. Gans contended that a passageway leading to the court or shaft was included in the dimensions of the court by the inspectors of the department. Mr. Gans argued that the passageway leading to the court was no part of it, and that the dimensions of the court were perfectly proper thus legalizing the fire-escape. The court decided after listening to Mr. Gans that he was not guilty.

Royal D. Ritchie will represent the Lewis H. May Co. at their Cedarhurst office and David S. Lindeman and A. F. Tomlinson at Edgemere, L. I.

William H. McDonald, formerly with J. P. & E. J. Murray, and Hugh J. Garra, late with the firm of F. R. Wood & Co., have formed a partnership with Frank J. Bradley under the firm name of McDonald, Garra & Bradley, and have opened offices at 4017 Broadway, near 169th st, where they will conduct a general real estate and insurance business.

The Prospect Investing Co. has made a loan of \$50,000 to the A. Warren Construction Co. for the operation on the

west side of Washington av, 125 feet south of Fletcher st, covering 50x150.

L. S. Miller, president of the New York Westchester & Boston Railroad, and a committee of the Westchester County Chamber of Commerce will inspect the line to-day, Dec. 3, 1910, beginning at the lower end of the Bronx.

Frankfeldt & Lippman Construction Co. have just obtained from Edward N. Tailer the permanent loan of \$30,000 on their 5-sty apartment on the west side of Tiffany st, 45 feet north of 165th st.

Cypress Construction Co. have just received from the Manhattan Mortgage Co. a building loan of \$54,000 on two 5-sty apartments, 37.6x88 each in the course of construction on the north side of 139th st, 167.1 west of Robbins av.

Duross Company has secured a first mortgage of \$21,700 at 5% for Rocco N. Marasco on property 87 Christopher st; \$23,000 at 5% on property, 38 Downing st; \$9,000 at 5% on property, 105 West 131st st; \$9,000 at 5½% on seven lots on 13th st, and Av C, College Point, L. I., for Dr. W. Ross Bustard.

Herman Wronkow, one of the largest owners and operators in New York real estate, died on Wednesday at his home, 201 West 55th st of heart disease, in his seventy-first year. He was born in Berlin, Germany, and has been actively engaged in business in this city for forty years. Recently he bought Ardsley Hall in Central Park West. He also owned the Hotel Normandie at Broadway and 38th st.

Spear & Co. have been appointed agents

for the building No. 101 Prince st, adjoining the post office, and have rented the entire building.

Samuel Albert and M. L. Platt have opened offices at 503 5th av where they will conduct a general brokerage business. Mr. Albert, who has recently been located at 302 Broadway, will handle the real estate end, while Mr. Platt will continue his extensive insurance work.

The Manhattan Mortgage Co. has made a loan of \$10,000 to George Paider on his buildings now under construction at the northeast corner of White Plains av and 229th st, 100x75.

The Bank for Savings has loaned to Mills & Gibb \$350,000 on their building at the northwest corner of 4th av and 22d st. This is an addition to \$400,000 loaned by the same institution when Mills & Gibb purchased the property.

Alexander Selkin, who recently purchased the interest of the Prospect Realty Co., was the broker who made the sale reported in our last issue for Joseph Leibertz of his private residence, No. 980 Prospect av, to the George A. Bagge Construction Co.

H. Levy recently opened an office for the transaction of a general real estate and mortgage loan business at 427 East 138th st.

Borough President Miller of the Bronx wishes to call attention of the property owners on the former Mapes estate to the matter of widening Rosedale av to 80 feet. It will come before the Board on Dec. 13, 1910, and he hopes for a large attendance of owners to express their views.

Park Avenue Push-Cart Situation.

The indignation of the property owners along Park av, between 115th and 118th sts, over the existence of a push-cart market under the railroad bridge of the New York Central attained a climax yesterday when there was a hearing before Justice Seabury in the Supreme Court on writs of mandamus served on Mayor Gaynor, Borough President McAneny and Police Commissioner Cropsey, looking toward the complete abolition of the alleged nuisance.

It will be recalled that the property owners some time ago took definite steps to drive the push-cart peddlers from this territory, on the ground that the entire neighborhood was depreciating. It was asserted that, owing to the existence of the push-cart market, there was a tremendous fall in the rents, which turned out to be detrimental to property generally, and particularly in specific instances.

The campaign to ostracize the push-cart brigade took definite shape when the property owners organized what is now known as the Park Avenue Anti-Push-cart Association, of which Samuel Brand was appointed counsel. The matter was at length referred to Borough President McAneny, who heard the arguments of the property owners, and although he declined to take any definite stand, he intimated that he would write to the Police Commissioner, the matter being under the jurisdiction of Mr. Cropsey.

The entire affair hung fire for some time, until the property owners through their counsel secured writs of mandamus which were served on the Corporation Counsel. It was quite evident that most of the property owners felt they had been dealt with unfairly, and they decided to take the case to the courts.

The plaintiffs in the action are Morris Muetzler, L. S. Goldner and Louis Biegeleisen. The three are property owners in the territory affected, and they were the pioneers in the fight to eliminate the push-carts.

One of the peculiar features of the case is the co-operation which the city is giving to the property owners. The city does not in the least regard the proceedings brought against it in a hostile attitude, and it is a matter of fact that the Corporation Counsel has informed Mr. Brand that he will aid the latter in every way to attain his object. As for the Police Commissioner, he is maintaining an entirely passive position, although Mr. Brand asserted that Mr. Cropsey is perfectly willing to put the push-cart peddlers out of business if the court grants the writ.

Mr. Brand called on Mayor Gaynor the other day, and they talked the situation over thoroughly. According to Mr. Brand, Mayor Gaynor is in perfect sympathy with the plaintiffs, and he told the attorney that he was in hearty accord with the position of the property owners.

It is an interesting and significant fact that when Mayor Gaynor was a member of the Bench in Brooklyn he issued an order which closed a push-cart market in Graham av, one of the most densely populated thoroughfares in the borough across the river.

Mr. Brand, in discussing the situation the other day with a Record and Guide representative, said that conditions on Park av, between the streets named above, have become unbearable. He points to the fact that property owners have experienced heavy losses in rents, and that a great number of them have been actually forced to accept tenants at rents which formerly would have been considered ridiculous. That the property owners are a pretty sore lot could be gathered from Mr. Brand's words.

LAWSON PURDY ESTIMATES.**Cities Borrowing Capacity for Next Five Years.**

Lawson Purdy, president of the Tax Board on Thursday submitted to the Board of Estimate an estimate of the increase in real estate assessments for the next five years. According to the report there will be available for public improvements during that time, \$232,500,000, which includes the \$60,000,000 set aside for subway purposes. The following are the estimated increases for each of the five years:

1911	\$600,000,000
1912	225,000,000
1913	300,000,000
1914	300,000,000
1915	300,000,000

Total\$1,725,000,000

Owners Should Attend Hearings.

Washington Heights and Riverside Drive property owners should attend the hearings on Monday and Wednesday before the Public Service Commission. On Monday the smoke nuisance and improper operation of the N. Y. Central will be taken up, and on Wednesday the general service on the subway, also on the Broadway line north of 96th st will be gone into.

West End Association Meeting.

The next regular monthly meeting of this association will be held at its rooms, in the Hotel St. Andrew, Broadway, corner of West 72d st, on Monday evening, December 5, at 8.30 o'clock. The Nominating Committee appointed under resolution adopted at the November meeting has nominated the following officers for the year 1911, who will be voted for at said meeting: for president, James Van Dyck Card; for vice-presidents, Judson Lawson, John C. Coleman, A. Walker Otis; for treasurer, William H. Rockwood; for secretary, George B. Sheppard. A full attendance is requested.

Torrens Title Suit Settled.

In the suit of Gertrude D. Hawes against the United States Trust Co. and others, to register title to premises known as Linden Hall, 244 West 104th st, under the Torrens Land Title Registration Law, Judge Vernon M. Davis has just denied two motions in behalf of abutting property owners to intervene, and thus disposes of the last obstacle in the way of registering the first title in New York County.

M. F. Cusack, Inc., has just received from Louis Rinaldo a building loan of \$70,000 on his operation in course of construction on the northeast corner of Arthur av and 175th st, 95.8x104.10.

An important resolution was passed by the Board of Aldermen on Tuesday by which a bond issue of \$50,000 was authorized for the construction of a bridge over Westchester Creek, between Tremont and Pugsley avs.

Deputy Commissioner Jordan, of the Department of Water Supply, Gas and Electricity, has issued an order to the Bureau of Lamps and Lighting of this department to supply East 149th st, from Bergen to 3d avs, with more lamps and lights; this busy street being very much in need of such.

Samuel Zimmerman has just engaged offices for the transaction of a general real estate and law office at 442 East 138th st.

Stern Bros, have renewed for twenty-one years the lease of 46 West 23d st, being the westerly 22.6 of their store; the lease is for \$9,000 a year net.

POINTS OF LAW.**Legal Opinions on Matters Relating to Real Estate.****THE ATTRIBUTES OF A BUYER.**

Editor Record and Guide:

A broker procures a purchaser and a contract is signed, but the purchaser fails to carry out the contract by reason of inability and consequently no sale is effected. Is the seller obligated to pay the commission.

Answer:—No, the courts invariably have held that a broker in order to earn his commission, must procure a buyer, ready, willing and able to purchase.—Editor.

THE LESSEE MUST STAND THE LOSS

Editor Record and Guide:

A lessee has a lease of a building (tenement house) on the south side of Houston st. The lease contains all clauses appertaining to fire, etc. The lessee agrees to keep the house in repair, both in and out. A few days ago an explosion happened on the opposite side of the street in a tenement house, and caused damage to the tenement in question on the south side of the street, to the amount of \$100. The damage consists of broken glass. Must the owner of the tenement replace the glass at his own expense, or must the tenant or lessee do so.

C. R. FARUOLO.

Ans. If the clause requiring the lessee to make all repairs is properly drawn, he is undoubtedly required to make the damage good.—Editor.

NEW REAL ESTATE CORPORATIONS.

Astor & Company, Flatiron Building, inc.

Nov. 15, 1910; capital, \$3,000; directors, Robt. Taylor, Roselle Park, N. J.; Harry A. Cochrane, 509 West 110th st, N. Y. C.; Geo. Zagat, 293 Quincy st, Brooklyn.

The Belinky Construction Co., 117 Kent st, Brooklyn; inc. Nov. 16, 1910; capital, \$1,000; directors; Max Belinky, 117 Kent st, Brooklyn; Herman Newman, 70 Jackson st, Brooklyn; Samuel Newman, 70 Jackson st, Brooklyn.

Bellewood Construction Co., 200 Broadway; inc. Nov. 10, 1910; capital, \$2,000; directors, J. Sidney Shapiro, 22 West 113th st, N. Y. C.; Nathan M. Eisenberg, 519 West 135th st; Louis B. Fordan, 1427 Madison av, N. Y. C. Borchard, 98th st and Broadway; inc. Nov. 10, 1910; capital, \$1,000; directors, Magdalene Gatke, 363 51st st, Brooklyn; Florence DeGoode, 575 East 20th st, Brooklyn; Saul S. Myers, 318 West 100th st, Brooklyn.

Caesar Realty & Construction Co., 150 Nassau st; inc. Nov. 14; capital, \$10,000; directors, G. F. Martin, 154 Nassau st, N. Y. C.; E. J. Forhan, 154 Nassau st; H. P. Jones, 154 Nassau st.

The Clarkeparson Realty Company, 44 Court st; inc. Nov. 16, 1910; capital, \$10,000; directors, Marguerite C. Parson, 144 Stiles st, Elizabeth, N. J.; Henry M. Parson, 144 Stiles st, Elizabeth, N. J.; Bessie C. Clark, 1812 Church av, Brooklyn.

Espie-Ker Company; inc. Nov. 10, 1910; capital, \$5,000; directors, Margaret McLachlan, 140 West 96th st, N. Y. C.; Sara J. McMeekin, 41 St. Nicholas Terrace, N. Y. C.; Robt. G. McMeekin, 41 St. Nicholas Terrace, N. Y. C.

Ferris Land Company, 31 Nassau st, N. Y. C.; inc. Nov. 14, 1910; capital, \$5,000; directors, R. F. Macdonald, 31 Nassau st, N. Y. C.; Clarence C. Stetson, 4 West 53d st, N. Y. C.

The H. K. F. Company, 1779 Broadway, N. Y. C.; inc. Nov. 16, 1910; capital, \$6,000; directors, Chas. J. Kleber, 1779 Broadway, N. Y. C.; Walter L. Fry, 1779 Broadway, N. Y. C.; Stephen S. Newton, 271 Broadway, N. Y. C.

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, Dec. 5.

EAST 211TH ST, from Woodlawn road to Perry av; 10 a. m.

WEST 231ST ST, from Bailey av to Riverdale av; 2 p. m.

WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av; 3 p. m.

EAST 205TH ST, from White Plains road to Boston Post road; 2.30 p. m.

BOSTON ROAD, between White Plains road and north line of the city; 10 a. m.

GRAND BOULEVARD, from East 158th st to East 164th st; 2.30 p. m.

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

UNNAMED STREET, from West 177th st to Riverside Drive to West 181st st at Buena Vista av; 10 a. m.

BUSH ST, from Creston av to Grand Boulevard; 2 p. m.

ELWOOD ST, from Broadway to Hillside av; 12 m.

Tuesday, Dec. 6.

WEST 178TH and 179TH STS, from Haven av to Buena Vista av; 2 p. m.

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

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

EAST 177TH ST, from Tremont av to Morris Park av; 1.30 p. m.

Wednesday, Dec. 7.

RICHARD ST, from Bronx and Pelham Parkway to Morris st; 2 p. m.

WHITE PLAINS ROAD, from West Farms road to the bulkhead line of the East River; 10.30 a. m.

GLEBE AV, from Westchester av to Overing av; 3 p. m.

Thursday, Dec. 8.

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

SEDGWICK AV, from Jerome av to West 169th st; 2 p. m.

DEPEW PL (closing), from 42d to 43d sts; 1 p. m.

ZEREGA AV, from Castle Hill av, near Hart's st, to Castle Hill av, near West Farms road; 1 p. m.

Friday, Dec. 9.

BAYCHESTER AV, from West 4th st to the northerly boundary of Pelham Bay Park; 9 a. m.

PUBLIC PARK, bounded by Convent av, St. Nicholas av and West 151st st, 10 a. m.

BY PUBLIC SERVICE COMMISSION,
TRIBUNE BUILDING.

Monday, December 5.

NEW YORK CENTRAL & HUDSON RIVER R. R. CO.—Noise and smoke nuisance and other improper operation of railroad in vicinity of Riverside Drive.—Commissioner Eustis; 2 p. m.

Tuesday, December 6.

CITY OF NEW YORK AND J. B. McDONALD CONTRACTING CO.—Arbitration of determination of Henry B. Seaman, Chief Engineer.—11 a. m.

KINGS COUNTY ELECTRIC LIGHT & POWER CO.—Application for approval of convertible debenture bonds for \$5,000,000. — Commissioner Maltbie; 2.30 p. m.

Wednesday, December 7.

JAY STREET CONNECTING RAILROAD.—Application for certificate of public convenience and necessity for railroad in Brooklyn.—Commissioner Bassett; 2.30 p. m.

INTERBOROUGH RAPID TRANSIT CO.—Hearing as to general service on subway line and on Broadway subway line north of 96th st.—Commissioner Eustis; 2.30 p. m.

Thursday, December 8.

KINGS COUNTY LIGHTING CO.—Rate for gas.—Commissioner Bassett; 2.30 p. m.

KINGS COUNTY LIGHTING CO.—Application for approval of sliding scale for rates of gas.—Commissioner Bassett; 2.30 p. m.

Friday, December 9.

BROOKLYN BOROUGH GAS CO.—Informal hearing as to rates for gas in 31st Ward, Brooklyn.—Commissioner Maltbie; 2.30 p. m.

LOCAL BOARD CALENDAR.

The following proposed improvements will be considered by the various local boards during the following week:

WASHINGTON HEIGHTS BOARD.

141ST ST.—Regulating and grading 141st st, between Broadway and Riverside Drive.

142D ST.—Regulating and grading between Broadway and Riverside Drive.

168TH ST.—Opening between Amsterdam and Edgcombe av.

RIVERSIDE DRIVE.—Regulating and grading from 139th to 142d sts.

170TH ST.—Paving between Broadway and Fort Washington av.

180TH ST.—Sewer between Broadway and Seaman av.

OVERLOOK TERRACE.—Changing grades of Overlook Terrace.

HUDSON BOARD.

12TH AV.—Paving from 42d to 44th st.

48TH ST.—Sewer between 10th and 11th av.

NORTH RIVER.—Sewer under pier foot of 36th st, North River.

YORKVILLE BOARD.

EXTERIOR AV.—Paving Exterior av, 64th to 79th sts.

BOARD OF ESTIMATE.

Changes in City Map.

The following proposed changes in the city map were adopted, the date for a public hearing was fixed for Dec. 29.

FIELDSTON RD.—Change in the line of grade of Fieldston road, between West 253d st and Mosholu av. Communication from the Commissioner of Public Works.

Engineer reported that this map provides for increasing the width of Fieldston rd from 80 feet to 100 feet, the change corresponding with one which has already been made in the adjoining section on the south. The widening is generally located on the easterly side and

can be effected without damage to buildings.

EAST 222D ST.—Final map of section 34, comprising the territory bounded approximately by East 222d st, Laconia av, Strang av, Grace av, Edenwald av, Wilder av, Bussing av, the city line, Steenwick av, East 233d st, Pratt av, Hunter av, Needham av, Baychester av, Boston rd and Ely av, Borough of The Bronx. Communication from the Commissioner of Public Works.

NOBLE AV.—Change in the lines and grades of the street system within the territory bounded by Noble av, Bronx River av, Beach av and East 177th st, Borough of The Bronx. Communication from the Borough Secretary.

Engineer reported that in 1909 the attention of the Board was drawn to the fact that the Commissioners of Estimate and Assessment appointed in the proceeding for acquiring title to Rosedale av were proposing to allow \$300,000 as representing the damage sustained by owners of abutting property, while the total assessed valuation of all of the fronting property on both sides of the street, as shown on the books of the Department of Taxes and Assessments, was only \$222,000. At this time the Borough President was requested to submit a map providing for modifying the street lines in such a way as to reduce the damage. Two such maps were submitted at the meeting of March 11, and the matter was again referred back to the Borough President for further consideration. The plan now submitted provides for reducing the width of Rosedale av from 80 feet to 60 feet, and for giving it a position which will centrally include the existing highway which is only 50 feet wide.

Street and Park Opening.

BROADWAY.—Acquiring title to an easement for the tunnel street extending from Broadway, near Fairview av, to the subway station at West 191st st and St. Nicholas av, Borough of Manhattan. Resolution of the Local Board of the Washington Heights District.

Engineer reports (8794) that this street was laid out on November 4 last to be used for pedestrian traffic from Broadway to the subway station. The street has a width of 16 feet. It is now proposed to acquire title to an easement which will include the space located between planes distant, respectively, 14 feet above and 2 feet below the tunnel grade. The entire expense is to be assessed upon the property benefited.

WEST 179TH ST.—Acquiring title from Cedar av to Exterior st, excluding the right of way of the New York Central and Hudson R. R., 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. Entire cost to be assessed on property benefited.

AQUEDUCT AV.—Amending the proceeding for acquiring title to Aqueduct av East, from 180th st to 184th st; to

Grand av, from Burnside av to Fordham road, and to 180th st, from Aqueduct av east to Davidson av. Engineer reports that an opening proceeding relating to these streets was instituted on November 5, 1909, but that a change was recently made in the easterly line of Aqueduct av east for the purpose of making it conform with a plan for a private street which had been used as the basis for conveying titles.

Rule and Damage Maps.

WADSWORTH TERRACE.—Communication from the Secretary of the Borough of Manhattan, transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to Wadsworth terrace, from 188th st to Fairview av; to Broadway terrace, from 193d st to Fairview av; to 188th st, from Wadsworth av to Wadsworth terrace; to 190th st, from Wadsworth av to Wadsworth terrace, and to West 193d st, from Broadway to Broadway terrace. Recommended that the maps be approved and forwarded to the Corporation Counsel after certification.

OLMSTEAD AV.—Communication from the President of the Borough of The Bronx in matter of the rule map, damage map and profile relating to the proceeding acquiring title to Olmstead av from Protectory av to the bulkhead line of Pugsleys Creek; to Odell st, from Protectory av to Unionport road, and to Purdy st, from Protectory av to Westchester av. Recommended that the maps be approved and forwarded to the Corporation Counsel.

Drainage Plan.

Favorable action was recommended in the following by the Board of Estimate: **WEST 231ST ST.**—Modification in the drainage plan of District 39-Y, Borough of The Bronx. Engineer reports that the changes proposed are of a minor character and relate to the sewers planned for West 231st st and for Kingsbridge av. They are desired for the purpose of conforming with changes recently made in the street system.

Local Improvements.

The following preliminary authorizations were recommended by the Board of Estimate:

176TH ST.—Sewer from Audubon av to St. Nicholas av and from Broadway to Wadsworth av. Resolution of the Local Board of the Washington Heights District. The street is in use only for a short distance adjoining Audubon av, where it is regulated and graded. The abutting property is partially improved, and the outlet sewer is built. Estimated cost, \$8,700. Assessed valuation, \$892,000.

113TH ST.—Receiving basin at the southwesterly corner St. Nicholas av. Resolution of the Local Board of the Washington Heights District. Estimated cost, \$300. Assessed valuation, \$663,000.

12TH AV.—Regulating and grading from 134th st to 135th st. Resolution of the Local Board of the Washington Heights District. Estimated cost, \$9,600. Assessed valuation, \$98,500.

PERRY AV.—Sewer from Gun Hill rd to 211th st; in 211th st, from Perry av to Woodlawn rd; in Woodlawn rd, from Gun Hill rd, to 212th st; in 212th st, from Woodlawn rd to Jerome av; in Rochambeau av, from 212th st to Gun Hill rd; in DeKalb av from 212th st to Gun Hill rd, and in Jerome av, from 212th st to the first summit southerly therefrom. Resolution of the Local Board of the Van Cortlandt District. Estimated cost, \$62,000. Assessed valuation, \$503,700.

ST. GEORGE'S CRESCENT.—Regulating and grading from 206th st to Van Cortlandt av. Estimated cost, \$8,800. Assessed valuation, \$33,300.

FREEMAN ST.—Regulating and reregulating, grading and regrading, flagging

and reflagging and paving with asphalt where not already paved Freeman st, from Stebbins av to Intervale av. Resolution of the Local Board of the Crotona District. Estimated cost, \$7,600. Assessed valuation, \$528,900.

Construction Work Authorized.

The Board of Estimate has authorized the following construction work, the entire cost of the improvement to be assessed against the property benefited:

LAFONTAINE AV.—Regulating and grading the triangular area bounded by Lafontaine av, Quarry rd and the southerly line of Oak Tree pl.

TRAFALGAR PL.—Regulating and grading from 175th st to East 176th st.

EASTBURN AV.—Paving with asphalt block and curbing and recurbing where necessary, 174th st to East 175th st.

FOX ST.—Curbing, recurbing, flagging and paving with asphalt, from Intervale av to Barrerto st.

WEST 231ST ST, ETC.—Sewers in the following streets: 231st st, from Broadway to Kingsbridge av; Kingsbridge av, from 230th st to West 232d st.

EAST 204TH ST.—Receiving basin on the northerly side of East 204th st, opposite Valentine av.

REPORTS COMPLETED.

182D ST.—Opening from Tiebout av. to Polin av. and of Tiebout av. from Ford st. to 183d st.

161ST ST.—Opening from Brook av. to 3d av. The commissioners in the above proceedings have completed their estimates of damage and benefit; reports have been filed with the Bureau of Street Opening for inspection; objections must be filed on or before Dec. 19; hearings will take place Dec. 22; reports will be submitted to the Supreme Court for confirmation January 24, 1910.

3D AV.—Widening east side from Washington av. and Lorillard Place; the final report of the Commissioner of Assessment in the above proceeding will be presented to the Supreme Court for confirmation Dec. 6.

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 December 20, 1910, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

PARK AV.—Sewer on the west side of Park av., between 37th and 38th sts.

MORRIS PARK AV.—Paving and recurbing Morris Park av., from West Farms road to Bear Swamp road.

WEST 162D ST.—Regulating, grading, curbing, flagging, etc., West 162d st., from Summit av. to Ogden av.

FULTON AV.—Paving and curbing Fulton av., from 170th st. to 175th st.

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 cent. per annum from the date when such assessments become liens to the date of payment:

SOUTHERN BOULEVARD.—Receiv-

ing basins on the northeast and southeast corners of Southern Boulevard and proposed East 163d st. (Dongan st.), to connect with the existing sewer in Southern Boulevard at the intersection of proposed East 163d st; and at the southwest corner of Hunts Point av. and Garrison av. Area of assessment: East side of Southern Boulevard, between Aldus st, and East 163d st., and both sides of East 163d st., from Southern Boulevard to Hoe av., and south side of Garrison av., between Hunts Point av. and Manida st., and west side of Hunts Point av., between Garrison and Lafayette avs. January 28, 1910.

WILKINS PLACE.—Paving and curbing, from Intervale av. to Boston road. Area of assessment: Both sides of Wilkins place, from Intervale av. to Boston road, and to the extent of half the block at the intersecting streets. January 28, 1910.

EDEN AV.—Sewer, between East 173d and 174th sts. Area of assessment: Both sides of Eden av., between Belmont st. and 174th st., and both sides of East 173d st., between Eden av. and Grand Boulevard and Concourse. January 28, 1910.

PARK AV. WEST.—Paving the roadway and setting curb, from 175th to 178th st. Area of assessment: Both sides of Park av. West, from 175th to 178th st., and to the extent of half the block at the intersecting streets. January 28, 1910.

130TH ST.—Paving, curbing and recurbing, from St. Nicholas terrace to Convent av. Area of assessment: Both sides of 130th st., from St. Nicholas terrace to Convent av., and to the extent of half the block at the intersecting streets. January 28, 1910.

ST. NICHOLAS TERRACE.—Paving, curbing and recurbing, from 130th to 140th st. Area of assessment: Both sides of St. Nicholas terrace, from 130th st. to 140th st., and to the extent of half the block at the intersecting streets. January 28, 1910.

MONTEREY AV.—Regulating, grading, setting curbstones, flagging the sidewalk, laying crosswalks, building approaches, drains, walls, etc., from East 180th st. to Quarry road. Area of assessment: Both sides of Monterey av., from East 180th st. to Quarry road, and to the extent of half the block at the intersecting streets. January 24, 1910.

BROADWAY.—Regulating, grading, setting curbstones, flagging sidewalk, laying crosswalks, building approaches, placing fences and building drains, from Spuyten Duyvil Creek at West 230th st. to the northerly line of The City of New York. Area of assessment: Both sides of Broadway, from Spuyten Duyvil Creek at 230th st. to the northerly line of The City of New York, and to the extent of half the block at the intersecting streets. January 24, 1910.

WHITLOCK AV.—Paving the roadway and setting curb, from Longwood av. to Tiffany st. Area of assessment: Both sides of Whitlock av., from Longwood av. to Tiffany st., and to the extent of half the block at the intersecting streets. January 24, 1910.

ELMSMERE PLACE.—Paving the roadway and setting curb, from Marmion av. to Southern Boulevard. Area of assessment: Both sides of Elmsmere Place, from Marmion av. to Southern Boulevard, and to the extent of half the block at the intersecting streets. January 24, 1910.

EMERSON ST.—Sewer, between Vermilyea av. and Cooper st., and Broadway—sewer, between Emerson st. and summit south. Area of assessment: Both sides of Emerson st., from Vermilyea av. to Cooper st., and both sides of Broadway, from Emerson st. to summit south. January 24, 1910.

A REAL ESTATE PROPHET.

Ronald C. Lee Claims to be Able to Foretell What Property Will Be Sold and Who Will Be the Buyer.

THE difference between an optimistic and a pessimistic real estate broker is that one has put through a deal recently and the other has not. The attitude of each is very like that of Mr. Micawber when waiting for something to turn up."

Mr. Lee, the general manager of the Realty Records Co., spoke with feeling to the reporter of the Record and Guide. "To use the vernacular of the street," Mr. Lee continued, "the real estate man in this city is not getting his. I have spent eight years trying to find out what is fundamentally wrong with the real estate brokerage business, why it is either a feast or a famine, and why a broker will make a commission of \$1,000 to-day with ease and try his best for six months thereafter to meet with nothing but failure.

"I have arrived at the conclusion that the two main faults lie with the head of an office. First, because he does not cooperate sufficiently with the brokers of his staff; and, second, he is unwilling to spend enough money. He is not willing to put a sail on his little dollar and send it out into the world to bring back other dollars. It is perfectly absurd to think that the real estate business can compete with other business in attracting a high class of men when the best an ambitious young man can expect is a drawing account of \$15 a week, a desk and an invitation to go out and sell some of New York to some one in it, particularly when he soon learns that the head of the firm will appropriate all deals which come into the office. Instead of mutual good faith, which should exist between a sales manager and his salesman, mutual distrust is established, and the beginner merely looks forward to the time when he can establish an office of his own. If he can take with him a few large clients or deals he is the more pleased. He generally does, and this is one of the curses of the real estate business.

"How different are the actions of the sales managers of other businesses. They are the generals who plan the campaign, but take no active part in the engagement except at rare times, and then only to assist their men. It is in their expert minds that a deal is planned and the salesman is then called in to execute commands. It is they who daily discuss prospects with their men, and receive their written and verbal reports. On their desks is gathered all possible information which they dovetail together.

"It is incomprehensible to me how a great business can be carried on with hope of success, unless there is at the head of it a man who can infinitely multiply his resources through his employes, and can make it to their interest to stick to his leadership.

"But how is it now? The broker comes to him asking for bread, and gets—desk room. The best he has to offer is the shelter of his name and the use of his records. For this he takes from one-half to two-thirds of the broker's earnings.

The office does not even do the preliminary investigating which might lead to deals. The canvassing is of the most rudimentary type, done by underpaid and inexperienced boys. In other words, the whole mass of work falls on the broker and he is discouraged into idleness. It is not surprising that thousands of dollars which might be made in commissions never reach any broker.

"Should I tell the average real estate man that in a few minutes I could prepare a list of names (none of which would be those of professional speculators) of people, a large percentage of whom would

buy real estate inside of a year—if I should say that I could pick out a list of properties, fifty per cent of which would be sold inside of six months, I am afraid I should be treated with incredulity. Yet it is the simplest thing imaginable, and any real estate man who knows his business can do the same thing.

"Several hundred parcels of property are sold each week. What becomes of the money received? Do brokers follow up sellers? Millions of dollars each month are paid off in mortgages. Does the broker call on the mortgagor? The broker does not, but Wall Street, which seldom misses a trick, is hot on the trail of this money. We supply a number of expensive services to banks and Wall Street firms, and they are industriously diverting this money from real estate.

"Recently I took a copy of the Mortgage Indicator six months old, and picked out at random twenty-one parcels, guided only by the fact that the mortgage in each case was in excess of the assessed valuation. Nine of these parcels were sold before the mortgage matured. I do not know of a single office in New York where such a system is regularly and systematically followed up.

"If real estate men would pay a little more attention to their stock in trade—the things they have to sell—and to their system of reaching all possible buyers; if they would select better men for that work alone and pay them better salaries, then working this mass of information into a concrete form, and show their salesmen how to handle it, there would be many more optimists and a great deal fewer pessimists."

MANAGEMENT OF BUSINESS PROPERTY.

How to Get Business and How to Keep It.

THE successful real estate agent must anticipate the wants of his tenants and grant them ungrudgingly so far as possible, according to the statements of Charles E. Duross, of Duross Company, made in a lecture before the Real Estate Class of the West Side Young Men's Christian Association, last Tuesday evening. Unfailing good nature and hard work, the speaker said, are the agent's best assets. Mr. Duross, who spoke on "Management of Business Property," said in part:

"To manage a business property successfully, two things should always be kept in mind: keep the property fully rented by a careful selection of tenants and keep down expenses or fixed charges. It is essential that you should go frequently amongst your tenants, talk with them, learn the requirements for the accommodation of their business, as they themselves will explain to you.

"The agent is the man who gives service to both tenant and owner, gives it cheerfully and quickly and denies it just as cheerfully, and withal so diplomatically, as to make the tenant have confidence in him, and in any event to feel that he is being treated justly and with proper consideration.

"The agent should be the first to detect a tendency in any trade, occupying space to change the trade centre or locality. It is well to be alert in this respect in order either to counteract that influence or to aid it on by finding tenants to take the place of departing ones. Sometimes in the space of a year whole buildings rented in lofts have changed entirely the character of the tenants within their walls.

"The proper management of business property involves a great deal more work than merely renting the buildings and collecting the rents. The agent is usually

expected to perform many other services for the owner, such as looking after the water rates, tax bills, fire liabilities and plate glass insurance; the hiring of employes, such as elevator men, firemen and engineers. He must also pay these their wages weekly. He must get estimates for the necessary repairs to the property and keep a close watch on the work while it is in progress. There are also electric and gas bills to be attended to, besides all the endless orders that sometimes come from the Board of Health, Bureau of Factory Inspection, Bureau of Buildings and other State and city departments.

"When all these details have been carefully looked after, the agent need have no fear that he is in danger of losing his employment. There is no other business or profession I know of where so much service and attention is given for the fee charged. The landlords, as a rule, are appreciative of their agent's work and quite often very confidential relations spring up between landlord and agent. Indeed, I know of agencies which have the management of business property for generations and the present owners would no more think of taking the management away from their agent than turning their property over to the State for park uses.

"In dealing with tenants the agent should always endeavor to gain and keep their good will and confidence. Talk with them and show a neighborly interest in their business and success. Be always ready to perform any little acts of service, try to make things as convenient for them as you can. Do a little more for them than is actually required, rather than less. By this means you will make them pleased to remain your tenants as well as boosters for you in getting other tenants. A tenant who is dissatisfied will leave you the first chance he gets and is liable to stir up trouble for you among your other tenants. For this reason, as I can state from experience, it is wise to go almost any length in reason to try to please your tenants. The agent who will invariably take this means will surely be a success in the management of business properties."

Westchester Mortgage Tax Receipts.

Edward B. Kear, register of Westchester County, makes the following report of mortgage tax receipts for the fiscal year ending Nov. 1. The report shows the following amounts collected and the amounts each town and city will receive:

	Collected.	Due Town or City.
Bedford	\$1,751.45	\$853.42
Cortlandt	3,482.56	1,696.92
East Chester.....	3,675.95	1,791.17
Greenburg	10,174.88	4,957.89
Harrison	4,186.35	2,039.87
Lewisboro	1,552.06	756.37
Mamaroneck	4,412.93	2,150.27
Mount Pleasant...	3,847.77	1,874.89
Mount Vernon.....	17,580.78	8,566.56
New Castle	1,672.98	815.19
New Rochelle.....	20,788.00	10,129.33
North Castle.....	1,420.50	692.16
North Salem.....	338.89	142.28
Ossining	2,137.28	1,064.32
Pelham	4,150.93	2,022.72
Poundridge	535.61	260.93
Rye	8,070.51	3,932.50
Scarsdale	5,161.00	2,514.79
Somers	198.50	96.73
White Plains.....	9,930.66	4,838.89
Yonkers	35,705.18	17,398.04
Yorktown	448.59	218.59

Total.....\$141,223.36 \$68,813.83
The expense of collecting the tax was \$3,593.71. The State receives \$68,813.82.

Park Commissioner Higgins, of the Borough of the Bronx, will deliver a lecture on "The Parks of the Bronx" at the meeting rooms of the Woodlawn Taxpayers' Association on Dec. 6, 1910. The association will hold its regular meeting after the lecture.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES
JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1910.		1909.	
Nov. 25-Dec. 1, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total No. for Manhattan	166	Total No. for Manhattan	235
No. with consideration	11	No. with consideration	13
Amount involved	\$1,108,650	Amount involved	\$566,100
Number nominal	155	Number nominal	222
Total No. Manhattan, Jan. 1 to date 1910. 9,215 1909. 9,883			
Total No. Manhattan and The Bronx, Jan. 1 to date 801 769			
Total Amt. Manhattan, Jan. 1 to date \$43,810,025 \$42,982,481			
Total No. for the Bronx 1910. 140 1909. 173			
No. with consideration 9 10			
Amount involved \$130,850 \$82,125			
Number nominal 131 163			
Total No., The Bronx, Jan. 1 to date 1910. 6,456 1909. 6,810			
Total Amt., The Bronx, Jan. 1 to date \$5,686,950 0,221			
Total No. Manhattan and The Bronx, Jan. 1 to date 15,671 16,693			
Total Amt. Manhattan and The Bronx, Jan. 1 to date \$49,496,975 \$46,992,702			
Total No. for Manhattan, for Nov. 637 861			
Total Amt. for Manhattan, for Nov. \$3,301,125 \$1,741,050			
Total No. Nominal 381 805			
Total No. for The Bronx, for Nov. 669 668			
Total Amt. for The Bronx, for Nov. \$436,598 \$269,544			
Total No. Nominal 622 635			

Assessed Value Manhattan.

1910.		1909.	
Nov. 25-Dec. 1, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total No. with consideration	11	Total No. with consideration	13
Amount involved	\$1,108,650	Amount involved	\$566,100
Assessed value	\$1,085,000	Assessed value	\$553,000
Total No. nominal	155	Total No. nominal	222
Assessed value	\$6,311,200	Assessed value	\$10,39,500
Total No. with consid., from Jan. 1 to date	801	Total No. with consid., from Jan. 1 to date	769
Amount involved	\$43,810,025	Amount involved	\$42,982,481
Assessed value	\$37,839,700	Assessed value	\$35,138,700
Total No. nominal	8,914	Total No. nominal	9,105
Assessed value	\$484,896,640	Assessed value	\$494,895,761

MORTGAGES.

1910.		1909.	
Nov. 25-Dec. 1, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total number	153	Total number	172
Amount involved	\$3,325,159	Amount involved	\$7,280,858
No. at 6%	70	No. at 6%	61
Amount involved	\$518,279	Amount involved	\$1,371,708
No. at 5 1/2%	4	No. at 5 1/2%	1
Amount involved	\$457,000	Amount involved	\$400,000
No. at 5%	25	No. at 5%	56
Amount involved	\$542,900	Amount involved	\$2,763,000
No. at 4 1/2%	23	No. at 4 1/2%	39
Amount involved	\$854,500	Amount involved	\$1,120,500
No. at 4%	2	No. at 4%	1
Amount involved	\$19,500	Amount involved	\$10,000
No. at 3%	1	No. at 3%	.....
Amount involved	\$1,400	Amount involved	.....
No. with interest not given	28	No. with interest not given	49
Amount involved	\$931,580	Amount involved	\$232,051
No. above to Bank, Trust and Insurance Companies	29	No. above to Bank, Trust and Insurance Companies	27
Amount involved	\$1,677,500	Amount involved	\$251,600
Total No., Manhattan, Jan. 1 to date 1910. 7,472 1909. 8,563			
Total Amt., Manhattan, Jan. 1 to date \$263,615,651 \$283,084,909			
Total No., The Bronx, Jan. 1 to date 6,240 7,133			
Total Amt., The Bronx, Jan. 1 to date \$56,924,624 \$60,893,136			
Total No. Manhattan and The Bronx, Jan. 1 to date 13,712 15,696			
Total Amt. Manhattan and The Bronx, Jan. 1 to date \$320,540,175 \$343,978,045			
Total No. for Manhattan for Nov. 534 760			
Total Amt. for Manhattan for Nov. \$14,197,014 \$22,113,193			
Total No. for The Bronx, for Nov. 634 701			
Total Amt. for The Bronx, for Nov. \$4,070,307 \$6,492,156			

EXTENDED MORTGAGES

1910.		1909.	
Nov. 25-Dec. 1, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total number	86	Total number	21
Amount involved	\$5,797,700	Amount involved	\$985,500
No. at 6%	4	No. at 6%	5
Amount involved	\$75,500	Amount involved	\$67,000
No. at 5 1/2%	2	No. at 5 1/2%	4
Amount involved	\$60,000	Amount involved	\$12,200
No. at 5%	1	No. at 5%	.....
Amount involved	\$39,000	Amount involved	.....
No. at 4 1/2%	45	No. at 4 1/2%	19
Amount involved	\$1,408,200	Amount involved	\$578,500
No. at 4%	1	No. at 4%	.....
Amount involved	\$18,500	Amount involved	.....
No. at 3 1/2%	30	No. at 3 1/2%	8
Amount involved	\$4,141,500	Amount involved	\$190,500
No. at 3%	1	No. at 3%	.....
Amount involved	\$31,000	Amount involved	.....
No. at 2 1/2%	2	No. at 2 1/2%	.....
Amount involved	\$24,000	Amount involved	.....
No. with interest not given	.....	No. with interest not given	6
Amount involved	.....	Amount involved	.....
No. above to Bank, Trust and Insurance Companies	57	No. above to Bank, Trust and Insurance Companies	11
Amount involved	\$6,194,200	Amount involved	\$339,000
Total N Manhattan, Jan. 1 to date 1910. 2,177 1909. 1,687			
Total Amt., Manhattan, Jan. 1 to date \$93,630,759 \$82,311,707			
Total No., The Bronx, Jan. 1 to date 585 558			
Total Amt., The Bronx, Jan. 1 to date \$7,728,162 \$5,384,020			
Total No. Manhattan and The Bronx, Jan. 1 to date 2,762 2,245			
Total Amt. Manhattan and The Bronx, Jan. 1 to date \$101,358,921 \$87,695,727			

1910.		1909.	
Nov. 26-Dec. 2, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	The Bronx	Manhattan	The Bronx
Total No. of New Buildings	11	Total No. of New Buildings	19
Estimated cost	\$411,110	Estimated cost	\$1,290,425
Total Amount of Alterations	\$59,425	Total Amount of Alterations	\$39,129
Total No. of New Buildings, Jan. 1 to date 5,453 9,715			
Total Amt. of New Buildings, Jan. 1 to date \$33,017,722 \$54,134,086			
Total Amount of Alterations, Jan. 1 to date \$4,042,480 \$4,018,769			
Total No. of New Bldgs. for Nov. 410 644			
Total Amt. of New Bldgs. for Nov. \$2,144,066 \$4,236,000			

PROJECTED BUILDINGS.

1910.		1909.	
Nov. 26-Dec. 2, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	The Bronx	Manhattan	The Bronx
Total No. of New Buildings	24	Total No. of New Buildings	4
Estimated cost	\$540,000	Estimated cost	\$2,094,500
Total Amount of Alterations	\$124,619	Total Amount of Alterations	\$116,350
Grand total	\$708,375	Grand total	\$3,394,100
Total No. of New Buildings, Jan. 1 to date 770 922			
Total Amt. of New Buildings, Jan. 1 to date \$157,259 \$130,300			
Total No. of New Buildings, Jan. 1 to date 1,947 2,221			
Total Amt. of New Buildings, Jan. 1 to date \$2,717 3,143			
Total No. of New Buildings, Jan. 1 to date \$91,769,785 \$120,131,062			
Total Amt. of New Buildings, Jan. 1 to date \$43,458,715 \$7,199,760			
Total No. of New Buildings, Jan. 1 to date \$135,228,500 \$157,330,822			
Total Amt. of New Buildings, Jan. 1 to date \$15,325,473 \$13,418,162			
Total No. of New Buildings, Jan. 1 to date 34 66			
Total Amt. of New Buildings, Jan. 1 to date \$3,144,865 \$7,436,600			
Total No. of New Buildings, Jan. 1 to date 407 199			
Total Amt. of New Buildings, Jan. 1 to date \$10,728,750 \$3,778,125			

BROOKLYN.

CONVEYANCES.

1910.		1909.	
Nov. 23 to 30, inc.		Nov. 24-Dec. 1, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total number	538	Total number	568
Amount involved	\$214,731	Amount involved	\$208,015
Number nominal	509	Number nominal	540
Total number of Conveyances, Jan. 1 to date 24,804 25,632			
Total amount of Conveyances, Jan. 1 to date \$12,387,506 \$12,693,785			
Total No. of Conveyances for Nov. 2,211 2,310			
Total Amt. of Conveyances for Nov. \$593,683 \$898,797			
Total No. of Nominal Conveyances for Nov. 2,124 2,192			

MORTGAGES.

1910.		1909.	
Nov. 23 to 30, inc.		Nov. 24-Dec. 1, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total number	432	Total number	558
Amount involved	\$1,553,032	Amount involved	\$2,137,479
No. at 6%	254	No. at 6%	298
Amount involved	\$831,538	Amount involved	\$885,561
No. at 5 1/2%	112	No. at 5 1/2%	62
Amount involved	\$461,220	Amount involved	\$248,755
No. at 5%	1	No. at 5%	.....
Amount involved	\$1,500	Amount involved	.....
No. at 4 1/2%	44	No. at 4 1/2%	166
Amount involved	\$196,712	Amount involved	\$798,072
No. at 4%	.....	No. at 4%	3
Amount involved	.....	Amount involved	\$75,000
No. at 3 1/2%	.....	No. at 3 1/2%	1
Amount involved	.....	Amount involved	\$4,600
No. with interest not given	21	No. with interest not given	23
Amount involved	\$62,062	Amount involved	\$125,491
Total number of Mortgages, Jan. 1 to date 22,945 24,865			
Total amount of Mortgages, Jan. 1 to date \$101,332,300 \$98,331,334			
Total No. of Mortgages for Nov. 1,834 2,254			
Total Amt. of Mortgages for Nov. \$6,523,651 \$,763,729			

PROJECTED BUILDINGS.

1910.		1909.	
Nov. 25-Dec. 1, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total No. of New Buildings	73	Total No. of New Buildings	222
Estimated cost	\$411,110	Estimated cost	\$1,290,425
Total Amount of Alterations	\$59,425	Total Amount of Alterations	\$39,129
Total No. of New Buildings, Jan. 1 to date 5,453 9,715			
Total Amt. of New Buildings, Jan. 1 to date \$33,017,722 \$54,134,086			
Total Amount of Alterations, Jan. 1 to date \$4,042,480 \$4,018,769			
Total No. of New Bldgs. for Nov. 410 644			
Total Amt. of New Bldgs. for Nov. \$2,144,066 \$4,236,000			

QUEENS.

PROJECTED BUILDINGS.

1910.		1909.	
Nov. 25-Dec. 1, inc.		Nov. 26-Dec. 2, inc.	
Manhattan	Bronx	Manhattan	Bronx
Total No. of New Buildings	56	Total No. of New Buildings	83
Estimated cost	\$500,875	Estimated cost	\$536,950
Total Amount of Alterations	\$15,506	Total Amount of Alterations	\$22,265
Total No. of New Buildings, Jan. 1 to date 3,749 4,254			
Total Amt. of New Buildings, Jan. 1 to date \$14,464,398 \$16,557,821			
Total Amount of Alterations, Jan. 1 to date \$780,555 \$690,454			
Total No. of New Buildings for Nov. 256 418			
Total Amount of New Buildings for Nov. \$1,263,797 \$2,042,316			

THE TITLE INSURANCE CO., OF NEW YORK

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

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

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SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Dec. 7.

6th av, Nos 375 to 379 n w cor 23d st, 74.9xirreg 23d st, No 109 | x98.9x84, four 4-sty bk bldgs with str.

Dec. 8.

Pearl st, No 229, n s, 35.9 e Platt st, 15.6x82.3 x—x64.7, 5-sty bk loft bldg.
Platt st, No 1, e s, 60.2 n Pearl st, 22.10x62.4 x20.1x59.7, 4-sty bk loft bldg.
Platt st, No 5, e s, 105.10 n Pearl st, 22.10x 66.10xirregx80.2, 4-sty bk bldg.

William st, No 176, e s, 115.7 n Beekman st, 25.8x64x24.4x61.3, 5-sty bk loft & str bldg.
Chambers st, Nos 84 & 86, s s, 200.3 e Church st, 50x75x—x75.1, 5-sty bk & stn loft & str bldg.

Broadway, No 368 w s, 50 n Franklin st, 25x Cortlandt alley | 150.1 to Cortlandt alley, x25 x150, 5-sty bk loft & str bldg.
Broadway, No 416 s e cor Canal st, 33.6x119.1x Canal st, No 276 | irregx84.1, 9-sty bk & stn loft & str bldg.

Canal st, Nos 254 to 258 | s w cor Lafayette st, Lafayette st, Nos 112 to 116 | 74.10x85.5x86.7x77.1, 5-sty bk loft & str bldg.

Canal st, Nos 304 & 306 | s s, 172.3 w Broadway, Lispenard st, Nos 57 & 59 | 37.6x68.4 to Lispenard st, x 36.11x62.6, 5-sty bk loft & str bldg.

Bowery, No 259, e s, 151.6 n Stanton st, 24.5x 101.9x24x101.10, 3-sty bk bldg.

Broadway, No 481 w s, 239 n Grand st, 26.5x Mercer st, No 54 | 200.5 to Mercer st, x 26.4 x 200.5, 4-sty bk & stn loft & str bldg & 5-sty bk & stn loft & str bldg.

West Broadway, No 402 s w cor Spring st, 37.2 Spring st, Nos 166 & 168 | x66.4x34.4x67.6, 5-sty bk loft & str bldg.

West Broadway, Nos 537 & 539, e s, 150.2 n Bleeker st, 49.9x100x50x100, 6-sty bk loft & str bldg.

Houston st, Nos 42 & 44 n e cor Mulberry st, 44.1 Mulberry st, No 298 | x64.2x43.2x59.10, 6-sty bk loft & str bldg.

6th av, Nos 152 to 156, e s, 42.6 n 11th st, 54.6 x69.1x54.8x69.4, three 3-sty bk bldgs with str.

22d st, No 223, n s, 180.4 w 7th av, 16x78.6x 16x78.7, 3-sty bk & stn dwg.

6th av, No 661, w s, 60.9 n 38th st, 19x60, 4-sty bk bldg with str.

3d av, Nos 341 to 347 | n e cor 25th st, 98.9x160, 25th st, Nos 207 to 211 | 5-sty bk tnt with str.

7th av, No 719 | s e cor 48th st, 25.4x79, 4-sty bk 48th st, No 172 | bldg.

125th st, Nos 155½ & 157, n s, 226.8 w 3d av, 33.4x99.11, two 4-sty bk bldgs with str.

3d av, No 2310, w s, 49.11 n 125th st, 25x90, 4-sty bk bldg.

Lenox av, No 307 | n w cor 125th st, 99.11x 125th st, Nos 101 to 105 | 75, 4-sty bk tnt with str.

HERBERT A. SHERMAN.

Dec. 7.

Charles st, No 56, s s, 101.7 e 4th st, 20x95, 3-sty bk & stn dwg.

Dec. 9.

3d av, No 3539, w s, 159.3 n 168th st, 25x104.4 xirreg, 3-sty bk dwg.

ADVERTISED LEGAL SALES.

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

Dec. 3.

No Legal Sales advertised for this day.

Dec. 5.

2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty bk tnt & str. Sheriff's sale of all right, title, &c, which David J Gluck had on April 1, 1910, or since; Chas S Whitman, att'y; Jno S Shea sheriff. By Daniel Greenwald.

10th st, No 272, s s, 300 e 1st av, 25x99.7, 4-sty bk tnt. Sheriff's sale of all right, title, &c, which Harry Scherry had on April 1, 1910, or since; Chas S Whitman, att'y; Jno S Shea, sheriff. By Daniel Greenwald.

151st st, s s, 100 w 7th av, 75x99.11, vacant. Chas E Sands et al, trustees, &c, agt Fannie

Hamlin et al; Bowers & Sands, att'ys, 31 Nassau st; Thomas J L McManus, ref. (Amt due, \$27,778.02; taxes, &c, \$757.48.) By Joseph P Day.

139th st, n s | 145 w 5th av, runs n 99.11 x w 50 140th st, s s | n 99.11 to 140th st, x w 50 x s 199.10 x e 100 to beg, vacant. Wm H Sands et al as trustees agt David Levy et al; Bowers & Sands, att'ys, 31 Nassau st; Chas Firestone, ref. (Amt due, \$38,809.30; taxes, &c, \$1,825.50.) By Joseph P Day.

8th av, No 2153, on map No 2351 | n w cor 126th st, 126th st, No 301 | 25x100, 5-sty bk tnt & str, leasehold. Shenk Realty & Construction Co agt Isidore Braveman et al; Jacob R Schiff, att'y, 320 Bway; Jas A Farrell, ref. (Amt due, \$15,869.68; taxes, &c, \$—.) Mt recorded April 2, 1910. By Joseph P Day.

Dec. 6.

Sullivan st, Nos 125 & 127, e s, 19.2 s Prince st, runs e 62 x s 7 x e 10 x n 7 x e 3 x s 40.4 x w 75 x n 40.4 to beg; 6-sty bk tnt & str. Reuben Sadowsky agt Albt S Del Gaudio et al; Paul Hellinger, att'y, 320 Bway; Wm F Quigley, ref. (Amt due, \$3,927.51; taxes, &c, \$850; sub to a first mt of \$33,000.) Mt recorded July 28, 1905. By Joseph P Day.

78th st, No 323, n s, 300 w 1st av, 25 x 102.2, 4-sty stn tnt. Hannah B Anger agt Frank G Weiss et al; E M Wight, att'y, 280 Bway; Warren Leslie, ref. (Amt due, \$3,273.22; taxes, &c, \$393.58; sub to a first mt of \$16,500.) Mt recorded Oct 31, 1908. By Hugh D Smyth.

140th st, No 60, s s, 187.6 e Lenox av, 37.6 x 99.11, 6-sty bk tnt. Catherine E Muth agt Hattie Guthman et al; Otis S Carroll, att'y, 71 Wall st; Winston H Hagen, ref. (Amt due, \$5,698.61; taxes, &c, \$2,415.56; sub to a prior mt of \$31,500.) Mt recorded Apr 27, 1905. By Herbert A Sherman.

119th st, No 203, n s, 100 w 7th av, 37.6 x 100.11, 6-sty bk tnt. Severin Magda et al agt Moses S Shill et al; John T Booth, att'y, 271 Bway; Chas A Oberwager, ref. (Amt due, \$14,292.07; taxes, &c, \$878.95; sub to a first mt of \$41,000.) Mt recorded Mar 15, 1907. By Joseph P Day.

East Bway, No 106, n s, 110.3 w Pike st, 25x 65, 5-sty bk tnt with str.

Pitt st, Nos 86 & 88, e s, 84.6 n Rivington st, 40.5x100.11, two 3-sty bk bldgs with str. (Sub to prior mt of \$9,000.)

Madison st, No 345, n s, 96 e Scammel st, 24x96, 5-sty bk tnt with str.

Chas G Mahler agt E Mahler et al; L N Manly, att'y, 103 3d st, L I City. John E Van Nostrand, ref. (Partition.) By Joseph P Day.

Dec. 7.

36th st, Nos 20 to 26, s s, 300 w 5th av, 65 x 98.9, three 3 & 1 4-sty bk dwgs with str in No 26. County Holding Co agt Geo Nicholas et al; Merrill & Rogers att'ys, 128 Bway; Louis B Hasbrouck, ref. (Amt due, \$56,393.17; taxes, &c, \$3,733.80; sub to three mts aggregating \$225,000.) By Joseph P Day.

117th st, No 546, s s, 456.2 e Pleasant av, 16.10 x 100.11, 3-sty bk tnt & str. Beatrice S B Ziegel agt Elizabeth Kuck et al; Sigmund Wechsler, att'y, 32 Bway; S Stanwood Menken, ref. (Amt due, \$5,471.59; taxes, &c, \$381.21.) Mt recorded Sept 15, 1906. By Samuel Goldstick.

129th st, No 304, s s, 100 w 8th av, 25 x 99.11, 5-sty bk tnt. Lillie B Lillienthal agt Christoph Missall et al; Sigmund Wechsler, att'y, 32 Bway; Chas L Cohn, ref. (Amt due, \$21,014.90; taxes, &c, \$390.58.) Mt recorded Jan 7, 1910. By Joseph P Day.

Greenwich st, No 396, w s, 25 n Beach st, 24 x 80, 4-sty bk tnt & str with 1-sty bk ext. Steffen Dieckmann agt Chas Bettels et al; Thompson, Koss & Warren, att'ys, 256 Bway; Isham Henderson, ref. (Amt due, \$21,128.34; taxes, &c, \$1,505.35.) Mt recorded Nov 17, 1909. By Herbert A Sherman.

Amsterdam av, Nos 2071 to 2081 | s e cor 163d st, 163d st, No 452 | 100x45, 5-sty bk tnt & str. Germania Life Ins Co agt Morris Bernstein et al; Dulon & Roe, att'ys, 41 Park Row; Tristram B Johnson, ref. (Amt due, \$77,961.19; taxes, &c, \$1,530.03.) Mt recorded Aug 23, 1905. By Herbert A Sherman.

4th st, No 399, n s, 47 e Lewis st, 24 x 96, 2-sty bk & fr bldg. Metropolitan Savings Bank agt Anton Klug et al; A S & W Hutchins, att'ys, 84 William st; Chas W G Baiter, ref. (Amt due, \$6,569.05; taxes, &c, \$290.51.) Mt recorded Apr 20, 1906. By Joseph P Day.

Taylor st, Nos 1607 to 1611, w s, 450 s Columbus av, 50 x 100, Van Nest; Thos E Fitzgerald agt Aug Rehbock et al; John E O'Brien, att'y, 115 Bway; Isidor Cohn, ref. (Amt due, \$3,809.12; taxes, &c, \$1,677.42.) Mt recorded Oct 9, 1907. By Joseph P Day.

6th st, No 528, s s, 399.6 e Av A, 25 x 97, 5-sty bk tnt. Louis A Boettiger agt John Kronester et al as trus. Thos Fahey, att'y, 99 Nassau st; Wm Klein, ref. (Amt due, \$19,958.90; taxes, &c, \$1,369.34.) Mt recorded May 12, 1908. By Joseph P Day.

Mt Hope pl, Nos 14 & 16, s s, 110.11 e Jerome av, 50x125, 4-sty bk tnt. Lawyers' Title Ins & Trust Co agt Rehbock Construction Co et al; Philip S Dean, 160 Bway, att'y; Abraham Stern, ref. (Amt due, \$26,381.44; taxes, &c, \$495.) Mt recorded Aug 10, 1909. By Herbert A Sherman.

Dec. 8.

120th st, No 540, s s, 437.6 e Pleasant av, 18.9 x 100.11, 2-sty bk dwg. Lillie McC Hartigan agt Morris Florea et al; Harrison, Elliott & Byrd, att'y, 59 Wall st; Isham Henderson, ref. (Amt due, \$5,603.47; taxes, &c, \$216.22.) Mt recorded May 25, 1906. By Herbert A Sherman.

Mouroe st, No 249, n s, 277.11 w Jackson st, 26.8 x 94.3 x 26.8 x 94.1, 5-sty bk tnt & str. Sam Zarowin agt Jos Rosenberg et al; Wm A Ferguson, att'y, 41 Park Row; Danl E Lynch, ref. (Amt due, \$2,786.93; taxes, &c, \$598.78; sub to a prior mt of \$31,750.) Mt recorded Aug 7, 1907. By Joseph P Day.

12th st, No 329 | n e cor Greenwich Greenwich st, Nos 797 & 799 | st, runs n 74.7 x e 77.10 x s 23 x w 53.3 x s 48.11 x w 21 to beg, 6-sty bk loft & str bldg. Manhattan Life Ins Co agt Bernhard Schnitzler et al; Holmes, Rapallo & Kennedy, att'ys, 66 Bway; Peter J Everett, ref. (Amt due, \$42,146.34; taxes, &c, \$1,411.77.) By Samuel Marx.

Union av, Nos 1189 & 1191 | s w cor 168th st, 41 x 168th st, No 800 | 91.10, 5-sty bk tnt & str. Caroline Stern agt Anniren Realty Co et al; Strasbourger, Eschwege & Schallek, att'ys, 74 Bway; Chas A Oberwager, ref. (Amt due, \$39,714.90; taxes, &c, \$917.80.) By Daniel Greenwald.

Morningside av East, Nos 20 to 23 | n e cor 116th 116th st | st, 100.10 x 100, two 6-sty bk tnts. Geo S Runk agt Bartram Realty Co et al; F P Hummel, att'y, 1511 Third av; Chas L Hoffman, ref. (Amt due, \$35,623.78; taxes, &c, \$—; sub to a prior mt of \$180,000.) By Samuel Marx.

Pleasant av, No 351, w s, 84.3 s 119th st, 16.8 x 75, 3-sty stn dwg. Louise Delland agt Mary Altieri et al; Joseph A Kent, att'y, 37 City Hall pl; John C Coleman, ref. (Amt due, \$1,216.69; taxes, &c, \$384.54; sub to a mt of \$5,000.) By Herbert A Sherman.

Longfellow av, No 1301 | n w cor Freeman st, 25 Freeman st, No 995 | 100, 5-sty bk tnt. Victor Gerhards agt Albert Gerhards Inc et al; Clocke & Clocke, att'ys, 2022 Boston rd; Wm A McQuaid, ref. (Amt due, \$1,418.58; taxes, &c, \$300; sub to a first mt of \$30,000.) By Joseph P Day.

Davidson av, No 2350 | n e cor North st, 100 x 40, North st | 5-sty bk tnt. Matthew M Goggin et al agt Jas F Hassett et al; Wm J Bolger, att'y, 146 Bway; Jas Oliver, ref. (Amt due, \$10,668.87; taxes, &c, \$1,500; sub to a first mt of \$38,000.) By Joseph P Day.

Dec. 9.

White Plains rd, e s, 100.1 s Kossuth av, 25 x 77.3 x 25 x 76.4, Williamsbridge. Mary D Nesmith agt Wm W Penfield et al; Grant Squires, att'y, 40 Wall st; Ralph H Raphael, ref. (Amt due, \$3,300.83; taxes, &c, \$181.87.) By Joseph P Day.

143d st, n s, 112.10 e Lenox av, 47.2 x 99.11, vacant. Phebe W McConihe agt Lenox Storage Warehouse Co et al; Warren McConihe, att'y, 42 Bway; Wm Isenberg, ref. (Amt due, \$7,018.50; taxes, &c, \$—.) By Joseph P Day.

Sedgwick av, w s, 664.6 n Washington Bridge Park, 100x192.9x100.5x202.10, vacant. Fielding L Marshall as exrs agt Jas Biggart et al; Howard R Bayne, att'y, 67 Wall st; Louis F Doyle, ref. (Amt due, \$10,771.79; taxes, &c, \$471.10.) By Cornelius G Kolf.

St Nicholas av, No 763, w s, 68.4 n 148th st, 20.5x88.9x20x88, 4-sty bk dwg. Sheriff's sale of all right, title, etc, which Louis G Meyer had on Feb 11, 1910, or since; Katz & Sommerich, att'ys, 277 Bway; Jno S Shea, sheriff. By Daniel Greenwald.

Dec. 10.

No legal sales advertised this day.

Dec. 12.

Findlay av | s e cor 170th st, runs s 248.8 x e 170th st | | 101.10 x n 110.11 x e 3.4 x n 100.8 to st x w — to beg, vacant. Margaret L Zborowski extrx et al agt Jno Sachs et al; Henry L Morris, att'y, 32 Liberty st; Sumner Gerard, ref. (Amt due, \$5,60.77; taxes, &c, \$3,680.33.) By Herbert A Sherman.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Dec. 2, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

70th st, No 508, s s, 212 e Av A, 37x100.5; 6-sty bk tnt. (Amt due, \$7,884.04; taxes, &c, \$2,145.31; sub to a mt of \$24,000.) Withdrawn.—
70th st, No 506, s s, 175 e Av A, 37x100.5; 6-sty bk tnt. (Amt due, \$8,874.09; taxes, &c, \$2,145.31; sub to a mt of \$24,000.) Withdrawn.—
Willett st, No 91, w s, 220.7 n Rivington st, 30.5x100.3, 5-sty bk tnt. | (Amt due, \$2,665.22; taxes, &c, \$2,500; sub to prior mts aggregating \$81,750.) Weimar Co |\$7,723

*64th st, No 218, s s, 275 w Amsterdam av, 25x100.5, 5-sty bk tnt & str. (Amt due, \$5,103.86; taxes, &c, \$668.07; sub to a prior mt of \$14,350.) Jennie Freed et al20,314
83d st, No 10, s s, 148 w Central Park West, runs w 17.2 x s 25.9 x e .03 x s 76.5 x e 17 x n 102.2 to beg, 3-sty & b stn dwg. (Amt due, \$14,876.78; taxes, &c, \$357.35.) Robt W Todd16,800
Trinity av, No 990, e s, 219.3 s 165th st, 50x100, 2-sty & b fr dwg & 1-sty fr rear bldg & vacant. (Amt due, \$6,470.94; taxes, &c, \$501.24; sub to a first mt of \$8,000.) Adj to Dec 14.....
57th st, No 563, n s, 50 e 11th av, 16.8x75.5, 3-sty bk tnt & str. (Exrs sale.) Chas L Hoey4,850
11th av, No 844, e s, 75.5 n 57th st, 25x66.8, 5-sty bk tnt & str. (Exrs sale.) Chas L Hoey10,050
126th st, No 251, n s, 300 e 8th av, 25x99.11, 4-sty stn tnt. (Exrs sale.) Wm Goldstone14,400
*Plimpton av | s e cor 170th st, 75x100, vacant. (Partition.) Martin A 170th st | Oberlander8,100
*96th st, No 14, s s, 125 w Central Park West, 20x100.8, 4-sty & b stn dwg. (Amt due, \$27,333.82; taxes, &c, \$870.) Phoebe A D Boyle et al, exrs, etc27,000

*121st st, No 232, s s, 260 w 2d av, 25x100.11, 4-sty bk tnt & str & 2-sty fr bldg n rear. (Amt due, \$6,328.43; taxes, &c, \$—; sub to prior mt of \$14,000.) Stephen H Jackson.....17,233
 Worth st, Nos 2 to 16 | s e cor Hudson st, runs e 204.3 x s 80.2 x w 24.8
 Hudson st, Nos 62 to 66 | x s 100.2 to Thomas st, x w 24.10 x n 100.2 x
 Thomas st, No 91 | w 52.6 x s e 3.11 x s w 65.6 to Hudson st, x n
 116 to beg, 7-sty bk loft bldg, 4-sty bk bldg & two 1-sty bk bldgs.
 (Admstrs' & trustees' sale.) Lounsbury & Thorp, for a client. 290,000
 8th av, Nos 750 & 752 | n e cor 46th st, runs n 50.5 x e 100 x n 50 x e |
 46th st, Nos 247 & 249 | 25 x s 100.5 x w 125, 6-sty bk loft, office & str
 bldg, leasehold. (Amt due, \$26,535.32; taxes, &c, \$4,186.22.) Albert C
 Bachman45,000
 *7th st, No 148, s s, 250 e Av A, 25x90.10, 5-sty bk tnt & str, leasehold.
 (Amt due, \$1,715.61; taxes, &c, \$476.63; sub to a prior mt of \$5,500.)
 Gerson M Krakower7,150

BRYAN L. KENNELLY.

68th st, No 12, s s, 225 e 5th av, 20.6x100.5, 4-sty stn dwg. (Exrs
 sale.) H D Kimbark, party in interest.....94,000
 Lenox av, No 525, w s, 49.11 n 136th st, 16.7x75, 5-sty bk tnt. (Volun-
 tary.) Bid in at \$16,500.....
 30th st, No 9, n s, 185.9 e 5th av, 21.5x85xirregx81.2, 3-sty stn office
 & str bldg. (Voluntary.) A Coleman Smith.....72,000
 Broadway, Nos 4342 & 4344 n e cor 185th st, 64.5x—x62.3x127.1, two 3-sty
 185th st | fr bldgs & 3-sty fr bldg with str. (Volun-
 tary.) Frank L. O'Neill.....30,000
 38th st, No 431, n s, 407.6 w 9th av, 26.7x98.9, 5-sty bk tnt. (Exrs
 sale.) Bid in at \$21,500.....
 Haven av n e cor 169th st, 73.11x127.8x71.7x109.3, vacant. (Voluntary.)
 169th st | Bid in at \$34,500.....
 *104th st, No 163, n s, 225 w 3d av, 25x100.11, 4-sty bk tnt. (Amt
 due, \$14,084.24; taxes, &c, \$631.98.) Paul T Kammerer.....13,000

CHARLES A. BERRIAN.

*129th st, No 166 | s e cor 7th av, 74.11x99.11, 6-sty bk tnt & str.
 7th av, Nos 2169 to 2177 | (Amt due, \$177,209.92; taxes, &c, \$6,310.) Man-
 hattan Life Ins Co.....160,000

213th st, n s, 176.2 e White Plains rd, 50x100, Wakefield. (Amt due,
 \$17,477.39; taxes, &c, \$1,039.24.) Adj to Jan 4, 1911.....
 HUGH D. SMYTH.

*28th st, Nos 146 & 148, s s, 201.8 e 7th av, 46.6x98.9, 7-sty bk loft &
 str bldg. (Amt due, \$45,997.65; taxes, &c, \$1,350.32; sub to three
 mts & int aggregating \$102,251.) Mathew Micolino.....147,273
 68th st, No 240, s s, 373.8 e 3d av, 18.2x100, 3-sty & b stn dwg. (Amt
 due, \$9,584.50; taxes, &c, \$1,013.13.) Chas Lehman.....12,500

SAMUEL GOLDSTICKER.

Park av, No 1355 on map No 1361 n e cor 102d st, 100.11x27, 5-sty bk
 102d st, No 101 | tnt & str. (Amt due, \$22,327.77;
 taxes, &c, \$1,225.) Abraham Herbst, party in interest.....24,100
 HERBERT A. SHERMAN.

Bathgate av, No 1826, e s, 169.11 n 175th st, runs n 41.6 x e 99.7 x s 8
 x w 07 x s 33.6 x w 99.4 to beg, 5-sty bk tnt. (Amt due, \$33,936.52;
 taxes, &c, \$752.67.) George Mandel.....35,500

*84th st, No 313, n s, 175 e 2d av, 25x102.2, 4-sty stn tnt. (Amt due,
 \$2,298.43; taxes, &c, \$637.28; sub to prior mt of \$14,200.) Abraham
 Rothschild15,725

SAMUEL MARX.

*10th st, No 57, n s, 166.2 e 6th av, 21.11x94.10; 7-sty bk hotel. (Amt
 due, \$15,454.05; taxes, &c, \$1,106.24; sub to a first mt of \$56,000.)
 David Weingarten67,365

*81st st, Nos 526 & 528, on map No 526, s s, 223 w Av B, 50x102.2,
 6-sty bk tnt & str. (Amt due, \$13,833.35; taxes, &c, \$2,599.08; sub to
 a first mt of \$36,500.) Eugene Cohn et al as trustees.....53,750

DANIEL GREENWALD.

*121st st, No 362, s s, 66.8 w 1st av, 16.7x104, 3-sty bk tnt. (Amt due,
 \$7,557.53; taxes, &c, \$489.89.) David Mainzer et al.....7,700

Total \$1,281,536
 Corresponding week, 1909..... 1,572,809
 Jan. 1st, 1910 to date..... 50,570,511
 Corresponding period, 1909..... 55,486,057

REAL ESTATE RECORDS

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

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

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

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

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

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

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

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

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

CONVEYANCES

Nov. 25, 26, 28, 29, 30 and Dec. 1.
 BOROUGH OF MANHATTAN.

An alley, w s, begins S5 n Rivington st & 102 w Chrystie st, runs n 42 x w 38 x s 42 x e — to beginning, with right of way to said alley. Conrad Wack to Louisa J Trapp of Bklyn. Mts \$10,500 & all liens. June 16, 1900. Dec 1, 1910. 2:426—43. A \$6,000—\$8,000. nom

Broome st, No 32 | n e cor Goerck st, 25x75, 7-sty bk
 Goerck st, Nos 22 & 24 | loft & str bldg. Kaitie Holoschutz
 to Saml Rauch, 711 Union av. All liens. Nov 25, 1910. 2:322—33. A \$20,000—\$38,000. O C & 100

B st | s e cor Dyckman st, runs s w 165 x s e |
 Dyckman st, Nos 278 to 284 | 100.4 x n e 156.10 to Dyckman st x n
 w 100 to beg, two 3 and one 2-sty fr dwgs.

Nagle av | s w cor Hawthorne st, runs s 126.3 n w s 10th
 Hawthorne st | av, x s w 37.10 x n w 86.6 x s w 98.9 x n 139.10
 10th av | to av, x e 150 to beg, vacant.

Seaman av, n s, 138.8 e Bolton rd, 50x89.6x50.7x81.10, vacant.
 Wm H Sidway et al to Lever & Sidway, Inc, at n w cor 57th st
 & 11th av. Mt \$35,466. Nov 29, 1910. 8:2246—36.
 A \$15,000—\$23,000; 2216—15. A \$23,000—\$23,000; 2248—44. A
 \$4,000—\$4,000. O C & 100

Bleecker st, No 155 (153) | n w cor Thompson st, 25x100, 2 & 4-
 Thompson st, Nos 203 & 205 | sty bk tnt & str. Carlotta E Patten
 to Alvin L Strasburger, 128 W 77th st. 1-3 part. Sept 23,
 This deed given as per act made by party 2d part as to general
 release etc to party 1st part. Dec 1, 1910. 2:539—35. A
 \$31,000—\$38,000. nom

Chambers st, Nos 105 & 107 | n s 50 w Church st, 50x150.1 to s
 Reade st, Nos 89 & 91 | s Reade st, 5-sty bk loft & str bldg.
 Isaac H Cary to Wm H Cary, 33 Pierrepont st, Bklyn. Dec 1,
 1910. 1:145—3. A \$140,000—\$205,000. nom

Charles st, No 13, n s, 170.2 w Greenwich av, 22x95, 4-sty & b
 bk dwg. Gustav A Vett EXR & Lewis C Tienken to Jas Coyle,
 49 Carmine st. Dec 1, 1910. 2:612—70. A \$11,000—\$13,500.
 14,000

Clinton st, No 91, w s, 150 s Rivington st, 25x100, 5-sty bk tnt.
 Wm Welkowitz to Rosie wife Wm Welkowitz, 36 W 113th st.
 Mt \$39,500. Nov 26, 1910. 2:348—24. A \$28,000—
 \$46,000. nom

Chrystie st, No 52, e s, 74.2 n Canal st, 25x98.9x24.11x99.4, 5-sty
 bk tnt & str & 5-sty bk tnt in rear. Keba Chodorov to Louis
 Lass, 27 W 119th st. B & S. All liens. Nov 9, 1910. 1:302—3.
 A \$23,000—\$37,000. nom

Columbia st, No 125, w s, 76 s Houston st, 24x100, 4-sty bk tnt
 & str & 4-sty bk tnt in rear. Abram Fistel to Morris Rosen-
 field, 288 Delancey St. Mt \$14,000. Dec 1, 1910. 2:335—21. A
 \$17,000—\$22,000. 100

Essex st, No 171, w s, 175.3 s Houston st, 24.8x87.6, 5-sty bk tnt
 & str. Jonas Weil et al to Fanny Gruen, 401 E 52d st. Nov
 25, 1910. 2:412—67. A \$20,000—\$28,000. O C & 100

Essex st, No 171, w s, 175.3 s Houston st, 24.8x87.6, 5-sty bk
 tnt & str. Fanny Gruen to Jonas Weil, 36 E 75th st & Bernhard
 Mayer, 41 E 72d st. Mt \$28,000. Nov 25, 1910. 2:412—67.
 A \$20,000—\$28,000. O C & 100

Elizabeth st, No 95, w s, 75 s Grand st, 40x94, 6-sty bk tnt &
 str. Henrietta Casper to Edw J Gunther or Edw J Casper. Mt
 \$60,500. Sept 19, 1909. Nov 28, 1910. 1:238—21. A \$27,000
 —\$62,000. O C & 100

Eldridge st, Nos 141 & 143 | s w cor Delancey st, 48.11x100, 6-sty
 Delancey st, Nos 47 to 53 | bk tnt & str. Nathan Rubenstein to
 Security Holding Co, 299 Bway. Mts \$155,000. Nov 25, 1910.
 2:419—63. A \$90,000—\$145,000. O C & 100

East Broadway, No 244 | n s abt 162 w Montgomery st, 23x—
 Division st, No 233 | s s Division st, 5-sty bk tnt & str in
 Division st & 3-sty bk tnt. Jacob Harris & Mollye his wife to
 Chalia Harris, 3 W 115th st. 1/2 part. Mts \$38,000. Dec 1,
 1910. 1:286—53 & 69. A \$25,000—\$35,000. nom

Fulton st, No 24, the business. Power of attorney. Jack Schaf-
 fer to David Schaffer. Aug 26, Dec 1, 1910.

Goerck st, Nos 59 to 65, w s, 150 n Delancey st, 100x100, 4-sty
 bk loft bldg & 1 & 2-sty bk & fr stable. Geo Hilliard to The
 Rudolph Wallach Co, 13 Park Row. Mts \$36,000 & all liens.
 Dec 1, 1910. 2:328—60 to 62. A \$56,000—\$63,000. O C & 100

Hawthorne st, e s, 100 s Vermilvea av, 100x100, vacant. Rosina
 Missall to Bertha De Lanoy, 278 W 120th st. All liens. Nov 22,
 Nov 25, 1910. 8:2226—45 & 47. A \$14,000—\$14,000. nom

Mitchell pl, No 2 or 49th st, n s, 18 e 1st av, 18x80.10, 3-sty & b
 stn dwg. Francis J Meyer to Grace Meyer his wife, 2 Mitchell
 pl. B & S. Oct 31, Nov 26, 1910. 5:1361—2. A \$4,500—
 \$7,000. nom

Monroe st, Nos. 4 & 6, s s abt 80 e Catherine st. —, 6-sty bk
 tnt & str. The R & S Realty Co to The S & F Realty Co, 320
 Bway. Mts \$46,000. Oct 1, Nov 26, 1910. 1:253—105. A
 \$25,000—\$45,000. O C & 100

Same property. The S & F Realty Co to Ellis Getzler, 170 Bway
 & 844 Dawson st. Mts \$46,000. Nov 23, Nov 26, 1910. 1:253.
 O C & 100

Market st, Nos 59 & 61 | s w cor Hamilton st, 44.1x57.5x25.7x59.6.
 Hamilton st, No 48 |

Market st, No 63, w s, 44.1 s Hamilton st, 25x57.6, 6-sty bk tnt &
 str.

FORECLOS. Nov 23, 1910. Jos D Edelson ref to Sender Jarmul-
 owsky 16 E 93d st. Mt \$31,500. Nov 28, 1910. 1:253—37. A
 \$33,000—\$75,000. 25,000

Macombs pl | n w cor 152d st, 85.1x109.7x74.11x69.2, 6-sty bk
 152d st | tnt & str. Geo H Mundorf to Beacon Falls Realty
 Co, 67 Macombs pl. Nov 26, 1910. Nov 28, 1910. 7:2038—9. A
 \$21,000—\$. 5,500

Mott st, No 66, e s, abt 175 n Bayard st, 25x94, 4-sty bk tnt &
 str & 5-sty bk tnt in rear. Guisepe Colombo to Nicola Colombo,
 66 Mott st. All liens. Nov 29, Nov 30, 1910. 1:201—6. A
 \$19,000—\$27,000. nom

Mulberry st, Nos 187 & 189 | w s 141.3 n Broome st, 50x100, to
 Delancey st | Delancey st, except part for De-
 lancey st, vacant. Wm Gullery to Michele Brigante, 218 La-
 fayette st. All liens. Nov 29, Dec 1, 1910. 2:481—32. A
 \$40,000—\$42,000. nom

New Bowery, Nos 27 & 29 | s e s at n s Madison st, runs e 45.7 x n
 Madison st, No 25 | 42.10 to s e s New Bowery x s w 61
 to beg, gore, 5-sty bk tnt & str. Antonio G Casazza, 27-29
 New Bowery to Giovanni & Luigi Cassazza, 27-29 New Bowery.
 his brothers. 2-3 parts. Mt \$15,900 & all liens. Nov 26,
 Nov 28, 1910. 1:116—42. A \$13,000—\$19,000. O C & 100

Old slip, No 22, n s, 65.4 w Front st, 20x23 with all title to strip on n 1.5x—x1.7x—, 5-sty bk loft & str bldg. Danl Seymour & ano EXRS & H Louisa Mulford to Chas H Davis at South Yarmouth, Mass. Nov 15. Nov 25, 1910. 1:33—43. A \$6,000—\$8,000. 15,150

Pitt st, No 65, w s, 125 s Rivington st, 25x100, 3-sty bk tnt & str & 4-sty bk bakery in rear. The Finesilver Matzoth Baking Co to Moses Weisberger & Aaron Streit both at 65 Pitt st. Mts \$20,750 & all liens. Nov 15. Nov 28, 1910. 2:343—61. A \$18,000—\$22,000. 4,100

Park st, No 56 [n w cor Mission pl (Little Water st), runs n Mission pl, Nos 1 & 2] along Mission pl 41.5 x w 82.2 x s 25.2 x s w 6.7 x s 15 to n s Park st x e 85 to beg. 5-sty bk factory. Huntington T Morse, of Nantucket, Mass, to Eliz W Morse, his mother, of Nantucket, Mass. All title. B & S. Nov 7. Nov 30, 1910. 1:166—14. A \$35,000—\$54,000. gift

Wooster st, No 23, w s, 284.9 n Canal st, 22.7x100, 4-sty bk loft & str bldg. Lorin S Bernheimer to Everett G Read, 225 W 68th st. Mt \$17,000. Nov 23. Nov 28, 1910. 1:228—33. A \$17,000—\$20,000. nom

Same property. Everett G Read to Marguerite M Smith, 250 W 121st st. Mt \$17,000. Nov 28, 1910. 1:228. nom

1st st E, No 18, n s, 119.6 w 2d av, 16.3x75, 3-sty bk tnt & str. Heinrich Gentz to Geo F & Geo F Johnson Jr as joint tenants both at 340 W 72d st. Q C. Nov 10. Nov 26, 1910. 2:457—41. A \$8,000—\$11,000. nom

2d st E, No 241, s w s abt 230 w Av C, 25.4x74.1x25.4x76 on n w s, 5-sty bk tnt & str. Rosie Shieber to Jos & Jos I Shieber. Mts \$29,150. June 14. Nov 28, 1910. 2:384—25. A \$19,000—\$27,000. 100

5th st E, No 733, n s, 264 w Av D, 27x75, 5-sty bk tnt & str. Hirsch Dachs to Annie Dachs, 733 E 5th st. Correction deed. Mts \$23,200. Nov 28. Nov 29, 1910. 2:375—53. A \$17,000—\$26,000. 100

11th st W, No 48, s s, 377.1 e 6th av, 21.8x94.10, 3-sty & b bk dwg FORECLOS, Nov 16, 1910. Timothy A McCarthy, ref, to Wm & Alan R Hawley, both at 9 W 68th st. Nov 30, 1910. 2:574—20. A \$17,500—\$20,500. 25,000

14th st E, No 524, s s, 346 e Av A, 25x103.3, 4-sty bk tnt & str. Angelo Bruno to Rosina Sabatini, 435 E 14th st. 1/4 R T & I. Mt \$16,000. Nov 9. Nov 28, 1910. 2:407—20. A \$15,000—\$19,000. nom

17th st E, No 622, s s, 338 e Av B, 25x92, 5-sty bk tnt. Joseph Rosenberg & Beckie his wife to James A McCafferty, 762 St Marks av, Brooklyn. 1/2 part. Morts \$13,200 & all liens. Nov 30, 1910. 3:984—44. A \$7,500—\$14,500. nom

17th st E, No 624, s s, 363 e Av B, 25x92, 5-sty bk tnt & str. James A McCafferty to Joseph Rosenberg, 1577 Mad av. 1/2 part. Mts \$11,950. Nov 30, 1910. 3:984—43. A \$7,500—\$15,000. nom

19th st W, Nos 143 to 149, n s, 242 e 7th av, 77.11x92x81.2x92, 7-sty bk factory. Hannah Schwab to Silas Swartz, 601 W 110th st. Mt \$90,000. Nov 28. Nov 30, 1910. 3:795—14. A \$95,000—\$145,000. nom

19th st W, No 49, n s, 225.4 e 6th av, 18.11x92, 5-sty bk bldg & str, with all title to strip on west, 0.4x92 & all title to strip on east, 0.2x92. Mutual Alliance Trust Co of N Y to Henry Corn, 347 5th av. Mt \$32,500. May 7. Nov 30, 1910. 3:821—13. A \$40,000—\$48,000. nom

19th st W, Nos 143 to 149, n s, 242 e 7th av, 77.11x92x78.11x92 with all title to strip or gore on West 2.7 in rear, x—x—, 7-sty bk factory. Alphonse H Kursheedt et al TRUSTEES Frederic A Kursheedt to Hannah Schwab, 424 E 14th st. Mts \$90,000 & all liens. Nov 28, 1910. 3:795—14. A \$95,000—\$145,000. O C & 100

Same property. CONTRACT. Same with Silas Swartz, 601 W 110th st. Mt \$90,000. Oct 27. Nov 28, 1910. 3:795. 130,000

Same property. Assign above contract. Silas Swartz to Hannah Schwab, 414 East 14th st. All title. Nov 28, 1910. 3:795. nom

19th st W, Nos 143 to 149, owned by Hannah Schwab.

19th st W, Nos 139 & 141, owned by party 1st part.

Agt that portion of cellar & extension of Nos 139 & 141 are occupied by the TRUSTEES as licensees at nominal rental of \$1 per annum & may be walled off by either party upon 30 days notice, etc. Alphonse H. Kursheedt et al as TRUSTEES Frederic A Kursheedt dec with Hannah Schwab, 424 E 14th st. Nov 28, 1910. 3:795. nom

21st st W, n s, 120 w 5th av, 158x—. Agreement releasing restrictions as to buildings. John M Bowers, Henry Phipps Estates, Hudson Realty Co & Maria L Wight with Building & Engineering Co. Mar 15. Nov 30, 1910. 3:823. nom

22d st W, No 443, n s, abt 368 w 9th av, 20x98.9, 4-sty stn dwg. Helen H Jenkins to Michael I Pupin, 1 W 72d st as TRUSTEE for the Serb Federation Sloga. Nov 28. Dec 1, 1910. 3:720—26. A \$9,000—\$15,000. nom

23d st E, Nos 143 to 147, n s, 240 w 3d av, 78x98.9, 5-sty bk loft & str bldg. Chas A Hewlett to Elsie V wife Chas A Hewlett, 610 Decatur st, Bklyn. 1-6 part. B & S. Feb 1. Nov 30, 1910. 3:879—27. A \$138,000—\$173,000. 100

26th st W, No 436, s s, 375 w 9th av, 25x98.9, 5-sty bk tnt & str. Clara Edelson to Jos Edelson, 215 Monroe st. All liens. Dec 1, 1910. 3:723—57. A \$9,000—\$23,000. nom

29th st E, No 407, n s, 125 e 1st av, 25x98.9, 5-sty bk tnt. Natalino Di Noto to Leonardo Cario, 432 W Bway. 1/2 right, title & interest. Mt \$12,000. Nov 28. Nov 30, 1910. 3:961—7. A \$7,000—\$13,500. O C & 100

30th st W, No 518, s w s, 300 n w 10th av, 25x98.9, 3-sty bk bldg & str. Eva M Castaing to Amedee Castaing, Hotel Narragansett, 2508 Bway. 1/2 part. B & S. Nov 30. Dec 1, 1910. 3:701—52. A \$8,000—\$14,000. nom

32d st E, No 352, s s, 82.6 w 1st av, 17.6x49.6x17.6x49.4, 4-sty bk tnt & str. Klemens Mynett to Josephine wife Klemens Mynett undivided R T & I. Mt \$6,400. Jan 12. Dec 1, 1910. 3:937—41. A \$4,800—\$6,500. nom

33d st W, Nos 502 & 504, s s, 90 w 10th av. runs s 74 x e 17.6 x n 25 e 13.4 x n 10.6 x — 6.4 to pt 55 w 10th av x n 56.5 to st x w 35 to beg. two 3-sty bk tnts. Emma J Hartley to Anonymous Co. Denton Building, Mineola, N Y. Mt \$12,000. Nov 10, 1910. 3:704—41 & 42. A \$9,000—\$11,000. Corrects error in issue of Nov 12 when st Nos were 506 & 508; also lot Nos 43 & 44. nom

35th st W, No 311, n s, 150 w 8th av, 19.6x98.9, 3-sty bk tnt. Ida Marrenner to Geo W Sturges, 577 Jefferson av, Bklyn. 1-6 part. All title. Nov 30, 1910. 3:759—33. A \$9,000—\$11,500. nom

38th st E, No 204, s s, 105 e 3d av, 21x84, 4-sty bk tnt & str with 1-sty bk extension. FORECLOS, Nov 10, 1910. John W Remer, ref, to Peter F Kane, 981 Mad av. Mt \$8,000. Nov 30, 1910. 3:918—55. A \$8,000—\$12,500. 2,000

47th st W, No 40, s s, 510 w 5th av, 20x100.5, 5-sty stn dwg. Arthur Brisbane of Hempstead, L I to Annie L Konta, 42 W 47th st. Mt \$41,333. Nov 30. Dec 1, 1910. 5:1262—57 1/2. A \$48,000—\$62,000. nom

47th st E, Nos 335 & 337, n s, 125 w 1st av, 50x100.5, one 4 & one 5-sty bk tnts & str & one 2 & one 3-sty bk bldgs in rear. Henry Kopf to Saml Lustbader, Jr, 163 E 82d st. All liens. Nov 25. Dec 1, 1910. 5:1340—20 & 21. A \$18,000—\$31,000. nom

48th st W, No 427, n s, 375 w 9th av, 25x100.5, 4-sty bk tnt. John G Hild to Gustav Zerbst, 344 W 47th st. Nov 29, 1910. 4:1058—17. A \$12,000—\$19,000. O C & 100

49th st W, No 546, s s, 150 e 11th av, 25x100.4, 5-sty bk storage bldg. Wm H Hussey et al to Mary M O'Loughlin, 41 W 27th st. Mt \$18,000. Nov 26. Nov 30, 1910. 4:1077—58. A \$9,000—\$24,000. O C & 100

49th st E, No 51, n s, 128 w Park av, 21x100.5, 5-sty & b bk dwg. Eliz T Dick to N Y State Realty & Terminal Co, at Grand Central Terminal, s w cor 45th st & Lex av. Mt \$45,000. Nov 30, 1910. 5:1285—32. A \$38,000—\$57,000. O C & 100

56th st W, No 53, n s, 730.8 w 5th av, 19.4x100.5, 4-sty & b stn dwg. Irving W Bamberger & ano to Chas E Rushmore, 9 W 39th st. Dec 1, 1910. 5:1272—9. A \$44,000—\$58,000. O C & 100

60th st E, No 44, s s, 340 e Mad av, 20x100.5, 4 & 5-sty stn tnt. Theodore Rosenwald EXR, & c, Isaac Rosenwald to Wm E Silverthorne, — Hilton av, Garden City, L I. Nov 25. Nov 29, 1910. 5:1374—39. A \$44,000—\$73,000. 85,000

Same property. Mathilde Goldberger et al to same. Nov 25. Nov 29, 1910. 5:1374. O C & 100

61st st W, No 106. Assign rents to extent of \$1,400. Kath Galaher to Royal Bank of N Y, 95 Nassau st. Nov 28. Nov 29, 1910. 4:1132. nom

66th st E, No 112, s s, 130 e Park av, 25x100.5.

66th st E, No 110, s s, 105 e Park av, 25x100.5. two 2-sty bk stables.

Harry P Whitney EXR, & c, Wm C Whitney to Whitney Realty Co, 165 Bway. All title. Aug 4. Nov 30, 1910. 5:1400—66 & 67. A \$40,000—\$54,000. O C & 100

Same property. Harry P Whitney INDIVID to same. All title. Aug 4. Nov 30, 1910. 5:1400. O C & 100

Same property. Payne Whitney to same. All title. Aug 4. Nov 30, 1910. 5:1400. O C & 100

Same property. Dorothy Whitney to same. All title. Aug 4. Nov 30, 1910. 5:1400. O C & 100

Same property. Pauline W wife Almeric N Paget to same. All title. Aug 4. Nov 30, 1910. 5:1400. O C & 100

69th st W, Nos 247 & 249, n s, 505 w Ams av, 40x100.5, 5-sty bk stable. Rio Co to Jane Riley, 245 W 69th st. Mts \$38,000. Dec 1, 1910. 4:1161—11. A \$16,000—\$39,000. O C & 100

74th st E, Nos, 421 & 425, n s, 254.8 e 1st av, 62x63.3x62.9x72.11, 6-sty bk tnt & str. Ida Abramson to S & F Realty Co, 320 Bway. Mts \$58,000 & all liens. Nov 29. Dec 1, 1910. 5:1469—10. A \$16,000—\$56,000. O C & 100

75th st E, Nos 237 & 239, n s, 125 w 2d av, 53.4x101.7 with all title to 7 inch strip in rear two 4-sty stn tnts & str. Salvatore Dimino to Antonio Caltabellotta, 311 E 39th st. 1/4 part. Mts \$37,142. Nov 16. Nov 25, 1910. 5:1430—18 & 19. A \$23,000—\$38,000. O C & 100

78th st E, No 445, n s, 119 w Av A, 25x102.2, 5-sty bk tnt & str. Fanny Greenwald to Louis A Steyn, 50 Cathedral Parkway. Nov 22. Nov 25, 1910. 5:1473—20. A \$8,000—\$20,000. 100

79th st E, No 220, s s, 245 e 3d av, 20x102.2, 3-sty stn dwg. FORECLOS, Nov 22, 1910. Wm J Bolger ref at 421 55th st, Bklyn to Chas Schimmer, 510 W 144th st. Mt \$10,000. Nov 23. Nov 25, 1910. 5:1433—38 1/2. A \$10,000—\$14,000. 4,300

84th st E, No 153, n s, 298.4 w 3d av, 21.1x102.2, 4-sty stn tnt. Joseph Frankenthal to John Fleming. B & S. Mar 25, 1907. Nov 30, 1910. 5:1513—24 1/2. A \$11,000—\$16,000. nom

87th st W, No 110, s s, 110 w Columbus av, 17.6x100.8, 3 & 4-sty & b stn dwg. Fredk A Elliott, 161 E 22d st, to Jane L Van Cott, 208 W 39th st. Mt \$21,000. Nov 30, 1910. 4:1217—38. A \$10,500—\$20,000. O C & 100

88th st E, No 451, n s, 87 w Av A, 20x100.8, 3-sty bk dwg. Julius Friedman to Stephen H Jackson, 53 E 67th st. Mts \$10,000 & all liens. Oct 4. Nov 29, 1910. 5:1568—20 1/2. A \$6,500—\$8,000. O C & 100

93d st E, No 156, s s, 333.2 w 3d av, 16.10x100.8, 3-sty bk dwg. Margt Higgins to Margt L wife Clarence A L Gridley, 156 E 93d st. Mt \$8,500. Nov 29. Nov 30, 1910. 5:1521—50. A \$8,000—\$12,000. gift & 100

94th st E, No 308, s s, 150 e 2d av, 25x100.3, 5-sty bk tnt & str. Jonas Shlesinger to Mollie wife Jonas Shlesinger, 46 Av B. All title. Mt \$15,000. Oct 12. Nov 30, 1910. 5:1556—46. A \$8,500—\$18,000. nom

95th st E, Nos 335 & 337, n s, 80 w 1st av, 60x100.8, two 5-sty bk tnts. Rebecca Stang to Stephen H Jackson, 53 E 67th st. Mts \$61,000. Nov 26. Nov 29, 1910. 5:1558—21 & 22. A \$19,000—\$54,000. 100

95th st E, No 337, n s, 80 w 1st av, 30x100.8, 5-sty bk tnt. Meyer Goldberg et al to Rebecca Stang, 612 Schenck av, Bklyn. Mt \$29,500 & all liens. Nov 25, 1910. 5:1558—22. A \$9,500—\$27,000. O C & 100

96th st W, No 162, s s, 198 e Ams av, 29x100.8, 5-sty bk tnt. Minnie Von Raitz to John Capleas, 135 W 96th st, & Wm C Capleas, 747 Ams av. Mt \$22,000. Nov 26. Nov 29, 1910. 4:1226—56. A \$14,000—\$32,000. O C & 100

96th st W, No 204, s s, 117.3 w Ams av, 27x100.8, 5-sty bk tnt. FORECLOS, Nov 18, 1910. Jas S McDonough ref to Chas L E Wolf, 202 W 96th st. Mts \$31,000 & all liens. Nov 23. Nov 25, 1910. 4:1243—37. A \$18,000—\$31,000. 4,250

97th st E, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty bk tnt. Hedwig Rothschild to Benj M Gruenstein & Jos L B Mayer. All liens. Oct 11, 1909. Nov 25, 1910. 6:1647—6. A \$9,000—\$19,000. O C & 100

99th st E, No 51, n s, 275 w Park av, 25x100.4, 1 & 2-sty bk stable. Philip Wattenberg to Value Realty Co, 170 Bway. Mt \$18,250. Nov 18. Dec 1, 1910. 6:1605—25. A \$9,000—\$12,000. O C & 100

101st st W, No 104, s s, 100 w Columbus av, 25x100.11, 5-sty bk tnt & str. Elkan Marks to Geo Laubentracht, 836 Lafayette av, Brooklyn. 1/2 part. B & S. All liens. Nov 29. Nov 30, 1910. 7:1855—37. A \$12,000—\$24,000. nom

102d st W, Nos 109 & 111, n s, 150 w Col av, 45.10x100.11, 6-sty bk tnt. Rosaria Pizzutiello to Jno J Falahee, 120 Central Park South. Mts \$59,500. Nov 3. Dec 1, 1910. 7:1857—26. A \$22,000—\$65,000. omitted

102d st W, No 303, n s, 80 w West End av, 20x80.11, 3-sty & b stn dwg. Elsie W Christie & ano HEIRS Alice L Christie to Elmer D Coulter, 261 W 44th st. Mt \$17,500 & all liens. Dec 1, 1910. 7:1890—14. A \$13,000—\$24,000. O C & 100

104th st E, No 163, n s, 225 w 3d av, 25x100.11, 4-sty bk tnt. FORECLOS, Nov 29, 1910. Adam Wiener, ref, to Paul T Kammerer, 157 E 46th st. Nov 29. Nov 30, 1910. 6:1632—27. A \$10,000—\$15,000. 13,000

104th st E, No 170 s s, 225 w 3d av, runs s 100.11 x e (? should be w) 25 x n 100.11 to st x e (?) 25 to beg, error, 4-sty stn tnt. FORECLOS, Nov 22, 1910. Geo E Weller, 47 Cedar st, referee to John J Fallon, 204 E 18th st. All liens. Nov 25. Nov 29, 1910. 6:1631-46. A \$10,000-\$15,000. 14,000

106th st E, No 61, n s, 175 e Madison av, 24.6x100.11, 5-sty bk tnt & str. Alex Meyer to Abraham Liebhoff, 1523 Av A & Bertha Hirschfeld, 1626 Madison av. Mt \$20,000 & all liens. Nov 25. Nov 28, 1910. 6:1612-28. A \$12,000-\$22,000. nom

110th st W, or Cathedral Parkway, n s, 375 e 7th av, 150x70.11, vacant. Cuming Construction Co to Merritt-Ferguson Construction Co, 290 Convent av. Mts \$70,000. Nov 21. Nov 28, 1910. 7:1820-17 to 22. A \$90,000-\$90,000. O C & 100

111th st W, No 603, n s, 75 w Bway, 50x100.11, 8-sty bk tnt. Selma Stahl to Emma D Biardot, 50 Central Park West. 2-3 parts. Mts \$125,000. Dec 1, 1910. 7:1894-43. A \$36,000-\$145,000. O C & 100

Same property. Same to Leonore K Schiff, 50 Central Park West. 1-3 part. mts \$125,000. Dec 1, 1910. 7:1894. O C & 100

113th st E, No 4, s s, 100 e 5th av, 25x100.11 with all R T & I to strip on w s 0.4x50.5, 5-sty bk tnt & str. Mina S Weaver to Jas Neil, 74 W 131st st. Mt \$19,000. Nov 25. Nov 26, 1910. 6:1618-68. A \$12,000-\$23,000. O C & 100

113th st W, No 610 on map Nos 610 & 612, s s, 175 w Bway, 42x100.11, 6-sty bk tnt. Nathan Loewy to Isaac Klinghoffer, 130 Newark av, Jersey City, N J. Mt \$75,000. Nov 23. Nov 25, 1910. 7:1895-28. A \$30,200-\$75,000. nom

113th st W, No 84, s s, 55 e Lenox av, 20x100.11, 5-sty bk tnt. Regina Weledniger to Lillian Tarler, 239 W 113th st. Mt \$19,000. Nov 29, 1910. 6:1596-69. A \$10,500-\$23,500. O C & 100

114th st E, No 133, n s, 132.1 w Lex av, 17.11x100.10, 3-sty fr dwg. Harriet E Kenworthy to Chas Abner, 110 E 115th st. Mt \$4,800. Nov 29. Nov 30, 1910. 6:1642-12. A \$7,000-\$7,500. O C & 100

114th st E, Nos 208 & 210, s s, 122.4 e 3d av, 42.3x100.11, 6-sty bk tnt & str. Joseph Golding to David S Fuchs, 244 E 13th st. Mts \$50,000. Nov 29. Nov 30, 1910. 6:1663-47. A \$14,000-\$49,000. O C & 100

115th st W, No 3, n s, 98 w 5th av, runs n 42.10 x w 2 x n 58.1 x w 25 x s 100.11 to st x e 27 to beg, 5-sty bk tnt. Mina S Weaver to Jas Neil, 74 W 131st st. Mt \$22,000. Nov 25. Nov 26, 1910. 6:1599-32½. A \$15,000-\$30,000. O C & 100

116th st E, No 18, s s, 135 w Mad av, 25x100, 5-sty bk tnt & str. Abraham Rauh to Julius Goetz, 809 Riverside av, Wells-ville, Ohio. Mt \$25,200. Dec 1, 1910. 6:1621-62. A \$15,000-\$28,000. 100

117th st E, No 180, s s, 125 w 3d av, 25x100.11, 5-sty bk tnt. Jos Gottesman to Regina wife Jos Gottesman, 2363 2d av. All liens. Nov 30. Dec 1, 1910. 6:1644-42. A \$10,000-\$19,000. O C & 100

119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty bk tnt & str. Gustavus A & Elinor T Rogers to Harris Rogers. ½ part. All title. Q C & confirmation deed. Mar 23, 1907. Nov 29, 1910. 6:1745-42. A \$10,000-\$22,000. O C & 100

Same property. Emanuel Mandel to Maurice Rogaliner, 23 E 125th st. B & S & C a G. Mts \$22,750. Oct 18, 1910. Nov 29, 1910. 6:1745. 100

Same property. Maurice Rogaliner to Aaron S Ratkowsky, 11 Attorney st. B & S & C a G. Mts \$22,750. Oct 18. Nov 29, 1910. 6:1745. 100

121st st W, No 226, s s, 268 w 7th av, 18x100.11, 5-sty bk tnt. Chas Cohen to Arthur Schreiner, 365 Lenox av. Mts \$16,000. Nov 25. Nov 26, 1910. 7:1926-44½. A \$9,300-\$16,000. O C & 100

128th st W, Nos 218 to 222, s s, 225 w 7th av, 100x99.11, three 4-sty bk tnts. Patterson Realty Co, 35 So Wm st to Jennie E Nicholson, 842 Classon av, Bklyn. Mt \$90,700. Nov 14. Nov 26, 1910. 7:1933-43 to 46. A \$43,800-\$75,000. 100

Same property. Jennie E Nicholson to B C D Co a corpn, 503 5th av. Mt \$90,700. Nov 26. Nov 26, 1910. 7:1933. O C & 100

128th st W, No 211, n s, 150 w 7th av, 16.8x99.11, 3-sty & b stn dwg. Mt \$11,500.

131st st W, No 244, s s, 341.8 e 8th av, 16.8x99.11, 3-sty & b bk dwg. Mt \$9,000.

Pendant Realty Co to Juliet B Horowitz, 465 Macon st, Bklyn. Nov 25. Nov 26, 1910. 7:1934-25. A \$7,300-\$10,000; 1936-50½. A \$7,300-\$10,500. O C & 100

131st st W, No 134, s s, 350 e 7th av, 20x99.11, 3-sty & b stn dwg. Morris Zwern to Clarence E Hutchinson, 18 W 134th st. B & S. Nov 22, 1910. 7:1915-49. A \$8,800-\$15,000. nom

131st st W, No 134, s s, 350 e 7th av, 20x99.11, 3-sty & b stn dwg. Clarence E Hutchinson to Walter J Bostick, 25 W 133d st. B & S. All liens. Nov 26. Nov 29, 1910. 7:1915-49. A \$8,800-\$15,000. nom

131st st W, Nos 647 to 651, n s, 150 e 12th av, 75x99.11, 1-sty fr bldg & stables. Jas O'Connell to Geraldine Realty Co, 2018 Ams av. Mt \$17,000. Nov 15. Dec 1, 1910. 7:1998-7 to 9. A \$19,500-\$19,500. O C & 100

132d st E, No 59, n s, 95 w Park av, 20x99.11, 3-sty & b stn dwg. FORECLOS, Nov 17, 1910. Jno J Rooney ref to Adelaide Collins, 239 W 131st st. Nov 30. Dec 1, 1910. 6:1757-32. A \$5,500-\$8,000. \$6,500

132d st W, Nos 45 & 55. Assignment of rents. Morris Levy to Bernard Ratkowsky, 50 W 120th st. Nov 30, 1910. 6:1730. nom

133d st W, No 171. Asst of rents to extent of \$500. Mirror Realty Co to Hannah Silverstone, 55 E 107th st. Nov 28, 1910. 7:1918. O C & 500

133d st W, No 312, s s, 150 w 8th av, 25x99.11, 5-sty bk tnt. Herman Riehnman to Mary E Sipp, 1919 7th av. Mt \$18,000. Nov 15. Nov 30, 1910. 7:1958-37. A \$11,000-\$20,000. nom

134th st W, No 247, n s, 315 e 8th av, 15x99.11, 3-sty bk tnt & str. Frances C Conway to Indiana Giberson, 41 W 67th st. Mts \$9,000. Nov 30. Dec 1, 1910. 7:1940-14. A \$6,600-\$8,000. nom

137th st W, s s, at w s right of way of Hudson River R R Co, runs w — to w s of a grant x s 40.7 x e — to said R R x n 40.10 to beg, being land under water with all title to lands under water to c l of the Hudson River & to land in 12th av & 137th st in front of above &c. Mary E J Devlin et al to N Y State Realty & Terminal Co at Grand Central Terminal, s w cor 45th st & Lex av. Nov 17. Dec 1, 1910. 7:2005. O C & 100

137th st W, Nos 616 & 622, s s, 255 w Bway, 170x99.11, 2 6-sty bk tnts. Louvre Realty Co et al to Solomon M Schatzkin, of Rutherford, N J. Q C & Correction deed. Nov 11. Nov 30, 1910. 7:2002-57 & 61. A \$82,000-\$280,000. nom

138th st W, No 620, s s, 250 w Bway, 25x99.11, 2-sty bk dwg. Patrick M Dorgan to John J Dorgan, 620 W 138th st. ½ part. All title. B & S. Mt \$6,500 on whole. Nov 9. Nov 30, 1910. 7:2086-44. A \$8,500-\$11,500. nom

138th st W, No 221, n s, 246.6 w 7th av, 32x99.11, 3-sty & b bk dwg. Plainfield Land & Bldg Co to Clara W Tillman at West Point, Orange Co, N Y. Mt \$13,000 & all liens. Nov 28. Dec 1, 1910. 7:2024-21 & 22. A \$11,400-\$18,200. nom

140th st W, No 66, s s, 110 e Lenox av, 40x100, 6-sty bk tnt. Louis Roseno to Cantiaque Development Co, 185 Mad av. Mt \$46,000. Nov 19. Nov 30, 1910. 6:1737-66. A \$12,500-\$45,000. nom

142d st W, Nos 56 & 60, s s, 225 e Lenox av, 75x99.11, 2 6-sty bk tnts. Kane Construction Co to John F Kaiser, Mt Vernon, N Y. Mts \$64,000. Nov 30, 1910. 6:1739-60 & 62. A \$16,000-\$76,000. 100

145th st W, Nos 528 & 530, s s, 275 e Bway, 50x99.11, 6-sty bk tnt & str. Edw C Burns to The Megon K Realty Co, 200 W 71st st. Mts \$90,000. Nov 15. Nov 29, 1910. 7:2076-51. A \$30,000-\$70,000. O C & 100

146th st W, No 615, n s, 224.10 w Bway, 20.2x99.11, 3-sty & b bk dwg. Helen A Fischer to Maud A Fischer, 33 W 92d st. Mt \$5,400. Oct 27. Nov 30, 1910. 7:2093-22. A \$7,200-\$10,000. nom

147th st W, No 431, n s, 265 w St Nicholas av, 17x99.11, 3-sty & b stn dwg. Jennie A Harriot to Jno M Kyle, 433 W 147th st. All liens. Nov 22. Nov 28, 1910. 7:2062-22. A \$5,100-\$16,000. O C & 100

147th st W, No 537, n s, 342 e Bway, 16x99.11, 3-sty & b bk dwg. Alice F L wife Wm Duffy to Chelsea Realty Co, 135 Bway. Mt \$8,500. Nov 30. Dec 1, 1910. 7:2079-59½. A \$6,000-\$10,500. nom

148th st W, Nos 546 & 548, s s, 258.4 e Bway, 33.4x99.11, two 3-sty & b stn dwgs. Henry T Dressner to Chas Tschanett, 554 W 125th st. Mts \$20,000. Nov 30. Dec 1, 1910. 7:2079-52 & 52½. A \$13,000-\$26,000. O C & 100

150th st W, Nos 209 & 211, n s, 175 w 7th av, 75x99.11, two 5-sty bk tnts. Channel Realty & Construction Co to Celia Uhlfelder, 1460 Lex av & Emma Weinberg, 1425 Madison av. Mts \$70,000. Nov 26, 1910. 7:2036 part lot 22. A \$—\$. O C & 100

151st st W, Nos 502 & 504, s s, 100 w Amsterdam av, 75x99.11, 6-sty bk tnt. Mts \$112,000.

151st st W, Nos 512 to 518, s s, 275 w Ams av, 100x99.11, 2 7-sty bk tnts. Mts \$148,000. Solomon M Schatzkin to Louvre Realty Co, 132 Nassau st. Sept 13. Nov 30, 1910. 7:2082-36, 43 & 45. A \$70,000-\$269,000. O C & 100

153d st W, n s, 100 w 8th av, 50x99.11, vacant. Julius Liberman et al to American Exchange Realty Co, 149 Bway. Mt \$14,000. Oct 28. Nov 29, 1910. 7:2047-5 & 6. A \$10,000-\$10,000. O C & 100

157th st W, Nos 545 to 549, n s, 125 e Bway, 75x99.11, 6-sty bk tnt. 157th St Realty Co to Geo J Wolf, 740 Ocean av, Jersey City, N J. Mts \$120,000. Nov 28, 1910. 8:2116-61. A \$—\$. O C & 100

160th st W, No 554, s s, 212.6 e Bway, 37.6x99.11, 5-sty bk tnt. Louis H Perlman to Harry L Bloch, 418 W 130th st. All liens. Nov 26, 1910. 8:2118-15. A \$15,000-\$40,000. nom

166th st W, n s, 200 w Ams av, 25x95, vacant. Louis Frank to James Butler, Inc, a corpn, 390 Washington st. Dec 1, 1910. 8:2123-74. A \$8,500-\$8,500. nom

169th st W, n s, 175.10 e Ft Washington av, 2 lots. Release covenants as to rd 30 ft wide from Kingsbridge rd to Proposed Public drive. Mabel G Woodruff owner of mt, made by Faulhaber to Stevens recorded June 3, 1904, to whom it may concern. Nov 23. Nov 25, 1910. 8:2138, 2139 & 2140. nom

172d st W, No 506, s s, 125 w Ams av, 48.4x95, 5-sty bk tnt. One Hundred & Seventy First St Realty Co to Louis Cohen, 309 W 128th st. Mts \$46,500. Nov 28. Nov 29, 1910. 8:2128-42. A \$12,000-\$43,000. O C & 100

178th st W, No 553, n s, 208.4 e St Nicholas av, 41.8x100, 5-sty bk tnt. Regina Katz to Southside Const Co, 530 W 179th st. Mts \$55,500. Nov 18. Nov 29, 1910. 8:2153-23. A \$12,500-\$40,000. nom

Av A, No 1459, w s, 77.2 n 77th st, 25x94, 3-sty fr tnt. Charlotte Zirker to Emil L Kieger, 167 W 29th st. Dec 1, 1910. 5:1472-25. A \$8,000-\$9,000. O C & 100

Av D, Nos 107 & 109 | s w cor 8th st, 60x50, 6-sty bk tnt & str. | Morris Shapiro & Rachel his wife to Rachel Shapiro, 404-6 E 8th st. Mts \$62,500. Nov 22. Nov 25, 1910. 2:377-37. A \$36,000-\$70,000. O C & 100

Broadway, No 4320 n e cor 184th st, 25.1x119.9x24.1x116.4, vacant. N Y Operating Co to F M Burgess Construction Co, 561 W 141st st. Mt \$7,000. Oct 31. Nov 30, 1910. 8:2167-1. A \$11,000-\$11,000. O C & 1,000

Edgecombe av, No 44, e s, 19.10 s 137th st, 17.6x90, 3-sty bk dwg. Edw de P Livingston to Susan M C Livingston of Clermont, Columbia Co, N Y. 5-12 parts. C a G. Dec 12. Dec 1, 1910. 7:1960-64. A \$9,000-\$15,000. nom

Fort Washington av, n w cor 169th st, 1 lot. Release covenants as to 30 ft road from Kingsbridge rd to Proposed Public Drive. Lilly W Barney, owner, to whom it may concern. Nov 21. Nov 25, 1910. 8:2138, 2139 & 2140. nom

Haven av, w s, lots 72 to 74, described in two deeds one from Springer Realty Co to Hanover Estates recorded July 22, 1910 & other from Barney Estate Co to Hanover Estates. May 27, 1910. Release covenants as to 30 ft road Kingsbridge rd to Proposed Public drive. Hanover Estates, owner, to whom it may concern. Nov 24. Nov 25, 1910. 8:2138, 2139 & 2140. nom

Lenox av, No 67, w s, 75.11 n 113th st, 25x100, 5-sty bk tnt & str. Annie Greenthal to Henry Greenberg, 174 St Nicholas av. Mt \$29,500. Nov 25. Nov 28, 1910. 7:1823-32. A \$22,000-\$34,000. nom

Lenox av, No 471, w s, 91.2 s 134th st, 33.8x100, 5-sty bk tnt & str. Anita C Chester to Annie Mead, 201 W 84th st. Mt \$42,000. Nov 29, 1910. 7:1918-32. A \$24,000-\$30,000. O C & 100

Lenox av, No 218. Power of attorney. Henry P Mendes to Joshua S Piza. June 27. Dec 1, 1910.

Lenox av, No 557, w s, 49.11 n 138th st, 25x75, 5-sty bk tnt & str. Chas Tschanett to Henry T Dressner, 82 Willow st, Bklyn. Mts \$25,000 & all liens. Nov 30. Dec 1, 1910. 7:2007-31. A \$14,000-\$27,000. O C & 100

Same property. Henry T Dressner to Ray wife of Henry T Dressner, 82 Willow st, Bklyn. Mts \$25,000. Nov 30. Dec 1, 1910. 7:2007. O C & 100

Lexington av, No 789, e s, 60.5 n 61st st, 20x80, 4-sty & b stn dwg. Morris & Lina Blum to Robt Rubenoff, 1169 46th st, Bklyn. B & S. All liens. Nov 25. Nov 28, 1910. 5:1396-20½. A \$19,000-\$23,000. nom

Lexington av, No 788, w s, 40.5 n 61st st, 20x65, 3-sty & b stn dwg. Morris Blum to Lina Blum, 714 Lex av. All liens. Nov 21. Nov 25, 1910. 5:1396-16. A \$17,000-\$20,000. O C & 100

Lexington av, No 145, e s, 63.10 n 29th st, 14.6x85, 4-sty & b stn dwg. Nellie S Anderson et al to John E Cole, 143 Lex av. Nov 21. Nov 30, 1910. 3:885-25. A \$12,500-\$17,000. O C & 100

Madison av, Nos 1440 to 1448 n w cor 99th st, 100.11x120, 7-sty bk 99th st, Nos 25 to 33 tnt & str. The Baron De Hirsch Fund to Chas E Jenkins at North Hackensack, N. J. All liens. Nov 29, 1910. 6:1605-17. A \$110,000-\$275,000. 100

Madison av, No 2040, w s abt 50 n 129th st, —x— owned by party 2d part, 3-sty stn dwg, valued at \$10,750. Mts \$8,500. CONTRACT to exchange for Macon st, No 668, Bklyn, owned by party 1st part, valued at \$9,650. Mt \$6,400. Clarence W Gaylor with Antoinette A McCollum, 2040 Mad av. Nov 25. Nov 26, 1910. 6:1754-16½. A \$8,000—\$11,500. exch

Madison av, No 290, w s, 76.9 n 40th st, 25x95, 4-sty & b bk dwg, Madison av, No 2112, w s, 79.11 s 133d st, 20x80, 3-sty & b stn dwg. Chas G Moller to Jane Moller his wife, 290 Mad av. B & S. Oct 20. Nov 29, 1910. 5:1275-17. A \$75,000—\$90,000; 6:1757-59½. A \$8,000—\$10,500. gift

Park av, e s, 75.4 n 53d st, strip 0.1x70. Eliza Guggenheimer widow to Van Dyck Estate, 503 5th av, N Y. All title. Q C. Nov 28. Nov 29, 1910. 5:1308. nom

Park av, No 1503, e s, 74 n 109th st, 26.11x80, 4-sty bk tnt. Maria Duggan to Agnes Riehl, 982 E 2d st, Bklyn. Mt \$10,000. Nov 22. Nov 25, 1910. 6:1637-4. A \$7,500—\$10,000. nom

St Nicholas av, No 718, e s, 229.10 n 145th st, 32.6x100, 4-sty & b stn dwg. FORECLOS, Nov 22, 1910. Jas Kearney ref to the Bank for Savings, 280 4th av. Sub to all liens. Nov 25, 1910. 7:2053-72. A \$12,500—\$24,000. 20,000

St Nicholas av, Nos 440 to 446 (415 to 421), e s, 149.11 s 133d st, 80.7x128x79.5x142.1, four 5-sty bk tnts. Wm W Sharpe to Florence G Woolverton, 111 Dowling av, Toronto, Can. Q C. Nov 22. Nov 25, 1910. 7:1958-47 to 50. A \$45,300—\$72,000. nom

St Nicholas av, No 364. Asst of rents to extent of \$600. Nellie Sandy to Lydia Alexander, 850 Beck st. Nov 23. Nov 26, 1910. 7:1955. nom

St Nicholas av, No 202, e s, 23.5 n 120th st, 36.3x88.3x30.11x69.3. 5-sty bk tnt & str. Morris Gordon to Beatrice Tunick, 258 Henry st. 2-3 parts. R T & I. Mts \$28,000 & all liens. Nov 25. Nov 29, 1910. 7:1926-8. A \$13,000—\$30,000. nom

West End av, No 490, e s, 107.2 s 84th st, 15.4x100, four & 5-sty bk dwg. Helen M Warner & ano to Jno H Bodine, 203 E 79th st. Mt \$10,000. Nov 25, 1910. 4:1231-4. A \$11,000—\$18,000. O C & 100

Same property. Jno H Bodine to Herald Sq Holding Co, 1182 Bway. Mt \$14,000. Nov 25, 1910. 4:1231. O C & 100

West End av, No 483, w s, 20 n 83d st, 19.6x79, 3-sty & b bk dwg. Henriette Haas to Wm L Sutphin at Oyster Bay, L I. Mts \$23,000. Dec 1, 1910. 4:1245-71. A \$12,000—\$19,000. O C & 100

2d av, No 1645, w s, 51.6 n 85th st, 25.4x75, 4-sty stn tnt & str. Henry B Pye to Julia A Pye, 1925 7th av, Mt \$10,000. Nov 30, 1910. 5:1531-23. A \$13,000—\$18,000. nom

2d av, No 1226, e s, 50.5 n 64th st, 25x100, 4-sty bk tnt & str. Theodorus Bailey, 122 E 78th st to Alice Van B Bailey, 122 E 78th st. B & S. Nov 29. Dec 1, 1910. 5:1439-3. A \$15,000—\$18,000. nom

2d av, No 2047 | n w cor 105th st, 24.5x94, 5-sty bk tnt & str. 105th st, No 253 | Jessie C Middlecamp to Cantiaque Development Co, 185 Mad av. Mts \$36,000 & all liens. Nov 19. Nov 30, 1910. 6:1655-21. A \$16,500—\$31,500. O C & 100

3d av, No 895 | s e cor 54th st, 25.5x110, two 5-sty bk tnts 54th st, Nos 200 to 208 | & str. Hugh E O'Reilly to Louise C O'Reilly, 37 Atlantic av, Hempstead, L I. Mt \$30,000. Dec 1, 1910. 5:1327-44½ & 45. A \$27,500—\$43,500. nom

3d av, No 253, s e s, 82 s w 21st st, 18.2x75, 3-sty bk tnt & str. Chas B Barkley to Kath A Piitzpatrick, 495 Lex av. Mt \$11,500. Dec 1, 1910. 3:901-5. A \$12,500—\$15,000. nom

3d av, Nos, 1421 & 1423, e s, 90 n 80th st, 33.6x100, 5-sty bk bldg & str. Jacob Wolf to Wm Holzwasser, 204 E 69th st; Julius S Holzwasser, 73 E 90th st & Louis P Holzwasser, 307 E 51st st. Mts \$36,000. Dec 1, 1910. 5:1526-4. A \$28,000—\$54,000. O C & 100

3d av, No 1763, e s, 25.9 s 98th st, 25x83.9, 5-sty bk tnt & str. Julius Friedman to Mary Ruebenstein, 1719 3d av. Mt \$22,500 & all liens. Aug 8. Nov 28, 1910. 6:1647-46. A \$13,000—\$24,000. O C & 100

5th av, No 1489, e s, 63.2 s 120th st, 37.8x100, 6-sty bk tnt & str. FORECLOS, Nov 22, 1910. S Edmund Sladkus, ref. to Pauline L Goodman, 544 W 136th st. Nov 25. Nov 26, 1910. 6:1746-72. A \$24,000—\$58,000. 5,000 over & above 1st mt 45,000

5th av, No 1463, e s, 25.5 n 118th st, 25x83, 5-sty bk tnt & str. Arthur Schreiner to Chas Cohen, 304 W 72d st. Mts \$34,500. Nov 25. Nov 26, 1910. 6:1745-2. A \$13,000—\$27,000. O C & 100

6th av, No 92, e s, 22.9 s 8th st, 22.9x80, 3-sty bk tnt & str. Sarah Weiss to Jos Reiss, 1509 Bryant av. Mts \$30,000. Nov 29. Dec 1, 1910. 2:553-9. A \$18,000—\$20,000. nom

7th av, No 292, w s, 108.7 n 26th st, 19.8x91.2x19.8x90.5, 4-sty bk tnt & str. Henrietta E Van Buren INDIVID, EXTRX & TRUSTEE Smith I Van Buren to W Irving Clark, 127 E 30th st & Jno M Knox, 102 Willow st, Bklyn. C a G as joint tenants. Nov 7. Dec 1, 1910. 3:776-38. A \$21,000—\$25,000. 41,000

7th av, No 2320 | n w cor 136th st, 32.5x100, 5-sty bk tnt & str. 136th st, No 201 | Herman Michel to Gertrude wife Herman Michel 201 W 136th st. Mt \$40,000. Nov 4. Dec 1, 1910. 7:1942-29. A \$30,000—\$60,000. O C & 100

7th av, Nos 722 to 730 | n w cor 48th st, 112.6x121 to e s Broadway, Nos 1592 to 1602 | Bway x 113.8 to 48th st x 104.5, 10-sty bk factory. Helen C Juilliard et al to Cossitt Land Co. B & S & C a G. June 24. Nov 30, 1910. 4:1020-29. A \$625,000—\$825,000. 825,000

8th av, Nos 2894 & 2896, e s, 40 n 153d st, 39.11x100, 6-sty bk tnt & str. FORECLOS, Nov 16, 1910. Louis B Hasbrouck ref to Annie Evens, 196 Union av, Bklyn. Mt \$40,000. Nov 24. Nov 28, 1910. 7:2039-3. A \$13,000—\$46,000. 12,500

8th av, No 2384, e s, 49.11 s 128th st, 25x75, 4-sty bk tnt & str Henry O Heuer et al HEIRS & c Henry Heuer to Henry Stapelfeld, 2384 8th av. Q C & Correction deed. Nov 15. Nov 25, 1910. 7:1933-63. A \$15,500—\$21,000. nom

9th av, No 232, e s, 24.8 n 24th st, 24.8x100, 6-sty bk tnt & str. Morris Simon to Jacob Mandelbaum, 311 W 44th st. Mt \$37,000. Nov 29. Dec 1, 1910. 3:748-2. A \$14,000—\$37,000. O C & 100

9th av, No 715, w s, 50.2 s 49th st, runs w 100 x s 6.9 x w 18.9 x n 1.6 x n w 32 x s 27 x e 150 to av x n 25.1 to beg, 5-sty bk tnt & str with 1-sty bk extension. Edw F Schwedler to Robt T Russell, 462 63d st, Bklyn. Mt \$16,000. Nov 29. Dec 1, 1910. 4:1058-34. A \$27,000—\$43,000. O C & 100

11th av, Nos 639 to 643 | s w cor 47th st, 50.5x80, 3 4-sty bk tnts 47th st, No 600 | & str. James J Tierney to Geo Ehret, 1197 Park av. Mts \$42,000 & all liens. Nov 29. Nov 30, 1910. 4:1094-35 to 36. A \$20,000—\$30,000. O C & 500

Interior strip 100 e 1st av & 100 n 104th st, runs e 25 x n 1.1 x w 25 x s 1.1 to beg. Thos J Henry & ano EXRS Matthew C Henry to John Gaynor, Mt Vernon, N Y. Nov 16. Nov 30, 1910. 6:1698. 100

MISCELLANEOUS.

Power of atty Abraham Silverman to Benj Silverman, 418 High st, Holyoke, Mass. Oct 27. Nov 26, 1910.

Power of attorney. Annie Silverman to same. Oct 27. Nov 26, 1910.

Power of attorney. Adolph Hirsch to Henry Hirsch. Nov 15. Nov 28, 1910.

Power of attorney. Isabella wife Peter McCullough to Bridget McCullough of Bklyn. Nov 15. Dec 1, 1910.

Revocation of power of attorney. Geo J Smith, of Kingston, N Y, to Jordan J Rollins. Nov 28. Nov 30, 1910.

BOROUGH OF THE BRONX.

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

*Birch st, w s, 175 s Chester av, 25x100, Seneca Park. Melrose Realty Co to Domenico Casamassimo, 326 E 11th st. Mt \$325. June 20. Nov 26, 1910. O C & 100

*Birch st, e s, 100 n Chester av, 29.6x100.5x38.6x100, Seneca Park. Amalie Chalzel to Nicola Galante, 566 E 187th st. Nov 23. Dec 1, 1910. nom

Barry st late Leggett av, e s, 275 n Burnett st late 146th st. 25x100, except part for st, vacant. Ella E Foxwell to Addie E O'Gorman, 420 E 135th st. ½ part. All title. C a G. Nov 26. Nov 28, 1910. 10:2737. O C & 100

Barretto st, Nos 911 & 915 | s e cor Southern Boulevard, 100x23.9, So Boulevard, No 890 | 4-sty bk tnt & str. Tully Construction Co to Diedrich Eggers, 605 E 141st st. Mts \$25,000 & all liens. Nov 29, 1910. 10:2733. omitted

*Concord st, e s, 96 n 236th st, 50x95. Melrose Realty Co to Simone Colavito, 3807 3d av. Mt \$1,300. Nov 23. Nov 25, 1910. O C & 100

Grote st, No 771, old No 1015 | n s, 114.3 e Taylor st, old line, now Old Kingsbridge road | Prospect av, runs n 116.3 x e 22.9 x s 119.7 to n s Grote st x w 19.5 to n s Old Kingsbridge road, old line, x w 9.9 to beginning, 4-sty bk tnt. Di Benedetto Realty Co to Assunta Carnesale, 684 Eagle av. Mts \$16,000. Nov 29. Nov 30, 1910. 11:3113. 100

Hoffman st, No 2449, w s, 122.10 n 188th st, 16.8x97.5, 2-sty fr dwg. Chas Heck to Marie Gori, 2449 Hoffman st. Mt \$2,500. Nov 26. Nov 28, 1910. 11:3058. O C & 100

Hewitt pl, No 818, e s, 96.7 n Longwood av, 40x100, 5-sty bk tnt. Edw W Harris to Chas H Roe Estate, 270 Bway. Mts \$39,000 & all liens. Oct 28. Nov 25, 1910. 10:2696. O C & 100

*Jackson st, part lot 421 map of Unionport, begins at line bet lots 421 & 422, 25x108. Jacob C Rader et al to Louise M Frisbie, 455 E 164th st. 2-3 parts. All title. Nov 29. Dec 1, 1910. O C & 100

Kelly st, No 889, n w s, 73 s w Intervale av, 33.4x100.

Kelly st, No 885, n w s, 106.4 s w Intervale av, 33.4x100, two 4-sty bk tnts. Release mt. Longvale Construction Co to Irvine Realty Co. Nov 28, 1910. 10:2702. nom

Kelly st, Nos 885 & 889, n w s, 73 s w Intervale av, 66.8x100, two 4-sty bk tnts. Irvine Realty Co to Elizabeth Peace, 66 Stevens st, Borough of Queens. Mts \$39,000. Nov 28. Nov 30, 1910. 10:2702. O C & 100

*Leland st | w s abt 113.2 n Clason's point rd, 27.8x76 to *Clason's Point rd | Clason's Point rd x 25x62.8. Giovanni Ziccardo to Jno Di Iorio, 237 E 151st st. Nov 25. Nov 28, 1910. nom

*Mill lane, e s, abt 296 s e & s Boston Post rd & being lots 5 & 6 map No 1430 of Allen Estate, 42.2x100.9x104.3x56.8. Hudson P Rose Co to Jno Adamo, 429 E 115th st. Nov 7. Nov 25, 1910. nom

*Overing st, w s, 673.4 n Frisby av, 97.6x103.8x75.2x100, Westchester. Alvey A Adeo to Herman Wolfson, 2144 Lex av. All liens. Oct 18. Nov 30, 1910. O C & 100

*Roselle st, e s, 57 s Poplar st, 28x100x26x100, Westchester. Katherine Glynn to Josephine A Glynn her sister, both of Westchester. All liens. Aug 26. Nov 25, 1910. nom

Simpson st, Nos 1008 to 1020, e s, 241.11 s Westchester av, 160x100, four 5-sty bk tnts. Louis Bernstein's Co, 41 Liberty st, to The Berney Realty Co, 41 Liberty st. Mts \$93,000. Nov 29. Nov 30, 1910. 10:2725. O C & 100

*Sound View pl | s e cor Warner pl, 60x100. Max Pomerantz et al Warner pl | to Giuseppe Zibelli, 160 South 10th av, Mt Vernon, N Y. Sept 30. Nov 29, 1910. O C & 100

Tiffany st, No 1089 | w s, at s e s 167th st, 94.5x38.6x75x69.1. 167th st | 5-sty bk tnt & str. Jane Kitchen to Wm E Greene, 444 E 147th st. Mt \$44,220 & all liens. Nov 30, 1910. 10:2716. O C & 100

134th st, Nos 293 & 297, n s, 225.1 e Lincoln av, 49.11x100x50x100, two 5-sty bk tnts & str. Margaret Marx to Albert W Venino, 211 W 106th st. Nov 9. Nov 28, 1910. 9:2310. nom

134th st, n s, 106.2 e 3d av, 25x100, vacant. Plot begins at c 1 blk bet 134th & 135th sts, distant 66.9 e 3d av, runs s 25 x e 9 x n 25 x w 9 to beg, vacant.

135th st, No 420, s s, 230 e Willis av, 20x100, 3-sty & b bk & fr dwg.

134th st, No 354, s s, 239.10 e Alexander av, 16.7x100, 3-sty & b bk dwg. Ella E Foxwell to Addie E O'Gorman, 420 E 135th st. ½ part. All title. Nov 26. Nov 28, 1910. 9:2317, 2279 & 2296. O C & 100

136th st, s s, 384 e St Anns av, 341x100, vacant. Hyman Kantor et al to Deborah Belowitz, 70 E 122d st. Mt \$43,000. Nov 25. Nov 29, 1910. 10:2548. 100

149th st, Nos 432 & 434, s s, 190.6 e Bergen av, runs s 87 & 34 x e 30 to w s Old Mill brook x n e 19 x n 105 to st x w 37.9 to beg, 6-sty bk tnt & str; also. All R T & I to following gore.

Old Mill brook, w s, 228.3, measured along s s, 149th st, from s e cor Bergen av & 149th st, runs s 13 x w 12 to w s Old Mill brook x n e 19 to beg. Wm H Schaefer to Edw M Burghard, 120 Bway. Mts \$65,000. June 24. Nov 29, 1910. 9:2293. O C & 100

151st st, No 379, n s, 250 e Courtlandt av, 25x115.1x25x115.2, 2-sty fr tnt & str. Herbert E Brugman to Lizzie E Bowen. Mt \$4,500. Nov 26. Nov 28, 1910. 9:2398. 100

155th st, No 286 (520), s s, 145.3 e Morris av, 25x100, except part for st, 4-sty bk tnt. Leopold Weis to Our Realty Co, 814 St Anns av. Mts \$13,000. Nov 30. Dec 1, 1910. 9:2414. O C & 100

159th st, No 417, n s, 225 w Elton av, 25x100, 4-sty bk tnt. Cornelius H Sheridan to Frank Cramer, 905 Trinity av. Mt \$10,000. Nov 29. Nov 30, 1910. 9:2381. O C & 100

163d st, Nos 97 & 101, n s, 90 e Ogden av, 100x100, two 5-sty bk tnts. Thos J Waters Co to Eleanor Haeselbarth, 52 Edgewood av, Yonkers, N Y. Mt \$82,000. Nov 25. Nov 28, 1910. 9:2511. nom

165th st, No 663 (855), n s 73.5 w Trinity av, 37.6x100, 5-sty bk tnt. FORECLOS, Nov 1, 1910. Patrick J Dobson ref to Chas S Albert, 413 E 140th st. Nov 1. Nov 26, 1910. 10:2033. 2,000 over & above 1st mt for 29,000

173d st, s s, 66 w Park av E, runs e 0.4 x s 115 & 72.4 x w 162 to c l Mill brook x n 9 x e 157 x n 187.4 to beg, contains 791 sq ft, vacant. Eliz Schwarzwler to N Y & Harlem R R Co at Grand Central Terminal s w cor 45th st & Lex av. Q C. Nov 10. Nov 29, 1910. 11:2897. nom

173d st, Nos 416 to 428 | s s, at w s lands of N Y & Harlem R Park av | R Co or s w cor Park av, runs w — to pt 150 e Webster av x s 117.10 x e — to c l Mill brook x s — to n s lands of said R R x e 157 to w s lands of said R R x n 187.4 to beg, six 3-sty bk tnts & one 4-sty bk tnt & str on cor. Arthur W Sheaffer et al EXRS & c Peter W Sheaffer to Elizabeth Schwarzwler. Q C & confirmation deed. June 15. Nov 25, 1910. 11:2897. O C & 100

175th st, n s, 141.11 w Macombs rd, 75x97.4x78.9x120.2, vacant. Palisade Building Co, 505 5th av to Marian R Mainhart, No — Brookdale pl, Rye, N Y. Mt \$4,500. Nov 12. Nov 25, 1910. 11:2876. nom

175th st, No 877 | n w cor Waterloo pl, 28.6x82.6x28x76.11, vacant. Waterloo pl | Eliza Dayton to Jas E Dougherty, 881 Crotona Park North. Mt \$3,500. Nov 29. Dec 1, 1910. 11:2958. O C & 100

*177th st, s s, 25 e Bronx Park av, 25x100. Julius Strassman to The City & County Contract Co, 65 Beaver st. Mts \$4,200. Nov 14. Dec 1, 1910. 100

179th st, s s, 180.2 w Anthony av, 25x74.3, 2-sty bk dwg. Elizabeth Hines to Rowland W Thomas. Mts \$7,950. Aug 5, 1909. Nov 28, 1910. 11:2811. O C & 100

181st st, No 861 | n s 11 e Mohegan av, deed reads. West st, No 860

West st, s w s, lot 10 map No 252 in Westchester Co of Wardsville, 50x117 to 181st st x50.1x114, except part for E 181st st, part, three 4-sty bk tnts with str on cor 181st st & Mohegan av. Mary A Langbein INDIVID & EXTRX J C Julius Langbein to A Warren Construction Co, 2311 Creston av. Mt \$3,700. Nov 7. Nov 25, 1910. 11:3124. exch & 100

198th st, No 25, on map No 21, n s, 241 e Jerome av, 25.11x112.11x25x119.7, 2-sty fr dwg. Ronald McAdam to Frank Nolan, 215 East Burnside av. Mt \$5,500. Nov 26. Nov 28, 1910. 12:3319. O C & 100

*219th st | s w s, at n w s Bronxwood av, 105x114, Wakefield. Bronxwood av | Melrose Realty Co to Giacomo & Joseph Reina, both at 239 E 106th st. Mts \$3,500. Nov 29. Nov 30, 1910. O C & 100

*222d st | s s, 138 e 2d av, 33.4x114, except part for E 222d st, 8th st | Wakefield. Frank L Bacon to Anna E Wagner, 17 E 222d st. Mt \$3,500. Oct 11. Nov 29, 1910. O C & 100

*223d st, n s, 606.10 e White Plains road, 50x100, Wakefield. Geo F Moody to J Clarence Davies, 14 E 81st st. Mt \$7,000. Nov 22. Nov 28, 1910. nom

*223d st, n s, 125 w Laconia av, 25x109.6. 223d st, n s, 200 w Laconia av, 50x109.6. Robt N Quinn to Melrose Realty Co, 2775 Webster av. Nov 1. Nov 26, 1910. O C & 100

235th st, s s, 310 w Katonah av, 50x100, vacant. Chas Lindner, 210 E 240th st to Frederica wife Chas Lindner, 210 E 240th st. Nov 21. Nov 25, 1910. 12:3375. O C & 100

238th st, late | s s 100 e Martha av, 150x100, deed reads, bet 1st 2d av | st & Martha av, being lots 64, 66, 68, 70, 72 & 74 map No 1. Valentine vs Brady et al of partition sale part Hyatt farm near Woodlawn each lot, 25x100, 2-sty fr dwg & vacant. Caroline Schwarz widow, 4280 Keplar av to Philip J Cogan at Brewster, N Y. Nov 29. Nov 30, 1910. 12:3391. nom

*239th st, n s, 50 e Marian st & being. Lot 89 map No 142 in Westchester Co, of South Washingtonville, 50x100. Alfred Bozier to Edgar C Molby of Richmond Hill, L I. Mt \$900. Nov 18. Dec 1, 1910. O C & 100

261st st, n s, 127 w Bway, 50x92.6x50x81.9, 2-sty fr dwg & vacant. Andrew S Corbett to Jno M Corbett. Mt \$3,750. Jan 24. Nov 28, 1910. 13:3423. nom

Belmont av, No 2504, e s, 157.2 s Pelham av, 37.6x100, 4-sty bk tnt & str. Pincus Lowenfeld et al to Wm Gullery, 1472 Washington av. Mt \$18,000. Dec 1, 1910. 11:3091. O C & 100

Bryant av, Nos 1349 & 1351, w s, 20 s Jennings st, 40x100, two 3-sty bk dwgs. Release mt. Margt Knox to Jos Russhon, 3131 Decatur av. Nov 25. Dec 1, 1910. 11:2994. nom

Bryant av, No 1303, w s, 25 n Freeman st, 20x100, 2-sty fr dwg. Jas T Boyle to Clover Construction Co, 198 Bway. Mt \$1,369.67. Nov 29. Dec 1, 1910. 11:2994. nom

Bainbridge av, No 2955, w s, 245.4 n Bedford Park Boulevard, 25x111.7x25x111.5, 4-sty bk tnt & part 2-sty fr bldg in rear. Fannie Zurnieden to Jacob Zurnieden, 3008 Woodlawn rd. Dec 1, 1910. 12:3298. nom

Bryant av, Nos 1347 & 1349, w s, 40 s Jennings st, 40x100, two 3-sty bk dwgs. Jas W Hoey to Jos Russhon, 3131 Decatur av. Q C. Nov 26. Dec 1, 1910. 11:2994. nom

Bryant av, No 1349, w s, 40 s Jennings st, 20x100, 3-sty bk dwg. Jos Russhon to Michl Herrmann, 7 E 108th st. B & S. Mt \$8,500. Nov 29. Dec 1, 1910. 11:2994. nom

Bryant av, No 1351, w s, 20 s Jennings st, 20x100, 3-sty bk dwg. Jos Russhon to Thos F Murtha, 18 E 109th st. B & S. Mt \$8,500. Nov 29. Dec 1, 1910. 11:2994. nom

Boston rd, No 2100, e s, 67.4 s 180th st, 25x91.7x25x91.11, 2-sty fr dwg & str. Eliza Van Namee to Chas H Weigle, 331 E 201st st. B & S & C a G. All liens. Nov 25. Dec 1, 1910. 11:3140. O C & 100

Bryant av, No 1480, e s, 315 s 172d st, 20x100, 3-sty bk dwg. Annie Davis to Fredk A Wyckoff, 444 Col av. Mts \$9,500. July 29. Nov 30, 1910. 11:3000. 100

*Bay av, n s, 60 e North st, 30x100, City Island. Louise C Knapp 67 Bay st, to Frances C Forsey, 67 Bay st, Bronx. Oct 18. Nov 30, 1910. 100

*Same property. Frances C Forsey et al to Louise C Knapp, 67 Bay st, Bronx. Oct 18. Nov 30, 1910. 100

*Bronx & Pelham Parkways. Pelham Bay Park. Agreement as to extension of time to Apr 1, 1911, for completion of bridges, &c. Board of Estimate & Apportionment of City N Y to N Y, N H & H R R Co & the Harlem R & Portchester R R Co. Nov 3. Nov 30, 1910.

Belmont av, No 2144, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.8, 1-sty fr rear bldg & vacant. FORECLOS, Sept 21, 1910. Adelmah H Burd ref to Stephen H Jackson, 53 E 67th st. Oct 5. Nov 29, 1910. 11:3083. 12,700

Belmont av, No 2144, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.8, 1-sty fr rear bldg & vacant. Stephen H Jackson to The Crotona Park Realty Co, 299 Bway. Nov 18. Nov 29, 1910. 11:3083. 100

Bathgate av, e s, 339.6 n 181st st, strip 1x110.7. Wm B Anderton TRUSTEE Ralph L Anderton to Robt J Anderton at Mt Vernon, N Y. C a G. Nov 28. Nov 29, 1910. 11:3048. 164

Briggs av, No 2787 w s, 75 s 197th st, 25x94.3x25x93.9, 2-sty fr dwg. August Busch & Katie his wife to Louisa Busch. Mt \$6,000. Mar 23. Nov 29, 1910. 12:3301. U C & 100

Boone av | n w cor 172d st, 125x100, vacant. 172d st

Longfellow av | s e cor 172d st, runs s 250 x e 100 x 172d st, Nos 1000 to 1018 | s 100 x e 25.3 x s e 41.10 x n e 18.9 Boone av, Nos 1503 & 1505 | & 200, & 23.6 to w s Boone av x n 154.8 to s s 172d st x w 200 to beg, seven 2-sty fr dwgs & three 3-sty fr tnts & vacant.

Boone av | w s 340.7 s 172d st, runs s w 8.8 x n e West Farms rd, No 1477 | 12.3 x n e 35.6 to av x s 45.8 to beg, vacant.

Boone av, Nos 1495 to 1501, w s, 154.8 s 172d st, runs s 140.2 x s w 35.6 & 58.8 & 27.4 x n w 20 x n e 18.9 & 200 & 23.6 to beg, four 3-sty fr dwgs.

Boone av, e s, 187.6 s 172d st, runs n e 57.6 x s 25 x e 86.6 to w s West Farms rd x s 41 x s w 38.3 & 29.4 to w s West Farms rd x s 14.9 x s w 126.4 to Boone av x n 143.9 to beg, 2-sty fr dwg & vacant.

West Farms rd, w s, runs w along s s land Nathan Hulett, 100 x s 25 x e 90 to rd x n 27 to beg. Benj Viau & Emma his wife to Viau Land Co, 61 Park Row. B & S. All liens. Nov 28. Nov 29, 1910. 11:3008, 3009 & 3013. nom

Brook av, No 460, e s, 99.8 n 145th st, 25x100, 5-sty bk tnt & str. Paul Hellinger to Helena Wolf, 458 Brook av. Mt \$13,000. Nov 23. Nov 28, 1910. 9:2272. nom

Bryant av, No 1341, w s, 125 s Jennings st, 25x100, 3-sty bk dwg. Lena Roos to Otto Muller, 2994 3d av. Mt \$10,500. Nov 18. Nov 28, 1910. 11:2994. O C & 100

*Bronx av | s e cor 207th st, 56.5x90x53.10x90. Lester Park. Lot 207th st | 139 map No 277 of St Raymonds Park except part for Castle Hill av. Chas S McGarry to North Bronx Realty Co at Wmsbridge sq. All liens. Nov 23. Nov 26, 1910. nom

Bryant av, No 1120 | n e cor 167th st, 92.8x62.6x97.3x62.8, two 5-167th st, No 1023 | sty bk tnts. Release mt. American Mort Co to Chas Richardson, 1120 Bryant av. Nov 25, 1910. 10:2754. 51,000

Creston av, w s, 115.9 n 183d st, 18.8x117.6, 2-sty fr dwg. A Warren Construction Co to Mary A Langbein, 505 E 175th st. Mts \$8,000. Nov 22. Nov 25, 1910. 11:3172. exch & 100

*Clarence av | s e cor Evans av, 25x100. Bruce-Brown Land Co Evans av | to McRee B Hopkins at Atlanta, Ga. Nov 25, 1910. O C & 100

*Clarence av, e s, 25 s Evans av, 25x100. Same to same. Nov 25, 1910. O C & 100

*Clarence av, e s, 50 s Evans av, 25x100. Same to same. Nov 25, 1910. O C & 100

Cauldwell av, No 913, w s, 361 n 161st st, 18x100, 3-sty & b bk dwg. Anna M Decker to Anastasia V Lynch, 314 Washington av, Seaside, L I, N Y. Mt \$5,000. Nov 23. Nov 26, 1910. 10:2627. O C & 100

Clinton av, No 1313, w s, 131.11 n 169th st, 28.10x138.2x28.10x138.3, 5-sty bk tnt. The Levinson Impt Co to Emma Dillberger, 1976 Honeywell av. Mt \$29,000 & all liens. Nov 30, 1910. 11:2933. O C & 100

Creston av, No 2251, w s, 97 n 182d st, 75x120, 2-sty fr dwg & vacant. Jane Riley to Rio Company, 111 Bway. Dec 1, 1910. 11:3171. O C & 100

Crotona av, w s, 119.11 s 183d st, runs w 1.5 x n 0.1 x w 67.10 x s 23.7 x e 65.4 x s 0.1 x e 0.8 to av x n 24.2 to beg, vacant. Chas A Corby to Corby Contracting Co, 2280 Beaumont av. Nov 30. Dec 1, 1910. 11:3101. nom

*Eastchester rd, e s, 150 n Kingston av, 50x95 & being n 1/2 of lot 503 map No 1106 in Westchester Co of Arden property at East & Westchester. Geo H Janss to Wm C Speers, 84 4th av. Mt \$1,950. Nov 30. Dec 1, 1910. O C & 100

Eden av, late | n e cor Walnut st, runs n 150 x e 100 x s 50 x w 3d av | 50 x s 100 to n s Walnut st x 50 to beg, vacant. Walnut st | Isabelle Knudtsen to Wm B Ewing. Mt \$10,000. Jan 29, 1907. Dec 1, 1910. 11:2824. nom

*Edison av | e s, 475 s Tremont rd, runs e 50 x s 119.4 to n s Middletown rd | Middletown rd, x w 51.3 to Edison av x n 130.9 to beg.

Edison av, e s, 425 s Tremont rd, 50x100 Tremont Terrace. Doris av, s w s at s e s Lyon av, 75x101.9x75x101.8, Westchester. Baxter Howell Building Co to Dutchess Finance Co at Poughkeepsie, N Y. Mts \$9,800. Nov 23. Nov 25, 1910. O C & 100

Fulton av, No 1397, w s, 48 s 170th st, 36.8x96.4x37x96.2, 3-sty & b fr dwg. Cath A wife Danl J Deady to Ida Gordon, 2120 Valentine av. Mt \$7,000. Nov 26. Nov 28, 1910. 11:2925. O C & 100

Franklin av, No 1394, e s, 113 n Jefferson pl, 37.6x100, 5-sty bk tnt. Ettie Siegel to Alex Heilperin, 523 Travis st of Shreveport, La. Mts \$33,134.64. Oct 28. Nov 25, 1910. 11:2935. O C & 100

Forest av, No 914, e s, 152.9 s 163d st, 18.9x95, 3-sty fr dwg. Gustav Schlockow to Aurelia wife Gustav Schlockow, 914 Forest av. All title. Nov 28. Nov 30, 1910. 10:2658. nom

*Ludlow av, n s, 80 w Havemeyer av, 50x108, Unionport. Katie Roth, 2255 Gleason av, to Roth Const Co, 2255 Gleason av. B & S. All liens. Nov 1. Nov 30, 1910. O C & 100

*Ludlow av | n w cor Havemeyer av, 80x108. Same to same. B Havemeyer av | & S. All liens. Nov 28. Nov 30, 1910. O C & 100

*Ludlow av, n s, 55 w Havemeyer av, 75x108. Release mt. Chas A Laumeister to same. Q C. Nov 28. Nov 30, 1910. 950

*Ludlow av | n w cor Tremont av, runs n 12.3 to s w s Tremont av Tremont av | x s e 23.9 to n s Ludlow av x w 20.3 to beg, gore. Emma L Hendricks to Minos H Murray, 1072 Dean st, Bklyn. Nov 23. Nov 29, 1910. nom

*Lawrence av, e s, 225 n Westchester av, 50x90, Pelham Park. Wm A Wallas to Thos W Smith. Mt \$720. Oct 6. Nov 28, 1910. nom

Longfellow av, w s, 350 n Lafayette av, 153x101.10x133.10x100, vacant. Henry E Johnson to Ray Bernstein, 214 W 104th st. Nov 18. Nov 26, 1910. 10:2761 & 2764. O C & 100

*Mulford av, w s, 225 s Alice st, 25x100, Throggs Neck. Frank P Van Riper to Chas H Stumpf, 1848 Mayflower av. Mt \$600. Apr 26. Dec 1, 1910. O C & 100

*Same property. Release mt. Richard H Arnold to same. Nov 30. Dec 1, 1910. 350

Marion av, e s, 150 n 189th st, 50x109.2x50.1x105.4, vacant. Adolph Wexler to Bronx Investment Co, 128 Bway. Nov 22. Dec 1, 1910. 11:3026. nom

Same property. Bronx Investment Co to Picone Realty Co, 547 So Blvd. B & S. Nov 25. Dec 1, 1910. 11:3026. nom

Mohegan av, No 2041 late | n w s 397 s w 180th st late Samuel st,
Grant av | 33 to 179th st x100 to Crotona Park-
179th st | way. Lillie V Carpenter to the Re-
versionary Estates Co, 1 So Bway, Nyack, N Y. ¼ part. Mts
\$6,500 on whole. Nov 29, 1910. 11:3118. 600

Morris av, Nos 2304 to 2310, e s, 97 n 183d st, 75x117.6, four 3-sty
bk dwgs. Release mt. Jere N Martin to A Warren Const Co,
2311 Creston av. Nov 22, Nov 30, 1910. 11:3172. 7,500

Mohegan av | s w cor 180th st, 118.2x70.1, two 5-sty bk tnnts with
180th st | strns on cor. Nathan Rubenstein to Security Holding
Co, 299 Bway. Mt \$63,000. Nov 25, Nov 30, 1910. 11:3118.
O C & 100

Nelson av | n w cor Featherbed lane, & being lots 1 & 2 map
Featherbed lane | of Century Investing Co, 121.2 on curve x100x
84, vacant. Rosa Flood to James Carney, 153 Brook av. Mts
\$6,656.25. Nov 30, Dec 1, 1910. 11:2871. O C & 100

Ogden av | n e cor 166th st, 75x204.7 to w s Nelson av x 75.2 x
166th st | 199, vacant. Louisa L Riley widow of Wm H Riley to
Nelson av | Champlain L Riley, 7 Myrtle av, Plainfield, N J &
Howard W Riley at Ithaca, N Y. B & S. Nov 10, Nov 25,
1910. 9:2514. nom

Prospect av, Nos 972 & 974 | s e cor Fox st, 61.5x114.8x50x78.11,
Fox st, No 1536 | 5-sty bk tnt & strns. Giordina Ren-
dall & ano to Broad Realty Co, 784 E 156th st. Mts \$48,500 &
all liens. Nov 23, Nov 26, 1910. 10:2683. O C & 100

Popham av, No 1739, w s, abt 400 n 176th st, 25x112x25x108.8,
2-sty fr dwg. Edwin F Branning to Carrie M Branning O'Con-
nor, 1739 Popham av. Mt \$5,500. Nov 23, Dec 1, 1910. 11:-
2877. 100

Ryer av, Nos 2181 to 2185, w s, 202.11 n 181st st, 50.9x102.1x50.5
x97.2, three 3-sty fr tnnts. Annie C wife Jas T Murray to Thos
P Howley & Thos E Fitzgerald. Q C. July 2, Dec 1, 1910.
11:3157. nom

Ryer av, Nos 2181 to 2185, w s, 202.11 n 181st st, 50.9x102.1x50.5
x97.2, three 3-sty fr tnnts. Thos E Fitzgerald to Thos P Howley.
Mts \$9,000 & all liens. Dec 1, 1910. 11:3157. nom

*Rosedale av, e s, 125 s Merrill st, 25x100, Barbara Nadeje to
Marie Sabini, 626 8th av. Mts \$4,500. Nov 28, 1910. nom

Sherman av | n w cor McClellan st, 75x100, vacant. One Hun-
McClellan st | dred & First St Co to Wm H Toop, of 124 E 91st
st. Nov 21, Nov 28, 1910. 9:2456-2452. nom

Summit av | s w cor 165th st, runs s 136.7 x w 87.6 x n 25 x e 29
165th st | x n 70.7 to s s 165th st x n e 71.5 to beginning,
vacant. Jos H Jones to Patrick J Foster, 136 W 16th st. Nov
28, 1910. O C & 100

*Shore drive | s w cor Evans av, 25x100; also shore lot 1a in
Evans av | blk 41 map No 1455 of Bruce-Brown Land Co.
Bruce-Brown Land Co to McRee B Hopkins. Nov 25, 1910.
O C & 100

*Shore drive, w s, 25 s Evans av, 25x100; also shore lot 2a adj
same, same map. Same to same. Nov 25, 1910. O C & 100

Sherman av, w s, 350 n McClellan st, 75x100, vacant. 101st St Co
to David Deigan, 44 Manhattan av. Mt \$1,300. Nov 21, Nov
25, 1910. 9:2456 & 2452. nom

Southern Boulevard, Nos 574 & 578, s s, 216.9 w Av St John, 87x
100.2x80.3x100, two 5-sty bk tnnts & strns. Mutual Construction
Co to Bridget Tiernan, 1420 Shakespeare av. All liens. Oct 31,
Nov 25, 1910. 10:2603. O C & 100

Summit av, Nos 983 & 985, w s, 699 s 165th st, 62x92.2, two 4-
sty bk tnnts. Leopold Guggenberger to Wm H Keogh, 148 E 83d
st. Mts \$34,000. Nov 29, 1910. 9:2523. nom

Same property. Wm H Keogh to Leopold Guggenberger & Dora
his wife, 148 E 83d st. Mts \$34,000. Nov 29, 1910. 9:2523.
nom

Spuytten Duyvil rd | s e s, 590.4 s w of n w s Spuyten Duyvil &
Kingsbridge rd | Port Morris R R, runs s w 49.1 x s e 79.6 to
n w s said R R x n e 63.5 to n w s Kingsbridge rd x s w 13.9
x n w 61.10 to beg, vacant. The W Parcels Co, 84 Wm st to
Chas R Demarest on Arlington av, Spuyten Duyvil. Nov 23,
Dec 1, 1910. 13:3402. nom

Sedgwick av, e s, 625.9 n Undercliff av, 50x100, vacant. Mt \$2,-
500.

Sedgwick av, e s, at n s Washington Bridge Park, 50x100x71x141.8
Mt \$2,312.

Boscobel av late | s e s, — s 170th st, 100x230, to n w s Cromwell
2d av | Creek & Boscobel av, x140x164, being lot 63
Cromwell av | map 544 in Westchester Co of Claremont near
High Bridge, except parts for Boscobel & Cromwell avs, with all
title to land in bed of said creek.

Jno F Kaiser to Kane Const Co, 735 E 150th st. Nov 30, Dec 1,
1910. 9:2538; 11:2871 & 2880. exch & 100

*Theriot av, w s, 125 s McGraw av, 25x100. Martin Bariffi to
Sarah A Niebuhr, 665 Eagle av. Mt \$3,500. Nov 26, Nov 28,
1910. O C & 100

Tiebout av, No 2235, on map No 2135, w s, 37 n 182d st, 18.2x
62.3x18x60.11. 2-sty fr dwg. Ida Gordon to Cath A Deady, 1397
Fulton av. Mt \$3,500. Nov 10, Nov 28, 1910. 11:3145.
O C & 100

Union av | s w cor Boston road, runs s 55.7 x s w 113.3 x n w
Boston road | 84.2 x n e — x e — x n 115 to Boston av x e 67 to
beginning, vacant. James Neil, 74 W 131st st, to Harry Weaver,
154 W 118th st. Mt \$16,000. Nov 25, Nov 26, 1910. 11:2961.
O C & 100

Union av, Nos 1094 to 1108 | e s extends from 166th st to 167th
166th st, No 815 | st, 200x100, five 5-sty bk tnnts with
167th st, No 814 | strns on both cors. Jos Krinsky to
Jos Reiss, 1509 Bryant av. Mts \$218,500. Nov 23, Dec 1,
1910. 10:2680. O C & 100

Same property. Jos Reiss to Brown-Weiss Realities, 61 Park Row.
Mts \$218,500. Nov 29, Dec 1, 1910. 10:2680. O C & 100

Union av, Nos 658 & 662 | n e cor Kelly or 152d st, 50x90, 1-sty
152d st, Nos 831 & 841 | fr bldg & 2-sty fr stable. Israel Lieb-
sohn et al to Bellewood Construction Co, 200 Bway. Mts \$9,750.
Nov 26, Dec 1, 1910. 10:2675. O C & 100

Valentine av, w s, 36 n 197th st, 18x82x18x83.1, vacant. Release
mt. Paragon Mort Co to Philip Cahill, 2825 Valentine av. Nov
30, Dec 1, 1910. 12:3304. O C & 100

Valentine av | w s, 76 s 182d st, 200x200 to e s Ryer av, vacant.
Ryer av | Robt J Mahoney to Alice C Hennessy, 500 W 144th
st. ½ part. All liens. Nov 26, Nov 28, 1910. 11:3149. nom

Vyse av, No 1531, w s, 93.9 n 172d st, 18.9x100, 3-sty bk dwg.
The Harry C Benline Const Co to Annie Vogel, 1531 Vyse av.
Mts \$8,500 & all liens. Nov 22, Nov 30, 1910. 11:2989.
O C & 100

Webster av, No 2338, e s, 125.11 n 184th st, 33.4x90, 4-sty bk
tnt. Crotona Const Co to Mary A Sweeney, 2021 Anthony av.
Mt \$15,000. Nov 28, Nov 30, 1910. 10:3031. O C & 100

Westchester av | n w s, at e s Forest av, runs n e 262.5 to s s
Forest av | 156th st x w 97.11 x s w 77 to e s Forest av
156th st | x s 158.1 to beginning, vacant. Annie R wife
Henry Spratley to Mercury Realty Co, 600 Prospect av. Nov 28,
1910. 10:2645. O C & 100

Westchester av | s w cor 156th st, 101.8x84.6x35.10x96.11, except
156th st | part for 156th st, vacant. Bayard L Peck as
ASSIGNEE of Whitney & Kitchen to Annie R Spratley, 453 W
155th st. Nov 17, Nov 28, 1910. 10:2645. 21 686

Westchester av | n w s, 72.7 n Forest av, runs n e 50 x n w 90.10
Forest av | x s w 4.8 to e s Forest av x s 60.9 x s e 53.3 to
beginning, vacant. Annie R Whitney to Annie R Spratley, 453
W 155th st. Nov 18, Nov 28, 1910. 10:2645. O C & 100

Westchester av, n w s, 122.7 n Forest av, 50.5x84.6x50x90.10,
vacant. Bayard L Peck as ASSIGNEE for Whitney & Kitchen
& of Gerard N Whitney personally to Annie R Spratley, 453
W 155th st. Nov 17, Nov 28, 1910. 10:2645. 15,614

*Wickham av, e s, 500 n Cornell av, —, & being lot 486 map
(No 1106 in Westchester Co) of Arden property at Eastchester.
Geo H Janss to Casper Reimer, 735 E 216th st. Nov 26, Nov
28, 1910. O C & 100

*Westchester av, s s, 219.4 w Castle Hill av, 30x175.6x30x176.2.
Ann McCormick widow to David Faith, 1023 Southern Boule-
vard. Mt \$2,500. Nov 26, Nov 28, 1910. nom

*Westchester av, s s, 217.1 w Castle Hill av, runs w 2.3 x s 176.10
x e 2.3 x n 176.10. Ann McCormick to Margt & Mary McCor-
mick, 521 Tinton av. Nov 26, Nov 28, 1910. nom

Webster av, No 2468 late Thomas av, e s, 54.4 s Welch st & be-
ing lot 20 map Rebecca Bassford at Fordham, 50x— (size given
in auction sale, 50x152.6x50x141.7), 3-sty fr dwg. PARTITION,
Oct 27, 1910. Jas Oliver ref to Mary F Whitten, 2464 Webster
av. Nov 25, 1910. 11:3032. 10,050

Webster av, Nos 1787 & 1789 | w s, 25 s Fitch st, runs s 45.2 x w
Worth st or av | 20.8, 18 & 24.8 to e s Worth st x n
45.4 x e 65.11 to beg with all title to c l of Worth st, two 1-
sty bk & fr strns. Cath Edwards to Mary A Cleary. Mt \$4,000.
May 12, 1909. Nov 25, 1910. 11:2890. O C & 100

Westchester av, No 748 (966), e s, 260 n Dawson st or 155th st,
25x90.8x26.1x98.3, 4-sty bk tnt & str. Jas Boyd to Elisa H
Badger, 11½ E 29th st. Q C. All liens. Nov 28, Nov 29,
1910. 10:2654. nom

Same property. Elisa H Badger to Julia Dorfman, 791 Prospect
av. Mt \$15,000. Nov 28, Nov 29, 1910. 10:2654. O C & 100

*Watson av | n e cor Ash st, 100x100 & being
Ash st |

Lot 257 map No 1106 in Westchester Co of Arden property, East-
chester.
Geo H Janss to Thos L Reynolds Co, 39 E 42d st. Mt \$1,200.
Nov 29, 1910. O C & 100

Woodycrest av, Nos 1183 & 1185, w s, 50.5 n 167th st, 50.1x115.1
x50.1x113.10, 4-sty bk tnt. Anna L Martin to Chas F H Reimer,
502 W 152d st. Mt \$19,500. Nov 29, 1910. 9:2515. O C & 100

Walton av, No 2267, w s, 128 s 183d st, 20x95, 2-sty bk dwg. Our
Realty Co to Leopold Weis, 286 E 155th st. Mts \$7,500 & all
liens. Nov 30, Dec 1, 1910. 11:3186. nom

*Zuleite av, s s, 200 w Mapes av, 75x100, Westchester. Mary L
Donohoe et al to Frank X Rappolt, 1524 Mayflower av. Mts
\$4,500. Nov 29, Nov 30, 1910. O C & 100

3d av, w s, 131.6 n 181st st, 50x98.7, vacant. Wm B Anderton
TRUSTEE Ralph L Anderton to Lottie Bednowitz, 2168 Bathgate
av. C a G. Nov 21, Nov 25, 1910. 11:3048. 8,000

3d av, w s, 181.6 n 181st st, 50x127.11, vacant. Same to same.
C a G. Nov 21, Nov 25, 1910. 11:3048. 7,200

3d av, w s, 231.6 n 181st st, 150x127.11, vacant. Same to The
Rudolph Wallach Co, 13-21 Park Row, C a G. Nov 21, Nov 25,
1910. 11:3048. 20,600

3d av, w s, 381.6 n 181st st, 31x127.11, vacant. Same to Jas
Welton, 56 E 41st st. C a G. Nov 21, Nov 25, 1910. 11:3048.
4,000

3d av, No 2449, w s, 92.9 n 134th st, 23.9x100, 3-sty stn tnt
& strns. Ensign Realty Co to Caroline K Wager, 711 E 220th
st. Mt \$6,000. Nov 14, Nov 28, 1910. 9:2319. O C & 100

3d av, No 2430 | s e cor 134th st, runs e 59.2 x s 100
Alexander av | x w 25 x n 75 x w 41.4 to e s 3d av
134th st, Nos 250 & 252 | x n 25.11 to beginning, 2-sty bk tnt
& str & 1-sty fr str.

135th st, Nos 341 & 343, n s, 106.6 e Alex av, 25x100, two 3-sty
& b bk dwgs.
Addie E O'Gorman, 420 E 135th st, to Ella E Foxwell, of White
Plains, N Y. ½ part. All title. C a G. Nov 26, Nov 28,
1910. 9:2317 & 2298. O C & 100

3d av, Nos 3026 & 3028 on map No 3028 e s, abt 135 s 156th st,
37.2x100, vacant. Utility Realty Co to Henry Morgenthau Co,
165 Bway. Mt \$30,000. Nov 29, 1910. 9:2363. O C & 100

3d av, Nos 3026 & 3028 on map No 3028, e s, abt 135 s 156th st,
37.2x100, vacant. Henry Morgenthau Co to Utility Realty Co,
165 Bway. B & S. Nov 23, Nov 28, 1910. 9:2363. O C & 100

3d av, No 4547 | s w cor 184th st, 40x237.9 to e s Bath-
184th st | gate av, 2 & 3-sty fr dwgs & str. Ellen
Bathgate av, No 2306 | Egan to Jno F & Patrick S Russell, 4547
3d av. Mt \$25,000. Nov 30, Dec 1, 1910. 11:3052. O C & 1,000

3d av, No 2683, n w s, 50 s w 143d st, 25x100, 3-sty bk tnt &
str. Matthew Baird et al to Minnie Low, 1019 5th av. 11-12
parts. All title. B & S. Nov 29, Dec 1, 1910. 9:2323. nom

Same property. Release Curtesy. Q C & c. Jas Baird to same.
All title. Nov 29, Dec 1, 1910. 9:2323. nom

Same property. Helen McGay Baird by Wm C Davidson GUARDIAN
to same. 1-12 part. All title. B & S. Nov 29, Dec 1, 1910.
9:2323. 1,687.50

*Lot 111 map No 1064a showing a subdivision of plot A of 107
lots, Hudson Park. Rosina Picone to Picone Realty Co, 547
Southern Boulevard. Nov 29, Dec 1, 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.

Nov. 25, 26, 28, 29, 30 and Dec. 1.

BOROUGH OF MANHATTAN.

Catharine st, No 53, store, &c. Moses Einhorn to Ellis Glaser, 53
Catharine st; 2 5-12 yrs, from Dec 1, 1910. Nov 30, 1910. 1:-
276. 816

Essex st, Nos 148 & 150. Assign lease. Samuel Klar to Barnet
Klar, May 2, Nov 30, 1910. 2:354. nom

Eldridge st, Nos 210 & 212, all. Paulina Schwartz to Lena Frasti-
ter, 208 Eldridge st; 3 yrs from Dec 1, 1910. Dec 1, 1910. 2:-
416. 6,000

Hester st, Nos 194 & 196 | ground floor together with 15 ft adj &
Baxter st | fronting on Baxter st. Otto Lorence &
Co to Morris H Horovitz, 134 Mott st; 2 yrs, from Feb 1, 1911.
Dec 1, 1910. 1:206 1,600

Little West 12th st, No 44, store & basement. Frank L Wing, EXR Chas U Wing, to Carl Rasmussen; 3 yrs, from May 1, 1911. Nov 30, 1910. 2:645.....1,200
 Laight st, No 50, store & part cellar. Michl Halpin to Michl J Mulcahy; 2 9-12 yrs, from Aug 1, 1910. Nov 28, 1910. 1:219.....600
 Ludlow st, No 75, stable. Theo Palumbo to Conrad Althoff; 5 yrs from Aug 15, 1910. Nov 26, 1910. 2:408.....3,200
 Mulberry st, No 173, north basement. Joseph Staffa to Vincenzo Battaglia; 2 yrs, from Apr 1, 1910. Nov 30, 1910. 2:471.....96
 Pearl st, No 201, cor Maiden Lane, store & cellar. Louis Schortemeier to Louis H Schortemeier, 382 3d st, Bklyn; 10 yrs, from May 1, 1912. Nov 30, 1910. 1:69.....2,000
 Ridge st, No 121 to 127, w s, 100 s Stanton st, 100x100. Assign lease. Louis H Perlman to Fanny Frankel, 1988 Mad av, all title. Nov 26, 1910. 2:344.....nom
 Spring st, Nos 40 & 42 (rear of) begins 55 s Spring st, runs w 50 to pt 49.6 & Mulberry st x s 52.2 x e 50 x — 52.1, all. Bessie Barkin to H Hermann Furniture Co; 5 yrs from Nov 15, 1910. Nov 25, 1910. 2:480.....2,100
 Sullivan st, Nos 137 & 139, all. Maria G M Viggiano & ano to Giuseppe Liotta, 156 Sullivan st; 3 1/2 yrs, from Nov 1, 1910. Nov 29, 1910. 2:517.....6,660
 Water st, No 77 n e cor Old slip, 23.6x86.1x24.7x85, all. Marie Old slip | M I De Courval to Climax Road Machine Co, at Marathon, Cortland Co, N Y; 21 yrs, from May 1, 1911, with renewal. Nov 29, 1910. 1:33.....taxes, &c. & 3,000 & 3,500
 Warren st, No 20, n s, 25x100. Assign lease. Eliza C Dunlop et al EXRS, &c, Clark W Dunlop to David Shapiro, 952 E 156th st, & ano. Nov 25. Dec 1, 1910. 1:135.....7,600
 2d st, No 49 E, 5 rooms, 3d floor. Isaac Schechter to Joseph Lampiase, 49 E 2d st; 2 1-12 yrs, from Dec 1, 1910. Nov 29, 1910. 2:443.....360
 18th st, No 16 W. Assign lease. Julius Schwarzwald to Boston Dairy Lunch Co. July 20. Dec 1, 1910. 3:819.....nom
 20th st, No 35 W, stoop floor. Benno Rosenberg to Herman Levy, 35 W 20th st; 5 yrs, from Jan 1, 1911. Nov 29, 1910. 3:822.....1,500
 23d st, No 20 W, all. Nomella Renting Co to Frank Russek, Fur shop, 43 E 12th st; from Dec 1, 1910 to Jan 1, 1911 & from month to month thereafter. Dec 1, 1910. 3:824. per month 2,500
 23d st, No 46 (38), s s, 513.11 w 5th av, 22.6x98.9, all. Julia McD Sabine & Mary T S Haines to Isaac, Louis & Benj Stern, firm Stern Bros; 21 yrs, from Dec 31, 1912. Nov 28, 1910. 3:824.....taxes, &c. & 9,000
 27th st, Nos 144 to 152 W, 3d loft. Peoples Co-operative Property Co to J Holtzberg & Sons, 148 W 111th st; 5 yrs, from Feb 1, 1911, with 3 yrs renewal. Nov 29, 1910. 3:802.....3,250
 27th st, Nos 144 to 152 W, 3d loft. Agreement that rent for 1st year will be \$1,000 & for 2d to 5th yrs, \$3,250 per annum. Same with same. Nov 25. Nov 29, 1910.....nom
 32d st, Nos 43 to 47 W, entire upper part of Hotel Pierrepont, with lobby sub-basement & part of upper basement. Grunert Realty Corpn to Louis Markel; 15 yrs from July 1, 1910. Nov 26, 1910. 3:834.....30,000 to 37,000
 50th st, No 25, n s, 399 w 5th av, 21x100.5. Consent to Assign lease. TRUSTEES of Columbia College in City N Y to Mary E Reynolds. June 30, 1897. Nov 25, 1910. 5:1266.....nom
 Same property. Assign lease. Mary E Reynolds to Chas T Dade all title. June 26, 1897. Nov 25, 1910. 5:1266.....nom
 52d st, No 425 W, east store. Thos J Ryan to John Murphy, 300 W 51st st; 5 2-12 yrs, from Aug 1, 1910. Nov 28, 1910. 4:1062.....360
 52d st, No 425 W. Assign lease. John Murphy to Roger Pryor, 784 Eton or Elton av. Nov 28, 1910. 4:1062.....nom
 59th st, No 214 E, all. Richard J & Arthur Cruice to Jno W Murphy, 61 E 125th st; 3 1/2 yrs from Nov 1, 1910. Nov 26, 1910. 5:1332.....1,200
 64th st, Nos 230 & 232 E, all. Leopold Hellinger to Joseph Tuerkel, 203 E 99th st; 3 yrs, from Dec 1, 1910. Nov 30, 1910. 5:1418.....4,800
 71st st, No 421 E, west store. Frank Lier to Joseph Krupka; 2 yrs, from Aug 8, 1910. Nov 28, 1910. 5:1466.....216
 74th st, Nos 421 to 425 E. Asst of rents for 6 mos from date. The S & F Realty Co to Ellis Getzler, 844 Dawson st. Nov 30. Dec 1, 1910. 5:1469.....nom
 90th st, No 2 W, all, except basement. Mary A Heydecker to Julian F Baramy & Richd B Darre, both of 4 W 90th st; 5 yrs, from Nov 15, 1910. Nov 28, 1910. 4:1203.....5,000
 96th st, Nos 302 & 304 E, all. Fredk L Happel to Nathan Paul; 10 yrs, from Feb 15, 1911. Nov 29, 1910. 5:1558.....3,000
 108th st, Nos 55 to 59 E, 75x90, all. Martin Lyons to Harlem Garage Co, 74 Bway; 3 yrs, from Dec 1, 1910. Nov 30, 1910. 6:1614.....4,000
 114th st, Nos 208 & 210 E. Surrender lease. Abraham Sacks to Joseph Golding, 100 W 142d st. All title. Nov 29, 1910. Nov 30, 1910. 6:1663.....850
 115th st, No 415 E, all. Chas A Pecora to Mariantonia Zaccaro, 419 E 115th st; 3 yrs, from Dec 1, 1910. Nov 29, 1910. 6:1709.....3,300 & 3,360
 116th st, Nos 11 & 13 W. Surrender lease. Mary A McConville to Danl A Doran at Yonkers, N Y. All title. Oct 21. Dec 1, 1910. 6:1600.....100
 Same property. Surrender lease. Danl A Doran to Mitral Realty & Const Co, 132 Nassau st. All title. Oct 19. Dec 1, 1910. 6:1600.....nom
 136th st, No 266 W, all. Wm A Smith to Maurice L Hayman, 266 W 136th st; 1 11-12 yrs from Nov 1, 1911. Nov 25, 1910. 7:1941.....840
 Av B, No 91. Assign lease. Jacob Keller to David Lerman & ano. Nov 26. Nov 28, 1910. 2:388.....nom
 Amsterdam av, No 1828, part of. Cancellation & surrender of lease. Anna Bendix & John F Cammann to Bernard Loth, 408 W 150th st. All title. Nov 23. Nov 25, 1910. 7:2082.....nom
 Amsterdam av | s w cor 103d st, —x—. Subordination of lease to 103d st | mort for \$180,000. The Clendening Co, 202 W 103d st, with Harlem Savings Bank, 124 E 125th st. Nov 30. Dec 1, 1910. 7:1874.....nom
 Bowery, Nos 223 1/2 & 225. Subordination of lease to mt. Luhrs Hotel Co & ano with Segal Realty Co, 302 Bway. Nov 22. Nov 25, 1910. 2:426.....nom
 Bowery, Nos 178 & 178 1/2, all. Alfred R Konkling et al TRUSTEES Jacob Lorillard to Thos J Carew & Michl J Brennan both at 75 W 49th st; 7 yrs, from Jan 1, 1911. Dec 1, 1910. 2:478.....4,000 & 4,500
 Broadway, No 3383. Agt as to lease for 5 yrs from Oct 1, 1911 at \$2,250 & 5 yrs renewal. Simon E & Max E Bernheimer with Philip Pesetzky et al, all at 3383 Bway. Oct 17. Dec 1, 1910. 7:2086.....nom
 Broadway, No 447, 1st floor & basement. Sarah Gardner & ano EXRS Moses Gardner to Gus & Henry Fuld, 392 Bway; 5 yrs, from Feb 1, 1911. Dec 1, 1910. 1:231.....4,800

Broadway, No 3550, 2 southerly stores & storeroom in basement. Martha B Mosher to F Engel, 509 W 146th st; 10 yrs, from May 1, 1908. Nov 29, 1910. 7:2077.....3,000 to 4,500
 Same property. Assign lease. Ferdinand Engel to Severo Morrelli, 613 Ams av, & Luigi Albertini, 787 Ams av. Nov 14. Nov 29, 1910.....nom
 Broadway, passageway bet south store & stairway in No 3550 Bway. Martha B Mosher to Ferdinand Engel, 509 W 146th st; 5 yrs, from Nov 1, 1909. Nov 29, 1910. 7:2077.....120
 Broadway, No 4233, store and part basement. Robert Ferguson & Sons to J Yurdin; 5 yrs, from Oct 1, 1909. Nov 30, 1910. 8:2176.....1,200 to 1,550
 Broadway, Nos 1871 & 1873, w s, 116.2 s 62d st, runs w 138.2 x n 50.2 x e 96 x n e 12 to w s Bway, x s 64.2 to beg. Assign lease. Maud M James, 411 W 115th st et al to Firestone Tire & Rubber Co, 233 W 58th-st. Oct 28. Nov 30, 1910. 4:1114.....nom
 Broadway, No 2489, store. Chas A Stein to "Russells Market," a corpn, 2489 Bway; 2 yrs, from Nov 1, 1910. Nov 30, 1910. 4:1240.....2,400
 Lenox av, Nos 115 to 119 s w cor 116th st, 60.11x85. 116th st
 116th st, No 102, s s, 85 w Lenox av, 20x100.11. Assign lease. Morris Levy to Bernard Ratkowsky, 50 W 120th st. 1/2 part. All title. Nov 29. Dec 1, 1910. 7:1825.....nom
 Lenox av s e cor 143d st, all. Corn Exchange Realty Co to Gus 143d st | A Muller, 474 W 141st st; 5 yrs, from Dec 1, 1910. Nov 29, 1910. 6:1740.....5,000
 Lenox av, Nos 115 to 119 | s w cor 116th st, 60.11x85. 116th st, No 160
 116th st, No 102, s s, 85 w Lenox av, 20x100.11, leasehold. Harry Levy & ano to Max Rosenblum, 2 W 120th st & Bernhard Ratkowsky, 50 W 120th st. All title. Q C. Nov 29. Dec 1, 1910. 7:1825.....100
 1st av, No 2241, all. Santo Giacini & ano to Vincenzo Manzione, 2241 1st av; 5 yrs, from Nov 1, 1910. Nov 28, 1910. 6:1687.....1,680
 2d av, No 2363. Assign lease. Jos Gottesman to Regina Gottesman, 2363 2d av. Nov 30. Dec 1, 1910. 6:1786.....O C & 100
 3d av, No 1102, w s, 62.10 s 65th st, 19x80. Consent to assign lease. Beekman Estate a corpn to Saml Wasserman. July 30, 1908. Nov 26, 1910. 5:1399.....nom
 Same property. Assign lease. Saml Wasserman to Mayer Greenebaum. July 29, 1908. Nov 26, 1910. 5:1399.....nom
 3d av | s w cor 89th st. Assign lease. Geo H Buschmann to 89th st | Fredk Emigholz, 167 E 89th st. Nov 26. Nov 28, 1910. 5:1517.....nom
 5th av, No 381, ground floor, basement & 1st loft. Isaac H Peller to Wm B Quaintance, 918 West End av, doing business as Alice Maynard; 10 yrs, from Feb 1, 1909. Nov 28, 1910. 3:865.....21,000 & 23,000
 8th av, No 419, cor store & basement. H Koehler & Co, 501 1st av, to Joseph H Cronin, 10 W 102d st, et al; from Dec 1, 1910, to Apr 30, 1915. Nov 28, 1910. 3:754.....3,600
 8th av, No 370, basement. John Heller to Carl Neppach, 370 8th av; 2 yrs, from May 1, 1910. Nov 30, 1910. 3:778.....360
 9th av, No 114. Assign lease. Ferdinand Munch Brewery to Adolf Reschofsky, 114 9th av. Nov 23. Nov 28, 1910. 3:741.....nom
 9th av, No 323, all. John H Schwiebert to John W Lohmann, 323 9th av; 5 yrs, from May 1, 1910. Nov 28, 1910. 3:726.....1,700
 9th av, No 448 s e cor 35th st. Assign lease. Arthur G Free-35th st | land to Thos P Welch, 1846 Bath av, Bklyn, N Y. All title. Nov 26. Nov 28, 1910. 3:758.....nom
 10th av, No 360, store & part basement. Isabella Bendick to Michl Lavallo, 333 10th av; 2 yrs from Dec 15, 1910. Dec 1, 1910. 3:728.....480
 10th av, No 749, store front, part cellar & part 2d floor. Jno Rosehlan & ano to Jno F Grieme, 519 W 51st st; 5 1-12 yrs, from Dec 1, 1910. Dec 1, 1910. 4:1079.....1,800

BOROUGH OF THE BRONX.

138th st, No 444 E, store. De Goode Realty Co to Isidore Osterlitz, 444 E 138th st; 5 6-12 yrs, from Nov 1, 1910. Nov 30, 1910. 9:2282.....480
 138th st, No 434 E, store. De Goode Realty Co to Hyman Blassman, 434 E 138th st; 5 1/2 yrs, from Nov 1, 1910. Dec 1, 1910. 9:2282.....480 to 540
 161st st, No 770 E, all. Harry Meltzer & ano to Jno H Bullwinkel, 770 E 161st st; 3 yrs, from Dec 1, 1910. Dec 1, 1910. 10:2657.....600
 180th st, No 738 E, west store & basement. The T J McGuire Const Co to Henry F Riechel, 738 E 180th st; 5 yrs, from Oct 1, 1910. Nov 29, 1910. 11:3094.....480 to 600
 Elton av, No 761, south store. Christian Gutmann to Jacob Klippel; 3 yrs, from Oct 1, 1910. Nov 30, 1910. 9:2378.....300
 Westchester av, No 454, 1-sty frame store & dwelling, all. Isidore Teitelbaum to Solomon Harris, 409 E 84th st; 5 yrs, from Dec 1, 1910. Nov 29, 1910. 9:2294.....780 to 900
 Willis av, No 534, all. Gesine Entelman widow, INDIVID & GUARDIAN Anna Entelman et al to Geo H Buschmann, 108 E 90th st; 10 5-12 yrs, from Dec 1, 1910. Nov 28, 1910. 9:2293.....6,000
 Willis av, No 458, all. Mary A McGrath & ano to James McHugh, 330 E 139th st; 5 yrs, from Nov 1, 1910. Nov 28, 1910. 9:2290.....1,500
 3d av, No 3456 | cor 167th st. Assign lease, bill of sale, &c. Louis 167th st | C Tarasch to Richard M Magen, 140 W 112th st. Mt \$650. Nov 21. Nov 25, 1910. 10:2609.....nom
 Same property, store. Joseph Bockar to same. Nov 19, 1910, from — to May 1, 1914. Nov 25, 1910. 10:2609.....900 & 1,020
 3d av, No 2914, store floor. Louis A Lehmaier to M H Cypres; 5 2-12 yrs, from Mar 1, 1910. Nov 30, 1910. 9:2362.....1,800 & 2,100

MORTGAGES

Nov. 25, 26, 28, 29, 30 and Dec. 1.

BOROUGH OF MANHATTAN.

Albrecht, Lena & Conrad to Consumers Brewing Co, Ltd, at 55th st & Av A. South st, No 75, n w s, at s w s Maiden lane, No 168, runs w 35.4 x n w 27 x n e 10 x s e 6.6 x n e 26 to Maiden lane x s e 22 to beginning. Saloon lease. Nov 3, demand, 6%. Nov 25, 1910. 1:137.....2,500
 Avidan, Wm to Lion Brewery, at s w cor 108th st & Col av. Canal st, No 125, n w cor Chrystie st. Saloon lease. Nov 17, demand, 6%. Dec 1, 1910. 1:303.....1,500

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Berndt, Jos to UNION TRUST CO, 80 Bway. 93d st, No 56, s s, 221.8 e Columbus av, 26.7x100.8. Nov 30, 5 yrs, 5%. Dec 1, 1910. 4:1206. 20,000

Bissell, Kath, 265 W 51st st, with Henry & Bertha Nembach, 1602 2d av. 94th st, No 332, s s, 450 e 2d av, 25x100.8. Extension of mt for \$11,000 to Nov 12, 1913 at 5%. Nov 3. Dec 1, 1910. 5:1556. nom

Biardot, Emma D & Leonore K Schiff to-Selma Stahl, 531 W 112th st. 111th st, No 603, n s, 75 w Bway, 50x100.11. P. M. Prior mt \$125,000. Dec 1, 1910, due, & as per bond. 7:1894. 6,000

Brigante, Michele to American Molt Co, 31 Nassau st. Mulberry st, No 187 & 189, w s, 141.3 n Broome st, 50x100, except part for Delancey st. P. M. Dec 1, 1910, 1 yr, 5 1/2%. 2:481. 36,000

Bodine, John H to EQUITABLE LIFE ASSUR SOC of the U S. 120 Bway. West End av, No 490, e s, 107.2 s 84th st, 15.4x 100. P. M. Prior mt \$10,000. Nov 25, 1910, due May 1, 1912, 5%. 4:1231. 4,000

Barker, Margt A, 314 South 3d av, Mt Vernon, N Y, to Constantia Wright, 33 W 132d st. 132d st, No 33, n s, 311.6 w 5th av, 17.7x99.11. P. M. Prior mt \$4,000. Nov 21, 3 yrs, 6%. Nov 25, 1910. 6:1730. 1,750

Burnham, Reginald L & Arline P of Mt Vernon, N Y, to James F Bragg, 181 8th av. Horatio st, Nos 15, n s, 80.3 w 4th st, 18.9 x87.6. Sept 21, 2 yrs, 5%. Nov 29, 1910. 2:627. 2,500

Bishop, Sigmond, 2085 Ams av, with LAWYERS TITLE INS & TRUST CO, 160 Bway. Amsterdam av, No 865. Extension of \$16,000 mt until Jan 8, 1914, at 5%. Nov 22. Nov 29, 1910. 7:1857. nom

Bauschat, Chas W to Malcolm R Lawrence, of Bklyn, N Y. 120th st, No 108, s s, 110.10 e Park av, 20.10x100.10. Prior mt \$7,000. July 29, demand, 6%. Nov 28, 1910. 6:1768. 1,253.64

Berman, Fanny to Pauline Sternberger, 43 E 60th st, & ano, exrs, &c, Simon Sternberger, 5th av, No 1333, e s, 25 s 112th st, 25.5x100. Nov 26, due Nov 1, 1915, 4 1/2%. Nov 28, 1910. 6:1617. 26,000

Brandt, Henrietta E to Henry J Wilkens, 492 Manhattan av. 120th st, No 232, s s, 325 w 7th av, 25x100.11. Prior mt \$21,000. Nov 26, 3 yrs, 6%. Nov 28, 1910. 7:1925. 2,500

Bacharach, Julius, 32 W 87th st with Edw A Kerbs, 19 W 82d st. 150th st, Nos 209 & 211, n s, 175 w 7th av, two lots, each 37.6x 99.11. Two subordination agts. Nov 23. Nov 26, 1910. 7:2030. nom

Bozeman, Celesta M wife of & Nathan G Bozeman to UNION TRUST CO of N Y, 80 Bway. Lexington av, No 993 & 995, e s, 74.4 s 72d st, 30x80. Nov 25, due Dec 1, 1913, 5%. Nov 26. 1910. 5:1406. 26,500

Berney Realty Co, 41 Liberty st with METROPOLITAN LIFE INS CO, 1 Madison av. 141st st, No 469, n s, 88 e Ams av, 18x99.11. Extension of mt for \$15,000 to Nov 1, 1913 at 5%. Nov 23. Nov 25, 1910. 7:2058. nom

Channell Realty & Const Co to Edw A Kerbs, 19 E 82d st. 150th st, Nos 209 & 211, n s, 175 w 7th av, 2 lots, each 37.6x99.11. 2 mts, each \$30,000. Nov 23, due, &c, as per bond. Nov 25, 1910. 7:2036. 60,000

Same to same. Same property. Certificate as to above mt. Nov 23. Nov 25, 1910. 7:2036.

Conway, Frances C, 2255 83d st, Bklyn, N Y, to Wm J Harnisch, at East Orange, N J. 134th st, No 247, n s, 315 e 8th av, 15x 99.11. Prior mt \$7,000. Nov 27, 3 yrs, 6%. Nov 25, 1910. 7:1940. 2,000

Cohn, Manheim to TITLE GUARANTEE & TRUST CO, 176 Bway. Ams av, No 588, w s, 75.8 s 89th st, 25x100. Nov 25, due, &c, as per bond. Nov 28, 1910. 4:1236. 22,000

Cohen, Louis with Walter G Kingsland, of Paris, France. 5th av, No 1463, e s, 25.5 n 118th st, 25x83. Extension of \$24,500 mt until Feb 14, 1915, at 5%. Nov 26, 1910. 6:1745. nom

Crandall, Augusta L, of Rochester, N Y, widow to BOWERY SAVINGS BANK, 128 Bowery. West Washington pl, or Washington pl, No 120, s w s, 218 n w 6th av, 18x71. Nov 19, 3 yrs, 5%. Nov 28, 1910. 2:592. 1,000

Clonney, Abram M of Brooklyn, N Y, to GREENWICH SAVINGS BANK, 246 6th av. Cliff st, No. 34, s e s, 8.11 s w Fulton st, runs - 103.11 x s w 22.4 x n w 102.3 x n e 22.8 to beg. Nov 29, 1910, due, &c, as per bond. 1:75. 35,000

Capleas, John & Wm C to Minnie Von Raitz, 87 St Nicholas av. 96th st, No 162, s s, 198 e Ams av, 29x100.8. P. M. Prior mt \$22,000. Nov 28, 3 yrs, 5 1/2%. Nov 29, 1910. 4:1226. 7,000

Cohen, Philip L, 11 3d av, Long Branch, N J, to Rae K Arnstein, 46 W 91st st. 2d av, No 671, w s, 67.11 n 36th st, runs n 18.6x x w 105 x s 12.4 x e 20 x s 6.2 x e 85 to beg. All title. Also all title to share under will Rosa Cohen. Nov 29, 1910, 1 yr, 6%. 3:917. notes 1,000

Crane, Albert, Geo Hill & Henry E Howland trustees Clarissa L Crane with Harry Fertig individ & as admr Hyman Fertig, & Hattie, Katie, Bennie & Fannie Fertig. Rivington st, No 239. Extension of \$15,000 mt until June 15, 1915, at 5%. Sept 22, Nov 30, 1910. 2:338. nom

Corn, Henry to MUTUAL ALLIANCE TRUST CO, 66 Beaver st. 19th st, No 49, n s, 225.4 e 6th av, 18.11x92. Prior mt \$—. Nov 30, 1910, 2 yrs, 4 1/2%. 3:821. 7,500

Crane, Albert, Geo Hill & Henry E Howland trustees Clarissa L Crane with Wolf Boroschek. 70th st, No 325 E. Extension of \$10,000 mt until June 16, 1915, at 5%. May 26. Nov 30, 1910. 5:1445. nom

Colombo, Nicola to Guisepe Colombo, 174 Worth st. Mott st, No 66, e s, abt 175 n Bayard st, 25x94. Prior mt \$—. Nov 29, 2 yrs, 4%. Nov 30, 1910. 1:201. 1,500

Cole, John E to Patrick Burns, 230 E 63d st. Lex av, No 145, e s, 63.10 n 29th st, 14.6x85. P. M. Nov 21, 5 yrs, 5%. Nov 30, 1910. 3:885. 16,000

Collins, Daniel & Denis Keating to Lion Brewery at Col av & 108th st. 12th av, s e cor 57th st, 144.11x100. Saloon lease. Nov 28, demand, 6%. Nov 30, 1910. 4:1104. 2,000

Cole, John E to Cath Barbieri, 8603 Bay Parkway, Bklyn, N Y. Lex av, No 143, e s, 49.4 n 29th st, 14.6x85; Lex av, No 145, e s, 63.10 n 29th st, 14.6x85. Prior mt \$30,000. Nov 21, 1 yr, 6%. Nov 30, 1910. 3:885. 5,000

Cantiaque Development Co to Bertha Kaufmann, 141 W 127th st. 140th st, No 66, s s, 110 e Lenox av, 40x100. Prior mt \$46,000. Nov 25, installs, 3%. Dec 1, 1910. 6:1737. 1,400

Coulter, Elmer D to Ellen W Christie, 177 W 95th st & ano. 102d st, No 303, n s, 80 w West End av, 20x80.11. P. M. Prior mt \$17,500. Dec 1, 1910, 1 yr, 6%. 7:1890. 3,500

Coyle, Jas to Gustav A Vett, 104 E Grand st, Rahway, N J, exr & Lewis C Tienken. Charles st, No 13, n s, 170.2 w Greenwich av, 22x95. P. M. Dec 1, 1910. 3 yrs, 5%. 2:612. 11,000

CHELSEA EXCHANGE BANK with J Van Vecchten Olcott, 31 W 72d st & ano exrs Theo F Vail. 40th st, No 520, s s, 300 w 10th av, 25x98.9. Subordination agt. Nov 29. Dec 1, 1910. 3:711. nom

Dorgan, Jno J to Peter J Devine, 3099 Bway. 138th st, No 620, s s, 250 w Bway, 25x99.11. Prior mt \$—. Dec 1, 1910, 1 yr, 6%. 7:2086. 1,000

del Monte Julia of Brussels, Belgium to Chelsea Realty Co, 135 Bway. 36th st, No 49, n s, 275 e 3d av, 20x98.9. Prior mt \$50,000. Nov 14, due Jan 1, 1912, 6%. Dec 1, 1910. 3:838. 5,000

Dillon, Jas E to Dora Retzker, 101 W 106th st. 35th st, No 207, n s, 100 e 3d av, 20x98.9. Prior mt \$9,000. Nov 30, due &c as per bond. Dec 1, 1910. 3:916. 1,000

Dressner, Henry T to Charles Tshanett 554 W 125th st. Lenox av, No 557, w s, 49.11 n 138th st, 25x75. P. M. Prior mt \$17,500. Nov 30, 5 yrs, 6%. Dec 1, 1910. 7:2007. 7,500

Donnelly, Phebe L wife of and Jas J Donnelly, of Glen Falls, N Y, to Jos Woerter, Jr, 1058 Deatur av, Bklyn, N Y. Canal st, Nos 199 & 201, n e cor Mulberry st, No 100, 50.1x25. Nov 22, due, &c, as per bond. Nov 25, 1910. 1:205. 1,500

Davis, Chas H, at South Yarmouth, Mass, to Daniel Seymour, 2 Dunwoodie st, Yonkers, & ano exrs, &c, H Louisa Mulford. Old slip, No 22, n s, 65.4 w Front st, 20x23. Also all title to strip adj above on north 1.5 wide at west end & 1.7 at east end. P. M. Nov 15, 5 yrs, 5%. Nov 25, 1910. 1:33. 12,500

Duggan, Maria to Margt Ryan, 35 Mad av, Flushing, N Y. Park av, No 1503, e s, 74 n 109th st, 26.11x80. Prior mt \$—. Nov 1, due Jan 1, 1912, 6%. Nov 25, 1910. 6:1637. 1,000

Dobroczyński, Oscar to Morris Klein, 24 E 97th st. Madison st, No 273 & 275, n s, 168.10 e Clinton st, 29.4x100x29.3x100. Prior mt \$33,000. Nov 17, 6 yrs, 6%. Nov 26, 1910. 1:269. 10,000

Decker, Wm F at Greenwich, Conn with Chas V Hoffman, 247 W 74th st. 74th st, No 247 W. Extension of \$5,000 mt until Dec 15, 1911, at 5%. Nov 23. Nov 26, 1910. 4:1166. nom

Draper, Wm P with Richd Sidenberg, address not given. Madison av, No 766. Extension of \$31,000 mt until Jan 6, 1916, at 4 1/4%. Nov 28. Nov 29, 1910. 5:1380. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Elsie Smith of Bergenfield, N J. 50th st, No 304 E. Extension of mt for \$6,000 to June 20, 1913 at 5%. May 31. Dec 1, 1910. 5:1342. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sarah Rothman Lexington av, No 1555. Extension of mort for \$14,000 to June 20, 1913 at 5%. May 30. Dec 1, 1910. 6:1627. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Louis Strauss. 118th st, No 153 W. Extension of \$12,000 mt until June 20, 1913, at 5%. May 31. Dec 1, 1910. 7:1903. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Alexander Mackenzie. St Nicholas av, No 766. Extension of \$16,000 mt until June 20, 1913 at 5%. May 27. Dec 1, 1910. 7:2053. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Jno Bradley. Bleecker st, w s, from 11th st to Bank st. Extension of \$100,000 mt until June 20, 1913, at 5%. Dec 1, 1910. 2:623. nom

EQUITABLE LIFE ASSUR SOC of the U S with Brunswick Site Co. 5th av, Nos 213 to 231, n e cor 26th st, Nos 1 to 9, runs n 197.6 to s s 27th st, Nos 2 & 4, x e 157.6 x s 197.6 to n s 26th st x w 157.6 to beginning. Extension of \$2,500,000 mt until Jan 1, 1916, at 4 1/4%. May 31. Dec 1, 1910. 3:856. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Reinhard Gennerich. 146th st, No 416 W. Extension of \$12,000 mt until June 20, 1913, at 5%. June 9. Dec 1, 1910. 7:2060. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Michal J McGrath. Lexington av, No 2141. Extension of \$4,500 mt until June 20, 1913, at 5%. May 28. Dec 1, 1910. 6:1777. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mary R Corey. 136th st, No 256 W. Extension of \$9,000 mt until June 20, 1913, at 5%. May 31. Dec 1, 1910. 7:1941. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Catherine C Corcoran. 137th st, No 138 W. Extension of \$1,200 mt until June 20, 1913, at 5%. May 31. Dec 1, 1910. 7:1921. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Wm N Shannon. 79th st, No 344 E. Extension of \$6,000 mt until June 20, 1913, at 5%. June 11. Dec 1, 1910. 5:1453. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Alvina Barnet. 73d st, No 27 E. Extension of \$30,000 mt until June 30, 1915 at 4 1/2%. Apr 19. Dec 1, 1910. 5:1388. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with The University Club. 5th av, n w cor 54th st. Extension of \$1,100,000 mt until Jan 1, 1913 at 4 1/2%. Mar 31. Dec 1, 1910. 5:1270. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Thomas Hickson. 66th st, No 211 W. Extension of \$11,500 mt until Aug 1, 1912 5%. June 4. Dec 1, 1910. 4:1158. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with R Elizabeth Putney, Eva C Putney, Edmonds Putney & Wm B Putney Jr. 73d st, No 110 W. Extension of \$17,000 mt until Dec 1, 1912 at 4 1/4%. Apr 21. Dec 1, 1910. 4:1144. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Angela Usatorres de Barrios & Jos R Barrios. 105th st, No 303 W. Extension of \$23,000 mt until June 20, 1913 at 5%. May 31. Dec 1, 1910. 7:1891. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Sarah Morris. 78th st, No 105 W. Extension of \$12,500 mt until June 20, 1913 at 5%. May 31. Dec 1, 1910. 4:1150. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Fredk P Forster. Broad st, No 102; Pearl st, Nos 44-50. Extension of \$95,000 mt until June 20, 1913 at 5%. May 31. Dec 1, 1910. 1:8. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Adolph Altman. Christopher st, No 9. Extension of \$30,000 mt until June 20, 1911, at 5%. May 30. Dec 1, 1910. 2:610. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Frank J Dupignac. White st, No 12. Extension of \$35,000 mt until June 20, 1911 at 5%. May 31. Dec 1, 1910. 1:191. nom

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EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Moses M Riglander. 118th st, No 151 W. Extension of \$12,000 mt until June 20, 1913 at 5%. May 31. Dec 1, 1910. 7:1903. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Jno Roesch. Houston st, No 245 E. Extension of \$9,500 mt until June 20, 1913 at 4½%. June 8. Dec 1, 1910. 2:355. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Jas G Powers & Robt A Powers. Maiden lane, No 16 & 18. Extension of \$40,000 mt until Dec 1, 1912 at 4½%. Mar 31. Dec 1, 1910. 1:64. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Josephine S Hughes. Madison av, No 1984. Extension of \$13,000 mt until Jan 1, 1913 at 4½%. Mar 31. Dec 1, 1910. 6:1751. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mary E Deery. 123d st, No 107 W. Extension of \$6,000 mt until Jan 1, 1913 at 4½%. Mar 31. Dec 1, 1910. 7:1908. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ray W Sundelson, 104th st, No 6 W. Extension of \$18,000 mt until June 20, 1913 at 5%. May 31. Dec 1, 1910. 7:1839. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Leuder Bendix. 45th st, No 354 W. Extension of \$9,500 mt until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 4:1035. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Louisa A Braunlich. 82d st, No 153 W. Extension of \$11,000 mt until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 4:1213. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mark Ash. 135th st, No 215 W. Extension of \$18,500 mt until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 7:1941. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Joseph & Henry Stern. 2d av, No 870 & 872. Extension of two mts for \$12,000 each until June 1, 1915 at 4%. May 9. Dec 1, 1910. 5:1339. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Harry Ginsburg. 66th st, Nos 247 & 249 W. Extension of two mts for \$11,500 each until June 1, 1912 at 5%. May 27. Dec 1, 1910. 4:1158. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mark Ash. 135th st, No 223 to 227 W. Extension of three mts for \$18,500 each until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 7:1941. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mark Ash. 135th st, No 231 W. Extension of \$18,500 mt until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 7:1941. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ernest Biedermann. 66th st, No 215 W. Extension of \$11,500 mt until Jan 1, 1913, at 5%. Mar 31. Dec 1, 1910. 4:1158. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Vincent C H Gray. 66th st, No 241 W. Extension of \$11,500 mt until June 1, 1913 at 4½%. May 16. Dec 1, 1910. 4:1158. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Rebecca Gottlieb. 58th st, No 208 E. Extension of \$9,000 mt until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 5:1331. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Chas F Hatterman. 115th st, No 205 W. Extension of \$20,000 mt until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 7:1831. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Holworthy Chambers a corpn. Madison av, No 154. Extension of mt for \$40,000 to Jan 1, 1913 at 4½%. Mar 25. Dec 1, 1910. 3:862. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Jno B & Chas H Regnault. 3d av, No 565. Extension of mt for \$18,000 to June 20, 1913, at 5%. June 8. Dec 1, 1910. 3:918. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Mary E Brewster, Sadie M Roome & Jos W Sandford exrs Jos W Sandford. 26th st, No 50 W. Extension of \$12,000 mt until Dec 1, 1912 at 4½%. Jan 31. Dec 1, 1910. 3:827. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Jno Boyd. 88th st, No 44 W. Extension of \$23,000 mt until June 20, 1913 at 4½%. May 31. Dec 1, 1910. 4:1201. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Leonard Adair. 145th st, No 336 W. Extension of mt for \$6,000 to Dec 1, 1914, at 4½%. Dec 31, 1909. Dec 1, 1910. 7:2051. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Meyer D Rothschild. 53d st, Nos 146 to 150 W. Extension of mt for \$20,000 to Nov 16, 1913 at 4½%. May 31. Dec 1, 1910. 4:1005. nom

EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Ernestine Cohn extrs Isaac Cohn. 9th av, No 365. Extension of \$19,000 mt until June 20, 1913, at 4½%. May 31. Dec 1, 1910. 3:728. nom

Evens, Morris B, of Bklyn, N Y, to Empire City Wood Working Co, 40-42 E 22d st. 135th st, No 531, n s, 617.6 w Ams av, 37.6x99.11. Prior mt \$34,000. Nov 25, 1910, 1 yr, 6%. 7:1988. 8,500

Elmohar Co to Amelia P Clement, 156 6th av, Bklyn. Certificate as to mt for \$8,000 on property at Long Beach, L I. Nov 12. Nov 26, 1910. 1,500

Bells, Mary W of Cleveland, Ohio to Howard P Eells, 1404 New England Bldg, Cleveland, Ohio. West End av, No 411, s w cor 80th st, No 300, 102.2x100. Prior mt \$350,000. Oct 29, 1 yr, 6%. Nov 26, 1910. 4:1244. 50,000

Egner, Wm O & Otto C to Annie R Bauerdorf, 625 West End av, Columbus av, No 994, s w cor 109th st, No 100, 25.5x100. Nov 1, due Jan 1, 1912, 6%. Nov 26, 1910. 7:1863. 4,300

Emmet, Thos A, 89 Mad av, to FARMERS LOAN & TRUST CO, 22 William st. Mad av, Nos 93 & 95, s e cor 29th st, runs s 49.4 x e 100 x n 24.8 x w 38.6 x n 24.8 to st x w 61.6 to beginning. Nov 28, 1910, 3 yrs, % as per bond. 3:858. 65,000

Elmohar Co to Grace H Jansen. Certificate as to mt for \$9,000 covering land in Nassau Co. Nov 25. Nov 28, 1910. Miscel. 8,500

Elmohar Co, 225 5th av. to TITLE GUARANTEE & TRUST CO, 176 Bway. Certificate as to 6 mts for \$5,500 each on property at Long Beach, L I. Nov 26. Nov 28, 1910. 1,200

Eichberg, Benj to GREENWICH SAVINGS BANK, 246 6th av. Bway, Nos 1776 & 1778, n e cor 57th st, No 229, 54.3x111.3x 50.5x91.2. Nov 30, 1910, due, &c, as per bond. 4:1029. 75,000

Friedman, Harris & Barnet Feinberg to Sigmund Ashner. 148th st, Nos 502 to 508, s s, 100 w Ams av, 2 lots, each 41.8x99.11. 2 mts, each \$8,000; 2 prior mts, each \$40,000. July 25, 5 yrs, 6%. Nov 30, 1910. 7:2079. 16,000

Fuchs, David S, 244-246 E 13th st, to Joseph Golding, 100 W 142d st. 114th st, Nos 208 & 210, s s, 122.4 e 3d av, 42.3x100.11. Prior mt \$40,000. Nov 29, 10 yrs, 6%. Nov 30, 1910. 6:1663. 10,000

Freefern Realty Co, 171 Bway, to Sigmund Ashner, 1058 Coney Isl and av, Bklyn. 148th st, Nos 502, 504, 506 & 508 W. 2 estoppel certificates. Nov 23. Nov 30, 1910. 7:2079. 1,000

Freda Realty Co to Ferdinand Steiger, 1743 Topping av. 156th st, No 537, n s, 378.6 w Ams av, 39.3x99.11. Nov 19, due May 19, 1911, 6%. Nov 28, 1910. 8:2115. 1,000

Same to same. Same property. Certificate as to above mt. Nov 19. Nov 28, 1910. 8:2115. 1,000

Fink, Henry J to Anna M Fink, 34 W 88th st. Greenwich st, No 328, w s, 50 s Jay st, 25x80. Nov 7, due Dec 16, 1913, 6%. Nov 26, 1910. 1:142. 15,000

Fischer, Geo N to Caroline Kurzenknabe at Hackensack, N J. 2d av, No 740, e s, 49.4 s 40th st, 24.8x100. Nov 29, 3 yrs, 6%. Dec 1, 1910. 3:945. 3,400

Fort View Construction Co to Arthur G Hays at New Rochelle, N Y & ano trus for Laura Hays. Haven av, s e cor 181st st, 97.4x112.10x114.11x114.4. Prior mt \$165,000. Nov 30, 1 yr, 6%. Dec 1, 1910. 8:2177. 15,000

Same to same. Same property. Certificate as to above mt. Nov 30. Dec 1, 1910. 8:2177. 1,000

Grieme, Jno F to Lion Brewery at s w cor 108th st & Col av. 10th av, No 749. Saloon lease. Nov 29, demand, 6%. Dec 1, 1910. 4:1079. 3,400

Garber, Nathan to CENTRAL TRUST CO, 54 Wall st. Hudson st, No 628, e s, 56 n Jane st, runs e 53.11 x s 17 x w 55.6 to Hudson st x n 19 to beg. Dec 1, 1910, 5 yrs, 4½%. 2:626. 7,000

Guggenheimer, Eliza, 923 5th av with MET LIFE INS CO. 1 Madison av. 35th st, Nos 43 to 49, n s, 289.3 e 6th av, 85.9 x ½ blk. Extension of \$475,000 mt until Mar 1, 1916 at 5%. Nov 23. Dec 1, 1910. 3:837. nom

Gaynor, John, of Mt Vernon, N Y, to BROADWAY SAVINGS INSTN, 5-7 Park pl. 104th st, Nos 405 to 417, n s, 100 e 1st av, 163x201.10 to 105th st, Nos 402 & 404. Nov 13, due May 1, 1912, 5%. Nov 30, 1910. 6:1698. 65,000

Guggenheim, Danl trustee for Nettie Gerstle with 123d st, No 207, n s, 121.11 w 7th av, 31.2x100. Extension of \$18,000 mt until Sept 1, 1911, at 5%. Sept 15. Nov 29, 1910. 7:1929. nom

Guggenheim, Daniel trustee for Nettie Gerstle with John H Springer, 123d st, No 201, n s, 75 w 7th av, 15.9x100. Extension of \$9,000 mt until Sept 10, 1911, at 5%. Sept 15. Nov 29, 1910. 7:1929. nom

Golding, Joseph, 100 W 142d st, with David S Fuchs, 244-246 E 13th st. 114th st, Nos 208 & 210 E. Agreement as to extension of mt for \$40,000 for 5 yrs, from Nov 29, 1910, at 5%, should present mt be called in. Nov 29. Nov 30, 1910. 6:1663. nom

Glaser, John to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 1st av, No 1670, e s, 25.8 n 87th st, 25x80. Nov 30, 1910, 3 yrs, 5%. 5:1567. 13,000

GREENWICH SAVINGS BANK with Wm F Bridge and Pauline P Bacon. 14th st, No 42 E; 13th st, No 43 E, & University pl, No 123. Extension of \$47,500 mt until Aug 3, 1915, at 4½%. Aug 3. Nov 29, 1910. 2:565. nom

Godfrey, Mary A, Meadow, London Co, Tenn, with METROPOLITAN LIFE INS CO, 1 Madison av. 56th st, No 361, n s, 100 e 9th av, 18x100.5. Extension of mt for \$15,000 to Nov 1, 1913, at 5%. Nov 18. Nov 28, 1910. 4:1047. nom

Gage, Eleanor T, wife Wellesley W, to Emma Bartholomew, 163 Glenwood av, East Orange, N J. 76th st, No 149, n s, 470 w Columbus av, 19x102.2. Nov 29, 1910, 5 yrs, 4½%. 4:1148. 22,000

Goldberg, Ettie, wife of & Manuel Goldberg, 222 W 122d st, to Lloyd Const Co, 200 W 109th st. 122d st, No 222, s s, 491.8 e 8th av, 33.4x100.11. Prior mt \$—. Nov 18, due Dec 1, 1912, 6%. Nov 28, 1910. 7:1927. 5,000

GREENWICH SAVINGS BANK, 246 & 248 6th av, with Edw J Vilsack, of Glenshaw, Pa; Jos G Vilsack, 1207 North Negley av, Pittsburgh, Pa, & August A Vilsack 5536 Beverly pl, Pittsburgh, Pa, as trustees. 22d st, Nos 40 & 42, s s, 280 e 6th av, —. Extension of \$10,000 mt until July 30, 1914, at 4½%. Nov 14. Nov 26, 1910. 3:823. nom

Gotthelf, Saml, 204 W 110th st with Edw A Kerbs, 19 E 82d st. 150th st, Nos 209 & 211, n s, 175 w 7th av, 2 lots, each 37.6x 99.11. Two subordination agts. Nov 23. Nov 26, 1910. 7:2036. nom

Greenebaum, Mayer to Solomon L Reiss, 341 Greenwich st. 3d av, No 1102, w s, 62.10 s 65th st, 19x80. Assign lease by way of mt. Nov 14, demand, 6%. Nov 26, 1910. 5:1399. 2,200

Gruen, Fanny to Abraham Jacobi, 19 E 47th st. Essex st, No 171, w s, 175.5 s Houston st, 24.8x87.6. Nov 25, 1910, 5 yrs, 5%. 2:412. 28,000

Hansler, Mathilda to GERMAN SAVINGS BANK, 157 4th av. 16th st, No 511, n e s, 166.9 s e Av A, 23.9x92. Nov 25, 1910, 1 yr, 4½%. 3:974. 1,500

Hall Amusement Co to Fredk C Gilsey. Certificate as to chattel mt for \$3,000. Nov 25. Nov 26, 1910. 1,500

Hermitage Co to Benj J Lipschitz, 56 Lenox av. 33d st, Nos 217 & 219, n s, 216 e 3d av, 39.8x99.6. Prior mt \$45,000. Nov 7, 3 yrs, 6%. Nov 28, 1910. 3:914. 5,000

Same to same. Same property. Certificate as to above mt. Sept 21. Nov 28, 1910. 3:914. 1,500

Hopkins, Louis D to Wm D MacGregor, 374 Hancock st, Brooklyn, N Y. White st, No 81, s s, abt 50 e Cortland alley & being lot U on map made by John T Hunt, Oct 16, 1909, & filed in Comptroller's office, 25x47.8x25x48, w s; also lot adj above on rear, being 25x52.4x25x52, w s. Prior mt \$38,000. Nov 28, 1910, 1 yr, 6%. 1:172. 2,100

Hewlett, Elsie W wife of & Chas A, of Bklyn, N Y, to Chas G Willoughby, 220 W 111th st. 23d st, Nos 143 to 147, n s, 240 w 3d av, 78x98.9. 1-6 part all title. Prior mt \$—. Nov 30, 1910, due Dec 1, 1919, 6%. 3:879. 7,895

Same to Geo G Needham, 218 E 19th st. Same property. Nov 30, 1910, 1 yr, 6%. 3:879. 1,200

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- Hand, Eleanor A M to Susie K Anderson, 151 Central Park West,
 & ano. 76th st, No 324, s s, 300 w West End av, 22x102.2. Nov
 29, 1910, 5 yrs, 4½%. 4:1185. 25,000
- Herzog, Harry to THE STATE BANK, 378 Grand st. 134th st,
 No 26, s s, 386 w 5th av, 26x99.11; 113th st, No 8, s s, 150 e
 5th av, 25x100.11. Prior mts \$—. Nov 25, demand, 6%. Nov
 29, 1910. 6:1731 & 1618. 2,000
- Hensle, Construction Co, 3210 Bway, to Wm Austin, 91 Fletcher
 av, Mt Vernon, N. Y. Riverside Drive, No 575, s e cor 135th st,
 runs e 24.5 x s 149.11 x w 44.4 x n 27 x w 59.7 x n 18 to Drive,
 x n e 132.3 to beg, with all title to Riverside Drive, e s, 132.3 s
 w 135th st, runs s 18 x e 59.7 x s 18 x w — to Drive, x n — to
 beg; 135th st, No 634, s s, 24.5 e Riverside Drive, runs e 50 x
 s 99.11 x e 25 x s 50 x w 75 x n 149.11 to beg. Prior mt
 \$320,000. Nov 29, 1910, 3 yrs, 6%. 7:2001. 30,000
- Same to same. Same property. Certificate as to above mt. Nov
 29, 1910. 7:2001.
- Hinck, George, 411 E 88th st, with EMIGRANT INDUSTRIAL
 SAVINGS BANK, 51 Chambers st. 1st av, No 1670, e s, 25.8 n
 87th st, 25x80. Subordination agreement. Nov 26. Nov 30,
 1910. 5:1567. nom
- Hyatt, Mary A of Brussels, Belgium with Chelsea Realty Co. 36th
 st, No 49 W. Subordination agt Nov 14. Dec 1, 1910. 3:838.
- Harrison, Richard C, 462 McDonough st, Bklyn, N Y with Chas W
 Washer, 57 W 42d st. 42d st, No 57 W. Leasehold agreement
 modifying mt. Nov 29. Dec 1, 1910. 5:1258.
- Hemmerdinger, Louis to TITLE GUARANTEE & TRUST CO, 176
 Bway. Lexington av, No 1256, w s, 42.2 s 85th st, 20x67.2.
 Dec 1, 1910, due & c as per bond. 5:1513. 12,000
- Holzwasser, Wm, 204 E 69th st. Julius S Holzwasser, 73 E 90th
 st, & Louis P Holzwasser, 307 E 51st st, to Aimee M Wolf, 41 W
 70th st. 3d av, Nos 1421 & 1423, e s, 90 n 80th st, 33.6x100.
 P. M. Prior mt \$36,000. Dec 1, 1910, due & c as per bond. 5:—
 1526. 31,000
- Harris, Sarah, 1627 50th st, Bklyn, N Y, & Rebecca H Golden,
 209 Bay 31st st, Bklyn, N Y, with METROPOLITAN LIFE INS
 CO, 1 Mad av. Wadsworth av, e s, 85 s 179th st, 40x100. Ex-
 tension of \$33,000 mt until Nov 1, 1915, at 5%. Nov 23. Dec 1,
 1910. 8:2162. nom
- Harris, Sarah, 1627 50th st, Bklyn, N Y & Rebecca H Golden, 200
 Bay 31st st, Bklyn, N Y, with METROPOLITAN LIFE INS CO,
 1 Mad av. Wadsworth av, s e cor 179th st, 45x99.11. Extension
 of \$50,000 mt until Nov 1, 1915, at 5½%. Nov 23. Dec 1,
 1910. 8:2162. nom
- Harris, Sarah, 1627 50th st, Bklyn, N Y, & Rebecca H Golden, 209
 Bay 31st st, Bklyn, N Y, with METROPOLITAN LIFE INS CO,
 1 Mad av. Wadsworth av, e s, 45 s 179th st, 40x100x irreg
 x99.11. Extension of \$33,000 mt until Nov 1, 1915, at 5%. Nov
 23. Dec 1, 1910. 8:2162. nom
- Jackson, Arthur, 347 60th st, Bklyn, N Y to Chas Jackson, 241 E
 14th st. 14th st, No 241 n s, 105.5 e 2d av, 25.6x103.3. Prior
 mt \$20,000. Dec 1, 1910, 2 yrs, 6%. 3:896. 6,000
- Jenkins, Chas E, of North Hackensack, N J, to Baron de Hirsch
 Fund, a corpn, 43 Exchange pl. Madison av, Nos 1440 to 1448,
 n w cor 99th st, Nos 25 to 33, 100.11x120. P M. Nov 29, 1910,
 3 yrs, 4½%. 6:1605. 190,000
- Kite, Morris with Anton Williams. East End av, No 69. Exten-
 sion of \$1,000 mt until Jan 15, 1916 at 5%. Oct 2, 1909. Nov
 25, 1910. 5:1590. nom
- Kyle, Jno M, 433 W 147th st to N Y SAVINGS BANK, 81 8th av.
 Lex av, No 519, e s, 20.5 n 48th st, 20x70, due & c as per bond.
 5:1303. 4,000
- Kyle, John M, 433 W 147th st, to N Y SAVINGS BANK, 81 8th
 av 147th st, No 431, n s, 265 w St Nich av, 17x99.11. P M.
 Nov 22, due, & c, as per bond. Nov 28, 1910. 7:2062. 12,000
- Knobloch, Cath L, Lucia A McCormick & Geo H Mundorf, all of
 Englewood, N J, devisees Geo Mundorf to GERMAN SAVINGS
 BANK, 157 4th av. 6th av, No 815, n w cor 46th st, Nos 101 &
 103, 25.6x75. Nov 28, 1910, 3 yrs, 4½%. 4:999. 28,000
- Kaempfer, Sarah & Robt Z Cohn with N Y SAVINGS BANK.
 7th av, No 70, w s, 66 s 15th st, 22x100. Extension of \$16,000
 mt until July 1, 1915, at 4½%. July 7. Nov 28, 1910. 3:764.
 nom
- Klatzko, Samuel to THE STATE BANK, 378 Grand st. 107th st,
 No 313, n s, 225 e 2d av, 25x76.10; 113th st, No 10, s s, 175 e
 5th av, 25x100.11. Prior mt \$—. Nov 25, demand, 6%. Nov
 29, 1910. 6:1679 & 1618. 2,000
- Knaisch, Michael to American Mortgage Co, 31 Nassau st. Av
 A, No 1497, w s, 43.4 n 79th st, 25x75. Nov 29, 1910, 5 yrs,
 5%. 5:1559. 14,000
- Kerr, Margt A, 137 E 46th st, to Frances T Riker, 206 Mad av.
 46th st, No 137, n s, 100 e Lex av, 20x100.5. Nov 22, due as per
 bond. Nov 30, 1910. 5:1301. 1,500
- Keith, Dora W wife Boudinot Keith & Candace Wheeler widow to
 U S TRUST CO, 45 Wall st. 23d st, No 115, n s, 156 e 4th av,
 28.3x110. Nov 30, 3 yrs, 4½%. Dec 1, 1910. 3:879. 21,000
- Kieger, Emil L, 167 W 29th st, to Charlotte Zirker, 1459 Av A. Av
 A, No 1459, w s, 77.2 n 77th st, 25x94. P. M. Dec 1, 1910, 5
 yrs, 4½%. 5:1472. 9,000
- Lovallo, Michael to V Loewers Gambrinus Brewery Co, 528 W
 42d st. 10th av, No 360. Saloon lease. Nov 10, demand, 6%.
 Dec 1, 1910. 3:728. 900
- Lazarus, Marks to GERMAN SAVINGS BANK, 100 E 14th st.
 Stanton st, No 141, s e cor Norfolk st, Nos 156 & 158, 57x50.
 Dec 1, 1910, 5 yrs, 4½%. 2:354. 25,000
- Lustbader, Saml, Jr, to Geo Wolf, 854 E 169th st. 47th st, Nos
 335 & 337, n s, 125 w 1st av, 50x100.5. P M. Prior mt \$24-
 000. Nov 28, 3 yrs, 6%. Dec 1, 1910. 5:1340. 7,700
- Levy, Minnie widow & Kate wife Wm Steinberg to J Van Vechten
 Olcott, 36 W 72d st, & ano exrs Theo F Vail. 40th st, No 520,
 s s, 300 w 10th av, 25x98.9. Dec 1, 1910, 5 yrs, 5%. 3:711.
 14,700
- Lauson, Judson, 362 Riverside Drive, to HARLEM SAVING
 BANK, 124 E 125th st. Ams av, Nos 868 to 876, s w cor 103d
 st, No 202, runs s 101.7 x n 217.9 x n 19.8 x e 99.9 x n 82.8
 to st x e 118 to beginning. Dec 1, 1910, 5 yrs, 4½%. 7:1874.
 180,000
- Lawyers Mortgage Co, 59 Liberty st with N Y LIFE INS CO, 346
 Bway. 139th st, s s, 250 w Ams av, ——. Agreement as to
 share ownership in mt. Nov 11. Nov 26, 1910. 7:2070. nom
- Lawyers Mortgage Co with Daniel Sullivan, 274 5th st, Jersey City,
 N J. 103d st, Nos 312 & 314 E. Extension of \$34,000 mt until
 Nov 3, 1915, at 5%. Nov 7. Nov 28, 1910. 6:1674. nom
- Lalli, Michele to Annino Lalli, 70 Bayard st. Bayard st, No 79,
 n s, about 45 e Mott st, 22.10x100. Prior mt \$—. Nov 25,
 due Nov 1, 1913, 6%. Nov 29, 1910. 1:201. 4,500
- Lawyers Mortgage Co with Abraham London. Lewis st, Nos 15 &
 17. Extension of \$17,000 mt until Oct 19, 1915, at 5%. Nov
 12. Nov 29, 1910. 2:326. nom
- LAWYERS TITLE INS & TRUST CO with Madeline B Comstock.
 75th st, No 38 W. Extension of \$26,000 mt until Nov 4, 1913,
 at 5%. Nov 8. Nov 29, 1910. 4:1127. nom
- Louvre Realty Co to Wm R Rose, 309 W 81st st. 151st st, Nos
 512-518, s s, 275 w Ams av, 100x99.11. Prior mt \$148,000.
 Nov 12, demand, 6%. Nov 30, 1910. 7:2082. 20,000
- Same to same. Same property. Certificate as to above mt. Nov
 17. Nov 30, 1910. 7:2082.
- Louvre Realty Co to STATE BANK, 378 Grand st. 151st st, Nos
 502 & 504, s s, 100 w Ams av, 75x99.11. Prior mt \$112,000.
 Nov 17, demand, 6%. Nov 30, 1910. 7:2082. 10,000
- Same to same. Same property. Certificate as to above mt. Nov
 17. Nov 30, 1910. 7:2082.
- Lawyers Mortgage Co with Edw W Robinson exr Georgiana B Rob-
 inson. Hamilton terrace, No 16, w s, 222 n 141st st, 16x100.
 Extension of \$5,000 mt until June 30, 1912, at 4½%. Sept 22.
 Nov 29, 1910. 7:2050. nom
- Merwin Realty Co to E Osborne Smith, 564 W 183d st. 157th st,
 No 503, n s, 125 w Ams av, 25x99.11. June 1, 2 yrs, 6%. Nov
 25, 1910. 8:2116. 3,000
- Munro (Norman L) Estate, a corpn, 24 & 26 Vandewater st, to
 METROPOLITAN LIFE INS CO, 1 Mad av. 59th st, No 36, s
 s, 270 e 6th av, 50x100.5. Nov 25, 1910, due Apr 1, 1916, 6%,
 until completion of bldg & 5½% thereafter. 5:1274. 400,000
- Same to same. Same property. Certificate as to above mt. Nov
 25, 1910. 5:1274.
- Mills & Gibb, a corpn, to BANK FOR SAVINGS in City of N Y,
 280 4th av. 4th av, Nos 286 to 302, n w cor 22d st, runs w 99.8
 x n 100 x w 0.4 x n 14.3 x e 100 to av x s 114.3 to beginning.
 Prior mt \$400,000. Nov 25, 1910, due, & c, as per bond. 3:851.
 350,000
- Same to same. Same property. Certificate as to above mt. Nov
 22. Nov 25, 1910. 3:851.
- Murphy, Jno W to Lion Brewery of s w cor Columbus av & 108th
 st. 59th st, No 214 E. Saloon lease. Nov 15, demand, 6%.
 Nov 26, 1910. 5:1332. 2,656.22
- Mulcahy, Michl J to Lion Brewery, at s w cor 108th st & Col
 av. Laight st, No 50. Saloon lease. Nov 21. Nov 28, 1910,
 1:219. 2,080.92
- Michel, Frederic to TITLE GUARANTEE & TRUST CO, 176 Bway.
 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 beginning. Nov 26,
 due, & c, as per bond. Nov 28, 1910. 3:777. 30,000
- Menke, J Frederick to TITLE GUARANTEE & TRUST CO, 176
 Bway. Lenox av, Nos 611 to 615, s w cor 141st st, Nos 100 to
 104, 99.11x120. Nov 30, 1910, 3 yrs, 5%. 7:2009. 180,000
- Mauro, Marietta, 420 Greenwich st, with Gerardo Di Tolla, 178
 Spring st. Spring st, No 178, s s, 19.10 e Thompson st, 20.4x
 63.10x21.5x63.1. Extension of \$1,500 mt until Dec 1, 1913, at
 6%. Nov 26. Nov 29, 1910. 2:488. nom
- Moore, Jehu C, 394 E 18th st, Bklyn, with LAWYERS TITLE INS
 & TRUST CO, 160 Bway, trustee Abraham Scholle. 119th st,
 No 210 E. Extension of mt for \$10,000 to Jan 7, 1914, at 5%.
 Nov 30, 1910. 6:1783. nom
- Morelli, Severo & Louis Albertini to Pabst Brewing Co, 606 W
 49th st. Bway, No 3550. Saloon lease. Nov 14, demand, 6%.
 Nov 30, 1910, 7:2077. 1,000
- Mutual Coal Co, 1773 3d av, to Garfield & Proctor Coal Co. Cer-
 tificate as to chattel mt for \$4,134.37. Nov 26. Dec 1, 1910.
 File.
- Marx, Jacob to Burghard Steiner at Independence av & 254th st,
 et al trustees Siegfried Steiner. 104th st, No 230, s s, 335 e
 3d av, 25x100.11. Nov 30, 5 yrs, 5%. Dec 1, 1910. 6:1653.
 20,000
- Same & Emma W Cone, 102 W 80th st, with same. Same property.
 Subordination agreement. Nov 28. Dec 1, 1910. 6:1653. nom
- Mynett, Josephine, 352 E 32d st, to Isabella Hart, 2 W 72d st.
 32d st, No 352, s s, 82.6 w 1st av, 17.6x49.6x17.6x49.4. Nov
 30, 3 yrs, 5%. Dec 1, 1910. 3:937. 5,500
- Same to Effie M Schenck, 512 5th av, & ano. Same property.
 Prior mort \$5,500. Nov 30, 3 yrs, 6%. Dec 1, 1910. 3:937.
 1,200
- McDermott, Luke to John A Aspinwall at Washington, D C, & ano,
 trustees for Susan Tuckerman under will John W Minturn. 3d
 av, No 2129, e s, 48 n 116th st, 26x65. Dec 1, 1910, 5 yrs,
 4½%. 6:1666. 15,000
- McCormick, Stephen to Matthew McNamara, 1239 Franklin av.
 131st st, No 64, s s, 185.4 e Lenox av, 16.8x99.11. Dec 1,
 1910, 5 yrs, 5%. 6:1728. 8,000
- Mulvany, Edward P S, Margt R, Mara K, Helen C, Irene, Luke &
 Madeline R by Chas H Bliss their guardian to TITLE GUAR-
 ANTEE & TRUST CO. 2d av, Nos 787 to 791, w s, 25.4 n 42d st,
 3 lots, each 25x80. 3 mts, each \$16,000. Nov 30, due, & c, as
 per bond. Dec 1, 1910. 5:1316. 48,000
- National Surety Co, 115 Bway, & Dora W Keith, 33 W 67th st,
 with U S TRUST CO, 45 Wall st. 23d st, No 115 E. Subordi-
 nation agreement. Nov 29. Dec 1, 1910. 3:879. nom
- N Y Polyclinic School & Hospital to TITLE GUARANTEE &
 TRUST CO, 176 Bway. 34th st, Nos 214 to 220, s s, 180 e 3d av,
 95x98. Nov 25, 1910, due, & c, as per bond. 3:914. 65,000
- Needham, Geo G & Chas A, & Elsie V wife of & Chas A & E Per-
 cival N Hewlett to BANK FOR SAVINGS in City N Y, 280 4th
 av. 23d st, Nos 143 to 147, n s, 240 w 3d av, 78x98.9. Nov 30,
 1910, 3 yrs, 4½%. 3:879. 18,000
- Nomen Realty Co, 309 Bway, with Chas H Phelps exr John G But-
 ler, 324 W 103d st. 9th st, Nos 719 & 721, n s, 233 e Av C, 50x
 92.3. Extension of mt for \$48,000 to Nov 7, 1913, at 4½%.
 Dec 1, 1910. 2:379. nom
- O'Loughlin, Mary M, 41 W 27th st, to Mary D Hussey, at East
 Orange, N J. 49th st, No 546, s s, 150 e 11th av, 25x100.4.
 P M. Prior mt \$—. Nov 30, 1910, 2 yrs, 6%. 4:1077. 4,000
- Pitilli, Luigi to Lion Brewery, 960 Col av. 108th st, No 228, s s,
 225 w 2d av, 25x100.11. Oct 28, demand, 6%. Nov 30, 1910,
 6:1657. 4,125
- Page, Blanche, 47 W 74th st, to Harry G Kosch, 600 W 141st st,
 74th st, No 47, n s, 220 e Col av, 20x102.2. Prior mt \$32,000.
 Nov 29, due, & c, as per bond. Nov 30, 1910. 4:1127. 6,000

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

Protective Realty Co, 116 Nassau st, to Wm T Emmet, 50 E 76th st, 4th av, Nos 423 & 425, n e cor 29th st, 45.8x80. Prior mt \$165,000. Nov 28, 2 yrs, 6%. Nov 29, 1910. 3:885. 12,500
 Same to same. Same property. Certificate as to above mt. Nov 28, Nov 29, 1910. 3:885.

Palmer Realty Co to Commonwealth Securities Co. Riverside Drive, Nos 524 & 525, e s, 600.2 s 127th st, 75x86. Certificate as to mt for \$16,500. Nov 14. Nov 25, 1910. 7:1994.

Princeton Const Co, 220 Bway, to Alex Wolfe, 950 E 163d st, 100th st, No 306, s s, 125 w West End av, 75x100.11. Prior mt \$—. Nov 25, 1910, 3 yrs, 6%. 7:1888. 40,000
 Same to same. Same property. Certificate as to above mt. Nov 25, 1910. 7:1888.

Pelhamwood Co to Helen N Clark guardian Wm N Clark & ano. Certificate as to mt for \$6,000 on property at New Rochelle. Nov 28. Dec 1, 1910.

Platky, Leontine individ & as extrx & Edward Laska exr & Wm Platky exr Adolph Platky, all of 3544 Bway, to TITLE INS CO of N Y, 135 Bway. 89th st, No 330, s s, 365 w West End av, 20x100.8. Dec 1, 1910, 3 yrs, 5%. 4:1250. 26,000

Palladino, Michael to EXCELSIOR SAVINGS BANK, 79 W 23d st, 1st av, No 2295, n w cor 118th st, No 349, runs w 100 x n 50 x e 25 x s 25 x e 75 to av x s 25 to beginning. Dec 1, 1910, 5 yrs, 5%. 6:1795. 26,500

Pratt, Sophie J, of Bklyn, N Y, to Mary C Kirk, 104 W 83d st, & ano trustee John Roberts, 48th st, No 112, s s, 145 w 6th av, 20x100.5. Dec 1, 1910, 3 yrs, 5%. 4:1000. 3,500

Pritting, Henry G to Louise Borges, 404 Riverside Drive, 7th av, No 1979, s e cor 119th st, No 160, 27.11x100. Prior mt \$40,000. Nov 26, 3 yrs, 6%. Dec 1, 1910, 7:1903. 10,000

Richter, John A to John Schafer, 69 East Houston st, 113th st, Nos 210 to 214, s s, 140 e 3d av, 45x100.11; Wilkens av, late pl, s e cor Jennings st, 50x96x50.5x100. Prior mt \$—. Nov 25, installs, 6%. Nov 28, 1910. 6:1662, 11:2976 & 2977. notes, 3,000

Riehl, Agnes, of Bklyn, N Y, to John W Hammond, at Farmingdale, N J. Park av, No 1503, e s, 74 n 109th st, 26.11x80. P M. Prior mt \$10,000. Nov 22, 3 yrs, 5%. Nov 25, 1910. 6:1637. 1,200

Rosenblum, Rachel to Jacques Samuels, 129 W 20th st, 94th st, Nos 62 to 66, s s, 180.6 w Park av, 74.6x100; 89th st, Nos 118 & 120, s s, 300 w Col av, 50x100.8. Nov 25, 1910, 2 yrs, 6%. 5:1505 & 4:1219. notes, 4,000

Real Const Co to Chas O Stanley, 181 E 111th st, Bway, Nos 2540 to 2548, n e cor 95th st, 125.10x121.3 to e 1 Old Bloomingdale road x — to st x127.7. Leasehold. Nov 26, demand, 6%. Nov 28, 1910. 4:1243. 25,000

Read, Everett G, 225 W 68th st, to Lorin S Bernheimer, at Savoy Hotel, 5th av & 59th st, & ano, exrs Abraham Bernheimer. Wooster st, No 23, w s, 284.9 n Canal st, 22.7x100. P M. Nov 23, 5 yrs, 5%. Nov 28, 1910. 1:228. 17,000

Rose, Ray C, 100 W 141st st, with Arthur & Nathalie Schreiner, 365 Lenox av. 121st st, No 226, s s, 268 s w 7th av, 18x100.11. Extension of \$2,000 mt until Nov 25, 1912, at 6%. Nov 25, Nov 26, 1910. 7:1926. nom

Reschofsky, Adolf to Lion Brewery, at s w cor 108th st & Col av, 9th av, No 114. Saloon lease. Nov 22, demand, 6%. Nov 28, 1910. 3:741. 500

Richmond Hill Realty Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Certificate as to mt for \$8,500 on property in 4th Ward, Borough of Queens. Oct 20. Nov 29, 1910.

Roessle, Elwood O to Edwin M & Selena F Rayle, both of Darien, Conn. Columbus av, Nos 581 to 587, n e cor 88th st, Nos 69 to 73, 100.8x125. Prior mt \$140,000. Nov 15, 3 yrs, 6%. Nov 29, 1910. 4:1202. 8,000

Rosenberg, Joseph to Jas A McCafferty, 762 St Marks av, Bklyn, N Y. 17th st, No 624, s s, 363 e Av B, 25x92. P M. Prior mt \$—. Nov 30, 1910, due Aug 15, 1911, 6%. 3:984. 700

Rosenfeld, Morris, 288 Delancey st, to Abram Fistel, 323 & 325 Bedford av, Bklyn, N Y. Columbia st, No 125, w s, 76 s Houston st, 24x100. P M. Prior mt \$14,000. Dec 1, 1910, 5 yrs, 6%. 2:335. 3,000

Russell, Robt, 462 63d st, Bklyn, N Y, to Edw F Schwedler, 3065 Decatur av. 9th av, No 715, w s, 50.2 s 49th st, runs w 100 x s 6.9 x w 18.9 x n 1.6 x n w 32 x s 27 x e 150 to av x n 25.1 to beginning. P M. Prior mt \$—. Nov 30, 5 yrs, 5½%. Dec 1, 1910. 4:1058. 14,000

Reher, Herman & Wm Volk to Barbara Trinks, 476 South Bway, Yonkers, N Y, extrx Christian Trinks. St Nicholas av, Nos 1348 & 1350, e s, 75.5 n 177th st, 39x100. Dec 1, 1910, 5 yrs, 5%. 8:2133. 40,000

Rivington Neighborhood Assoc, a corpn, to Henry W Cannon, 288 Mad av. 1st st, Nos 84 & 86, n s, 144.2 e 1st av, 42.10x105.11 x5.8x107.5. Prior mt \$35,000. Nov 22, 5 yrs, 4%. Dec 1, 1910. 2:429. 18,000

Rau, Linda S, 50 Central Park West, to Maurice M Sternberger, 117 W 74th st, exr Meyer Sternberger, 18th st, No 128, s s, 325 w 6th av, 20x92. Dec 1, 1910, 5 yrs, 4½%. 3:793. 15,000

Roeder, August W to GERMAN SAVINGS BANK, 157 4th av. 2d av, No 1632, e s, 75 s 85th st, 27.2x88. Dec 1, 1910, 3 yrs, 4½%. 5:1547. 10,000

Rushmore, Chas E to Irving W Bamberger, 285 Central Park West, & ano. 56th st, No 53, n s, 730.8 w 5th av, 19.4x100.5. P M. Dec 1, 1910, 5 yrs, 4½%. 5:1272. 47,500

Riley, Jane, 245 W 69th st, to Rio Co, 111 Bway. 69th st, n s, 46.5 w Ams av, 80x100.5. P M. Prior mt \$62,000. Dec 1, 1910, due Nov 15, 1913, 6%. 4:1161. 22,000

Ratkowsky, Bernard, 50 W 120th st, & Max Rosenbfum, 2 W 120th st, with Esther Ratkowsky, 50 W 120th st. Lenox av, Nos 115 to 119, s w cor 116th st, No 100, 60.11x85; 116th st, No 102, s s, 85 w Lenox av, 20x100.11. Leasehold. Extension of \$60,000 mt until Nov 29, 1916, at 6%. Nov 29. Dec 1, 1910. 7:1825. nom

Schierenbeck, Albert to BOWERY SAVINGS BANK, 128 Bowery. Murray st, No 61, n e cor West Bway, Nos 61 to 69, 25x87.6. Dec 1, 1910, 5 yrs, 5%. 1:133. 5,000

Schatzkin, Solomon M, of Rutherford, N J, to Michl F Burns, 270 Henry st, Bklyn, N Y. 144th st, Nos 613 to 619, n s, 150 w Bway, 2 lots, each 50x99.11. 2 mts, each \$12,500; 2 prior mts \$50,000 each. Nov 28, 2 yrs, 6%. Dec 1, 1910. 7:2091. 25,000

Silverman, Florence N to J Van Vechten Olcott, 31 W 72d st, & ano exrs Theo F Vail. 40th st, No 520 W. Subordination agreement. Nov 23. Dec 1, 1910. 3:711. nom

Sutphin, Wm L, of Oyster Bay, N Y, to Henriette Haas, 14 E 60th st. West End av, No 483, w s, 20 n 83d st, 19.6x79. P M. Prior mt \$18,000. Dec 1, 1910, 1 yr, 6%. 4:1245. 5,000

Siegel, Cooper & Co, bankers, 288 6th av, to whom it may concern. Haven av, s e cor 181st st, 97.4x112.10x114.11x114.4. Estoppel certificate. Nov 29. Dec 1, 1910. 8:2177.

Selig, Jacob individ & as exr Yetta Selig, Bertha Levy and Caroline Baumann individ & as extrx same to Christian Goetz, 16 W 120th st, 1st av, No 1604, e s, 27.2 n 83d st, 25x84. Nov 25, 1910, 2 yrs, 6%. 5:1563. 1,000

Siedler, Melchior to Annie T Fischer, 314 E 86th st, 90th st, No 332, s s, 150 w 1st av, 25x100.8. Prior mt \$14,000. Nov 15, due Jan 1, 1916, 5%. Nov 25, 1910. 5:1552. 7,000

Schmidt, Dorothee L, of Bklyn, to THE EXCELSIOR SAVINGS BANK, 79 W 23d st, 71st st, No 330, s s, 200 w 1st av, 25x100.5. Nov 25, 1910, 3 yrs, 5%. 5:1445. 15,000

Suydam, Lambert, 10 W 39th st, with Nomen Realty Co, 309 Bway. 9th st, Nos 719 & 721, n s, 233 e Av C, 50x92.3. Extension of \$12,000 mt until Nov 7, 1914, at 6%. Nov 7. Dec 1, 1910. 2:379. nom

Stalewitz, Morris to Jos Josephson, 16th st, No 333 & 335, n s, 232.2 e Livingston pl, 44.9x92. Prior mt \$61,400. May 11, 1909, due July 10, 1912, 6%. Nov 26, 1910. 3:922. 2,200

Southward, Jonathan H & Jonathan of Bowbells North Dakota to Josiah O Ward of East Orange, N J, & ano exrs & c Geo E Ward, 73d st, No 171, n s, 195 w 3d av, 20x102.2. Nov 25, due & c as per bond. Nov 26, 1910. 5:1408. 6,000

SooySmith, Chas to West 57th St Co, 59 Wall st, 5th av, No 1033, e s, 62.2 n 84th st, 20x125, with right of way over strip 10 ft wide adj above in rear. Prior mt \$90,000. Nov 26, 1 yr, 6%. Nov 28, 1910. 5:1496. 20,000

Scheer, Sigmund with Frances I Schramme, 28th st, Nos 305 & 307, n s, 80 e 2d av, ——. Extension of \$40,000 mt until June 23, 1913, at 5%. June 23. Nov 26, 1910. 3:934. nom

Schwab, Hannah to Alphonse H Kursheedt, 12 W 44th st, et al trustees Frederic A Kursheedt, 19th st, Nos 143 to 149, n s, 242 e 7th av, 77.11x92x78.11x92. All title to gore adj above on w & being abt 2.7 wide in rear. P M. Nov 28, 1910, 5 yrs, 4½%. 3:795. 90,000

Solomon, Hannah, 151 E 71st st, to Michl J Dowd, 2541 Valentine av. 82d st, No 533, n s, 125.4 w Av B, 36x102.2. Prior mt \$20,000. Nov 25, 2 yrs, 6%. Nov 28, 1910. 5:1579. 3,000

Schwarzkopf, Bella with Adolph Eisner, 165 E 105th st, 105th st, No 165 E. Extension of \$10,000 mt until Mar 25, 1914, at 5½%. Nov 25, Nov 28, 1910. 6:1636. nom

Sanft, Mayer & Wolf, & Frank Rosenstein with Frank Dunning & M Allen Starr trustees B F Dunning, Bowery, No 292, w s, 66 n Houston st, 22.6x77.10x15.2x79.5. Extension of \$18,500 mt until Nov 20, 1913, at 4¾%. Oct 21. Nov 26, 1910. 2:521. nom

Schnee, Sigmund to Edward Myers, 157 E 84th st. Rivington st, Nos 78 to 84, n w cor Orchard st, Nos 143 & 145, 87.6x35. Prior mt \$—. Nov 28, due Sept 1, 1914, 6%. Nov 29, 1910. 2:416. 10,000

Smith, Elizabeth to David J King, 541 Mad av, et al exrs Edw J King. 58th st, Nos 132 & 134, s s, 68.9 w Lex av, runs w 37.6 x s 100.5 x e 26.3 x n 20 x e 11.3 x n 80.5 to beg. Nov 29, 1910, due Dec 28, 1915, at 4½%. 5:1312. 2,000

Smith, Elizabeth, 1014 Lex av, with David J King, 541 Mad av, et al exrs, & c, Edw J King. 58th st, Nos 132 & 134 E. Extension of mt for \$18,000 to Dec 28, 1915, at 4½%. Nov 29. Nov 30, 1910. 5:1312. nom

Schatzkin, Solomon M, of Rutherford, N J, to Louvre Realty Co, 173th st, No 616, s s, 185 e Riverside Drive, 85x99.11. P M. Prior mt \$—. Sept 1, 2 yrs, 6%. Nov 30, 1910. 7:2002. 4,000

Tarler, Lillian, 239 W 113th st, to Regina Weledaiger, — North Main st, Spring Valley, N Y. 113th st, No 84, s s, 55 e Lenox av, 20x100.11. P M. Prior mt \$19,000. Nov 29, 1910, due, & c, as per bond. 6:1596. 4,000

Turrell, Wm H with New Realty Co, Monroe st, No 292. Extension of \$39,000 mt until June 19, 1915, at 5¼%. Aug 20. Nov 28, 1910. 1:263. nom

Teschmacher, Herman D to Central Brewing Co, 68th st & East River. 9th av, Nos 618 & 620. Saloon lease. Nov 21, demand, 6%. Nov 28, 1910. 4:1034. 8,800

Tschanett, Charles, 554 W 125th st, with Louisa Minturn, at Dark Harbor, Me. Lenox av, No 557. Extension of \$17,500 mt until Jan 5, 1916, at 4½%. Nov 15. Dec 1, 1910. 7:2007. nom

Unger, Fredk I, 200 W 111th st, to Thos E Flynn, 221 W 48th st, 25th st, Nos 340 & 342, s s, 300 e 9th av, 50x98.9. Nov 29, 3 yrs, % as per bond. Nov 30, 1910. 3:748. 7,000

Voelker, Josephine & Rose, & Emma Denn as committee Louis Voelker to Harriet S James, 1694 Bway. 35th st, Nos 160 & 162, s s, 96 e 7th av, runs s 61.7 x e 18.10 x n — to pt 51.1 s 35th st, x e 18.10 x n 50.6 to st, x w 36 to beg. Nov 28, due, & c, as per bond. Nov 29, 1910. 3:810. 7,500

Volk, Wm, of 40 Columbia Terrace, Clifton Park, Weehawken, N J, & Herman Reher, 276 W 11th st, to Fredk S Armstrong, of Greenwich, Conn, & ano trustees Chas P Armstrong. St Nicholas av, n e cor 177th st, 36.5x100. Equal lien with mort for \$30,000. Dec 1, 1910, 3 yrs, 4½%. 8:2133. 15,000

Vought, Isaac S & John O Williams to David W Cochran, 120 W 12th st. West st, Nos 315 & 316, e s, 104.2 s Charlton st, 50 x213.2 to Washington st, Nos 524 & 526, x50x216.6. Nov 30, 5 yrs, 4½%. Dec 1, 1910. 2:596. 30,000

Wieben Bros, Inc, 2306 & 2308 3d av, to Wm H Wellbrock, 435 Riverside Drive. 3d av, n w cor 125th st, ——. Leasehold. Nov 4, demand, 6%. Nov 29, 1910. 6:1774. 10,000

Willets, Howard, of New Marlboro, Mass, Henry R Hoyt, 2 E 75th st, Frank L Hall, 618 5th av, with Minnie Sumner, 606 W 113th st, Av D, Nos 44 & 46. Extension of \$55,000 mt until Dec 18, 1915, at 5%. Nov 17. Nov 25, 1910. 2:360. nom

Wald Restaurant Co to Frank Gretzler. Consent to mt for \$215. Nov 22. Nov 25, 1910.

Willets, Howard, at New Marlboro, Mass, Henry R Hoyt, 2 E 75th st, Frank L Hall, 618 5th av, trustees for J Macy Willets, with Karoline Kottle, 244 E 86th st, 117th st, No 326 E. Extension of \$33,000 mt until Jan 21, 1916, at 5%. Nov 16. Nov 25, 1910. 6:1688. nom

Willets, Howard, of New Marlboro, Mass, Henry R Hoyt, 2 E 75th st, & Frank L Hall, 618 5th av, trustees J Macy Willets with Mattie & Benj Salinger, 140 W 113th st, 117th st, No 322 E. Extension of \$33,000 mt until Jan 21, 1916, at 5%. Nov 18. Nov 25, 1910. 6:1688. nom

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS

**239 VERNON AVENUE
LONG ISLAND CITY NEW YORK**

Wolf, Geo J, 740 Ocean av, Jersey City, N J, to 157th St Realty Co, 468 Riverside Drive. 157th st, Nos 545 to 549, n s, 125 e Bway, 75x99.11. Nov 28, 1910, 3 yrs, % as per bond. 8:2116. 10,000

Wasser, David, 81 & 83 Chrystie st, to Cora Stern, 947 Mad av. 8th st, Nos 372 & 374, s s, 254.3 e Av C, 39.7x97.6. Prior mt \$—. Nov 28, 1910, installs, 6%. 2:377. 4,000

Wirth, Rudolph, 158 W 99th st, to N Y Eye & Ear Infirmary, 218 2d av. William st, No 162, s e s, abt 80 n e Ann st, 24.11x 64.10x23.7x62.8. Nov 7, due, &c, as per bond. Nov 28, 1910. 1:93. 30,000

Werner, Sophie, Gerard B & Fredk K to Walter F Kingsland, at 22 Av du Bois de Boulogne, Paris, France. Bway, Nos 3405 & 3407, w s, 39.11 n 138th st, 40x100. Nov 30, 1910, 5 yrs, 4½%. 7:2087. 60,000

Woodmont Realty Co with American Mortgage Co, 31 Nassau st. Colonial Parkway, late Edgcombe av, n w cor 165th st, 80.9x 116.5x irreg x140.3. Subordination agreement. Nov 30. Dec 1, 1910. 8:2111. nom

Zerbst, Gustav, 344 W 47th st, to Jno G Hild, 427 W 48th st. 48th st No 427, n s, 375 w 9th av, 25x100.5. P M. Nov 29, 1910, 5 yrs, 4½%. 4:1058. 10,000

BOROUGH OF THE BRONX.

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

Ahrens, Mortimer H, 145 W 142d st, and Alfred Ahrens, 476 W 141st st, & Lillie Herzog, 113 W 138th st, to Clarence M Cohen, — McNeil av, Far Rockaway, N Y. Boston rd, Nos 991 to 995, n w cor 164th st, 115x44.11 to e s 3d av, x115x—. Prior mt \$97,000. Nov 30, 1910, due Oct 1, 1912, 6%. 10:2607. 1,000

*Adamo, Jno, 429 E 115th st, to Hudson P Rose Co, 32 W 45th st. Lots 5 & 6 map Allen estate. P M. Nov 7, 3 yrs, 5½%. Dec 1, 1910. 2,500

*Same to same. Same property. Prior mt \$2,500. Nov 7, 3 yrs, 5½%. Dec 1, 1910. 400

Altro Realty Co to Morris H Hayman, 249 W 107th st. Beck st, n s, 100 w Av St John, runs n 125 x w 41.7 x s w 130.6 x s 18.10 to st x e 117.6. Prior mt \$—. Nov 18, 1 yr, 6%. Dec 1, 1910. 10:2685. 17,500

Same to same. Same property. Certificate as to above mt. Nov 18. Dec 1, 1910. 10:2685.

Brangan, Jas & Arthur F to Chas S Guggenheimer, 129 E 73d st, trustees Albert Weber. Nelson av, s w cor 167th st, 100.3x11.9 x100x19.2. Nov 30, 3 yrs, 5%. Dec 1, 1910. 9:2514. 5,200

Branning-O'Connor, Carrie M wife of & Wm J Branning-O'Connor, 1739 Popham av, to Edwin F Branning, 1731 Montgomery av. Popham av, No 1739, w s, abt 400 n 176th st, 25x112x25x 108.8. Nov 23, 5 yrs, 5%. Dec 1, 1910. 11:2877. 4,750

Brown, Barbara, 332 E 154th st, to Herman Nolting, 203 W 20th st. 154th st, s s, 175 w Courtlandt av, 25.6x100. Prior mt \$—. Nov 28, 2 yrs, 6%. Dec 1, 1910. 9:2413. 1,500

Berardo, Gaetano, 892 Jennings st, to Walter Stalp, 23 St Charles pl, Bklyn. Jennings st, No 892, s s, abt 210 e Wilkins av, & being lot 696 map Sec C Vyse estate, 26x131.8x20x133.8. Bldg loan. Nov 29, due Sept 30, 1913, 6%. Nov 30, 1910. 11:2976. 2,000

Bednowitz, Lottie to Wm B Anderton, 180 Mad av, trustee Ralph L Anderton. 3d av, w s, 131.6 n 181st st, 50x98.7. P M. Nov 21, 3 yrs, 5%. Nov 25, 1910. 11:3048. 6,000

Same to same. 3d av, w s, 181.6 n 181st st, 50x127.11. P M. Nov 21, 3 yrs, 5%. Nov 25, 1910. 11:3048. 5,400

*Bariffi, Martin to Albert Handschin, 549 Pearl st. Bronxdale av, w s, 160 n Morris Park av, 50x99.8x50x99.6. Nov 26, due, &c, as per bond. Nov 28, 1910. 2,000

Briggs, Josiah A, of N Y, & Harriet A Sherwood, of Mt Vernon, N Y, to Francis Shepperd, 2579 Bainbridge av. Marion av, No 2687, w s, 246.5 s 196th st, 30.6x157.1x51.11x155.4. Jan 12, 2 yrs, 5%. Rerecorded from Jan 14, 1910. Nov 28, 1910. 12:3287. 2,000

Brinkmann, Henry to Ellen F Donnelly, 594 E 133d st. Southern Boulevard, s s, 225 e St Anns av, 100x138.2x100x115.7; 134th st, Nos 1012 & 1014, s s, 303 w Willow av, 26x106.11. Nov 25, installs, 6%. Nov 28, 1910. 10:2546 & 2562. 725

Buschmann, Geo H to Geo Ehret, 1197 Park av. Willis av, No 534. Saloon lease. Nov 16, demand, 6%. Nov 28, 1910. 9:2293. 8,000

*Briody, Margt M wife Michl Briody to Eliz B Lynde, 54 E 54th st, & ano, trustees. Commonwealth av, n e cor Merrill st, 50x100, except part for Commonwealth av. Nov 28, 1910, due Dec 1, 1913, 5%. 5,000

Borgstede, Anna, widow, to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Lafayette av, n e cor Hunts Point rd, 86.10x150x122.1x154.1. Nov 28, 3 yrs, 5%. Nov 29, 1910. 10:-2764. 20,000

Burns, John E to Antonia Hegeman gdn Henry Bartels, 1010 Stebbins av. Walton av, e s, 243 n 177th st, 50x135. Nov 25, 3 yrs, 5½%. Nov 26, 1910. 11:2828. 2,800

Baumohl, Charles, 840 Manida st, to Hunts Point Estates, 165 Bway. Faile st, w s, 300 s Spofford av, 50x100. P M. Nov 1, 3 yrs, 5%. Nov 11, 1910. 10:2764 & 2769. Reprinted from issue of Nov 19, when 2d line was omitted. 2,300

Charlotte St Const Co, 261 Bway, with Jos Reiss, 1509 Bryant av. Vyse av, s w cor Jennings st, ——. Agreement to pay on account of the cost of bldg loan & permanent mt the sum of \$1,950. Nov 11. Nov 25, 1910. 11:2987.

*Clasons Point Land Co to American Mortgage Co, 31 Nassau st. Lots 2, 3, 4, 7 & 8 map Clasons Point, contains 36 7-10 acres, except part for sts & avs. Nov 23, 2 yrs, 6%. Nov 25, 1910. 10,000

*Same to same. Same property. Certificate as to above mt. Nov 23. Nov 25, 1910.

*Curran, Barney, 1393 Commonwealth av, to Edmond T Heck, 4 5th av, New Rochelle, N Y. Commonwealth av, w s, 25 s Beacon st, 25x100. Nov 22, due as per bond, 5½%. Nov 25, 1910. 2,500

Cusack (M F) Inc to Louis Rinaldo, 64 W 83d st. Arthur av, n e cor 175th st, 95.10x140.11x95.7x133.11. Nov 28, 1 yr, 6%. Nov 29, 1910. 11:2945. 70,000

Same to same. Same property. Certificate as to above mt. Nov 15. Nov 29, 1910. 11:2945.

Cusack, Michl F, of Brooklyn, N Y, with Louis Rinaldo, 64 W 83d st. Arthur av, n e cor 175th st, 95.10x140.11x95.7x133.11. Subordination agreement. Nov 16. Nov 29, 1910. 11:2945. nom

Crotona Park Realty Co to Stephen H Jackson, 53 E 67th st. Belmont av, e s, 127.9 n 181st st, runs e 156.10 x n 58.5 x w 20.1 x s 31 x w 144 to av, x s 27.4 to beg. P M. Prior mt \$—. Nov 18, due Dec 1, 1912, 6%. Nov 29, 1910. 11:3083. 7,000

Same to same. Belmont av, e s, 127.9 n 181st st, runs e 156.10 x n 58.5 x w 164.1 to av, x s 58.10 to beg. P M. Prior mt \$—. Nov 18, due Dec 1, 1911, 6%. Nov 29, 1910. 11:3083. 7,200

Same to same. Belmont av, e s, 155.1 n 181st st, 31x144. P M. Prior mt \$—. Nov 18, due Dec 1, 1911, 6%. Nov 29, 1910. 11:3083. 3,000

Same to Andrew Cuneo, — Church st, Richmond Hill, N Y. Belmont av, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.8. P M. Prior mt \$—. Nov 18, due May 18, 1911, 6%. Nov 29, 1910. 11:3083. 1,271.36

Cleland (J & M) Building Co to Wm F Schall, 40 Vernon Terrace, East Orange, N J & ano exrs Wilhelmina D Schall. Lafontaine av, s e cor Oak Tree pl, 25x95. Nov 28, 3 yrs, 5%. Nov 29, 1910. 11:3063. 23,000

Same to same. Same property. Certificate as to above mt. Nov 28. Nov 29, 1910. 11:3063.

Cameron, Wm A, 50 E 196th st, with Wm F Schall & ano. Oak Tree pl, s e cor Lafontaine av, 95x25. Subordination agreement. Nov 28. Nov 29, 1910. 11:3063. nom

Cypress Construction Co to Manhattan Mortgage Co, 200 Bway. 139th st, n s, 204.7 w Robbins av, 37.6x100. Prior mt \$—. Nov 29, due, &c, as per bond. Nov 30, 1910. 10:2567 & 2568. 27,000

Same to same. Same property. Certificate as to above mt. Nov 29. Nov 30, 1910. 10:2567 & 2568.

Same to same. 139th st, n s, 167.1 w Robbins av, 37.6x100. Prior mt \$—. Nov 29, due, &c, as per bond. Nov 30, 1910. 10:-2567 & 2568. 27,000

Same to same. Same property. Certificate as to above mt. Nov 29. Nov 30, 1910. 10:2567 & 2568.

Callahan, Chas W & Kate, 765 Forest av, to Martin Wulff, 301 E 78th st & ano gdn. Forest av, No 765, w s, 200 n 156th st, 20x 87.6. Nov 30, 1910, 5 yrs, 5%. 10:2646. 6,000

Corby Contracting Co to Manhattan Mortgage Co, 200 Bway. Crotona av, w s, 119.11 s 183d st, runs w 1.6 x n 0.1 x w 67.10 x s 23.7 x e 65.4 x s 0.1 x e 0.8 to av x n 24.2 to beginning. Prior mt \$—. Nov 30, due, &c, as per bond. Dec 1, 1910. 11:3101. 10,000

Same to same. Same property. Certificate as to above mt. Nov 30. Dec 1, 1910. 11:3101.

*Commercial Finance Co to Dutchess Finance Co, Poughkeepsie, N Y. Westchester av, n e cor Grace av, 67.4x130x67.11x130. Prior mt \$6,500. Nov 28, 1 yr, 6%. Dec 1, 1910. 3,500

Cahill, Philip, 2825 Valentine av, to Hanson C Gibson, 27 Waverly pl. Valentine av, w s, 36 n 197th st, 18x82x18x83.1. Nov 30, due, &c, as per bond. Dec 1, 1910. 12:3304. 6,500

Cahill, Philip, 2825 Valentine av, & Wm A Cameron, 50 E 196th st, with Hanson C Gibson, 27 Waverly pl. Valentine av, w s, 36 n 197th st, 18x82x18x83.1. Subordination agreement. Nov 30. Dec 1, 1910. 12:3304. nom

Cornish (John W) Const Co to City Mortgage Co, 15 Wall st. 175th st, s s, 191.7 e Prospect av, runs s 141.6 x e 225 x n 143.3 x w 225 to beginning. Nov 18, demand, 6%. Dec 1, 1910. 11:2952. 137,500

Same to same. Same property. Certificate as to above mt. Nov 18. Dec 1, 1910. 11:2952.

Clover Const Co to Jas T Boyle, 1043 Bryant av, Bryant av, w s, 25 n Freeman st, 20x100. P M. Prior mt \$2,644.18. Nov 30, due Nov 1, 1911, 5½%. Dec 1, 1910. 11:2994. 2,644.18

*Colavita, Simone, 3807 3d av to Melrose Realty Co, 2775 Webster av. Concord st, e s, 96 n 236th st, 50x95. P M. Nov 23, due May 1, 1913 without interest. Nov 25, 1910. 750

*Devine, Eliz to Geo E Devine, 1822 Westchester av. Westchester av, s s, 25 e Taylor av, & being lot 86 amended map portion Gleason property, 25x124x25x—. Nov 29, installs, 6%. Dec 1, 1910. 1,000

Dougherty, Jas E to Eliza Dayton, 262 W 70th st. 175th st, n w cor Waterloo pl, 28.7x82.6x28x76.11. P M. Nov 29, 3 yrs, 5%. Dec 1, 1910. 11:2958. 3,500

D'Ambra Const Co to Isaac L Kip, 448 5th av, & ano exrs, &c, Cornelia B Kip. 199th st, n e s, 104.8 n w Grand Boulevard & Concourse, 50x120. Bldg loan. Nov 30, demand, 6%. Dec 1, 1910. 12:3320. 40,000

Same to same. Same property. Certificate as to above mt. Nov 30. Dec 1, 1910. 12:3320.

Dutey, Joseph E with Edward N Tailer, 11 Wash Sq North & ano trustees Thomas Suffern. Tiffany st, w s, 43 n 165th st, 50.2x 74.11x59.4x71.5. Subordination agreement. Nov 29. Nov 30, 1910. 10:2716. nom

Dieda, Genoveva to Theo Becker, 1306 Findlay av. 154th st, s s, 125 w Melrose av, 25x100. Prior mt \$3,000. Nov 29, 2 yrs, 6%. Nov 30, 1910. 9:2400. 2,000

Dillberger, Emma to Solomon C Powell, 103 W 130th st. Clinton av, No 1313, w s, 131.11 n 169th st, 28.10x138.2x28.10x138. P M. Prior mt \$—. Nov 30, 1910, due Dec 1, 1913, 6%. 11:-2933. 4,000

Deady, Cath A wife of Daniel J to Peck Bros & Co, a corpn, 27 W 42d st. Tiebout av, w s, 37 n 182d st, 18.2x62.4x18x60.11. Prior mt \$4,500. Nov 26. Nov 30, 1910. 11:3145. 750

*De Fazio, Paul of Bklyn, N Y, to Bronx Security & Brokerage Co, 258 E 138th st. 226th st, n s, 350 w Paulding av, 25x57.3x 30.6x74.11. Nov 28, due Nov 28, 1911, 6%. Nov 30, 1910. 140

Douglas, Harry J of Mt Vernon, N Y, to Henry D Winans, 337 Convent av. Walton av (Berrian av), w s, 250 n Cameron pl, late Elizabeth st, 25x100. Nov 22, 3 yrs, 5½%. Nov 29, 1910. 11:3186. 3,500

Deady, Mrs Cath A to Otto G Manss, at Sea Cliff, N Y. Tiebout av, No 2235, w s, 37 n 182d st, 18.2x62.6x18x60.11. Nov 26, 1 yr, 6%. Nov 29, 1910. 11:3145. 1,000

Dorfman, Julia to Elisa H Badger, 11½ E 29th st. Westchester av, No 748, e s, 260 n Dawson st, or 155th st, 25x90.8x26.1x 98.3. P M. Prior mt \$15,000. Nov 28, 2 yrs, 6%. Nov 29, 1910. 10:2654. 2,000

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Diamond, Wm J to GERMAN SAVINGS BANK, 157 4th av. 171st st, No 446, s s, 50 e Park av, 25x90. Nov 28, 1910, 3 yrs, 5%. 11:2902. 9,000
Same with same. Same property. Certificate as to above mt. Nov 28, 1910. 11:2902. —

Eggers, Diedrich to Henry Zimmer. Elton av, s w cor 159th st, 48 x100. Certificate as to reduction of mt. Nov 17. Nov 29, 1910. 9:2380. —

Eggers, Diedrich, 605 E 141st st, to Tully Construction Co, 957 Whitlock av. Barretto st, Nos 911 & 915, s e cor Southern Boulevard, No 890, 100x23.9. P M. Prior mort \$— Nov 29, 1910, 2 yrs, 6%. 10:2733. 5,000

Froma Realty Co to Jos C Koenigsberg, 276 Delancey st. Robbins av, e s, 98.7 s 151st st, 50x104. Prior mt \$— Nov 25, 1910, 1 yr, 6%. 10:2642. 9,500
Same to same. Same property. Certificate as to above mt. Nov 25, 1910. 10:2642. —

*Faith, David, 1023 Southern Boulevard, to Ann McCormick widow Hugh, 521 Tinton av, Westchester av, s s, 219.4 w Castle Hill av, 30x175.6x30x176.2. P M. Nov 26, 3 yrs, 6%. Nov 28, 1910. 2,500

Frankfeldt & Lippmann Co to Edward N Tailer, 11 Wash Sq North, & ano trustees Thomas Suffern. Tiffany st, w s, 43 n 165th st, 50.2x74.1x50.4x71.5. Nov 29, 5 yrs, 5%. Nov 30, 1910. 10:2716. 30,000
Same to same. Same property. Certificate as to above mt. Nov 29, 1910. 10:2716. —

*Ferris Land Co, 31 Nassau st, to BANKERS TRUST CO, 7 Wall st, trustee. Ferris av, w s, 816.3 s lands St. Joseph's Inst for Deaf Mutes, runs s 437.2 x n w 823.4 to Westchester Creek, x n w 28.6 x n w 19.8 x n w 16 x s e 60.11 x n w 245.6 x n e 892.10. All title to land under water of Westchester Creek, adj above. Nov 18, 3 yrs, 5½%. Nov 30, 1910. 20,000

*Same to same. Same property. Prior mt \$20,000. Nov 18, 3 yrs, 6%. Nov 30, 1910. 10,000

Flynn, Chas to Florence C Speranza, Bedford, N Y. Tinton av, No 696, e s, 370.11 n Kelly st, 24x100.2x22x100.1. Dec 1, 1910, 3 yrs, 5%. 10:2665. 6,000

Fleischmann Realty & Construction Co, 507 5th av with Emily S Arnold, 303 Lex av. Charlotte st, w s, 150 n 170th st, 37.6x100. Extension of mt for \$23,000 to Aug 16, 1915 at 5%. Nov 1. Nov 25, 1910. 11:2966. nom

*Florio, Antonio to Angelo Di Liusi, 2072 1st av. 8th st, s s, 105 e Av D or Olmstead av, 100x100, Unionport. Prior mt \$1,500. Oct 24, 3 yrs, 4½%. Nov 25, 1910. 1,000

*Galante, Nicola, 566 E 187th st, to Amalia Chalzel, 119 E 96th st. Birch st, e s, 100 n Chester av, 29.6x141.5x38.6x100. Nov 26, 3 yrs, 6%. Dec 1, 1910. 200

*Grady, Edw, 1500 Hone av, to Eliza C Haight, 15 Lincoln Circle. Walker av, n e cor Hone av, 28.11x68.7x27.6x68.6. Nov 25, 3 yrs, 5½%. Dec 1, 1910. 4,000

*Glynn, Josephine A, 1516 Roselle st, to Frank Gass, Inc, 2215 Westchester av. Roselle st, e s, 57 s Poplar st, 28x100x26x100. Nov 22, 3 yrs, 6%. Nov 25, 1910. 500

Greene, Wm E to Jane Kitchen, 2009 Bronxdale av. Tiffany st, No 1089, w s, at s e s 167th st, 94.5x38.6x75x69.1. Prior mt \$— Nov 30, 1910, due Jan 1, 1913, 6%. 10:2716. 9,500

Herrmann, Michl to Margt Knox, 478 Mott av, Bryant av, No 1349, w s, 40 s Jennings st, 20x100. P M. Prior mt \$8,500. Nov 29, due Dec 1, 1912, 6%. Dec 1, 1910. 11:2994. 1,125

Herman (David) Const Co, 165 Bway, to LAWYERS TITLE INS & TRUST CO, 160 Bway. Intervale av, e s, 133.7 s Wilkins av, 50x100. Nov 30, 5 yrs, 5½%. Dec 1, 1910. 11:2976. 37,000

Same to same. Wilkins av, w s, 155.5 s Intervale av, 116.4x89.1 x100x29.6. Nov 30, 5 yrs, 5½%. Dec 1, 1910. 11:2976. 51,000

Same to same. Intervale av, e s, at w s Wilkins av, runs s 133.7 x e 79.6 to Wilkins av x n 155.5 to beginning. Nov 30, 5 yrs, 5½%. Dec 1, 1910. 11:2976. 56,000

Same to same. Intervale av, e s, 233.7 s Wilkins av, 77.6x78.7x73.11x78.6. Nov 30, 5 yrs, 5½%. Dec 1, 1910. 11:2976. 42,000

Same to same. Wilkins av, w s, 271.10 s Intervale av, 80.7x101.11x73.11x60.7. Nov 30, 5 yrs, 5½%. Dec 1, 1910. 11:2976. 49,000

Same to same. Wilkins av, w s, 271.10 s Intervale av, 80.7x101.11x73.11x60.7; Intervale av, e s, 233.7 s Wilkins av, 77.6x78.7x73.11x78.6; Intervale av, e s, at w s Wilkins av, 133.7x79.6 to Wilkins av, x n 155.5 to beginning; Intervale av, e s, 133.7 s Wilkins av, 50x100. Certificate as to 5 mts aggregating \$235,000. Nov 30. Dec 1, 1910. 11:2976. —

*Hoffmann, Anna T to Xavier Biehler, 319 W 37th st. Blackrock av, No 2149, n s, 279.9 w Castle Hill av, 19.11x108, Unionport. Dec 1, 1910, 3 yrs, 5½%. 3,250

*Same to Jos Johnson, 6 Walnut st, et al. Blackrock av, No 2147, n s, 299.9 w Castle Hill av, 19.11x108. Dec 1, 1910, 3 yrs, 5½%. 3,250

*Same to Fredk A Southworth, 450 Riverside Drive, trustee. Blackrock av, No 2145, n s, 319.8 w Castle Hill av, 19.11x108. Dec 1, 1910, due, &c, as per bond. 3,250

*Same to same. Blackrock av, No 2143, n s, 339.8 w Castle Hill av, 19.11x108. Dec 1, 1910, due, &c, as per bond. 3,250

*Same to Florence Sillocks, 27 W 97th st. Blackrock av, No 2141, n s, 359.8 w Castle Hill av, 19.11x108. Dec 1, 1910, due, &c, as per bond. 3,250

Herman (David) Const Co, 165 Bway, & Utility Realty Co, 165 Bway, with LAWYERS TITLE INS & TRUST CO, 160 Bway. Intervale av, e s, at w s Wilkins av, runs s 311.1 along Intervale av x e 180.6 x n w along Wilkins av 352.5 to beginning. Subordination agreement. Nov 29. Dec 1, 1910. 11:2976. nom

Herman (David) Const Co, 165 Bway, & Henry Morgenthau Co, 165 Bway, with same. Intervale av, e s, at w s Wilkins av, runs s 311.1 along Intervale av x e 180.6 x n w along Wilkins av 352.5 to beginning. Subordination agreement. Nov 29. Dec 1, 1910. 11:2976. nom

Irvine Realty Co to Longvale Const Co, 863 Westchester av. Kelly st, Nos 885 & 889, n w s, 73 s w Intervale av, 2 lots, each 33.4x100. 2 mts, each \$2,500; 2 prior mts, each \$17,000. Nov 28, 1910, due, &c, as per bond. 10:2702. 5,000

Same to same. Same property. 2 certificates as to above mt. Nov 28, 1910. 10:2702. —

*Janss, Geo H to Augusta Knapp, 739 E 237th st. Watson av, n e cor Ash st, 100x100, & being lot 257, map 1106 (Westchester Co) of Arden property. Nov 29, 1910, due, &c, as per bond. 1,200

Jones, Anna E, 28 W 116th st, to Milton M Blumenthal, 30 W 127th st. 156th st, s s, 47.2 e Park av, 50x98.5x50x98.4. Prior mt \$— Dec 1, 1910, due, &c, as per bond. 9:2415. 1,000

Kirby, Sinclair H, 3436 Bailey av, to August Kalkhof, 1338 Franklin av. Fort Independence st, w s, — s Bailey av & at line bet lots 74 & 75, runs w 56.4 x n 40.8 x n 52.8 to st x s 50 to beginning, being part lots 75 & 76 map Wm O Giles at Kingsbridge. Nov 28, 3 yrs, 6%. Nov 29, 1910. 12:3261. 15,000

Kaiser, John F. Mt Vernon, N Y, with Robt W Todd. Sedgwick av, e s, at n s Washington Bridge Park, 25x100x46x141.8, & being lot 52 parcel 35 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Extension of mt for \$1,500 to May 20, 1912, at 6%. May 20, 1909. Dec 1, 1910. 11:2880. nom

Same with same. Sedgwick av, e s, 25 n from n s Washington Bridge Park, 25x100, & being lot 51 parcel 35 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907. Extension of mt for \$812 to May 1, 1912, at 6%. May 1, 1909. Dec 1, 1910. 11:2880. nom

Kuestner, Philip to TITLE GUARANTEE & TRUST CO, 176 Bway. Elm pl, No 2472, e s, 91 n 189th st, 25.5x75.10x25x75. Dec 30, meant for Nov 30, due, &c, as per bond. Nov 30, 1910. 11:3023. 3,000

*Loughman, Stephen to Tremont Bldg & Loan Assoc, 1931 Wash av. Park pl, n e cor Business pl, 159.2x100x158.2x100. Nov 23, installs, 6%. Nov 25, 1910. 4,000

*Laumeister, Charles A, 1047 Jackson av, with Louis A Fahs, 1287 Fulton av. Havemeyer av, n w cor Ludlow av, 108x55, Unionport. Subordination agreement. Nov 28. Nov 30, 1910. nom

*Lamponi, Francesco & Rafalla, 1918 Barnes av, with Saml Deane Jr, 61 Bank st, trustee Samuel Deane, Sr. Plot begins 990 e White Plains rd at point 1,020 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av. Extension of \$3,000 mt until Sept 23, 1913, % as per bond. Nov 25. Nov 29, 1910. nom

Levinson Impt Co with Workmens Sick & Death Benefit Fund of the U S of A, 1 3d av. Clinton av, w s, 131.11 n 169th st, 28.10 x138.2. Extension of mt for \$29,000 to Nov 30, 1915, at 5%. Nov 29. Nov 30, 1910. 11:2933. nom

Low, Minnie to CENTRAL TRUST CO, 54 Wall st. 3d av, No 2683, n w s, 50 s w 143d st, 25x100. P M. Dec 1, 1910, 5 yrs, 5%. 9:2323. 12,000

Murtha, Thos F to Margt Knox, 478 Mott av. Bryant av, No 1351, w s, 20 s Jennings st, 20x100. P M. Prior mt \$8,500. Nov 29, 3 yrs, 6%. Dec 1, 1910. 11:2994. 1,500

Mountain Const Co to Brainerd P Salmon. 188th st, No 516, s s, 32 w Bathgate av, 20x89.5. Prior mt \$7,500. Nov 26, due May 26, 1911, 6%. Dec 1, 1910. 11:3057. 1,713.54

Mullen, Michl & Michl Dermody, 1017 Nelson av, to Julia Murphy, 777 Park av. Nelson av, w s, 150.5 n 164th st, 25x62.9x25x60.10. Oct 1, 1 yr, 6%. Nov 25, 1910. 9:2512. 1,450

Mountain Const Co to A Monae Lesser, 16 W 68th st. Findlay av, s w cor 165th st, 90.5x25.6x88.8x26.11. Prior mt \$— Nov 23, 2 yrs, 6%. Nov 25, 1910. 9:2432. 5,000

Same to same. Same property. Certificate as to above mt. Nov 23. Nov 25, 1910. 9:2432. —

McAdam, Ronald, 707 E 175th st, with Robt W Todd, 123 E 57th st. 198th st, No 25 E, n s, 241 e Jerome av, 25.11x112.11x25x119.7. Extension of mt for \$5,500 to Dec 5, 1913, at 5%. Nov 26. Nov 28, 1910. 12:3319. nom

Moses, Solomon to Ignatius Mueller, 731 Floyd st. Louisville, Ky. Grant av, No 991, w s, 60.3 n 164th st, 45.2x80.8x45x84.2. Prior mt \$— Nov 29, 1910, 3 yrs, 5½%. 9:2447. 5,000

Mulcahy, Mary F to EAST RIVER SAVINGS INSTN, 280 Bway. Park av, e s, 97.10 s 169th st, runs e 60 x s 0.4 x e 65.10 x s 1.10 x e 25 x s 91.1 x w 150.10 to av x n 93.3 to beg; 169th st, s s, 85 e Park av, 40.10x98.2. Nov 29, 1910, 5 yrs, 5%. 9:2390. 18,000

Martin, Mary A, 1223 Tinton av, to Mary E Rheinfrank, 885 Columbus av, Tinton av, No 1223, w s, 229.6 n 168th st, 20.5x110. Nov 28, 3 yrs, 5%. Nov 29, 1910. 10:2663. 6,000

Mainhart, Marian R, of Rye, N Y, to Charter Construction Co, 595 5th av. Lots 215 to 217, map lots Century Investing Co, Prior mt \$4,500. Nov 12, due Nov 1, 1912, 6%. Nov 25, 1910. 11:2876. 1,500

Mercury Realty Co to American Mortgage Co, 31 Nassau st. Forest av, e s, at n w s Westchester av, runs n e 262.5 to s s 156th st x w 97.11 x s w 77.9 to Forest av x s 150.1 to beginning. P M. Nov 28, 1910, 3 yrs, 6%. 10:2645. 42,000

Mercury Realty Co to Annie R Spratley, 453 W 155th st. Same property. P M. Prior mt \$42,000. Nov 28, 1910, due, &c, as per bond. 10:2645. 20,500

McKeever, Timothy W, 2239 Tiebout av to Jacob Marx, 2102 Bway. 176th st, No 55, n s, 140 w Walton av, 25x125. Prior mt \$8,000. Nov 25, due June 8, 1911, 6%. Nov 26, 1910. 11:2851. 1,100

*McLaughlin, Bernard to Theo J Chabot, 1208 Washington av. Col av, s w cor Taylor st, 25x100, except part for st. Nov 26, 1910, due &c as per bond. 8,500

Nolan, Frank to Ronald McAdam, 707 E 175th st. 198th st, No 25, on map No 21, n s, 241 e Jerome av, 25.11x112.11x25x119.7. P M. Nov 26, 3 yrs, 6%. Nov 28, 1910. 12:3319. 1,000

*Niebuhr, Sarah A to Martin Bariffi at Hartford turnpike, Whitneville, Conn. Theriot av, w s, 125 s McGraw av, 25x100. P M. Prior mt \$3,500. Nov 26, installs, 6%. Nov 28, 1910. 900

Orwell Realty Co to Hugh Doon, 480 E 138th st. 191st st, s s, 50 w Hughes av, 75x57.9x76.4x40.10. Prior mt \$23,500. Nov 29, due, as per bond, 6%. Nov 30, 1910. 12:3273. 275

Same to same. Same property. Certificate as to above mt. Nov 30, 1910. 12:3273. —

One Hundred & Seventy-third St Bldg & Const Co to Manhattan Mortgage Co, 200 Bway. Vyse av, e s, 125 s 173d st, 50x100. Prior mt \$— Nov 28, 1910, due, &c, as per bond. 11:2996. 4,000

Same to same. Same property. Certificate as to above mt. Nov 28, 1910. 11:2996. —

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- Phelan Bros Const Co to Maidza London, 303 W 111th st. Bassford av, No 2248, e s, 194.1 n 182d st, 35x73.10x35x72.9. Prior mt \$16,500. Nov 25, 1910, due, &c, as per bond. 11:3050. 3,000
- Same to same. Same property. Certificate as to above mt. Nov 23, 1910, 11:3050. —
- Pinder, Robt to BOWERY SAVINGS BANK, 128 Bowery. Anthony av, No 1932, e s, 50 n Echo pl, 50x95. Nov 26, 3 yrs, 5%. Nov 28, 1910, 11:2814. 3,500
- Picone Realty Co to Bronx Investment Co, 128 Bway. Marion av, e s, 150 n 189th st, 50x109.2x50.1x105.4; lot 111 map No 1064A subdivision of plot A of 107 lots of Hudson Park. P M as to 1st parcel. Nov 25, due Aug 1, 1911, 6%. Dec 1, 1910, 11:3026 & *. 38,000
- Same to same. Same property. Certificate as to above mt. Nov 25, Dec 1, 1910, 11:3026 & *. —
- Quinn, Eliz to John Townshend, 302 W 73d st. Nelson av, w s, 100.3 n 164th st, 16.8x58.5x16.8x57.2. Dec 1, 1910, 3 yrs, 5%. 9:2512. 3,000
- Richardson, Chas, 1120 Bryant av, to American Tract Society, 150 Nassau st. Bryant av, n e cor 167th st, 92.8x25x94.6x25. Nov 25, 1910, due, &c, as per bond. 10:2754. 26,000
- Same to Adamson R McCandless, 265 W 72d st, guardian Maude A Brookfield. 167th st, n s, 25 e Bryant av, 37.7x97.3x37.6x94.6. Nov 25, 1910, 5 yrs, 5%. 10:2754. 28,000
- Randall, Rufus R, 1819 Topping av, to Mary K Owen, 1818 Clay av. Topping av, No 1819, w s, 105 s 176th st, 20.4x105.1x20.4x101.3. Nov 25, 1910, due as per bond. 11:2800. 7,500
- *Reimer, Casper to Geo H Janss, 633 E 168th st. Wickham av, e s, 500 n Cornell av, & being lot 486 map (No 1106 Westchester Co) Arden property, —. Nov 26, due, &c, as per bond. Nov 28, 1910. 900
- *Roth Construction Co to Louis A Fahs, at s w cor Tinton av & 160th st. Ludlow av, n s, 55 w Havemeyer av, 25x108, Unionport. Certificate as to mt for \$4,750. Nov 29, 1910. —
- *Same to same. Havemeyer av, n w cor Ludlow av, 108x25. Certificate as to mt for \$1,250. Nov 29, 1910. —
- Rosenbaum, Selig to Manhattan Mortgage Co, 200 Bway. Hull av, n s, 229.7 e 205th st, 50x100. Prior mt \$—. Nov 29, due, &c, as per bond. Nov 30 1910. 12:3346. 3,000
- *Roth Construction Co to Agnes McElhinney, 54 E 128th st. Ludlow av, n s, 80 w Havemeyer av, 25x108, Unionport. Bldg loan. Nov 15, due Jan 2, 1914, 6%, until full amount is advanced & 5% thereafter. Nov 30, 1910. 5,000
- *Same to same. Same property. Certificate as to above mt. Nov 30, 1910. —
- *Same to Xantha S Parker, 22 E 68th st. Ludlow av, n s, 105 w Havemeyer av, 25x108, Unionport. Bldg loan. Nov 15, due Jan 2, 1914, 6%, until full amount is advanced & 5% thereafter. Nov 30, 1910. 5,000
- *Same to same. Same property. Certificate as to above mt. Nov 15, Nov 30, 1910. —
- Same to Louis A Fahs, 1287 Fulton av. Ludlow av, n s, 55 w Havemeyer av (Av B), 25x108. Bldg loan. Nov 29, 3 yrs, 5%. Nov 30, 1910. 4,750
- *Same to same. Havemeyer av, n w cor Ludlow av, 108x55. Nov 29, due, &c, as per bond. Nov 30, 1910. 1,250
- Regent Realty Co with Undercliff Realty Co. Undercliff av, e s, 271 s of stairs to Palisade pl, 50x159.9x50.3x167, & being lots 102 & 103 map Undercliff Terrace. Extension of mt for \$2,000 to Nov 28, 1913, at 5½%. Nov 12, Nov 30, 1910. 11:2880. nom
- Same with same. Undercliff av, e s, 321 s stairs to Palisade pl, 100x—x100x159.9, & being lots 98 to 101 same map. Extension of mt for \$3,500 to Nov 25, 1913, at 5½%. Nov 12, Nov 30, 1910. 11:2880. nom
- Russell, John F & Patk S to Ellen Egan, 590 Grand st. 3d av, No 4547, s w cor 184th st, 40x237.9 to Bathgate av, No 2306, P M. Prior mt \$25,000. Nov 30, 3 yrs, 5%. Dec 1, 1910, 11:3052. 5,000
- Rollent, Frank to TITLE GUARANTEE & TRUST CO, 176 Bway. Daly av, No 1918, e s, 367.6 s Tremont av or 177th st, 21.8x152.3. Nov 29, due, &c, as per bond. Dec 1, 1910, 11:2992. 3,000
- Richter, Joseph A & Eliz P with Jas T Barry, 1149 Boston road. Wilkins av, s e cor Jennings st, 50x96x50.5x100. Extension of mt for \$17,000 to Nov 1, 1913, at 6%. Nov 1, Dec 1, 1910, 11:2976 & 2977. nom
- *Sica, Angelo, 340 E 34th st, Raffaele Pisani, 736 2d av, & Antonio Falcone, 736 2d av, to Hudson P Rose Co, 32 W 45th st. Hobart av, e s, 454.1 s Waterbury av, 25x80.11x25.1x83.2. P M. Nov 19, 3 yrs, 5½%. Dec 1, 1910. 550
- *Stumpfel, Chas H, 1848 Mayflower av, to Commercial Finance Co, Poughkeepsie, N Y. Mulford av, w s, 225 s Alice st, 25x100. Nov 23, 3 yrs, 6%. Dec 1, 1910. 2,500
- Sweeney, Mary A to Crotona Const Co, 3787 Bway. Webster av, e s, 125.11 n 184th st, 33.4x90. Prior mt \$15,000. Nov 29, due, &c, as per bond. Nov 30, 1910, 11:3031. 15,000
- Schaefer, John to Herman D Junge, 951 Grant av. Park av, w s, 287.8 s 187th st, 250x93x250x100. Prior mt \$18,000. Nov 22, 1 yr, 6%. Nov 28, 1910. 11:3031. 6,000
- Shea, Mary E to DOLLAR SAVINGS BANK, 2808 3d av. 180th st, No 593, n s, 20.2 w Arthur av, 25.3x102.11x25x106.8. Nov 25, 1910, 1 yr, 5%. 11:3062. 1,000
- Stockle, Edw with John F Kaiser. Sedgwick av, e s, 625.9 n Undercliff av, 50x100. Extension of \$2,500 mt until Apr 1, 1912, at 6%. Mar 24, 1909. Dec 1, 1910. 9:2538. nom
- Treadwell, Henrietta to Jacob Cooper, 92 Morningside av East. Belmont av, No 2510, e s, 107.2 s Pelham av, 25x100. Prior mt \$2,000. Nov 28, 1910, 1 yr, 6%. 11:3091. 750
- Todd, Robt W, 123 E 57th st, with Mary E Rheinfrank, 885 Columbus av, Tinton av, No 1223. Subordination agreement. Nov 28, Nov 29, 1910. 10:2663. nom
- Tuchmann Bros Construction Co to Richd V Stevens, 431 E 119th st et al. Cauldwell av, w s, 148.3 n 158th st, 49x130. Prior mt \$37,500. Nov 28, due June 1, 1911, 6%. Nov 29, 1910. 10:2626. 16,000
- Toop, Wm H to One Hundred & First St Co, 103 Park av. Sherman av, n w cor McClellan st, 75x100. P M. Prior mt \$1,700. Nov 21, due June 1, 1912, 6%. Nov 30, 1910. 9:2456 & 2452. 700
- Tuchman Bros Const Co to Richd V Stevens, 431 E 119th st, et al. Beaumont av, w s, 220 s 187th st, 50x100. Prior mt \$31,116. Nov 28, due June 1, 1911, 6%. Dec 1, 1910. 11:3089. 7,000
- Townsend, Esther M of Newark, N J, to Esperanto Mort Co, 37 Liberty st. 176th st, No 981 to 985 (Woodruff) st n e s, 222.10 s e Boston rd, 75x129.3x74.11x127.4, except part for st. Prior mt \$10,000. Nov 23, installs, 6%. Nov 26, 1910. 11:3004. 1,200
- Undercliff Realty Co to Jacob B Kaplan, 813 Eagle av. Undercliff av, e s, 271 s stairs to Palisade pl, & being lots 98 to 103 map No 1069 Undercliff Terrace, Morris Heights, 150x—x—x167. Prior mt \$5,500. Dec 22, 1909, due, &c, as per bond. Nov 30, 1910. 11:2880. 6,000
- Utility Realty Co, 165 Bway, to Max Kaskel at Hotel Plaza, 5th av & 59th st. 3d av, No 3028, e s, abt 138 s 156th st, 37.2x100. Nov 28, 1910, 5 yrs, 5%. 9:2363. 30,000
- Same to same. Same property. Certificate as to above mt. Nov 22, Nov 28, 1910. 9:2363. —
- Warren (A) Const Co, 2311 Creston av, to Mary A Langbein, 505 E 175th st. 181st st, n s, 11 e Mohegan av, mt reads West st, s w s, lot 10 map (No 252 Westchester Co) Wardsville, 50x117 to 181st st x50.1x114, except part for E 181st st. P M. Prior mt \$3,700. Nov 7, 1 yr, 6%. Nov 25, 1910. 11:3124. 4,000
- Wolf, Helena to Paul Hellinger, 67 E 90th st. Brook av, No 460, e s, 99.8 n 145th st, 25x100. P M. Prior mt \$—. Nov 23, 3 yrs, 6%. Nov 28, 1910. 9:2272. 6,000
- Wallach (Rudolph) Co to Wm B Anderton, 180 Mad av, trustee Ralph L Anderton. 3d av, w s, 231.6 n 181st st, 150x127.11. P M. Nov 21, 3 yrs, 5%. Nov 25, 1910. 11:3048. 15,450
- Woods, Margaret M with Timothy W McKeever, 55 E 176th st. 176th st, No 55 E. Extension of \$8,000 mt until Nov 25, 1913, 5%. Nov 25, Nov 26, 1910. 11:2851. nom
- *Woessner, Sophia M, 900 E 213th st, to Geo J Palmer, 115 W 90th st. 214th st, No 841 E, n s, 28.8x109.6. Nov 15, 3 yrs, 6%. Nov 29, 1910. 2,500
- Warren (A) Const Co to Mary A Duer, 107 E 64th st, et al exrs Mary W Hamilton. Morris av, e s, 115.9 n 183d st, 18.9x117.6. Nov 29, 3 yrs, 5% until Nov 29, 1911, & thereafter at 5½%. Nov 30, 1910. 11:3172. 8,000
- Same to same. Same property. Certificate as to above mt. Nov 29, Nov 30, 1910. 11:3172. —
- Same to David McClure, 22 W 49th st, & ano trustees Brian McKenny. Morris av, e s, 153.3 n 183d st, 18.9x117.6. Nov 29, 3 yrs, 5%. Nov 30, 1910. 11:3172. 8,000
- Same to same. Same property. Certificate as to above mt. Nov 29, Nov 30, 1910. 11:3172. —
- Same to Cornelia H Hughes at Harrow Weald Park, Harrow Weald, Middlesex Co, Eng. Morris av, e s, 134.6 n 183d st, 18.9x117.6. Nov 29, 3 yrs, 5%. Nov 30, 1910. 11:3172. 8,000
- Same to same. Same property. Certificate as to above mt. Nov 29, Nov 30, 1910. 11:3172. —
- Same to Sophia W Dauchy, 59 South Oxford st, Bklyn, N Y. Morris av, e s, 97 n 183d st, 18.9x117.6. Nov 29, 3 yrs, 5%, until Nov 29, 1911, & 5½% thereafter. Nov 30, 1910. 11:3172. 8,000
- Same to same. Same property. Certificate as to above mt. Nov 29, Nov 30, 1910. 11:3172. —
- *Wolfson, Herman to Anna Majewski, 624 E 138th st. Washington av, w s, 673.4 n 2d st, 50x86x50x97.6, Westchester. P M. Nov 29, 2 yrs, 6%. Nov 30, 1910. 1,200
- Weigle, Chas H to Eliza Van Namee, 146 Central Park West. Boston road, e s, 67.4 s 180th st, 25x92.7x25x91.11. P M. Nov 30, due, &c, as per bond. Dec 1, 1910. 11:3140. 7,500
- Zurnieden, Jacob to Daisy E Booss, at Long Branch, N J. Bainbridge av, No 2955, w s, 245.4 n Bedford Park Boulevard, 25x111.7x25x111.5. Dec 1, 1910, 3 yrs, 5%. 12:3298. 14,000

JUDGMENTS IN FORECLOSURE.

SUITS.

- Nov. 28.
- Grand av, w s, 93.4 s Tremont av, 35x75.1x35.1x73.6. Wm F Decker agt Wm R Lowe Co; Rounds, Hatch, Dillingham & Debevoise, att'ys; Ambrose A O'Connell, ref. (Amt due, \$9,352.80.)
- Grand av, w s, 59.4 s Tremont av, 34x73.6x33.3x83.11. Eugene H Hatch agt same; Robt G Mead, att'y; Ambrose A O'Connell, ref. (Amt due, \$9,352.80.)
- Nov. 25.
- 8th av, Nos 2547. Herbert S Ogden agt Jacob Klein et al; Jos W Middlebrook, att'y; Adam Wiener, ref. (Amt due, \$25,086.67.)
- 8th av, Nos 2553. Same agt same; same att'y; same ref. (Amt due, \$25,086.67.)
- 8th av, No 2555. Same agt same; same att'y; same ref. (Amt due, \$25,086.67.)
- Nov. 26.
- 164th st, n e s, intersec n w s Washington av, 200x100. Lewis S Davis agt Harris Bernstein et al; Moss, Laimbeer, Marcus & Wels, att'ys; Lauren Carroll, ref. (Amt due, \$36,156.55.)
- Nov. 29.
- 104th st, No 64 East. Cty Real Estate Co agt Fredk G W Sigrist et al; Harold Swain, att'y; Geo G Battle, ref. (Amt due, \$6,349.84.)
- Manida st, n s, 200 s Spofford av, 25x100. Frederick Fastenau agt Chas Hillman et al; Herman Eifers, att'y; Isidor Cohn, ref. (Amt due, \$2,061.86.)
- Nov. 28.
- Lots 471 & 472, block F, map of Mapes Estate, Bronx. Emma F Ronley agt Frank W Gordon et al; Chas P Hallock, att'y; Isham Henderson ref. (Amt due, \$1,921.20.)
- Brook av, e s, 25.1 n 139th st, 37.7x103.7. Jonas Reutlinger et al agt Haase-Lippman Construction Co; Arthur G Frank, att'y; Adam Wiener, ref. (Amt due, \$33,333.33.)
- Brook av, e s, 62.9 n 139th st, 37.7x107.2. Same agt same; same att'y; same ref. (Amt due, \$53,333.33.)
- Nov. 29.
- Tremont av, s w cor Grand av, 92.7x71.1x59.4x irreg. Fredk G Mead agt Wm R Lowe Co; Eugene H Hatch, att'y; Ambrose A O'Connell, ref. (Amt due, \$13,509.61.)
- 117th st, s s, 219 e 1st av, 25x100.11. Katharine H Jackson agt Jacob Furmann et al; Bowers & Sands, att'ys; Jas W Hyde, ref. (Amt due, \$8,433.88.)



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LIS PENDENS.

Nov. 26.
 Kelly st, e s, 325 n 156th st, 25x100. Otto Sinauer et al agt Sarah D Naylor et al; action to establish lien; att'y, E G Kremer.
 3d av, late Fordham av, n w s, Lot 51, map of Village of Morrisania, 25x125, Bronx. Jno T Neilon et al agt Church of Saint Augustine of N Y City et al; partition; att'y, J M Zurn.
 Bleecker st, No 188.
 Macdougall st, Nos 87 & 89, leasehold.
 Antonio Cagliostro agt Nicola Galgano et al; action to declare mortgage; att'y, R B Knowles.
 7th st, No 241. Hyman Thumen agt David Goodman et al; action to set aside conveyance; att'y, S Goodelman.
 Nov. 28.
 Amsterdam av, e s, 74.11 n 148th st, 25x100. Lillian Lipstadt agt Henry Voss et al; foreclosure of transfer of tax lien; att'y, A S Aaronstamm.
 Nov. 29.
 Blackrock av, n s, 305 w Castle Hill av, 100x108. Emil Nikolai agt Chas Schratz et al; action to foreclose mechanics lien; att'y, E E L Hammer.
 Gilbert pl, n w cor Faile st, 25x100. Adolph B Nash et al agt Jesse M Samilson Realty & Construction Co; notice of levy; att'y, J F Cook.
 122d st, n s, 150 w Amsterdam av, 50x90.11. Issac H Rosenberg exr agt Bernard Ratkowsky et al; action to cancel agreement, &c; att'y, L J Frey.
 Nov. 30.
 Edison av, e s, 300 s Tremont rd, 50x100. Luigi Buffano et al agt Paolina Liffrieri; notice of levy; att'y, G J Cuoco.
 Dec. 1.
 36th st, Nos 149, 219 and 223 East.
 37th st, No 212 East.
 38th st, No 305 East & property in Sullivan County.
 Wm Cook agt Alice V Cook et al; partition; att'ys, Wolf & Kohn.
 36th st, n s, 275 e 3d av, 22.6x98.9.
 38th st, n s, 100 e 2d av, 25x99.1.
 36th st, No 219 East.
 37th st, No 212 East.
 36th st, No 149 East.
 Geo D Beattys, trustee, agt Susanna Sands et al; partition; att'y, H A Rubino.
 121st st, s s, 140 e Lenox av, 20x100.11. Morris J Hirsch agt Ferdinand Ehrlich et al; action to declare deed a mortgage; att'ys, Reeves, Todd & Swain.
 Dec. 2.
 2d av, Nos 119 & 121. Ellen Priess agt Gerson Hyman et al; specific performance; att'y, J Rosansky.
 Belmont av, s e cor 188th st, 74.1x27.7x87.3x28.1. Jno E Norelins agt August Rehbock; notice of levy; att'y, S C Syree.
 Ludlow st, w s, 87.6 s Broome st, 25x87.6. Franklin Feed Stores agt Theodore Palumbo; notice of levy; att'y, E Vogel.
 102d st, n s, 227.6 e Park av, 50x100.11. Same agt Eliza Palumbo; notice of levy; att'y, E Vogel.
 Ludlow st, w s, 87.6 s Broome st, 25x87.6. Geo Hassler agt Theodore Palumbo; notice of levy; att'y, G H Hyde.
 102d st, n s, 227.6 e Park av, 50x100.11. Same agt Eliza Palumbo; notice of levy; att'y, G H Hyde.
 109th st, n s, 225 e 2d av, 32x90x irreg. People & Co agt Giosne Galluci; notice of levy; att'y, not given.
 103d st, No 166 East. Rosalie Binkowski et al agt Regina Moskiewitz et al; action to declare trust; att'ys, Mays, Kaufmann & Lindheim.
 Railroad av, e s, lot 37, map of Village of Fordham, Bronx. Jno L Jones et al agt Margaret Lyons et al; amended action to declare lien; att'y J Oliver.

FORECLOSURE SUITS.

Nov. 26.
 Maple st, e s, 50 n Av A, 25x100. Warren B Samsis agt Benj H Irving et al; att'y, W E Samsis.
 Monroe st, s s, 264.2 w Corlears st, 37.2x97.10. Leon Tuchman agt New Realty Co; att'ys, Manheim & Manheim.
 135th st, n s, 260 e Lenox av, 75x99.11; two actions. Jos Wittner agt Hyman Horwitz et al; att'y, L A Jaffer.
 Leggett av, s w cor 145th st, 100x75. Michael J Sullivan agt Greenwich Mortgage Co et al; att'y, M J Sullivan.
 179th st, s s, 100 w Prospect av, 72x95. Edw W Boker et al agt Nora Realty Co et al; att'y, R M Bruno.
 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.
 80th st, No 228 East. State Bank agt Hirsch D Jahre et al; att'y, J A Kohn.
 48th st, Nos 625 & 629 West; three actions. Rosa Peck, extrx, agt Elbert Wakeman et al; att'y, J Ullman.
 4th av, s s, e 1/4 of 611, map of Williamsbridge, Bronx. Jos B O'Neill agt Michael Brennan et al; att'y, T L A Britt.
 Nov. 28.
 Madison av, Nos 778 & 780. Union Dime Savings Bank agt Jno T Williams et al; att'ys, Woodford, Bovee & Butcher.
 143d st, No 240 West. Anna L Bachmann agt Elias Feinberg et al; att'y, J M Tully.
 118th st, No 58 East. Jno A Aspinwall et al, trustees, agt Max L Landesman et al; att'y, R Benedict.

48th st, Nos 631 West. Rosa Peck, extrx, agt Florence M Broggs et al; att'y, J Ullman.
 60th st, Nos 403 & 405 East; two actions. Jonas Weil et al agt Saml Stern et al; att'y, M Sundeimer.
 Barry st, s w cor Longwood av, 100x75. Robt J Illwitzer agt Downey Construction Co et al; att'y, M J Sullivan.
 Forsyth st, Nos 213 & 215. Jennie Levine agt Herres Posner et al; att'y, J A Seidman.
 Nov. 29.
 140th st, No 875 East. Julius Fleischmann agt Cornelius Daniels et al; att'ys, Hays, Hershfield & Wolf.
 Houston st, n s, 25 w Av B, 20x75. Hermann Grad agt Nathan Wegler et al; att'y, C L Grad.
 142d st, n s, 230.7 e Alexander av, 37.5x100. Fredk Mathesius Jr agt Haase-Lippman Construction Co et al; att'y, E Miehlung.
 142d st, n s, 267.11 e Alexander av, 37.5x100. Same agt Haase-Lippman Construction Co; att'y, E Miehlung.
 63d st, s s, 106 e 1st av, 25x100.5. David D Joseph agt Jacques B Haas et al; att'y, S J Cohen.
 Nov. 30.
 96th st, No 206 West. Francis H Ross agt Mary B Cunningham et al; att'ys, Neier & Van Derveer.
 White Plains rd, w s, 318.10 n Kossuth st, 26.6x130.7. Florence S Weil agt Wm D Miller et al; att'y, S J Freudenheim.
 115th st, n s, 244 w Pleasant av, 40x100. Lincoln Mortgage Co agt Hannah Beyer et al; att'y, H A Blumenthal.
 New Chambers st, No 82.
 Water st, No 340.
 Two actions. Mary E Sandford agt S G Painter Realty & Securities Co; att'y, T J Meehan.
 109th st, n s, 375 e 2d av, 25x100.11. Bernheimer & Schwartz Pilsener Brewing Co agt Margarita Peloso et al; att'ys, Rose & Putzger.
 Lots 1034, 1037 & 1038, map of Woodlawn Heights, Bronx; two actions. Bronx Heights Land Co agt Virgilio D'Ambrosio et al; att'y, H J Rosenson.
 101st st, No 104 West. Jos Goldstein agt Morris Singer et al; att'ys, Parker & Ernst.
 Park av, No 3042. Wm Engel agt Thos N Doutey et al; att'y, L S Goebel.
 115th st, No 156 East. Jas O'Connell agt Lina Simon et al; att'y, J J O'Grady.
 80th st, No 228 East. State Bank agt Hirsch D Jahre et al; att'y, J A Kohn.
 Dec. 1.
 Main st, n e s, Lot 235, map of Village of Mott Haven, Elmira Oakley extrx agt Carrie F Brush et al; att'ys, Baylis & Sanborn.
 Washington st, e s, bet Murray & Warren st, 21x83.6x21.2x83.11. Phebe A Underhill agt Margaret C Power et al; att'y, W M Powell.
 Madison av, w s, 181.10 s 130th st, 18x75. Elizabeth Cunningham admrx agt Ida R Stewart et al; att'y, P J O'Beirne.
 Lot 538, map of Van Nest Park, Bronx. Margaret McGill agt Ella Greenberg et al; att'y, J K O'Kennedy.
 Av A, w s, 20.4 s 71st st, 25x87. Mary C Rodriguez exrs agt Frank Taus et al; att'ys, Goeller, Shaffer & Eisler.
 Carpenter av, w s, 74.3 n 226th st, 24.9x105. Jno P Pape et al agt Gustave Blass et al; att'ys, Neier & Van Derveer.
 Carpenter av, w s, 49.6 n 226th st, 24.9x105. Wm H A Weylage agt Gustave Blass et al; att'y, Neier & Van Derveer.
 100th st, n s, 145 e Lexington av, 50x100.11. Andrew F Gilsey et al agt S & F Realty Co et al; att'ys, Cary & Carroll.
 Dec. 2.
 Concord av, No 325. Carl Ernst et al agt Harry F Marks; att'ys, Parker & Ernst.
 Madison av, w s, 181.10 s 130th st, 18x75. Elizabeth Cunningham admr agt Wm S McDowell et al; amended; att'y, P J O'Beirne.
 Rivington st, No 227. Clara Schwartz agt Abraham Schwartz et al; att'ys, Schleider & Schleider.
 Beekman av, Nos 15 & 17. Jacob Dohrmann et al agt Coleman Ebb et al; att'y, G A Steinmuller.

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.

Nov. and Dec.
 26 Anderson, Arthur W—W S Bainbridge. 275.94
 26 Adams, Louis B—A E Corbin. 1,646.28
 26 Ahlbum, Carl E—A H Isbell. 141.91
 28 Armetta, Frank—S Como et al. 363.91
 28 Avalone, Jos et al—Empire City Wood Working Co. 323.42
 28 Alton, Arthur M—Sargent & Co. 195.41
 28* Aberley, Lester S et al—L M Woodworth. 111.91
 28 Altieri, Angelo et al—Chas A Lefferts & Co. 332.07
 28 Appelbaum, Max—D Busch. costs, 109.09
 28 Alperin, Annie—M Roth. 59.41
 29 Aram, Herbert—R Veiten. 52.35
 29 Abbott, Thos gdn—Acker, Merrill & Condit Co. costs, 107.55
 29 Aitken, Jno—C H Young. costs, 98.00
 29 Ackerson, Emma E et al—A G Davies. 44.19

30 Adler, Rosa—F de Montebello et al. 631.56
 30 Albert, Andrew I—N Mayer. 11.44
 30 Anglin, Daniel F—F D Mahoney. 329.31
 1 Areroun, Albt et al—E D Vock. 352.98
 1 Abell, Jas M—M Ottinger et al. 1,245.00
 2 Abrahams, Jos—S Gordon. costs, 47.97
 2 Antoville, Mary—S C Bernstein et al. 33.65
 2 Ammon, Root A—F W Benner. 304.41
 2 Abramowitz, Harry S—C Rubinsky et al. 78.66
 2 Abersarch, Harry—S Selinger. 96.00
 2 Accetta, Edgar R by gdn—J R Roosevelt et al. costs, 68.36
 2 Albertson, Albt—K L & W Construction Co. 443.83
 26 Bierman, Harry—Frawley Taxi Co. 22.81
 26 Buckner, Arthur—V B Pondur. 1,440.64
 26* Bergman, Herman et al—J Rosenman et al. 238.88
 26 the same—H J Lipman. 216.77
 26 Berkowitz, Meyer—I Shatzkin. 29.65
 26 Ballantine, Minnie H—H Michel. 387.34
 28 Burgess, Earl—N Y Edison Co. 11.41
 28 Byrne, Francis J—Mercantile Finance Co. 35.46
 28 Bohm, Henrietta—N Y Telephone Co. 29.36
 28 Bradick, Jno—the same. 21.30
 28 Brown, Morgan Jr—J Silverberg. 34.92
 28 Block, Morris et al—H J Mueller. 91.29
 28 Brinker, Hyman—S Suttan. 87.59
 28 Brown, Morris L—L Wallace. 104.77
 28 Bilotti, Michele & Racheia—S Corcillo et al. 77.94
 28 Boldt, Jno E—S H Moseley. 593.97
 28 Burns, Edw S—B C Burns. costs, 75.00
 28 Bagge, Ernest—Harlem Structural Supply Co. 25.56
 29 Barnes, Wm—H Cady. 234.65
 29 Bauer, Jos—European American Bank. 251.39
 29 Brown, Wolston R et al—F J Stewart. 194.21
 29 Baldo, Pasquale—Rodgers & Hagerty, Inc. costs, 23.26
 29 Bischoff, Henry et al—E Gericke. costs, 100.62
 29 Becker, Wm J et al—E Gericke. costs, 100.62
 29 Breen, Michael F—S Bamoal. 1,219.86
 29 Bockstein, Morris et al—L Greenberg. 74.33
 29 Brown, Minnie—J J Coyie. costs, 17.31
 30 Boutilier, Marie—M J Reed. 48.40
 30 Bachand, Margaret—M Glaser. 67.91
 30 Brown, Chas H—C H Smith. 189.38
 30 Berman, Bessie—B Spetz. costs, 70.35
 30 Butler, Wm B—E Lenehan. costs, 39.38
 30 Benken, Geo—Pietrowski & Konop Co. 82.72
 30 Barrett, Ernest D—J Bloch. 121.81
 30 Burkhardt, Pauline—C S Doughty et al. 27.26
 30 Brett, Jas M—Mercantile Finance Co. 67.90
 30 Burrell, Jas & Thos—S Anhalt. 450.08
 30 Barrow, Edw—Musical Leader & Concert Goer. 124.41
 30 Binninger, Geo F gdn—L Wendel, Jr et al. 932.53
 30 Brandenburg, Broughton et al—People, &c. 750.00
 1 Borud, Saml et al—M Reiber. 34.92
 1 Bursky, Chas—I L Cohen et al. 103.46
 1 Bates, Ellis—A L Purcell. 317.70
 1 Bergreen, Ferdinand—Moneyweight Scale Co. 136.65
 1 Bond, Caroline F—Dillard B C Co. 64.40
 1 Behrman, Ralph—N Y Telephone Co. 330.41
 1 Brockman, Saml et al—the same. 27.70
 1 Benzo, Felix W—the same. 31.85
 1 Berman, Saml—M Rosenthal. 1,078.88
 1 Birdseye, Clarence F—National City Bank of N Y. 754.24
 1 Bonta, Mary W—W R Ware. costs, 126.53
 1 Baldwin, Geo E—F Thorn. costs, 296.42
 1 Bennett, Hiram C & Edw H—A H Westcott. 209.62
 1 Barnett, Harry—J Lewinsky. 332.68
 2 Bruns, Wm D—Tenement House Dept. 57.00
 2 Bendheim, Zacharias—the same. 59.65
 2 Boccieri, Eugene H—American Contractor Pub Co. 26.66
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2 Morris, Moses—H Thron	33.66	28 Stern, Julius—M Cohen	37.35	1 Salom, Robt M—Philp Hano & Co.	219.31
2 Moran, Thos S—Pennsylvania Cement Co.	1,095.45	28 Schaffer, Max—N Y Edison Co.	9.86	1 Sheinbaum, Abe—N W McManus	52.96
2 Mulcaey, Frank C—R A McKee	32.91	28 Solomon, Simon et al—the same	13.33	1 Skelley, Dennis F B—N Y Telephone Co.	32.48
2 Meyers, Henry—F H Ohmeis	79.41	28 Sedley, Harry A Jr—R F Shortt	87.94	1 Stripp, Matthew—A A Doctor	163.04
2 McIntosh, Wm E—D Turner	128.04	28 Stewart, Alex W—N Y City & Long Island Advertising Co	192.66	1 Sussman, David et al—B Brauner	505.82
2 McNamara, Frank—E Van Houten	costs, 88.28	28 Still, Stephen G et al—Empire City Wood Working Co	323.42	1 Silberstein, Manny et al—J Levy et al.	70.47
26 Nagle, Percival E—Harlem Supply Co.	435.21	28 Starobin, Jos—P M Lippmann	44.41	1 Schwartz, Eaml et al—G F Lawrence	148.32
26 Noik, Isidor—N Y Edison Co.	25.91	28 Stavim, Rubin et al—State Bank	511.27	1 Stoutenburgh, Jno J et al—Metropolitan Bank	3,567.45
26 Neabore, Jas—N Y Telephone Co.	38.96	28 Seklir, Gerson & Malche—M Schwarz	2,111.29	1 Schmidt, Fredk—J Clarke	2,361.25
26 Nielsen, Christian L—A Thunell	120.62	28 Scott, Wm S—Wall Street Exchange Building Ass'n	662.03	1 Smith, Orrin F—City of N Y	206.78
30 Nadelman, Mollie et al—M Malmuth	171.96	28 Salomon, Max et al—Madison Trust Co.	36.18	1 Smith, Chas—the same	206.78
30 Neuman, Lucretia et al—C Fischer	30.91	28 Springmeyer, Gustave A—C Weinberg & Co	246.14	1 Smith, Fredk M—the same	206.78
1 Newman, Rose—Denistoun M Bell et al.	80.69	28 Stember, David L—H E Jacobs	100.69	1 Smith, Clarence M—the same	206.78
1*Newman, Wm et al—B Brauner	515.28	28 Sanders, Jas H et al—P S Jacoby et al.	26.85	1 Smith, Theodore—the same	206.78
1 Newman, Walter G—W R Wilder	514.96	28 Smith, Chas E—N Y Edison Co.	16.65	1 Smith, Fitzhugh—P H Goldbaum et al.	119.67
2 Nork, Isidor—Central R R Co of N J.	109.25	28*Smith, Walter R et al—M Goldstein	72.01	1 Smith, Morris—T Seraphing	6,087.82
2 Norwalk, Jacob et al—A Collins	854.19	29 Schwarz, Gustave—J C Hutchinson	70.47	2 Strauss, Saml—G N Fischer	377.74
2 Nove, Bernard or November or Dumas—J H Kornbluch	1,480.84	29 Santarsiero, Saverio et al—A Suraci	121.91	2 Spaduzzi, Antonio—S Krauter	52.35
28 Offer, Saml—N Y Edison Co.	15.11	29 Schmitz, Louis B et al—H W F Cady	113.91	2 Sullivan, Jno J—City of N Y	206.78
28 Olincy, Rosa—H Gutfreund	526.00	29 Sass, Tillie et al—H Pouker	136.91	2 Silverman, Herman J—the same	27.73
28 Orfinger, Max et al—M Lidz et al.	30.29	29 Saba, Danl—City of N Y	378.11	2 Shirk, Chas F—the same	36.71
28 Owen, F Wilsey—W A Prendergast	costs, 46.85	29 Sanders, Edw—the same	467.95	2 Spiegel, Otto—the same	198.42
28 O'Shaughnessy, Jas F—Second National Bank of Jersey City, N J.	25,242.93	29 Sancherica, Jno—the same	206.78	2 Silverstein, Aaron—the same	27.73
28 O'Shaughnessy, Michael J & Jas F—the same	10,973.06	29 Sarbenm, Jacob—the same	206.78	2 Spier, Oscar A—the same	194.42
28 Ottmann, Phillip Jr—D F Myers	106.16	29 Salt, Luke R—the same	112.77	2 Stockman, Gustav—the same	378.11
28 O'Brien, Jno W—A D Lyons	77.31	29 Schack, Wm—the same	73.27	2 Scott, Wm W—the same	378.11
28 Offutt, Henry L—J Dawson et al.	costs, 108.18	29 Schwarze, Julius—the same	36.71	2 Solomon, Rosa—the same	288.07
28 Orlowitz, Herman J—V Woodworth	108.88	29 Schneider, Saml—the same	288.27	2 Sloss, Edgar E—the same	378.11
28 O'Connor, Jno A—A J Pelunis	166.80	29 Schwed, Fredk—the same	32.22	2 Shine, Patk J—the same	198.42
28 Oliya, Vincenzo et al—C Borrelli	875.56	29 Schwartz, Saml M—the same	32.22	2 Scordato, Jos—the same	108.58
28 Oshrin, Aaron—A Suderov	1,428.74	29 Schaefer, August—the same	74.42	2 Spier, Fredk J—the same	27.73
30*O'Connell, Jno H et al—F C Neale	155.47	29 Schwartz, Saml D—the same	288.27	2 Strumyer, Hyman—the same	288.27
2 Otto, Alexander F—E A Raymond	236.66	29 Seave, Chas A—the same	467.95	2 Springer, Harold—the same	206.78
2 Otso, Achille F—Bordens Condensed Milk Co	113.00	29 Schall, Henry—the same	27.73	2 Solan, Michael—the same	206.78
2 Oppenheim, Adolph—B Dunn	1,105.03	29 Schenck, Spencer—the same	206.78	2 Stubenbord, Conrad Jr—the same	206.78
26 Pasachow, Emanuel—J Wolkind et al.	costs, 68.19	29 Scherer, Jno—the same	206.78	2 Shulkin, Jos—City of N Y	206.78
26 Pannozie, Louis—M Glickman et al.	31.50	29 Seymour, Edw J—the same	111.54	2 Strout, Ira B—the same	206.78
26 Palumbo, Theodore & Eliza—G Hassler	240.85	29 Shapiro, Jacob—the same	29.52	2 Stoddard, Jas J—the same	206.78
26 Pratt, Jno P—N Y Edison Co.	9.66	29 Shanks, Wm—the same	206.78	2 Spiegel, Morris et al—R Jackle	3,716.63
26 Petschnig, Florian—N Y Telephone Co.	64.21	29 Shedd, Wm B—the same	56.36	2 Selby, Lillian—E Sullivan Co	772.51
26 Platt, Jas H—C Brickelmaier et al.	68.08	29 Shain, Jos—the same	288.27	2 Silberman, Tobias et al—S Tenenbaum et al.	104.53
26 Posner, Benj—S Sobel et al.	68.39	29 Sheath, Margaret—the same	467.95	2 Stanford, Arthur—C Loughrey et al.	124.06
26 Pines, Eli—H Martin	427.51	29 Spademan, Chas—the same	20.08	2 Schlitz, Jno Jr—L Weiss	131.23
26 Pulas, Arthur—A Rahutis	370.81	29 Spreckels, Claus A—City of N Y	467.59	2 Strunsky, Maurice I et al—I Cohn	146.90
26 Pirk, Fredk—F Buononato	120.22	29 Spence, Chas R—the same	33.11	2 Strumpf, Benj et al—Schwab Bros Co.	89.41
26 Picono, Jos et al—C Borelli	875.56	29 Stewart, Gardyne S H—the same	557.97	2 Stark, Abraham S et al—J Meurer	137.65
26 Palmer, Jno—H Schreyer	costs, 94.88	29 Steinberg, Wm—the same	288.27	2 Szabo, Alexander et al—A Collins	854.09
26 Perlovitz, Morris I—E Metz et al.	146.91	29 Slater, Wm J P—the same	378.11	2 Schumacher, Wm A—Title Guarantee & Trust Co	44.20
26 Perows, Jas J—Beer Importing Co of America	28.83	29 Stewart, Ambler J—the same	378.11	2 Spierling, Saml—M Moskowitz	137.80
26 Phelan, Timothy J—P Jordan	costs, 106.62	29 Staib, Wm V—the same	29.08	2 Smith, Jno D—City of N Y	108.58
26 Pearce, Jno K—I Friedlander	157.26	29 Stanford, C D—the same	54.47	2 Smith, Alexander J—the same	206.78
26 Paleologue, Jean & Martha* et al—O C Meyer	68.42	29 Steinmetz, Welcome R—the same	378.11	2 Smith, Wm H—the same	206.78
26 Plint, Jno H—H Plint	costs, 126.75	29 Stevens, Henry D—the same	36.71	2 Smith, Chas—the same	206.78
26 Perlman, Wm & Celia—I Cohen	115.89	29 Sternlicht, David—the same	32.22	2 Smith, Wm—the same	206.78
26 Posner, Fred et al—M Malmuth	171.96	29 Steuer, Louis—the same	288.27	2 Smith, Geo D—the same	54.68
26 Pachman, Hyman—J Kulla Co.	1,427.25	29 Staley, Jacob C—the same	27.73	2 Smith, Wm J—the same	467.95
1 Pasternak, Wm—I Epstein	1,106.50	29 Steenberg, Fredk—the same	206.78	2 Smith, Warren T—the same	206.78
1 Polansky, Sam—J Scharp et al.	costs, 26.65	29 Swallow, Edw W—the same	288.27	2 Smith, Wm G H—J J Molloy	5,076.67
1 Pickholtz, Max et al—John Simmons Co.	505.08	29 Scarborough, Anna B et al—T J Stewart	194.21	25 Tolkaw Printing & Decorating Co—S Gottlieb. (Corrects error in last issue when amt was omted)	115.16
1 Pawley, Wm M—Harold Realty Co.	428.91	29 Strong, Grace—H A Flurschein et al.	59.31	26 Thompson, Judson L—E E Spencer et al.	121.70
1 Perry, Jas—C D Horning	133.08	29 Shipley, Lewis L—F A Baker	911.39	26 Travis, Jno L—W J Travis et al.	79.21
1 Plummer, Jas H—J Wolf et al.	34.41	29 Salmon, Max—J Martinelli et al.	142.86	28 Terry, Geo H—Peter A Frasse & Co.	164.35
2 Powell, Herbert C—Greenwich Bank of City of N Y	30.21	29 Stoddard, Chas C—L C Pils.	42.79	29*Telaca, Emaneol et al—A Suraci	121.91
26 Quinn, Jas—Harold L Bond Co of N Y	102.44	29 Strauss, Leopold—A B Spalita	220.33	29 Tripp, Rozina J—A A Cooper	costs, 22.31
26 Quinlan, Jno B—L B Weisl	costs, 162.95	29 Shult, August—F Beedehorst	159.40	29 Thornburgh, Edgar D—Title Ins Co of N Y	165.67
26 Rowe, Thos et al—Flushing National Bank	266.53	29 Schwartz, Wm—B Heller et al.	62.91	29 Tatje, Dietrich & Marie—Hannis Distilling Co	474.10
26 Ryan, Edw H—A N Pierson	633.12	29 Stanley, Frank et al—M L Weiss	741.69	29 Tatje, Dietrich—Bernheim Distilling Co.	337.30
26 Ryan, Wm A—N Sizer	41.16	29 Sullivan, Michael G et al—H B Hoyt	84.43	30 Tiemeyer, Jno H—Ernest Bloch Co.	66.71
26 Rosenfeld, Louis—Interurban Rapid Transit Co	costs, 113.38	29 Shapiro, Louis et al—L Greenberg	74.33	1 Trager, Victor—D Katz	47.11
26 Reed, Henrietta D—A G Lange	270.21	29 Smith, Eliot C et al—M L Weiss	741.69	1 Tarbox, Chas W—M F Smith	289.29
26 Rosenfeld, Monroe & Ray—J Mark	164.51	30 Sacks, Abraham—Pierce, Butler & Pierce Mfg Co.	32.09	2 Tebek, Isidore—J Kiprals	50.34
26 Rose, Saml—Anoka Real Estate Co.	182.51	30 Seider, Max—E H Sayre et al.	126.90	2 Toher, Owen—D Kroeger	299.72
26 Robinson, Jno—N Y Edison Co.	13.19	30 Stoddard, Chas F—Simpson, Crawford Co.	639.10	2 Tashman, Max adm—P T Kammerer	1,957.63
26 Robinson, Beverly W—the same	11.01	30 Sachs, Maurice et al—Knickerbocker Wall Paper Co.	353.17	26 Uhlfelder, Simon et al—C Michael	6,983.82
26 Reiner, Mary—the same	22.51	30 Sullivan, Michael G—A Young	277.41	26 Von Der Linden, Edw H—T Riehl	168.22

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- 1 Vazzano, Ferruccio—F Cook382.94
- 2 Von Schoen, Otto—J J Murphy63.67
- 26*Wald, Saml et al—A Buxbaum.....161.81
- 26 Wechsler, Leon et al—the same.....161.81
- 26 Wexler, Nathan et al—Arthur J Riezer & Co, Inc71.31
- 26 Wicker, Cassius M—C A Rich.....219.62
- 26 Willett, Gilbert S—R W Jackson.....157.98
- 26 Winant, May E—C J Samuelson.....32.41
- 26 Weinberg, Abraham et al—C Michael.6,983.82
- 26 Wood, Herbert J—Corn Exchange Bank.40.17
- 26 Weingarten, Abraham C et al—P L Goodman10,195.19
- 26 Williamson, Jas H—W S Phippen.....390.11
- 26 Willis, Wm A—Marie Antoinette Hotel Co.149.97
- 28 Wilkins, Chas—T M McCarthy et al.....413.31
- 28 Weill, Gus—N Y Edison Co.....20.89
- 28 Willetts, Homer H—the same8.73
- 28 Whittaker, Thos E—N Y Telephone Co. 35.10
- 28 Wendell, Edwin H—B Robson1,577.72
- 28 Wilbour, Wm F—E C Gude et al.....250.33
- 28 Wolf, Hyman et al—G F Hoffman et al.....61.95
- 28 Wachtel, Israel—the same61.95
- 28 Wolin, Leo L—Felt & Tenant Mfg Co.275.60
- 28 Wechsler, Leon—L Schwartz117.91
- 28 Warman, Wm A—S Echelman370.30
- 28 Wald, Saml et al—E S Schwartz33.67
- 28*Walter, Isidor et al—P S Jacoby et al.36.85
- 28 Weisberg, Jacob & Philip—P Cooperman.84.41
- 28 Wagner, Isaac & Anna—H M Lewin.....53.56
- 28 Warner, Wm R—Geo Murphy Inc.....25.66
- 28 Wagner, Jno—G Whiteside1,894.99
- 28 Wadhams, Francis R—United States Express Realty Co84.95
- 30 Wild, Geo W—N Y & Albany Litherage Co.152.41
- 30 Whiteside, Ford—H Victors31.71
- 30 Wichman, Jno C—Ferguson Bros & Forshay248.67
- 30 Wacker, Geo—B Egan37.87
- 30 Ward, Chas M—C F Ash71.10
- 30 Waldman, Lewis—N Lyonscosts, 68.52
- 30 the same—A Herschel68.00
- 1 Wolf, Jacob et al—D Brauner515.82
- 1 Wegodowitz, Isaac—M Heller124.31
- 1 Weill, Gustav—Moneyweight Scale Co.118.65
- 1 Wolf, Morris et al—G F Pawrence.....148.32
- 2*Wiener, Hyman et al—S Brinn et al.196.43
- 2 Yankou, Demetrius A—A M Kirschner.182.90
- 28 Yanacopoulos, Geo et al—T Josif.....169.67
- 30 Yerbby, Mary B* & Leo J—A Kaiser & Bro53.81
- 30 Young, Eliot G—C Turkowsky.....26.51
- 1 Young, Jno—P G Kemp190.56
- 1 Yockelson, Myron S et al—Douglas Manor Co.....104.94
- 29 Zuckermann, Morris et al—S Leff.....79.65

CORPORATIONS.

- 26 City of N Y—J C Bogert & Co.....296.41
- 26 N Y Wire Construction Co et al—Flushington National Bank523.34
- 26 the same—the same239.09
- 26 B Channing Miller Co—E M Dalley.....costs, 68.03
- 26 Interborough Rapid Transit Co—E L Fosharen393.66
- 26 Baldwin Calculating Machine Co—F H Paterson1,780.05
- 26 Acme Roofing Co—Barrett Mfg Co.....4,910.18
- 26 Henry Kroeger Construction Co et al—American Bonding Co of Baltimore.1,430.12
- 26 Queens Land & Title Co—J Walter Thompson Co5,472.20
- 26 Granite Savings Bank & Trust Co—C Graponecosts, 17.72
- 26 Jno Ferguson Co—P Hohmann280.38
- 26 Jacobs & Co—Louis DeJonge & Co.....86.98
- 26 Chelsea Marble Works—J Egan88.65
- 28 Thorne & Bayley—M G Samuels. costs, 79.03
- 28 Dognon-McLean Contracting Co—J P McDonaldcosts, 138.97
- 28 United Oil Cloth Co—Tecumseh Mills.105.60
- 28 Belmont Park Improvement Co—Stromberg Electric Mfg Co101.00
- 28 Herculever Co—J Walter Thompson Co.211.39
- 28 Securities Weekly Co—Perkins Goodwin Co.385.22
- 28 Manhattan Mutual Realty Co—Sargent & Co363.39
- 28 City of N Y—L D Cunningham.....278.22
- 28 Katonah Construction Co et al—Empire City Woodworking Co323.42
- 28 Blodgett & Orswell Co—G S Lings et al.....costs, 153.19
- 28 Burlington Transfer & Storage Co, Inc—A W Stein & Co221.58
- 28 Hygrade Iron Works et al—Harlem Structural Supply Co25.56
- 28 City of N Y—C F Harms.....costs, 350.98
- 28 the same—the same.....costs, 32.41
- 28 the same—Asphalt Paving & Contracting Co1,344.28
- 28 N Y Electrical Workers Union—H Alexander et al.....costs, 79.85
- 29 Osborn Engineering Mfg Co—Dewey Pub Co336.49
- 29 Wm F Rohrig Co et al—H Zingales.....420.64
- 29 Nightingale Whistle Mfg Co—Mayor Lane & Co335.42
- 29 M P Berglas Mfg Co—Plumbers Trade Journal Pub Co140.58
- 29 Riccadonna Hotel—O Anselmo98.74
- 29 Electrical Audit & Rebate Co—A E Levy.....64.41
- 29 Three Star Laundry Co Inc—Adams Laundry Machinery Co1,643.80
- 29 H P Cornell Co—H M Gidden.....900.60
- 29 T J Donigan Co—F Garcia et al.....91.91
- 29 Roth Construction Co—P H Krausch.....167.23
- 29 Newark Safety Razor Co—J H Woods.....184.04
- 29 Henry C Benline Con Co Inc—B J Lenahan724.47
- 29 Betts & Betts—Detroit Xipper Brass Rolling Mills23.08

- 29 Sherman & Co—J P Lloyd2,002.58
- 29 Betts & Betts—Chicago Pneumatic Tool Co.60.46
- 29 Manning Noble & Co Inc—Ocean Accident & Guarantee Corp Ltd1,592.77
- 30 Usonia Stamping Works—E Isaacs.....2,233.50
- 30 the same—the same1,050.45
- 30 Taft Construction Co et al—Knickerbocker Wall Paper Co.....352.17
- 30 Royal Metal Steel Co—Automobile Trade Directory.....204.07
- 30 Conveying Machinery Co—Webster Mfg Co.37.52
- 30 N Y Taxicab Co—C Anthony394.13
- 30 Mountain Construction Co—J T Barry.....74.72
- 30 the same—the same534.72
- 30 Empire State Novelty Co—O Lederer.....236.36
- 30 M Talsky & Co—Manhattan Rolling Mill.....249.16
- 30 Glendome Apartment—American Towel Supply & Steam Laundry Co.....76.40
- 30 City of N Y—E L MacEttrick.....500.00
- 30 Feldberg Construction Co—S Strasbourger et al.....733.13
- 30 N Y Transportation Co—J F Schoenfelder1,821.82
- 30 Adamant Cement Co et al—European American Bank2,707.82
- 30 Alexander Co et al—A R Elliot Pub Co.222.41
- 30 Buick Motor Co—Fuchs & Lang Mfg Co.15,796.01
- 30 Maiden Lane Safe Deposit Co—Mosler Safe Co.....costs, 199.40
- 1 Mount Morris Jewelry Co—P A Berg et al.....40.45
- 1 Compo Tile Co et al—American Blue Stone Co.....124.85
- 1 New York & New Rochelle Automobile Co—National Cash Register Co.....335.18
- 1 I Leon Caplan Co et al—Holden Leonard Co.....117.50
- 1 Leo Rex Canning & Preserving Co—A M Bargo503.65
- 1 Apthorp Motor Car Co—Weaver Ebling Automobile Co.....687.78
- 1 Sumpter Construction Co—J Ferrara.....311.65
- 1 Modern City Realty Co—N Y Telephone Co.....52.64
- 1 L W Fay & Co—the same35.68
- 1 Hill Hupfel Engineering Co—H W Caldwell & Son Co.....245.97
- 1 Gervais Electric Co—Foster De Bevoise Co.40.15
- 1 Electrical Audit & Rebate Co—H Bamberger124.15
- 1 American Marble & Slate Works—E Schalles304.72
- 1 Ernestis Gulick Co—F P Duryea.....costs, 70.68
- 1 City of N Y—R Garfein.....619.00
- 2 Winans Co—U S Radiator Corp.....47.97
- 2 Parkville Builders Supply Co—H A Schaffer527.62
- 2 Metzler, Building & Construction Co—A H Vitale88.47
- 2 Haines Realty Corp—Owen & Co.....205.91
- 2 A Zina Straight—E Mortimer Israel.....789.05
- 2 Westchester County Brewery—H W Johns Menville Co.....923.57
- 2 Majestic Realty Co et al—Colonial Mantel & Refrigerator Co147.26
- 2 Bureau of Social Requirements—A B Babcock178.83
- 2 Riccadonna Hotel Co—W H Priestly.....848.56
- 2 Faber Mfg Co—Furniture Commercial Agency Co22.91
- 2 Jno N Loeser Mfg Co—Helderberg Cement Co possession of property and \$139.15 or412.52
- 2 Haines Realty Co—B Wynn117.21
- 2 Metropolitan Mercantile & Realty Co—G W Thompson3,500.00
- 2 Haines Realty Corp—A Cardani83.31
- 2 Mica Construction Co et al—C Horn.....265.96
- 2 Rodney Realty Co et al—R Jackle.....3,716.63
- 2 Grasbing Automatic Ventilating Co—A H Seaman153.10
- 2 Webber Constr Co—M Arnold885.28

SATISFIED JUDGMENTS.

- Nov. 26, 28, 29, 30, Dec. 1 and 2.
- Abrahams, Morris—Mason Seaman Transportation Co. 191081.87
 - Same—D E Duclos. 1910277.59
 - Auslander, Meyer H—T C Buck. 1909.....410.34
 - Brownell, Alberton—N Y Cable Co. 1910. 78.78
 - Birnbaum, Saml—D Movnihan. 1910.....409.41
 - Rates, Wilbur M—H C Drayton. 1910.....582.23
 - Barnes, Thurlow W—A Hosen et al. 1901.656.85
 - Same—J McNaught. 1908.....592.50
 - Burton, Thos J—Sheffield Farms Slawson Decker Co. 191052.90
 - Bove, Maria—City of N Y. 1910.....59.41
 - Breen, David A & Fred W Rinn—W Quinn et al. 1910357.31
 - Cohen, Chas—F Schwartzberg. 1910.....200.00
 - Coleman, Florence—City of N Y. 1910.....59.67
 - Cort, Mortimer H—T Karsner. 1910.....41.65
 - Cramer, Jno—B H Foss. 1910.....36.15
 - Cohen, Jacob—J Zippert. 1910.....221.41
 - Cohen, Jacob—H Levy. 1910.....215.80
 - Cambell, Jackson A—M Barrutt. 1910.....264.80
 - Cahill, Andrew J—Boyd Steel Spring Co. 191045.80
 - Casamassima, Giuseppe—J B Cuneo et al. 191050.96
 - De Jong, Sigmund—S Beards. 1910.....71.57
 - Devine, Peter—S Laffin. 1910.....92.32
 - Same—same. 19101,880.29
 - Dinny, Ferral C—H B Twombly et al. 1910.....1,863.76
 - Deady, Daniel J—Perk Bros & Co. 1910.....929.21
 - Ditzel, Christian F—G E Strauss. 1910.....1,262.56
 - John, Levi—J M Reiner. 1910.....20,899.19
 - Elias, Israel—Julius Loewenthal & Co. 1910120.71
 - Enybrocks, Jos B—S S Covert. 1910.....254.83

- Erber, Emil—Simpson Crawford Co. 1908.....136.33
- Embt, Fredk W—Beacon Falls Rubber Shoe Co of N Y. 1910.....377.50
- Eagleton, Eliza or Nugent—Northern Bank of N Y. 1910165.41
- Edinburg, Cornelius—Alcazar Realty Co. 1910.....133.05
- Friedman, Abraham J—M Katz. 1910.....121.91
- Farrell, Jno J—R Reistra. 1910.....236.27
- Fry, Geo B—A F T Fry. 1910.....403.30
- Furrer, Chas R—Beadleston & Woerz. 1905.....1,269.28
- Freystadt, Wm H—C A M Greer. 1909.....17.78
- Frooks, or Frucks, Louis—S Mayer. 1910.....870.91
- Frackman, Jos—A J Geist. 1910.....374.10
- Frank Brewery—B Zickerman. 1910.....89.04
- Same—same. 1910452.16
- *Friedman, Sarah & Abraham Scheuer—People, &c. 19101,000.00
- Fitzgibbons, Marcus F—W W Ladd. 1910.48.78
- Gross, Regina & Arthur Erber—A Oppenheimer. 1908264.11
- Henckel, Jno W—O Heimstadt. 1910.....53.34
- Hutchins, Walter T—G Van Costeel. 1909.1,165.82
- Hannis, Porges—L Speyer. 1910.....224.41
- Herzenstein, David—B Usefot. 1909.....1,432.53
- Hyman, Nathan & Nathan Goldman—J Bordin. 1910631.94
- Jones, Jno R—M M Dennehy. 1909.....401.95
- Same—same. 1909402.25
- Kanze, Wm & Gus—M T Sweet. 1909.....144.41
- Kahn, Albt—Hennessy Realty Co. 1910.....106.56
- Kashare, Isidore—S Silverman. 1909.....93.81
- Kracke, Herman & Jno H—G Hesseberg. 1910.....1,120.95
- Klein, Fanny—J Blumofe. 191049.92
- Kelly, Geo—H A Ritchie et al. 1910.....93.44
- Koehler, Arthur—Isenburg & Co. 1910.....100.51
- *Keller, August R—Gilbert & Barker Mfg Co. 191065.12
- *Klein Isaac—Empire Tin Ware Co. 1910.33.44
- Kruse, Henry & Richard Traube—W Friebel et al. 1906174.96
- Korn, Henry H—Steinway & Sons. 1910.....422.36
- Levy, Harry—C Guterman. 1901.....59.15
- Lenahan, Wm—H D Colsey. 1909.....46.24
- Lake, Chas & Wm G Hulse—L Littauer. 1910.....284.07
- Luxenberg, Jacob—C Eno. 1910.....59.65
- Mulhall, Margaret—Curtis Blaisdell Co. 1910.....45.23
- *MacDonald, Thos—National Art Co. 1910.73.84
- McKnight, Stewart H—City of N Y. 1903.102.03
- Maggio, Giuseppe—M Russo. 191024.41
- *McCollum, Alexander J—City of N Y. 1910206.78
- Minaldi, Daisey H—Lichtenstein Millinery Co. 1910573.88
- Mayer, Lawrence J—C Koller. 1910.....45.65
- Milch, Saml—M Braunstein. 1910.....47.31
- Murray, Herbert—E Olson. 1910.....38.90
- Major, Wm F—J Best. 190959.90
- Murray, Edw G—R McAllister. 1910.....155.84
- Materdo, Frank—J Seeman et al. 1908.....29.65
- Oishei, Achille J—Borden's Condensed Milk Co. 190987.35
- Same—same. 1908109.08
- O'Reilly, Geo J—S A Sanford. 1910.....64.21
- Oppenheimer, Herman H—J Wodiska. 1910.78.60
- Same—same. 1910131.90
- Pettibone, Wm L—L H Holton. 1910.....944.50
- Same—same. 191094.15
- Same—American Linseed Co. 1910.....907.50
- Same—same. 191061.77
- Roeder, Mary—La Reclama Cuban Factory. 191032.46
- Raymond, Walter B—W & J Sloane. 1910.248.34
- Roeder, Ernest—Texas Co. 1910.....341.90
- Ravitch, David, Jos Ravitch & Amelia Heymann—J Pollakoff. 190915,179.03
- Rosen, Max & Abraham Baudman—Mauchline, Firth Silk Co. 191032.41
- Ryan, Thos J—B H Foss. 1910.....51.21
- Roach, Jno J—Meyer Bros. 1910.....684.78
- Spratt, Chas E—C W Thorne. 1910.....180.33
- Santangelo, Michael—People, &c. 1909.....750.00
- Salzano, Kate & Ralph—H G Silleck Jr. 1909.....106.01
- Schwab, Geo—A P Wager. 1907.....375.31
- Shollenberger, Daniel M, Ralph S & Robt B—H Herrmann Lumber Co. 1910552.77
- Seisel, Saml—Title Guarantee & Trust Co. 1910169.15
- Trood, Morris, Simon Uhlfelder & Abraham Weinberg—C Michael. 19106,983.82
- Tofano, Clement—C Cippola. 1908.....49.72
- Same—same. 1908100.17
- Vermilye, Thos E—National Powder Co. 1909.....340.79
- Same—A P Dienst Co. 1909.....715.82
- Same—A V Tinsley. 1909270.07
- Same—E I Du Pont de Nemours Powder Co. 1909223.12
- Same—Central Union Gas Co. 1909.....153.70
- Same—Goodyear Rubber Co. 190924.56
- Winans, Josephine M, John H, Wm & Josephine W—S J Dennis. 1900401.18
- Williams, Jos M—C M Decker et al. 1909.....83.61
- Winberg, August F—D Israel. 1910.....37.05
- Wood, Emily E—L A Thole. 1910.....291.55
- Weinberg, Chas—H B Clafin Co. 1909.....277.07
- Ward, Maria E G McK & Caroline C—L H W Clarke. 1909283.50
- Weber, Louis G, John J Cowdrey & Ernest A Weber—B F Goodrich Co. 1908495.57
- Weisberg, David—N Y Telephone Co. 1905.....228.32
- Zuckerman, Philip & Sadie—M Grilhas. 1909.....87.65

CORPORATIONS.

- N Y Merchants Importation Bureau, Alphonse J Cazler, Ernest D Kahn & Maurice Keller—M Anthon et al. 1910.....234.88
- J Berman Printing Co—M Svrkin. 1910.....60.70
- B Croner Corset Co—Reynolds Metz Co. 1910.....431.85

ATLAS PORTLAND CEMENT

Is the Standard American Brand

30 Broad Street (Send for Pamphlet) New York

Van Buren Engineering Co, Geo E McCracken, Danl J Haver, C Raymond Weaver, Chas J Van Buren & Orange F Terry—J F McKeron. 19103,489.16
 Artemisa, Havana Cigar Co—American Color-type Co. 191085.76
 Buffalo-German Ins Co—H H Jackson. 1910.559.41
 Moto Bloc Import Co—B F Goodrich Co of N. Y. 19101,911.30
 Mountain Construction Co, Jacob Frankel & Frank Frankel—L Marx et al. 1910.....150.87
 North American Wireless Corporation—E J Simon. 1910184.65
 City of N Y—J P McDonald. 1909.....2,663.17
 Switzer, Nellie & Architects Standard Bronze Co—J A Brown. 1910.....218.22
 Mining Supply Co—F A Huck. 1910.....307.14
 Pennsylvania R R Co—Central Brewing Co. 1910760.08
 Parkway South Realty Co—Empire City Gerard Co. 19101,021.59
 Same—same. 19101,402.90

372—142d st No 692 East. Jos Borosky et al agt Fairview Construction Co & R Perlmann.130.00
 373—Audubon av, n e cor 177th st, 107.11x100. Jno J Kelly agt Broad Construction Co.1,725.00
 374—Mott av, s e cor 144th st 100x100. Chas Gallo et al agt Handy Realty Co & Rockville Real Estate Co.....3,000.00
 375—St Paul's pl, n w cor Crotona pl, 51.2x 100. Vincent Valentine Co agt St Paul Construction Co (renewal)1,425.00
 376—16th st, Nos 114 & 116 East. Michael McGrath & Co agt Second Manhattan Office Building Co & Bliss & Griffith.....113.00
 377—Bronxdale av, s s, 240 w Mulliner av, 35.10x116.8. Christopher Fabel agt Thos McDonough & Jas Lista127.47
 378—54th st, No 153 East. Max Willensky agt Rachel Rudinsky125.00
 379—6th st, No 415 East. Wolf Gelbaud agt Congregation Le'Israel Anshei Meseritz & J Bernstein304.00
 380—110th st, Nos 223 to 229 East. Max Claman et al agt Franziska Rohmann, Reliable Roofing Co & Muskat & Goldstein160.91
 381—Satisfied.
 382—113th st, No 530 West. Russell & Erwin, Mfg Co agt 530 West 113th Street Co & Strasburg Mfg Co.....671.70
 383—Katonah av, n w cor 237th st, 75x85. Ruggero Stanchino agt Hibbert C Simmonds (renewal)145.00
 384—Broadway, No 3125. Keepsdry Construction Co agt Thos Suffern, Robt J Rose & Jno D Van Buren50.00

396—113th st, No 15 West. Saml Friedman et al agt Rachel Lowenstein455.00
 397—Central Park West, Nos 331 to 335. Louis Langman agt Sturtevant Realty Co & Kanner Bros & Feinstein779.49
 398—Intervale av, w s, 108.4 n 169th st, 25x 108. Abe Gilman agt Jas Butler, Inc & Gustave Schmidt Jr.210.00
 399—Monroe st, No 37. Abe Warm agt Julia E, Anson L, Elizabeth, Sarah T, Jno R & Robt P Lee & Mary L Schollderfor & Gabriel Rosenberg487.36
 400—Clinton st, Nos 58 to 62. Louis Wiederman agt Clinton Amusement Co, Morris Krumholz & Wolf Fuchs24.30
 401—217th st, n s, 100 e White Plains rd, 25 x114.10.....
 Intervale av, w s, 108 n 169th st, 25x184. Tremont Iron Works agt Jas Butler, Inc & Gustave Schmidt, Jr.281.68
 402—Fordham rd, s e cor Loring pl, 41.2x40x 30.4x70. Clifford L Miller Co agt Alma L Merritt, Adolph Kurchenhauer & Anthony Morrelli253.50
 403—Washington av, e s, 100 s 183d st, 50x90. G B Raymond & Co agt Jos Poldow67.30
 404—167th st, s s, 100 w So Boulevard, 75x 100. F N Du Bois & Co agt East 167th Street Realty Co & Westchester Plumbing & Heating Co.....1,823.56
 405—31st st, No 437 West. Saml Sidoroff agt Jos T & Mary Reilly & Clark Applebaum.343.00
 406—Bronxdale av, s s, 240 w Mulliner av, 35.1 x116.8. Church E Gates & Co agt Johanna McDonough & James Lista & Thos McDonough638.47
 407—Satisfied.

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS

Nov. 26.

358—27th st, No 235 East. Wm Klenert agt Saml J Rosendorf & Louis J Rosendorf.822.75
 359—128th st, No 58 West. Same agt Saml M Rosendorf & Louis J Rosendorf10.25
 360—16th st, Nos 114 & 116 East. Bernard McGuillan agt 2nd Manhattan Office Building Co & Bliss & Griffiths174.00
 361—Satisfied.
 362—34th st, Nos 516 to 520 West. Max Blumberg agt Heywood Wakefield Building Co & Chas Mildner442.29
 363—191st st, s s, 50 w Hughes av, 75x84x-x 60. Louis Mazza agt Orwell Realty Co.100.00
 364—Same property. Anthony Mussler agt same60.00
 365—Satisfied.

Nov. 28.

366—Satisfied.
 367—Seneca av, No 5. M Rothholz & Son agt M S & A Wilson173.00
 368—Madison av, Nos 76 & 78. H G Vogel Co agt George Backer Construction Co.4,000.00
 369—Longwood av, s w cor Barry st, 75x100. Patrick O'Neil agt Downey Construction Co.80.00
 370—Satisfied.
 371—5th av, No 106. David Tuchman et al agt Jno Doe, Jacob Rothberg & Saml Moscowitz125.00

Nov. 29.

385—Bronxdale av, w s, 271 n Rhineland av, 36.9x116x irreg. Jno Maier agt Johanna McDonough360.00
 386—Same property. Jno Maier agt Johanna McDonough & Jas Lista225.00
 387—Seneca av, s s, 125 w Faile st 50x100. Theo F Hahn agt M S A Wilson Con Co & M S A Wilson300.00
 388—So Boulevard w s, 193.5 s 182d st, 139.6 x110.3. Howell Mapes agt Katonah Construction Co.....115.50
 389—187th st, Nos 517 to 521 East. Fass & Co agt Mountain Construction Co.....225.00
 390—23d st, No 54 West. Frank J Tyler agt Catherine E Westbrook extrs, B F Sturtevant Co, Edwin C Gee & F G Shattuch Co.122.32
 391—Jennings st, n w cor Charlotte pl, 100.2x 76. Harry Zudek agt Cotoba Realty & Construction Co & Chas Cohen365.00
 392—Brook av, n e cor 170th st, 45.2x100. Gaetano Zingales agt Brook Avenue Construction Co & Wm F Lennon220.00
 393—Bronxdale av, s w s, 239 n w Cruger st, 35x134x irreg. August Duerholz agt Thos McDonough & Jas Lester115.00
 394—5th av, No 564. Jno J Wallace agt Arpinel & Ardemus Pavashanjan & W Shelton Swallow Co.....1,274.90
 395—City Island av, e s, 25 n Orchard st, 25x 100. Furlong & Furlong agt Mary L Roeder & Longin P Fries (renewal)613.00

Nov. 30.

408—Sedgwick av, w s, 88.5 n Giles pl, 25x 100. F N DuBois & Co agt Bessie T Thurston & Chattie De Hart & Westchester Plumbing & Heating Co.....75.00
 409—Walton av, e s, 102.1 n Tremont av, 100x 100. Geo Colon & Co agt Harry C Benline & Jerome Construction Co.....302.00
 410—Satisfied.
 411—Broome st, Nos 568 and 570. Hudson Structural Steel Co agt Jos Shertokas or Church of Our Lady of Vilna & Konop Iron Works156.00
 412—Wilkins av, e s, 262.2 n 170th st, 237.6x 100. C Horn agt M F Construction Co & Morris Frankel800.00
 413—Seneca av, s s, 125 w Faile st, 47x165. H Herrmann Lumber Co agt M S A Wilson Construction Co.....300.00
 414—112th st, Nos 58 & 60 East. Abraham M Ohavan agt Pa Adolphe & Barnet Turner & Eugene Kramer17.00
 415—Intervale av, w s, 108.5 n 169th st, 25x 184. J W Fiske Iron Works agt Jas Butler, Inc & Gustave Schmidt Jr.220.00
 416—217th st, n s, 100 e White Plains rd, 31x 114. J W Fiske Iron Works agt Jas Butler, Inc & Gustave Schmidt, Jr.....470.00

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417—Bronxdale av, No 116. Unionport Lumber & Mfg Co agt Johanna McDonough & Jas Lista400.00
 418—Av B, Nos 215 & 217. Max Mishkin agt Lena Jacobowitz880.00
 419—21st st, Nos 132 & 134 West. Louis Bossert & Son agt Geron Construction Co.353.30
 420—Bronxdale av, s s, 240 w Mulliner av, 35x116.8. Tony Durante agt Johanna McDonough & Thos McDonough & Jas Lista.....110.00
 421—Wales av Nos 672 to 678. Raisler Heating Co agt Sarah B Hirschberg & Harry Levin46.60
 422—110th st, n s, 200 e Amsterdam av, 100x70. Giovanni Sommemmetti agt Cathedral of St John The Divine & Paladino & McCahill (renewal)31.00
 423—Same property. Nicola Lamorta agt same (renewal)83.75
 424—Same property. Squilanti & Santry agt same (renewal)94.25
 425—Same property. Munzio Squilanti et al agt same (renewal)92.00
 426—Central Park West, No 239. C E Ross Lumber Co agt Earl B Barnes & Bredholz & Krumholz39.82

Dec. 1.

1—8th av, Nos 972 to 982. Luigi Costabile agt Columbus Circle Arcade Co & S Fox & Co579.00
 2—20th st, No 40 East. Louis Herman et al agt Frederick H Thorne450.00
 3—68th st, Nos 258 & 260 West. Carmine Tufano agt Chas F Miller, Vincenzo La Torre & Peter Altieri140.00
 4—Arthur av, e s, 100 n 188th st, 25x100. Standard Plumbing Supply Co agt Defeo Realty Co & Weissberger & Bischoff500.00
 5—126th st, n s, 190 e 4th av, —x—. Anton Larsen agt Max Epstein & Harris Cohen (renewal)30.00
 6—43d st, No 8 East. Wm McClintock agt Lena K Hoag330.37
 7—8th av, Nos 972 to 982. Realty Iron Works Co agt Columbus Circle Arcade & Sigmund Fox430.00
 8—8th av, Nos 972 to 982. Wm L McElraver agt Columbus Circle Arcade Co & Sigmund Fox & S Fox & Co535.00
 9—Hoe av, e s, 75 n 172d st, 50x100. Oriental Fireproof Sash & Door Co agt Alfred Olsen or Olesen425.00
 10—Anthony av, n w cor 175th st, 45x90. F N Du Bois & Co agt F A Ten Brook Co & Jos A O'Brien426.29

Dec. 2.

11—Brook av, No 459. Hugh Colwell agt Herman Brand & Goldstein Bros56.25
 12—8th av, Nos 972 to 982. Spray Electric Co agt Columbus Circle Arcade Co & S Fox & Co150.00
 13—Same property. Vincenzo Ardevino agt same200.00
 14—Same property. Raffaele de Rosa & Co agt same160.00
 15—Same property. Annie Vedovato agt same150.00
 16—So Boulevard, s w cor 176th st, 50x100. Julius Aehrlein agt Lavelle Real Estate Co J H Lavelle60.00
 17—5th av, Nos 564 to 568. Sandblom Iron Works agt Arpinee & Ardemis Tavshanjian & Jacob M Gidding664.00
 18—57th st, Nos 235 to 241 East. Thos J Mooney et al agt Jno Doe & Abraham Silverman617.00
 19—5th st, No 718. Ike Finkelstein agt Davis Kreisman226.00
 20—Fordham road, s e cor Loring pl, 41.2x70. Isaac Hyams agt Alma L Merritt or Kayser and Knochenbauer, Morelli & Iovino42.20
 21—Same property. Stephen Iovino agt A L Merritt or Kayser and Knochenbauer & Morelli200.00
 22—Same property. Stephen Iovino & Ferrarura agt A L Merritt or Kayser110.00
 23—48th st, No 11 East. Herman A B Finke agt Mary C Seaton & New Amsterdam Leasing Co and Alfred Christiansen299.86
 24—White Plains road, e s, 50 n Bartholdi st, 100x100. Cerbone & Vitagliano agt Maresca & Co. Batisto Tuccio & Raffaello Fusco450.00
 25—McCoombs Dam pl, No 67. Edna Getler Schultz agt Teichman Engineering & Construction Co230.68
 26—Sedgwick av, w s, 85.5 n Gilen pl, 25x100. Standard Plumbing Co agt Bessie T Thurston & Chattie D Hart & Westchester Plumbing & Heating Co125.99

BUILDING LOAN CONTRACTS.

Nov. 26.

59th st, s s, 270 e 6th av, 50x100.5. Metropolitan Life Ins Co loans Norman L Munro Estate to erect a 13 & 15-sty apartment; 10 payments\$400.00

Nov. 28.

No Building Loans filed this day.

Nov. 29.

Beaumont av, w s, 50 n 187th st, 25x80. Jas G Wentz loans Coucci Realty Co to erect a 4-sty apartment; 6 payments10,000
 Ludlow av, n s, 55 w Havemeyer av, 25x108.1. Chas A Laumeister loans Roth Construction Co to erect a 2-sty dwg; 2 payments4.75
 139th st, n s, 167.2 w Robbins av, 37.6x100. Manhattan Mortgage Co loans Cypress Construction Co to erect a 5-sty apartment; 14 payments27,000

139th st, n s, 204.7 w Robbins av, 37.6x100. Same loans same to erect a 5-sty apartment; 14 payments27,000
 Marion av, e s, 150 n 189th st, 50x109.3. Madison pl, s e cor Young st, 30x27.2. Bronx Investment Co loans Picone Realty Co to erect a — sty bldg; — payments38,000

Dec. 1.

Crotona av, w s, 119.11 s 183d st, 24.2x67.10x irreg. Manhattan Mortgage Co loans Corby Contracting Co to erect a — sty bldg; — payments10,000
 199th st, n s, 104 w Grand Boulevard & Concourse, 50x120. Isaac L Kip & Philip Rhineland loan D'Ambra Construction Co to erect a — sty bldg; — payments40,000

Dec. 2.

Hull av, w s, 150 n Mosholu Parkway, 81.11x78.5. Isaac L Kipp & Philip Rhineland exrs loan D'Ambria Construction Co to erect a —sty bldg; — payments54,000
 Bailey av, e s, 178.6 s Fort Independence st, 50x87.1. Verio Land Co loans Alfonso Sellitto & Emidio De Blasi; to erect a —sty bldg; — payments18,000

SATISFIED MECHANICS' LIENS.

Nov. 26.

150th st, Nos 271 & 273 West. Raisler Heating Co agt Channel Realty & Construction Co et al. (Nov 7, 1910)1,700.00
 Same property. Church E Gates & Co agt same. (Nov 22, 1910)207.34
 West Farms rd, n e cor 167th st. National Gas & Electric Fixture Co agt Friedman Construction Co et al. (Aug 17, 1910)117.43

Nov. 28.

Broadway, w s, whole front bet 240th and 242d sts. Ames Transfer Co agt Interborough Rapid Transit Co et al. (Feb 23, 1910)917.63
 Faile st, w s, 100 n Randall av. Dwyer & Carey agt West Mt Vernon Realty Co et al. (Sept 15, 1910) (two)325.00
 Same property. Emil Mueller agt same. (Aug 22, 1910)325.00
 Same property. Haynes & Coryell agt same. (Aug 19, 1910)1,304.82
 West End av, s e cor 76th st. Watson Flagg Engineering Co agt Seventh-Sixth Street Co et al. (Nov 15, 1907)1,756.56

Nov. 29.

Kingsbridge Terrace, No 2743. Albt Sandblom agt Harold E Vreeland et al. (Aug 29, 1910)89.00
 Amsterdam av, w s, 239.10 n 175th st. Pucci Contracting Co agt Gindgold Realty Co et al. (Nov 9, 1910)2,400.00
 80th st, No 173 East. Robt Baccary agt Tracy Hoppin et al. (Aug 13, 1910)145.00
 Same property. W C Davis & Co agt same. (Nov 21, 1910)200.00
 Same property. D & A Christie agt same. (Oct 3, 1910)394.10
 Same property. Solomon Unger agt same. (Sept 30, 1910)165.00
 Same property. Jno Koch Plumbing Co agt same. (Oct 10, 1910)250.00
 Same property. Sedgwick Machine Works agt same. (Nov 11, 1910)60.00
 Same property. Krauth & Co agt same. (Oct 4, 1910)150.00

Nov. 30.

354th st, Nos 438 & 440 West. Hydraulic Press Brick Co agt Virgil Thurhauf et al. (April 3, 1909)157.50
 Same property. Adam Happel agt same. (Apr 5, 1909)1,230.00
 Same property. Luigi Costabile et al agt same. (April 7, 1909)140.00
 Same property. Jennie S Mosher agt same. (April 27, 1909)252.50
 Same property. Abraham Soomerfeld agt same. (May 3, 1909)275.00
 Same property. G B Raymond & Co agt same. (May 4, 1909)19.20
 Same property. Nathaniel Wise Co agt same. (May 22, 1909)710.23
 Same property. Wm B Haller agt same. (May 24, 1909)140.00
 Same property. Jacob H Werbelovsky agt same. (May 25, 1909)162.00
 Same property. Manhattan Stair Building Co agt same. (May 26, 1909)115.00
 Same property. Jas McCarthy agt same. (June 28, 1909)107.84
 Same property. Jas McCarthy agt same. June 8, 1909)235.00
 Same property. Andrew Burhenne agt same. (June 8, 1909)300.00
 Same property. Abner P Bigelow et al agt same. (June 16, 1909)107.67
 Same property. Jos Becker et al agt same. (July 14, 1909)380.00
 41st st, No 40 East. Brady Bros agt Forty East Forty-first Street Co et al. (Oct 22, 1910)52.50
 Loring pl, s e cor Fordham rd. G M Roden agt Alma L Merritt et al. (Nov 7, 1910)174.50
 Bailey av, e s, 190 s Fort Independence av. Saml Marcantonio agt Alfonso Sellitto et al. (Nov 11, 1910)5,850.00
 161st st, s s, whole front bet Park & Courtlandt avs. Salvatore Zimbardi agt Constance P Simpson et al. (Nov 19, 1910)850.00
 Pinehurst av, n w cor 177th st. Cork & Zieha Marble Co agt Helene Realty & Construction Co et al. (Nov 11, 1910)1,375.00
 Division st, Nos 79 & 79 1/2. Harry B Sentag agt Louis Winkler et al. (Aug 24, 1910)90.00

Dec. 1.

Lewis st, No 77. Herman Gold agt Elizabeth Wittich et al. (Nov 5, 1910)1,535.00
 Wilkins pl, s w cor Jennings st. Aaron Gil-agt David Herman et al. (Nov 28, 1910)1,196.65
 116th st, Nos 210 & 212 West. Antonio Lalli agt J Engelsberg et al. (Nov 26, 1910)225.00
 205th st, n s, 100 w 9th av. August Knoblich agt Jos Blamford et al. (Oct 13, 1910)38.10
 80th st, No 173 East. Morris L Weiss agt Tracy Hoppin et al. (Nov 29, 1910)165.00
 Webster av, e s, 40.10 n 179th st. Hyman Levine agt Carl A Montgomery et al. (Nov 4, 1910)2,200.00
 Bailey av, e s, 225 n Boston rd. Fiske & Co Inc agt Roma Construction & Engineering Co et al. (Nov 30, 1910)232.75
 10th st, Nos 66 & 68 West. Gellert & Son agt Geo B Hayes et al. (Aug 22, 1910)1,304.00
 Same property. Same agt same. (Aug 22, 1910)236.00
 Webster av, w s, 150 n 182d st. Dimock & Fink Co agt Schultz Realty & Improvement Co et al. (Nov 26, 1910)2,249.42
 Webster av, w s, 31 n 182d st. Elizabeth Leier agt Bernard Schultz et al. (Nov 28, 1910)2,800.00
 Webster av, n w cor 182d st. Church E Gates & Co agt Bernard Schultz et al. (Nov 28, 1910)1,541.34
 Central Park West, No 236. M Abbott's Sons agt Hannah Elias et al. (June 14, 1910)70.27
 Same property. Charles Pallmann agt same. (June 14, 1910)165.00
 Blackrock av, n s, 305 w Castle Hill av. Emil Nikolai agt Anna T Hoffmann et al. (Nov 1, 1910)2,125.00
 Blackrock av, n s, 286 w Castle Hill av. Henry G Silleck Jr agt same. (Sept 24, 1910)215.33
 Crotona av, n e cor 180th st. Webster Iron Works agt Pirk Realty Co et al. (Aug 4, 1910)350.00
 Walton av, Nos 2255 & 2257. Lewis H Woods agt Bedford Park Construction Co et al.250.00

*Discharged by deposit.

*Discharged by bond.

*Discharged by order of Court.

ORDERS.

Nov. 28.

Webster av, n w cor 182d st. B Schultz on Amanda Bussing to pay Dimock & Fink Co\$2,000.00

Nov. 30.

Central Park West, n w cor 93d st. Gallagher & McCahill on W D Bigelow to pay Wotherpoon Plaster Mills Inc100.00
 9th av, s e cor 42d st. Same on Andrew Galbraith to pay same200.00
 2d av, n w cor 36th st. Same on H Haika to pay same200.00
 Central Park West, n w cor 93d st. Same on W D Bidgelow to pay same87.10

ATTACHMENTS.

Nov. 25.

No Attachments filed this day.

Nov. 26.

French Trading Exchange; Sidney May; \$15,490.19; Hays, Hershfield & Wolf.

Nov. 28, 29 and 30.

No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Nov. 23, 25, 26, 29 and 30.

E 167th St Realty Co. S s E 167th st 25 ft e of Simpson st; Otis Elevator Co. Elevator. Contract.2,150
 Elite Gas & Electric Fixture Co. S w cor E 165th st & Findlay av. F T Construction Co. Fixtures, &c. Contract.45
 Elliott, F A. 148 W 72d. Otis Elevator Co. Elevator. Contract.2,150
 Francis V Kiel Co (Inc). N s Minford pl, 125 ft south 172d st. Geo P Morrell (Inc). Fixtures, &c. Contract.7,175
 Germansky Construction Co. E side Belmont av, 150 ft n 183d st. Lincoln Mantel Co. Mantels & Fixtures. Contract.400
 Katonah Construction Co. Crotona Parkway & 178th st, w s Southern Boulevard, bet 181st & 182d sts. Hudson Mantel & Mirror Co. Fixtures, &c. Contract.2,000
 Kinsella Const Co. 490 Riverside Drive. Consolidated Chandelier Co. Fixtures, &c.515
 Lowen, Chas H. 48 W 72d. Otis Elevator Co. Elevator. Contract.2,150
 Merivale Realty Co. 50 ft s 178th st. Eureka Chandelier Co. Fixtures, &c. Contract.140
 Pigueron, G H. 90 ft s 183d st, 50x95 & 32 Union Sq. National Elevator Co. Elevator. Contract.389
 Poldow Const Co. E side Washington av, 90 ft s 183d st. Colonial Mantel & Refrigerator Co. Refrigerators.160
 Wilson Construction Co. S s s Seneca av, 125 w Faile st. Jos Block (Inc). Gas Fitting. Contract.4,500