

**REAL ESTATE BUILDERS GUIDE.**  
ESTABLISHED MARCH 21<sup>st</sup> 1868.  
DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to

C. W. SWEET

Published Every Saturday

By **THE RECORD AND GUIDE CO.**

President, CLINTON W. SWEET      Treasurer, F. W. DODGE  
Vice-Pres. & Genl. Mgr., H. W. DESMOND      Secretary, F. T. MILLER

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

(Telephone, Madison Square, 4430 to 4433.)

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

Copyrighted, 1911, by The Record & Guide Co.

Vol. LXXXVII.

JANUARY 14, 1911.

No. 2235.

### RIVERSIDE PARK EXTENSION.

REAL ESTATE interests on the West Side of the city lying opposite Riverside Park will perceive in the joint report of the Commissioner of Docks and the Commissioner of Parks, in another column, a new and surprising intention. The public supposition for years has been that the lands under water opposite the park and beyond the tracks of the New York Central lines would eventually be added to the park and so greatly increase the enjoyment and benefit to be obtained by the public from what is already New York City's crowning attraction. It is the only place north of the Battery where the people can rightfully go to look out upon the Hudson River and the rest of the world and at the same time enjoy any sense of comfort and repose. Owned by the city, these lands are under the jurisdiction of the Department of Parks, except for a section having a width of three hundred feet north and the same distance south of 96th street, and a section extending five hundred feet north and five hundred feet south of 79th street, which sections are under the jurisdiction of the Department of Docks and Ferries for commercial purposes. But the report on the proposed reclamation of land between 81st and 129th streets appears to have been written more with the idea of a commercial development after plans by the Dock Department than with the idea of reclaiming the land for park purposes. In fact the park extension is quite subordinated to the commercial development, although the report bears the signature of the Commissioner of Parks as well as that of the Commissioner of Docks and Ferries. It is proposed to build municipal docks and municipal railroad tracks under municipal sheds—and let the Park Department make the most that it can out of the roof of the sheds. To prove that we have not misinterpreted the intention of the Commissioner of Docks, we note his recommendation that in the revision of the Charter the present legal status of the Riverside Drive water-front be modified to admit not only of park improvement, but also of "such commercial development as suitably combines with recreation features." This is an entirely new proposition, one which reverses or alters the purpose which the people had in purchasing the land under water opposite Riverside Park, and it is one to which the attention of the real estate interests affected should be directed. We do not for a moment believe that the Commissioner of Docks, animated as he is by a desire to enlarge the commercial advantages of the port, would divert the property entirely from the purpose for which it was purchased; but clearly a crisis has arisen in the history of Riverside Park. If the Dock Department is asking for permission to "shed" the whole forty acres of reclaimed land, let this be understood before any change in the Charter is made, and as it is evident that the land can be reclaimed only concurrently with new Subway construction, in order that sufficient material for filling may be obtained, it is important that whatever plans are necessary for the mere reclaiming of the land should be in readiness soon.

### AN ARGUMENT OF THE FIRST IMPORTANCE.

THE late advice of the joint committee of the Chamber of Commerce and of the Merchants' Association in favor of an agreement with the Interborough Co. contained the best statement which has yet been made in favor of such a policy. It should carry considerable weight, because the committee consisted of both able, and in respect to this

matter, disinterested men. It admitted frankly the deserved unpopularity of the Interborough Co., but it refused to allow considerations founded on this fact to outweigh the overwhelming advantages of its recent proposal of the Public Service Commission. Every railroad man knows that competition would be no cure for such unpopularity or the bad service which has caused it. But perhaps the best part of the report was the argument that a single fare of five cents over a united subway system would have the enormous social advantage of distributing population evenly. That is an argument which has not played an important part in the discussion of the subject, but it is none the less an argument of the FIRST IMPORTANCE. Two different subway systems would mean that practically all poor people would be confined to the limits of a single system for their regular travel, and such a hampering of their freedom of movement would undoubtedly make for congestion. The criticism made by the report on the Triborough system is also drastic and conclusive. It is perfectly obvious that if a competitive system were built it should be made to cost as little as possible, and should contain a lower West Side and as well as an upper East Side line. A large part of the delay and misdirected effort of the past few years has been due to the abandonment by the Public Service Commission of the policy of the old Rapid Transit Commission, which looked in the direction of building a competing system that would serve both of the neglected parts of Manhattan—always providing, it could not obtain proper terms from the Interborough Co. As soon as it is recognized that whatever is done the city cannot afford to take the risk of building the Triborough system, the atmosphere will be beneficially cleared.

### UNFAIR TO THE CITY.

ONE criticism made by the Joint Committee of the Chamber of Commerce and the Merchants' Association upon the proposed agreement with the Interborough Co. was undoubtedly well taken. The terms of the operating contract of the Fourth Avenue subway in Brooklyn should not be allowed to stand. They are open to the same objection which the Record and Guide urged against Mr. McAdoo's proposal. According to the Interborough Company's proposal, the city takes all the risk of building the road and gets only one-half the profits. It should get all the profits until it has been compensated for all deficiencies, and thereafter the profits should be shared in proportion to the comparative amounts of capital invested by the two contracting parties. The Interborough Company would be abundantly compensated for operating the line even on those terms, because all extensions make traffic for the rest of the system. The matter is of a good deal of importance, because in case an agreement with the Interborough Co. is reached, other extensions will probably be built and operated on similar terms. The fair form of contract should be determined now and should be adhered to hereafter. Moreover the city should deliberately adopt a policy of using any profits which it may obtain from the operation of the subway system for the purpose of giving means of communication to undeveloped districts. The most complete and even distribution of population that can be brought about is the great necessity of New York, and it would be as beneficial to the morals of the city as it would to its health and pocket.

### ECONOMY IN UNIFIED OPERATION.

ONE reason why the existing subway is so very profitable is that it is not obliged to haul as many empty cars as is usually the case with Manhattan transit companies. During the rush hours the Brooklyn extension enables it to pick up passengers both coming and going. The trains which take the Manhattan worker up-town at five o'clock collect a great many Brooklyn passengers on their return trip—passengers who work in all parts of Manhattan, but live in Brooklyn. That is undoubtedly, one reason why the cost of transporting one passenger is less now than it ever was in the history of the company—amounting, indeed, to but slightly over two cents. Such a low cost of transportation would not have been possible in case the Brooklyn subway had been operated by another company—say the Brooklyn Rapid Transit Company. This is merely one illustration of the general fact that unified operation of a city's rapid transit system is both more economical than divided operation and more convenient to the public. A low operating cost on the subway is not, of course, of any benefit to the city at present, but it will be of benefit after the new subways are built, because under any arrangement the city will share



in the profits. In the meantime it is interesting to note that the number of people who work up town in Manhattan and live in Brooklyn is constantly increasing, and that they must be considered hereafter in making arrangements for

new transit routes. Eventually it will probably be necessary to connect 42d Street and Long Acre Square with a tunnel that will take a more direct route to Brooklyn than any which has yet been proposed.

# RECLAMATION OF LANDS FOR RIVERSIDE PARK

Dock Commissioner Tomkins Plans to Use the New Frontage, Partly For Commercial Purposes, and the Park Commissioner Concurs.

PROBABILITIES strengthen that one of the best memorials of the present administration of the city government will be a handsomer and more enjoyable Riverside Park. As the Park now lies, shut off from the shore by the tracks of the New York Central Lines, the grounds afford a prospect of the river but give **no access to it.** Some years ago the city acquired by purchase the land under water beyond the railroad tracks, but the land has never been reclaimed, and a large measure of the enjoyment possible to be derived from Riverside Park is denied to the public in consequence.

By building an arcade over the railroad and filling-in the shore beyond, and

eral years. Ordinarily, the line for this riprap retaining wall would be along the bulkhead line established by the Secretary of War, in order to reclaim the maximum amount of land permitted by the United States Government. But careful investigation of this section of the waterfront, by disk and rod soundings, and by studies of the geological formation, has convinced the engineers that laying this wall along the Government line is prohibited by the expense.

The line recommended by the engineers is approximately where the river bottom drops off into deep water. The maximum width of this wall at the bottom is 113 feet, more or less, minimum width 76

sts, and leave one million cubic yards still to fill. The remaining material is expected to come from the Street Cleaning Department. The report then says:

"The proposed addition to the waterfront will be approximately 200 feet in width throughout its length, with an additional fifty feet, more or less, of pile platform, giving a total available width of approximately 250 feet. Under this plan it is intended to leave the waterfront at the foot of West 79th st and West 96th st as it stands, these two points now being satisfactorily developed for commercial use and offering necessary open piers for this vicinity.

"The justification for the reclamation

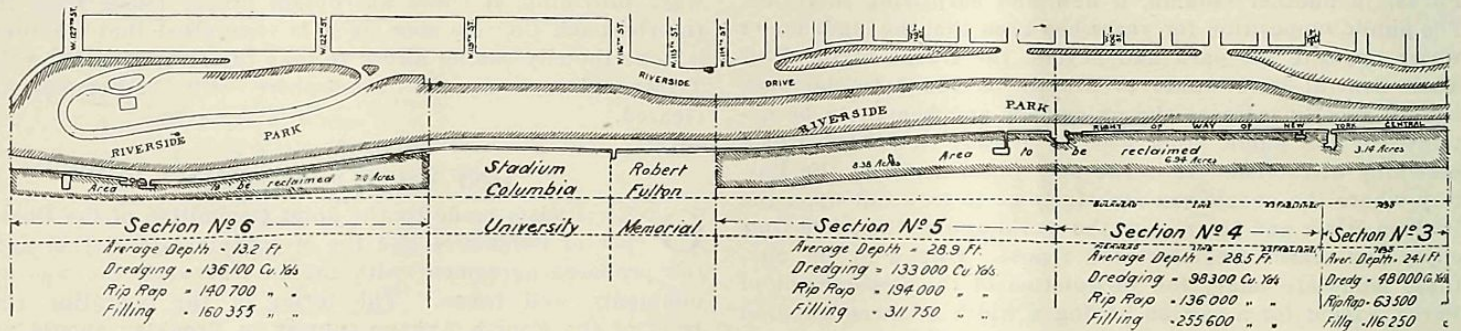


PLATE 1.—NORTHERN HALF OF THE AREA TO BE RECLAIMED.

by parking and bulkheading the new upland, not only would delightful opportunities be afforded for yachting and other refined sports, but the commercial advantages of the West Side would be greatly improved, and real estate correspondingly benefited. For it is very apparent that the section of the city between Central Park and the improved Riverside Park would witness another great rebuilding movement as one of the effects.

This is apparent from reading the joint report which the Commissioner of Docks and Ferries, Mr. Calvin Tomkins, and the Commissioner of Parks, Mr. Charles B. Stover, have jointly sent to Mayor Gaynor and which is to be the subject of consideration by the Sinking Fund Commissioners on Wednesday of next week.

The authorities propose to build a riprap wall between 81st and 129th sts, and behind this wall to fill in with earth and rocks from the proposed Subway diggings, and with other materials suitable from whatever source available. Of course this filling-in process would require sev-

feet, more or less, riprap to be deposited in from 10 to 30 feet of water, with dredging from a foundation trench 15 feet deep, more or less, making the height of the wall from 25 to 55 feet. The placing of the wall along this line would call for approximately:

Rip-rap, 736,000 cubic yards, at 50c..	\$368,000
Dredging foundation trench, etc., 605,700 cubic yards, at 15c.....	90,855
Filling back of retaining wall, 1,251,515 cubic yards, at 40c.....	500,606
	<hr/>
Overhead charges, superintendence, etc., 5% .....	48,000
	<hr/>
Total cost of land reclamation....	\$1,007,461

Average cost per square foot, 57 cents; 9,400 square feet of wall, \$48.81 per linear foot.

The work of filling-in the shore would go on concurrently with subway construction. It is not apparent how it could proceed otherwise with any degree of expedition, as the fill will take all the material that will be excavated from the Subway sections between 72d and 135th

of the widest possible strip of land lies in the ultimate plan for its development," says the joint report. "This plan should include a series of waterfront sheds with promenade for park purposes and the bridging over of the New York Central tracks, the whole plan of development to have for its ultimate ideal, conditions such as are found at Antwerp, Vienna and other foreign cities that have sought both artistic and commercial use of the waterfront. While the proximity of the New York Central tracks will afford one exceptional opportunity for the transportation of materials to and from these waterfront sheds, still adoption of the maximum width of new-made land will permit free access by other railroads, this access to be obtained by establishing at one or two points car-float landings, designed to harmonize with these waterfront structures, with a set of tracks running down the interior of the sheds. Thus the widest possible strip will afford ample facilities for competition by other (Continued on page 52.)

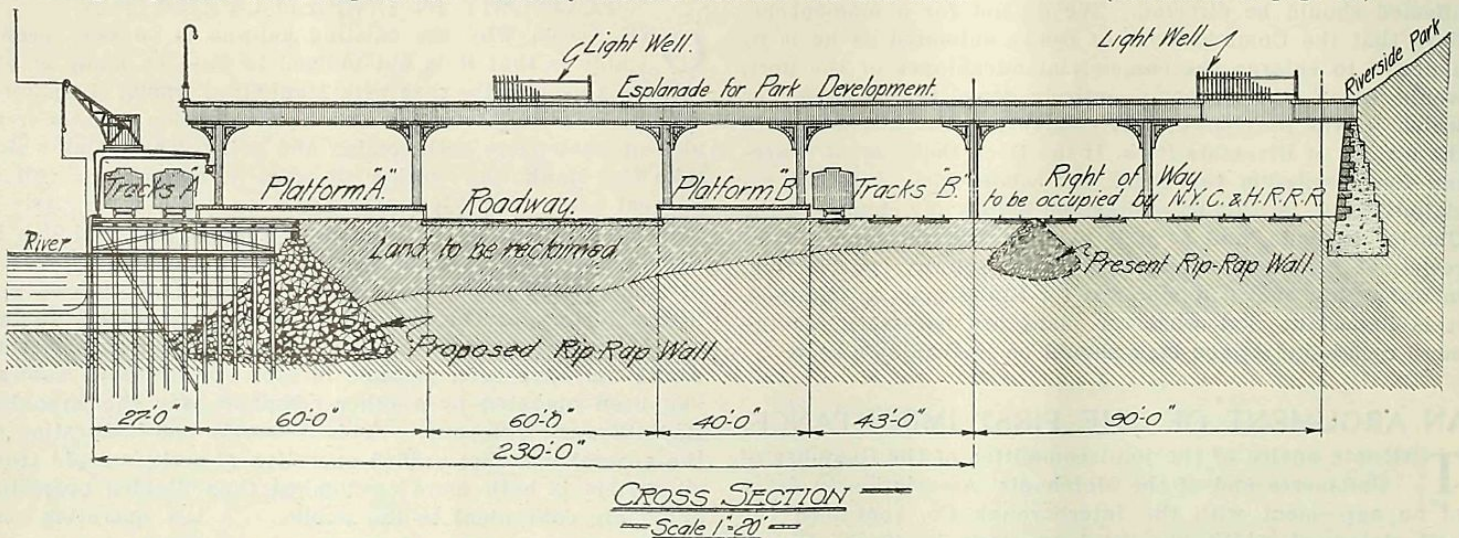


PLATE 2.—A SUGGESTION FOR ULTIMATE DEVELOPMENT.



## THE CHARM OF A SHORE ESTATE

Estimates to Be Received Next Week for the Erection of a Country House for J. H. Johnston at Cold Spring Harbor.

LONG ISLAND, the home of the white-shingled farm house, is fast assuming the aspect of the English landscape dotted with great estates, intermingled with which are the cottages and farming buildings for those who till the soil. The charm of this rural community has been recognized and retained by the builders of the great country homes of prominent New Yorkers, so many of whom have built along the North Shore. It is in this respect for a character of homeliness established in the colonial days of this community which has made these new homes on Long Island so peculiarly appropriate in connection with a rolling and charming country so thickly wooded in parts that one seems to have no neighbors in the summer time when nature is at her best.

The property of J. Herbert Johnston, Esq., whose city residence is at No. 18 Washington Square North, is located at West Neck, Cold Spring, Long Island, and overlooks Lloyd's Harbor immediately in front of Lloyd's Neck, which rises beyond toward the Sound. It consists of one hundred and twenty acres of farming land extending in a series of fields from the West Neck turnpike to Lloyd's Harbor, so that there is a private drive of a mile and a quarter in length to the site of the buildings among the trees on a bluff having an elevation of seventy-five feet above the water.

The building site in summer has the

The house extends in length a distance of about one hundred and seventy-five feet, exclusive of the porches on either end, and is of varying depth of from thirty-nine feet in the wing to fifty-eight feet in the main border of the house. The large covered porch on the south-westerly end stands on a knoll, from which the intimate view of the wooded hillside and water below seen through the trees is obtained to the best advantage. A paved terrace extends across the water front at the crown of the knoll. This is retained by brick walls similar to the house. From the entrance hall opens the stair hall, and from this the large reception hall from which are caught glimpses of the living room and dining room, also a superb view of the water, broken here, and there by tree trunks which are numerous on the wooded slope to the water.

One is not disappointed on entering the house by any lack of harmony with the exterior. The rooms are spacious but yet dignified and simple in treatment, and have a healthy homeliness so pronounced in the exterior. From the living-room opens a large music-room for small dances and entertaining. Balancing this room on the opposite side of the entrance is the library, and still further to the right, the kitchen wing, containing all the requirements for an up-to-date culinary department. The reception hall in the center, with the living-room and

An artesian well is being drilled and a pressure system of water supply will be installed, together with a sewage disposal system. Designs are being made for a garage, stables, cottage, squash ball court, pump house, and a boat house and landing.

The architects expect to take estimates for the construction of the house next week.

## THE WASHINGTON COMPETITION.

Designs of New York Architects Selected—New York as the Art Center of the Country.

SIGNIFICANT of the primacy of New York City for architectural design is that the winners of the great competition for three national buildings to be erected at Washington are all New Yorkers. The committees of award made their joint report last Saturday, accepting the design of Arnold W. Brunner for the State Department Building, the design of Donn Barber for the Department of Justice Building, and the design of York & Sawyer for the Commerce and Labor Building.

The determination of this competition emphasizes the tendency of the country to look to New York for architectural inspiration and design, and the corresponding feeling among New York architects to consider the whole land and not merely this city as their field of labor. It became very noticeable during the last decade that in New York we have a body of "national architects" as distinguished from those who practice in Manhattan



RESIDENCE FOR J. HERBERT JOHNSTON, ESQ.,

Cold Spring, L. I.

Willauer, Shape & Bready, Architects.

privacy, charm and seclusion of an Adirondack camp. From the approach through the woods the house will be first seen across the fields from a distance of about half a mile. It is to be a long, low, simple structure of brick with four great brick gables, and several large chimneys which are a feature of the design, and plans drawn by Willauer, Shape & Bready, of 156 Fifth av, Manhattan. Having much of the character of the colonial that was so common in English homes of a certain period, this house has been adapted from Georgian examples of the English Manor houses, and with the group of farm buildings and garage will be of typical Georgian character. The fields will be carried directly to the base of the house, with the woods, shrubbery and flowers bordering on either side adjacent to the building. A wall of rough Tapestry bricks giving the effect of age to the building will be relieved by the white of the porches and other features, and the dull moss green of the flat roofing tiles.

dining-room on either side forms a vista one hundred and seventeen feet in length.

On ascending the wide colonial staircase to the second story one is confronted by a large hall or gallery, from which extends in either direction two short but wide hallways on which are situated the main sleeping rooms and guests' rooms each with its respective toilet arrangements. The sleeping chambers will be spacious and restful in character, each having a charming outlook over the surrounding country and water. The third story contains a large lounging-room for men, with adjoining sleeping rooms and bath. Also a guests' suite, a trunk room with a hand lift from basement, and servants' rooms. Each of the principal rooms throughout contains an open fireplace. The first floor will be of fireproof construction—the remainder of the house will be of wood construction. The Kelsey system of hot-air heating, electric light, vacuum system, fire lines, etc., are to be installed.

alone, and from those who specialize in suburban work exclusively.

On several occasions of late when there have been competitions of national importance, the designs submitted by New York architects have been selected in preference to all others. And since there has been an awakening to the demands of Art in the principal cities of the United States, and "city plans" have been adopted by a number, New York architects have been retained as supervising architects in several instances.

The Government has requested that no print of the successful designs be published at this time, as there is an intention to call the three architects into conference with the Supervising Architect of the Treasury for the purpose of so modifying the designs as to bring them into harmony with each other, as the buildings are to be erected side by side on Pennsylvania av, opposite the White House, with the Commerce and Labor Building in the middle position.



## BUILDING TRADE WAGES, 1911.

Negotiations Still Pending in Eight Trades  
—But No Trouble Expected—Prospects of Work for the Coming Season.

THE New York Building Trades Council, which is the central board for the unions in the building trades of this city and vicinity, sent out this week its annual notification of the prevailing rate of wages for the year 1911. The trades in the list number 57, among which for the first time appear "machinists of all descriptions," as the American Federation of Labor has decided that machinists belong to the building trades. The only important trade not included in the list is that of bricklayer, as this trade has a separate and independent organization.

In eight trades negotiations are still pending over questions of wages, but the old rate will continue to be the official prevailing rate until an agreement is reached. These eight trades are, namely: Engineers, marble cutters and setters, marble polishers, marble sawyers, marble bed-rubbers, marble cutters' helpers, painters, rockdrillers and tool sharpeners, tunnel and subway constructors. In each of these trades an increase of wages of 25 or 50 cents a day is being asked.

While there is no longer a general arbitration board in the building trades, the principles of the old Plan seem to survive and in the individual trades are generally adhered to, if exceptions are made for the very few strikes that occurred during the past year. A dispute between employers and journeymen in the sheet-metal trade over a claim made by the mechanics in this trade for the work of hanging hollow-metal doors has been submitted to an umpire. The American Federation of Labor has decided that work of this kind belongs to the sheet-metal trade, and the carpenter trade of the whole country, for refusing to conform to this decision, was recently communicated. The New York Building Trade Council will take some action in the case of the carpenters next week.

On January 17 nominations for new officers of the New York Building Trades Council will be made and the election will be held on February 7. The annual election of officers of the Building Trades Employers' Association is held in April.

The United Board of Business Agents of the New York Building Trades Council, with headquarters in Brevoort Hall, 154 East 54th st., has elected the following officers, for the ensuing year. This Board comprises 74 members, who meet every Tuesday and Friday morning at 10 o'clock: President, Gus M. Bugnizet, electrical fixture worker; vice-president, John Snyder, ironworker; secretary-treasurer, Roswell D. Tompkins, tile layer (re-elected); sergeant-at-arms, Edward J. Broderick, bluestone cutter (re-elected); trustees, Richard Mortan, carpenter; Al. F. Day, composition roofer; Michael T. Neyland, machinist; credential committee, Alexander Kelso, carpenter; Thomas J. Butler, sheet metal worker; Thomas J. Murphy, tile layer; Joseph P. Wilson, painter; John Gallagher, electrical worker; grievance committee, Michael Weisdorfer, plasterer; Jacob S. Solomon, electrical worker; David French, carpenter; Joseph Bobb, sheet metal worker; Leonard Klink, metallic lather.

## Prevailing Rate of Wages.

This following schedule is issued by the New York Building Trades Council, with headquarters at 154 East 54th st. It is based on eight hours' work per day, from 8 a. m. to 5 p. m., except on Saturdays, when work in the building trades ceases at noon. All recognized legal holidays and Sundays are figured at double time.

Compensation for a practical foreman ranges from fifty cents to one dollar per day over the schedule here given.

Any person desiring the services of a union mechanic, helper or laborer connected with the building trades can make arrangement through the Secretary of the Council, Roswell D. Tompkins. (Phones 3349 and 3521 Plaza.)

Asbestos Workers, Boiler Felters, Pipe Coverers, Insulators.....	\$1.50
Asbestos Workers' Helpers.....	2.80
Blue Stone Cutters, Flaggers, Bridge & Curb Setters.....	4.50
Blue Stone Cutters' Helpers.....	3.00
Boiler Makers and Iron Ship Builders.....	4.25
Boiler Makers' Helpers.....	3.50
Carpenters and Framers.....	5.00
Cabinet Makers.....	5.00
Cement and Concrete Masons.....	5.00
Cement, Concrete and Asphalt Laborers.....	3.00
Derrickmen and Riggers.....	3.75
Decorators and Gilders.....	4.50
Decorative Art Glass Workers.....	5.00
Elevator Constructors.....	5.00
Elevator Constructors' Helpers.....	3.20
Electrical Workers.....	4.50
Electricians' Helpers.....	2.20
Electrical Fixture Workers.....	4.50
Engineers, Stationary.....	4.50
*Engineers, Portable, Hoisting, &c, \$27.50 weekly; by the day.....	5.50
Granite Cutters, \$4.50 yard; bridge.....	5.00
House Shorers, Mover and Sheath Piler.....	3.50
House Shorers' Helpers.....	2.65
Housesmiths and Bridgemen.....	5.00
Ironworkers.....	5.00
Ironworkers' Apprentice.....	3.00
Ironworkers' Helpers.....	3.50
Metallic Lathers.....	5.00
*Marble Cutters and Setters.....	5.00
Marble Carvers.....	5.50
*Marble Polishers.....	4.00
*Marble Sawyers.....	4.25
*Marble Bed Rubbers.....	4.50
*Marble Cutters' Helper, \$3.00; on derrick work.....	3.75
Mosaic Workers.....	4.50
Mosaic Workers' Helpers.....	3.00
Machine Stone Workers.....	4.00
Machinists of all descriptions.....	5.00
Paper Hangers.....	price list
Plate and Sheet Glass Glaziers.....	3.50
Plasterers, plain and ornamental.....	5.50
Plasterers' Laborers.....	3.25
Plumbers and Gas Fitters.....	5.50
*Painters, \$4; Decorators and Gilders.....	4.50
Riggers on machinery, dynamos, boilers, &c.....	4.00
Roofers, Tar, Felt, Composition, Damp and Waterproofers.....	4.00
Rockmen.....	2.50
*Rock Drillers and Tool Sharpeners.....	3.50
Sheet Metal Workers, Copper Smiths, Tinsmiths, Metal Roofers.....	4.75
Slate and Tile Roofers.....	5.00
Steam and Hot Water Fitters.....	5.50
Steam Fitters' Helpers.....	3.00
Tile Layers.....	5.00
Tile Layers' Helpers.....	3.00
*Tunnel and Subway Constructors.....	3.50
Upholsterers of all descriptions.....	4.50
Wood Lathers.....	4.50

\*Industries marked denotes subject to an increase.

Secretary Tompkins, asked for his opinion of the building outlook for 1911, said he considered it very good, judging from the number of plans filed. Of course there was little new work starting at the present time, owing to the weather. Mr. Tompkins view takes in the whole metropolitan district and not merely one section thereof.

## Master Carpenters Dine.

The eighth annual dinner of the Master Carpenters' Association was held at the rooms of the Building Trades Employers' Association on Monday evening, January 9, following the annual election of officers. The officers elected were: President, R. H. Casey; vice-president, Edwin Outwater; treasurer, Wm. J. T. Getty; secretary, John McClurg; trustees, Hugh Getty, R. H. Brown, Chas. Johnson, J. H. MacDonald; representatives to the Board of Governors, Robert Christie, Sr., Hugh Getty, Edwin Outwater; alternates, Wm. S. Miller, B. F. Edgar, Walter G. Jones; representatives to the General Arbitration Board, R. H. Brown, J. Odell Whitenack; alternates, Walter G. Jones, John H. Adamson.

Members and their guests sat down to a delightful repast prepared by the Steward of the Building Trades Employers' Association.

The newly elected president of the association, Mr. Casey, presided at the dinner and his aptitude for such a position was thoroughly demonstrated in the able manner in which he addressed the association on the issues pertaining to its interests, and in his introduction of the speakers of the evening.

Addresses were made by Messrs. Rudolph P. Miller, Superintendent of the Bureau of Buildings; B. T. Traitell, President of the Building Trades Employers' Association; John R. Voorhees, State Superintendent of Elections; C. G. Norman, Chairman of the Board of Governors of the Building Trades Employers' Association.

The vice-president, Mr. Outwater, delivered a very able and interesting discourse on the early settlement of the City of New York by his Dutch ancestors. The retiring president, Mr. J. H. MacDonald, spoke in his usual witty style, calling attention to what Scotland had done for the Master Carpenters' Association. Addresses were also made by the newly elected treasurer, Mr. W. J. Getty, and Mr. Lewis Harding, who was chairman of the committee which had charge of the arrangements for the dinner and entertainment, and Mr. Hugh Getty.

The following members and firms were present or represented:

J. H. Adamson, Boyd & Selfridge, Rufus H. Brown, Robt. Christie & Son, P. J. Carlin Construction Co., Chas. A. Cowen & Co., R. H. Casey, Cohen & Steinick, James Elgar, Inc., Geo. A. Fuller Co., Gross & Herman, Hugh Getty, Inc., Lewis Harding & Co., James C. Hoe Sons, Chas. Johnson, Jones Construction Co., C. W. Klapperts Sons, Inc., J. H. MacDonald, William S. Miller, Norcross Bros. Co., F. T. Nesbit & Co., Edwin Outwater, Paul Peterson, Pottier & Stymus Co., H. Peskin, John H. Parker Co., Frank H. Rush, Thos. Rae & Son, Sloane & Moller, Wm. Somerville, Stoddard & Hughes, Paul Swanson, Schweizer & West Mfg. Co., Walter E. Thompson, Tide-Water Building Co., Thompson-Starrett Co., Watt & Sinclair, J. Odell Whitenack, J. Wanderman.

## December and 1910 Building.

The building expenditures at seventy-five cities for the month of December, as reported to Bradstreet's, aggregated \$42,322,493, as against \$47,154,407 in November and \$44,600,295 in December, 1909. There is here indicated a decrease of 10 per cent. from November and 5 per cent. from December, 1909. Of the seventy-five cities, thirty-six show gains and thirty-nine show losses from a year ago.

The expenditures so far reported for building in the year 1910 in these seventy-five cities is shown to have been \$806,258,938, which makes a decrease of 5 per cent. from 1909, but a gain of 28 per cent. over 1908.

CONTRACTORS using motor-driven vehicles should know that the licenses for their chauffeurs will expire on January 31. If chauffeurs fail to renew their licenses by that time they will be required to file a new application and pass a required examination, under the new Callan automobile law. The chauffeurs' licenses and badges are being assigned as soon as renewed by those in charge of the automobile departments in the office of the Secretary of State. For the convenience of local companies operating these vehicles the office of Deputy Inspector W. J. Morgan has been located at 1777 Broadway, and applications are now being received. The cost is \$4.25 for all vehicles over 30 h.p. and \$2.25 for all vehicles under 30 h.p.



## WILLIAMS CO-OPERATES WITH REALTY MEN.

Commissioner of Labor is Preparing List of Factories Who Have Complied with Orders, to Show that Ventilation Does Pay.

MR. D. D. KIMBALL, chairman of the special committee of the American Society of Heating and Ventilating Engineers, replied this week to the point raised by A. R. Bastine of Webster R. Mabie & Co., in the interview published in the Record and Guide on January 7. In this statement Mr. Kimball shows that ventilation has been a profitable investment to many companies, and he quoted from an eminent authority on the subject of results accruing from the installation of ventilating equipment in factories. He said:

"I am led to offer certain suggestions after reading an article in the Record and Guide on January 7 under the caption 'Want No Ventilation Law.'

"If the objective of the attitude of my fellow committeeman is that the real estate interests wish to obtain actual records of the results of ventilation as installed under the ruling of the Department of Labor, the effort will be largely in vain, not because ventilation is not worth all that is claimed for it, but because time and other elements so largely enter into such a determination that it is almost impossible to obtain definite records.

"In this connection the attention of all those interested is called to a paper on the subject of 'The Cash Value of Factory Ventilation' by Professor C. E. A. Winslow, from which the following is quoted:

An investigation of this sort must be made with the greatest caution in order to exclude the effect of factors other than ventilation. The subject therefore presented great practical difficulties. In many cases investigated the improvements proved to be trivial. In others, important changes had been made, but so recently that no appreciable effect could be manifest as yet. Sometimes, on the other hand, the improvements were of such long standing that no records were available. In other factories no records of attendance were kept at all in such shape that they could be utilized. The piece-work system, fluctuations in economic demand, and unwillingness to permit inspection of time sheets eliminated otherwise promising cases. Finally, in a few instances, marked improvement in attendance and efficiency coincided with new ventilating systems; but other changes in policy accompanied the sanitary betterment and discounted its effect.

"The same condition is found in investigating the results obtained by ventilating schools, hospitals and all classes of public buildings, but this does not for an instant change the fact that ventilation is the greatest possible aid to health and efficiency.

"The investigation proposed might possibly lead to some information as to the merit of the existing law or the method of its enforcement, but it will be absolutely valueless so far as affecting the main proposition, that of the value of ventilation or the merits of the proposed bill.

"A proper factory temperature is easily provided and the addition of ventilation involves no serious difficulties in this connection.

"There is no question but that an ill-ventilated factory means a poor product, a lessened production, and an employee who falls short of the highest efficiency, even though he may not be actually ill, and even though, for the reason stated above, this cannot be demonstrated in dollars and cents. It is to be regretted that the employer has been so long in coming to an appreciation of the cash value of the healthy, clear-headed employee, and that as a whole we are so slow to realize that the health of the nation is the chief factor in its energy, and that to fight against unsanitary and

unhygienic conditions is to fight against sickness, low mentality, poverty, vice and crime."

### MORE EVIDENCE OF BENEFITS FROM VENTILATION.

Mr. Kimball showed a Record and Guide reporter letters giving the facts concerning the experience of the Germania Insurance Company of 37 Wall st with ventilation. At 37 Wall st the company had eighty clerks. Before ventilating equipment was installed, 10 per cent. were absent through sickness. Since a proper installation has been provided the absence resulting through sickness is practically nothing. The vice-president of the Manhattan Trust Company is said to have been able to reduce his clerical force 4 per cent. because of greater efficiency resulting from the installation of proper ventilating equipment. Townsend, Grace & Co., Baltimore, Md., Hat Manufacturing Co. reported that the first and second winters in its new factory showed sick rates of 27½ per cent.; in the summer following the second winter ventilation equipment was installed, and in the following winter the sick rate fell to 7 per cent. In this respect the company showed that the ventilating system paid for itself in the first year. In the same city, Stroufe Brothers, cloth manufacturers, reduced its sick rate one-half after installing the mediocre system.

From other sources citations have been made to the Record and Guide showing benefits of good ventilation. In a lecture given by William G. Snow, before Cornell University in the course on sanitary science and public health in co-operation with the New York State Department of Health, the following cases are given:

"In the Boston City Hospital good ventilation is said to have given reductions in death-rates from 44 to 13 per cent. in surgical wards and from 23 to 6 per cent. in other wards.

"The British Departmental Committee on Humidity and Ventilation in cotton weaving sheds reported against excessive percentages of humidity and its report says:

"Few people realize the cost of sick and physically inefficient operatives in terms of capital and plant, although the reduced output due to reduction of working force has long been appreciated. Whenever an operative in a cotton mill is absent, it stops a portion of the plant from earning his wages and also prevents the income for that time on an average investment of \$2,000 in mill and machinery, and in many instances a much larger amount. There is no profit in idle machinery; there are no dividends when machinery is working poorly. Apply this to the operatives and the double value of proper ventilation and humidity is apparent. A skilled workman is hard to replace.

"In regard to dwellings, investigations among the dwelling houses of Dundee, Scotland, showed that with an increase in air-space per occupant, there was a great falling off in the death-rate. With air-spaces per person in the ratio of 4 to 1, for example, the death-rate was in the ratio of about 12 to 21, showing a reduction of over 40 per cent. in the case of the larger spaces.

"It is stated that improved ventilation resulted in the reduction in the death-rate in the Dublin Lying-in Hospital from 50 per cent. to 5 per cent. for equal terms of years.

"In certain buildings, where the results of changing from poor to good ventilation have been carefully observed, a marked

improvement in the general health of the occupants has been manifest. For example, the records of the United States Pension Bureau show that when the offices of the department were located in scattered and poorly ventilated buildings, 18,736 days were lost by employees through illness in one year and about the same number for several successive years. When the department became established in its new well-ventilated quarters the loss was reduced to 10,114 days' absence on account of illness, the working force being larger and the work increased. The gain effected is not to be measured alone by the days' absence saved, but by the greater vitality and efficiency of the entire working force."

Lack of space prevents the publication in this issue of further citations which have come to hand from advocates of a ventilation law during the last week.

A. R. Bastine of Webster R. Mabie & Co. said that he received from Commissioner Williams of the Department of Labor a letter in which the Commissioner said he would have a list of manufacturing plants complying with the orders of the Department prepared and sent to Mr. Bastine. Investigations will be made on behalf of the real estate interests pending further action in revising the law.

### Program of Civil Engineers' Meeting

The fifty-eighth annual meeting of the American Society of Civil Engineers will be held at the Society house, 220 West 57th st. on Wednesday and Thursday, January 18 and 19. The program for the coming session which starts at 10 a. m. on Wednesday, announces reports on steel columns from special committees and on bituminous materials for road construction. A meeting of the Board of Direction will follow adjournment of the first session.

All who attend the meetings are requested to register on cards provided for the purpose upon entering the building. They are also asked to fill out blanks indicating their desire to attend or take part in the various receptions and excursions. These include a visit to the Navy Yard, a trip to the works of Keufel & Esser Co., president's reception, excursion to Bethlehem, Pa., and smoker.

Wednesday afternoon will be devoted to local trips, and the president's reception will be held at 9 o'clock in the evening at the Society House. On Thursday a special train is scheduled to leave Jersey City for Bethlehem, Pa. Boat leaves at 8.10 a. m. from Cortlandt street ferry of the Pennsylvania Railroad. It will stop at Market st, Newark, to pick up New Jersey engineers. The excursionists will be back in the city in time to attend the informal smoker at 8.30. The committee of arrangement consists of George H. Blackley, F. R. Harris, and Charles Warren Hunt.

THE NATIONAL BRICK MANUFACTURERS ASSOCIATION will hold its annual convention in Louisville, Ky., on February 7 and 10, and the National Paving Brick Association will meet in the same city on February 6 and 8. The Building Brick Association of America will meet in Louisville on February 6 and 10, and the National Association and Manufacturers of clay working machinery will be held in Louisville on February 8. Immediately following this convention the American Ceramic Art Society will have its annual meeting at Trenton, N. J., on February 14 and 17.



## BUILDING CODE REVISION.

### A Committee of Builders Organized to Make an Informal Revision.

A committee of builders has been organized for the purpose of making a revision of the Building Code. The members do not contend that they have authority to make an official revision, but that it is their privilege as practical men to hold public and private meetings for the purpose of preparing a code to be presented to the Board of Aldermen for adoption and enactment.

The committee was organized at a meeting held at the office of the Thos. J. Buckley Construction Company, 103 Park av, on Monday evening. Present were Francis X. Grady, of No. 1 Madison av, chairman; Thomas J. Buckley, secretary; Thomas B. Leahy, No. 1 East 42d st.; James Whiskman, formerly chief engineer of the Bureau of Buildings for the Borough of Manhattan.

It is the intention to enlarge the committee and ask the Mayor's permission to meet at the City Hall. If this permission should possibly be refused, public hearings will be held elsewhere.

In the discussion at the meeting of the committee on Monday evening it was contended that a new building code has become very necessary, as the existing code is antiquated. When it was last revised, it was said, steel construction was in its infancy; concrete construction was practically unknown; brick walls were used as bearing walls in most cases. It was pointed out that there was no provision at all in the code for concrete construction for either residential or business purposes; or for dwellings of terra cotta, hollow tile, or concrete blocks. Nowhere is there any rule governing revolving doors in buildings. "In the event of a fire in a great office building, how would the thousands of people contained in the building get out in time?" one speaker asked. "There should be a collapsible door required to be used in anticipation of such an emergency, such as former Chief Bonner recommended."

#### CHANGES PROPOSED FOR THE CODE

The committee is also reported to be in favor of licensing builders. It would pass a builder who has had ten years actual experience as such without examination, but all others would be required to prove their ability before a board of examiners, to consist of three representative builders, a representative of the Real Estate Board of Brokers, and representatives of the Board of Fire Underwriters, the Institute of Architects and the Society of Civil Engineers.

In the case of unsafe buildings the committee favors a change in the code that would require the special boards of survey to consist of one builder instead of the Superintendent of Buildings or his representative, besides an architect and a representative of the owner. The committee makes the assertion that this would be a more impartial organization.

Again, in the case of emergency work, the committee favors a rule that the Superintendent of Buildings shall choose a builder to do the work who is doing business nearest the place where the emergency work is to be done. It is claimed by the committee that the charges made in such cases are at times exorbitant.

In regard to the fireproofing and fire-prevention regulations the committee is confident that after taking council of the Board of Fire Underwriters, the Real Estate Board of Brokers, the architectural societies and engineering, and the Building Trades Employers' Association that it will be possible to frame an acceptable body of rules.

Mr. Philan Beale of No. 2 Wall street has been elected attorney of the com-

mittee, which has adopted the name of the "Building Code Revision Committee," and is fully determined to proceed with the work.

### Supt. Henderson Drafts an Ordinance.

Superintendent of Buildings in the Borough of the Bronx, Mr. Jas. A. Henderson, sent the following resolution to James E. Campbell, Chairman of the Committee on the Codification of Ordinances of the Board of Aldermen, which was introduced by Mr. Campbell at the meeting of the Board of Aldermen on January 10, 1911:

#### EXCAVATIONS OF LOTS FRONTING ON PARALLEL OR ADJOINING STREETS OF DIFFERENT GRADE LEVELS.

Where the rear or side lot lines of two premises adjoin, which premises front on parallel or adjoining streets of different grade levels, any person or persons making an excavation on either lot shall build on his or their own land and at his or their own cost and expense, a proper retaining wall to support the adjoining earth and such retaining wall shall be carried to the height of the adjoining earth and be properly protected by coping, provided said adjoining land is in its natural state and free from any structure or wall at the time of the commencement of the excavation.

If, however, the adjoining owner has at any time prior to the commencement of the excavation erected any wall or structure on his land, or filled in any earth, rock or other material for the purpose of grading the lot, or for any other purpose, thereby increasing the pressure and therefore the burden on his own land, then in such case said owner, at his own cost and expense, shall at all times preserve from injury said wall or structure, or filled-in earth, rock or other material.

### RIVERSIDE PARK RECLAMATION.

(Continued from page 48.)

railroads. A suggestion for ultimate development is shown. (See Plate 2.)

"Consider a ship as lying at the quay. Freight can then be transferred by crane (necessary because ship's apparatus does not have sufficient swing) to the platform 'A,' there to be examined by custom authorities; then either loaded in the cars 'A,' if destined for railroad handling, or taken away by trucks on the roadway. Such freight, as coastwise, that does not need to be examined by custom officials, may be transferred directly by crane into railroad cars or rapidly delivered over platform 'A' tracks for city consignments.

"Cars transferred from the floats to tracks 'B' are those containing goods for city delivery. The two inshore tracks are for the movement of the cars by means of cross-overs, the third track being the loading and unloading track."

The section between 83d st and 95th st especially lends itself to this development, in the view of Commissioner Tomkins. The upper deck of the shedding would form an esplanade for park development, in accordance with any plan that might be approved by the Park Commissioner. The officers of the New York Central and Hudson River Railroad Company desire as a condition of their consent to the shedding over of their tracks that provision be made for the company to have an additional right-of-way of 24 ft. in width between 83d and 96th sts, which would give space for two more tracks, or six in all. While this concession has been provisionally provided for in the tentative plan, the desirability of making such a concession to the railroad company is left for future determination.

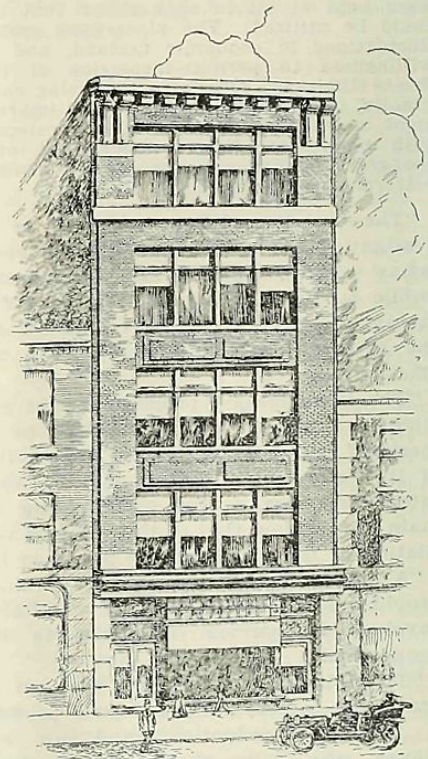
"Of course it is understood," continues the report, "that under this plan the mo-

tive power for the movement of cars both on the New York Central and the municipal transfer tracks will be electricity. The tracks and the car bridge landings on the land are to be municipally controlled. The platforms can be divided into proper sections and leased or rented to the steamship lines and various railroad companies desiring accommodations. The New York Central could have access to the municipal tracks by cross-overs at suitable intervals. In this development of the reclaimed land the income from leases, etc., would go far toward making self-sustaining the enterprise, especially if developed in sections as the demands of commerce and recreation justify. Therefore, should it be deemed too expensive at first to continuously shed the reclaimed land, the New York Central tracks could be continuously covered and, at desirable intervals, as the finances of the city and the railroad companies permitted, sections of the esplanade over the reclaimed land could be built, the uncovered portions of the new land to be shedded over in time. These details are sketched to show that commercial development is compatible with the Park Department's use of this water-front."

The area to be reclaimed embraces about 40 acres. In total quantities, there would be 605,700 yds. of dredging, 736,000 yds. of riprap and 1,251,515 yds. of filling. As a first step toward the development, Commissioner Tomkins has recommended that Commissioner Stover and himself be continued as a committee co-jointly to work up plans for the development of the upland after it is made, and that \$233,000 be appropriated for the reclamation of the section south of 95th st.

### A Demand for Buildings Like This.

Construction contracts will soon be awarded for a 5-story basement and loft building to be erected at 204 East 22d st, adjoining the southeast corner of 3d av, which is near both Elevated and Subway stations. The plans have been drawn by C. B. Meyers, architect, 1 Union sq. The



DESIGN FOR THE ANAWANDA BUILDING.

204 East 22d St. C. B. Meyers, Architect.

design of the building is reproduced herewith. John J. Glynn is the owner of record, and he can be addressed at 151 East 18th st, care of Nathan Fernbacher, who is the agent. Mr. Fernbacher says there is a big demand for small business buildings of this type in that neighborhood.



# 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                   |

Max Marks, 257 Bway, owner; 24.  
 Isaac Joyce, 587 2d av, owner; 24.  
 Estate John Honey, 421 E 13th st, owner; 24.  
 W Edgar Pruden, 8th av, s e cor 52d st, owner; 22.  
 Simon Friedberg, 269 W 120th st, owner; 22.  
 Oakley & Son, 284 N Broad st, Elizabeth, N J, ar'ts; G C Feb 15.  
 Board of Education, Glen Ridge, N J, owner; G C Feb 15.

Wm A Boring, 76 Montgomery st, ar't; 4, 5, 12.  
 L H Giele, 147 Hutton st, Jersey City, N J, ar't; 4, 5, 12.\*  
 Edison Illuminating Co, 360 Pearl st, Bklyn, owner; 18, 8.\*  
 Julius Figuolo, 719 Union av, owner; 4, 5, 12.\*  
 Ibwor Realty Co, 821 E 167th st, owner; 4, 5, 12.  
 H Warner, 1534 Bryant av, owner; 4, 5, 12.\*

F & W McManus, 515 Tinton av, owners; 4, 5, 12, 14.\*  
 R T Schaeffer, 1524 Flatbush av, Bklyn, ar't; 4, 16.  
 Barry Bros, 2804 3d av, owners; all subs.\*  
 Rountree Realty Co, 609 5th st, Bklyn; all subs.\*  
 Duff Realty Co, Bernhard Wilson, Pres, 5 Beekman st, owner; all subs, Jan 20.  
 D D Read, Park st, Hackensack, N J; G C Feb 1.

### PROJECTED BUILDINGS.

#### Manhattan.

##### Apartments, Flats and Tenements.

107TH ST, Nos. 202-204 West, 6-sty brick and stone tenement, 51x87.9, asphalt and gravel roof; cost, \$60,000; owner, Wm. R. Morgan, Newport, R. I.; architect, M. C. Merritt, 1170 Broadway. Plan No. 6.

Not awarded.

##### Hotels.

BROADWAY, e s, 33d to 34th sts, 25-sty brick and stone hotel, 197.5x150, composition roof; cost, \$4,500,000; owner,

architect, B. W. Berger & Son, Bible House. Plan No. 9.

41ST ST, Nos. 536-538 West, 2-sty brick and stone bottling establishment, 49.6x61.9, slag roof; cost, \$6,000; owner, Loewer Realty Co., 528 West 42d st; architect, John Ph. Voelker, 979 3d av. Plan No. 12.

42D ST, n s, Depew pl to Vanderbilt av, 1 to 8-sty brick, granite and steel railroad station, 245.6x340.4, copper, pitch and gravel roof; cost, \$4,000,000; owner, N. Y. C. & H. R. R. Co.; Grand Central Station; architects, Grand Central Station Architects, 314 Madison av. Plan No. 14.

##### Stores, Offices and Lofts.

DELANCEY ST, s w cor Mulberry st, 6-sty brick and stone store and tenement, 35x89.5, plastic slate roof; cost, \$60,000; owner, M. Briganti, 218 Lafayette st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 7.

BROOME ST, s e cor Lewis st, 7-sty brick and stone loft, 150x125.11, tin roof; cost, \$200,000; owner, The Minsky Realty Co., 236 Eldridge st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 10.

GREENWICH ST, Nos. 760-762, Bank st, Nos. 108-110, 6-sty brick and stone store and loft, 35.1x75.2, tin roof; cost, \$75,000; owner, Froma Realty Co., 63 Park Row; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 11.

### MANHATTAN ALTERATIONS.

CLINTON ST, No. 154, partitions, girders, columns, fireproof passage, to 3-sty brick municipal court; cost, \$1,800; owner, City of New York, Comptroller's office; architect, Irving Markowitz, 32 Union sq. Plan No. 44.

CLEVELAND PL, No. 15, new store fronts, to 3-sty brick hotel; cost, \$2,000; owner, Augusta Liebertz, 971 Prospect av, Bronx; architect, Samuel Levingson, 29 West 42d st. Plan No. 39.

DIVISION ST, No. 58, extend entrance hall, floors, windows, to 5-sty brick and stone tenement and store; cost, \$3,500; owner, James C. Parrish, Jr., 50 West 45th st; architect, L. V. V. Sweezy, 1 West 34th st. Plan No. 37.

GREENWICH ST, No. 262, alter roof, to 4-sty brick store and restaurant; cost, \$1,000; owner, Louis M. Bailey, 113 St. Johns av, Brooklyn; architect, Chas. R. Ross, 12 Cedar st. Plan No. 53.

JACKSON ST, No. 8, partitions, toilets, show winds, to 5-sty brick tenement; cost, \$2,000; owner, Mrs. Margaret Walch, 157 East Broadway; architect, Herman Horenburger, 122 Bowery. Plan No. 48.

LUDLOW ST, No. 169, alter beams, to 3-sty brick dwelling and stable; cost, \$150; owner, R. Rosenthal, 141 Ludlow st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 59.

STANTON ST, No. 116, show windows, partitions, to 5-sty brick store and tenement; cost, \$250; owner, David Goldberg, 2968 Brigg av; architect, Herman Goldberg, 2968 Briggs av. Plan No. 45.

WILLETT ST, No. 49, alter store front, to 6-sty brick tenement; cost, \$25; owner, Robert Kommel, 223 Park Row; architect, Arthur Weiser, 1265 Broadway. Plan No. 56.

1ST ST, No. 30, partitions, windows to 6-sty brick store, offices and hall; cost, \$500; owner, N. W. Keane, 30 1st st; architect, O. Reissmann, 30 1st st. Plan No. 33.

3D ST, No. 288 East, windows, toilets, to 6-sty brick tenement; cost, \$500; owner, Max Marks, 257 Broadway; architect, H. Horenburger, 122 Bowery. Plan No. 49.

3D ST, No. 58 West, partitions, girders, stairs, show windows to 2-sty brick store and shops; cost, \$500; owner, A. Hahn, 132 Nassau st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 62.

4TH ST, Nos. 40-44 West, 2-sty brick rear extension, 20x11x17, alter roof, stairways, store fronts, to three 3-sty brick lofts; cost, \$15,000; owner, Sennalla Bunell, 241 Wooster st; architect, Jacob Fisher, 296 East 3d st. Plan No. 40.

6TH ST, Nos. 325-327, erect brick walls to 1-sty brick church; cost, \$300; owner, St. Mark's German Lutheran Church, Geo. F. Huger, 72 East 122d st, president; architect, Henry Klein, 505 East 15th st. Plan No. 32.

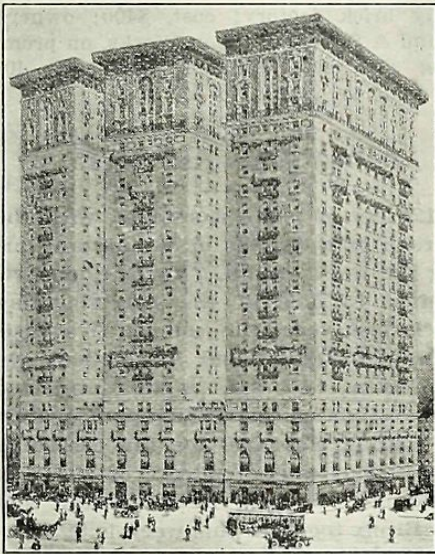
7TH ST, s s, 93 e Av B, iron stairs, windows, to 5-sty brick public school; cost, \$750; owner, City of New York, City Hall; architect, C. E. J. Snyder, 500 Park av. Plan No. 52.

10TH ST, No. 58 East, alter piers to 4-sty brick factory; cost, \$150; owner, Samuel Ettlinger, 49 East 9th st; architect, A. Ventrascio, 1457 Rosedale av. Plan No. 36.

13TH ST, No. 421 East, baths, stairs, partitions, girders, to 3-sty brick store and dwelling; cost, \$1,000; owner, Estate John Honey, 421 East 13th st; architect, Henry Regelman, 133 7th st. Plan No. 55.

16TH ST, No. 118 East, add 1-sty, to 12-sty brick loft and storage; cost, \$10,000; owner, Kops Realty Co., premises; architect, John Thatcher & Co., 60 Park Row. Plan No. 47.

22D ST, Nos. 3-5-7 West, erect iron stairway, to 10-sty brick loft and stores; cost, \$300; owner, James McCutcheon, 3 West 22d st; architect, John Stillman, 18 East 42d st. Plan No. 38.



Greeley Square Hotel Co., 1 Madison av; architect, F. M. Andrews & Co., 1 Madison av. Plan No. 5.

Thompson-Starrett Co., 51 Wall st, general contract.

##### Factories and Warehouses.

36TH ST, No. 557 West, 1-sty brick and stone storage, 23.6x98.9, slag roof; cost, \$1,500; owner, E. F. Juventy, 108 East 52d st; architect, J. C. Cocker, 2017 5th av. Plan No. 15.

116TH ST, Nos 511-515 East, 1-sty frame storage, 24x70; cost, \$400; owner, G. W. Plunkett, 323 West 51st st; architect, Fred L. Stearns, 13 Park Row. Plan No. 13.

##### Miscellaneous.

101ST ST, s s, between 2d and 3d avs, 1-sty concrete playhouse, metal roof; cost, \$12,000; owner, City of New York; architect, Theodore E. Videto, Arsenal, Central Park. Plan No. 4.

1ST AV, No. 57, 1-sty brick outhouse, 8.6x13.4; cost, \$800; owner, John L. Goldwater, 484 Willis av; architect, B. W. Berger & Son, Bible House. Plan No. 8.

MARKET ST, No. 74, 1-sty brick and stone outhouse, 6x13.4; cost, \$500; owner, Margaret Kenny, 80 East Houston st;



43D ST, No. 14 East, partitions, brick piers to 4-sty brick dwelling; cost, \$2,000; owner, Phipps Estate, 787 5th av; architect, S. L. Waller, 154 Nassau st. Plan No. 35.

53D ST, No. 437 West, partitions, windows, skylights, to 5-sty brick store and tenement; cost, \$2,500; owner, Sophia Mencke, 1326 Southern Boulevard; architect, James W. Cole, 403 West 51st st. Plan No. 65.

90TH ST, No. 1136, partitions to 3-sty brick fire patrol house; cost, \$800; owner, New York Fire Patrol, Board of Fire Underwriters, 95 William st; architect, G. Sarsfield Kennedy, 44 Court st, Brooklyn. Plan No. 43.

99TH ST, No. 144 West, window, water table, to 3-sty brick residence; cost, \$175; owners, Hemlin & Smith, 144 West 99th st; architect, Bernard Herzbrun, 319 West 116th st. Plan No. 58.

E. J. Waters, 1507 Bryant av, Bronx, has contract.

133D ST, No. 216 West, toilets, partitions, windows, sinks, to 5-sty brick tenement; cost, \$400; owner, Hannah Grohman, 16 East 113th st; architect, A. P. Johnson, 58 West 129th st. Plan No. 67.

135TH ST, Nos. 48-50 West, show windows, to two 3-sty brick stores and dwellings; cost, \$500; owner, Emily Chambers, 10 West 61st st; architects, Tandy & Foster, 1931 Broadway. Plan No. 41.

151ST ST, Nos. 447-449 West, platform, to 1-sty brick garage; cost, \$50; owner, Dorman S. Ormsby, premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 61.

BROADWAY, No. 179, elevator shaft to 5-sty brick store and loft; cost, \$1,500; owner, George E. Keith, 179 Broadway; architect and builder, J. Odell White-nack, 231 West 18th st. Plan No. 64.

CENTRAL PARK WEST, No. 41, erect marquette to 12-sty brick apartment house; cost, \$600; owner, Harperley Hall Co., 41 Central Park West; architect, H. W. Wilkinson, 41 Central Park West. Plan No. 51.

LENOX AV, No. 113, cut openings to 5-sty brick store and loft; cost, \$250; owner, Eugene L. Lezinsky Co., 55 West 7th st; architect, Nathan Langer, 81 East 125th st. Plan No. 34.

MANHATTAN AV, No. 374, alter stairs, partitions, skylights, to 5-sty brick tenement; cost, \$5,000; owner, Simon Friedberg, 269 West 120th st; architects, Gro-nenberg & Leuchtag, 7 West 22d st. Plan No. 60.

2D AV, No. 743, alter partitions, to 4-sty brick store and tenement; cost, \$300; owner, Mrs. K. E. Hume, 125 Manhattan av; architect, Lewis Leining, Jr., 355 East 19th st. Plan No. 46.

2D AV, No. 589, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$500; owner, Isaac Joyce, 587 2d av; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 50.

4TH AV, e s, 33d to 34th sts, erect booths, to 2-sty brick armory; cost, \$15,500; owner, City of New York; architect, F. H. Bosworth, Jr., 560 Park av. Plan No. 66.

J. W. Bishop Co. has contract.

5TH AV, No. 615, partitions, skylight, toilets, to 13-sty brick apartment house; cost, \$15,000; owner, Geo. Kemp Real Estate Co., 615 5th av; architects, Ren-wick, Aspinwall & Tucker, 320 5th av. Plan No. 42.

A. J. Robinson Co., has contract.

8TH AV, s e cor 52d st, tin roof, skylight, floor, to 1 and 4-sty brick store and tenement; cost, \$500; owner, W. Edgar Pruden, premises; architect, James W. Cole, 403 West 51st st. Plan No. 57.

8TH AV, Nos. 943-947, erect gallery, partitions, to 6-sty brick store and office; cost, \$5,000; owner, Edgar W. Curtis, 81 Nassau st; architect, Frederick Jacobsen, 132 East 23d st. Plan No. 54.

11TH AV, Nos. 467-469, 1-sty brick rear extension. 34.6x5, partitions, win-dows, to 3-sty brick bottling plant; cost, \$7,000; owner, Bear Lithia Springs Co., premises; architect, Alfred C. Bossom, 366 5th av. Plan No. 63.

## PROJECTED BUILDING.

### BRONX.

#### Apartments, Flats and Tenements.

MONROE AV, n e cor 174th st, 5-sty brick tenement, slag roof, 25x85.6; cost, \$25,000; owners, Weller & Meeker, 2163 Creston av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 5.

WEBSTER AV, w s, 175 n Bedford Park Boulevard, 5-sty brick tenement, plastic slate roof, 50x94.4; cost, \$50,000; owners, Auletta & Co., Pasquale Auletta, McLean & Starling avs, Yonkers, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 8.

SEABURY PL, e s, 50 s 172d st, six 4-sty brick tenements, plastic slate roof, 37.6x67; total cost, \$150,000; owners, Barry Bros., 2804 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1010. (Corrects error in issue of Nov. 12, when location was Seabury pl, e s, 50 e 172d st.)

TREMONT AV, n s, 50 w Walton av, 5-sty brick tenement, tin roof, 50.1x70.6½; cost, \$40,000; owners, Hau Const. Co., Hirsch Goldstein, 1236 Clay av, president; architect, John Hauser, 360 West 125th st. Plan No. 12.

171ST ST, n s, 100 e 3d av, two 5-sty brick tenements, tin roof, 27.6x102.10; total cost, \$60,000; owner, Chas. Bjorkegren, Inc., 2148 Mapes av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 14.

WILKENS AV, s w cor 170th st, two 5-sty brick tenements, slag roof, 65.4x61.2; total cost, \$77,000; owners, Reliant Realty & Const. Co., N. F. De Luca, 103 East 125th st, vice-president; architects, Euell & Euell, 103 East 125th st. Plan No. 15.

#### Dwellings.

STARLING AV, s s, 96 w Glebe av, 2-sty brick dwelling, tin roof, 20x54; cost, \$6,500; owner, Wm. Buhl, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 6.

WILLIAMSBRIDGE ROAD, e s, 1671 s Bronx & Pelham Parkway, 1-sty frame dwelling, tar and gravel roof, 30x30; cost, \$2,000; owner, Carmino Serra, 1890 Eastchester road; architect, Henry Nordheim, 1087 Tremont av. Plan No. 9.

BENEDICT AV, s s, 111.9 e Starrow st, 2-sty brick dwelling, slag roof, 22x56; cost, \$7,000; owners, Gorman & Schilling, 312 Willis av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 13.

LACONIA AV, e s, 75 n 232d st, 2-sty brick dwelling, tin roof, 22.6x34; cost, \$3,000; owner, Mary Lamperty, 1378 Wash-ington av; architect, A. Magnoin, 112 Lincoln st, Corona. Plan No. 11.

#### Miscellaneous.

PROSPECT PL, s w cor Anthony av, 1-sty frame office, 12x18; cost, \$250; owner, E. W. Bailey, 1899 Crotona av; archi-tect, M. W. Del Gaudio, 401 Tremont av. Plan No. 4.

BRONX PARK, 1,500 n Pelham av and 470 s Lorillard Mansion, 1-sty frame shed and shop, 111x17; cost, \$2,500; owners, City of New York; architect, A. G. Wal-dron, Claremont Park. Plan No. 7.

#### Stables and Garages.

WILLIAMSBRIDGE ROAD, e s, 1671 s Bronx & Pelham Parkway, rear 1-sty frame stable, 21x15; cost, \$350; owner, Carmino Serra, 1890 Eastchester road; architect, Henry Nordheim, 1087 Tremont av. Plan No. 10.

### BRONX ALTERATIONS.

146TH ST, No. 417, new partitions to 3-sty frame stores and dwelling; cost, \$400; owner, Israel Kaplan, on premises; archi-tect, John Knubel, 318 West 42d st. Plan No. 5.

150TH ST, No. 256, new toilet, new parti-tions to 3-sty frame store and dwelling; cost, \$500; owner, Frank Loricelli, on premises; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 11.

151ST ST, n s, 375 w Courtlandt av, 1-sty of frame built upon 1-sty frame ex-tension of 2-sty frame dwelling; cost, \$150; owner, Michael Cerroni, 317 East 151st st; architect, Robt. Glenn, 371 East 149th st. Plan No. 9.

238TH ST, s s, 100 s Greystone av, new partitions, etc., to 3-sty frame dwelling; cost, \$250; owner, Edw. Hizsuay, on premises; architect, Eli Benedict, 1947 Broadway. Plan No. 6.

BAILEY AV, No. 3312, new partitions, etc., to 3-sty frame dwelling; cost, \$350; owners and architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 10.

ELTON AV, n w cor 155th st, new wa-ter closet to 4-sty brick tenement; cost, \$50; owner, Claus Bosch, 834 Trinity av; architect, Gustav Schwarz, 302 East 158th st. Plan No. 8.

INTERVALE AV, w s, 15 n Chisholm st, move and 1-sty of brick built under 2-sty and attic frame store and dwelling; cost, \$2,500; owner, Theresa Sofia, on premises; architect, Wm. Huenenberg, 764 Tinton av. Plan No. 4.

MORRIS PARK AV, s s, 87.3 w Union-port road, 1-sty brick extension, 20.10x 45, to 3-sty brick store and dwelling; cost, \$2,000; owner, Robt. Adelman, 2024 Bos-ton road; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 7.

PARK AV, No. 4014, new roof, etc., to 3-sty brick factory; cost, \$400; owners, Brand & Silverstein Iron Works, on prem-ises; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 12.

## ADVANCE REPORTS.

12 sets of plans were filed with the Bureau of Buildings in Manhattan dur-ing the week of Jan. 7 to 13, inclusive, against 15 filed in the corresponding week last year, the comparative costs being \$8,916,200 and \$4,733,300. In the Bronx, 14 buildings were projected at an estimated cost of \$273,600, against 33 costing \$734,900 for the preceding year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$9,189,800 against \$2,468,200 for the corre-sponding week in 1910.

### New York Hospital Select Architects.

11TH AV.—Messrs. McKim, Mead & White, 160 5th av, have been selected as architects by the New York Hospital As-sociation to prepare plans for the new hospital buildings to be erected occupying the block bounded by 11th and 12th avs, 54th and 55th sts. The proposed project, including land, buildings and equipment, it is estimated, will cost the hospital as-sociation in excess of \$3,000,000. In point of construction the group will be one of the most modern of its kind in this coun-try. Plans have not yet advanced suffi-ciently that the officials can tell just how many beds will be maintained. It will be about a year before the buildings now occupying the block can be demolished and ground broken for the new buildings. Nothing except the piers will intervene between the new hospital and the North River. In deciding upon the new loca-tion the officials say they had in mind the fact that congestion of population could not seriously affect the institution on its new site. The old building, which



runs through from 15th to 16th sts, joining the St. Francis Xavier Church on the west, has gradually been shut out from the light and air considered necessary for such an institution. Charles S. Brown is chairman of the executive committee. Further building particulars will be given in a later issue.

#### Architects Complete Grand Central Plans.

42D ST.—The Grand Central Station Architects, No. 314 Madison av, filed plans with the Bureau of Buildings on Thursday for the new passenger station which is to replace the old terminal building at the head of Park av, which Commodore Vanderbilt thought so well of that he called it the "Grand Central." This building at that time contained the

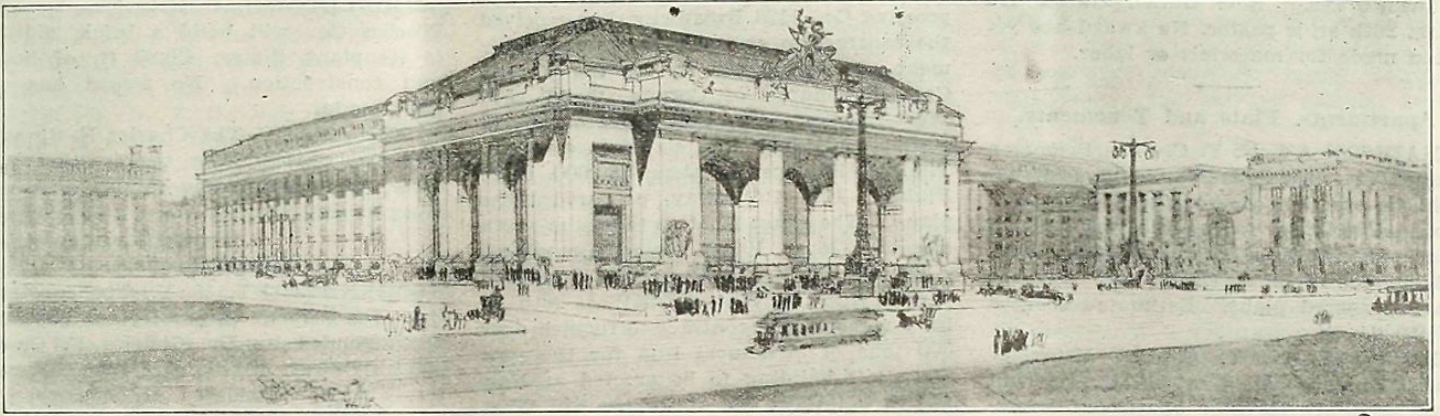
#### Ritz-Carlton Co. Plan New Hotel.

PHILADELPHIA, PA.—Messrs. Warren & Wetmore, 3 East 33d st, Manhattan, and Horace Trumbauer, Land Title Building, Philadelphia, Pa., architects, have both submitted plans for the erection of a new hotel at Broad and Walnut sts, this city. The building will be known as the "Ritz-Carlton" Hotel and will be financed by the Ritz-Carlton syndicate, which is represented by Frederick N. Watrous, of New York City. As contemplated, the building will measure 40x120 ft., having in all a total of 8-stys, with about fifty bedrooms. The three lower stories will be for dining-rooms, smoking and reception-rooms and cafe. The cost of the land and building is estimated at approximately \$1,000,000. A selection will be made from

W. E. Rountree, associated, 34 West 28th st, Manhattan, for the construction of four 5-sty flat houses to accommodate a total of eighty families. The buildings will be situated on Pinehurst av between 179th and 180th sts, covering a plot 112x200 ft. The owner will receive all bids on separate contracts and for materials.

#### Ship Chandlers' Building Contract.

COENTIES SLIP.—Baker Carver & Morrell, owners and merchants, of No. 75 Front st, have awarded to Harvey Murdock, of No. 116 Nassau st, the general contract to erect the "Ship Chandlers Building," at Coenties Slip and Water st, estimated to cost in the neighborhood of \$200,000. The building will be fireproof, 10-stys, measuring 47x75 ft, having a facade of light brick, terra cotta and lime-



THE GRAND CENTRAL STATION TO BE.

waiting-rooms and the general offices of the several railroads. The New York Central offices and the New Haven's general offices were located for years in the building until recently, when the Central's offices were moved to a part of the new Post Office building in Lexington av, and the New Haven's general offices, for the most part, were moved to New Haven. The building now being superseded was opened in October, 1871. This section of the new terminal will cover the north side of 42d st, from Depew pl to Vanderbilt av, with ground measurements of 245.6x340.4 ft. It will have various heights of from 1 to 8 stys and a facade of gray granite, limestone and brick, with a copper, pitch and gravel roof. The John Peirce Company will do the masonry and Terry & Tench the steel work. The interior trim and equipment will be the subjects of other future contracts. The cost is given by the architects at \$4,000,000.

#### Contract for New Post Office Unsettled.

8TH AV.—The bids submitted Nov. 31 for the construction of the new General Post Office which is to occupy the block between 8th and 9th avs, from 31st to 33d sts, are still in the hands of the government officials at Washington, D. C., for consideration. Although it was rumored during the week that the contract had practically been placed, the architects, McKim, Mead & White, state that no official agreement has been reached at Washington for the letting of the contract. When the bids were opened, Richard E. Heningham, of 1 Madison av, was the lowest bidder, with the George A. Fuller Co. standing the second lowest, Mr. Heningham agreeing to finish the work in twenty-three months and the Fuller Co. in nineteen months. The lowest bid received for the heating and ventilation plant was from Baker, Smith & Co., No. 83 West Houston st. 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, including the heating and ventilating plant, elevator and lighting. There will be a balance of \$1,650,000 for furnishing. It is thought probable that the contract will be awarded within a few days.

the two plans submitted within a few days, and the building contract will then be awarded without delay.

#### Excavating for Montefiore Home.

GUN HILL ROAD.—Excavating is now under way by Williams & Amter, No. 1899 Crotona av, the Bronx, of the two full blocks on the south side of Gun Hill Road, from Steuben av to the Woodlawn road, in the west section of the Bronx, upon which the Montefiore Home for Chronic Invalids, of Broadway and 138th st, is to erect a group of twelve new modern hospital buildings and one for the general staff and nurses. The contract for the superstructures has not yet been awarded and it will probably be about six months yet before figures are taken. The architects for the entire group are Messrs. Buchman & Fox, 11 East 59th st, and Arnold W. Brunner, associated. Jacob H. Schiff is president, Henry Solomon and Leopold Stern, vice-presidents, and B. J. Greenhut treasurer.

#### City To Erect Contagious Hospital.

EAST RIVER.—The City of New York, Department Board of Health, 55th st and 6th av, has commissioned Architect W. E. Austin, Nos. 46-54 West 24th st, to prepare plans for a new fireproof contagious hospital building, 6-stys, reinforced concrete construction, to be erected at the East River and East 15th st, to cost in the neighborhood of \$180,000. Drawings and specifications will not be ready for estimates for some time yet. Ernest J. Lederle is president of the Board of Health.

#### Wright Piano Co. to Build.

JERSEY CITY.—The Wright Piano Co., Nos. 485-489 Greenwich st, Manhattan, is having plans drawn up by architect William A. Boring, of 76 Montgomery st, and 32 Broadway, Manhattan, for a 2-sty brick factory building, to measure 75x90 ft. The building will be located at Johnson and Holliday sts. Officers of the company include: Charles W. Wright, president; William A. Reidy, treasurer, and Lewis Max, secretary. The building contract has not been issued.

#### Pinehurst Ave. Block Improvement.

PINEHURST AV.—The Rountree Realty Co., 609 5th st, Brooklyn, is having plans prepared by Architect Adolph Mertin, and

stone. H. C. Severance, architect, 21 West 45th st, prepared the plans, and J. A. Roberts, 25 West 42d st, will act as steel engineer.

#### Provident Loan Society to Build.

LEXINGTON AV.—The Provident Loan Society, No. 346 4th av, will erect at the northwest corner of Lexington av and 124th st, a fireproof structure for the exclusive use of its growing business in this section of the city. Messrs. Renwick, Aspinwall & Tucker, architects, 320 5th av, have been commissioned to design the plans. Charles T. Wills (Inc.), has received the general contract.

#### Improvement for Queens Plaza.

QUEENS.—The Duff Realty Co., Bernhard Wilson, president, 5 Beekman st, will soon start the construction of three 5-sty flat houses with stores for 20 families each, in the Borough of Queens, 200 ft north of the Queensborough Bridge Plaza. John C. Watson, architect, 271

**HOUGHTALING  
& WITPENN**

**Impervious  
Face Bricks**

ALL COLORS

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

**WHITNEY-STEEN CO.**

**ENGINEERS**

**CONTRACTORS & BUILDERS**

1 LIBERTY STREET, N. Y.

NEW YORK, HARTFORD, SALT LAKE, DENVER

**PUTNAM A. BATES, E. E.**

CONSULTING ENGINEER  
2 RECTOR STREET, NEW YORK  
DESIGNER of Power Plants, Heating and Ventilating Installations and Equipments for the Proper Illumination of Buildings: Plans, Specifications, Supervision, Reports, Etc.



West 125th st, is preparing the plans and will likely complete same by Jan. 20. The owner will take all figures.

#### Modern Apartment for 72d Street.

72D ST.—Architects Geo. and Edw. Blum, of 505 5th av, have just started plans for four 12-sty modern apartments to be located in West 72d st, between Columbus av and Broadway. They will be built of brick and stone, and will be fireproof throughout, having elevators and all modern improvements. The owners are Brown Brothers, builders, of 33 East 20th st.

#### New Lutheran Church for Brooklyn.

BROOKLYN.—R. T. Schaeffer, architect, No. 1524 Flatbush av, is preparing plans for a new stone and brick edifice, 1-sty, to be erected by St. Stephen's German Lutheran Congregation at Rogers and Newkirk avs. Rev. Luther Gable, 415 East 26th st, is pastor. No award has yet been made for materials or labor.

#### Apartments, Flats and Tenements.

MADISON AV, N. Y. C.—The Princeton Const. Co., 220 Broadway, will soon begin the erection of the 10-sty apartment house, 204.4x51.6 ft., on the west side of Madison av, from 82d to 83d sts, for which Schwartz & Gross, 347 5th av, have prepared plans. Estimated cost, is \$700,000.

140TH ST, N. Y. C.—The Uttoxeter Building Co., 571 West 139th st, will erect a 10-sty elevator apartment house, 99.11x85.6 ft., at the northwest corner of 140th st and Convent av, to cost \$300,000. Geo. Fred Pelham, 507 5th av, architect.

107TH ST, N. Y. C.—No contracts have yet been placed for the 6-sty tenement, 51x87.9 ft, which Wm. R. Morgan, Newport, R. I., will erect at Nos 202-204 West 107th st, at a cost of \$60,000. M. C. Merritt, 1170 Broadway, prepared the plans.

SEABURY PL, N. Y. C.—Barry Bros., 2804 3d av, builders, have taken bids on material and labor for six 4-sty brick flats, 37x67 ft. each, to be erected on the east side of Seabury pl, 50 ft. south of 172d st, to cost a total of \$200,000. Moore & Landsiedel, 3d av and 148th st, have prepared plans.

BRYANT AV, N. Y. C.—H. Warner, owner, 1534 Bryant av, has just taken figures for the erection of two 5-sty 21-family flats, 37x88 ft., on the east side of Bryant av, 150 ft. north of 172d st, to cost \$60,000. Moore & Landsiedel, 3d av and 148th st, architects. Work has not been started.

WALES AV, N. Y. C.—F. & W. McManus, 515 Tinton av, are taking bids on all sub-contracts and materials for the 5-sty flat, 25x95 ft., to be erected at the northeast corner of Wales av and 149th st, to cost \$25,000.

UNION AV, N. Y. C.—Julius Figuola, 719 Union av, owner, has taken bids on materials and labor for two 5-sty flats, 37x88 ft., to be erected on the west side of Union av, 100 ft. north of 152d st, to cost \$40,000 each. Moore & Landsiedel, 3d av and 148th st, have prepared the plans.

UNION AV, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, have prepared plans for seven 5-sty flat houses on the west side of Union av, 25 ft. north of 147th st, each covering 39.3x88 ft., and to be built at a total cost of \$300,000, by the Ibrov Realty Co., of 821 East 167th st. There are to be five apartments to a floor in each house of three and four rooms.

ELIZABETH, N. J.—Oakley & Son, 284 North Broad st, architects, are making preliminary plans for a 3-sty brick 9-family flat, to be located on Fairmont av, between North Broad st and Newark av, to cost \$20,000. Jacob Gordon, Newark

av, Elizabeth, is the owner. Estimates will be taken by the architects about Feb. 15.

#### Contracts Awarded.

CLINTON ST, N. Y. C.—Greenwald & Pollak, 171 Broadway, have received the general contract for making \$20,000 worth of fire damages to the 7-sty elevator apartment north west corner of Clinton and Grand sts, owned by J. D. Goodstein, 62 West 119th st.

5TH AV, N. Y. C.—The A. J. Robinson Co., 123 East 23d st, has received the general contract for \$15,000 worth of improvements to the 13-sty apartment house 615 5th av, for the George Kemp Real Estate Co. Renwick, Aspinwall & Tucker, 320 5th av, architects.

121ST ST, N. Y. C.—The United Fireproofing Co., 1123 Broadway, has received the contract to erect the 4-sty and basement garage, 100x90 ft, for the Roman Catholic Church of Corpus Christi, 505 West 121st st. The Otis Elevator Co., 17 Battery pl, has the elevator contract. The cost is placed at about \$80,000. L. P. Fluhrer, 1123 Broadway, prepared these plans. The exact location is on the south side of 122d st, 100 ft east of Broadway.

33D ST, N. Y. C.—Harris H. Uris, iron Works (Inc.), of 525 to 535 West 26th st, have received the contract to furnish over 500 tons of structural iron for the new 8-sty loft building to be erected at Nos. 416 to 422 West 33d st for the 416 West 33d st Realty Co., John Wooley, architect, 100 5th av.

MANHATTAN.—The contract for heating in the U. S. Assay office, Manhattan, has been awarded to Frank Dobson, 319 East 53d st, at \$11,779; less for omitting boiler, furnace, and pumps, \$7,000; net amount, \$4,779; time to complete, April 1, 1911.

NEWARK, N. J.—The Westinghouse, Church, Kerr Co., 10 Bridge st, Manhattan, has received the general contract for the construction of a large extension to the plant of the Westinghouse Electric & Mfg. Co. at Oronge and Plane sts, Newark, N. J.

NORFOLK, VA.—The contract for installing a coal and ash handling plant at the navy yard, Norfolk, Va., has been awarded to the Guarantee Construction Co., 90 West st, New York, at \$31,200.

NEW HAVEN, CONN.—The contract for laying new floors in the U. S. Public Building, New Haven, Conn., has been awarded to the Conroy Bros., 217 West 125th st, Manhattan, at \$419.

BALTIMORE, MD.—The contract for the foundations, including Raymond concrete piles, for the box factory to be built for Becker Brothers, Baltimore, has been awarded to the Raymond Concrete Pile Company of New York and Chicago; Theodore Wells Pietsch, architect.

#### Factories and Warehouses.

41ST ST, N. Y. C.—John Ph. Voelker, architect, 979 3d av, will soon have plans ready for the 2-sty brick and terra cotta beer bottling plant, 50x100 ft., to be erected at Nos. 536-538 West 41st st, to cost \$25,000. The V. Loewer's Brewery Co., 528 West 42d st, is the owner.

NEWBURGH, N. Y.—Whitfield Crevelling, 234 Broadway, Newburgh, has received the general contract for erecting a brick factory, 36x126 ft., outbuildings and a number of small additions to the carpet mill of Milner & Co., of Toledo, Ohio, at Nos. 635-655 Broadway, this city. Frank E. Estabrook, 75 2d st, prepared these plans. The Crawshaw Carpet Co. is the lessee.

ALBANY, N. Y.—Arrangements have been made by the Beverwyck Brewing Co., Albany, for the erection of a 2-sty bottling plant, to cost \$25,000. The contract has been awarded to a local builder.

WELLSVILLE, N. Y.—The Pure Carbon Co., of this place has incorporated and will erect a factory building at South Main and Dyke sts. No plans have yet been prepared.

MINETTO, N. Y.—The Minetto-Meriden Shade Cloth Co. plans to establish a cotton mill here to employ 2,000 hands. No awards have yet been made.

ALBANY, N. Y.—George W. Hunt, architect, is preparing plans for a carriage factory, 30x195 ft, of brick, 2-stys, to be erected by Anthony Mosher & Son, 397 Sheridan av.

TRENTON, N. J.—The Cook Linoleum Company, Trenton, N. J., has incorporated with a capital stock of \$2,000,000, and plans to erect a factory for the manufacture of linoleum, rubber and other goods.

MIDDLETOWN, CONN.—The Rockfall Woolen Co., will build a brick addition to its plant, 2-stys, 48x80 ft, of heavy mill construction. No award has yet been made.

LYNN, MASS.—The Charles E. Sprague Box Co., contemplates the erection of a 3-sty brick and frame factory. H. M. Hoague, is treasurer.

#### Miscellaneous.

SCHENECTADY, N. Y.—The construction of a garbage disposal plant has been recommended by Dr. Charles F. Clowe, Health Officer, of this city, and the matter is to be considered at once.

BATAVIA, N. Y.—The city of Batavia contemplates the construction of a garbage incineration plant. Plans have been completed by engineer R. A. Wentworth and submitted to the Board of Aldermen.

ROCHESTER, N. Y.—City Engineer E. A. Fisher, Rochester, is preparing plans for a garbage disposal plant to be constructed by the city and for which the Common Council has appropriated \$100,000.

MT. VERNON, N. Y.—G. Skinner, 122 Chestnut av, owner, has awarded to Miligan & Co., 154 East 1st st, Mt. Vernon, the general contract to erect two 2½-sty frame dwellings, 50x100 ft., on Westchester av.

BUFFALO, N. Y.—John Lannen, 1 Builders Exchange, Buffalo, has received the general contract to erect the 1-sty fireproof power house, 38x53 ft., for the International Bridge Co., at Niagara and Wayne sts.

BROOKLYN.—Bids are being taken by the Edison Electric Illuminating Co., 360 Pearl st, Brooklyn, for a 2-sty fireproof stable and warehouse, 91x32 ft., to be located in the Parkville yards. Construction will be of hollow tile and stucco.

SYRACUSE, N. Y.—Russell & King, architects, are completing plans and will receive bids about Jan. 20, for a church, 112x144, to be erected by the St. Anthony de Padua Congregation. Rev. Francis Quinn, is Pastor. Estimated cost, \$100,000.

BUFFALO, N. Y.—The Elliott Club, H. E. Crouch, president, Fidelity Bldg., is arranging for the erection of a Club house, with gymnasium and baths, in the central business district and is inviting competitive plans from architects. Stables and Garages.

LODI, N. J.—The First National Bank of Lodi has had plans prepared by Architect D. D. Reed, Park st, Hackensack, for a 1-sty brick bank building, 35x60 ft., to be erected at Main and Washington sts, to cost about \$25,000. Bids will be taken by the architect on the general contract about Feb. 1. George C. Mercer is president.

#### Schools and Colleges.

ELIZABETH, N. J.—Louis H. Giele, architect, 147 Hutton st, Jersey City, has completed plans and is taking estimates for the 2-sty brick and limestone parq-



chial school, 50x75 ft., to be erected in 3d st, Elizabeth, by St. Adelbert's Roman Catholic congregation. Newark builders are bidding.

**GLEN RIDGE, N. J.**—Plans will be ready for estimates about Feb. 1 by the Board of Education for the new public school at this place, to cost approximately \$35,000. Brick and limestone, 2½ stys, with assembly hall. G. B. Webb, 25 West 42d st, Manhattan, is architect, and R. D. Hopkins, 25 West 42d st, Manhattan, steam engineer.

#### Stores, Offices and Lofts.

**BROADWAY, N. Y. C.**—Figures are being taken on the structural steel necessary for the new Woolworth Building about to be erected at the southwest corner of Broadway and Park pl. Cass Gilbert, 11-15 East 24th st, architect, also for the loft building for the Consolidated Gas Co., at 17th st and Irving pl. Henry J. Hardenbergh is the architect.

**60TH ST, N. Y. C.**—Mrs. M. E. Alexander, 12 West 40th st, agent for Dr. Seymour Oppenheimer is having plans prepared for remodeling the 4-sty and basement dwelling, 45 East 60th st, into shops and maisonnettes.

**4TH ST, N. Y. C.**—Sennalla Bunell, 241 Wooster st, will make \$15,000 worth of changes to the three 3-sty lofts, Nos. 40-44 West 4th st, from plans by Jacob Fisher, 296 East 3d st. No award has yet been made.

**MAIDEN LANE, N. Y. C.**—Frederick Putnam Platt, architect, 80 Wall st, has prepared plans for remodeling the 5-sty loft building No. 121 Maiden lane, extending through to No. 5 Fletcher st, into a modern 7-sty office building.

**GENEVA, N. Y.**—Lloyd P. Adams, architect, has completed plans and is receiving bids for a telephone exchange building, 35x68 ft, 2-stys, for the Federal Telephone Co.

**BUFFALO, N. Y.**—The New York Telephone Co., is having plans prepared for a 9-sty building, steel frame structure, to be erected at West Seneca, Pearl and John sts, at an approximate cost of \$600,000.

#### Bids Opened.

**BROOKLYN.**—Bids were opened Jan. 9 by the School Board for fireproofing of indirect heating stacks as located in the Girls' High School, Brooklyn. McGreevy & Laws, \$1,742, low bidder.

**MANHATTAN.**—Following were the lowest bids received on Jan. 9, for Item 1, installing heating and ventilating apparatus, and Item 2, for temperature regulation in new public school 95, Manhattan. Item 1, proposition 1, E. Rutzler Co., \$60,150; proposition 2, Blake & Williams, \$62,122, low bidders. Item 2, John Service Co., \$3,594, low bidder.

**BRONX.**—For fire protection work, etc., at public school 13, Borough of the Bronx. A. W. King, \$844, low bid.

#### Municipal Work.

**HASTINGS-ON-HUDSON, N. Y.**—Ward, Carpenter & Co., of Tarrytown, have been selected by the State Board of Health at Albany for the construction of a sewer system for Hastings.

**BROOKLYN.**—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, Jan. 18, for furnishing and delivering portable engine-driven air compressors and centrifugal pumping units.

**RICHMOND HILL, L. I.**—Plans are now being prepared by John H. Weinberger, Chief Engineer of Queens Borough Sewer Department, Long Island City, for the sewage disposal plant to be constructed in Richmond Hill; contract for construction will probably be let in the spring.

**MANHATTAN.**—Estimates will be received by the Superintendent of School

Buildings Wednesday, Jan. 18, for the general excavation, etc. (Contract No. 1), for the first portion of the new Normal College buildings (The Thomas Hunter Hall), on the westerly side of Lexington av, between 68th and 69th sts, Manhattan.

#### Government Work.

**WEST POINT, N. Y.**—Bids will be received by the Quartermaster, U. S. A., West Point, until Jan. 30, for furnishing and installing a complete central energy telephone system.

**FORT TOTTEN, N. Y.**—Office of the Commanding Officer, Torpedo Depot, Fort Totten, N. Y.—Sealed proposals will be received at this office until Jan. 16 for delivering f. o. b. point of manufacture 450 large cast-iron junction boxes. Address the commanding officer, Fort Totten, N. Y.

**BARRE, VT.**—Sealed proposals will be received until the 14th of February for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Barre, Vt.—James Knox Taylor, Supervising Architect, Washington, D. C.

**HOBOKEN, N. J.**—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received until Feb. 6 for an electric push button mail lift in the U. S. Post Office, Hoboken, N. J., in accordance with the drawings and specifications, copies of which may be obtained at this office, at the discretion of the Supervising Architect, James Knox Taylor.

**WABASH, IND.**—Sealed proposals will be received until the 18th of February for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Wabash, Ind.—James Knox Taylor, Supervising Architect, Washington, D. C.

**LEXINGTON, N. C.**—Sealed proposals will be received until the 15th of February for the construction, complete (including plumbing, gas piping, heating apparatus and electric conduits and wiring), of the U. S. Post Office at Lexington, N. C.—James Knox Taylor, Supervising Architect, Washington.

**WASHINGTON, D. C.**—No action has yet been taken by Rear Admiral Hollyday, chief of the bureau of yards and docks, Navy Department, Washington, D. C., regarding the award for steel caissons for the dry docks at New York, Puget Sound and Pearl Harbor. Bids for the above caissons were opened on Dec. 22.

**BIG STONE GAP, VA.**—Sealed proposals will be received until the 20th of February and then opened for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office and Court House at Big Stone Gap, Va.—James Knox Taylor, Supervising Architect, Washington, D. C.

**NORFOLK, VA.**—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until Feb. 4 for new roof and crane runway for building No. 23, navy yard, Norfolk, Va. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. R. C. Hollyday, Chief of Bureau.

—The fact that a contractor fails to make a profit on a piece of work is not prima facie evidence that his estimate was inherently too low, says "The Contractor." It merely means that it was too low for the methods employed. There are some men who would lose money on a job at almost any figure, seemingly because, like the bark and bite of the dog, "it is their nature to." They have not the vision which sees the end of the work from the beginning, and therefore they are constantly in hot water.

## AMERICAN ARCHITECTURE.

### A Globe-Trotter Says Europe Thinks We Have Done Something.

Joseph Pennell, the world-wide illustrator, delivered an address before the members of the Philadelphia Chapter of the American Institute of Architects, in which he is reported to have made these interesting remarks:

"Right here in Philadelphia you have some of the very finest things in the world, and in many ways your city is the most artistic in the world. Only you don't seem to know it or you would take better care of your fine old buildings. Each time I come back here I find that some of the very good ones have gone since my last visit, and at the present rate there will be none left at all after a few more years. It is a crime, for Philadelphia possesses some veritable treasures in the way of colonial buildings.

"You in America, don't seem to appreciate what you have all over your country. For instance, there is nothing in the world to equal the view as you come up the New York harbor. It is superb. I got up just before sunrise and clambered up on the deck of the Oceanic as she lay at Quarantine, and I tell you the sight I beheld of New York harbor in the sunrise was one of the most beautiful and inspiring I ever set my eyes upon, and I have traveled very extensively.

"The artists of Europe feel that you in America have done something real and great. They feel that, you as people, are following out your traditions, though you appear to be unconscious of it. Those great 'skee scraps,' as the French call them, are indicative of a fine, solid, achievement in architecture and they are the natural growth out of your traditions and necessities. They are not in any sense imitative of anything, and you ought to be proud of them and of your great cities.

"There is altogether too much of this talk about the art and architecture and beauty in the countries of Europe. There is plenty of all these in the United States and a heap of them right in Philadelphia; but it seems that you must get away from the city for a space before you know what you have here at home.

"And above all you should preserve your traditions, the traditions of America and America alone, and develop upon them as a basis rather than go back to the past and drag out here on this continent some imitation of a defunct style and age.

"You are not growing old, as they already have on the other side, and the finest thing about you is your inexhaustible and magnificent virility. Only you need to live elsewhere for a while in order to come back and appreciate, for the first time, what beautiful things you have here."

### The Reason for Architectural Terra Cotta.

If we come to take a composed view of the question there is reason for the increasing demand for architectural terra cotta. It has not replaced the structural material, but it has simply made a place for itself along with others and has filled a want that has for years been an insistent one. It fills the niche that was for many years vacant. We must have more attractiveness in more of our structures. We must begin to get away from the commonplace, and look for ideals that have been so long lacking in many of our structures. This is where there has been found in terra cotta an ideal that is sure to increase its wider use in years to come. —Exchange.



## PERSONAL NEWS AND TRADE GOSSIP

CHARLES E. SUMMER, of the Port Marion Lumber Company of Bangor, Me., was in this city last week.

SAMUEL LYTTLE, builder, of 1222 Hoe av, has just topped out his two 5-sty apartment houses now in course of construction on the northwest corner of 100.

UNIONPORT LUMBER & MANUFACTURING CO.—The annual meeting of stockholders will be held at their offices, Olmstead and Ellis avs, on January 18, 1911, at 2 p. m.

THE AMERICAN ELECTRIC FUSE CO., formerly of 116 Nassau st, has moved its offices to larger quarters in the Hudson Terminal Building, 30 Church st. Geo. B. Dusenberre is manager.

C. J. HUTTON, of St. Louis, Mo., is in this city with headquarters at the Hotel Astor for the week. Mr. Hutton is making an investigation of sewer construction in this city for the city engineer of St. Louis.

REVILLE & CO., builders, are excavating for the erection of five 5-sty apartment houses, with stores, on the east side of Southern Boulevard, north of Westchester av, covering in all 200 feet front by 88 feet deep.

FISKE FIXTURE CO., manufacturers of gas and electric fixtures, of 1892 Bathgate av, have removed their offices and showrooms to 1894 Bathgate av, being compelled to engage larger quarters on account of the increase in their business.

THE PALISADE AMUSEMENT PARK at Grantwood, in the Borough of Fort Lee, cannot be re-opened until the consent of two-thirds of the property owners within a radius of two thousand feet give their consent. So ordered by the Borough Council.

THE WESTCHESTER WATER CO. on Saturday last cut off the supply of water on 242d st and Carpenter av, by taking up the pipes laid by the company at Garland's Mills on Beach st, along the lands of the Barney estate to White Plains road and 243d st.

GEORGE H. BLAKELEY, F. R. Harris and Charles Warren Hunt are the committee in charge of the arrangements for the 58th annual meeting of the American Society of Civil Engineers which will be held on Wednesday, January 18, at 220 West 57th st, telephone 5913 Columbus.

PROMETHEUS ELECTRIC CO.—W. B. Symmes, Jr., David C. Davis, George C. Schrieber, W. H. Ripley and Schuyler S. Wheeler were elected directors of the Prometheus Electric Co. at the annual meeting held last Monday, in the offices of the company at 236 East 42d st.

THE AMERICAN BLOWER COMPANY of Detroit, Mich., with local offices at 141 Broadway, will have its annual meeting at the office of Arthur C. Fraser at 170 Broadway on January 17 at 11 o'clock in the morning. A board of directors will be elected.

STAR ROOFING CO.—E. H. Mitchell was elected president and treasurer; H. T. Mitchell was elected secretary, and John D. Fish, with the two officers above named, were chosen directors of the Star Roofing Company, 2 Stone st, at the stockholders' meeting held last Monday.

THE BACHE REALTY COMPANY, of New York City, which purchased seventy-one acres of land in Bound Brook, N. J., known as the James and Robinson tract, sold it to the Greater Jersey Land Associates, who will sub-divide and develop it this spring. The amount involved was said to be \$45,000.

THE ANNUAL MEETING of the stockholders of the American Elevator Company will be held at the office of the company at 113-115 Cedar st on Monday, Jan. 16, 1911, at 11 o'clock in the morning.

Directors will be elected at that time. The call was issued by W. E. Corne, secretary of the company.

LEVERING & GARRIGUES, iron workers and fabricators of 552 West 23d st, are supplying the fabricated shapes for the Oppenheim-Collins, extension in 34th st, between Broadway and Fifth av, with Charles A. Cowen, of 1123 Broadway, as the contractor. Collins, Lavery & Co., of 32 Cortlandt st, have the lumber contract.

WATSON CONTRACTING CO., of Aqueduct av and Fordham rd, who received the contract for the regulating and grading of Albany rd, from Van Cortlandt Park south to Bailey av, and for the regulating and grading of Bailey av, from Albany rd to Fordham rd, has begun work of filling in at Bailey av and Albany rd.

THE SAFFORD CONSTRUCTION CO. of 991 East 167th st is ready to receive bids on all material necessary for the erection, by the company, of five 5-sty apartment houses on the block front of the south side of East 182d st, Belmont to Hughes av. Both corner houses will be built 42x88 ft., one will be 50x88 ft. and the rest 40x88 ft. each.

CHARLES A. SHAW, a member of the Board of Water Supply, colloquially known as the Catskill Water Commission has handed his resignation to Mayor Gaynor. Charles N. Chadwick, is now the only member of the board left. John A. Bensel, who succeeded J. Edward Simons, the banker, as chairman of the board, having been elected state engineer.

W. F. MURRAY, contractor, who received the contract for the widening and grading of Walker av, is making rapid headway with the filling-in west of Unionport rd. Upon the completion of the fill at this point, Walker av will then be fully widened and graded from West Farms (177th st and Boston rd) to Westchester av, Unionport.

SUNRAY LAMP MANUFACTURING CO.—The annual meeting of the Sunray Lamp Manufacturing Company was held at the offices of the company, 109 West 42d st, on Jan. 9. C. H. Jockmus was elected president; W. P. Maynard, vice-president and secretary, and A. T. Rutter, treasurer. The directors are the officers and E. Doctor and H. A. Pendlebury.

SENATOR CLARK moved into his palatial residence on Fifth av at 77th st, on Wednesday. It is the costliest house in the city and was eight years in building. The architects were Lord, Hewlett & Hull. On the city tax roll this year the residence is assessed at \$4,000,000, which is \$500,000 more than last year and higher than any other dwelling in the city.

THE NEW YORK HARBOR LINE BOARD will give a public hearing at 10 a. m., Jan. 25, 39 Whitehall st, on application to Secretary of War by the International Mercantile Marine Co. to advance piers in the Chelsea section, North River. This in effect reopens the action of the War Department regarding extension of piers in Manhattan. All interested parties are invited to attend and be heard.

QUINROY CONSTRUCTION CO.—Officers and directors of the Quinroy Construction Company were elected at the annual meeting held at the company's offices at No. 1 Broadway this week as follows: Directors, Charles S. Phillips, Henry H. Ashley, Charles P. Hunt, George A. McIlroy, Thomas S. Quinlan and Ralph T. Rokeby. The officers are President, Charles S. Phillips; Vice-President, Thos. F. Quinlan; and Secretary and Treasurer, George A. McIlroy.

JOHN LUCAS & CO., paint and varnish

manufacturers, had its annual convention in Philadelphia last week. The paint world was represented by manufacturers who came from all parts of the country. George H. Heckel, the paint expert, gave an illustrated lecture. Wednesday, Thursday and Friday were spent at the Lucas works at Gibbsboro, N. J., where William E. Lucas welcomed the guests. A number of lectures were delivered at this establishment.

WARREN WEBSTER & CO., specialists in feed-water heaters and purifiers, have issued a booklet on the subject of "Ventilation" in its relation to health, written by William G. Snow, who delivered it in the form of a lecture at Cornell University in the course on sanitary science and public health in co-operation with the New York State Department of Health. This booklet may be obtained by persons requesting it of Warren Webster & Co., at Camden, N. J.

NEW ART COMMISSIONERS.—Messrs. I. N. Phelps Stokes, architect, and John Bogart, civil engineer, have been invited to membership in the Art Commission and have accepted. They succeed Arnold W. Brunner and George L. Rives. The commissioners have elected the following officers for the ensuing year: Robert W. de Forest, president; Herbert Adams, vice-president, and Charles H. Russell, secretary. Dr. John Quincy Adams was continued as executive secretary.

THE STORM KING TUNNEL.—The greatest difficulty in the construction of the aqueduct for the New York water supply tunnel under the Hudson River between Storm King and Break Neck Mountains, through which the water is to flow when the aqueduct is completed has been at last overcome. Bedrock has been found at the depth of 1,130 ft., after drilling laterally and perpendicularly for several years. Tunnel construction is now under way at this depth, access being obtained through a shaft from the east side of the river.

ISAAC VANDERBEEK, head of the firm of Vanderbeek & Sons, lumber dealers in Jersey City, died last Sunday and his funeral was held on Thursday afternoon. Mr. Vanderbeek was one of the leading lumber dealers for many years in New Jersey, was a member of the New York Lumber Dealers' Association and the Retail Lumber Dealers' Association of Hudson County, and was widely known in both communities. The meeting of the Retail Lumber Dealers' Association of Hudson County scheduled for Wednesday afternoon was postponed until next Wednesday afternoon at four o'clock out of respect for Mr. Vanderbeek.

HENRY G. OPDYKE and Maurice Deutsch have formed a partnership to practice as civil and consulting engineers at 50 Church st. They will specialize in the designing of pneumatic caissons and other types of foundations for structures of all kinds. Mr. Deutsch has been with the Foundation Company, and Mr. Opdyke has been an engineer for some years for the John Jacob Astor, the Robert W. Goellet and other large property interests. Mr. Deutsch has made an exhaustive study of the freezing and other methods for deep excavations through water-bearing material. In the year 1908, while abroad, he interviewed leading European experts on these matters. The new firm have the most improved instruments for measuring and recording vibrations in buildings and bridges and are in a position to make accurate reports in that line also. They also have competent inspectors for the inspection of materials of construction and of pneumatic foundations.



JAMES H. YOUNG, Sr., founder of the James H. Young Stone Company of Locust av and 136th st, died on Saturday following an operation for appendicitis. His funeral was held on Tuesday afternoon at 2.30 from the Bedford Park Church at 200th st and Bainbridge av. The interment was in Woodlawn. He would have been sixty-three years old on the eleventh of this month, and has been in business in the stone trade for thirty-five years. Mr. Young was a self-made man and built up a large business in this city by his wonderful ability for concentration, his uprightness and integrity. His son, Hugh I. Young, is interested in his father's business and is vice-president. Mr. Young was a Mason, being a member of the Pyramid Lodge; also of the St. Andrew Society. He was widely known in the stone trade. Among the list of officers of the Executive Committee issued by the National Cut Stone Contractors' Association, which meets in this city next week, were the names of well-known stone contractors who have died within the last year. There were ten of them listed, but the death of Mr. Young makes eleven to pass out of the association through death in 1910. The others were A. Sutermeister, Joseph J. Spurr, M. A. McNerney, James McLaren, James Hastings, Thomas Dean, George Mounter, Edward Lange, George Dugan and William Morrison.

#### John R. Morron, the New Head of the Atlas.

ATLAS PORTLAND CEMENT CO.—A. J. Whipple, formerly of Chicago, has been placed in charge of the Metropolitan sales department of the Atlas Portland Cement Company of 30 Broad st. Another change of importance is that which has made S. L. Page secretary to President John R. Morron. Mr. Page and Mr. Morron have been business associates for the greater part of the 25 years they have known each other. Mr. Morron made another change when he took hold of this company by creating the office of assistant to the president and then appointed W. A. Holman to fill it. With this personal staff the new president of the Atlas may be expected to live up to the prediction made to a Record and Guide reporter by President Hagar of the Association of Portland Cement Manufacturers that "the new president of the Atlas Company promises to be a red hot member of the cement industry."

The man who is at the head of this great company is a marvel at pacification. Coming from the head of a great glue company to a similar position in a cement company, an entirely different line of activity and knowledge, Mr. Morron began to assimilate all the information available and in two weeks had as good an understanding of the principles of the business as men who had spent their lives in it. As the representative of the United States Steel Corporation interests in the business down at 30 Broad st, great things were expected of him and he knew that "knowledge is power."

Mr. Morron is a large man, mentally and physically. He had not been in charge of the cement business 24 hours when he proved himself to be a veritable Atlas as far as the cement world was concerned. His motto is "boost." And he has everybody boosting with him down at headquarters. This was his first official act:

He prepared a circular for the perusal of the trembling employees who feared that a new president meant sweeping changes. This circular stated that not one of the employees need have any apprehension. Whether a man stood or fell depended upon his own ability to maintain himself in the confidence of the company. If he proved himself loyal, industrious and cheerful; in other words, if he co-operated cheerfully with all depart-

ments, he need not fear for his position. The effect was instantaneous.

Every manufacturer is striving to-day to obtain greater individual efficiency. Mr. Morron got it in one stroke. He showed himself a master of detail as well as of general principles.

#### The Geo. A. Fuller Company's Book.

A folio of surpassing quality has been issued to the building public to illustrate the scope of the business of the George A. Fuller Company. The book contains over 100 full-page photogravures of buildings, selected from over two hundred and fifty fireproof structures erected by this company, and aggregating in cost over three hundred million dollars.

The object of the work is to give architects and owners examples of the best practice in planning and designing buildings of the types represented, showing how various problems in planning have been handled by leading architects of the United States.

Attention is particularly called to the three buildings constructed by the George A. Fuller Company which passed through the Baltimore fire. In no case was any but trivial damage done to the structure of the building, and they were all repaired by renewing the woodwork and decorative portions.

The list includes some of the finest and biggest buildings in the land. For the Fuller company's operations have extended from sea to sea. Here in New York the company has built the Pennsylvania Station, the Hudson Terminal Buildings, the Trinity, U. S. Realty, New Whitehall, the Broad-Exchange, Broadway-Chambers, Forty-Two Broadway, the Consolidated Stock Exchange, the Wall Street Exchange, the Lawyers Title Insurance and Trust, Downtown Building, the Chesebrough, the Battery Park, the Farmers' Loan & Trust, the Second National Bank and the Bank of the Metropolis—and we have only mentioned office buildings.

Then there is the New York Times and the Butterick, among publishing houses, the Hippodrome and New Amsterdam theatres, the Plaza and Breslin hotels, the Belnord apartment, the Macy, Saks, Mills & Gibb, Fourteenth Street and the Everatt, among store and loft buildings.

In Chicago, Washington, Boston, Philadelphia, Pittsburgh, St. Louis, Kansas City, San Francisco, Ottawa and other cities the George A. Fuller Company is also doing large work.

The book which we are here referring to is printed on French vellum throughout. On the right-hand pages are the perspectives of the buildings and on the opposite pages are the corresponding floor plans. The number of folio pages (which is the largest size for a book) is, therefore, more than two hundred. The binding is flexible leather, with gilt edges. Altogether it is a very exceptional volume.

#### A Business Woman.

E. E. Molby, manager of the New York branch of the Pierce, Butler & Pierce Manufacturing Co., with offices at 279 4th av, tells an interesting story which illustrates the important sphere that woman occupies to-day in business. Some time ago he got into communication with a potter in Sweden who was producing a new radiator cover that seemed to him to possess features which would be decidedly acceptable to the architects of New York City. So he arranged to have one of these sent over. Finally it came and with it a letter stating that within a few days a representative of the Swedish house would drop in and set it up for exhibition purposes. The unpacked box lay in the showroom for weeks. Mr. Molby was sitting at his desk one day when he glanced up at the sound of a rustling dress and saw a well-attired woman entering. Thinking his visitor was a customer, perhaps the

wife of some prosperous merchant, he promptly advanced to meet her. This is the conversation that passed between them:

"Mr. Molby?"

"Yes. Is there something I can show you this morning?"

"Oh, no; I did not come in to purchase. I came in to set up the radiator cover sent you by my father in Sweden."

Mr. Molby looked about, but saw no mechanic near by.

"I will call a machinist," said Mr. Molby, as he stepped toward a push button.

"Oh never mind, thank you," she said, putting forth a restraining hand. "I would much prefer to do it myself. He would not understand, you know."

And, suiting the action to the word, she removed her tailor-made coat, asked for a monkey-wrench and a screw-driver, rolled up her outer skirt and in twenty minutes had the box unpacked, and in another twenty minutes had the contrivance properly set up.

Mr. Molby admitted that it was a revelation to him how that woman worked, and said he wished he had some mechanics he knew were like her.

#### Central Heating Stations.

An innovation in appliances for heating the public school buildings of the District of Columbia is to be made during the next few months, when a central heating plant, for the use of three of the city's largest public schools, is to be installed. Bids for the construction of the plant were opened, under the supervision of Snowden Ashford, municipal architect, on Tuesday of this week.

The central heating plant will supply the M Street High School and the Simmons and Douglass schools, all of which are in the block bounded by M st, 1st st, and New Jersey av. The new method of heating the buildings, Mr. Ashford believes, will result not only in a great saving for the District, but of a more systematic method of keeping the temperature at the required point. The plant will be given a thorough test. If it is found to be as valuable as the District officials believe it will be, other similar plants will be constructed wherever there are two or more buildings close to each other, according to a Washington press report.

#### PRACTICAL TESTS SHOWN.

The central heating plant idea has been given trials in other cities, it is said, and has proved a success. The idea, although not previously applied to school buildings, has been tested in Washington on a large scale. The Capitol, Library, House and Senate office buildings are heated by a plant located in 1st st southeast. The plant has been in operation several months, and with the exception of one short period a few weeks ago has proved satisfactory, and has resulted in the saving of much money to the government. In New York the idea is working successfully in a number of cases, as in groups of apartment houses. In a small number of third-class cities electric light companies furnish heat to dwellings.

#### Annual Fire Waste.

Statistics made public by the National Board of Fire Underwriters from Chicago show that losses by fire in the United States and Canada in 1910 amounted to \$234,470,650, or more than \$30,000,000 more than the losses in 1909. December losses were exceptionally heavy, aggregating \$21,528,000.

Thirty-six fires caused a damage of \$500,000 or more, and in ten the loss exceeded \$1,000,000 each. In only three preceding years have the fire losses been heavier than in 1910, one being the year of the Chicago fire, another of the San Francisco fire.



# TRYING TO PREVENT FURTHER PRICE CUTTING.

General Building Material Interests to Follow Lead of Steel Company—Crushed Rock Producers Fear Harriman Act.

WORD seems to have passed along that further cutting of prices on all kinds of building material over which there is any semblance of control, shall cease. This is true of iron and steel, cement, lumber, stone, oil (which affects the paint market) and roofing slate. Terra cotta, common brick and roofing tile are exceptions, however, for various reasons. In the case of common brick, lack of adequate control is responsible for the present low prices of \$4.75 to \$5, and only \$5.25 a thousand for covered cargoes.

This cue was taken from the action of the directors of the United States Steel Corporation who decided this week that the trouble with business conditions is not high costs of materials to builders, but uncertainties in the money market. If prices were fifty cents lower than they are, it would not coax out any more business. Conditions have changed since last Fall. The market is stronger. There is more confidence. It is merely a matter of marking time until building operations go ahead.

The Harriman act, setting aside the Harriman tract for park purposes on the west side of the Hudson River, is a source of considerable worry to crushed stone interests. The object of the bill is to stop the spoliation of the Palisades. If the Legislature endorses the referendum of last Fall, many companies will be compelled to cease operations from Fort Lee to Newburgh. This will open the New York market to New Jersey and Long and Staten Island quarries. Some companies in those locations have already made plans for either increasing their capacities or getting options upon other quarries. It may have the effect of further opening New York to the Connecticut quarrymen.

The cement situation does not brighten, although it is thought that a firm hand now holds the reins. Quotations in this market do not permit of profit taking, but circumstances compels its maintenance at present levels to try out certain disturbing elements. If there is any evidence of underselling, the men holding the situation in check now will enter upon one of the most radical price wars known in building material annals. If there is sufficient evidence of a desire for peace, prices may be expected to advance to normal levels in the Spring.

Linseed oil is at the 92-cent level today, and efforts are being made to keep it above 90 cents for the remainder of the Winter. Lumber is firming and the best advice going out to producers is to maintain present listings.

Briefly stated, the building material market is far from being weak. At the same time it is below normal. Authorities aver that business is only fair, but during the last week inquiries were stirring that were not expected to move until Spring, and this had an encouraging effect.

## 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.

### COMMON BRICK IN STRONGER MARKET.

Common brick developed a little more strength this week when, the first time this season, some of the covered cargoes were sold. The prices, however, for this brick was only from a shilling to a quarter over the market price for uncovered cargoes. Some of these cargoes under cover are moving out under contract on last summer's quotation. The brick that is being used from store now are Rose, Excelsior and De Noyelles products.

Current prices for common brick, at dock, range from \$4.75 to \$5 per thousand and only a few are being sold at this low figure.

There is no apparent disposition on the part of dealers to stack. The purchases that do come to the surface are mostly for immediate requirements, and the inclement weather during the last fortnight has been responsible for the general falling off in bricklaying operations.

It will be seen by the following table that the arrivals are exceedingly low and that sales are even under this figure, many of the companies now covering their cargoes:

	Arrived.	Sold.	Covered.
Monday .....	0	0	0
Tuesday .....	8	6	0
Wednesday .....	0	0	18
Thursday .....	0	1	0
Friday .....	0	1	0
Saturday .....	10	3	6
Total .....	18	11	24

Left over January 9, 8.  
Prices, \$4.75 to \$5.00.

Quotations on covered cargoes, \$5.25.

No quotations are being made on Raritan River brick at this market.

In Newark the dealers are getting \$6.75 per thousand, yard.

The demand for Raritan River brick here is very light, although there is a fair inquiry reported.

### Trying to Hold Cement Prices.

The principal cement companies held firmly to new prices established last week. If none of the smaller companies cut their quotations, there is reason to believe that prices will remain where they are for the remainder of the winter. But let one interest undersell and the extent to which prices will fall cannot be foretold. Aside from the rumor that the Lehigh Portland Cement Company had submitted a price for its plant to the Atlas Portland Cement Company, this was the only development of the week in the present controversy.

The meeting scheduled for Friday of last week was called off but not until several representatives had come to this city. A conference was held, but aside from formally announcing the dissolution of the Association of Licensed Cement Manufacturers, nothing was done.

Many of the companies are cutting down expenses. The most conservative opinion in the trade is that the present effort to hold prices will succeed and that if they can be maintained until Spring, there will be a general advance to a profit-taking basis which may prove to be a permanent one.

### MAY BE A MERGER OF ALL PLANTS.

There are others in the trade who believe that if the reported overtures between the Atlas and the Lehigh companies bear fruit, a general merger of companies in the Lehigh valley will follow within the next three years, during which time the Atlas company will have had time to meet the conditions of the recent entrance into its company of Wall street interests.

### BAG REBATE A FLESH THORN.

The new rebate on bags is proving to be a thorn in the flesh of some companies, as it means a slight loss on each returned bag. This brings the price at mill, valley basis, to 73 cents. or 75 cents a barrel exclusive of bag rebate. In reality this amounts to much more of a loss when it is considered that bags as a rule make only four and five trips when they are not suitable for further use. Inasmuch as the companies buy back these bags in large lots and cannot know whether they are good for further service until they are actually put into the bag machine for refilling, they suffer losses which aggregate much more than the two cents. The rebate issue is, therefore, an important one just now.

### THE DEALERS AND THE MANUFACTURER.

Conflicting views are expressed regarding the welfare of the dealer in this crisis. He finds fault with the manufacturer for trucking cement from store or cars in New Jersey to the job in New York. He says that in doing this the manufacturer is encroaching upon his province. The manufacturer, on the other hand, avers that the so-called five-cent margin is, in fact, a bonus that the manufacturer gives the retailer and that he does not restrict the price he shall quote to his consumer. The dealer replies to this by saying that if the manufacturer would stay out of his field he could make a profit and would not have to depend upon the margin.

Under existing circumstances the dealer wants either a larger margin or the field exclusively to himself. In the suburbs, particularly in New Jersey and more especially in Newark and Jersey City, the dealer has come to the conclusion that the only business left for him is the small job and not the big operation requiring thousands of bags which can be delivered by the manufacturer direct from mill or car to job with one handling.

"That is the field we would be satisfied with," said one large dealer, "but to-day we are not sure of having even that."

### Quotations follow:

	Agent's quotations.	Price allowed on bags returned.
American .....	No quotation.	
Alpha .....	\$1.43@	\$0.10
Alsen's (American) .....	1.53	\$1.58 No change
Atlantic brand .....	1.45	.10
Atlas .....	1.48	1.53 .10
Bath .....	1.38	1.43 .07½
Dragon .....	1.48	1.53 .10
Edison .....	1.43	.10
Lehigh .....	1.43	.10
Trowel .....	1.53	.10
Vulcanite .....	1.38	1.43 .07½

These quotations are for lots of 170 bbls. or more in cloth delivered alongside dock, N. Y. Before the disbandment of the association the quotations ranged uniformly at \$1.53 to \$1.58, with 7½ cents the rebate per bag.

### Improved Demand for Lumber.

The lumber trade reports better conditions than featured the first week in the year. A tendency toward caution is still uppermost, however, but retailers having yards in the outskirts of the district are taking liberal quantities of ordinary building grades. Weather conditions have been such as to permit a fair amount of con-



struction work and this is responsible for the present steady demand. For this reason the buyers are, in many cases, taking more than their immediate requirements in hemlock, spruce, North Carolina pine and some timber.

Collins, Lavery & Co., of Communipaw, and 32 Cortlandt st, report very satisfactory volume of business, considering the year and conditions, while Cross-Austin & Ireland are taking a reasonable amount of business for immediate delivery and deliveries ranging up to sixty days. John C. Orr Lumber Company, of Brooklyn, is supplying a large clientele which is showing considerable activity for this time of the year.

Prices are very steady and there seems little probability of any upward movement at present. The best advice in the trade is against any further cutting of prices on the part of the retailer. Wholesalers say that conditions are not such as to warrant an aggressive price war. It has been shown in the Record and Guide and elsewhere that prospective builders are not holding back because of prices, but rather because of unsteadiness as to the future of values. For this reason, if the spirit of unrest should suddenly be quieted, building operations would go ahead just as rapidly with prices at present figures or even a little higher than they are now, as they would if prices were cut below the safe margin. Other branches of the building material trade are following this policy and are maintaining their prices steadily. Stone, slate, iron and steel and many other building materials are standing rigidly on the present quotations. Shingles are meeting with a good demand in the suburbs while hardwoods are in their dullest season, but even in this department the prices are being held firmly by both the manufacturer and jobbers.

#### Small Steel Orders Moving.

The tendency in the steel market is toward improvements, although the manipulations and finances on the inside is curbing the beneficial effects of the market. Local fabricators are taking small orders, but there is no encouragement in the way of big business at present. There is one encouraging sign in the market, however, and that is that the railroads are coming ahead with orders, which is a decided change from their policy during the latter end of 1910.

The McClintic Marshall Construction Co. has taken a contract for a foundry building for the Standard Sanitary Manufacturing Co. at New Brighton, Pa., requiring 800 tons of steel in which Bethlehem shapes are to be used. A contract went down to the American Bridge Company on Monday for 650 tons for work in the suburban area of the Grand Central Station, and 350 more tons will be awarded in the near future. The contract for the 8-story loft building at 539 to 603 11th av, requiring 500 tons of fabricated steel, went to John J. Radley, while the Hay Foundry & Iron Company has been awarded the contract for 300 tons for a tobacco warehouse for the Lorillard Co. at Jersey City. J. B. & J. M. Cornell, who recently took a contract for a sugar warehouse for the Warner Sugar Refining Company at Warner, N. J., is negotiating to sub-let this contract.

Some small contracts are pending, one of which is the 10-story building at Coenties slip and the other the loft building, 22 stories high, at 141 West 36th st. The latter will require 4,000 tons and the former 5,000 tons of steel. It is understood that the American Bridge Co. will supply the 3,600 tons of steel shapes for the new post office building at the Pennsylvania station, the general contract for which has not yet been awarded. Bethlehem shapes will be supplied by Levering & Garrigues for the Sloane Building in

5th av, for which Charles T. Wills (Inc.) is the general contractor.

#### A CLOSE VIEW OF THE STEEL SITUATION.

An authority sized up the steel situation in this way:

"The result of the more rigid maintenance of prices has been to give a larger volume of business to the subsidiary companies of the Steel Corporation, independent companies taking relatively less business than heretofore in the last two months. Quite a fair volume of business in steel bars, plates, structural shapes and steel pipe has been secured both in the East and Central West, and some of the orders are for shipment to far Western plants. Nearly all of this business has been taken on the basis of 1.40c., Pittsburgh mills, for both bars and plates.

"In consequence of the larger domestic business taken by the Steel Corporation, in conjunction with larger orders for export, some of the banked furnaces of the Steel Corporation have already become active after the holiday suspension, and the prospect is that there will be a further increase in output of both pig iron and steel ingots during the current week.

"Contracts for fabricated steel for building and bridges have been closed since January 1, calling for about 19,000 tons of steel shapes, but specifications on only a part of this tonnage have been received. Other contracts are pending calling for about 40,000 tons. The largest individual contracts in the East are 10,000 tons for the Bureau of Engraving and Printing, 10,000 to 15,000 tons for the Woolworth Building in this city and 4,000 tons for a warehouse in New York City."

Reports from steel companies in regard to the prices of finished material are somewhat conflicting. It is claimed that concessions are being made on small lots of structural steel in this territory, although no large tonnages are being disposed of below the 1.40c. basis held by the largest producers.

The volume of business in wire products is about equal to the average at this season of the year, but, of course, a sharp drop from the average daily sales during the last quarter of last year is evident. Some business is expected to be developed in the Southern district in the near future, where stocks of consumers are understood to be unusually low. The belief in lower prices generally is held responsible for recent small orders. It is pointed out, however, that wire products now are being sold on a relatively lower basis than are steel bars.

It is estimated that the output of wire products in 1910 was about 5 per cent. in excess of production during the previous year, which was record breaking. A number of small manufacturers, making probably 60,000 tons a year, were eliminated in 1910, but there are some new factors. The Cambria Steel Company's wire capacity is about 50,000 tons, and the Jones & Laughlin interests are credited with about 60,000 tons annually.

Manufacturers of sheets, who met in Pittsburgh the latter part of last week, have determined to make no concessions in prices at the present time.

#### Stone Contractors Convention Program.

Henry Struble, secretary of the National Cut Stone Contractors' Association in the Rookery Building, Chicago, has completed the details of the eighth annual convention which will be held at the Hotel Astor in this city on Wednesday and Thursday of next week. He says that the meetings will be practically business ones. Members of the association, quarrymen and cut stone contractors will attend. The convention will be under the supervision of this committee:

Gilbert C. Brown, Chairman, Newark, N. J.; George D. Webb, Worcester, Mass.;

William McMillan, Chicago, Ill.; William Penn, Minneapolis, Minn.; Edwin Ball, Harrison, N. J.; S. M. Lederer, St. Louis, Mo.; John Gillies, Long Island City N. Y.; E. Heldmaier, Chicago, Ill.; Howard L. Woody, New York; Maurice F. McGrath, Bedford, Ind.; James B. Gillies, New York, and Archibald McLaren, New York, N. Y.

The Executive Committee meeting will be held on the evening of Tuesday, January 17 and the morning of January 18. The meeting, proper, will be called to order at noon on the 18th, and the regular order of business will be followed. As told in last week's Record and Guide, the important feature of this meeting will be to incorporate the association, and another will be the annual banquet which will be held at the hotel on the evening of January 17. This is the committee on the banquet and entertainment: Frank H. Barr, chairman, New York; Ralph Reed, Bedford, Ind.; Walter G. Diener, Chicago, Ill.; F. S. Dickinson, New York; Samuel Holmes, Pittsburgh; W. A. C. Smith, Cleveland; J. J. Spurr, Harrison, N. J.; George K. Beddoe, New York; Thomas O'Reilly, New York; Cornelius P. Shea, Lynn, Mass.; Fred Matthews, Bloomington, Ind.; E. F. Giberson, Bedford, Ind.; Thomas J. Vernia, Chicago; A. D. Baird, Brooklyn; George Oakley, Jr., Toronto; Clarence Smith, New York; and Harry Hoerner, Newark, N. J.

#### GRANITE PRODUCERS FIGURING ON BIG BUSINESS.

The granite producers have recently canvassed the New York situation and have come to the conclusion that the business for 1911 should measure up to that of 1910 and if anything should exceed last year's volume. Many of the manufacturing plants are making preparations for exceeding capacity to take care of new business, especially from this city where the fad of using granite bases for building having superstructures of lighter colored stone and terra cotta seem prevalent. This calls for heavier granite blocks, and it is for this reason that many of the quarries are preparing for this kind of business this year.

Every granite agent in this city is diligently working to close some of the biggest operations that are to come out in the very near future—namely, the new Post Office, the New York Central & Hudson River Railroad Station and the Woolworth Building being conspicuous. In all these operations the type of stone to be used is yet undecided.

A contract recently closed was that for the Washington Irving High School. This was one of the moderate size contracts which are coming out in large numbers at this time and the granite men made an effort to have that stone specified, but buff limestone was finally selected and the contract went to the James H. Young Stone Company at Locust av and 136th st.

#### Crushed Stone Men in a Predicament.

The Quinroy Construction Co., specialists in crushed stone, whose crushing plant at Port Richmond, Staten Island, was burned down some time ago, is considering re-establishing the plant. George A. McIlroy, secretary-treasurer of the company, said that the passage of the Harriman Bill and the subsequent approval of the referendum by the coming Legislature will have a great deal to do with re-establishing the plant. He said that the Harriman act will have the effect of stopping operations at many crushing plants from Fort Lee to Newburgh, and if this comes to pass the Port Richmond plant will be in a much better position to supply the New York offices. The company produces trap rock for road and concrete work. Nothing has been actually decided, however, so far, but the directors at a recent meeting, informally talked over the possibility of re-establishing the business on its old basis.



# 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.

SINCE the opening of the books of the Tax Department on Monday for inspection by the public of the 1911 tax assessments, the increase of nearly \$900,000,000 in assessed values has been the main topic of discussion in real estate circles. Some brokers and operators take a gloomy view of the situation, which is not warranted. A careful analysis of the assessments for the various sections of the city should clear the situation.

There has hardly been time for such an examination, but it is to be hoped that it will show that the Department has really "equalized" values and that there is very little room for doubting that there was plenty of opportunity for such a process.

The question is not one of the amount of the increased assessment, but one of proper distribution. Undoubtedly some owners will find the increase a burden, as compared with their previous tax bills, but they must bear in mind that for many years they have been escaping their just share of taxes. The outlying sections appear to have been hit the hardest; and in the borough of Manhattan, Washington Heights, furnishes the greatest increase. There are two reasons for this, and one is the enormous amount of new construction that has been completed since the last assessment was made; and the other the fact that the land up there has always been undervalued. The great central section of Manhattan, lying between 14th and 59th sts, from 4th av to the North river, seems to have been very leniently dealt with. The figures show only an average increase of nine per cent. for the whole borough, and considering the fact that the Department has always been several years behind the actual values in this section, it is beyond comprehension that a proper equalization should have only produced an average increase of that amount.

The Department will likely receive a great number of applications for reduction but owners should bear in mind that a reduction cannot be obtained unless it can be conclusively proved that the Department is at fault, and that applications with no merit simply hinder the work of the Commissioners.

Mr. Lawson W. Purdy, president of the Tax Board in speaking of the increase said: "It should be borne in mind that the new assessments are not the work of a day or week, but that they are the result of much effort and adherence to detail on the part of the Tax Board. It will be noticed that in some cases the assessments are much advanced, while in others advances have not been so great.

"Of course, there is a likelihood that many will cry unequal taxation, as has been the case in the past, but a close study will reveal the fact that assessments were based solely on values, and that every effort was made to assess each individual parcel with the utmost fairness.

"It, therefore, behooves the public to look at the situation with impartial eyes. The citizens of this great city should bear in mind that where the increase has been great, it simply means that the section in question has been characterized by active buying and selling, and by strong upward tendencies."

In his letter to the Mayor, which is also signed by the other Tax Commissioners,

Mr. Purdy points out that while the aggregate increase has been \$897,048,683, this increase was not brought about by horizontal raising of assessments. The letter states that assessments have been made in accordance with the market value of each parcel. Mr. Purdy believes that the assessments for 1911 are the best that have ever been made, and that all real property has been treated equally.

Previous to the giving out of the assessment lists, the members of the Tax Board called on Mayor Gaynor in a body to inform the latter of the complete compilation of the lists.

The City will now have a borrowing capacity of nearly \$150,000,000. As the present increase is nearly \$900,000,000 the increased borrowing capacity of the city will be about \$90,000,000, which added to \$60,000,000 which it already has, makes the total previously stated. Whether this sum will be applied to subways is problematical.

But despite this fact, Mayor Gaynor believes that the city will have plenty of obligations to meet in the way of corporate stock sales that it may be necessary for private capital to build the subways. In his talk to the Commissioners he stated:

"And yet this additional \$90,000,000 borrowing credit which this increase furnishes is not so much when you consider the corporate stock sales of the city. In March last we put out an issue of \$50,000,000 and now within thirty days we are to put out an issue of \$60,000,000, making \$110,000,000 in all which issue is made in less than a year. So even with this increase the process of building subways with the city's capital would be a mighty slow matter. We would have to build with the small balance which we would have each year after selling our corporate stock for other purposes."

The Tax Books will be open for inspection by the public till March 1, and from that date till July 1, the Board will hear all complaints. It is believed even after all revisions and corrections have been made there will still remain over \$800,000,000.

The assessments for the various boroughs, compared with 1910, are as follows:

	1910.	1911.	Increase.	Per cent. Inc.
Manhattan:	\$4,743,916,785	\$5,091,180,425	\$347,263,640	7.3
Bronx:	493,757,919	603,488,112	109,730,193	22.2
Brooklyn:	1,404,036,521	1,713,414,767	309,378,246	22.
Queens:	334,563,960	452,728,556	118,164,596	35.3
Richmond:	67,917,489	80,429,497	12,512,008	18.4
	\$7,044,192,674	\$7,941,241,357	\$897,048,683	

The following shows the increase in the different sections of each borough and how greatly they vary:

	Increase.	Per cent. Inc.
Manhattan:		
East of Bowery, south of Grand Street .....	\$3,613,700	2.1
North of 137th Street to Spuyten Duyvil .....	27,702,510	18.3
For the central section of Manhattan the average increase is .....		9.
Bronx:		
South of 149th Street .....	4,110,300	5.
Riverdale district, west of Broadway .....	10,694,415	44.

Brooklyn:		
Brownsville .....	1,867,932	4.7
Bay Ridge & Ft. Hamilton...	27,490,555	48.8
Queens:		
Old part Long Island City....	4,247,865	9.7
Rockaway .....	8,009,010	80.
Richmond:		
Fourth Ward .....	594,625	5.5
Fifth Ward .....	2,364,413	42.2
Real estate of corporations....	38,927,020	24.6

## THIRTY FOURTH ST. VALUES.

### Expert Testifies that Prices Have Advanced.

Edward H. Gilbert, of J. Edgar Leaycraft & Co., testifying as an expert for the city in a suit brought by the lessees of the John Jacob Astor estate, which includes the land and buildings Nos. 16 to 48 West 34th st, to reduce the tax assessment for 1910, testified in the Supreme Court this week that lots 25x100 ft. on the south side of 34th st, between 5th and 6th avs, were worth \$375,000 each and that on the north side the lots were worth from \$15,000 to \$25,000 more. Mr. Gilbert said that the trend of value on the street was upward.

Clark T. Chambers, an expert, called for the lessees, said that the valuation of the land in the south side of the street was too high. He said that as yet it had only a speculative value, and in his opinion the valuation of a standard lot on that side of the street should not be more than \$240,000.

On re-direct examination he said that a net return of five per cent. on the valuation was a fair return for the property in the south side of the street. He said that he understood that there was no land for sale in the south side. The latest sales on this street, the testimony showed, were Nos. 37 and 39 on the north side. No. 37, a lot 24x98.9, sold for \$415,000, and No. 39, a lot 24x98.9, together with No. 50 West 35th st, 20x98.9, sold for \$575,000. Mr. Chambers testified that the 35th st lot, considering its connection with 34th st, was worth \$120,000, leaving \$455,000 as the value of 39. The two latter parcels were assessed by the Tax Department in 1910 at \$292,000; No. 37 was assessed at \$200,000.

## ASTOR WANTS REDUCTION.

### Negro Tenants Have Depreciated Harlem Property.

Supreme Court Justice O'Gorman heard testimony this week in a suit brought by John Jacob Astor and the other trustees of his father's estate against the Department of Taxes, to reduce the 1910 assessment on the property at the southwest corner of 130th st and 5th av and that at the southeast corner of 130th st and Lenox av. Counsel for the plaintiff said that a decision in favor of the reduction would affect all the property in Harlem north of 125th st and from river to river. Experts for the estate testified that the influx of negro tenants has greatly lowered the value of the property in that neighborhood. One of them testified that when colored people first move into a neighborhood there is a temporary raising of the rental possibilities, but that these fall as soon as the white tenants move out. It was contended that the 5th av property, assessed at \$151,000, should not be placed at a higher figure than \$120,000, and that the Lenox av property, assessed at \$95,000, is overvalued by \$20,000.



# THE STATE CONFERENCE ON TAXATION.

## Abolition of Personal Taxation — Assessments of Real Estate— Subjects Discussed by Lawson Purdy and Edward L. Heydecker.

THE State Conference on Taxation which closed at Utica yesterday afternoon was noteworthy for the fact that it was attended by the tax officials of the principal cities of the State. The session was opened on Thursday morning. Among the speakers that day was Tax Commissioner Lawson Purdy of New York City, whose discourse was entitled "The Proposed Abolition of Personal Assessment." New York was also represented by Assistant Tax Commissioner Edward L. Heydecker, who spoke on the "Assessment of Real Estate in the cities of New York." He said in part:

"No department of city government calls for broader judgment, greater experience or more continuous attention than the assessor's office, if the city wishes to obtain a fair and equitable assessment.

"An assessor should know of real estate values and conditions in all parts of the city, he should give his whole time and attention to the work; he should observe and carefully follow all changes of value and steadily, month by month, add to his knowledge and experience in these lines. From these premises it follows inevitably that his tenure should be firm and unaffected by political changes so long as he does his work well. He should be appointed, not elected, for election brings politics into the office and appointment for merit would exclude politics. Still better would it be if his appointment were made after competitive examination under civil service rules, as is done in the case of the Deputy Tax Commissioners or assessors of the City of New York.

"The assessor should be paid a sufficiently large salary to enable him to give his whole time and attention to the work, and he should be required to abandon all other business.

### ELEMENTS OF VALUE.

"It is impossible to assess a lot with a building standing upon it without two mental operations, the assessment of the land and the assessment of the building. The value of the land must be determined by its frontage value and its area. In several localities tables for ascertaining the value of long or short lots and of irregular lots have been worked out by long experience and these, which while slightly differing, are in substantial accord, may be used by the assessor to the great saving of his time and also to produce uniformity of assessment of the land.

"The selling value of a building is a problem which always calls for the exercise of wise discretion by the assessor. The age of the building, the use to which it is put, the suitability and adequacy of such a building to such a site must all be taken into account.

"All these elements of value must be considered and determined by the assessor. He cannot avoid doing it. He may do it wisely or unwisely, carefully or carelessly, impartially or with a desire to show favoritism, but, however he does it, he should set down in his field book the results by setting down the value of the land and the value of the improvements. And these separate items should be open to the inspection of the taxpayers.

"No better method for a fair and even assessment has yet been devised. Such a separation of land and improvement value is both a stimulus to the assessor to do honest work and a check upon him to prevent dishonest work by making it possible for the taxpayers to study his methods and compare the results as between adjoining properties.

"Every city charter should be amended so as to require the value of the land, exclusive of the improvements, if any, to be set down in a separate column on the roll.

"When a locality changes from a town or a village into a city, it is like the change from youth to manhood. It has become of civic age, and it should do its business thereafter in the ways of a city. It no longer deals with farms and large areas. It deals with small, compact city lots. One city lot may be worth as much as a farm in a neighboring town. Feet and inches, which may be disregarded in farm boundaries, become of great value when added to or taken from city lots.

"The city needs an official map on which the accurate boundaries of each lot may be shown. The making of such a map, where there has been none before, will almost certainly disclose that many lots have been assessed on areas much smaller than the actual fact, and that some land has never been assessed at all. The rightful taxes which have been lost to the city by the absence of an accurate map will soon pay the cost of making such a map.

It is a matter of indifference to the city who owns a particular lot. The city is concerned only with the tax due from that lot. The assessor should not be burdened with the duty of ascertaining the name of the owner of the lot, under the penalty of having the assessment void if any error be made in the name of the owner of the lot. It is enough if he can describe the lot accurately by listing on the roll the lot and block number of such lot as shown on the official map. The name of the owner, according to the best information of the assessor, should be entered on the same line as the description, because the presence of the owner's name should be regarded only as such an aid not an essential part of the assessment.

All the city charters should be amended to do away with the requirement of the owner's name and to substitute on the roll the lot and block number of the city official map.

### ASSESSMENT ROLLS.

"What has just been said about the need of an official tax map and the assessment against the lot, applies to alphabetical rolls.

"Stop a minute and think of the stupid and cumbersome way of making up an alphabetical roll. The assessor must, of sheer necessity, make his assessments in geographical sequence. He goes down the street, assessing one lot after the other, in logical order. Then when he has completed his work throughout the city, he sits down and deliberately destroys all logic, all sequence, all reason and common sense in the results of his work, by sorting out the parcels according to the alphabetical order of the names of the owners of the different lots.

"If a taxpayer knows the names of the owners of every parcel on his street or on any street in the city, he may by diligent effort succeed in hunting up the various parcels on such street and putting them together again, in order that he may compare his assessment with his neighbors. In no other way can he make such comparison. If it were desired to conceal an under-assessment or an over-assessment, could a better way be found than in such a jumble of assessed value as results from an alphabetical roll. Yet the sad truth is that 36 of the 49 cities in this State still use the alphabetical roll, although a few of them try to mitigate the

evil by making a separate alphabetical roll for each ward instead of having one roll for the entire city.

"Finally, if a city has an official map, if it has a geographical roll, with a separate statement of land value, if it has assessors secure in tenure of office, men of experience and giving their whole time to their work and adequately paid, how are the assessors to determine values?

"The law requires the true market value or the sum for which the property would sell under ordinary circumstances. The assessor must not guess at values, he must not put down what he thinks they may be or ought to be, but what they are.

"The value of real estate is what the community thinks it is worth, as evidenced by what men buy and sell it for. The assessor stands in the midst of the community to observe the buying and selling, the borrowing and the leasing, in order that he may determine the fair share that each shall contribute to the public treasury. All the buyers and the sellers, who ought to be the first to assist him in his work, have entered into a vast conspiracy to conceal the true facts and then bitterly complain when his work is ragged or shows inequality.

"The true consideration in every deed, in every mortgage and in every lease, should be made known to the assessor before the deed, the mortgage or the lease can be recorded. If the buyer or the seller, the borrower or the lessor is stupid enough to think that the concealment of the true consideration helps him continue to deed for 'one dollar and other good consideration,' but require him to make known to the assessor, in a confidential communication, the true consideration. If this be made the law, it will not be long before the owners of real estate and all the agents and dealers in it will learn, as merchants everywhere have learned, that the more quotations of price you have, the steadier the market, and the steadier the market the greater the sales, and the greater the sales the greater the profits.

"With the true consideration in all deeds known to the assessor, the excuse for bad and unequal assessments will disappear, for it will then be easy to make fair and full assessments and hard to make them otherwise.

### FULL VALUE ASSESSMENTS.

"In the list of questions submitted by the writer to the city assessors, no inquiry was made as to the percentage of full value used in each city in assessing real property. The law requires full value and each assessor has to swear that he has assessed at full value. Hence the question is a delicate one.

"Nevertheless I am firmly convinced that it is practically impossible to obtain a fair and equitable assessment, except at full value. If any fixed percentage of full value is agreed upon as the basis of assessment, as fifty, sixty or seventy per cent. this very percentage presupposes an actual appraisal at full value, in order that the assessor may take the agreed percentage of full value to put upon the roll.

"The helplessness of the taxpayer under an assessment at less than full value is apparent. He must not only prove the full value of his property, but he must show that the proportion of full value agreed upon by the assessor, has not been evenly applied to his property as compared with other properties. In other words, he has practically to attack the whole assessment. Whereas, if the assessment were at full value, his only complaint could be that his property was assessed at more than full value, and the burden upon him would be



confined to proof of this as affecting his parcel only. Yet the taxpayers and the public seem unable to see this and actually demand under-assessment by the assessor.

"The only reason ever given for this is the fear that full value assessment will cause the payment of a greater share of county and state taxes. But the remedy for this is not under-assessment on the local roll but proper regulation of county equalization. Let county equalization be conducted on uniform rules applicable to all counties, similar to those used for state equalization, and the last argument for under-value assessment will disappear."

#### COMMISSIONER PURDY ON THE ABOLITION OF PERSONAL TAXATION.

Commissioner Purdy's address follows in full:

The subject of this paper means the abolition of the general property tax on personal property. It does not mean the abolition of the special taxes on personal property which now yield far more revenue than the miserable remnant of personal property still subject to local taxation.

During the last thirty years, tax after tax has been invented and imposed, sometimes in lieu of the property tax and sometimes in addition to it. Today we are obtaining a revenue from various special taxes on personal property far in excess of the revenue from the general personal tax. The revenue from bank shares and mortgages alone exceeds the revenue from the personal tax. Personal taxes are rarely a burden on the rich, but they sometimes confiscate the meagre income of the poor. It is high time we finished the work and made an end of a scandalous condition.

#### ACTUAL CONDITIONS.

The last report of the State Board of Tax Commissioners is for 1909 and an analysis of personal assessments discloses interesting conditions. Personal assessments were as follows:

Total for the State.....	\$550,081,116
The City of New York .....	435,774,611
All other cities .....	54,710,973
All towns .....	59,595,532

The figures for New York are misleading and probably they are for other cities also. In New York taxes were not collected on as much as \$300,000,000 and the assessment had dropped in 1910 to \$335,000,000 which was still excessive.

The figures of the other cities show plainly enough that in some the law is quite disregarded and in most of them its enforcement is a matter of voluntary contribution or compromise and bargain. To show how the law is nullified I have selected ten cities and compared their statistics with four others. The ten are Buffalo, Lackawanna, Tonawanda, Niagara Falls, Port Jervis, Rensselaer, Mt. Vernon, Dunkirk and Lockport. The four cities are Hudson, Utica, Geneva and Ogdensburg.

Population.	Real estate.	Personal.
10 cities ..577,282	\$393,501,589	\$7,840,495
4 cities ..114,215	53,168,474	7,916,011

The ten cities have five times the population, nearly eight times the real estate value and less personal property. Now we will omit Buffalo, Dunkirk and Lockport and the remaining seven of the group of ten compare thus with the four:

Population.	Real estate.	Personal.
7 cities ...118,376	\$78,006,968	\$380,870
4 cities ...114,215	53,168,474	7,916,011

The personal assessment in the seven cities is less than one-half of one per cent. of the total assessment while the personal assessment in the four cities is 12.96 per cent. of the total assessment. The per capita assessment of personal property in the four cities is 69.31 and in the seven cities it averages \$3.21 and ranges from \$5.66 in Mt. Vernon to \$1.52 in Port Jervis and 2 cents in Lackawanna.

Dunkirk, New Rochelle and Lockport are

rich in personal assessments compared with the celebrated seven, but it does not seem as though personal assessments trouble them much. These three cities have a population of 64,058 and the assessments are as follows:

Real Estate.	Personal.	Per Capita Personal
\$43,898,506	\$610,125	\$9.52

If all the forty-eight cities except New York are arranged according to the percentage of their assessment of personal property of their total assessments we have this result:

Personal assessments are:	Per cent.
In 7 cities .....	.49
In 3 cities .....	1.37
In 5 cities .....	2.36
In 6 cities .....	3.37
In 23 cities .....	5.28
In 4 cities .....	12.96

In many of these cities only a part of the personal tax levies are collected and their finances are demoralized by carrying as assets personal taxes which will never be collected.

Now let us see what the report shows as to the condition of the towns. There are 922 towns and the assessed value of their real and personal property is nearly the same as that of the 48 cities:

Real estate (922 towns) .....	\$1,194,622,456
Personal (922 towns).....	59,595,532
16 towns assess no personal property.	
136 towns assess \$5,000 or less.	
334 towns assess between \$5,000 and \$25,000.	

This shows that 136 towns get about \$100 a year or less from personal property and 334 towns get from \$100 to \$500 a year. But perhaps you may say: "Consider the homes of the millionaires in exile, Tuxedo and Tarrytown." Well Tuxedo assesses \$672,500 and Tarrytown, \$3,387,550. What's the use?

I might give many illustrations of the shifts and devices to which we drive our rich men and corporations, but many instances will doubtless occur to you of men who prefer to own taxable bonds of some western railroad and vote in Tuxedo rather than the bonds of our own Manhattan Railway or other New York mortgages and vote for the Mayor of New York. You have doubtless heard of domestic corporations who have palatial offices in New York and yet prefer to hold their annual meeting at their humble birthplace in their master's kitchen at Wading River or Painted Post.

Why keep up the farce any longer? Is it because some city or town can humbly pass the hat and get a few small contributions from some man or corporation that thinks it looks well to pay something? You can't dignify what they pay by the name of tax, for a tax is a contribution enforced by a sovereign power and in this state no rich man need be liable for personal taxes unless he desires to be.

You may occasionally force some poor woman to pay half her income and call the payment taxes, but I don't. I call it blood money.

In some places the law is enforced rigorously; in some it is not enforced at all. Enforcement produces gross injustice and often drives away capital. On the other hand nullification of any law is politically demoralizing. Some few persons still think that a more stringent law would work better. They think this because they have never really considered the economic effect of personal taxation and because they have not studied the results of stringent personal tax laws when they have been on the statute books for sixty years.

It is futile to consider what would happen if all personal property were taxed, for it can't happen, so long as the constitution of the United States and the constitutions of men and things endure. If personal taxes are too severe in one state rich men flee to another as they have fled from Ohio and settled in New York. When capital commands a net return of four or five per cent. men will not endure

the taking of two or three per cent, or more, even when this confiscation is called taxation. Some may lie about their property and some may move. The result is the same; the law fails. If all capital invested in manufacturing and merchandising were equally and heavily taxed, the tax would be added to the cost of the goods and burden consumers. All capital cannot be so taxed unless all states agreed to follow the same policy. They will not agree, and it is a very good thing they will not, for consumers pay too big a bill now and monopoly pays too little.

Anyone who will read the Ohio assessment rolls and compare the results for the last sixty years will agree with the Ohio Tax Commissioners, who say that the Ohio law with its demand for self assessment by sworn itemized returns is a failure and a fraud; that it drives capital from the state, imposes unjust burdens on the honest and defenceless and makes Ohio a community of liars.

The law is bad all through, bad in theory and bad in practice. The stronger it is, the worse it is.

## PRIVATE REALTY SALES.

### SOUTH OF 59TH STREET.

CEDAR ST.—John N. Golding sold for Charlotte T. Kellogg, 13 to 17 Cedar st, extending through to 86 and 88 Maiden lane, 5 brick buildings on plot 81x130.9x53.4x irregular, to the City Real Estate Co., for one of its clients, presumably the Continental Fire Insurance Co., which owns adjoining property. Mr. Golding recently sold Nos. 27 and 29 Cedar st for the City Investing Co. to the same buyer. Last May the Fire Companies Building Corporation was incorporated at Albany with a capital of \$1,500,000. The incorporators were Henry Evans, Walter P. Bliss, Charles Altshul, Henry K. Pomeroy and James N. Wallace. Mr. Evans is president of the Continental Fire Insurance Co. and the Fidelity-Phoenix Fire Insurance Co., and other directors in the building company are also interested in the two insurance companies. Mr. Evans purchased some months ago at the auction sale of the Lorillard Spencer estate Nos. 82 and 84 Maiden lane, running through to Cedar st, and he was reported also to control the ownership of the adjoining property, 78 and 80 Maiden lane.

BROADWAY.—It was reported yesterday that the Mutual Life Insurance Co. had sold the property at the southeast corner of Broadway and Liberty st, to parties who will improve it with a modern office building. The property, which is known as 140 and 146 Broadway, comprises a 7-sty granite-front structure, with a frontage of 78.10 feet on Broadway, extending back 135.5 feet on Liberty st, including the 5-sty building, No. 66 Liberty st, occupied by the United States Fidelity and Guarantee Co. This building will be vacated on March 1, when the company will move to the Stokes building, in Cedar st, also owned by the Mutual Life. Other tenants of the property have been notified to be ready to leave.

The Mutual Life purchased the Broadway corner in 1863, and subsequently erected the present building which was its home office until about 1883.

### Third Sale in Six Months.

FRONT ST.—Charles F. Noyes Co. resold for a client to Harry K. Grigg 74 Front st, a 5-sty and basement building, with elevator, covering lot 18.8x86.7. It adjoins four buildings in Old Slip. This is the third sale of the same property in the past six months. It was first taken by C. M. Silverman & Son at \$35,000 in



# WANTS AND OFFERS

**MECHANICS ON  
HAND FOR EVERY  
EMERGENCY  
AT ANY HOUR**

**INSPECTORS  
AT YOUR BUILDING  
EVERY DAY**

**We run your building for  
a contract price per year,  
supplying and paying for  
all coal, men, cleaners,  
supplies, repairs and  
insurance.**

**LOFT BUILDINGS  
OFFICE BUILDINGS  
APARTMENTS  
THEATRES**

WE WILL GIVE YOU A-1 REFERENCES

**REALTY SUPERVISION Co.**

VIVIAN GREEN, Pres.

45 WEST 34TH STREET

Telephone, 2806 Murray Hill

**OUR CONTRACT  
PRICE LOWER THAN  
YOUR COST**

**EVERY CARE AND  
DETAIL TAKEN OFF  
YOUR SHOULDERS**

**We Guarantee to Please  
Your Tenants**

## FINDING A PROFIT IN GOOD VENTILATION

**Better Ventilation Condi-  
tions for Employes Mean  
Less Expense to a Firm**

FRESH AIR and PROPER VEN-  
TILATION are now admitted to  
be essential to the best industrial  
conditions, especially in all places  
where many are employed. The

**ECONOMY WINDOW VENTILATOR**

produces NATURAL VENTILA-  
TION, which is the only method  
that always works automatically and  
constantly furnishes a good supply  
of PURE AIR. The

**ECONOMY WINDOW VENTILATOR**

is installed in two sections, at top  
and bottom of windows, without  
shutting off the light. The bottom  
section admits the PURE AIR, al-  
lowing the foul air to escape through  
the top section.

Used in more lofts in New York  
than all others combined. Most  
efficient, cheapest and best.

**ECONOMY VENTILATING COMPANY**

20th Floor, Metropolitan Tower, N. Y. City

Phone 2220 GRAMERCY

R. M. HILL, Manager

NO CHARGE FOR ESTIMATES



**TRADE REAL ESTATE MORTGAGES MARK**

**BORROWERS ON REAL ESTATE  
WE SECURE LOANS**

**Without Publicity.** BECAUSE—We know the specific demands of each investor-client and submit only suitable applications.

**Promptly.** BECAUSE—Being in constant contact with funds seeking the Borrower, we know where and how each particular application should be submitted to receive immediate consideration.

**Advantageously.** BECAUSE—by presenting the right application to the right party in the right way, the best results are obtained.

**Efficiently.** BECAUSE—Twenty-five years' experience, a complete organization, the latest and best equipment and the resulting connections enable us to command consideration.

**Remsen Darling**  
TEL' 1491 COR'DT 170 BROADWAY, N.Y.  
MEMBER REAL ESTATE BOARD OF BROKERS

**In Days Like These  
Most Brokers are Swapping Stories.  
WE are Swapping HOUSES**

If it's in New York; If the price is right;  
**We Can Turn It.**

**PHILIP A. PAYTON, JR., COMPANY**  
New York's Pioneer Negro Real Estate Agents  
Brokers, Appraisers,  
67 West 134th St. P A P Tel. 917-918 Harlem

**HYDE'S NEW ATLAS OF MANHATTAN**  
COMPLETE IN ONE VOLUME  
**Delivery will be Commenced Today, Saturday**

More complete and valuable than any atlas heretofore issued. \$30.00 per volume—Same price as other similar atlas publications. Corrections furnished. Atlas will be kept up to date at moderate cost.

**Non Subscribers, or those interested in the purchase of a Man-  
hattan volume, should see this atlas before deciding to purchase.**

Examine HYDE'S atlas—then make your selection. Write for copy of calendar blotter just issued giving full description, or representative will call upon request.  
**E. BELCHER HYDE, 5 Beekman Street**

**FOR SALE**  
20,000 feet, all sizes, Second  
Hand Fire Department Hose;  
5,000 Second Hand Canvas  
Covers for Builders; 8,000  
feet, all sizes, Wire Rope; 100  
Large Army Cots; 100 Heavy  
Horse Blankets.  
**EDWARD J. KANE**  
50 Ann St., N. Y. C.

DO YOU WANT TO SELL OR LEASE  
YOUR PROPERTY?  
WE HAVE BUYERS AND LESSEES FOR ALL  
PARTS OF MANHATTAN ISLAND.  
**LOVEJOY & HANRAHAN**  
TEL. 5090 CORTLANDT 160 BROADWAY

**FIRMS** in the Building Trades  
find that it pays in more ways  
than one to be represented in the  
advertising pages of the leading  
Metropolitan Real Estate and Build-  
ing paper.

- MANAGER.**—An experienced man, gentleman, desires a position as manager of the real estate department of a corporation, law firm, or large estate, or the branch office or department of some well established real estate house. Thoroughly understands the real estate business in all its branches and the care and maintenance of buildings. "R. E. L.," Box 24, Record and Guide.
- STENOGRAPHER** — Experienced Underwood operator (Christian) desires position downtown. \$15.00. "MISS K.," 172 13th St., Brooklyn.
- EXPERIENCED MAN** with clientele would form partnership general real estate business or would enter established office on liberal terms. BOX 26, Record and Guide.
- WANTED**—Experienced renting man in real estate office, to take charge of the renting and collection of an office building; good references required. Box 30, Record and Guide.
- FOR SALE**—At reduction, large new steam clothes dryer, suitable for apartment house. For information apply S. OSGOOD PELL & COMPANY, 542 Fifth Avenue.
- FOR SALE**—At a reduction, new gas range, suitable for apartment house. For information apply to S. OSGOOD PELL & COMPANY, 542 Fifth Avenue.
- FOR SALE**—At a reduction, new gas incinerator, suitable for apartment house. For information apply to S. OSGOOD PELL & COMPANY, 542 Fifth Avenue.
- FOR SALE**—At a reduction, new sterilizer. For information apply S. OSGOOD PELL & COMPANY, 542 Fifth Avenue.
- CONFIDENTIAL CONSULTATIONS** free of charge to real estate men regarding office management or the handling of specific deals. Call or write for appointment. Ronald C. Lee, General Manager of The Realty Records Co., 11 E. 24th St. Phone 4430 Madison Sq.
- WANTED**—Properties, sale or rent; send particulars; satisfactory results assured.  
**DUFF & CONGER, Madison Ave., Cor. 86th.**

**HURD'S PRINCIPLES OF CITY LAND VALUES**  
Price, \$1.50.



exchange, and recently sold to the present seller. Mr. Grigg, the purchaser of the property, recently purchased, through the same brokers, 75 Front st, corner of Old Slip.

**LUDLOW ST.**—Pierre M. Clear sold for Theodore Paulmbó to an investor the 6-sty and basement stable at 75 Ludlow st, on lot 25x100.

#### First Sale in 100 Years.

**MAIDEN LANE.**—Charles F. Noyes Co. sold for F. J. Davison, representing the estate of Susan J. Palmer 121 Maiden lane, extending through to 5 Fletcher st, a substantial 5-sty building covering a lot 23.8x85 ft. The property has been in the hands of the sellers for over one hundred years. The purchasers pay all cash for the property. It is assessed by the city at \$42,500. Plans have been drawn by Frederick Putnam Platt, architect, to alter the building into a modern 7-sty structure and negotiations are pending for the lease of the new building at \$6,000 per annum.

**NORTH MOORE ST.**—Charles F. Noyes Co. sold for Daniel Birdsall to a client 32 North Moore st, a modern 7-sty building covering lot 25x87. The property was valued at \$60,000. It sold for all cash. This is the second all cash transaction reported by the Noyes Company this week. This building is in the heart of the wholesale grocery, butter and egg district, in a section where very little property changes hands and all property is firmly held.

**UNION SQ.**—Grace M. Ruggles sold 24 Union sq, a 5-sty building, on lot 26x125, adjoining Union Square Savings Bank at the northeast corner of 16th st. The buyer is said to be the owner of 26 and 28, adjoining.

**WASHINGTON SQ.**—Mrs. Clarence W. Owens, has sold 41 Washington Sq. South, a 4-sty and basement building, on lot 25x109, adjoining the southeast corner of Macdougall st.

**WATER ST.**—E. H. Ludlow & Co. and the Charles F. Noyes Co. sold for the trustees of the Waubun Co. 113 Water st, a 5-sty building on lot 22.2x90.3, 40 feet south of Wall st. The buyer is a client of Joseph F. A. O'Donnell.

**10TH ST.**—The Duross Co. sold for the O'Neill estate 271 West 10th st, old buildings, on lot 27x95, between Greenwich and Washington sts. The buyer, David Naugle, will erect on the site a 3-sty stable.

**23D ST.**—William H. Archibald sold 322 West 23d st for Dr. H. L. Wheeler, and 324 for the Elgar Estate to a client of S. B. Goodale & Perry. The buyer has not yet announced his plans, but the plot will probably be improved in the near future.

**28TH ST.**—Henry Langdon sold 134 West 28th st, a 5-sty flat, on lot 25x98.9, between 6th and 7th avs.

**28TH ST.**—Sol Manheimer bought from Aaron Coleman 142 and 144 West 28th st, two 5-sty flats, on plot 51.8x98.9. Mr. Manheimer owns the property adjoining at 140. This is also a 5-sty flat and measures 25x100. Mr. Manheimer now controls a plot 76.10x98.9 about 250 ft east of 7th av.

**36TH ST.**—M. & L. Hess have sold for the Holland Holding Co. (Judson S. Todd, Pres.), Nos. 19-21 West 36th st, size 50x98.9, to a firm of builders, who will immediately tear down the present structure and erect a 12-sty and basement loft building. The new building will have the benefit of permanent light to the west, as the property No. 23 West 36th st, is under a long-term lease.

**44TH ST.**—Sterling Sterling reports that 154 West 44th st, recently sold by him for the Fessenden family, was purchased by Aaron J. Bach, the wholesale tobacco man. Mr. Bach has resold same to Louis Steckler, who owns the adjoining house 152, giving him a plot 40.8x100.5 situated but 48 ft. east of the Hotel Rector. No immediate improvement is intended, but

plans are contemplated for a high-class office structure twelve stories.

**44TH ST.**—Brooke & Georger have resold for Caroline S. Rullman 133 and 135 West 44th st, two 4-sty dwellings on plot 40x100.5. The buyer is the Industrial Realty Co., and the above brokers announce that plans are now being prepared for the erection of an 11-sty store and loft building on the site. The property is located 20 ft. east of the Hudson Theatre, and is opposite the plot recently acquired by the Lamb's Club as a site for an addition to their clubhouse. John C. Barr, Jr., last week transferred the property to Caroline S. Rullman, who is understood to have acted for Whitney Lyon.

**49TH ST.**—The Hotel Markwell, at 220 and 222 West 49th st, a 9-sty structure occupying a plot 40x100.5, adjoining the Churchill restaurant at the southeast corner of Broadway, has been sold by Robert M. Silverman to the Emerson Realty Co., controlled by Edgar A. Levy. In exchange for the Markwell, Mr. Levy gives 607 to 611 West 136th st, two 5-sty apartment houses on plot 108.6x99.11, adjoining the Saxonía apartment house at the northwest corner of Broadway. The deal was negotiated by A. & C. Levis and involves \$500,000.

#### New Building for Black, Starr & Frost.

**5TH AV.**—Black, Starr & Frost purchased 592 5th av, adjoining the property which they already own at the southwest corner of 48th st. The property just purchased consists of a 5-sty business building, on lot 20x100, and was bought from the No. 592 5th Av. Co., which acquired it in July, 1910, from Charlotte Weatherly. The property is subject to a mortgage of \$168,000 held by the trustees of Columbia College and one for \$100,000 held by Charlotte Weatherly. A lease held by William Forger and having six and a half years to run was included in the sale. On the combined site, which measures 45.5 feet on 5th av and 125 feet on 48th st, with a westerly line of 100.5 feet, Black, Starr & Frost will erect a new building for their own occupancy, plans for which are now being prepared by Carrere & Hastings.

**7TH AV.**—M. & L. Hess sold to Ferdinand Neumer for Margaret A. Beetson the property 177 7th av, 23x80. In October, 1910, he purchased 175 7th av, 23x80, and in November, 1909, he purchased 171-3 7th av, being the northwest corner of 20th st, size 46x80. The foregoing properties give Mr. Neumer a frontage on 7th av of 92 ft., being half of the block front. Mr. Neumer from time to time purchased properties 147-161 West 20th st, which properties front on 20th st, 175.9 ft. This latter plot, together with the 7th av plot, give Mr. Neumer a combined plot of 92x255. This is the largest plot on 7th av south of the Pennsylvania terminal.

#### New York Hospital to Move.

**11TH AV.**—The New York Hospital will after 1915 be located in the block bounded by 11th and 12th avs, 54th and 55th sts. The block upon which the hospital is to be built runs 200.1 feet on 11th and 12th avs and 800 feet on 54th and 55th sts. It was acquired from numerous owners, who asked, in some instances, much less money for their holdings than they would have demanded had the property been designed for other uses. Among the owners in the block were John Adam Schurer, Ruth Ann Wallace, the Sicilian Asphalt Co., of which General Howard Carroll is president; Robert Thedford, Charles Umhey, Richard H. Handley, Samuel Greenberg, and Moses Misch, as executor. McKim, Mead & White have been selected to draw the plans for the group of buildings to be erected, at a total cost of \$2,500,000. George L. Rives is the president of the board of governors. The New York Hospital is the oldest hospital in the United States and dates back to the time of

George III. The foundations of the first buildings were laid on five acres of ground at Broadway, Church, Worth and Duane sts in 1773. A fire destroyed the structure when it had been nearly completed and the hospital received a public grant of £4,000 to enable it to continue its existence. Then the war of independence intervened, and it was not until January 3, 1791, that the hospital was finally able to open its doors for the reception of patients. The present buildings in West 15th st were occupied in 1877. The House of Relief in Hudson st, the Bloomingdale Insane Asylum and the convalescent cottages at White Plains are maintained by the New York Hospital. The House of Relief had its origin in 1875, when the governors of the New York Hospital obtained consent from the city to use the police station at 160 Chambers st for the temporary treatment of accident cases in the lower part of the city. The Bloomingdale Asylum was established in 1816 on the ground now occupied by Columbia University, and in 1891 the asylum was moved to White Plains. Between 60,000 and 70,000 patients are treated in the New York Hospital annually.

#### NORTH OF 59TH STREET.

**60TH ST.**—Henry L. Goodwin sold to Julian T. Davies 37 East 60th st, a 4-sty dwelling, altered for business, on a lot 20x100.5, about 150 feet east of Madison av. The property is reported to have been held at \$80,000.

**64TH ST.**—Charles Minzesheimer sold to William R. Rose, 18 East 64th st, a 4-sty and basement dwelling on lot 25x100.5, between 5th and Madison avs.

**81ST ST.**—Eugene Cohn and others as trustees, sold 526 and 528 East 81st st, a 6-sty tenement, on plot 50x102.2, near Av A. The property was recently secured at auction by the sellers for \$53,750.

**90TH ST.**—Hall B. Waring, of Yonkers, bought from Adolph G. Hupfel, Jr., his residence at 59 East 90th st, a 3-sty and basement stone front dwelling, on lot 19x100.8, between Madison and Park avs. In part payment Mr. Hupfel takes the old Waring homestead at 28 Locust Hill, Yonkers. It consists of a large frame house with barn on a plot 150x300.

**106TH ST.**—Maria Calocci and Felice Granieri sold to Eugenio Russo 344 East 106th st, a 5-sty tenement, on lot 25.4x100.11.

**126TH ST.**—William Goldstone resold 251 West 126th st, a 4-sty tenement, on lot 25x99.11, near 8th av.

**AMSTERDAM AV.**—Aaron Goodman bought from the Emkar Realty Co. the two unfinished apartment houses on Amsterdam av, at the northwest corner of 173d st and the southwest corner of 174th st. The 173d st parcel measures 100x35 and the 174th st corner 50x100. Mr. Goodman sold the two plots to the Emkar Co. last year.

**AMSTERDAM AV.**—The Worthville Realty Co., Berry B. Simons, president, sold to George Mayer 1249 Amsterdam av, a 6-sty apartment house, with stores, on plot 40x100, between 121st and 122d sts. The house adjoining on the south was recently sold by Mr. Simons to Henry F. Spreen.

**LENOX AV.**—Harry Goodstein and John Palmer sold the "Temple Hall," a new 6-sty elevator apartment house, with stores, fronting 100 feet on Lenox av by 75 feet on West 121st st, to the De Forest Corporation, which purchased same as investment. The building is one of the finest modern 6-sty elevator houses in Harlem and has the advantage of a unique position by reason of the remainder of the block being covered by the handsome Temple Israel of Harlem that sets back, both in front and on side, assuring permanent light, the buildings to the west, on 121st st, being all 3-sty high-class



ANNUAL REPORT OF THE

# Lawyers Mortgage Company

JANUARY 1st, 1911

RICHARD M. HURD, President

**To the Board of Directors:**

Gentlemen: The year 1910 has been one of great prosperity for the Lawyers Mortgage Company, the Gross Earnings and Net Profits being larger than ever before and the Net increase in Outstanding Guaranteed Mortgages being only once before substantially surpassed. By contrast with the uncertain conditions which have prevailed in the stock and bond markets during 1910 the steady and conservative character of the investment business of the Lawyers Mortgage Company becomes clearly evident. The Gross Earnings of the Company for 1910 amount to \$783,767 and the Net Profits to \$622,739. The total sales of Guaranteed Mortgages amount to \$34,493,430—the net increase in Outstanding Guaranteed Mortgages amounts to \$13,517,944, and the total Outstanding Guaranteed Mortgages now amount to \$108,220,424.

The comparative figures for recent years are as follows:

	Mortgages Sold.	Net Gain in Outstanding Guaranteed Mtges.	Outstanding Guaranteed Mtges Dec. 31st.
1903.....	\$9,014,014	\$5,663,500	\$17,677,748
1904.....	16,269,278	10,442,649	28,110,397
1905.....	19,922,009	12,766,384	40,876,781
1906.....	22,959,085	13,577,369	54,454,150
1907.....	20,316,677	9,225,575	63,679,725
1908.....	27,152,558	13,598,209	77,277,934
1909.....	35,333,294	17,424,546	94,702,480
1910.....	34,493,430	13,517,944	108,220,424

The Gross Earnings and Net Profits of the Company for recent years have been as follows:

	EARNINGS.				
	1910	1909	1908	1907	1906
Premiums for Guarantees .....	\$504,559	\$410,888	\$340,300	\$296,310	\$234,909
Interest on Mortgages.....	262,427	235,925	219,619	199,372	183,025
Rent, Commissions, etc.....	16,781	7,362	10,012	8,130	4,055
<b>Earnings .....</b>	<b>\$783,767</b>	<b>\$654,175</b>	<b>\$569,931</b>	<b>\$503,812</b>	<b>\$421,989</b>
	EXPENSES.				
	1910	1909	1908	1907	1906
Rent .....	\$19,000	\$19,000	\$12,984	\$8,563	\$6,054
Salaries .....	102,205	86,625	71,910	64,889	53,788
Advertising and Stationery.....	14,409	14,404	13,782	11,539	11,663
Taxes and General Expenses.....	25,414	25,969	21,057	17,631	17,095
<b>Expenses .....</b>	<b>\$161,028</b>	<b>\$145,998</b>	<b>\$119,733</b>	<b>\$102,622</b>	<b>\$88,600</b>
<b>Net Earnings .....</b>	<b>\$622,739</b>	<b>\$508,177</b>	<b>\$450,198</b>	<b>\$401,190</b>	<b>\$333,389</b>

The percentages of Expenses to Gross Earnings for the past few years have been as follows: 33% in 1903, 31% in 1904, 25% in 1905, 22% in 1906, 20% in 1907, 21% in 1908, 22% in 1909 and 20½% in 1910.

The rates of Earnings and Dividends on the Capital Stock have been as follows:

Year	Capital	Earnings	Dividends
1902....	\$1,000,000	6 per cent.	5 per cent.
1903....	2,500,000	7 per cent.	5 per cent.
1904....	2,500,000	8 per cent.	6 per cent.
1905....	2,500,000	11 per cent.	7 per cent.
1906....	2,500,000	13 per cent.	8 per cent.
1907....	2,500,000	16 per cent.	10 per cent.
1908....	2,500,000	18 per cent.	10 per cent.
1909....	*3,250,000	*15½ per cent.	12 per cent.
1910....	4,000,000	15½ per cent.	12 per cent.

\*Average Capital for year of \$3,250,000.—Capital increased July 1, 1909, from \$2,500,000 to \$4,000,000.

The large increase in Outstanding Guaranteed Mortgages during the past year is but little reflected in the earnings for that period but will show in future earnings.

**UNEARNED PREMIUMS.**

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits—which are not carried as assets—amount to \$1,251,679.

The Assets and Liabilities of the Company on December 31st, 1910, were as follows:

ASSETS.	
New York City Mortgages.....	\$5,377,495.47
Accrued Interest Receivable.....	243,048.29
Company's Brooklyn Building, cost	175,000.00
Real Estate .....	117,020.43
Cash .....	1,115,052.97
	<b>\$7,027,617.16</b>
LIABILITIES.	
Capital .....	\$4,000,000.00
Surplus .....	2,000,000.00
Undivided Profits .....	390,508.42
Mortgages Sold, not delivered.....	595,540.42
Reserved for Prepaid Premiums, etc	41,568.32
	<b>\$7,027,617.16</b>

Since the increase of the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to \$2,020,000, in addition to which \$956,854 has been carried to Surplus or Undivided Profits, making total net earnings of \$2,976,854. In addition to these earnings, the net increase in Unearned Premiums from January 1st, 1903, to December 31st, 1910, amounts to \$1,148,124. The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of

The average amount loaned by the Company is 62 per cent. of the Company's own appraisal. For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following By-Laws:

"The amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company. This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company.

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residence purposes, and situated within the present limits of the City of New York, or such enlargements thereof as may hereafter be fixed by law.

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies, or Life Insurance Companies.

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed.

"This Article shall not be amended or repealed except by the written consent of three-fourths of the Directors then in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures. The Company has now under foreclosure 40 mortgages, many of which will probably be paid off prior to foreclosure sale. The Company owns \$117,020 of foreclosed real estate and the interest delinquent for more than one month is \$3,665.

Since December 12th, 1894, when the Company began business, 12,033 mortgage loans have been made aggregating over \$200,000,000, of which the Company has been compelled to purchase 29 at foreclosure sale, amounting to \$592,839, of which 22 have been resold, amounting to \$475,819. The total losses of the Company in sixteen years amount to \$13,057.

The steady growth of the Company's business during the past few years, bringing the Outstanding Guaranteed Mortgages up to over ONE HUNDRED MILLION DOLLARS, involves corresponding responsibilities and obligations. The guaranteed mortgage business, like many others, runs smoothly in prosperous times, and the chief thing to guard against is a period of hard times. The gradual dullness which has spread throughout the business world in America during the past year, while not agreeable to those in business, is performing the undoubted function of checking the rate of expansion in all lines and rendering more remote the type of severe panic which follows a period of marked inflation.

It behooves a prudent management to adhere to conservative real estate valuations—even at the cost of doing a smaller business; to continue careful reinspections of all properties on which mortgages are being extended; to enforce prompt payment of interest and taxes, and to maintain ample cash balances. With such sound and cautious methods, it is believed that this Company will render to its clients not only the service which in periods of prosperity it now furnishes, but an even more valuable service when periods of depression arrive.

This Report in pamphlet form mailed on request.

December 31st, 1910, by THE AUDIT COMPANY OF NEW YORK.

There are 8,009 mortgages outstanding, the average loan being \$31,500 in Manhattan, \$5,700 in Brooklyn, and \$17,000 in the Bronx.

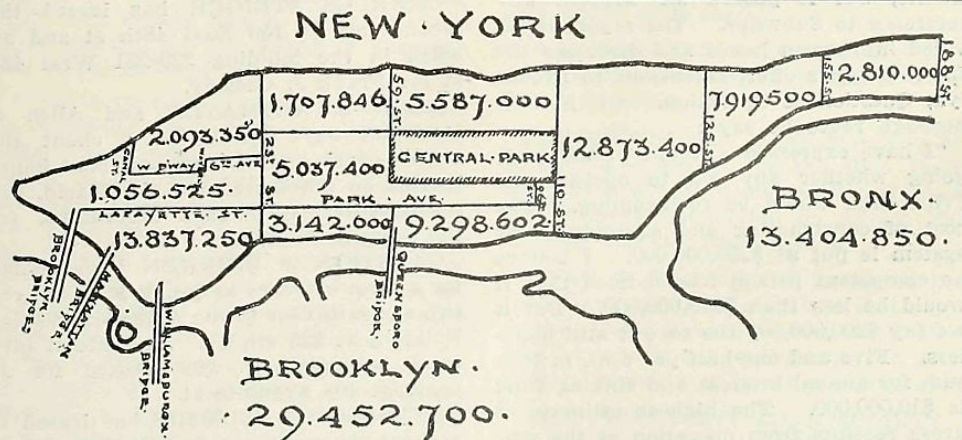
An analysis of the Outstanding Guaranteed Mortgages of the Company shows that these are divided among the three thousand customers of the Company as follows:

Savings Banks .....	\$13,317,050
Trustees .....	28,693,243
Individuals .....	33,525,944
Charitable Institutions.....	9,899,987
Insurance Companies.....	19,862,500
Trust Companies .....	2,921,700
	<b>\$108,220,424</b>

The Lawyers Mortgage Company having limited its charge for guarantee to one-half per cent. per annum is not directly concerned in the rate of interest. Investors, however, are directly concerned with the interest rate, which varies from year to year in conformity with general financial conditions. For the past year the rate of interest on guaranteed mortgages sold by this Company has been as follows:

Mortgages sold to net 4 per cent.....	\$1,530,621
Mortgages sold to net 4½ per cent.....	26,331,835
Mortgages sold to net 5 per cent.....	6,632,974
	<b>\$34,495,430</b>

The following map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on January 1st, 1911, in Manhattan, the Bronx and Brooklyn:



It is worthy of note that 60 per cent. of the Company's mortgages are on Manhattan Island, while 27 per cent. are in Brooklyn and 13 per cent. in the Bronx.

**VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.**

	Value of Land.	Value of Buildings.	Total.	Mortgage Loans.	Fire Insurance.
Manhattan .....	\$54,982,783	\$47,796,350	\$102,779,133	\$65,362,874	\$52,939,150
Brooklyn .....	15,222,983	35,619,315	50,842,298	29,452,700	33,433,510
Bronx .....	7,079,450	14,847,900	21,927,350	13,404,850	13,482,600
	<b>\$77,285,216</b>	<b>\$98,263,565</b>	<b>\$175,548,781</b>	<b>\$108,220,424</b>	<b>\$99,875,260</b>



brownstone private residences. In part payment for "Temple Hall" the DeForest Corporation gave Goodstein & Palmer the excavated corner plot of about 7½ lots situated at the corner of West 164th st and St. Nicholas av. Edward L. King & Co., of 10 Wall st, were the brokers. The total transactions involved about \$450,000.

**PARK AV.**—Pease & Elliman sold for Senator William A. Clark the vacant plot 102.2x55 at the northwest corner of Park av and 76th st.

**PINEHURST AV.**—The Edgar P. Holdridge Co. sold for Jacob Hirsh the block front on the west side of Pinehurst av, between 179th and 180th sts, a plot 200x112, to M. E. Rountree, of the Rountree Realty Construction Co., of Brooklyn. A building loan has been secured for the erection of four 6-sty apartment houses from plans by Architect Albert Mertin. The houses will cost about \$300,000 and Mr. Rountree will proceed immediately with the erection of the buildings. The transaction involves about \$425,000. Mr. Rountree has lately completed a block of apartment houses facing Prospect Park from 4th to 5th st, Brooklyn, most of which have been sold to investors.

### BRONX.

**187TH ST.**—Frederick Kramer sold for a client 517 East 187th st, a 3-sty flat, on lot 24x90.

**BATHGATE AV.**—Frederick Kramer sold for a client the southwest corner of Bathgate av and 188th st, a 5-sty flat, on plot 32x90.

**BELMONT AV.**—W. F. Kenyon sold for Lauritania & Amabile 2485 Belmont av, a 3-sty flat, with stores, on lot 25x100.

**LONGFELLOW AV.**—Mrs. Helen O'Connor sold 1421 Longfellow av, a 2-family house, on lot 25x100, to Max Weiser, who gives in exchange 1484 Bryant av, a 3-sty house, on lot 20x100.

**STERLING AV.**—Shaw & Co. sold a plot, 125x100, on the east side of Sterling av, 225 feet from the corner of Highland av.

**TIEBOUT AV.**—Shaw & Co. sold 2478 Tiebout av, a 4-sty double flat, 31x68x100, to a client for investment.

## MAYOR GAYNOR'S ADVICE.

### Says Triborough Would Cost Two Hundred and Twenty-Five Millions.

Mayor William J. Gaynor made public on Wednesday his report as the minority member of the Board of Estimate's Transit Committee. The report is in the form of an answer to that of Controller Prendergast and President Mitchel of the Board of Aldermen. It was expected that the report would be brought up at Thursday's meeting of the Board of Estimate, but it passed off without any reference to Subways. The report is divided into seven heads and discusses the Interborough's offer, extensions to Brooklyn, Question of Operation. Of the Triborough route he says:

"I have expressed a doubt in the foregoing whether any bid to operate the Triborough would be forthcoming. The cost of constructing and equipping that system is put at \$250,000,000. I believe no competent person has claimed that it would be less than \$225,000,000. But if we say \$200,000,000 the case is still hopeless. Five and one-half per cent. of that sum for annual interest and sinking fund is \$10,500,000. The highest estimate of gross receipts from operation of the system that any one has made is \$16,000,000. Forty per cent. of that for maintenance and operation would be \$6,400,000. This added to the said interest and sinking fund amount of \$10,500,000 already shows a deficit without going into other items. But the case is worse, for the gross re-

ceipts would probably not reach \$16,000,000.

"As is well known, that system was recently put up for bids for operation in advance of construction, but no bid was forthcoming. No one with private capital for investment could see anything but a deficit ahead. Some are glad of this, because they have in mind, although they keep it to themselves pretty well, that for lack of a bidder the city would be forced to operate the road, and this is the object which they are striving for. Some time in the future, namely, when the public virtue and intelligence of the community is fit for it, the city will be operating all of its public utilities, including city railroads, but that time has not come yet in my judgment."

In speaking of the majority report of the Board's Transit Committee and the Interborough's offer to furnish all funds needed to build extensions, he declares:

"The report of my two associates says that a year ago the Interborough Company offered to furnish all the funds needed for the city to build the extensions to the present subway, and asks what has caused that company to change its mind in that respect. The Interborough Company never made such an offer. It did offer to furnish the money to the city to build the extension from 42d st down 7th av and to the Battery, and the extension up Lexington av to the Bronx. The extensions which it now proposes that the city should build, and to which it offers to contribute, are, in mileage, four times the length of the fragments embraced in the said offer by it a year or more ago.

"Let us not confound things. No doubt that company would be only too glad to renew the said offer and have it accepted. But no doubt the Public Service Commission would promptly reject it now as it did then, and say that "The lean must go with the fat"; that no proposition to build subways would be considered unless they embraced extensions into the outlying boroughs. The profitable trunk lines through Manhattan must go with the less profitable and the unprofitable lines into the other boroughs.

"The said report of my associates also leaves the impression that the present proposition that the city build extensions adopts the "Triborough route." The contrary is the case. The Triborough system, so called, was made up principally of routes which were laid out years ago by the old Rapid Transit Board, as extensions of the present subway."

### LEASES.

**DUROSS COMPANY** have leased for J. Solomon & Sons, the 5-sty building, 162 West 20th st, to James F. Egan for a long term of years.

**CHARLES STEIGER** has leased the second loft at 159 East 48th st and an office in the building 229-231 West 42d st for Frank J. Cassidy.

**LEON S. ALTMAYER** and Allen & Feldstein have rented to a client the Hayes camp and cottage and boat house located on the shores of Lake Placid, Essex County, Adirondack Mountains, for the summer of 1911.

**CARSTEIN & LINEKEN** have rented for a term of years to Jos. Talcott the entire eleventh floor in the American Woolen Building at 225 4th av. Mr. Talcott (dry goods commission) was located for 42 years at 108 Franklin st.

**BENJAMIN R. LUMMIS** has leased to a client the small store at 28 West 33d st for a term of years; for a long term of years for the Marmac Construction Co. the store and basement, being 50 foot front by full depth of the building, at 30-32 West 24th st.

**WM. H. WHITING & CO.** have leased 5,000 square feet in the Munro Building,

17-27 Vandewater st to the Stirling Press; third loft 292 5th av to the French Feather Novelty Co.; second loft 66 Beekman st to Wm. Melzer and second loft 46 Gold st to Wm. F. Albers.

**WILLIAM J. ROOME & CO.** have leased for the Brunswick Realty Co., the second loft in the building at 239-241 4th av to Mr. Jules Melancon, the parlor floor store at 61 West 37th st, for Mrs. Catharine A. F. Ughetta, to Mr. Max Simowitch, the theatrical costumer.

**H. M. WEIL CO.** have leased a store at 202 West 34th st, adjoining the northeast corner 7th av, to Gustav Nicholson and James Belezaz for a term of years; also store at the Hotel Marlborough, Broadway and 36th st, for the Sweeney Tierney Hotel Co. to Philip Lieberman.

**THE HOWARD BUILDING**, an 11-sty structure at the southwest corner of 5th av and 47th st, owned by Michael Dreicer and Ralph L. Shainwald, has been leased for a term of twenty-one years at an aggregate rental of \$1,700,000. Theodore B. Starr is the lessee. Mr. Starr's present establishment is at 206 5th av. Frank D. Veiller is said to have been the broker in the deal. The Howard Building was formerly owned by Simon Frankel, by whom it was transferred on Dec. 1, 1908, subject to a mortgage of \$1,000,000, to Ralph L. Shainwald.

**CHARLES F. NOYES CO.** has leased for the Rhinelander Real Estate Co. to Lutz & Scheinkman, 25,000 feet of space in the Rhinelander building from May 1st, 1911, at a total aggregate rental of over \$100,000; M. & L. Hess representing the tenant; also, for Harry K. Grigg, the entire building 75 Front st, to Baker, Carver & Morrell, and for the Postal Telegraph Co. a floor in 83 Gold st. to James J. Murphy; for estate of Henry Cary the second loft in 28 South William st, and for Spencer Realty Co., offices in 95-97 Liberty st, to Bernard J. Goldstein and Arthur J. Simpson.

**DENZER BROTHERS** have leased for a long term of years for Charles Brogan, Inc., to W. J. Pingston & Co. the second loft in the building 251-255 4th av, northeast corner 20th st; for a long term of years for the Geron Construction Co. to an importer of beads the store and basement at 132-4 West 21st st; for the Lee Holstein & Nathan Weiss Co. the second loft at 130-32 West 25th st; for Robert Minturn to a manufacturing furrier the fifth loft at 11 East 22d st; for the estate of Walden Pell to a fur dealer the sixth loft at 24-26 West 30th st, and for the estate of Leopold Peck to a manufacturer of waists and dresses a loft at 42 West 15th st.

**FREDERICK FOX & CO.** have leased for the Eugatnom Realty Co. the third and fourth lofts in the new building 143-145 West 30th st to Julius Cohen & Co. and the Majestic Mfg. Co.; for the Gibson Steingart Const. Co. the fourth and fifth lofts in the new building 146-150 West 25th st for a term of years to Goldstein Bros. & Co. and S. Levinson; for the Duross Co. the sixth loft 10 West 18th st to William Miller; for Alden S. Swan the third loft 56 East 13th st to Rosenweig Bros.; for Stephen S. Tyng the third loft 14 West 18th st to Moseley & Moody for Goerlitz & Benjes the sixth loft 10 Waverly pl to the Novick Cloak Co.; for Ruben Isaacs the store 63 East 11th st to Ostrow & Moser Co.; for the Fourteenth Street Bank the second and third lofts northeast corner 14th st and 5th av for a term of years to A. Hahn & Co. and the Acme Leather Goods Co.; for the A. & S. Const. Co. the first loft 118 West 27th st for a long term of years to U. S. Muff Bed Co.; for the Realty Holding Co. the first loft 22-24 West 27th st to Napoleon A. Cusson; for the 133 West 19th St. Co. the fourth loft 133 West 19th st to Marcus Lindenbaum.



# NEWS CULLED FROM THE WEEK'S DOINGS

## CHANGE OF RECORDING METHODS OPPOSED.

### Legislative Enactment Necessary—Board of Estimate Has Not the Power.

THE suggestion of Register Grifenhagen, that the documents filed in the Register's office be printed instead of typewritten, will meet with opposition is evident. Hugh Gordon Miller, on behalf of himself and as general counsel of the New York Civil Service Association, has addressed the following communication to the Comptroller:

Dear Sir: This matter appears on the calendar as a proposition to "Change the method of recording documents" in the office of Register of New York County. I have not seen the record of the application, having been retained in the matter yesterday afternoon.

It is a very radical change that is proposed. It constitutes, in effect, as I understand it, the setting-up in the place of the present method, of a printing establishment, and the creation in effect, of the highly responsible position of printer in the great office of Register of New York County where transactions pertaining to all the real estate of the county are recorded. Obviously such contracting employee should be a sworn official, and such a position cannot lawfully be created by the Board of Estimate and Apportionment of the City of New York, particularly in a county office, without authority from the Legislature.

That any change in the existing method of recording deeds in the Office of Register of New York County can only be done by Legislative enactment, duly approved by the Governor, was recognized when the present typewriting machines were brought into use in this State. That was done in 1894 and authority is found in Chapter 166, page 324, Session Laws 1894, which provides as follows:

Section 1. The public officers of this state or of any municipal corporation therein, having charge of the recording of public records, papers, documents or matters now required by law to record in their respective offices, are hereby authorized and empowered to use typewriting machines for recording the same.

"Section 2. This act shall take effect immediately." The employees now operating the machines are taken from the open competitive class of the State Civil Service, sworn in under the Civil Service Law, Rules and Regulations, and are amenable thereto. The whole system of recording deeds, in other words, is regulated by State law all over the country, and the Board of Estimate and Apportionment is not a legislative body in regard to such a matter. As in the case of the former change in the system the present Register should apply first to the Legislature. The precedent is thus fully established even if there were any doubt about the requirements of the law. This Board certainly cannot change the existing law under which the present recording system is operated.

Again, the creating of such a printing system does away with the necessity of the present office of Register. The place should be put under the Civil Service (as in the case of the Public Printer at Washington) and be open to competition among expert printers and not among politicians or statesmen.

The recording of deeds effecting our property lies at the basis of our system of civilized society. No radical changes with reference thereto are made hastily and except by unquestioned Legislative authority. The Board of Estimate and

Apportionment might just as appropriately, and with less risk as to consequences, prescribe changes in the method of keeping the records of the courts, for in such case the inherent power of a court of record might be invoked to protect the records. The recording of deeds in such a county office as Register is apart from the courts and the system is directly subject to Legislative control.

Then again, there is no economy to the city in the proposed change, even if it were lawful. It must in fact be done at a great loss in revenue to the city. Let me illustrate: The whole charge of ten cents per folio is paid by the citizen recorder of the deed when he offers his document to the Register. The typewriting clerks or experts who use the machines get five cents per folio. The pay roll of these Civil Service employees for 1909 was \$94,965.10. The city received \$47,482.55, or half of the amount. The same pay roll, under a contract system, would amount, at the rate of seven cents per folio, to \$66,475.67. The city would receive only \$28,489.53 as against \$47,482.55.

You must consider also the expense of an engineer, electricity for power, an additional expense for storage, drayage, and increase in insurance premiums which would bring up an additional expense account of at least \$25,000.

You must also take into account the destruction of the floors of the building in putting such a plant into operation. It might put the safety of the building in complete jeopardy.

You must also consider placing the responsibility in the hands of irresponsible (which irresponsibility, for the purpose of protection, we must assume) contractors, who would have to be bonded to such an enormous amount that it would be impossible for an insurance corporation to make good in case of a catastrophe to the contractor, or through his failure in any respect.

The Register's present bond is only \$20,000, and it would not, under the law as it exists, apply to the acts of such contractor. All this must be changed by the Legislature, and adapted to such a radical change. Obviously, such a change necessitates important safeguards in the interest of the public and must be carefully considered. The printing machines have not been used in this State, or elsewhere, before for such purpose, so far as we are advised.

I am informed that about two months ago this same Register fought another corporation which sought such a contract. Why does he ask now to have the same thing granted by the Board of Estimate and Apportionment?

I beg to present this brief memorandum in opposition, in behalf of certain taxpayers, also on my own behalf as a member of the bar, and as general counsel for the New York Civil Service Association. The proposition, under the law, cannot in my judgment be acted on favorably by your Board, and if it could be thus inaugurated legally it would be done at a great loss of revenue to the city, as already shown. Besides, it might subject the recording of the deeds affecting the property of this city to political contractors, with nothing in law to protect the citizen.

I attach a communication from the associate editor of the "Chief"—the Civil Service organ of the country—who himself was until recently employed in the office in question, in support of my view, which view I may also add, is approved by a former Register of New York County.

I should like, in event the proposition is seriously considered by you as a committee of the Board of Estimate and Apportionment, to be heard further in opposition. Very respectfully,

HUGH GORDON MILLER.

### Over \$1,000,000 Placed on Mortgages.

WM. A. WHITE & SONS report that they have placed loans as follows: for Theodore E. Hergert, Inc., a loan of \$180,000 on the 8-sty and basement fireproof loft building 422-430 East 53d st; for Seth Sprague Terry \$110,000 on the 4-sty and basement restaurant building 57 Maiden lane; for the Realty Company of West Twenty-sixth Street a loan of \$300,000 on the 8-sty and basement fireproof loft building 518-534 West 26th st; for the L. H. & N. W. Co. \$160,000 on the 12-sty and basement loft building 130-132 West 25th st; for Alexander S. Fisher a loan of \$110,000 on the 6-sty and basement business structure 26 John st; for Philip Krauss \$130,000 on the 7-sty and basement loft building 132-136 West 14th st, and for the Karnack Realty Co. a loan of \$90,000 on the 6-sty and basement elevator apartment on the north side of 151st st, about 150 feet west of Broadway.

THE DOUGLSTON REALTY CO.—The annual meeting for the election of officers and directors of the Douglaston Realty Co. of 345 5th av was postponed on January 9 to Wednesday, January 18, at the office of the company.

THE REALTY SYNDICATE of 345 5th av elected officers and directors on January 5 as follows: President and treasurer, J. W. Doolittle; vice-president, John E. Allen; and secretary, J. J. A. Hertle. The directors are the officers and F. P. Wood, H. K. McCann and M. P. Walsh.

BRONX LOCAL BOARD will hold their next meeting at the Bronx Borough Hall, Tremont and 3d avs, on January 25, 1911, at 8 p. m.

A. F. GENTSCH, a member of the Woodstock Realty Exchange, of 808 East 166th st, will be married on Easter Sunday to Miss Elsie McGuire, daughter of a prominent builder in the upper Bronx.

T. EMORY CLOCHE, of 2022 Boston road, the well-known Bronx real estate lawyer, was elected treasurer for the coming year of the Bronx Bar Association.

J. ARTHUR FISHER, broker and agent of 690 6th av, John B. Perry of S. B. Goodale & Perry, of 12 West 24th st, and Harry E. Haynes of 500 5th av, have been elected members of the Real Estate Board of Brokers.

S. B. GOODALE & PERRY have been appointed agents for the St. James Building, 1133 Broadway.

FREDERICK FOX & CO. have been appointed sole agents for the Bien Building, the new 12-sty mercantile structure, now nearing completion on a plot 120x98.9, at 209-219 West 38th st.

KNAP & WASSON CO. announce that they have opened another branch office in the Herald Square section at 110 West 34th st, under the management of E. R. Seguin, formerly of Lovejoy & Hanrahan.

THE PROVIDENT LOAN SOCIETY is the buyer of the northwest corner of Lexington av and 124th st, sold recently by L. J. Phillips & Co. The society will erect a building for its own occupancy.

SCHWAB & CO., 3589 3d av, were the brokers who procured the loan of \$35,000 for David Amosky, 457 East 169th st.



**Board of Brokers' Dinner.**

The Fifteenth annual dinner of the Real Estate Board of Brokers, of the City of New York, will be held at the Waldorf Astoria, Wednesday evening, February 8th, 1911. The tickets are five dollars each and are obtainable at the Real Estate Board, 115 Broadway, or of the following members of the dinner committee: Joseph P. Day, chairman, Edward L. King, Russell Marston, Elisha Sniffin.

CAHN & CAHN, real estate and mortgage brokers, are successors to Cahn, Stern & Cahn, Winifred M. Stern having retired from the business on January 1, 1911. Cahn & Cahn will continue the real estate and mortgage business at the same address, 604 Melrose av, Borough of the Bronx.

COMMISSIONER Alphonse Weiner of the Board of Education and chairman of the High School site committee, states that he has made a favorable report to the Board of Education concerning a site for a new high school to be located in the Borough of the Bronx, the report has been sent to the Board of Estimate and Apportionment for action.

A NEW RAILING has been installed around De Voe Park at Fordham, and the dumping permits have all been cancelled. The park will be an ideal playground and recreation field in the summer.

**Subway Station Opened.**

With ceremonies participated in by the Public Service Commission, Interborough officials and real estate interests the new 191st st station on the Broadway division of the subway will be opened to-day at noon. While not completed, it is ready for use. The station has cost more than \$380,000. It is about 150 ft. below the surface, and elevators will carry passengers up and down.

**Mr. Hawes Before Estimate Board.**

Gilbert Ray Hawes appeared before the Board of Estimate at its meeting on Thursday and told the members that it would be feasible for them to look into the merits of the recently passed Torrens Land Title Registration Law. Mr. Hawes said that the city, which has such extensive real estate dealings, would be greatly benefited by the new act.

Mayor Gaynor, who arose just as Mr. Hawes stepped up, listened to the latter very attentively, and then thanked Mr. Hawes for the interest which he had shown. Mr. Hawes told the members that he would send them literature concerning the features of the new act.

**Seventh Avenue Extension.**

The Committee of the Board of Estimate in charge of the matter of the proposed southerly extension of 7th av reported that the proposed widening of Varick st on its westerly side would necessitate the taking of a portion of the New York Central and Hudson River Railroad's yard, located between Beach and Laight sts. The Corporation Counsel whose opinion was requested, advises that, as the lands of the railroad company which are included between the lines of the proposed widening of Varick st, are used by the railroad for the purpose of its incorporation, and since the proposed use by the City of the same land for street purposes is inconsistent with its use by the railroad for the public purpose to which it is now devoted, he is of the opinion that the land in question cannot be acquired by the City for street purposes. The matter was referred to Committee (President of the Board of Aldermen, Comptroller and President of the Borough of Manhattan).

**Subway Hearing.**

There will be a public hearing Wednesday, January 18, at 11 a. m., by the Public Service Commission on the extension of the subway system to Staten Island, and a hearing on Thursday at 2.30 p. m. in relation to the general and Broadway subway service.

LEON S. ALTMAYER and James A. Boyd & Co., have placed for the Schwarzer Co. a first mortgage of \$27,500 at 5% for a long term of years on the new 5-sty and basement apartment house erected on the southeast corner of Clay av and 168th st. This is one of a row of twelve houses just being completed at this point.

BERTRAND G. BURTNETT has moved his office to 200 Broadway where he will continue to conduct a general real estate business, making a specialty of lower Westchester County.

**House and Real Estate Owners.**

The regular meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards was held Friday evening at the New York Turn Hall, Lexington av and 85th st; the finance committee handed in a report showing total assets January 1, 1911, of \$4,447.83; receipts for the year were \$2,198.02; disbursements, \$1,420.40. The association will hold an entertainment and reception at Terrace Garden, January 30.

**High Bridge Alliance.**

At the last meeting of the Highbridge Taxpayers' Alliance, the annual election of officers took place. All officers elected for the year 1910 were unanimously re-elected for 1911 as follows: Francis P. Kenney, president; Patrick O'Brien, 1st vice-president; James Hamilton, 2d vice-president; Harold H. Harding, secretary; John J. Moclair, treasurer; William J. Walter, financial secretary.

Many improvements have been accomplished through the Alliance during the past year, among which was the procuring of an appropriation of \$57,000 for a new fire truck company, and many new streets, sewers, lighting facilities, etc.

LOUIS CASTAGNETTA, of 1105 Hoe av, was elected chairman of the school board of District 24, Bronx, at the last meeting of the Board on Monday, Jan. 9, 1911.

FIFTH AVENUE ASSOCIATION held its annual meeting at the Holland House last Monday and Tuesday evenings and the report of Robert Grier Cooke, the president, was read. It was decided to call a special meeting for January 24 to discuss the subway situation, and officers for next year were elected as follows:—Robert Grier Cooke, president; Simon Brentano, William Post Sackett and Richard W. Meade, vice-presidents; Thomas B. Clarke, Jr., secretary, and Lawrence L. Gillespie, treasurer.

**Local Improvement Statement.**

The following is the engineer's financial statement submitted to the Board of Estimate on Thursday for all local improvements authorized in 1910: From this statement it appears that the value of all local improvements for which a preliminary authorization has been given, of final authorizations since January 1, 1910, and of assessment lists returned to the Board of Assessors between January 1 and December 31, 1910, are as follows:

Borough.	Outstanding Preliminary Authorizations.	Final Authorizations in 1910.	Total Commitments.	Assessment Lists Returned.
Manhattan .....	\$151,000.00	\$435,100.00	\$586,100.00	\$248,503.43
Brooklyn .....	689,600.00	2,402,500.00	3,092,100.00	1,340,890.34
The Bronx.....	634,600.00	2,111,300.00	2,745,900.00	3,963,534.67
Queens .....	511,400.00	1,272,800.00	1,784,200.00	833,623.96
Richmond .....	195,400.00	120,200.00	315,600.00	105,310.56
Total .....	\$2,182,000.00	\$6,341,900.00	\$8,523,900.00	\$6,491,862.96

**23d Ward Interests.**

The Property Owners' Association of the Twenty-third Ward, Borough of the Bronx, held their annual election meeting at Protection Hall, Courtlandt av and 155th st, on Friday, January 6, 1911. The following officers were elected for the year 1911: Louis F. Haffen, ex-Borough President of the Bronx, was elected president for the year 1911; E. A. Acker, 1st vice-president; Thos. F. Coleman, 2d vice-president; Philip Freudenmacher, 3d vice-president; Emil Schaefer, corresponding secretary; Joseph B. Curran, recording secretary; Ignatz Wolski, financial secretary; Sigmund Feust; treasurer; E. A. Acker and A. C. Hottenroth, counselors; George Fiencke, honorary treasurer, as a compliment for 25 years of faithful service.

The members of the executive board elected for 1911 are as follows: C. H. Baxter, chairman; Julius H. Haas, vice-chairman; Emil Schaefer, Secretary; Arthur Arctander, Philip Freudenmacher, Thos. F. Coleman, Sigmund Feust, Fridolin Weber, William Hoetzel, Otto F. Schmitt, E. A. Acker, Jos. B. Curran, Constantine Wagner, Louis Reichardt and Ignaz Wolski.

This association was organized in 1875, making it the oldest civic body in the Bronx. After the election of officers the general routine of business was transacted.

The association is deserving of credit for the good work they have done for the property owners of the Twenty-third Ward since its organization 36 years ago. The finance committee reported as follows:

Deposits in Dollar Savings Bank.....	\$1,735.92
Deposits in the Discount Bank.....	172.74
Cash in hands of Treasurer.....	22.74
Total cash assets .....	\$1,931.40
Amount due from 90 members.....	571.00
Total .....	\$2,502.40

**Title Insurance Co's, Officers—New Office Created.**

Two new offices have been created in the Title Insurance Company of New York because of the rapid increase in the company's business. The general managership has been separated from the presidency and Cyril H. Burdett given the office. Heretofore Edgar J. Levey, the president, has been general manager. In addition to being general manager, Mr. Burdett, the former secretary of the company, will also be of counsel and will be associated in the legal department with Abraham H. Lawrence.

Frank L. Cooke, an assistant secretary has been made secretary and Gerhard Kuehne, Jr., has been made assistant treasurer, the second of the new offices created. Others chosen for the year are Edgar J. Levey, president; John D. Crimmins and Clinton R. James, vice-presidents; Chauncey H. Humphreys and Edwin A. Bayles, assistant secretaries.

The only change in the board of directors was that caused by the election of Mr. Cooke.

MR. BRYAN L. KENNELLY, the well known real estate auctioneer, has been elected first vice-president of the Harri-man National Bank, formerly the Night and Day Bank, at 44th st and 5th av.

THE LEASE of the banking room occupied by The Night-and-Day Bank in the building at the southeast corner of 5th av and 44th st has been extended for five years from May, 1 1911, at \$40,000 a year.



# 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, JANUARY 16.

EAST 222D ST, from Bronx River to 7th st. 3 p. m.

WALTON AV (closing), from East 167th st to Tremont av. 10.30 a. m.

WILLIS AV BRIDGE, from 125th st to 134th st. 10.30 a. m.

PUBLIC PARK, bounded by Convent av, St. Nicholas av and West 151st st. 9.30 a. m.

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

KINGSBRIDGE AV, from West 230th st to Broadway. 4 p. m.

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

TUESDAY, JANUARY 17.

CRUGER AV, from Williamsbridge rd to South Oak Drive. 10 a. m.

WHITE PLAINS RD (closing), from Northern boundary, City of New York, to UNNAMED ST, from Amsterdam av to Audubon av. 2.30 p. m.

BRONX BOULEVARD, from Old Boston Post rd to East 242d st. 2.30 p. m.

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

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

ZEREGA AV, from Castle Hill av near Harts st to Castle Hill av near West Farms rd. 1 p. m.

THROG'S NECK BOULEVARD, from Eastern Boulevard to Shore River. 3 p. m.

WEDNESDAY, JAN. 18.

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

WHITE PLAINS RD, from West Farms rd to East River. 10.30 p. m.

MAGENTA ST, from White Plains rd, to Colden av. 12.30 p. m.

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

CRUGER AV (assessment), from Williamsbridge rd to South Oak Drive. 10 a. m.

BUENA VISTA AV, from Haven av to West 171st st. 4 p. m.

THURSDAY, JANUARY 19.

MAGENTA ST, from White Plains rd to Colden av. 12.30 p. m.

FRIDAY, JANUARY 20.

TAYLOR ST, from East River to Westchester av. 3 p. m.

EAST 161ST ST, from Brook av to 3d av. 3 p. m.

PARKER ST, from Protectory av to Wellington av. 4 p. m.

COMMISSIONERS OF ESTIMATE AND APPRAISAL IN CONDEMNATION PROCEEDINGS, 258 BROADWAY.

MONDAY, JANUARY 16.

HAMILTON PL.—1 p. m.

TUESDAY, JANUARY 17.

LOOP 1, 2.00 p. m.

Brooklyn Bridge Arches, 2.30 p. m.

WEDNESDAY, JANUARY 18.

LOOP 6, 2 p. m.

15TH TO 18TH ST, North River Dock Proceeding, 2.30 p. m.

THURSDAY, JANUARY 19.

LOOP 1, 2 p. m.

FRIDAY, JANUARY 20.

15TH TO 18TH ST, North River Dock Proceeding, 2.30 p. m.

MONDAY, JANUARY 16.

LONG ACRE ELECTRIC LIGHT & POWER CO.—"Further hearing upon application for approval of issue of \$10,000,000 stock, and \$50,000,000 bonds." Commissioner Maltbie, 10.30 a. m.

BROOKLYN BOROUGH GAS COMPANY AND KINGS COUNTY LIGHTING COMPANY.—"Rates for gas in the 31st Ward, Brooklyn." Commissioner Maltbie, 2.30 p. m.

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

QUEENS BOROUGH GAS & ELECTRIC COMPANY.—"Rate for Gas." Commissioner Maltbie, 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC COMPANY.—"Rate for Electricity." Commissioner Maltbie, 2.30 p. m.

TUESDAY, JANUARY 17.

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

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

FORTY-SECOND STREET, MANHATTANVILLE & ST. NICHOLAS AVENUE RY. CO.—"Application for the approval of change of motive power on 110th street line." Commissioner McCarroll, 2.30 p. m.

BONDHOLDERS' COMMITTEE, Metropolitan Street Railway Company.—"Application for approval of reorganization plan and issue of securities thereunder." Chairman Willcox and Commissioner Maltbie, 3 p. m.

WEDNESDAY, JANUARY 18.

RAPID TRANSIT TO STATEN ISLAND.—"Hearing on question of the necessity of a rapid transit railroad from 4th av and 65th st, Brooklyn, under the harbor to St. George terminal, with extensions therefrom." Whole Commission, 11 a. m.

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

CONEY ISLAND & BROOKLYN R. R. COMPANY.—"Application for approval of \$109,740 bond issue." Commissioner Bassett, 2.30 p. m.

THURSDAY, JANUARY 19.

DEGNON CONTRACTING COMPANY.—"Arbitration, City's Appeal." 2 p. m.

DEGNON CONTRACTING COMPANY.—"Arbitration No. 2, Contractor's Appeal." 2 p. m.

INTERBOROUGH RAPID TRANSIT COMPANY.—"Shuttle train service 50th st to 58th st, 6th av line." Commissioner Eustis, 2.30 p. m.

INTERBOROUGH RAPID TRANSIT COMPANY.—"Rehearing as to general and Broadway subway service." Commissioner Eustis, 2.30 p. m.

FRIDAY, JANUARY 20.

NEW YORK CITY AND BRADLEY CONTRACTING COMPANY.—"Arbitration of determination of Chief Engineer." 11 a. m.

## LOCAL BOARD DOINGS.

WASHINGTON HEIGHTS DISTRICT.  
218TH ST.—Sewer between Broadway and summit west. Estimated cost, \$1,450; assessed valuation of property affected, \$1,013,200; approved.

## BOARD OF ESTIMATE.

CHANGES IN THE CITY MAP.

The following proposed changes in the city map were adopted:

EAST 222D ST.—Changing the map or plan of the City of New York by establishing the lines and grades of 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, Needham av, Baychester av, Boston road and Ely av.

NOBLE AV.—Changing the map or plan of the City of New York by changing the lines and grades of the street system within the territory bounded by Noble av, Bronx River av, Beach av and East 177th st.

The following proposed changes in the city map were recommended, Feb. 9 being fixed as a date for public hearing:

McCLELLAN ST.—Laying out an extension from Morris av to East 167th st.

EAST 173D ST.—Change in the grade between Eden av and the Grand Boulevard and Concourse.

WEBSTER AV.—Change in the grade of the street system within the territory bounded by Webster av, Pelham av, Washington av, East 188th st, 3d av and East 189th st.

The following proposed area of assessment was adopted:

AQUEDUCT AV.—In the matter of amending the proceeding for acquiring title to Aqueduct Av East, from West 180th st to West 184th st; to Grand av, from Burnside av to Fordham road; and to West 180th st, from Aqueduct Av East to Davidson av.

STREET AND PARK OPENINGS.

Resolutions for the acquisition of title by the city in the following proceedings were adopted:

BARNES AV.—Amending the proceeding for acquiring title to Barnes av, from Williamsbridge road to Tilden av; to Bronxwood av, from Burke av to Gun Hill road, and to Wallace av, from Williamsbridge road to Gun Hill road.

CROTONA PARK.—Vesting title to that portion of the extension of Crotona Park west of the Southern Boulevard, not already acquired.

RULE AND DAMAGE MAPS.

The following rule and damage maps were approved:

WEST 207TH ST.—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 West 207th st, from 10th av to Emerson st.

EAST 236TH ST.—Approval the rule map, damage map and profile in the proceeding for acquiring title to East 236th st and to East 237th st, from Bullard av to Barnes av.

LELAND AV.—Approval the rule map, damage map and profile in the proceeding for acquiring title to Leland av, from



Westchester av to West Farms road, and to Theriot av, from Gleason av to West Farms road.

#### LOCAL IMPROVEMENTS.

The following preliminary authorizations were adopted:

**WEST 176TH ST.**—Grading, curbing and recurbing, flagging and reflagging, from Amsterdam av to Broadway. Estimated cost, \$22,500; assessed value of property benefited, \$836,500.

**SPUYTEN DUYVIL PARKWAY.**—Sewer, from 244th st to Fieldston av (easterly side), from Fieldston av to Riverdale av (northerly side), and across its intersection with Av Von Humboldt. Estimated cost, \$17,700; assessed valuation of property benefited, \$437,500.

**PARKER ST.**—Sewer, from Westchester av to Castle Hill av. Estimated cost, \$77,100; assessed valuation of property benefited, \$5,565,000.

**VAN CORTLANDT AV.**—Regulating and grading, from Sedgwick av to Albany road. Estimated cost, \$17,400; assessed valuation of property benefited, \$135,700.

#### FINAL AUTHORIZATION.

The following final authorizations were adopted. The entire cost of the improvement is to be assessed on property benefited:

**BUENA VISTA AV.**—Sewer, from West 177th st to the summit south of West 172d st.

**WEST 216TH ST.**—Paving with asphalt block and curbing and recurbing, from Broadway to a point 432 feet east of 9th av.

**WEST 113TH ST.**—Receiving basin at the southwesterly corner of West 113th st and St. Nicholas av.

**EAST 56TH ST.**—Reconstructing sewer in East 56th st, from 1st av to 2d av.

**EAST 120TH ST.**—Extending sewer at the foot of East 120th st.

**7TH AV.**—Receiving basin at the southwesterly corner of 7th av and West 129th st.

**UNNAMED ST.**—Regulating and grading the unnamed street extending from Tiebout av opposite East 181st st to Webster av opposite East 182d st.

**CRUGER AV.**—Temporary sewer from a point 128 feet north of Bartholdi st to a point about 225 feet north of Bartholdi st.

**INWOOD AV.**—Receiving basins at the following points on Inwood av: northwesterly corner of Macombs road; northeasterly corner of West 172d st.

### BOARD OF REVISION OF ASSESSMENTS.

The following assessment matters came before the Board of Revision at its meeting on January 6. The action taken is indicated after each item.

**BELMONT ST.**—Regulating, etc.—The Deputy and Acting Comptroller presented the assessment list for regulating, grading in Belmont st, from Weeks av to Eden av, and objections of Margaret L. Zobrowski as executrix, filed by John F. Lambias, attorney, who was heard in opposition to the assessment. On motion of the Assistant and Acting Corporation Counsel the objections filed against the assessment were overruled and the assessment list was confirmed.

**MOSHOLU PARKWAY SOUTH.**—The assessment list for paving with asphalt blocks the roadway of Mosholu Parkway South, from Webster av to Briggs av, and objections of F. J. Goldman, et al.; Mary A. Costello; J. M. Raub, et al.; Estate of James Everard; also communication from the President of the Borough of The Bronx relative thereto, were presented by the Deputy and Acting Comptroller. Mr. Harry B. Chambers, representing A. C. and F. W. Hottendroth, attorneys, was heard in opposition to the assessment. On motion of the Assistant and Acting Corporation Counsel the matter was laid over for one week.

**MORRIS PARK AV.**—The assessment list for paving Morris Park av, from West Farms rd to Bear Swamp rd, and objections of New York, Westchester & Boston Railway Co., et al.; C. Geher et al, together with a copy of testimony taken in the matter, were presented by the Deputy and Acting Comptroller. Harry B. Chambers, representing A. C. and F. W. Hottenroth, attorneys, was heard in opposition to the assessment. No others appearing in opposition after notice, on motion of the Assistant and Acting Corporation Counsel, the assessment list was referred back to the Board of Assessors, with instruction to obtain the opinion of the Corporation Counsel in regard to the matter, all the members voting in the affirmative.

**GRANT AV.**—The Deputy and Acting Comptroller presented the assessment list for regulating, grading Grant av, from East 165th to East 170th sts, and objections of Philip Livingston et al, Archibald Rogers. Mr. James J. Dunn, attorney, representing James J. Deering, attorney, and Mr. T. H. Baldwin, of the firm of T. H. and G. E. Baldwin, attorneys, were heard in opposition to the assessment. On motion of the President of the Department of Taxes and Assessments, the assessment list was referred back to the Board of Assessors, with directions to reduce the amount of the assessment eight (8) per cent. pro rata, and to confirm the assessment, as so reduced.

**EAST 170TH ST, ETC.**—The Deputy and Acting Comptroller brought up the matter of the assessment list for sewers in 170th st, between existing sewer west of Wythe pl and the Grand Boulevard and Concourse, and in the Grand Boulevard and Concourse, west side, between East 167th st and East 172d st, across the Grand Boulevard and Concourse at the north side of Belmont st in the Grand Boulevard and Concourse, east side, between Belmont st and East 173d st, in the Grand Boulevard and Concourse, west side, between Morris av and East 176th st, and in the Grand Boulevard and Concourse, east side, between Eastburn av and Weeks av, and objections, the decision in which matter was reserved at meeting of December 23, 1910. On motion of the President of the Department of Taxes and Assessments the assessment list was referred back to the Board of Assessors with instructions to separate the assessment so that the property benefited by each independent sewer shall bear its reasonable proportion of the fair cost of constructing the particular sewer into which it can be drained.

### CONDEMNATION PROCEEDINGS REPORTS COMPLETED.

**PUBLIC PL.**—At intersection of Mosholu av and Broadway. Area of assessment: Beginning at a point on a line midway between Newton av and Broadway distant 100 ft. southwesterly from the southwesterly line of Mosholu av, the said distance being measured at right angles to the line of Mosholu av, and running thence northwestwardly and westwardly along a line always 100 ft. distant from and parallel with the southwesterly and southerly lines of Mosholu av to the intersection with the prolongation of a line midway between Spencer av and Huxley av; thence northwardly along the said line midway between Spencer av and Huxley av and the prolongation thereof to a point distant 100 ft. southerly from the southerly line of West 259th st; thence eastwardly along a line always distant 100 ft. from and parallel with the southerly line of West 259th st to the intersection with a line midway between Newton av and Broadway; thence northwardly along the said line midway between Newton av and Broadway to the intersection with a line midway between

West 259th st and West 260th st and the prolongation of the said line to a point distant 100 ft. easterly from the easterly line of Broadway; thence southwardly and always distant 100 ft. from and parallel with the easterly line of Broadway to the intersection with a line at right angles to Broadway, and passing through a point on its westerly side distant 100 ft. northerly from the northerly line of West 256th st, the said distance being measured at right angles to the line of West 256th st; thence westwardly along the said line at right angles to Broadway to its westerly side; thence westwardly and parallel with West 256th st to the intersection with a line midway between Newton av and Broadway; thence northwardly along the said line midway between Newton av and Broadway to the point or place of beginning. The commissioners in the above proceeding have completed their estimate of damage and filed the report with the Bureau of Street Openings for inspection; objection must be filed on or before January 30; hearings will begin February 2. The report will be presented to the Supreme Court for confirmation March 14.

#### Bills of Costs.

**BAKER AV.**—Opening, from Baychester to city line; bill of costs will be presented to the Supreme Court for taxation January 19.

### ASSESSMENTS.

#### DUE AND PAYABLE.

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

**CORNELL AV.**—Opening, from White Plains rd to the bulkhead line of the Bronx River; Bronx River av—Opening, from Cornell av to Gildersleeve av; Leland av—Opening, from Bronx River av to Patterson av. Area of assessment: Beginning at a point on the easterly bulkhead line of Bronx River distant 100 ft. southerly from the southerly line of Cornell av, the said distance being measured at right angles to the line of Cornell av and running thence northwardly along the said bulkhead line to a point distant 100 ft. northerly from the northerly line of Gildersleeve av, the said distance being measured at right angles to the line of Gildersleeve av; thence eastwardly parallel with Gildersleeve av to the intersection with the prolongation of a line midway between Theriot av and Leland av; thence northwardly along the said line midway between Theriot av and Leland av and the prolongation thereof to a point distant 100 ft. northerly from the northerly line of Patterson av; thence eastwardly along a line parallel with Patterson av and Underhill av; thence southwardly along the said line midway between Leland av and Underhill av to a point distant 100 ft. northerly from the northerly line of Gildersleeve av; thence eastwardly parallel with Gildersleeve av to the intersection with a line midway between Underhill av and Bolton av; thence southwardly along the said line midway between Underhill av and Bolton av to the intersection with a line midway between Gildersleeve av and Cornell av; thence eastwardly along the said line midway between Gildersleeve av and Cornell av to the intersection with a line midway between White Plains rd and Newman av, thence southwardly along the said line between White Plains rd and Newman av to the intersection with a line bisecting the angle formed by the intersection of the prolongation of the



northerly line of Bronx River av and the southerly line of Cornell av, as laid out between Bolton av and White Plains rd; thence westwardly along the said bisecting line to the intersection with a line distant 100 ft. southerly from the southerly line of Cornell av, the said distance being measured at right angles to the line of Cornell av; thence westwardly and parallel with Cornell av to the point or place of beginning. March 10.

**EXTENSION TO OUTLET SEWER** at the foot of 118th st and the Harlem River. Area of assessment extends to the south side of 119th st between 1st and Pleasant avs, and 1st av between 117th and 119th sts, and both sides of 118th st, from 1st av to Harlem River. March 11.

**UNNAMED ST (Bennett av).**—Opening, running parallel to Broadway, about 200 ft. westerly therefrom, commencing at West 181st st and ending on the westerly side of Broadway nearly opposite Nagle av. Area of assessment: Beginning at a point formed by the intersection of the westerly line of Broadway with a line parallel to and distant one hundred (100) ft. southerly from the southerly line of Bennett av; thence westerly and southerly, always parallel to and distant one hundred (100) ft. easterly from the easterly line of Bennett av and its southerly prolongation, to its intersection with a line parallel to and distant one hundred (100) ft. southerly from the southerly line of West 181st st; thence westerly along said last mentioned parallel line to its intersection with the southerly prolongation of a line parallel to and distant one hundred (100) ft. westerly from the westerly line of Bennett av; thence northerly along said last mentioned prolongation and parallel line and along a line parallel to and distant 100 ft. northerly from the northerly side of Bennett av to its intersection with the westerly line of Broadway; thence southerly along said westerly line of Broadway to the point or place of beginning. March 11.

**GRANT AV.**—Regulating, grading, etc., from 165th to 170th sts. Area of assessment: Both sides of Grant av, from 165th st to 170th st, and to the extent of half the block at the intersecting and terminating streets.

**EDEN AV.**—Sewer, between East 173d st and Belmont st, and in East 173d st, between Eden av and Grand Boulevard and Concourse. Area of assessment: Both sides of Eden av, between 173d and Belmont sts, and both sides of 173d st, between Eden av and Grand Boulevard and Concourse. March 11.

**GRAND BOULEVARD AND CONCOURSE.**—Sewer, between 204th and 200th sts. Area of assessment: Both sides of Grand Boulevard and Concourse between 200th and 204th sts. March 11.

**VALENTINE AV.**—Sewer, between 197th and 198th sts, and 197th st—Sewer, between Bainbridge and Creston avs. Area of assessment includes blocks 3295, 3301 and 3304. March 11.

**VAN CORTLANDT AV.**—Sewer, between Jerome av and Grand Boulevard and Concourse. Area of assessment: Both sides of Van Cortlandt av between Jerome av and the Grand Boulevard and Concourse. March 11.

**BELMONT ST.**—Regulating, grading, etc., from Weeks av to Eden av. Area of assessment: Both sides of Belmont st from Weeks av to Eden av, and to the extent of half the block at the intersecting and terminating avenues. March 7.

**FULTON AV.**—Paving, from East 170th st to 175th st. Area of assessment: Both sides of Fulton av from 170th st to 175th st, and to the extent of half the block at the intersecting streets. March 7.

**THIRD AV.**—Widening on the easterly side between Washington av and a point north of and near Lorillard pl. Area of assessment: Bounded on the east by a

line always distant 100 ft. easterly from and parallel with the easterly line of 3d av, the said distance being measured at right angles to the line of 3d av; on the north by a line at right angles to Washington av at a point where the southeasterly line of Washington av is intersected by the easterly line of 3d av; on the west by the easterly line of 3d av, and on the southeast by the northwesterly line of Lorillard pl. March 7.

**ELLWOOD ST.**—Opening, from Broadway to Hillside av. Area of assessment: Bounded on the east by a line midway between Elwood st and Sickles st and by the prolongations of the said line; on the south by a line always distant 100 ft. southerly from and parallel with the southerly line of Hillside av, the said distance being measured at right angles to Hillside av; on the west by a line distant 135 ft. westerly from and parallel with the westerly line of Elwood st and by the prolongations of the said line, the said distance being measured at right angles to Elwood st, and on the north by the prolongation of a line distant 100 ft. northerly from and parallel with the northerly line of Sherman av, as laid out between Sickles st and Arden st, the said distance being measured at right angles to Sherman av. March 7.

**DALY AV.**—Paving, from 176th st to 177th st. Area of assessment: Both sides of Daly av, from 176th st to 177th st, and to the extent of half the block at the intersecting streets. March 4.

**179TH ST.**—Paving, from Broadway to Haven av. Area of assessment: Both sides of West 179th st, from Broadway to Haven av, and to the extent of half the block at the intersecting streets and avenues. March 4.

### Morris St. Hearing Adjourned Indefinitely

The hearing on the Morris st widening, which came before the Greenwich local board this week, was postponed indefinitely. When the hearing was opened a large delegation of property owners was on hand to oppose the proposition. When Borough President McAneny arrived he announced that efforts were now being made to pass a law through the Legislature whereby the city would be assessed part of the cost of the improvement.

This announcement was not greeted with the greatest enthusiasm as the property owners are absolutely opposed to the improvement, and they would not care to stand even the smallest part of the expense. Mr. McAneny assured those present, however, that he would do everything in his power to give all a fair deal.

R. G. Babbage, who was a lone advocate of the proposition at the hearing held last December, expressed himself as perfectly satisfied with the situation. In fact, Mr. Babbage said that eventually the property-owners affected will realize that the improvement is a necessity and those who opposed it will eventually be perfectly willing to meet their small share of the expense. Said Mr. Babbage:

"I don't think that any of the gentlemen interested will oppose the proposition when they carefully study the situation out, and now that it is strongly probable that the city will assume part of the burden, then there is no logical reason in the world why the improvement should not be consummated. Regarding the interests I represent, why we are willing to shoulder our part of the burden."

### Late Private Sales.

**WEST END AV.**—Charles E. McManus bought from the Herald Square Holding Co. (Arnstein & Levy and George Backer) the seven 3 and 4-sty dwellings, at the southeast corner of West End av and 84th st. The site was acquired by the

sellers last year and has a frontage of 92.4 feet on West End av and 83.4 feet on the street. Mr. McManus plans to start at once the erection of a 12-sty apartment house on the site.

**75TH ST.**—Josephine J. Wright sold 241 West 75th st, a 3-sty and basement dwelling, on plot 22x102.2. The house adjoins the Astor apartment house at the northwest corner of Broadway and 75th st.

**132D ST.**—M. H. Meyers and Gilbert Robbins sold for a Mr. Carpenter 281 West 132d st, a 3-sty and basement stone front dwelling, on lot 16.8x99.11, adjoining the northeast corner of 8th av. The buyer, a Mr. Monday, gives in exchange the private dwelling 1411 Nelson av, on lot 16.8x95.

**WEST END AV.**—Herman Sturcke sold to E. A. Turner, 712 West End av, a 5-sty flat on plot 33.6x100, adjoining the southeast corner of 95th st.

**5TH AV.**—Lowenfeld & Prager bought from Charles E. McManus, 1370 5th av, southwest corner of 114th st, a 5-sty flat, 38.6x100.11; also, the similar adjoining property 4 West 114th st, 27x100.11.

**INTERVALE AV.**—The Broadway and Cathedral Parkway Co. sold to an investor the 4-sty apartment house, 43.3x 88x100, on the east side of Intervale av, 125 feet north of 163d st. The property is but a short distance from the new subway station at Intervale av.

**PROSPECT AV.**—Miss Katherine Grill sold to a firm of builders the plot 50x161x irregular, on the west side of Prospect av, 300 feet north of 145th st. The plot is opposite Macy pl and will be improved by the buyers.

### Ramsey Dinner Big Success.

About 300 friends of Clarence J. Ramsey, who until recently was Deputy Tax Commissioner-in-Charge of the Borough of Manhattan, and now appraiser in the office of Cruikshank & Company, assembled Thursday evening in the Jungle Room at Healy's, Columbus av and 65th st, to participate in a beef steak dinner.

A number of notable city officials were present, among whom were Tax Commissioners Charles McCormack, Edward Kauffman, John J. Holleran, Deputy Tax Commissioners Patrick Cronan, John Tracy, Joseph Quinn, Edward F. Condon, Michael Kinsley, Judge Moore of the City Court, Assistant Corporation Counsels John P. O'Brien and Dudley Field Malone, George Keegan, Asst. General Manager of the Interborough Railroad, Charles Farley, Assistant Secretary of the Dock Department, James P. Conway, Assistant Chief Examiner of the Civil Service Commission, Dr. George Palmer, Chief Surgeon in the Police Dept., Dr. Joseph P. Schoenberg, Police Surgeon; Hon. John F. Curry, Ross Williams, Joseph Prendergast, Daniel F. Meenan, Alfred J. Tully, Hon. Frank Smith, Thomas J. Brady, former Building Commissioner Michael J. Scully, Chief Clerk, Municipal Court, also Warren Cruikshank, Elmer D. Coulter, Advisory Counsel of the Astor Estate, James R. Day, Robert Huntley, John P. Kerwin, James J. Etchingham, Christopher Shirloh, George Killgore, David Vogel, Charles F. Murphy, Jr., James J. Byrnes, of Slawson & Hobbs.

The speakers of the evening were James J. Hoey, toastmaster; Judge Moore of the City Court, John P. O'Brien, Assistant Corporation Counsel; Michael J. Kinsley, Deputy Tax Commissioner; Frank Smith, Chief Clerk of the Court of Special Sessions; Dr. J. B. Quinlan of the Health Department; Tax Commissioner Edward Kauffman, and James R. Murphy, Advertising Manager Joseph P. Day's office.

A handsome diamond ring was presented to Mr. Ramsey, by Assistant Corporation Counsel Dudley Field Malone.



# REAL ESTATE AND BUILDING STATISTICS

## AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

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

#### MANHATTAN AND THE BRONX. CONVEYANCES.

1911.		1910	
Jan. 6 to 12, inc.		Jan. 7 to 13, inc.	
Total No. for Manhattan.....	221	Total No. for Manhattan	220
No. with consideration....	30	No. with consideration..	11
Amount involved.....	\$1,340,750	Amount involved.....	\$336,275
Number nominal.....	131	Number nominal.....	209
Total No. Manhattan, Jan. 1 to date.....		1911. 352 1910. 45	
No. with consideration, Manhattan, Jan. 1 to date.....		43 27	
Total Amt. Manhattan, Jan. 1 to date.....		\$3,102,740 \$874,687	

1911.		1910	
Jan. 6 to 12, inc.		Jan. 7 to 13, inc.	
Total No. for the Bronx.....	161	Total No. for the Bronx	143
No. with consideration....	17	No. with consideration..	8
Amount involved.....	\$110,300	Amount involved.....	\$29,590
Number nominal.....	144	Number nominal.....	140
Total No., The Bronx, Jan. 1 to date.....		1911. 243 1910. 232	
Total Amt., The Bronx, Jan. 1 to date. . .		\$148,789 \$39,540	
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>9 637</b>	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>\$2,251,529 \$914,227</b>	

#### Assessed Value Manhattan.

1911.		1910	
Jan. 6 to 12, inc.		Jan. 7 to 13, inc.	
Total No. with consideration.....	30	Total No. with consideration.....	11
Amount involved.....	\$1,340,750	Amount involved.....	\$336,275
Assessed value.....	\$1,320,000	Assessed value.....	\$296,000
Total No. nominal.....	191	Total No. nominal.....	209
Assessed value.....	\$11,421,700	Assessed value.....	\$10,441,900
Total No. with consid., from Jan. 1 to date	43	Total No. with consid., from Jan. 1 to date	27
Amount involved.....	\$2,102,740	Amount involved.....	\$874,687
Assessed value.....	\$1,867,500	Assessed value.....	\$761,000
Total No. nominal.....	309	Total No. nominal.....	378
Assessed value.....	\$17,218,500	Assessed value.....	\$17,525,900

#### MORTGAGES.

1911.		1910.	
-- Jan. 6 to 12, inc. --		-- Jan. 7 to 13, inc. --	
Manhattan.	Bronx.	Manhattan	Bronx.
Total number.....	174	163	213
Amount involved.....	\$4,840,485	\$1,744,087	\$2,465,407
No. at 7%.....	.....	.....	1
Amount involved.....	.....	\$100,000	.....
No. at 6%.....	57	59	71
Amount involved.....	\$882,685	\$286,347	\$1,364,198
No. at 5½%.....	2	27	5
Amount involved.....	\$312,500	\$282,850	\$38,500
No. at 5%.....	54	40	53
Amount involved.....	\$1,347,300	\$821,500	\$16,681,367
No. at 4¾%.....	1	1	.....
Amount involved.....	\$425,000	\$5,250	.....
No. at 4½%.....	23	1	37
Amount involved.....	\$737,250	\$9,000	\$3,828,850
No. at 4¼%.....	1	.....	1
Amount involved.....	\$110,000	.....	\$45,000
No. at 4%.....	.....	.....	3
Amount involved.....	.....	.....	\$938,00
No. with interest not given	36	35	42
Amount involved.....	\$1,025,750	\$389,140	\$1,459,492
No. above to Bank, Trust and Insurance Companies	32	15	42
Amount involved.....	\$905,000	\$301,500	\$18,270,000
Total No., Manhattan, Jan. 1 to date....		1911. 296 1910. 371	
Total Amt., Manhattan, Jan. 1 to date....		\$8,248,270 \$29,354,976	
Total No., The Bronx, Jan. 1 to date....		250 283	
Total Amt., The Bronx, Jan. 1 to date....		\$2,255,936 \$2,708,012	
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>546 654</b>	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>\$10,503,306 \$32,062,988</b>	

#### EXTENDED MORTGAGES

1911.		1910.	
-- Jan. 6 to 12, inc. --		-- Jan. 7 to 13, inc. --	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	45	15	51
Amount involved.....	\$2,597,500	\$248,750	\$4,413,000
No. at 6%.....	11	5	6
Amount involved.....	\$148,000	\$37,000	\$50,500
No. at 5½%.....	4	1	1
Amount involved.....	\$93,500	\$4,500	\$8,500
No. at 5%.....	1	.....	.....
Amount involved.....	\$20,000	.....	.....
No. at 4¾%.....	21	8	22
Amount involved.....	\$1,755,000	\$193,250	\$1,670,000
No. at 4½%.....	.....	.....	16
Amount involved.....	.....	.....	\$225,000
No. at 4¼%.....	6	.....	20
Amount involved.....	\$525,000	.....	\$2,625,500
No. at 4%.....	1	.....	.....
Amount involved.....	\$50,000	.....	.....
No. with interest not given	1	1	2
Amount involved.....	\$6,000	\$14,000	\$58,500
No. above to Bank, Trust and Insurance Companies	8	4	18
Amount involved.....	\$1,559,000	\$127,000	\$3,718,500
Total No. Manhattan, Jan. 1 to date....		1911. 147 1910. 109	
Total Amt., Manhattan, Jan. 1 to date....		\$7,586,800 \$6,437,500	
Total No., The Bronx, Jan. 1 to date....		26 30	
Total Amt., The Bronx, Jan. 1 to date....		\$434,329 \$345,432	
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>173 139</b>	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>\$8,021,129 \$6,782,932</b>	

#### PROJECTED BUILDINGS.

1911		1910	
Jan. 7 to 13, inc.		Jan. 8 to 14, inc.	
Total No. New Buildings:			
Manhattan.....	12	15	
The Bronx.....	14	33	
Grand total.....	26	48	
Total Amt. New Buildings:			
Manhattan.....	\$8,916,200	\$1,733,300	
The Bronx.....	273,600	734,900	
Grand total.....	\$9,189,800	\$2,468,200	
Total Amt. Alterations:			
Manhattan.....	\$97,300	\$310,170	
The Bronx.....	6,600	15,950	
Grand total.....	\$103,900	\$326,120	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	15	24	
The Bronx, Jan. 1 to date.....	17	50	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>32</b>	<b>74</b>	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$9,041,200	\$4,274,300	
The Bronx, Jan. 1 to date.....	322,600	1,307,400	
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$9,363,800</b>	<b>\$5,581,700</b>	
Total Amt. Alterations:			
<b>Mhhtn-Bronx, Jan. 1 to date</b>	<b>\$300,212</b>	<b>\$399,785</b>	

#### BROOKLYN.

##### CONVEYANCES

1911.		1910.	
Jan. 5 to 11, inc.		Jan. 6 to 12, inc.	
Total Number.....	536	560	
No. with consideration.....	30	41	
Amount involved.....	\$381,320	\$235,267	
Number nominal.....	506	519	
<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>736</b>	<b>900</b>	
<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$412,320</b>	<b>\$290,117</b>	

##### MORTGAGES.

Total number.....	466	490
Amount involved.....	\$1,732,852	\$1,600,455
No. at 6%.....	233	221
Amount involved.....	\$478,603	\$514,635
No. at 5½%.....	154	71
Amount involved.....	\$735,700	\$242,498
No. at 5%.....	.....	1
Amount involved.....	.....	\$1,000
No. at 4¾%.....	54	176
Amount involved.....	\$421,450	\$805,545
No. at 4½%.....	.....	.....
Amount involved.....	.....	2
No. at 4%.....	.....	\$3,350
Amount involved.....	.....	.....
No. at 2%.....	.....	.....
Amount involved.....	.....	.....
No. with interest not given	25	19
Amount involved.....	\$97,099	\$83,432
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>625</b>	<b>820</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$2,217,642</b>	<b>\$3,038,012</b>

#### PROJECTED BUILDINGS.

1911		1910	
Jan. 6 to 12, inc.		Jan. 7 to 13, inc.	
No. of New Buildings.....	46	89	
Estimated cost.....	\$379,638	\$394,150	
Total Amount of Alterations.....	\$26,640	\$55,370	
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>62</b>	<b>111</b>	
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$447,738</b>	<b>\$529,450</b>	
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$37,990</b>	<b>\$456,815</b>	

#### QUEENS.

##### PROJECTED BUILDINGS.

1911		1910	
Jan. 6 to 12, inc.		Jan. 7 to 13, inc.	
No. of New Buildings.....	58	39	
Estimated cost.....	\$711,350	\$405,190	
Total Amount of Alterations.....	\$13,315	\$5,590	
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>108</b>	<b>53</b>	
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$977,300</b>	<b>\$451,590</b>	
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$14,415</b>	<b>\$8,763</b>	

### THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 44, of which 20 were below 59th st, 16 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 78, of which 31 were below 59th st, 36 above, and 11 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 174, as against 160 last week, and in the Bronx 163, as against 123 last week. The total amount was \$6,584,572, as against \$7,898,982 last week.

The amount involved in the auction sales this week was \$1,014,870 and since January 1, \$1,315,968. Last year the total for the week was \$1,167,784, and from January 1, \$1,495,674.



THE TITLE INSURANCE CO., OF NEW YORK

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

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

EDGAR J. LEVEY, President JOHN D. CRIMMINS, Vice-Presidents CLINTON R. JAMES, Vice-Presidents CYRIL H. BURDETT, Gen'l Mgr. and Counsel FRANK L. COOKE, Secretary CHAUNCEY H. HUMPHREYS, Asst. EDWIN A. BAYLES, Sec'ys. GERHARD KUEHNE, Jr., Asst. Treas. Hon. ABRAHAM R. LAWRENCE, Counsel

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

SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

BRYAN L. KENNELLY.

Jan. 18.

27th st, Nos 254 to 258, s s, 60 e 8th av, 50.11 x 12.10x51x14.4, vacant. 14th st, Nos 607 & 609, n s, 131.9 e Av B, 43.8 x 103.3, two 5-sty bk tnsts, with str. 16th st, No 330, s s, 350 w 8th av, 25x48.6x 25x36.3, 5-sty bk tnt with str. 28th st, No 330, s s, 270 w 5th av, 20x98.9, 4-sty bk tnt & 2-sty fr bldg in rear. 101st st, No 122, s s, 325 w Columbus av, 25x 100.11, 5-sty bk tnt with str. 1st av, Nos 876 to 880, in e cor Mitchell pl, Mitchell pl, No 1, or 49th st 18x80.10, 4-sty bk tnt with str. 50th st, No 400's e cor 1st av, 20x90, 4-sty bk 1st av & stn dwg. 11th av, No 718's e cor 51st st, 50.2x59.11, 4-sty 51st st bk tnt with str & vacant.

ADVERTISED LEGAL SALES.

Jan. 14.

No Legal Sales advertised for this day.

Jan. 16.

114th st, No 71, n s, 205 w Park av, 25x100.11, 5-sty bk tnt & str. Bertha Schwarzkopf agt Daniel Rosenthal et al; Riegelman & Bach, att'y, 141 Bway; Jos R Truesdale, ref. Action No 1. (Amt due, \$5,882.69; taxes, &c, \$410; sub to a first mt of \$20,000.) Mt recorded March 15, 1909. By Joseph P Day. 114th st, No 69, n s, 230 w Park av, 25x100.11, 5-sty bk tnt & str. Same agt same. Action No 2; same att'ys; same ref. (Amt due, \$6,434.79; taxes, &c, \$410; sub to a first mt of \$20,000.) Mt recorded March 15, 1909. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 13, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

\*10th av, Nos 169 to 175, n w cor 20th st, 100x100, three 3 & two 4-sty 20th st, No 501 bk tnsts & str. Leasehold. (Amt due, \$37,662.35; taxes, &c, \$1,524.03.) Julia Linck et al. \$25,000 West Broadway, Nos 566 to 576, n w cor 3d st, runs n 209.6 to Washington Square S, or 4th st, x w 25 x s Washington Square S, No 64 56.8 x w - x s 153 x e 50 to beg, 10-sty bk loft & str bldg & one 3 & one 4-sty bk loft & str bldgs. (Amt due, \$35,917.21; taxes, &c, \$708.90.) Adjourned sine die. White Plains road, e s, 100.1 s 239th st, 25x77.3x25x76.4, Wakefield. (Amt due, \$3,300.83; taxes, &c, \$181.87.) Jacob Marx. 3,550 \*150th st, Nos 205 & 207, n s, 100 w 7th av, 75x99.11, two 5-sty bk tnsts. (Amt due, \$27,773.73; taxes, &c, \$908.98.) Wm H Sands et al trustees, &c. 18,000 \*151st st, s s, 175 w 7th av, 75x99.11, vacant. (Amt due, \$27,779.89; taxes, &c, \$807.97.) B Aymar Sands, trustee, &c. 18,000 \*109th st, No 80, s s, 68 w Park av, 17x80.10, 4-sty stn tnt. (Amt due, \$7,666.68; taxes, &c, \$216.57.) German Savings Bank in the City of New York. 8,150 \*Av A, No 1020, e s, 75.5 n 55th st, 25x80, 5-sty bk tnt. (Amt due, \$3,570.59; taxes, &c, \$402.60.) Emma C Orr. 12,163 \*Tiffany st/s e cor 167th st, runs s 79.3 x e 100 x n 25 x n w 85.10 x w 167th st 74.8 to beg, vacant. (Amt due, \$3,424.04; taxes, &c, \$1,674.18.) Nelson Smith, Jr. 9,000 Washington av/n e cor 188th st, runs e 230 x n 352.11 to 189th st, x 188th st w 230 x s 352.11 to beg, 2-sty stn dwg & two 2-sty fr 189th st dwgs & vacant. (Amt due, \$54,826.93; taxes, &c, \$10,962.36.) Adjourned to Feb 9. St Nicholas pl, Nos 38 to 42, e s, 174.1 s c l 153d st, 75x100, 6-sty bk tnt. (Amt due, \$17,921.97; taxes, &c, \$527.37.) Mica Construction Co et al defendants. 35,333 \*99th st, No 231, n s, 105 w 2d av, 37.6x100.11, 6-sty bk tnt & str. (Amt due, \$35,033.42; taxes, &c, \$899.33.) New York Protestant Episcopal Public School. 34,150 West Farms road/s e s, intersec s w s Freeman st, runs s e 138.4 x w Freeman st 193.5 to Longfellow av, x n 7.1 x n e 152.10 to beg, Longfellow av vacant. (Amt due, \$8,348.25; taxes, &c, \$6,500.) Adjourned to Jan 24. \*174th st, Nos 522 & 524, s s, 132.6 e Audubon av, 37.6x100, 5-sty bk tnt. (Amt due, \$12,510.76; taxes, &c, \$1,381.60; sub to a first mt of \$26,000.) Florence Rittwagen. 35,760 \*174th st, No 526, s s, 95 e Audubon av, 37.6x100, 5-sty bk tnt. (Amt due, \$12,506.76; taxes, &c, \$1,387.37; sub to a first mt of \$26,000.) Florence Rittwagen. 39,760 52d st, No 9, n s, 195 w Madison av, 22.6x100.5, 3-sty bk stable. (Voluntary.) Albert H Coffey. 110,000 92d st, No 26, s s, 57.7 w Madison av, 22x100.8, 4-sty stn dwg. (Voluntary.) Bid in at \$45,000. Broadway, No 714, e s, 198.5 n 4th st, 24.11x137.6, 11-sty bk bldg. (Executor's sale.) Wm J Smith. 199,000

Jan. 17.

3d av, Nos 3664 to 3668, e s, 192'6 s 170th st, 75x209.7x75x209.4, two 3-sty fr tnsts & str & vacant & 1-sty fr dwg. Max Hirschkind agt Selig Gumpel et al; Louis Wertheimer, att'y, 302 Bway; David E Thomas, ref. (Amt due, \$9,549.95; taxes, &c, \$262.46.) Mt recorded May 12, 1910. By Joseph P Day.

Jan. 18.

Willow av, No 25, on map Nos 221 & 227 137th st, No 761, on map No 765 n w cor 137th st, 100x30.1, 3-sty bk tnt & str & 2-sty bk dwg. Josie E Ernst agt Wm Henderson et al; Menken Bros., att'ys, 87 Nassau st; Walter B Caughlin, ref. (Amt due, \$1,713.40; taxes, &c, \$252.06.) By Joseph P Day.

14th st, No 534, s s, 170 w Av B, 25x103.3, 5-sty bk tnt & str. Gene Bruder agt Tillie Burkan et al; Saml Hellinger, att'y, 309 Bway; Jno J Lordan, ref. (Amt due, \$5,324.94; taxes, &c, \$1,234.78; sub to a first mt of \$20,000.) Mt recorded May 20, 1907. By Joseph P Day. Briggs av, n s, 51.5 e Paulding av, 25.8x92.1, Wakefield. Walter Whewell agt Chas W Riedinger et al; action No 1; Edw R Koch, att'y, 69 Wall st; Saml Stark, ref. (Amt due, \$631.86; taxes, &c, \$65.) Mort recorded Feb 23, 1906. By Joseph P Day.

Briggs av, n s, 352.10 w Tilden av, 25.1x105.10 x-108.6, Wakefield. Same agt same; Action No 2; same att'y; Phelan Beale, ref. (Amt due, \$631.86; taxes, &c, \$65.) Mt recorded Feb 23, 1906. By Joseph P Day.

Briggs av, n s, 326.10 w Tilden av, 25x-, Wakefield. Same agt same; Action No 3; same att'y; Walter J Egan, ref. (Amt due, \$631.86; taxes, &c, \$65.) Mt recorded Feb 23, 1906. By Joseph P Day.

240th st, in w cor Bronx Boulevard, 50x Bronx Boulevard 100, Wakefield. Morris E Webber, trustee, agt Wm D Miller et al; Edgar L Ryder, att'y, 7 Beekman st; Richard H Clarke, ref. (Amt due, \$2,593.24; taxes, &c, \$111.) Mt recorded Dec 16, 1908. By Joseph P Day.

99th st, No 257, n s, 192 w Bway, 17x100.11, 3-sty & b stn dwg. Fredk W Marks agt Mary B Cunningham et al; James, Schell & Elkus, att'ys, 170 Bway; Benno Lewinson, ref. (Amt due, \$17,633.46; taxes, &c, \$246.37.) Mt recorded Jan. 30, 1909. By Herbert A Sherman.

101st st, Nos 188 to 192, s s, 220 e Lex av, 75x 100.11, three 5-sty bk tnsts. Julius Levy agt Martin H Goodman et al; Cooper & Baer, att'ys, 20 Vesey st; Irving S Dorf, ref. (At due, \$36,101.67; taxes, &c, \$-; sub to a first mt of \$16,000.) Mt recorded May 2, 1907. By Joseph P Day.

Jan. 19.

Riverside Drive, No 548, on map Nos 540 to 543, e s, 116 s 127th st, 108x95, 6-sty bk tnt. North American Mortgage Co agt Chelton Park Realty Co et al; Clarence L Westcott, att'y, 100 Bway; Roy M Robinson, ref. (Amt due, \$58,624.13; taxes, &c, \$3,777.69; sub to a first mt of \$200,000.) By Joseph P Day.

Jan. 20.

5th av, No 12, w s, 28.6 n 8th st, 26.3x100, 9 & 10-sty bk & stn tnt. Harry B Davis agt Carlene A Way et al; Henry S Mansfield, att'y, 52 Bway; Francis S Root, ref. (Amt due, \$34,620.27; taxes, &c, \$3,138.43.) By Saml Marx.

12th st, No 314, s s, 243 e 2d av, 33x103.3, 5-sty bk tnt & str. Isidore Jackson agt Simon Uhlfelder et al; A Stern, att'y, 31 Nassau st; Chas H Machin, ref. (Amt due, \$2,849.01; taxes, &c, \$1,794.98.) By Herbert A Sherman.

Wallace av, No 1913, w s, 970 n Morris Park av, new line, 25x100, Van Nest. East Borough Improvement Co agt Lawrence Nix et al; Michael J Sullivan, att'y, Willis av & 148th st; Edw D Dowling, ref. (Amt due, \$1,524.57; taxes, &c, \$201.39.) Mt recorded May 2, 1907. By Joseph P Day.

Jan. 21.

No Legal Sales advertised for this day.

Jan. 23.

West Bway, Nos 566 to 576, Washington Square South, No. 64, or 4th st, No 72.

3d st, Nos 65 & 67. n w cor 3d st, runs w 50 x n 153 x e - x n 56.8 to Wash Square south, x e 25 x s 209.6 to beg, two 3-, one 4- & one 10-sty bk loft & str bldgs. Lewis A London et al agt Washington Square Realty Co et al; Sohmer & Sonenthal, att'ys, 277 Bway; Bertram L Kraus, ref. (Amt due, \$35,917.21; taxes, &c, \$708.90; sub to a mt of \$150,000.) By Bryan L Kennelly.

3d av, Nos 2338 & 2340, s w cor 127th st, 49.11x100, 6-sty bk bldgs with 127th st str. (Executor's sale.) John Clark. 96,000 3d av w s, 115.4 n Wendover av, 200.11x148.10 to Bathgate av x Bathgate av 200x129.4, vacant. (Trustee's sale.) Bid in at \$65,800. 72d st, No 28, s s, 40 e Madison av, 18.3x80, 5-sty bk dwg. (Voluntary.) Withdrawn. Broome st, No 65 & 67, s w cor Cannon st, 50.4x56, two 4-sty bk tnsts with Cannon st str. (Voluntary.) Bid in at \$50,000. 84th st, No 162, s s, 93.6 w 3d av, 27x102.2, 5-sty bk tnt with str. (Voluntary.) H L Stamper. 34,250 84th st, No 160, s s, 120.6 w 3d av, 27x102.2, 5-sty bk tnt with str. (Voluntary.) K C Simpson. 35,500 84th st, No 158, s s, 147.6 w 3d av, 27x102.2, 5-sty bk tnt with str. (Voluntary.) Jacob Voorhees. 35,500 2d av, No 2302, n e cor 118th st, 27x80, 5-sty bk tnt with str. (Voluntary.) Bid in at \$36,250. 118th st Broadway/e s, 21 n 126th st, runs n 94.8 x s e 106.5 x s w 72.5 to 126th 126th st st x w 17.9 x n w 42.6 to beg. (Executor's sale.) To be readvertised. 19th st, Nos 30 & 32, s s, 460 e 6th av, 50x92, two 3-sty stn bldgs with str. (Voluntary.) Bid in at \$153,000. 7th av, No 2027, e s, 62.7 n 121st st, 37.6x92, 5-sty bk tnt. (Voluntary.) Bid in at \$52,000. \*11th st, No 231, n s, 139.10 w Waverly pl, runs n 12.5 x e .06 x n 45 x w 19.1 x s 45 x w 0.6 x s 12.5 x e 20 to beg, 5-sty & b bk dwg. (Amt due, \$6,542.07; taxes, &c, \$650.22.) Abram L Cross. 7,700

BRYAN L. KENNELLY.

14th st, Nos 336 to 340, s s, 191.4 e Hudson st, 49.11x103.3, three 4-sty bk & stn dwgs. (Voluntary.) Charles F Cossman. 45,750 87th st, Nos 120 & 122, s s, 134.10 w Lexington av, 34.6x100.8, two 4-sty stn tnsts. Bid in at \$31,750. Bedford st, No 102, e s, 60 n Grove st, 22x50, 3-sty bk dwg. (Voluntary.) Bid in at \$62,000. Greenwich st, No 723, e s, 96 n Charles st, 18.9x68.10 x 20.8 x 76.7, 3-sty bk dwg. (Voluntary.) Bid in at \$8,000. \*201st st, n s, 325 w 9th av, 18x-, gore, vacant. (Amt due, \$203.01; taxes, &c, \$31.89.) Chas O Stanley. 100

JAMES L. WELLS CO.

\*14th st, No 46, s s, 270 e 6th av, 25x103.3, 6-sty bk loft & str bldg. (Amt due, \$164,000; taxes, &c, \$-; sub to prior mts & interest aggregating \$165,704.) (Partition.) Sam W Steel. 211,704 156th st, Nos 533 & 535, n s, 300 w Amsterdam av, 78.6x99.11, two 5-sty bk tnsts. (Amt due, \$6,073.55; taxes, &c, \$-; sub to two mts aggregating \$43,500 on No 533 and two mts aggregating \$41,000 on No 535.) (Right, title, &c.) Frieda Realty Co. 500

HERBERT A. SHERMAN.

3d av, No 4002, e s, 201.11 s 174th st, 25x90, 4-sty bk tnt & str. (Amt due, \$3,313.05; taxes, &c, \$281.26; sub to two prior mts aggregating \$15,000.) Withdrawn. 3d av, No 4000, e s, 226.11 s 174th st, 25x90, 4-sty bk tnt & str. (Amt due, \$3,315.05; taxes, &c, \$281.26; sub to two mts aggregating \$15,000.) Withdrawn.

SAMUEL MARX.

134th st, Nos 45 & 47, n s, 385 w 5th av, 50x99.11, bk church. (Amt due, \$19,150.50; taxes, &c, \$133.98.) Adj to Feb 9.

Total \$1,014,870 Corresponding week, 1910 1,167,784 Jan 1st, 1911, to date 1,315,968 Corresponding period, 1910 1,495,674

Consult our BUYERS' REFERENCE

when about to order any Building Materials. If you do not find just what you want, please write or phone us.

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



# 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

### BOROUGH OF MANHATTAN.

January 6, 7, 9, 10, 11 and 12.

- Broome st, No 250, n s, 57.1 w Ludlow st, 37.6x87.6, 6-sty bk tnt & str. Henry M Bloch et al to Kalman Brasner, 78 Essex st. Mts \$42,000. Jan 3. Jan 6, 1911. 2:409—29. A \$30,000—\$55,000. O C & 100
- Bleecker st, No 383 s e cor Perry st, 25x61.7, 5-sty bk tnt & Perry st, No 88 str. Carrie L Losche to Marie C wife of Jas W Kurtz, 421 W 57th st. Mt \$18,000. Jan 7. Jan 9, 1911. 2:621—41. A \$14,000—\$19,000. nom
- Cherry st, No 484 n w cor Corlears st, 21x50, 7-sty bk loft & Corlears st, No 25 str bldg. Edw N Bloomberg to Crown Holding Co, 5 Beekman st. B & S. Mt \$20,500. Jan 9, 1911. 1:263—24. A \$10,000—\$18,000. O C & 100
- Cherry st, No 346 n w cor Montgomery st, 46.8x97.1x on map Nos 346 & 350 46.8x96.8, 6-sty bk tnt & str. Montgomery st, Nos 64 & 66 Abraham Kassel to Isaac Goldberg, 50 E 96th st. All title. Mts \$95,250. Jan 9. Jan 10, 1911. 1:258—16. A \$38,000—\$90,000. nom
- Christie st, No 225, w s, 214.8 n e Stanton st, 20x100, 4-sty bk tnt & str with 1-sty bk extension. Louis Frooms et al to L Frooms Engine Co, 225 Christie st. All liens. Jan 5. Jan 10, 1911. 2:427—34. A \$16,000—\$19,000. 100
- Division st, No 36, n s, 87.6 w Christie st, 17.5x122.3x16.9x113.6, 5-sty bk tnt & str. Saml Engle to Gabrielle Engle, 120 W 112th st. All liens. Jan 4. Jan 6, 1911. 1:289—29. A \$15,000—\$21,000. nom
- Delancey st, No 290, n s, 25 e Cannon st, 25x100, 5-sty bk tnt & str. Fannie Korn to Fanny Gruen, 401 E 52d st. Mt \$18,000. Jan 6, 1911. 2:328—35. A \$16,000—\$28,000. O C & 100
- Delancey st, No 290, n s, 25 e Cannon st, 25x100, 5-sty bk tnt & str. Fanny Gruen to Jonas Weil, 36 E 75th st, & Bernhard Mayer, 41 E 72d st. Jan 6. Jan 9, 1911. 2:328—35. A \$16,000—\$28,000. O C & 100
- Grand st, Nos 577 & 577½, on map No 577, s s, 110 w Corlears st, 30x96.5x26.8x83.5, 5-sty bk tnt & str. Fritz Aufrecht to Geo L Forsyth, 165 Mad av. Mt \$15,000. Jan 6. Jan 9, 1911. 1:265—36. A \$16,000—\$24,000. O C & 100
- Greenwich st, No 322. Agreement or option to purchase for \$41,250 on or before May 1, 1914. Melville H Bearnson owner with John H Rechten, 187 Duane st. May 12, 1909. Jan 10, 1911. 1:142. nom
- Hudson st, Nos 520 & 522 n e cor 10th st, runs n e 49.9 x s e 10th st, Nos 243 & 247 87.10 xs 20.10 to st, x w 99.10 to beg, one 4, one 5-sty stn tnt & str & 3-sty bk tnt in st. Hudson st, No 524, e s, 49.9 n 10th st, 19x80.10x20.3x87.10, 3-sty bk tnt. 10th st W, No 241, n s, 100 e Hudson st, runs n 41.2 & 24.2 x e 16.6 x s 23.5 & 36 to st, x w 20 to beg, 2-sty bk tnt. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, & c, Saml W Korn. Mts \$40,000. Jan 6. Jan 7, 1911. 2:620—1 to 3, 39 & 40. A \$49,000—\$65,500. O C & 100
- Hudson st, Nos 303 to 311 n w cor Spring st, 107.5x100x107.5x Spring st, Nos 293 & 297 100.5, three 3-sty & four 2-sty bk tnts & str. Rector, & c, of Trinity Church to Henry Heide, 27 W 69th st. Jan 9. Jan 10, 1911. 2:597—22 to 28. A \$73,000—\$84,500. O C & 100
- Jones st, No 9, n s, 95 w 4th st, 25x100x24.11x100, 7-sty bk loft & str bldg. Edw A Grimley to Ferdinand W Fey, 1346 Prospect av. Mts \$36,000. Jan 4. Jan 9, 1911. 2:590—77. A \$11,000—\$41,000. 100
- Madison st, No 82, s s, 122.4 e Catharine st, 25.6x100, 6-sty bk tnt & str. Saml Levin to Fanny Levin his wife, 1327 54th st, Brooklyn. ½ part. Mts \$44,000 on whole. Dec 23. Jan 12, 1911. 1:276—48. A \$18,000—\$38,000. nom
- Madison st, No 322, s s, 56.5 w Scammel st, 30.7x72.9x30.7x74.5, 5-sty bk tnt & str. Madison st, No 324, s s, 25 w Scammel st, 31.5x74.5x30.11x76.1, 5-sty bk tnt & str. Max Meyers to Louis Cohen, 536 Van Nest av. Q C. All liens. Dec 29. Jan 7, 1911. 1:266—9 & 10. A \$36,000—\$70,000. nom
- Mott st, Nos 123 & 125, w s, 49.10 n Hester st, 50x62.8x49.9x62.8, 6-sty bk tnt & str. Herman B Goodstein to Marshall Realty Co, 93 Nassau st. B & S. Dec 30. Jan 9, 1911. 1:237—28. A \$28,000—\$65,000. 100
- Same property. Marshall Realty Co to Frank Teti, 141 Mott st. Mts \$57,000. Jan 4. Jan 9, 1911. 1:237. nom
- Mott st, No 61, w s, 100 n Bayard st, 25x100, 6-sty bk tnt & str. Bessie Marks & ano to Rose Eichmann, 68 W 97th st. 1-3 part. All title. Mt \$20,000 & all liens. Aug 17, 1906. Jan 9, 1911. 1:200—29. A \$19,000—\$36,000. O C & 100
- Old lane, closed, bet 93d & 94th sts, bounded e by line 225 w Bway, n by c l said lane, s by s s said lane & w by e s West End av, vacant. Wm J Whitaker to Geo T Jackson, 692 West End av. Q C & C a G. Jan 9, 1911. Jan 10, 1911. 4:1241—63½. A \$7,000—\$7,000. O C & 100
- Same property. Lucy R Ball to same. Q C & C a G. June 24, 1910. Jan 10, 1911. 4:1241. O C & 100
- Pine st, s s, 67.4 w Water st, runs s 40 x w 30.9 x n 40 to Pine st, x e 30.6 to beg. Water st, No 128, n w s, 40.3 s w Pine st, 23.2x68.8x23x69.8. Assign rents to extent of \$2,000. Geo W Worth to Royal Bank, 95 Nassau st. Jan 12, 1911. 1:39. 2,000
- Pine st, No 81, s s, 67.4 w Water st, 30.6x40x30.9x40, 7-sty bk loft & str bldg. Water st, No 128, n w s, 40.7 s w Pine st, 23.2x68.8x23x69.8, 7-sty bk loft & str bldg. Geo W Worth to Sarah E Dunham, 19 Miller st, Newark N J. Mts \$78,700 & all liens. Jan 9. Jan 10, 1911. 1:39—37. A \$40,000—\$85,000. nom
- Stanton st, No 274, n s, 104.8 w Cannon st, 20x75, 3-sty bk tnt. CONTRACT. Rosa Cohn, 99 Stanton st, with Michl Spinrad, 308 Stanton st. Mts \$14,500. Jan 9. Jan 11, 1911. 2:335—84. A \$12,000—\$15,000. 18,500
- Water st, No 672, n s, 150 w Jackson st, 25x100, 4-sty bk factory & stable. Adolph Schoneberger to Robt H Noble, 208 Brooklyn av, Bklyn. ½ part, all title. All liens. Dec 27. Jan 6, 1911. 1:260—27. A \$8,500—\$18,000. nom
- William st, No 176, e s, 51.5 s Spruce st, 25.10x61.1x24.4x63.5, 5-sty bk loft & str bldg. Geo G De Witt et al EXRS Matilda W Bruce to Julius Einstein, 136 W 121st st. Dec 8. Jan 11, 1911. 1:100—17. A \$20,600—\$30,000. 60,000
- Water st, No 501, s s, 315.11 e Pike slip, 24x77x24x75.8, 4-sty bk market. Abraham Kassel to Leo Krakaur, 223 W 140th st. Mts \$17,500. Jan 10. Jan 11, 1911. 1:248—32. A \$5,000—\$10,000. 100
- Water st, No 666, n s, 225 w Jackson st 25x100, vacant. Jacob Kauffman et al to Isaac Lewenthal, at Herald Square Hotel, N Y. Sept 28, 1910. Jan 12, 1911. 1:260—24. A \$8,000—\$8,000. nom
- 3d st E, Nos 387 & 389, n s, 150.10 e Lewis st, 50x97, 6-sty bk tnt. Anna Klein & ano to Jacob Klein, 814 E 163d st, & Morris Rosner, 764 E 161st st. All liens. Jan 5. Jan 9, 1911. 2:358—62. A \$20,000—\$60,000. O C & 100
- 4th st E, No 100, s w s, 225 s e 2d av, 18.9x96.2, 3-sty bk tnt. FORECLOS, Jan 4, 1911. Henry P Keith ref to Jno H Iden, 228 W 136th st. Jan 5. Jan 7, 1911. 2:445—16. A \$12,500—\$15,000. 8,000 over & above mt for 8,000
- 4th st E, No 372. Agreement permitting alterations for a synagogue after May 1, 1911. Rose Beller mortgagee with Jonas Jacobson, 92 Lewis st, owner, et al. Jan 9. Jan 10, 1911. 2:357. nom
- 4th st E, No 372, s w s, 121 s e Av D, 23x96, 3-sty bk tnt. Rosa Beller to Jonas Jacobowitz, 92 Lewis st, & Morris Roth, 73 Av C. Mts \$12,910. Dec 28. Jan 10, 1911. 2:357—65. A \$14,000—\$15,000. O C & 100
- Same property. Jonas Jacobowitz et al to Congregation Beth Hachneses Anshei Mielec, 118 Columbia st. Mts \$12,910. Jan 9. Jan 10, 1911. 2:357. nom
- 4th st E, No 96, s w s, abt 180 e 2d av, 25x95.3, 5-sty bk tnt & str. 4-sty bk tnt in rear. Saml Klausner to Max Pflug, 389 E 10th st. All liens. Jan 11. Jan 12, 1911. 2:445—14. A \$18,500—\$29,000. O C & 100
- 5th st E, No 431, n s, 175 w Av A, 24.9x97, 5-sty bk tnt & str. Frances Grisch to Moses L Krim, 242 E 2d st. Mts \$21,500. Jan 12. 1911. 2:433—41. A \$17,000—\$24,000. O C & 100
- 6th st E, No 528, s s, 399.6 e Av A, 25x97, 5-sty bk tnt. FORECLOS, Dec 7, 1910. Wm Klein ref to Louis M Rosenthal, 89 Av A. Jan 7. Jan 9, 1911. 2:401—24. A \$17,000—\$26,000. 28,600
- 8th st E, No 329, n s, 213.10 w Av C, 24.9x½ blk, 5-sty bk tnt & str. Isaak Rubin to Fannie Gutman, 329 E 8th st. Mt \$33,000. Dec 20. Jan 10, 1911. 2:391—45. A \$18,000—\$31,000. nom
- 10th st W, No 271, n s, 73 w Greenwich st, 27x95, 2-sty fr bk ft tnt & 2-sty fr stable in rear. Michl J Horan & ano EXRS Arthur O'Neill to David Naugle Const Co, 271 W 10th st. Jan 11. Jan 12, 1911. 2:631—26. A \$12,000—\$13,500. 12,000
- 10th st W, No 239, n s, abt — e Hudson st, 20 front and bounded e by lot 110, 74.2 on n 8.6 & runs s 20 x w 5.4 x s 23.6 x s 36 to st, being part of lots 5 & 107 to 109, map Richd Amos. 10th st W, No 239, n s, abt 120 e Hudson st, deed reads part lots 106 & 107, same map 20 ft front bounded e by lot 110, 74.2, runs w 8.6 x s 20 x w 5.4 x s 23.6 x s e 36 to st, 2 & 3-sty bk tnt & str. Allegiance Realty Co to Albt R Korn, 45 E 74th st, & Isidore S & Max S Korn both at 37 E 74th st as EXRS & c Saml W Korn, Jan 6. Jan 7, 1911. 2:620—38. A \$7,500—\$8,500. O C & 100
- 10th st E, No 384, s s, 158 w Av C, 25x92.3, 6-sty bk tnt & str. David Glaubinger to Jacob Rosenfeld, 2427 South Franklin st, Phila, Pa. All title. Mts \$37,000. Jan 11, 1911. 2:392—27. A \$18,500—\$37,000. nom
- Same property. Wm Glaubinger to Eva Glaubinger his wife, 1402 58th st, Bklyn. ½ part. Mt \$37,000. Jan 11, 1911. 2:392. nom
- 11th st E, No 624, s s, 293 e Av B, 25x94.8, 6-sty bk tnt & str. Bernard W Cowen to Willar Realty Co, 220 Bway. Mt \$20,000 & all liens. Dec 8. Jan 11, 1911. 2:393—19. A \$17,000—\$36,000. nom
- 11th st E, No 512, s s, 170.6 e Av A, 25x75, 5-sty bk tnt & str. Abraham Kipp to Nathan Burkan, 25 E 99th st, & Victor Herbert, 321 W 108th st. Mt \$22,000. Dec 30. Jan 9, 1911. 2:404—10. A \$15,000—\$26,000. nom
- 11th st E, No 614, s s, 218 e Av B, 25x94.9, 6-sty bk tnt & str. Wolf Franzblau to Wolf Messinger, 272 Delancey st, & Louis Messinger, 65 Mangin st. All liens. Jan 24, 1910. Jan 12, 1911. 2:393—15. A \$17,000—\$36,000. nom



12th st E, No 646, s w s, 158 n w Av C, 25x103.3, 5-sty bk tnt. Saml Elinson to Dora Berman, 101 W 112th st. Mts \$28,290 & all liens. Jan 5, 1911. 2:394-32. A \$15,000-\$28,000. O C & 100

12th st E, No 517, n s, 420 w Av B, 25x103.3, 5-sty bk tnt & str. Wm G Viemeister et al to Julia A wife Henry F A Schroeder, 582 Franklin av, Bklyn. Q C. Dec 30, 1911. 2:406-56. A \$17,000-\$23,000. nom

13th st E, No 631, n s, 310.6 w Av C, 27.6x103.3, 5-sty bk tnt & str. FORECLOS, Dec 20, 1910. Enos S Booth ref to Wm J Amend, 38 W 74th st. Jan 6, 1911. 2:396-47. A \$14,500-\$30,000. \$1,000 over & above 1st mt for \$22,000

14th st W, No 243, n s, abt 260 e 8th av, 25.6x103, 4-sty & b stn dwg. Chas C Bailey to The Tough Club, 27 Grove st. Mt \$21,000. Jan 10, 1911. 3:764-14. A \$18,500-\$23,000. O C & 100

14th st E, Nos 526 & 528, s s, 371 e Av A, 50x103.3, two 5-sty bk tnts & str & two 2-sty bk stables in rear. Bessie Hamburger to Jacob Hamburger her husband, 49 E 123d st. Mts \$25,000. Jan 9, 1911. 2:407-21 & 22. A \$30,000-\$40,000. O C & 100

14th st E, Nos 520 & 522, s s, 296 e Av A, 50x103.3, 6-sty bk tnt & str. David Frankel et al to Benj J Weil, 11a E 75th st. Mt \$69,500. Jan 11, 1911. 2:407-18. A \$32,000-\$70,000. O C & 100

15th st W, No 147, n s, 270 e 7th av, 20x103.3, 3-sty & b bk dwg. Helen H Jenkins et al to Andrew Nelson Co, 140 Nassau st. Dec 29, 1911. 3:791-15. A \$13,000-\$16,000. 100

18th st W, Nos 356 to 362, s s, 100 e 9th av, 50x92, 6-sty bk & str & loft bldg, being erected. T & E Casselman, a corpn, to Tandec Realty Co, 165 W 18th st. Mts \$20,500. Dec 28, 1911. 3:741-63 to 66. A \$24,000-\$— O C & 100

19th st W, No 406, s s, abt 100 w 9th av, 25x92, 4-sty bk tnt. Hazel E Reed to Wm C Reed, 406 W 19th st. Q C. Jan 6, 1911. 3:716-40. A \$9,500-\$13,500. nom

21st st W, No 7, n s, 170 w 5th av, 25x98.9, 4-sty & b stn dwg. John M Bowers to Henry Phipps Estates, 787 5th av. B & S. Dec 30, 1911. 3:823-34. A \$53,000-\$59,000. nom

21st st E, No 28, s s, 400 w 4th av, 25x110, 4-sty stn office bldg. Amsterdam av, No 571, e s, 125.8 n 87th st, 25x100, 5-sty bk tnt & str. \*Road from Williamsbridge to Westchester, adj lands Levi Hunt, runs n w along road to land of Hill, x n e — to land of Yates, x n e — to Hunts land x s e — to beg, contains 12 acres, with rights to Bear Swamp road in front or adj. Also land at Newport, R I, & Detroit, Mich. Evelyn F wife of Herbert L Hunt, at Dorking, England, to Chas P Howland. Aug 5, 1910. Jan 12, 1911. 3:849-57. A \$56,000-\$63,000; 4:1218-63. A \$20,000-\$35,000 & \* A T. nom

22d st E, Nos 144 to 148, s s, 170 w 3d av, 60x98.9, 6-sty bk tnt. Bernard Ratkowsky & Kassel Simon to R A S Realty Co, 58 East Bway. Mts \$230,000. Jan 10, 1911. 3:877-57. A \$53,000-\$113,500. 100

23d st E, No 112, s s, 150 e 4th av, 25x98.9, 4-sty & b stn bldg. Cath G Clarkon to Oswald Olschlaeger, 918 Hudson st, Hoboken, N. J. C a G. Jan 9, 1911. 3:878-69. A \$55,500-\$63,500. O C & 100

26th st W, No 240, s s, 321.5 e 8th av, 21.4x98.9x21.3x98.9, 3-sty bk dwg. Cath Pierre to Geo Pierre, 337 W 27th st. Aug 19, 1909. Jan 9, 1911. 3:775-62. A \$11,500-\$14,000. nom

26th st W, No 130, s s, 350 w 6th av, 25x98.9, 7-sty bk loft & str bldg. Kassel Simon to R A S Realty Co, 58 East Bway. Mts \$75,000. Jan 10, 1911. 3:801-59. A \$22,500-\$— 100

32d st W, No 144, s s, 455 w 6th av, 20x49.1, 4-sty bk tnt. J Walter Rosenberg to 144 W 32d st Realty Co, 2 Rector st. Mts \$50,000. Jan 5, 1911. 3:807-65. A \$34,000-\$36,000. 100

32d st E, Nos 15 & 17, n s, 120 w Mad av, 50x98.9, 12-sty bk & str loft & str bldg. Alliance Const Co to Wm C Foster, 942 Greene av, Bklyn. Mt \$300,000. Jan 10, 1911. 3:862-13. A \$155,000-\$250,000. O C & 100

Same property. Wm C Foster to 15 & 17 East 32d st Co, 49 Wall st. Mt \$300,000. Jan 10, 1911. 3:862. O C & 100

34th st W, No 29, n s, 550 w 5th av, 25x98.9, 12-sty bk office & str bldg. Eliz A Wilcox to Isabella Loring, 1 W 70th st. Mt \$230,000. Jan 7, 1911. 3:836-15. A \$280,000-\$405,000. O C & 100

36th st W, No 50, s s, 553.4 w 5th av, 16.8x98.9, 4-sty & b stn dwg. Wm Kalish & Katharyn L B his wife to Annie Kalish, 36 W 47th st. 1-13 part. Jan 10, 1911. 3:837-73. A \$46,000-\$55,000. O C & 100

36th st W, No 19, n s, 322 w 5th av, 24x98.9, 4-sty & b stn dwg. Lucy W Denny widow to Holland Holding Co, 11 Pine st. Oct 29, 1910. Jan 12, 1911. 3:838-31. A \$72,000-\$84,000. O C & 100

36th st W, No 21, n s, 346 w 5th av, 24x98.9, 4-sty & b stn dwg. Henry W Hayden ADMR Wm Gale to Holland Holding Co, 11 Pine st. Jan 12, 1911. 3:838-30. A \$72,000-\$84,000. 97,000

37th st W, No 344, s s, abt 200 e 9th av, —x—, 5-sty bk tnt & str. 3:760-67. A \$11,500-\$23,000. Leland av, No 66, New Rochelle, N. Y. Brookside pl, No 66, New Rochelle, N. Y. Agreement to convey above before Feb 7, 1912, for \$43,365 & all carrying charges, &c, & sub to all liens. Bernard J Foss, owner, with Julia H Brand, of Mamaroneck, N. Y. Feb 7, 1910. Jan 11, 1911. 3:761. nom

Same property. Assignment of above agreement. Julia H Brand to Morris Feder, of Passaic, N. J. All title. Aug 27, 1910. Jan 11, 1911. 3:761. nom

40th st W, Nos 334 to 340, s s, 233.4 e 9th av, 66.8x98.9, three 3 & one 4-sty bk tnts. FORECLOS, Jan 6, 1911. Max S Levine ref to Harris Mandelbaum, 12 W 87th st, & Fisher Lewine, 116 E 78th st, ½ part, & Hugo E Distelhurst, 60 Bay 31st st, Bklyn. ½ part. Jan 6, 1911. 3:763-60 to 63. A \$34,000-\$43,500. 23,000

40th st W, No 546, s s, 150 e 11th av, 25x98.9, 5-sty bk tnt & str. FORECLOS, Dec 16, 1910. J Sidney Bernstein ref to Isabelle Realty Co at Chestertown, Warren Co, N. Y. All liens. Jan 9, 1911. 3:711-58. A \$9,000-\$14,000. 16,150

42d st E, No 350. Assignment of rents. Margt M Lynch to Royal Bank, 95 Nassau st. Jan 9, 1911. 5:1334. 1,080

43d st W, No 356, s s, 125 e 9th av, 25x100.4, 5-sty bk tnt. Paul Kaskel et al to Marie G Darmstadt, 188 St Nicholas av. Mt \$26,000. Jan 3, 1911. 4:1033-59. A \$14,000-\$27,000. O C & 100

44th st W, No 154, s s, 179.3 e Broadway, 20.4x100.5, 5-sty stn dwg. Aaron J Bach to Louis Steckler, 61 W 88th st. Mt \$35,000. Dec 28, 1911. 4:996-55. A \$47,000-\$49,000. O C & 100

47th st W, No 42, s s, 510 w 5th av, 20x100.5, 4-sty & b stn dwg.

Arthur Brisbane, of Hempstead, L I, to Annie L Konta, 42 W 47th st. Mt \$41,333. Nov 30, Dec 1, 1910. 5:1262-58. A \$47,000-\$52,000. Corrects error in issue of Dec 3, when st No was 40 and lot No 57½. nom

47th st E, No 333, n s, 175 w 1st av, 25x100.5, 5-sty bk tnt & str. Michael Pittaro to Leonardo Giallallo, 221 E 26th st, 1-6 of right, title and int. Mts \$18,400. Jan 6, 1911. 5:1340-19. A \$9,000-\$20,000. O C & 100

48th st W, No 223, n s, 340 e 8th av, 20x100.5, 3-sty bk dwg. Maria L Jones et al to Frank J Fellows, 2800 Bway. All liens. Dec 27, 1911. 4:1020-14½. A \$26,000-\$27,000. O C & 100

Same property. Frank J Fellows to Leonard L Hill, 131 W 86th st. Q C. Mt \$32,000. Jan 6, 1911. 4:1020. nom

48th st E, Nos 404 & 406, s s, 100 e 1st av, 50x100.5, 3-sty bk stable. Herman Brand & Carrie his wife to Mason Wheeler, 393 Central Park West. Mt \$20,000. Dec 30, 1911. 5:1359-46. A \$15,000-\$25,000. O C & 100

Same property. Mason Wheeler to Herman Brand, a corpn, 404 & 406 East 48th st. B & S. Mt \$20,000. Dec 30, 1911. 5:1359. O C & 100

49th st E, No 342, s s, 150 w 1st av, 25x100.5, 5-sty stn tnt & str. Annie Moltz to Elias Feldman, 41 Greene st, Newark, N. J. All liens. Jan 5, 1911. 5:1341-33. A \$9,000-\$20,500. nom

50th st W, No 532, s s, 400 w 10th av, 25x100.5, 5-sty stn tnt & 5-sty bk tnt in rear. B Frankel Realty Co to Rebecca Friedman, 163 Vernon av, Bklyn. ½ right, title & int. Mt \$18,000. Jan 7, 1911. 4:1078-49. A \$9,000-\$22,000. nom

50th st W, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty bk tnt & str. Bertha Smolensky to Dora Kleinstein, 585 Park av. Mts \$26,100. Dec 22, 1911. 4:1078-60. A \$10,000-\$24,000. nom

50th st W, No 307, n s, 118.4 w 8th av, 19.2x100.5, 4-sty stn dwg. Chas F Myers to Eliz A Vian, 233 W 49th st. Jan 4, 1911. 4:1041-27½. A \$12,000-\$13,000. nom

51st st E, No 310, s s, 145 e 2d av, runs s 100.5 x e 17.6 x n 30 x e 2.6 x n 70.5 to st, x w 20 to beg, 4-sty stn tent. Alfred Rich, 310 East 51st st, to Eva Rich, 310 East 51st st. Mts \$9,000 & all liens. Jan 12, 1911. 5:1343-46. A \$8,000-\$13,000. nom

53d st E, No 58, s s, 100 w Park av, 16x100.5, 4-sty & b stn dwg. Frank Moss EXR, &c, Martha J Whitney to Sumner Gerard, 101 Park av. Jan 10, 1911. 5:1288-41. A \$28,000-\$34,000. O C & 100

56th st W, No 55, n s, 730.8 w 5th av, 19.4x100.5, 4-sty & b stn dwg. Irving W Bamberger & ano to Chas E Rushmore, 9 E 39th st. Dec 1, 1910. 5:1272-8. A \$43,000-\$53,000. Corrects error in issue of Dec 3, when st No was 53 & lot No 9. O C & 100

60th st E, No 243, n s, 115 w 2d av, 20x100.5, 3-sty & b stn dwg. Minnie T Brown to Kath G Farrell, 18 W 86th st. Q C. Mts \$18,500. Oct 18, 1911. 5:1415-20. A \$12,000-\$16,000. nom

60th st W, Nos 239 & 241, n s, 225 e West End av, 50x100.5, two 4-sty bk tnts & str. John I Downey et al to Chas Raab, 237 W 60th st. Q C. All liens. Jan 10, 1911. 4:1152-10 & 11. A \$12,000-\$20,000. 21,600

61st st E, No 54, s s, 325 e Mad av, 19x100.5, 4-sty & b stn dwg. Max Nathan to Settie N wife of Otto S Loeb, 54 E 61st st. B & S. Jan 7, 1911. 5:1375-39. A \$38,000-\$48,000. gift

63d st E, No 143, n s, 312.4 w 3d av, 12.2x100.5, 3-sty & b stn dwg. Louis B De Veau INDIVID & EXR, Helen M De Veau to Emma De Veau his wife, 675 West End av. Jan 3, 1911. 5:1398-24. A \$10,000-\$12,500. O C & 100

64th st W, No 218, s s, 275 w Ams av, 25x100.5, 5-sty bk tnt & str. FORECLOS, Nov 29, 1910. Geo A Newman ref to Jennie Freed, 479 E 159th st, & Bessie Freed, 506 E 188th st. All liens. Dec 14, 1911. 4:1155-44. A \$6,000-\$16,000. \$5,800 over & above 1st mt for 14,350

65th st E, No 12, s s, 218 e 5th av, 22x100.5, 5-sty stn dwg. Edw T Nichols to Gertrude H Gavin. Q C. Sept 15, 1908. Jan 10, 1911. 5:1379-63½. A \$75,000-\$125,000. nom

66th st E, Nos 328 & 330, s s, 316.8 e 2d av, 33.4x100, 6-sty bk tnt & str. Pietro Grassi to Carmela Grassi, 330 E 66th st. ½ part. Jan 9, 1911. 5:1440-39. A \$13,000-\$40,000. O C & 100

67th st W, Nos 235 & 237, n s, 475 w Ams av, 50x100.5, 6-sty bk tnt & str. FORECLOS, Jan 5, 1911. Wm J Moran ref to American Mortgage Co, 31 Nassau st. Jan 6, 1911. 4:1159-12. A \$15,000-\$55,000. 43,000

68th st E, Nos 426 to 430, s s, 150 w Av A, 75x55.4, 2-sty bk & fr stable. Bartholomew Dunn EXR, &c, Thos J Dunn to Presbyterian Hospital, at n e cor 70th st & Mad av. Mt \$9,000. Jan 10, 1911. 5:1462-31 & 33. A \$12,500-\$13,500. 15,500

70th st E, No 335, n s, 125 w 1st av, 24.9x100.4, 5-sty stn tnt & str. Henry Sanders to Theo Langenbahn, 429 E 69th st. ½ part. Mts \$17,500. Jan 4, 1911. 5:1445-21. A \$9,000-\$22,000. O C & 100

Same property. Same to Pauline Caesar, 1198 Clay av. Mts \$17,500. ½ part. Jan 4, 1911. 5:1445. O C & 100

70th st E, Nos 511 & 513, n s, 223 e Av A, 50x100.5, two 5-sty bk tnts. Anton Krchov & ano to Anna Barak, 428 E 77th st. All title. Mt \$33,000. Dec 5, 1911. 5:1482-10 & 11. A \$14,000-\$36,000. nom

71st st E, No 328, s s, 225 w 1st av, 25x100.5, 5-sty bk tnt. Wm A F Smith to Dorothee L Schmidt, 211 Hewes st, Bklyn. All liens. Nov 26, 1911. 5:1445-36. A \$9,000-\$22,500. nom

72d st E, No 32, s s, 288 w Park av, 28.9x102.2, 3 & 4-sty & b bk dwg. Max Nathan to Rosalie Nathan his wife, 32 E 72d st. B & S. Jan 7, 1911. 5:1386-49. A \$79,000-\$105,000. gift

73d st E, Nos 180 & 182, s s, 100 w 3d av, 50x102.2, one 3 and one 4-sty bk stable. Max Nathan to Rosalie Nathan his wife, 32 E 72d st. B & S. Jan 7, 1911. 5:1407-41 & 42. A \$35,000-\$58,000. gift

76th st E, No 192, s s, 125 w 3d av, 25x102.2, 4-sty stn tnt. Allegiance Realty Co to Albert R Korn, 45 E 74th st & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Mt \$10,000. Jan 6, 1911. 5:1410-42. A \$15,000-\$18,500. O C & 100

78th st E, No 264, s s, 72.3 w 2d av, 16.4x76.8, 3-sty stn dwg. Florence D Warner to Frank H Warner, 14 W 22d st. Jan 10, 1911. 5:1432-28. A \$6,500-\$8,000. O C & 100

80th st E, No 326, s s, 275 w 1st av, 25x102.2, 4-sty stn tnt. Adolph Bloch & ano EXRS Jno Schefer to Lillian Salzman, at Roselle Park, N. J. Mt \$9,500. Jan 4, 1911. 5:1542-38. A \$9,000-\$14,500. 17,000

Same property. Lillian Salzman to Christian Frank, 424 E 16th st. Mt \$9,500. Jan 4, 1911. 5:1542. 17,000

80th st E, No 324, s s, 300 w 1st av, 25x102.2, 4-sty stn tnt. Adolph Bloch & ano EXRS Jno Schefer to Lillian Salzman, at Roselle Park, N. J. Mt \$6,500. Jan 4, 1911. 5:1542-39. A \$9,000-\$14,500. 16,000



- 81st st E, Nos 526 & 528, s s, 223 w East End av, 50x102.2, 6-sty bk tnt & str. Eugene Cohn et al TRUSTEES David V Zeller to Jos Resch, 526 E 81st st. B & S & C a G. Mt \$36,500. Jan 10. Jan 12, 1911. 5:1577-36. A \$16,000-\$56,000. 53,250
- 82d st E, No 340, s s, 175 w 1st av, 25x102.2, 4-sty stn tnt. Adolph Bloch & ano EXRS Jno Schefer to Emma Weiss, 333 E 83d st. Mt \$9,000. Jan 4. Jan 6, 1911. 5:1544-34. A \$9,000-\$16,000. 17,000
- 82d st E, No 432, s s, 131.6 w Av A, 12.6x102.2, 2-sty bk dwg. Jno J Curry to Florence Banington, 320 W 111th st. All liens. Dec 30. Jan 7, 1911. 5:1561-30. A \$4,000-\$4,500. nom
- 83d st E, Nos 232 & 234, s s, 355.10 e 3d av, 50.10x102.2, two 5-sty bk tnts. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Mts \$40,000. Jan 6. Jan 7, 1911. 5:1528-33 & 34. A \$22,000-\$49,000. O C & 100
- 84th st E, No 507, n s, 117.6 e Av A, 19.6x102.2, 3-sty stn dwg. Anton Friedrich to Jos A Smith, 1454 3d av. Mt \$6,000. Dec 28. Jan 6, 1911. 5:1581-6. A \$6,000-\$9,500. nom
- 84th st E, No 305, n s, 100 w West End av, 17x102.2, 5-sty stn dwg. Jno H Ware to Moses R Cherry, 226 5th av. Mt \$18,000. Dec 31. Jan 12, 1911. 4:1246-28. A \$10,500-\$26,000. O C & 100
- 86th st E, No 540, s s, 173 w East End av, 25x102.2, 5-sty stn tnt. Adolph Bloch & ano EXRS Jno Schefer to Emma Weiss, 333 E 83d st. Mt \$12,000. Jan 4. Jan 6, 1911. 5:1582-34. A \$8,500-\$19,000. 24,000
- 86th st E, Nos 154 & 156, s s, 178.10 w 3d av, 51.1x102.2, two 4-sty bk tnts & str. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Mts \$42,000. Jan 6. Jan 7, 1911. 5:1514-44 & 45. A \$39,000-\$52,000. O C & 100
- 88th st E, No 50, s s, 286.6 w Park av, 25.8x100.8x25.7x100.8, 5-sty bk tnt. Mt \$20,000.
- 88th st E, Nos 52 & 54, s s, 235.6 w Park av, 51x100.8, two 5-sty bk tnts. Mts \$40,000. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Jan 6, Jan 7, 1911. 5:1499-47 to 49. A \$54,000-\$90,000. O C & 100
- 88th st E, No 160, s s, 112.9 e Lexington av, 25x100.8, 5-sty bk tnt. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Mt \$19,000. Jan 6. Jan 7, 1911. 5:1516-48. A \$13,000-\$23,000. O C & 100
- 90th st E, No 59, n s, 197 w Park av, 19x100.8, 3-sty stn dwg. Adolph G Hupfel to Adolph G Hupfel, Jr. Apr 1, 1899. Jan 10, 1911. 5:1502-28. A \$16,000-\$22,000. nom
- 93d st E, No 180, s s, 116.8 w 3d av, 16.8x100.8, 3-sty stn dwg. Mary U Quinn to Anne Roche, 180 E 93d st. B & S. Jan 11, 1911. 5:1521-41½. A \$8,000-\$10,000. O C & 100
- 93d st E, No 180, s s, 116.8 w 3d av, 16.8x100.8, 3-sty stn dwg. Anne Roche to Mary U Quinn, 180 E 93d st. B & S. Jan 11, 1911. 5:1521-41½. A \$8,000-\$10,000. O C & 100
- 94th st E, No 308, s s, 150 e 2d av, 25x100, 5-sty bk tnt & str. Simon Reich to Abraham Graber, 292 E 4th st. All title. Mt \$15,000. Jan 6. Jan 10, 1911. 5:1556-46. A \$8,500-\$18,000. nom
- 97th st E, No 202, s s, 51 e 3d av, 49x62.11, 6-sty bk tnt & str. FORECLOS, Dec 30, 1910. Jas Kearney ref to Norman S Walker, Jr, at Dongan Hills, B of R, TRUSTEE for Jacob & Martha W Cram. Jan 7. Jan 9, 1911. 6:1646-45. A \$14,000-\$38,000. 25,000
- 98th st W, No 168, s s, 125 e Ams av, 25x100.11, 5-sty stn tnt. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Mt \$17,000. Jan 6. Jan 7, 1911. 7:1852-59. A \$12,000-\$25,000. O C & 100
- 98th st E, Nos 53 & 55, n s, 100 e Mad av, 50x100.11, 6-sty tnt & str. Mollie Hirshfeld to Ida Radt, 925 West End av. Mt \$50,000. Dec 1. Jan 12, 1911. 6:1604-25. A \$18,500-\$58,500. O C & 100
- 99th st E, Nos 21 & 23, n s, 250 e 5th av, 50x100.11, two 5-sty bk tnts. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Mts \$40,000. Jan 6. Jan 7, 1911. 6:1605-11 & 12. A \$32,000-\$60,000. O C & 100
- 100th st W, No 103, n s, 100 w Columbus av, 25x100.11.
- 100th st W, No 105, n s, 125 w Columbus av, 25x100.11, two 5-sty bk tnts & str. Philip J Schlotterbeck to Wilhelmina Dethloff, 241 W 37th st. ½ part. Mts \$49,000. Oct 15. Jan 7, 1911. 7:1855-27 & 28. A \$24,000-\$54,000. O C & 100
- 101st st W, No 314, s s, 134 w West End av, 17x100.11, 5-sty stn dwg. Bernard Greenberg to Yetta Greenberg his wife, 314 W 101st st. Mt \$23,000. Jan 6, 1911. 7:1889-26. A \$12,200-\$28,000. nom
- 101st st W, No 120 (136), s s, 300 w Columbus av, 25x100.11, 5-sty stn tnt. Margret Reilly to Jno Robertson, 2210 Andrews av, & Wm Gammie, 841 West End av. Mt \$18,000. Jan 9. Jan 12, 1911. 7:1855-45. A \$12,000-\$25,000. O C & 100
- Same property. Jno Robertson et al to Murray estate, 299 Bway. Mt \$18,000. Jan 11. Jan 12, 1911. 7:1855. 100
- 102d st W, No 151, n s, 241.8 w Columbus av, 25x100.11, 5-sty stn tnt. Margret Reilly to Jno Robertson, 2210 Andrews av, & Wm Gammie, 841 West End av. Mt \$20,000. Jan 9. Jan 12, 1911. 7:1857-22½. A \$12,000-\$23,000. O C & 100
- Same property. John Robertson et al to Murray estate, 299 Bway. Mt \$20,000. Jan 11. Jan 12, 1911. 7:1857. 100
- 105th st E, No 115, n s, 125 e Park av, 25x100.11, 5-sty bk tnt. Mt \$9,000.
- 105th st E, Nos 117 & 119, n s, 150 e Park av, 49.10x100.11, two 5-sty bk tnts. Mts \$38,000. Allegiance Realty Co to Albert R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Jan 6. Jan 7, 1911. 6:1633-6 to 8. A \$30,000-\$61,500. O C & 100
- 106th st E, No 344, s s, 128.8 w 1st av, 25.4x100.11, 4-sty bk tnt & str. CONTRACT. Maria Colucci & Felice Granieri with Eugenio Russo, 325 E 112th st. Mts \$13,200. Dec 13. Jan 6, 1911. 6:1677-32. A \$9,000-\$13,500. 16,200
- 106th st W, No 113, n s, 175 w Columbus av, 25.6x100.11, 6-sty bk tnt & str. John O'Connor to Wm J Casey, 308 W 107th st. Mt \$30,000. Jan 6, 1911. 7:1861-25. A \$14,200-\$35,000. O C & 100
- 106th st W, No 248, s s, 79.8 e Broadway, 25x100.11, 2-sty fr dwg & str & 2-sty fr stable in rear. Fidelity & Deposit Co of Maryland to Mary E Muir, 17 W 86th st. C a G. Dec 6. Jan 9, 1911. 7:1877-50. A \$17,000-\$17,500. nom
- 109th st E, No 77, n s, 53 w Park av, 27x75.8, 5-sty bk tnt & str. Henry Sanders to Lisette Langenbahn, 429 E 69th st. ¼ part. Mt \$17,000. Jan 4. Jan 6, 1911. 6:1615-33. A \$10,500-\$18,500. O C & 100
- Same property. Same to Emma Langenbahn, 429 E 69th st. ¼ part. Mt \$17,000. Jan 4. Jan 6, 1911. 6:1615. O C & 100
- Same property. Same to Pauline Caesar, 1198 Clay av. ½ part. Mt \$17,000. Jan 4. Jan 6, 1911. 6:1615. O C & 100
- 112th st E, No 8, s s, 150 e 5th av, 25x100.11, 5-sty bk tnt. Margt Ley to Chas P Klippel, 435 E 14th st. Mt \$13,000. Jan 4. Jan 6, 1911. 6:1617-66. A \$12,000-\$24,000. nom
- 112th st E, No 10, s s, 175 e 5th av, 25x100.11, 5-sty bk tnt. Margt Ley to Nicholas Klippel, Jr, 10 E 112th st. Mt \$13,000. Jan 4. Jan 6, 1911. 6:1617-65. A \$12,000-\$24,000. nom
- 112th st E, No 12, s s, 200 e 5th av, 25x100.11, 5-sty bk tnt. Margt Ley to Marguerite Klippel, 435 E 14th st. Mt \$13,000. Jan 4. Jan 6, 1911. 6:1617-64. A \$12,000-\$24,000. nom
- 112th st E, No 16, s s, 250 e 5th av, 25x100.11, 5-sty bk tnt. Margt Ley to Margt E Mergenthaler, 1642 Av A. Mt \$13,000. Jan 4. Jan 6, 1911. 6:1617-62. A \$12,000-\$24,000. nom
- 112th st E, No 124, s s, 205 e Park av, 25x100.11, 5-sty stn tnt. Mary Vostrovsky to Louis S Lotsch, 1307 Clay av, & Wm O Sevecke, 458 E 136th st. Mts \$22,800. Jan 9. Jan 10, 1911. 6:1639-63. A \$10,000-\$23,000. O C & 100
- 115th W, No 20, s s, 285 w 5th av, 20x100.11, 3-sty & b stn dwg. David N Bresler to Harry L Bloch, 420 W 130th st. Dec 30, 1900 (?), probably meant for 1910. Jan 7, 1911. 6:1598-47. A \$11,000-\$13,500. 1,000
- 116th st E, No 156, s s, 66.8 e Lex av, 16.8x100.11, 3-sty stn dwg. Lizzie N Hunt to Donato M Cefola, 2297 1st av. Mts \$11,500. Jan 11. Jan 12, 1911. 6:1643-49½. A \$8,500-\$11,000. O C & 100
- 117th st W, No 419, n s, 186 e Ams av, 18x100.11, 5-sty bk dwg. Bolton Hall to Mary E Brown widow. Mt \$19,000. Nov 15, 1909. Rerecorded from Nov 18, 1909. Jan 11, 1911. 7:1961-46½. A \$10,000-\$22,000. O C & 100
- 118th st W, No 319, n s, 95 e Manhattan av, 25x100.11, 5-sty bk tnt. Chas Hauk et al to Hamilton Dairy Co, 410 W 127th st. Mts \$24,500. Dec 30. Jan 10, 1911. 7:1945-22. A \$12,000-\$24,000. O C & 100
- 119th st W, No 40, s s, 478 e Lenox av, 18x100.11, 3-sty & b bk dwg. Kassel Simon to R A S Realty Co, 58 East Bway. Mts \$15,000. Jan 10. Jan 11, 1911. 6:1717-52½. A \$8,500-\$14,000. 100
- 119th st E, No 310, s s, 140 e 2d av, 20x100.11.
- 119th st E, No 312, s s, 160 e 2d av, 20x100.11, two 5-sty bk tnts. Maurice Herman to Jos W Rickey, 305 W 126th st. All liens. Jan 10, 1911. 6:1795-47 & 48. A \$11,000-\$38,000. nom
- 121st st E, No 320, s s, 200 e 2d av, 25x100.11, 6-sty bk tnt. Wm Glaubinger to Eva Glaubinger his wife, 1402 58th st, Bklyn. All title. Mt \$27,400. Jan 11, 1911. 6:1797-47. A \$7,000-\$27,000. nom
- Same property. David Glaubinger to Jacob Rosenfeld, 2427 South Franklin st, Phila, Pa. All title. Mt \$27,400. Jan 11, 1911. 6:1797. nom
- 122d st W, No 215, n s, 178 w 7th av, 22x100.8, 2-sty bk stable. Bernard Ratkowsky & Kassel Simon to R A S Realty Co, 58 East Bway. Mt \$14,000. Jan 10. Jan 11, 1911. 7:1928-24. A \$11,400-\$14,000. 100
- 124th st W, No 126, s s, 262.6 w Lenox av, 18.9x100.11, 4-sty stn tnt. Release mt. Louise Punnett & ano to Mary Frank, 169 E 116th st, ADMRX Jos A Frank. Jan 6. Jan 7, 1911. 7:1908-44. A \$9,700-\$14,000. 13,000
- 125th st E, No 107, n s, 90 e Park av, 25.6x99.11, 3-sty bk str. Release dower. Sarah F Sperry widow to Wm D Leonard, 48 W 73d st. All title. Dec 1. Jan 12, 1911. 6:1774-5. A \$32,000-\$39,000. nom
- 126th st W, No 12, s s, 160 w 5th av, 18.9x99.11, 3-sty & b stn dwg. Jas B Hixon to the Young Men's Christian Association, 215 W 23d st. Mt \$12,000. Jan 10. Jan 12, 1911. 6:1723-43. A \$11,000-\$16,000. nom
- 126th st W, No 313, n s, 175.10 w 8th av, runs n e 2.1 x n 97.11 x w 17.11 x s 99.11 to st x e 17.1 to beg, 3-sty & b bk dwg. Stuard Hirschman to Jas A Hennessy, 617 Crescent st, B of Q. Mt \$7,000. Jan 6. Jan 7, 1911. 7:1953-25. A \$7,800-\$9,000. O C & 100
- 126th st E, No 149, n s, 285 w 3d av, 25x99.11, 5-sty bk tnt. Allegiance Realty Co to Albt R Korn, 45 E 74th st, & Isidore S & Max S Korn, 37 E 74th st, EXRS, &c, Saml W Korn. Mt \$15,000. Jan 6. Jan 7, 1911. 6:1775-25. A \$10,000-\$27,000. O C & 100
- 126th st W, No 12, s s, 160 w 5th av, 18.9x99.11, 3-sty & b stn dwg. Sophia Plump to Jas B Hixon, of Douglaston, L I. Jan 4. Jan 11, 1911. 6:1723-43. A \$11,000-\$16,000. O C & 100
- 128th st W, No 213, n s, 166.8 w 7th av, 16.8x99.11, 3-sty & b stn dwg. Geo V Morton to Wells Holding Co, 159 W 125th st. Mt \$10,000. Dec 28. Jan 9, 1911. 7:1934-24½. A \$7,300-\$10,000. O C & 100
- 129th st W, No 58, s s, 109.10 e Lenox av, 25.1x99.11, 5-sty bk tnt. Sadie H Jacobs to Robert Levers, 60 W 129th st. Mt \$26,000. Jan 10, 1911. 6:1726-67. A \$12,000-\$28,500. nom
- 129th st W, No 58, s s, 109.10 e Lenox av, 25.1x99.11, 5-sty bk tnt. Moses Guggenheim to Sadie H Jacobs, 848 Manida st. Mt \$26,000. Jan 10, 1911. 6:1726-67. A \$12,000-\$28,500. O C & 100
- 130th st W, Nos 382 to 390, s s, 152.8 e Convent av, 144.6x99.11, 6-sty bk tnt. Central Bldg Impt & Investment Co to Harry P Ward, at Closter, Bergen Co, N J. Jan 10. Jan 11, 1911. 7:1969-55. A \$41,000-\$55,000. O C & 100
- 130th st W, Nos 382 to 390, s s, 152.8 e Convent av, 144.6x99.11, 6-sty bk tnt. Harry P Ward to Central Bldg Impt & Investment Co, 149 Church st. Jan 11, 1911. 7:1969-55. A \$41,000-\$55,000. O C & 100
- 130th st W, No 100, s s, 30 w Lenox av, 20x99.11, 5-sty stn tnt. May L Hirshorn to Martin Ungrich, 105 W 131st st. Mt \$20,000. Jan 11. Jan 12, 1911. 7:1914-35. A \$11,000-\$21,000. O C & 100
- 131st st W, No 634, s s, 250 e 12th av, 25x99.11, 4-sty bk tnt. Lawrence E Brown to Anna Donnelly, 511 W 146th st. ½ part. All liens. Dec 5. Jan 12, 1911. 7:1997-54. A \$6,500-\$10,000. O C & 100
- 131st st W, No 201, n s, 75 w 7th av, 25x50, 1-sty bk str. Alfred P Coburn to Emily M Coburn his wife, 226 W 71st st. Jan 12, 1911. 7:1937-28. A \$7,000-\$7,500. O C & 100
- 131st st W, No 252, s s, 267.6 e 8th av, 17.6x99.11, 3-sty & b stn dwg. Danl M Stern et al to Harold B Abrams, 146 W 130th st. Jan 4. Jan 7, 1911. 7:1936-53½. A \$7,700-\$11,000. nom
- 131st st W, No 252, s s, 267.6 e 8th av, 17.6x99.11, 3-sty & b stn dwg. Harold B Abrams to Kenneth G Stern, Westfield, N J. Mt \$8,500. Jan 7. Jan 9, 1911. 7:1936-53½. A \$7,700-\$11,000. nom
- 131st st W, No 632, s s, 275 e 12th av, 25x99.11, 4-sty bk tnt. Anna Donnelly to Lawrence E Brown, 2647 Bway. ½ part. All liens. Dec 5. Jan 11, 1911. 7:1997-53. A \$6,500-\$10,000. O C & 100
- 133d st E, No 43, n s, 72.6 e Mad av, 37.6x99.11, 6-sty bk tnt & str. FORECLOS, Jan 5, 1911. Henry M Stevenson ref to Emma G Badgeley at East Orange, N J. Jan 5. Jan 6, 1911. 6:1758-24. A \$11,000-\$41,000. 29,000



133d st W, No 528, s s, 310 w Ams av, 17.6x99.11.  
 133d st W, No 524, s s, 275 w Ams av, 17.6x99.11.  
 two 4-sty bk tnts.  
 Julius Jungmann to Wm F Gerner, 447 Central av, Bklyn. Mts  
 \$15,000. Dec 2. Jan 7, 1911. 7:1986-106 & 108. A \$11,800  
 -20,000. nom

133d st W, No 528, s s, 310 w Ams av, 17.6x99.11, 4-sty bk tnt.  
 Wm F Gerner to Patk Doonan, 2307 8th av. Mt \$7,500. Dec 30.  
 Jan 7, 1911. 7:1986-108. A \$5,900-\$10,000. nom

136th st W, Nos 536 & 538, on map Nos 528 & 530, s s, 105 e  
 Bway, 70x99.11, 6-sty bk tnt. Renam Realty Co to Elizabeth  
 Hafner, 2 W 94th st. Mt \$107,000. Jan 10. Jan 11, 1911.  
 7:1988-131. A \$31,000-\$105,000. nom

140th st W, Nos 169 & 171, on map No 171, n s, 612.6 w Lenox  
 av, 37.6x99.11, 1-sty bk church. Evangelical Zions Church to  
 Congregation Agudath Achim of Harlem, 169 & 171 W 140th st.  
 Mt \$16,000. Jan 9. Jan 10, 1911. 7:2009-6. A exempt-  
 exempt. 21,000

143d st W, No 239, n s, 300 w 7th av, 25x99.11, 5-sty bk tnt &  
 str. Berney Realty Co to Solomon Stern, 16 South Jessica av,  
 Arverne, L I. Mts \$23,000. Jan 5. Jan 6, 1911. 7:2029-19.  
 A \$8,500-\$20,000. O C & 100

144th st W, No 472, s s, 47.6 e Ams av, 17.6x99.11, 4-sty & b bk  
 dwg. Isaac Baum to Bertha Baum. All liens. Sept 3, 1907.  
 Jan 6, 1911. 7:2059-29. A \$4,900-\$14,000. nom

149th st W, No 536, s s, 383.4 e Bway, 16.8x99.11, 4-sty stn dwg.  
 Eliza O Allen to Emma D Warner, 536 W 149th st. Mt \$9,000.  
 Dec 28. Jan 11, 1911. 7:2080-47. A \$6,500-\$12,500. O C & 100

151st st W, s s, 100 w 7th av, 75x99.11, vacant. Jos W Rickey to  
 David Weingarten, 2 W 72d st. Mt \$20,000. Dec 31. Jan 9,  
 1911. 7:2036-38 to 40. A \$15,000-\$15,000. O C & 100

153d st W | n s, 300 e Ams av, 219.10 to w s St Nicholas av,  
 St Nicholas av | x102.2x198.4x99.11, except part for Croton Aqued-  
 uct, 3-sty bk dwg & vacant. West Side Constn Co to M R L  
 Bldg Co, 317 W 99th st. B & S. Mt \$55,000. Jan 11. Jan 12,  
 1911. 7:2068-13 to 19 & 20. A \$40,500-\$50,500. 100

156th st, Nos 533 & 535, n s, 239.6 e Bway, 235.6x99.11, except  
 Nos 537 to 543, as to which said lien & rights have been exting-  
 uished by foreclosure of prior mortgages, two 5-sty bk tnts.  
 Foreclos mechanics lien Jan 11, 1911. Jno C Gulick to Freda  
 Realty Co, 539 W 156th st. All right, title & int, which the deft  
 Louis Meryash had on June 18, 1907. Jan 11. Jan 12, 1911.  
 8:2115-51 & 53. A \$32,000-\$88,000. 500

157th st W, Nos 602 to 608, s s, 214.3 w Bway, 112.6x99.11, 6-sty  
 bk tnt. Kuhn-Lawson Co to Enrico Casabianca, 77 W 55th st.  
 Mt \$175,000. Dec 29. Jan 11, 1911. 8:2134-80. A \$54,000-  
 \$-. nom

179th st W, Nos 531 & 533, n s, 100 w Audubon av, 50x100, 5-sty  
 bk tnt. Wallach, Reisler & Co to Isidore Freudenheim, 108 W  
 115th st. Mts \$58,500. Jan 12, 1911. 8:2153-51. A \$15,000-  
 \$50,000. nom

180th st W, Nos 504 & 506, s s, 137.6 w Ams av, 37.6x100, 5-sty  
 bk tnt. Mt \$38,000.

189th st W, No 502, s s, 100 w Ams av, 37.6x100, 5-sty bk  
 tnt. Mt \$37,000.  
 Wallach, Reisler & Co to Saml Kramer, 118 W 112th st. Jan 12,  
 1911. 8:2152-43 & 45. A \$19,000-\$70,000. nom

180th st W, Nos 502 to 506, s s, 100 w Ams av, 75x100, two 5-sty  
 bk tnts. Hayman Wallach & Nathan Reisler et al to Wallach,  
 Reisler & Co. Mt \$76,600. Apr 11, 1910. Jan 11, 1911.  
 8:2152-43 & 45. A \$19,400-\$70,000. nom

Av A, No 1672 | s e cor 88th st, 25.2x75, 5-sty bk tnt & str.  
 88th st, No 500 | Margt wife Chas Ley to Fredk E Degener, 1642  
 Av A. Mt \$15,000. Jan 4. Jan 6, 1911. 5:1584-49. A \$13,-  
 500-\$26,000. nom

Av A, No 1020, e s, 75.5 n 55th st, 25x80, 5-sty bk tnt. FORE-  
 CLOS, Jan 11, 1911. Jas F Curnen to Emma C Orr, 50 W 76th  
 st. Mt \$12,163.33. Jan 11. Jan 12, 1911. 5:1371-41. A \$8,-  
 500-\$19,000. 1,500

Amsterdam av, Nos 2446 & 2448 | s w cor 182d st, 70.7x125,  
 182d st | 2-sty fr dwg & str, & 1 &  
 2-sty fr bldgs. Release mt. Title Guarantee & Trust Co to Hen-  
 ry Fatton, at Mamaroneck, N Y. Jan 7, 1911. 8:2155-19, 19 1/2  
 & part lot 18. A \$-\$. 32,000

Av C, No 269, w s, 22.9 s 16th st, 23x88, 5-sty bk tnt & str. Abra-  
 ham Kassel to Isaac Goldberg, 50 W 96th st. All title. Mt \$6,-  
 000 & all liens. Jan 9. Jan 10, 1911. 3:983-33. A \$7,800-  
 \$12,000. nom

Audubon av | n e cor 180th st, 100x120, vacant. Martin Ungrich  
 180th st | to Martin D Fink, 43 W 73d st. Jan 9. Jan 10,  
 1911. 8:2152-61 to 64. A \$50,500-\$50,500. 100

Audubon av, Nos 180 & 182 | n w cor 174th st, 44x100.5x53.6x100,  
 174th st, No 551 | 5-sty bk tnt & str. John Robertson  
 et al to Margt Reilly, 215 W 90th st. Mt \$57,500. Jan 9. Jan  
 10, 1911. 8:2131-22. A \$-\$. O C & 100

Amsterdam av, No 2185, e s, 273.7 n 167th st, 37.6x100, 6-sty bk  
 tnt & str. Isidor S Schweitzer to Jacob Weintraub, 58 E 94th  
 st. Mts \$44,000. Jan 4. Jan 10, 1911. 8:2112-14. A \$16,-  
 500-\$42,000. O C & 100

Amsterdam av, Nos 1697 to 1717 | s e cor 145th st, 199.10 to n s  
 144th st, No 477 | 144th st x30, two 5-sty bk tnts  
 145th st, No 478 | & str. Martin D Fink to Mar-  
 tin Ungrich, 105 W 131st st. Mt \$75,000. Jan 10, 1911. 7:2059  
 -32 & 61. A \$69,000-\$129,000. O C & 100

Amsterdam av, Nos 998 & 1000, w s, 60.10 n 109th st, 40x100,  
 6-sty bk tnt & str. Renam Realty Co to Elizabeth Hafner, 2  
 W 94th st. Mt \$70,500. Jan 10, 1911. 7:1881-32.  
 A \$34,000-\$70,000. nom

Amsterdam av, No 2280 | n w cor 173d st, 100x35, 5-sty bk tnt.  
 173d st, No 501 | Mts \$66,500.

Amsterdam av, No 2298 | s w cor 174th st, 50x100, 5-sty bk tnt.  
 174th st, No 500 | Mts \$78,600.

Emkaar Realty Co to Aaron Goodman, 6 Beekman pl. Jan 10,  
 Jan 11, 1911. 8:2130-44 & 48. A \$50,500-\$-. O C & 100

Broadway, No 481 | w s, 239 n Grand st, 26.4x200.1 to e s Mer-  
 cer st, No 54 | cer st, x26.3x200.2, 4 & 5-sty bk & stn loft  
 & str bldg. Geo G DeWitt et al EXRS Matilda W Bruce to  
 Louise Fox, 520 Ocean av, Jersey City, N J. Dec 8. Jan 6,  
 1911. 2:474-32. A \$130,000-\$140,000. 111,000

Broadway, No 1674 | n e cor 52d st, 75.11x69.11x75.5x61.10, 9-sty  
 52d st | bk tnt. Hobart Estate Co to Zinwill Co.  
 115 Bdway. Mts \$125,000 & all liens. Dec 19. Jan 6, 1911.  
 4:1024-31 1/2. A \$175,000-\$240,000. O C & 100

Same property. Zinwill Co to Geo H Earle, Jr, 1714 Walnut st,  
 Philadelphia, Pa. Mts \$300,000. Jan 5. Jan 6, 1911. 4:1024.  
 O C & 100

Broadway, Nos 4441 & 4443 | w s, abt 90 n 190th st, 50x200 to  
 Bennett av | Bennett av, late New st, 6-sty bk  
 tnt & str. Henry C Naumann to Kath L Naumann, 4441 Bway.  
 Jan 5. Jan 12, 1911. 8:2180-505. A \$16,000-\$57,000. O C & 100

Bowery, Nos 290 & 292. Agreement not to sell without consent of  
 each other. Mayer Sanft, 42 7th st, & Wolf Sanft, 118 W 112th  
 st, with Frank Rosenstein, 922 Leggett av. Jan 7. Jan 9, 1911.  
 2:521. nom

Broadway, No 416 | s e cor Canal st, runs s e 119.1 x s w  
 Canal st, Nos 276 to 282 | 28 x n w 33 x n e 20.10 x n w 85 to  
 Bway x n 33.2 to beginning, 9-sty bk & stn office & str bldg.  
 Chas E Hess to Isidore Jackson, 118 W 57th st, Abraham Stern,  
 52 E 61st st, 1-3 part, Emanuel Heilner, 35 W 90th st, Moses  
 J Wolf, 1111 Mad av, 1-3 part, & Saml H Stone, 141 W 120th st.  
 1-3 part. Mts \$192,500. Jan 11, 1911. 1:196-9. A \$185,000-  
 \$310,000. O C & 100

Broadway, No 416 | s e cor Canal st, runs s e 119.1 x s w 28  
 Canal st, Nos 276 to 282 | x n w 33 x n e 20.10 x n w 85 to e s  
 Bway x n 33.2 to beginning, 9-sty bk & stn office & str bldg.  
 Geo G De Witt et al EXRS Matilda W Bruce to Chas E Hess,  
 502 Greene av, Bklyn. Dec 8. Jan 11, 1911. 1:196-9. A  
 \$185,000-\$310,000. 275,000

Bowery, No 259, e s, abt 150 n Stanton st, 24.5x101.10x24.5x101.9,  
 3-sty bk tnt & str. Geo G De Witt et al EXRS Matilda W  
 Bruce to John J Campbell, 244 Riverside Drive. Dec 8. Jan  
 11, 1911. 2:427-8. A \$21,000-\$24,000. 32,500

Central Park West, No 311 | n w cor 91st st, 100.8x120, vacant.  
 91st st, No 1 | Isabella wife of Danl A Loring to  
 Eliz A Wilcox, 14 Mad av, Jersey City, N J. Dec 22. Jan 9,  
 1911. 4:1205-29. A \$165,000-\$165,000. nom

Columbus av, No 473, e s, 26.8 s 83d st, 25.2x100, 5-sty bk tnt &  
 str. Solomon Fry & Simon Nyburg to Fry-Nyburg Realty Co, 320  
 Bway. All liens. Jan 10, 1911. 4:1196-62. A \$26,000-  
 \$40,000. O C & 100

Lexington av, No 2050 | n w cor 124th st, runs w 40 x n 100.11  
 124th st | x e 32 x s 20.1 x s e 15.9 to av, x s 67.6  
 to beg, vacant. Morris B Baer to Provident Loan Society of  
 N Y, 346 4th av. All liens. Jan 6. Jan 7, 1911. 6:1773-16  
 & 17. A \$25,000-\$25,000. O C & 100

Lenox av, Nos 625 to 631, w s, 39.11 n 141st st, 80x100, two  
 6-sty bk tnts & str. Jacob Steigelfest to Leo W Vogel, 1070  
 Mad av. Mt \$108,000 & all liens. Jan 6. Jan 7, 1911. 7:-  
 2010-30 & 33. A \$-\$. O C & 100

Lexington av, No 406, w s, 50.2 s 43d st, 16.8x75, part 1-sty bk  
 dispensary. Eliz H wife Fred M Ryan, to N Y Soc for the Relief  
 of the Ruptured & Crippled at Lex av & 42d st. Release, Q C,  
 &c. Dec 29. Jan 11, 1911. 5:1297-part lot 13. A \$-\$. nom

Same property. Will Ryan HEIR, &c, Columbus Ryan to same.  
 Release, Q C, &c. Jan 6. Jan 11, 1911. 5:1297. nom

Lexington av, No 981, e s, 20 s 71st st, 16x69. Power of atty.  
 Geo W Armstrong, of Seattle, Wash, to Mabel A Wheeler. June  
 19, 1908. Jan 12, 1911. 5:1405. -

Lexington av, No 1982 | n w cor 121st st, 17.5x61.9, 3-sty stn  
 121st st | dwg. FORECLOS, Dec 29, 1910. Chas  
 A Oberwager ref to Amy A C Montague, 107 E 19th st. Mt \$12,-  
 000. Jan 10. Jan 12, 1911. 6:1770-16. A \$9,000-\$14,000.  
 1,000

Madison av, Nos 2125 & 2127, e s, 49.11 n 133d st, 50x72.6, 6-  
 sty bk tnt & str. FORECLOS, Jan 5, 1911. Henry M Steven-  
 son ref to Emma G Badgeley, East Orange, N J. Jan 5. Jan  
 6, 1911. 6:1758-20. A \$17,000-\$44,000. 35,000

Madison av | n w cor 82d st, 204.4x to s s 83d st, x60x204.4x60,  
 82d st | vacant. Wm H Eagleson to Princeton Constn Co,  
 83d st | 220 Bway. B & S. Mt \$200,000. Jan 11. Jan 12,  
 1911. 5:1494-15 to 17 & 56 to 58. A \$300,000-\$300,000.  
 O C & 100

Madison av, Nos 2121 to 2123 | n e cor 133d st, 49.11x72.6, 6-  
 133d st, No 41 | sty bk tnt & str. FORECLOS.  
 Jan 5, 1911. Henry M Stevenson ref to Emma G Badgeley,  
 East Orange, N J. Jan 5. Jan 6, 1911. 6:1758-21. A \$22,000-  
 \$65,000. 47,000

Madison av, Nos 74 & 76 | s w cor 28th st, 49.7x95, 12-sty bk loft &  
 28th st | str bldg. Geo Backer Const Co to Otto  
 Horwitz, 106 E 73d st. Mt \$350,000. Jan 10, 1911. 3:857-  
 65. A \$145,500-\$-. O C & 100

Morningside av W, Nos 100 & 102, s w s, 200 e Ams av, runs s  
 91.1 x e 146.9 to s w s of said av x n w 179.2 to beginning, gore,  
 6-sty bk tnt. M R L Bldg Co to S Levy Realty Co, 200 Bway.  
 Mts \$140,000. Dec 16. Jan 10, 1911. 7:1963-55. A \$85,000  
 -\$170,000. O C & 100

Mt Morris Park W, Nos 22 to 25 | n w cor 122d st, 100.11x100, two  
 122d st, No 1 | 7-sty bk tnts. Bernard Rat-  
 kowsky & Kassel Simon to R A S Realty Co, 58 East Bway. Mts  
 \$370,000. Jan 10. Jan 11, 1911. 6:1721-14 & 17. A \$101,-  
 000-\$280,000. 100

Pleasant av, No 343, w s, 20.11 n 118th st, 20x88, 3-sty bk dwg.  
 Wm Hardy to Carmela wife Marziale Sisca, 343 Pleasant av.  
 Mt \$4,500. Jan 9. Jan 10, 1911. 6:1806-21 1/2. A \$6,000-  
 \$8,000. nom

Pleasant av, Nos 374 & 376 | s e cor 120th st, 40x100, 6-sty bk tnt  
 120th st, No 504 | & str. Beesey T Gilligan widow to  
 Selma Alexander, 338 E 15th st. All liens. Jan 7. Jan 10, 1911.  
 6:1816-49. A \$15,000-\$58,000. O C & 100

Park av, No 1966, w s, 59.11 n 132d st, 20x75, 4-sty bk tnt.  
 Anna M Hyland to Yorkbrook Land & Const Co, 43 Exchange pl.  
 Mt \$7,000. Jan 10. Jan 11, 1911. 6:1757-35. A \$5,500-  
 \$10,000. nom

Park av, No 67 | n e cor 38th st, 57.9x115, 4-sty & b bk dwg with  
 38th st, No 101 | 1-sty bk extension. Lilly W Barney to Barney  
 Estate Co, 135 Bway. Jan 4. Jan 11, 1911. 3:894-1. A \$238,-  
 000-\$288,000. nom

Sherman av | s e cor Academy st, 50x110, vacant. Jennie F Lyon  
 Academy st | to Minturn P Collins, at Harrison, N Y. Oct 5, 1906.  
 Jan 12, 1911. 8:2221-1. A \$11,500-\$11,500. 100

Wadsworth av, No 41 | n e cor 175th st, 50x100, vacant. Realty  
 175th st | Co of America to Herbert Dongan Const  
 Co, 2 Wall st. Mts \$20,000. Jan 21, 1910. Jan 7, 1911. 8:2144  
 -1. A \$20,000-\$20,000. O C & 100

1st av, No 1464, e s, 22.2 n 76th st, 20x70, 4-sty bk tnt & str.  
 Jno W Ammon et al to Eliz M Ammon, 168 W 94th st, 3/4 right,  
 title & int. B & S. Jan 3. Jan 6, 1911. 5:1471-2. A \$7,500  
 -\$13,500. O C & 100

1st av, No 95, w s, 24.3 s 6th st, 24.3x100.  
 1st av, No 97 | s w cor 6th st, 24.3x100, three 5-sty bk  
 6th st, Nos 342 & 344 | tnts & str.  
 Sigmund Fodor et al to Fodna Realty Co, 309 Bway. Mts \$95,-  
 000. Dec 19. Jan 12, 1911. 2:447-27 to 29. A \$59,500-\$85,-  
 500. O C & 100



1st av, Nos 2114 to 2120 | s e cor 109th st, 100.10x95, 1-sty fr str. 109th st, No 400 | John S Myers ADMR Aaron Bussing to Mary L Cassidy, 2211 Bway. Q C. Jan 6. Jan 11, 1911. 6:1702-47 to 50. A \$34,000-\$40,200. 25

2d av, No 769, w s, 24.8 n 41st st, 24.8x80, 5-sty bk tnt & str. Olive H Allerton to Ellen Priess, 1234 Boston rd. Mt \$28,000. Nov 19, 1910. Jan 12, 1911. 5:1315-25. A \$15,000-\$24,000. O C & 100

Same property. Ellen Priess to Annie Feeney, 583 Lincoln pl. Bklyn. Mt \$28,000 & all liens. Nov 26. Jan 12, 1911. 5:1315. 100

Same property. Annie Feeney to Gotham Mortgage Co, 38 Park row. Mt \$28,000 & all liens. Jan 11. Jan 12, 1911. 5:1315. 100

Same property. Wm J Suhr to same. Q C. Mt \$28,000 & all liens. Jan 11. Jan 12, 1911. 5:1315. 100

2d av, No 1628, e s, abt 50 n 84th st, 5-sty bk tnt & str. Bayard Gouraud et al to Florence T Gayer, of London, Eng. B & S. All title. Sept 22. Jan 6, 1911. 5:1547-3. A \$13,000-\$22,000. nom

2d av, No 2428, e s, 80.11 n 124th st, 20x80, 3-sty str tnt. Rose Hutter to Sam Blecher, 548 Grand st. Mt \$8,000 & all liens. Dec 24. Jan 9, 1911. 6:1801-4. A \$8,000-\$10,500. nom

2d av, Nos 181 to 189 | s w cor 12th st, 103x100, six 3-sty & b str 12th st, No 242 | dwgs. Sub to mt \$40,000 & leases. 2:467-30 to 35. A \$89,000-\$120,000.

11th st E, No 111, n s, 123.9 e 4th av, 25x100, 4-sty bk factory. 2:556-74. A \$16,000-\$20,500.

4th av, Nos 93 to 111 | n e cor 11th st, runs n 217.5 to s s 12th 11th st E, Nos 101 to 109 | st x e 116.9 x s 100 x e 25 x s 6.6 x e 12th st E, Nos 98 to 102 | 50 x s 100 to 11th st x w 123.9 to beginning, five 3-sty bk tnts & str, four 3-sty bk loft & str bldgs, four 4-sty bk tnts & str & two 4-sty bk loft & str bldgs. Mts \$185,000 & leases. 2:556-36 to 45 & 75 to 78. A \$308,500-\$355,500.

13th st E, No 137, n s, 150 w 3d av, 25x73.9x36.3x100, 2 & 3-sty bk str. Sub to lease. 2:559-44. A \$17,000-\$18,500.

18th st E, Nos 228 to 232, s s, 190 w 2d av, 75x80, three 4-sty & b bk dwgs. Mt \$30,000 & leases. 3:898-39 to 41. A \$40,500-\$54,000.

3d av, Nos 189 to 195, e s, 26 n 17th st, 76x80, four 3-sty bk tnts & str. Sub to leases. 3:898-2 to 5. A \$52,000-\$73,000.

18th st E, Nos 138 to 146, on map Nos 138 to 144, s s, 100 w 3d av, 112.9x92, four 5-sty bk tnts. Mt \$90,000. 3:873-45. A \$110,000-\$180,000.

18th st E, Nos 223 to 229, n s, 284 e 3d av, 92x92, four 3-sty & b bk dwgs. Sub to leases. 3:899-14 to 17. A \$52,000-\$64,000.

21st st E, Nos 316 to 324, s s, 230 e 2d av, 100x92, five 2-sty bk dwgs. Sub to leases. 3:926-55 to 59. A \$40,000-\$45,000.

21st st E, No 336, s s, 200 w 1st av, 20x92, 4-sty bk tnt & str. 3:926-49. A \$8,000-\$13,000.

1st av, No 351, w s, 54 n 20th st, 26x100, 3-sty bk & fr tnt & str & 2-sty bk stable in rear. 3:926-37. A \$14,500-\$16,500.

1st av, No 353, w s, 80 n 20th st, 26x100, 3-sty fr (bk ft) tnt & str & 4-sty bk tnt in rear. Sub to lease. 3:926-38. A \$14,500-\$17,500.

22d st E, No 336, s s, 150 w 1st av, 25x97.6, 1-sty fr stable & 3-sty bk tnt in rear. 3:927-35. A \$10,000-\$11,500.

PARTITION sale; the above allotted to party 2d part.

The following allotted to party 3d part:

10th st E, Nos 102 & 104, s s, 70 e 3d av, runs s 46.6 x e 27.3 x again e 14.5 x n 38.7 to st x w 39.4 to beginning, two 3-sty bk tnts. 2:465-9. A \$14,000-\$20,000.

3d av, Nos 49 to 53, e s, 21 n 10th st, 63.1x80, three 3-sty bk tnts & str. Mt \$30,000 & leases. 2:466-2 to 4. A \$39,000-\$52,000.

3d av, Nos 74 to 84 | s w cor 12th st, runs w 75 x s 77.5 x w 25 12th st, Nos 138 to 142 | x s 51.8 x e 100 to 3d av x n 129.1, two 3-sty bk tnts & str, two 5-sty bk tnts & str, 3-sty bk hotel, two 3-sty bk loft and str bldgs. Mts \$60,000 & leases. 2:556-58 to 64. A \$92,000-\$182,000.

11th st E, Nos 119 to 125, n s, 100 w 3d av, 90x100, 2 & 3-sty bk hall. Sub to leases. 2:556-67 & 68. A \$57,000-\$92,000.

3d av, Nos 105 to 123 | n e cor 13th st, 206.6 to s s 14th st x 100 13th st, No 203 | x 206.6 to 13th st x 100, two 2-sty bk 14th st, Nos 202 to 206 1/2 | tnts & str, eight 3-sty bk tnts & str on map Nos 200 to 206 | & one 4-sty bk tnt & str. Mts \$165,000. 2:469-1 to 11. A \$201,000-\$267,000.

3d av, Nos 146 to 150 | n w cor 15th st, 51x76, four 3-sty bk 15th st, Nos 151 & 153 | tnts & str. 3:871-39 & 41. A \$51,500-\$69,000.

3d av, Nos 152 & 154 | w s, 51 n 15th st, runs n 52 x w 100 x s 103 15th st, No 149 | to n s 15th st x e 24 x n 51 x e 76 to beginning, three 3-sty bk tnts & str & part 2-sty bk hall. Mt \$40,000 & leases. 3:871-38, 42 & 43. A \$62,500-\$77,500.

15th st E, Nos 139 to 147, n s, 100 w 3d av, 94x103.3, five 4-sty bk dwgs. Mt \$50,000. 3:871-33 to 37. A \$84,000-\$113,000.

3d av, Nos 196 to 202 | s w cor 18th st, 92x100, two 4 & one 5-sty 18th st, No 148 | bk tnts & str. Mt \$100,000. 3:873-37 to 40. A \$93,200-\$152,000.

3d av, Nos 215 to 223 | s e cor 19th st, 92x100, five 3 and two 19th st, Nos 200 to 204 | 2-sty bk tnts & str. Mt \$40,000 & leases. 3:899-54 to 59. A \$86,500-\$101,000.

18th st E, Nos 207 to 215, n s, 100 e 3d av, 115x92, three 3-sty & b bk dwgs & 8 & 10-sty bk bldg. Sub to leases. 3:899-7 to 10 & part lot 1. A \$-\$. 100

18th st E, No 217, n s, 215 e 3d av, 23x92, 3-sty & b bk dwg. 3:899-11. A \$13,000-\$16,000.

18th st E, Nos 219 & 221, n s, 238 e 3d av, 46x92, two 3-sty & b bk dwgs. Sub to leases. 3:899-12 & 13. A \$26,000-\$33,000.

2d av, No 321, w s, 80 s 19th st, 17.4x98, 4-sty bk tnt. 2:899-29. A \$13,500-\$17,000.

20th st E, Nos 204 & 206, s s, 70 e 3d av, 40x78, two 3-sty & b bk dwgs. 3:900-54 & 55. A \$17,000-\$19,000.

3d av, Nos 237 to 243 | s e cor 20th st, 78x70, five 4-sty bk tnts 20th st, Nos 200 & 202 | & str. Sub to leases. 3:900-56 to 59. A \$59,500-\$81,500.

1st av, No 375 | s w cor 22d st, 24.9x100, 4-sty bk tnt & 22d st, Nos 344 & 346 | str. Sub to leases. 3:927-32. A \$20,500-\$29,000.

12th st E, No 136, s s, 75 w 3d av, 25x77.5, 3-sty bk tnt. 2:556-57. A \$13,000-\$14,500.

The following allotted to party 4th part:

3d av, Nos 77 to 83 | s e cor 12th st, 80.11x109 to Stuyvesant 12th st, No 202 E | alley, four 3-sty bk tnts & str & 6-sty bk Stuyvesant alley | loft bldg. Mt \$75,000. 2:467-6 to 10. A \$76,000-\$105,000.

3d av, Nos 110 to 124 | s w cor 14th st, runs s 156.6 x w 100 x n 14th st, Nos 150 & 152 | 50 x e 25 x n 106.6 to s s 14th st x e 75 to beginning, one 2 & seven 3-sty bk tnts & str. 2:559-32 to 39. A \$169,500-\$202,500.

Henry L Morris, 32 Liberty st, EXR Rutherford Stuyvesant to

Mathilde E R Stuyvesant, of Allamuchy, Warren Co, N J, party 2d part, N Y Life Ins & Trust Co, 52 Wall st, as TRUSTEE under subdivision 2 of article 12th will of Rutherford Stuyvesant for Lewis R Stuyvesant party of 3d part, & N Y Life Ins & Trust Co as TRUSTEE under subdivision 3 of article 12th same will party 4th part in trust. Oct 31, 1910. Jan 7, 1911.

Same property. Release dower as to part of above. Mathilde E R Stuyvesant widow of Rutherford Stuyvesant to N Y Life Ins & Trust Co as TRUSTEE under subdivision 2 of article 12th will of Rutherford Stuyvesant. Q C. Oct 31, Jan 7, 1911. nom

Same property. Release dower as to another portion of above. Same to same as TRUSTEE under subdivision 3 of article 12th same will. Oct 31. Jan 7, 1911. nom

3d av, No 2310, w s, 49.11 n 125th st, 25x90, 4-sty bk tnt & str. Geo G De Witt EXRS Matilda W Bruce to Saml Bogen, 65 E 121st st. Dec 8. Jan 11, 1911. 6:1774-35. A \$32,000-\$44,000. 42,000

3d av, No 1444 | s w cor 82d st, 25.6x102.2, 4-sty bk tnt & 82d st, Nos 176 to 180 | str & 2-sty bk str in st. Royal Holding Co to Jas H Naughtin, 701 W 178th st. Mt \$32,000 & all liens. Jan 10, 1911. 5:1510-40. A \$35,000-\$41,000. O C & 100

6th av, No 156, e s, 79.1 n 11th st, 18x69.1x18.2x69.2, 3-sty bk tnt & str. Geo G DeWitt et al EXRS Matilda W Bruce to Helena Berk, 166 6th av. Dec 8. Jan 9, 1911. 2:575-5. A \$15,000-\$18,500. 25,000

6th av, No 124, e s, 65.5 s 10th st, 26.9x78.6, 2-sty bk tnt & str, with 1-sty fr extension. Eliz M White et al to Wauhope Lynn, 67 W 9th st, & Henry W Unger, 139 W 130th st. C A G. Dec 27. Jan 9, 1911. 2:573-5. A \$25,000-\$26,000. O C & 100

7th av, No 719 | s e cor 48th st, 25.4x79, 4-sty bk tnt & str. Geo 48th st, No 172 | G De Witt et al EXRS, &c, Matilda W Bruce to Louis M Simson, 29 E 93d st. Dec 8. Jan 11, 1911. 4:1000-61. A \$95,000-\$97,000. 152,000

8th av, No 2547, w s, 50 n 136th st, 25x85, 5-sty bk tnt & str. FORECLOS, Dec 15, 1910. Adam Wiener ref to Herbert S Ogdan, 250 W 88th st, EXR Ann Maplesden. Dec 20. Jan 12, 1911. 7:1960-46. A \$14,000-\$22,000. 25,000

8th av, No 2553, w s, 50 s 137th st, 25x85, 5-sty bk tnt & str. FORECLOS, Dec 15, 1910. Adam Wiener ref to Herbert S Ogdan, 250 W 88th st, EXR Ann Maplesden. Dec 20. Jan 12, 1911. 7:1960-49. A \$14,000-\$22,000. 25,000

8th av, No 2555, w s, 25 s 137th st, 25x85, 5-sty bk tnt & str. FORECLOS, Dec 15, 1910. Adam Wiener ref to Herbert S Ogdan, 250 W 88th st, EXR Ann Maplesden. Dec 230. Jan 12, 1911. 7:1960-50. A \$14,000-\$22,000. 25,000

9th av, w s, 25 n 17th st, strip, 1.4x100. Virginia S Mackay-Smith et al to Wm C Mead, 405 W 17th st. Q C. Sept 29. Jan 10, 1911. 3:715. nom

Parcel No 2 on damage map to widen Riverside Drive, e s, from 158th st to 165th st. Release mt. Leo M Klein to City of N Y. Oct 25. Jan 11, 1911. 8:2136. nom

Parcel No 24A on damage map to open West 177th st, from Ams av to St Nich av, & from Bway to Riverside Drive. Release mt. Equitable Life Assur Soc of the U S to City of N Y. Feb 28, 1910. Jan 11, 1911. 8:2139. nom

Parcels Nos 9 & 10 on damage map to open a new av bet Fort Washington & Haven avs, from West 177th st to point 434 n 181st st. Release mt. Jas G Bennett TRUSTEE Jas G Bennett, dec'd, to City of N Y. July 27. Jan 11, 1911. 8:2179. nom

Same property. Release mt. Same to same. July 27, 1910. Jan 11, 1911. 8:2179. nom

MISCELLANEOUS.

Copy of last will, &c, of Wm A DeWitt, late of Youngsville, Sullivan Co, N Y. Jan 16, 1910. Jan 12, 1911.

Copy of last will of Mary E Hasbrouck, late of Newburgh, N Y. Dec 14, 1889. Jan 10, 1911. Misc.

Copy of last will of Henry C Hasbrouck, late of Newburgh, N Y. Nov 16, 1910. Jan 10, 1911. Misc.

Copy of last will of Thos H Roe, late of Newburgh, N Y. Oct 11, 1889. Jan 10, 1911. Misc.

General release. Luigi Albolino to Alfonso Botta, 30 Reeves pl, Brooklyn. Jan 6, 1911. nom

Power of attorney. Jas K Palmer of Clearfield, Pa, to Fredk P King, 32 Liberty st, N Y. Jan 7. Jan 9, 1911.

Power of attorney. Cath A Concklin to Anna C Stephens. Aug 5, 1910. Jan 11, 1911.

Power of attorney. Simon Shloss to Sidney H H Shloss. Mar 1, 1910. Jan 11, 1911.

Power of attorney. Annie wife Jacob Levy to said Jacob Levy. Jan 11, 1906. Jan 11, 1911.

BOROUGH OF THE BRONX.

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

\*Ash st | s e cor Kingston av, runs s 200 x e 200 to Hazel Hazel st | st, x n - x w - x n - to Kingston av x w 75 to Kingston av | beg. Martha E Mortensen to David Weinstein, 436 E 138th st. Mts \$935. Dec 22. Jan 7, 1911. O C & 100

\*Arthur st, n s, 300 w 5th av, 50x100, Laconia Park. Joseph Dugan to John T Dooling, 179 E 80th st. Jan 10. Jan 11, 1911. O C & 100

\*Bronx Park E, e s, 325 n Mace av, 41.2x110.8x38.5x111.8. Margt A Haggerty to John Kunkel, 541 W 50th st. Mt \$980. Jan 5. Jan 6, 1911. nom

\*Same property. John Kunkel to Jos V Jenik, 1828 Unionport road. Mt \$980. Jan 5. Jan 6, 1911. O C & 100

Bristow st | e s, at n w s Stebbins av, runs n 100 x e 53.2 to Stebbins av | av, x s w 113.3, vacant. Fee Simple Realty Co to Jackson Associates, 1284 Southern Boulevard. Mts \$6,580. Dec 3. Jan 6, 1911. 11:2972. 100

Coster st, No 716, e s, 156.3 n Spofford av, 18.9x100, 2-sty bk dwg. Mulhall Realty Co to Eliz C Cassidy, 455 E 143d st. Mt \$4,200. Jan 10. Jan 11, 1911. 10:2764. O C & 100

\*Fulton st, s e s, 403.2 n 239th st, and being lot 104, map of Washingtonville, 33x151.5. Joseph Liguori to Leopold Liguori, 4538 Richardson av. Mt \$2,000. Jan 4. Jan 10, 1911. O C & 100

Fox st, e s, 220.6 n 163d st, 240x107.11x240x110.5, owned by party 2d part.

Fox st, e s, adj above on n & s, owned by party 1st part. Party wall agreement. American Real Estate Co, 527 5th av, with Wm C Oesting Co, 833 E 165th st. Jan 12, 1911. 10:2724. nom

Fox st, e s, 220.6 n 163d st, 240x107.11x240x110.5, vacant. Release mt. Newburgh Savings Bank to American Real Estate Co, 527 5th av. Jan 7. Jan 12, 1911. 10:2724. 15,000

Same property. American Real Estate Co to Wm C Oesting Co, 833 E 165th st. B & S. Jan 12, 1911. 10:2724. O C & 100



- Fox st, No 977, w s, 365 n 163d st, 40x104.11x40x105.5.  
 Fox st, No 985, w s, 445 n 163d st, 40x104.2x40x104.7.  
 two 5-sty bk tnts.  
 Wm C Oesting Co to American Real Estate Co, 527 5th av. Mts \$48,000. Jan 12, 1911. 10:2714. O C & 100
- Freeman st, s s, 66.9 w Bryant av, 42.8x136.1x39x118.9. Release mt. Emanuel Glauber & Harris Ratner to Lewis Realty & Const Co. Jan 6, 1911. 11:2993. nom
- Freeman st, No 970, s s, 66.9 w Bryant av, 42.8x136.1x39x118.9, 5-sty bk tnt & str. Lewis Realty & Const Co to Harris Ratner, 911 Fox st. Mt \$32,000. Jan 6, 1911. 11:2993. O C & 100
- Faille st, No 1001 | n w cor Aldus st, 100x40, 5-sty bk tnt. Gaines-Aldus st, No 989 | Roberts Co to Louis H Giraud, 2924 Briggs av. Mt \$40,000. Dec 21, 1910. 10:2749. O C & 100
- \*Green lane or av | e s, 528 s Levere av, runs s along av 102.4 Maclay av or 5th st | to n s Maclay av or 5th st x e 103.11 x n 103 x w 100.5 to beginning, except part for Maclay av. Geo H Ehrigott to Archibald G Buckenham, 148 W 119th st. Mts \$3,889.70. Jan 7, 1910, 1911. nom
- \*Green lane or av | e s, 528 s Levere av, runs s 102.4 to n s Maclay av or 5th st | av or 5th st, x e 103.11 x n 103 x w 100.5 to beg, except part for Maclay av. Archibald G Buckenham et al to Geo H Ehrigott, 1551 Eastchester road. Jan 7, 1910 (?) or 1911. Jan 9, 1911. O C & 100
- \*Green lane or av | n e cor Maclay av or 5th st, 25x103.11, ex-Maclay av | cept part for Maclay av. M Gertrude Hull to Geo E & Archibald G Buckenham, 148 W 119th st. Jan 6, 1910, 1911. O C & 100
- \*Herschel st, s w s, 101.3 s e Halsey pl, 25.3x90.10x25x86.11, Cebrie Park. Alema Realty Exchange Co to Lydia Alexander, 850 Beck st. Mt \$3,500. Dec 19, 1910. nom
- Hoffman st, No 2389, n w s, abt 70 s 187th st, 25x100, 3-sty fr tnt & str. Bazena T Merriman to Elisabetha D'Ulise, 2064 1st av. Dec 3, 1910, 1911. 11:3054. nom
- Irvine st, No 882, e s, 282.5 s Garrison av, 25x100, 2-sty bk dwg. Adolph Lowy to Morris Lazar, 691 Prospect av. 1/2 part. Mt \$8,000 and all liens. Dec 1, 1911, 1910. 10:2761. O C & 100
- Jennings st | w cor Vyse av, 100x75, part 2-sty fr dwg and v-Vyse av | cant. Charlotte St Constn Co to Jno Di Carlo, 182 E 109th st. All liens. Jan 11, 1911, 1910. 11:2987. O C & 100
- Same property. Jno Di Carlo to Crispi Constn Co, 128 Bway. All liens. Jan 11, 1911, 1910. 11:2987. O C & 100
- Jennings st, No 806, s s, 75 e Chisholm st, 50x95, 2-sty fr dwg. Ferdinand W Fey to Edw A Grimley, 33 E 200th st. Mt \$6,000. Jan 4, 1910, 1911. 11:2972. 100
- Loring pl, No 2253, w s, 38.1 n 183d st, 21x103.11x20.11x105.3, 3-sty bk dwg. Hedwig Baas to Chas A Baas. All liens. June 28, 1910, 1911. 11:3225. gift
- Lyman pl, No 1346 | e s, 85.8 n Stebbins av, runs e 71.11 to e s Stebbins av | (?) should be w s Stebbins av, x n e 17.3 x n 20 x w 83.1 to pl, x s 33.4 to beg, 4-sty bk tnt.
- Lyman pl, No 1350, e s, 119 n Stebbins av, 33.6x83.1, 4-sty bk tnt.
- Stebbins av, n s, 128.4 n e Lyman pl, runs n e 69.4 x w 44.11 x s | 53.6 to beg, gore, vacant.
- Frank A Ten Brook to Lillian G Sullivan, 596 E 169th st. Mts \$42,000. Jan 7, 1911. 11:2970. O C & 100
- Morton pl, No 147, n s, 98 w Harrison av, 50x100, 2-sty fr dwg & 2-sty fr stable in rear. Edw B Teichman to Saml E McRickard, 2163 Creston av. Mt \$12,500 & all liens. Dec 27, 1910, 1911. 11:2868. nom
- \*Maple st, e s, 125 n 214th st, 25x100. Co-operative Const Co of Williamsbridge to Angelo Masucci, 522 E 14th st. Mts \$15,300. Jan 11, 1911. O C & 100
- Oak Tree pl, No 608, s s, 176.3 w Hughes av, 18.9x95, 2-sty fr dwg. Value Realty Co, 170 Bway, to Sigmund Ernst, 281 Edgecombe av, and Harry Cahn, 2540 Grand av. Mt \$5,000. Jan 10, 1911, 1910. 11:3070. O C & 100
- \*Sheil st, n s, 174 e 4th av, 50x97, Wakefield. Raffaele Miele to Tomasso Gallo, 683 Union st, Brooklyn, and Giuseppe Miele, 670 Union st, Brooklyn. All title. Q C. Mt \$1,650. Jan 5, 1910, 1911. nom
- \*Victor st, w s, 175 s Morris Park av, 25x100. Chas E Watson to Ralph Hickox, 3832 White Plains av. All liens. Nov 1, 1910, 1911. O C & 100
- \*Westchester sq, or road from Westchester to Williamsbridge, e s, 112.3 n Grant av, 30.5x185x29.7x178.8. Geo H Ehrigott to Archibald G & Geo E Buckenham, 148 W 119th st. Mt \$14,500. Jan 7, 1910, 1911. O C & 100
- 135th st, No 579 (851), n s, 125 e St Anns av, 16.8x100, 2-sty & b bk dwg. Maud F Shand to Anna Mugler, 601 E 135th st. Mt \$3,000. Jan 6, 1911. 10:2548. O C & 100
- 138th st, Nos 615 & 617, n s, 462.8 e St Anns av, 37.6x100, 6-sty bk tnt & str. Margt F Johnston to 134th St Co, 99 Nassau st. Mt \$50,000. Jan 7, 1910, 1911. 10:2552. 100
- 147th st, No 438, s s, 390 w Brook av, 25x—x25x99.9, 5-sty bk tnt. Ernestine Malino to Harry Seligman, 1269 2d av. Mts \$22,000. Dec 3, 1910, 1911. 9:2291. O C & 100
- 147th st, No 438, s s, 390 w Brook av, 25x—x25x99.9, 5-sty bk tnt. Harry Seligman to John Schaefer, 378 E 161st st. Mts \$22,000. Jan 10, 1911, 1910. 9:2291. O C & 100
- 152d st, No 333, n s, 225 w Courtlandt av, 25x100, 3-sty fr dwg. Bungay Co to Eugene J Schatz, 1840 3d av. Mt \$5,000. Jan 6, 1910, 1911. 9:2412. O C & 100
- 155th st, No 274, s s, 68.3 e Morris av, 27.6x86.6, 4-sty bk tnt. FORECLOS, Jan 4, 1911. Samuel S Isaacs, ref, to Aaron Moses, 124 E 85th st. Jan 11, 1911. 9:2414. 2,000 over and above 1st mt for 11,500
- 156th st, No 843 old No 1013, n s, 94.3 w Prospect av, 40x130.5x40x128.10, vacant. Abraham Kassel to Isaac Goldberg, 50 E 96th st, all title. Mts \$7,500. Jan 9, 1910, 1911. 10:2676. nom
- 161st st, Nos 811 to 819 | n s, 220 w Prospect av, runs w 100 to Union av, No 870 | e s Union av, x n 96.1 x e 100 x s 96.1 to beg, 3-sty fr tnt & str, 1-sty fr str & vacant. Sound Realty Co to Morris Freundlich, 28 W 127th st. B & S. All liens. Dec 30, 1910, 1911. 10:2677. nom
- Same property. Morris Freundlich to Louis E Kleban, 1130 Union av. Mt \$15,000. Jan 6, 1910, 1911. 10:2677. O C & 100
- 166th st, Nos 428 & 430, late 4th st, s s, 97 e Park av, (Railroad av), runs s e along st, 50 x s e 262 x n w 38 x n e 23 x n w 12 x n e 239 to beg, 2-sty & b fr dwg, 1 & 2-sty fr dwg & str. Fredk Wesche to United Bohemian Soc of the Bronx, 428 E 166th st. Dec 22, 1910, 1911. 9:2387. nom
- 167th st, No 946, s s, 100 w So Boulevard, 37.5x100, 5-sty bk tnt. East 167th St Realty Co to Chas Baumohl, 840 Manida st. Mt \$36,000. Jan 10, 1911, 1910. 10:2727. O C & 100
- 175th st, No 315 | n w cor Anthony av, 90x45. Agreement as to en-Anthony av | gagement of party 2d part as manager, etc, for 1 year. Jno H Kelly, 2086 Vyse av (owner) with Frank A Ten Brook, 315 E 175th st. Jan 9, 1911. 11:2891. nom
- 179th st, (Centre) No 1020, s w s, 132 n w Boston road, late Boston or Post Road, 41.6x90, 5-sty bk tnt. August F Schwarzer to Maria Capparelli, 1020 E 179th st. Mt \$24,000. Jan 11, 1911, 1910. 11:3136. O C & 100
- Same property. Release mt. Leo P Kelly to August F Schwarzer, 1018 E 179th st. Jan 11, 1911, 1910. 11:3136. nom
- 181st st, Nos 867 & 869, n s, 61.10 e Mohegan av, 50.6x60.2x42.10x67.4, 4-sty bk tnt. Release mt. Greenwich Mort Co to Wirth Realty & Const Co, 862 West st, Bronx. Jan 4, 1910, 1911. 11:3124. 10,200
- 183d st, Nos 462 & 464, s s, 94.7 w Washington av, 50x100, except part for st, 2-sty fr dwg, 1-sty fr str & 1 & 2-sty fr bldg in rear. Chas Doll to Louis Rieth, 728 8th av. Mt \$6,500. Oct 27, 1910, 1911. 11:3038. O C & 100
- 184th st, No 58, s s, 90 w Grand av, 20.2x59.10, 2-sty fr dwg. Herbert Aldhous to Larimer Realty Co, 2339 7th av. All liens. Dec 31, 1910, 1911. 11:3209 & 3212. O C & 100
- 190th st, No 54, late | s s, 340 e Jerome av, 55x175, 3-sty fr St James st (Croton av) | dwg & 2-sty fr stable in rear. Gladys R Briggs by Josiah A Briggs GDN to Harriet E Wheatly, 416 E 187th st. 1-8 part. All title. Confirmation deed. Dec 29, 1910, 1911. 11:3174. 1,750
- 199th st, n e s, 119.5 n w Bainbridge av, 25x125, vacant. Mary L Knox to Mabel Knox, 2921 Bainbridge av. Jan 6, 1910, 1911. 12:3297. nom
- 205th st, s w s, 59.2 n w Perry av, 59.2x78.10x50x110.7, vacant. Celina M Saunderson to John McCullough, of Palisade Park, Bergen Co, N J. All title. Mt \$2,000. Dec 30, 1910, 1911. 12:3341. 1,500
- \*214th st, No 843 E, 28.6x109, 2-sty fr dwg. Also land at Pleasantville, Westchester Co, N Y. Asst of contract, dated Oct 14, 1910. Wm C Von Dwingelo to Emma H Von Dwingelo, 544 E 83d st. All title. Jan 5, 1910, 1911. nom
- \*219th st (5th av), n s, 105 e 2d av, 50x114, Wakefield. Alex & Annie Henry, 631 E 219th st, to Francis J Kane, 631 E 219th st. Mt \$2,300. Jan 12, 1911. nom
- \*Same property. Francis J Kane, 631 E 219th st, to Annie Henry, 631 E 219th st. Mt \$2,300. Jan 12, 1911. nom
- \*229th st, s s, 390 e Barnes av, 30x114.6. Release mt. Jos G Blonstein or Blaustein to Louis Brody, 305 Knickerbocker av, Bklyn. Jan 6, 1911, 1910. 250
- \*Same property. Louis Brody to Jennie Soffin & Ida Toonkel, 21 E 104th st. Mts \$4,390. Jan 3, 1911, 1910. O C & 100
- \*229th st, s s, 100 e Paulding av, 30x114, Wakefield. Elisha G Selchow to Leonardo Loscalzo, 246 E 148th st. All liens. Dec 30, 1910, 1911. nom
- \*235th st (21st av), n s, 305 e 2d av, 100x114, Wakefield. German Construction Co to Henry C Gerhards, 2663 Marion av. Mts \$19,000 & all liens. Jan 10, 1911. O C & 400
- 239th st, s s, 400 e Katonah av, 87.4x100, vacant. Louis Eickwort et al to Fairmount Realty Co, 29 Fletcher av, Mt Vernon, N Y. Dec 12, 1910, 1911. 12:3387. nom
- \*Av Bn e cor 1st st, 108x105, Unionport. Annie F Mackenzie 1st st | to Grace L Mackenzie, 1349 Taylor av. All liens. Oct 6, 1910, 1911. O C & 100
- Anthony av, No 1801 | n w cor 175th st, 45x90, 4-sty bk tnt. 175th st, No 315 | F A Ten Brook Co to Jno H Kelly, 2086 Vyse av. Mt \$40,200. Jan 9, 1911. 11:2891. O C & 100
- Bainbridge av, No 2921, n w s, 45.10 n e 199th st, 30.7x104.10x30x110.8, 2-sty fr dwg. Mary L Knox to Mabel M Knox, 2921 Bainbridge av. Jan 6, 1910, 1911. 12:3297. nom
- Briggs av, No 2924, e s, 25.1 n 199th st, 25.1x101.8x25x104, 2-sty fr dwg. Louis H Giraud to Gaines-Roberts Co, 1001 Faile st. Mt \$4,500. Jan 4, 1910, 1911. 12:3297. O C & 100
- \*Barker av, No 3054, e s, 50 n Wilson pl, 25x100. Hugh Collum to Adolph Bauer, 3054 Barker av. Jan 6, 1910, 1911. O C & 100
- Brook av, No 282, e s, 62.9 n 139th st, 37.8x107.2x37.6x103.7, 5-sty brk tnt & str. FORECLOS, Dec 20, 1910. Adam Wiener ref to Kneer-Ruhl Co, 258 Bway. Jan 6, 1911. 9:2267. 35,600
- Brook av, No 278, e s, 25.1 n 139th st, 37.8x103.7x37.6x100, 5-sty bk tnt & str. FORECLOS, Dec 20, 1910. Adam Wiener ref to Kneer-Ruhl Co, 258 Bway. Jan 6, 1911. 9:2267. 35,600
- Bathgate av, No 1662, e s, 82.11 s 173d st, 17x81.1, 3-sty bk dwg. Max Buslowitz to Abe Trachansky, 1662 Bathgate av. B & S. All liens. Jan 3, 1911, 1910. 11:2920. nom
- Same property. Abe Trachansky to Sonia Nelson, 1662 Bathgate av. All liens. Jan 4, 1911, 1910. 11:2920. 100
- Belmont av, Nos 2159 & 2161, w s, 329.7 n 181st st, 49.5x79.3x49.5x80.7. Ass't of rents. Cerra Realty & Constn Co to Royal Bank, 95 Nassau st. Jan 9, 1910, 1911. 11:3082. 1,000
- Beaumont av, w s, 50 n 187th st, 25x80, vacant. Raffaele Coucci to Coucci Realty Co, 633 E 186th st. Mt \$1,000. Dec 29, 1910, 1911. 11:3090. 100
- \*Bruner av, w s, 500 s Nereid av, 50x97.6. Berthold Scheuer to Lilly Scheuer, 472 West End av. Jan 10, 1911, 1910. nom
- \*Burdett av, n s, 509.5 w Ft Schuyler road, 25x100. Lamport Realty Co to Jos & Benj Alpert, 320 E 92d st. All liens. Dec 30, 1910, 1911. O C & 100
- Broadway, e s, 94.1 s 231st st, strip, 2.3x78.5. Release mort. Jno C Martin to Penn Realty Co, 1 Bway. Nov 21, 1910, 1911. 12:3266. nom
- Same property. Penn Realty Co to Maximilian Polsenski, 5568 Bway. All liens. Oct 25, 1910, 1911. 12:3266. O C & 100
- Boston road, No 1444, s s, 119.6 e Prospect av, 25x90, 4-sty bk tnt & str. Henry C Ahrens to Louis F Braun, at Highland Park, N J. Mt \$17,500. Nov 30, 1910, 1911. 11:2963. nom
- \*Clarence av, e s, 100 s Philip av, 50x100. Bruce-Brown Land Co to Alexander Cameron, 174 W 107th st. Nov 9, 1910, 1911. O C & 100
- \*Cornell av, n s, 325 w Mapes av, 50x100, Westchester. Wm T Schortau et al to Geo von der Heide, 916 Fulton st, Bklyn. Oct 28, 1909, 1910, 1911. nom
- \*Same property. Geo von der Heide to Franklin C Albee, 6 Washington av, White Plains, N Y. Dec 24, 1910, 1911. nom
- Clay av, No 1120, e s, 303.8 s 167th st, 39x80, 5-sty bk tnt. Kate Schick to Katharina Brandt, 1240 Clay av. Mt \$20,500. Jan 1, 1910, 1911. 9:2426. nom
- Crotona av, w s, 200 n 183d st, 37.6x80, 4-sty bk tnt. T J Cunningham Co to Melanie V Goldschmidt & John Klamp, both at 673 Sterling pl, Bklyn. Mt \$18,000. Jan 5, 1910, 1911. 11:3103. O C & 100
- Crotona av, No 2250 | n e cor Garden st, 70.3 to s s Grote st, Grote st, No 700 | late road from Fordham to West Farms, x 44x79.5, to n s Garden st, x 49.2, vacant. Jos Steen to Jno J Donovan, 59 W 109th st. B & S & C a G. Mt \$8,500. Nov 1, 1910, 1911. 11:3100. 100
- Crotona av | n e cor Garden st, 70.3 to s s Grote st, late road from Garden st | Fordham to West Farms, x44x79.5 to Garden st x Grote st | 49.2, vacant. John J Donovan to Yarmouth Construction Co, at n e cor Crotona av & Garden st. B & S & C a G. Mt \$8,500. Dec 31, 1910, 1911. 11:3100. O C & 100



\*Chatterton av, No 2267, n s, 100 w Havemeyer av, 30x70. Van Nest Wood Working Co to Eliz C Fonda, 1419 Parker av, Westchester. Mts \$5,000. Dec 15. Jan 9, 1911. O C & 100

\*Carpenter av, Nos 4234 & 4236, e s, 125 n 234th st, 50x105.6. Release mt. Wm H Schubert, 4234 Carpenter av to Harriett J Schubert, 4234 Carpenter av. Jan 6. Jan 10, 1911. 100

\*Commonwealth av, e s, 75 n Merrill st, 25x100, except part for Commonwealth av. Marie Kugelmann, 1468 Commonwealth av, to Guttlieb Heller, 1010 Hoe av. Mt \$4,500. Jan 10, 1911. nom

\*Coddington av, n s, abt 1,179 e Ft Schuyler road, 25x129.2x25x129.3. John N Mulqueen, 4080 Gill av, Bronx, to Michael J Mulqueen, P O Box 472, Far Rockaway, L I. Jan 3. Jan 10, 1911. nom

\*Duncomb av, w s, 100 n Elizabeth st, 50x125, Westchester. Louis B De Veau INDIVID & EXR Helen M De Veau to Emma De Veau his wife, 675 West End av. Jan 3. Jan 9, 1911. O C & 100

Daly av, e s, 113.11 s 181st st, 43.3x117.8x43x121.4, vacant. Arc Realty Co to Jas Forbes, 1710 Fillmore st. Jan 7. Jan 9, 1911. 11:3128. O C & 100

\*Edwards av, w s, 152 n Latting st, 26x— & being Lot 181, map (No 401) of Seton Homestead. Hudson P Rose Co to Heinrich Sabrantke, 64 E 125th st. Mt \$2,500. Jan 5. Jan 7, 1911. nom

Eagle av s cor 158th st, strip, 2.4x100. Frank B Lown et al to 158th st | Benj J Weil, 11A E 75th st. Oct 28. Jan 11, 1911. 10:2625. 75

Elton av, Nos 679 & 681, w s, 50 s 154th st, 50x100, 2-sty fr dwg & 1-sty fr shop. Eliz Lassinglithner to James Noble at Hartsdale, N Y. Jan 10. Jan 11, 1911. 9:2375. nom

Eagle av, No 892, e s, 25 n 161st st, 18.9x100, 4-sty bk tnt. Jno J Short to Jas M Barrett, 337 E 138th st. B & S. All liens. Jan 11. Jan 12, 1911. 10:2627. nom

Same property. Jas M Barrett to Jno J Short & Ellen A his wife, 682 Tinton av, joint tenants. B & S. All liens. Jan 11. Jan 12, 1911. 10:2627. nom

Eastern Boulevard bounded n by s s Eastern Boulevard, e by w s Tiffany st | of Tiffany st, and further bounded on east beyond the south end of Tiffany st, if prolonged in a s w direction to point of intersection with exterior line of water grant and bounded on s by said exterior line of water grant & w by line 400 w Tiffany st & extending s to said exterior line of water grant, contains 527,332 sq ft. vacant. Oak Point Land & Dock Co to Church E Gates & Co, 227 Mott av. Jan 9. Jan 12, 1911. 10:2771 & 2774. 100

\*Ft Schuyler road, w s, abt 150 s Latting st, 75x138x75x134.5. Harriet M wife Wm A Cokeley to Joseph F Flynn, 1211 Bradford av. 1/2 part. Mts \$3,200. Dec 17. Jan 10, 1911. nom

Franklin av, No 1224 n e cor 168th st, 35x100, 5-sty bk tnt & 168th st, No 601 | str. Southern Blvd, No 1767, w s, 175 s Crotona Park E, 25x130.1, 5-sty bk tnt & str. Boston rd n e cor 164th st, 106.10x79.9x99.6x118.9, 3 5-sty bk 164th st | tnts & str. Moorhead Realty & Constn Co to Robt J Moorhead, 415 E 140th st. All liens. Dec 30. Jan 10, 1911. 10:2615, 2622, 11:2940. O C & 100

Franklin av, No 1394, e s, 113 n Jefferson pl, 37.6x100, 5-sty bk tnt. Alex Heilperin to Ettie Siegel, 224 W 122d st. Mt \$33,134.64. Dec 19. Jan 7, 1911. 11:2935. O C & 100

Same property. Ettie Siegel to Jas T Barry, 1149 Boston rd. Mt \$33,134.64. Dec 27. Jan 7, 1911. 11:2935. O C & 100

Franklin av, No 1392, e s, 75.6 n Jefferson pl, 37.6x100, 5-sty bk tnt. Henry Siegel to Jas T Barry, 1149 Boston road. Q C. Mts \$33,134.64. Jan 5. Jan 7, 1911. 11:2935. nom

Same property. Michl Bernstein to same. Mts \$33,134.64. Sept 26. Jan 7, 1911. 11:2935. O C & 100

\*Green av | n e cor New Haven R R av, 100.9x117.10x New Haven R R av | 100.7x119, Westchester. Harris Ratner to Lewis Realty & Const Co, 43 W 125th st. Mt \$3,000. Jan 6. Jan 7, 1911. O C & 100

Grand Boulevard & Concourse | s w cor 175th st, 47.4x51.11x41.10, 175th st | gore, vacant, with all title to old Grove st, adj on west. Patrick Flynn to Concourse Improvement Co, 1340 Brook av. Mt \$840. Jan 6. Jan 10, 1911. 11:2825. O C & 100

\*Harrington av, n s, 250 w Mapes av, 50x100. Release mt. Percy S Dudley to Jos Devlin, 1525 Charlotte st. Jan 10. Jan 11, 1911. 1,290

Hughes av, No 2530, e s, 229.4 n Pelham av, 14.5x87.6, 2-sty bk dwg. Jno J McCormack to Martha A Smith, 397 State st, of Bklyn. Mt \$2,700. Jan 9. Jan 10, 1911. 12:3273. nom

\*Hill av, e s, 350 s Randall av, 25x100. Land Co C of Edenwald to Joel G Nelsen, 3941 Amundson av. Dec 17, 1909. Jan 9, 1911. nom

\*Hill av, e s, 375 s Randall av, 50x100. Same to Ernst J Larson, 3941 Amundson av. Dec 21, 1910. Jan 9, 1911. nom

\*Hill av, e s, 425 s Randall av, 25x100. Same to Ragnar R Benson, 3941 Amundson av. July 20, 1910. Jan 9, 1911. nom

Hoe av | s w cor Home st, late Lyon st, 37.3x71.11x28.10x75.8, Home st | vacant. Sarah M Tiffany to Lyman Tiffany, 1705 Connecticut av, Washington, D C. Jan 3. Jan 9, 1911. 10:2745. O C & 100

Intervale av | e s, at s e s Westchester av, 115.5x100x Westchester av, No 940 | 184.6x121.6, 1-sty bk str. Broadway & Cathedral Parkway Co to Tryon Realty Co, 54 Wall st. B & S. Jan 1. Jan 11, 1911. 10:2703. O C & 100

Same property. Chestervale Realty Co to same. Q C. Jan 10. Jan 11, 1911. 10:2703. nom

\*Jefferson av, s s, 50 e Seton av, 50x100, Edenwald. Betty Ryland to Grover Hallenbeck, 669 E 235th st. Jan 9, 1911. nom

Jackson av, No 945, w s, 163.7 n 163d st, 25x75, 4-sty bk tnt. Michl J Horan to Magdalena Holzkamper, 723 Tinton av. Jan 5. Jan 6, 1911. 10:2639. O C & 100

\*Kingsbridge road, s s, 50.7 w Doon av, 25.3x100.10x25x104.8. Francesco Scala to Pasquale Butrico, 3128 Villa av. Jan 5. Jan 6, 1911. O C & 100

Longfellow av, w s, 100 n Seneca av, 50x100, vacant. Michl J McGrath to Geo Costar, 1922 Tremont av. Mt \$1,180. Jan 5. Jan 9, 1911. 10:2761. O C & 100

Lafontaine av, No 2017, w s, 150 n 178th st, 37.6x100, 5-sty bk tnt. Paul C Uhlig to Jas T Barry, 1149 Boston road. Mt \$33,775. Jan 10. Jan 12, 1911. 11:3061. O C & 100

Morris av, No 2007, w s, 319.8 s Burnside av, 25x100, 2-sty fr dwg. Margt P Goebel to Maxwell H Elliott, 505 W 142d st. B & S. Jan 12, 1911. 11:2807, 2829. nom

Same property. Maxwell H Elliott to Jno Goebel, 2017 Morris av. B & S. Jan 12, 1911. 11:2807 & 2829. nom

\*McGraw av or Green lane, s s, at line bet lands of McMonegal & Curtis, runs s 137 x w 38.6 x n 137 to st, x e 33 to beg. Bridget McMonegal widow, 2030 McGraw av to Eugene Nonnon, 2030 McGraw av. Dec 31. Jan 9, 1911. O C & 100

\*Monaghan av, w s, 250 s Jefferson av, 50x100. Harry Strizever to Max Strizever at Denver, Col., and Louis Strizever, 1742 Bathgate. 1-3 part. Oct 19. Jan 6, 1911. O C & 300

Mapes av, No 2115, n w s, abt 58 s 181st st, 25x150, except part for av, 2-sty frame dwg. James S Bryant to Mary J Bryant his wife, 193 Alexander av. Jan 9. Jan 11, 1911. 11:3110. O C & 100

Prospect av | s e s, 242.10 n e Tremont av, runs s e 150.2 x s w Mapes av | 0.4 x s e 150.2 to n w s Mapes av, late Johnson 187th st | av, x n e 52 to 187th st, x n w 150.2 x n e 0.4 x n w 150.2 to Prospect av, x s w 52 to beg, except parts taken for str. & vacant. Charlotte Ohle to Security Holding Co, 15 W 119th st. All liens. Jan 5. Jan 6, 1911. 11:3106. O C & 100

\*Parker av, e s, 100 s Lyon av, 25x100. Alice Duff to Michl J McGrath, 540 E 145th st. Mt \$5,000. Dec 27. Jan 9, 1911. O C & 100

Prospect av, No 2143, w s, 165 n 181st st, 33x150, except part for av, 3-sty fr tnt & str. FORECLOS. (Dec 28, 1910.) Geo F Langbein (Ref) to Herman Reiner, 712 Oakland pl. Simon Klein, 2070 Clinton av. Jan 10, 1911. 11:3097. 7,300

Plympton av, w s, 58.6 s Boscobel av, 25x100, vacant. Murray Hill Heights Co to Chas E Nessle, 2304 Grand av. Jan 5. Jan 10, 1911. 9:2522. O C & 100

Same property. Release mt. John F Kaiser to Murray Hill Heights Co, 132 Nassau st. Jan 5. Jan 9, 1911. 9:2522. 1,200

Park av, w s, 287.8 s 187th st, 250x93x250x105, vacant. John Schaefer to Harry Seligman, 1269 2d av. Mts \$18,000. Jan 10. Jan 11, 1911. 11:3031. O C & 100

Park av, No 3656, s e s, abt 105 s Morris pl, 25x150. Park av, No 3652, s e s, abt 130 s Morris pl, 25x150. two 2-sty & b fr dwgs & 2-sty bk factory in rear. Martin E Naumann to Eliza Naumann, 4441 Bway. Mt \$8,000. Jan 10. Jan 12, 1911. 11:2901. O C & 100

Prospect av | s e cor 165th st, 37x85, 4-sty bk tnt & str. Jno J 165th st, No 850 | Short to Jas M Barrett, 337 East 138th st. B & S. All liens. Jan 11. Jan 12, 1911. 10:2690. nom

Same property. Jas M Barrett to Jno J Short & Ellen A his wife, 682 Tinton av, joint tenants. B & S. All liens. Jan 11. Jan 12, 1911. 10:2690. nom

Randall av | n w cor Coster st, 50x100, vacant. Thas A De-Coster st | laney to Jas F Pegnam, 862 Menida st. Jan 7, 1911. 10:2768. nom

Stebbins av, No 1318, e s, 25.11 s Freeman st, 25x110, except part for Freeman st, 2-sty fr dwg. Kate Powers EXTRX Cath Powers to Juliana Hampp, 1369 Intervale av. Jan 6. Jan 7, 1911. 11:2973. 4,400

Southern Boulevard, No 549, n s, 587.6 w Av St John, 37.6x105, 5-sty bk tnt & str. Picone Realty Co to Charlotte L Branson, 28 W 136th st. Mts \$38,000. Jan 3. Jan 6, 1911. 10:2683. nom

Southern Boulevard, e s, 188.7 n West Farms road, 200x100, vacant. Jos Fox to Reville-Siesel Co, 941 Intervale av. B & S. Dec 31. Jan 6, 1911. 10:2744. nom

Sedgwick av, w s, 664.6 n Washington Bridge Park, also 50 n Ogdan Estate, 100x192.9 to e s land of N Y C & H R R R Co x100.6 x202.10, vacant. FORECLOS, Dec 9, 1910. Louis F Doyle, ref, to Fielding L Marshall. Henry R Sutphen and Wm Waller as EXRS Susanna P Lees. Dec 29. Jan 10, 1911. 11:2882. 10,000

\*Shore Drive, w s, 150 s Philip av, 50x100 & being lots 7 & 8 blk 40 map No 1455 of Bruce-Brown Land Co at Throggs Neck, also lots 7a & 8a adj above on east. Hugo J Schultz & ano to White Cross Fishing Club, at Philip av, Throggs Neck. Mt \$6,000. Dec 31. Jan 6, 1911. O C & 100

Teller av, No 1324, s e s, 199.1 n e 169th st, 25x82.10x25x83, 2-sty bk dwg. Jno A Clarke to Thos Bodger, 1525 Ams av. Mt \$3,300. Dec 15. Jan 9, 1911. 11:2782. O C & 100

Tremont av, No 451, or 177th st, n s, 101 e Park av, 25x99.5x 24.8x103.4, 3-sty fr tnt & str. Grace de Lancey to Minor O Russ, 1047 Stebbins av. 1-3 part. Mts \$20,000 & all liens. Nov 15. Jan 7, 1911. 11:3034. O C & 100

Same property. Emma A Heylman to same. 2-3 parts. Mts \$20,000 & all liens. Nov 15. Jan 7, 1911. 11:3034. O C & 100

Same property. Minor O Russ to Clement H Smith, 1773 Clay av. Mts \$30,000 & all liens. Jan 5. Jan 7, 1911. 11:3034. O C & 100

Teller av, No 951 | n w cor 163d st, 45x100, 5-sty bk tnt. Re-163d st | lease mt. Wm F Smith & ano to Wm Simpson Const Co, 848 Gerard av. Jan 5. Jan 6, 1911. 9:2423. 500

Tinton av, No 723, w s, 142.7 s 156th st, 25x68.7x26.1x54.8, 4-sty bk tnt. Magdalena Holzkamper to Michl J Horan, 930 West End av. Mt \$10,000. Jan 5. Jan 6, 1911. 10:2654. O C & 100

Topping av, No 1757 (Lafayette), w s, 270 n 174th st, 50x100, except part for av, 2-sty fr dwg. Eugene Spock to Adolph E Klotz, 1751 Topping av. Mt \$6,000. Jan 6. Jan 11, 1911. 11:2798. O C & 100

\*Tilden av | w s, 78.8 n 216th st, runs n w 68.8 x n 39.10 x s e Ash st | 91.7 to n w s Ash st, x s w 29.4 to w s Tilden av, at beg. Harriet L wife Jas P Sonneborn, to Rosina Maita, 1299 Laconia av. All liens. Jan 7. Jan 12, 1911. O C & 100

\*Union av, e s, 100 n 4th st, 25x100. Sabatina Mella to Alfred S Mella, 1620 St Peters av. Mt \$3,000. Jan 6. Jan 9, 1911. O C & 100

Vyse av, Nos 1561 to 1565, w s, 125 s 173d st, 56.3x100, three 3-sty bk dwgs. Carmine Cioffi to Hamilton Holding Co, 149 Bway. Mts \$28,500. Oct 24. Jan 6, 1911. 11:2989. nom

Valentine av | n w cor 197th st, 18x84.1x18x85.1, vacant. Re-197th st | lease mort. Paragon Mort Co to Philip Cahill, 2825 Valentine av. Jan 6. Jan 7, 1911. 12:3304. 100

\*Vincent av, w s, 275 n La Salle av, 74x96.10x36.7x90.4. Edwd Lucas to Chas D Warneke, 657 Union av. Mt \$500. Jan 6. Jan 9, 1911. O C & 100

Vyse av, No 1475, w s, 200 n Jennings st, 25x100, 2-sty fr dwg. Jas Beattie to Caroline Beattie his wife. B & S. Mt \$3,075. Dec 2, 1899. Jan 9, 1911. 11:2988. 4,500

Vyse av, No 1175 on map Nos 1177 & 1179 | s w cor Home st, 71x Home st, Nos 976 & 978, on map No 982 | 81.11x61.8x82.5, 5-sty brk tnt & str & 4-sty bk tnt. Solomon Fry & Simon Nyburg to Fry Nyburg Realty Co, 320 Bway. All liens. Jan 10, 1911. 11:2752. O C & 100

Wilkins av, No 1303, w s, 352.5 s from e s Intervale av, 42.5x 104.11x38x91.9, 5-sty bk tnt & str. Release mt. Lawyers Title Ins & Trust Co to Burnett-Weil Constn Co, 165 Bway. Jan 10, 1911. 11:2976. 25,000

Washington av, Nos 1748 & 1750, e s, 137.4 n 174th st, 36.8x 109.7, 5-sty bk tnt & str. Kate Livingston & Celia Perlstein to Stuyvesant Mfg & Impt Co, 59 W 10th st. Mts \$34,000. Jan 4. Jan 10, 1911. 11:2916. O C & 100

Same property. Stuyvesant Mfg & Impt Co to Kate Livingston, 92 St Nicholas av & Celia Perlstein, 4 W 120th st. Mts \$34,000. Jan 10, 1911. 11:2916. O C & 100

Wilkins av, w s, 50.10 n Jennings st, 50.10x88.3x50x97.3, vacant. Jno J Tully Co to Dwyer & Carey Const Co, 926 E 167th st. Mt \$9,325. Jan 3. Jan 9, 1911. 11:2965. nom



Wilkins av, late Wendover av, w s, 100.6 s e Crotona Park E, 49.7x142.1x50x134.9, vacant. Margt M Murphy to Riedt Realty Co, 4 W 184th st, Manhattan. Mt \$6,500. Jan 10, 1911. 11:2938. O C & 100

Walton av, s e s, 250 s w 183d st, 200x100, except part for av, vacant. Henry Batjer to Saml A Archibald, Jr, 95 Newkirk st, Jersey City, N J. All liens. Jan 3. Jan 6, 1911. 11:3182. O C & 100

Willis av, Nos 494 to 506 | e s, at n w s Bergen av, 107.5x23.8x | Bergen av, No 497 | 60.4x56.4.

Bergen av, n w s, 56.4 n e Willis av, runs n e 72.3 x w 30.5 x s 60.4 to beginning, 2-sty bk bldg and str.

Max Solomon et al to Wm McArthur, 846 59th st, Brooklyn. Mt \$35,000. Dec 29. Jan 10, 1911. 9:2292. nom

Walton (Berrian) av, n w s, 322 n 183d st, 50x100, except part for av, 4-sty bk int. Riedt Realty Co to Margt M Murphy and Mary E Stanton, both at 814 E 166th st. Mts \$34,000. Jan 10, 1911. 11:3187. O C & 100

\*White Plains road | s e cor Magenta av, 51.4x92.9x50x105.4. Magenta av

217th st (3d av), s s, 145 e 5th av or st, runs s 69.4 x n e 6.11 x s 44.2 x w 25 x n 108.7 to av, x s 20.2 to beg, Wakefield. 6th av | w s blk front bet 230th and 231st sts, 200x200. 230th st | 231st st |

Chas E Watson to Ralph Hickox, 3832 White Plains av. All liens. June 8. Jan 11, 1911. O C & 100

\*Westchester av, n s, 50 w Pugsley av, 50x100. Jno J Short to Jas M Barrett, 337 East 138th st. B & S. All liens. Jan 11, 1911. nom

\*Same property. Jas M Barrett to Jno J Short & Ellen A his wife, 682 Tinton av, as joint tenants. B & S. All liens. Jan 11, 1911. nom

Wales av, w s, 100 s 147th st, 100x100, vacant. Louis B Eppstein to Solomon H & Fannie E Butzel, 1261 50th st, Bklyn. Jan 4. Jan 9, 1911. 10:2577. nom

\*Walker av, n e s, 143 n w Grant st, strip 0.3x185.10x0.3x185.7. Release mort. Mutual Life Ins Co of N Y, to Chas F Baxter, 58 Westchester sq. Jan 5. Jan 9, 1911. nom

\*Walker av, n e s, 143 n w Grant av, runs n e 185.7. Boundary line agreement. Geo H Ehrgart, 1551 Eastchester road, Victoria Bitterman, 122 W 114th st, with Chas F Baxter, 58 Westchester sq & Agnes M Newman, 1543 Benson av, Westchester. Jan 5, Jan 9, 1911. nom

\*Westchester av, s s, 252.2 w Olmstead av, 25x121.3. Geo W Smith et al to Henry Paul, 2251 Powell av. Jan 5. Jan 9, 1911. 100

\*Westchester av, s s, 227.2 w Olmstead av, 25x121.3x25x120.2. Geo W Smith et al to Saml R Paul, 2251 Powell av. Jan 5, Jan 9, 1911. 100

Washington av, No 1760, e s, 209.10 n 174th st, 55.10x109.6x51.6 109.7, 2-sty fr dwg & vacant. Jas Finnegan GUARDIAN of Mabel & Helen L Finnegan to Jas E J Martin, 159 Court st, Bklyn. All title. Dec 22. Jan 6, 1911. 11:2916. 125

Washington av, Nos 1752 & 1754, e s, 174 n 174th st, 35.10x109.8 x39.10x109.7, 5-sty bk int & str. Sarah Ensler to Stuyvesant Mfg & Impt Co, 59 W 10th st. Mts \$34,000. Dec 22. Jan 6, 1911. 11:2916. O C & 100

Same property. Stuyvesant Mfg & Impt Co to Sarah Ensler, 5 Henderson av, B of R. Mts \$34,000. Jan 6, 1911. 11:2916. O C & 100

Washington av, No 1824, e s, 102.9 n 175th st, 27x120, 4-sty bk int. Carl A Baas, Jr, to Chas A Baas. All liens. June 29, Jan 7, 1911. 11:2917. gift

Wales av, w s, 100 s 147th st, 100x100, vacant. Solomon H Butzel & ano ADMRS Henrietta Butzel to Louis B Eppstein, 1 W 92d st. Jan 4. Jan 7, 1911. 10:2577. nom

Willis av, No 151, w s, 25 s 135th st, 25x81.6, 5-sty bk int & str. Value Realty Co to Alois L Ernst, 541 W 113th st. Mt \$19,000. Jan 10. Jan 11, 1911. 9:2297. O C & 100

\*White Plains road | s w cor Westchester av, runs s 105.1 x e 50 Westchester av | to c l said road x n 105.1 to s s of av x w 50 to beg. Deed of cession of st. Ferdinand C Bamman to City of N Y. Dec 15. Jan 11, 1911. nom

3d av, No 2970 | s e cor 153d st, late Grove st, 26.3x91.9x36.11x 153d st, No 480 | 93, 3-sty fr int & str & part 1-sty fr bldg. Morrisania Realty Co to August G Klopper, 1327 Clinton av. Jan 6. Jan 7, 1911. 9:2362. O C & 100

3d av, No 2606 | n e cor 140th st, 28x111.7x25x124.3, ex- 140th st, Nos 291 & 299 | cept part for 140th st, 4-sty bk int & str. Henry Behrman to Maria D Behrman of Bklyn. July 1, 1901. Jan 10, 1911. 9:2315. nom

3d av, No 2970 | s e cor 153d st, late Grove st, 26.3x91.9x36.11x93, 153d st, No 480 | 3-sty fr int & str & part 1-sty fr bldg. August G Klopper to A Hupfels Sons, s e cor 161st st & 3d av. Mts \$30,000. Jan 6. Jan 9, 1911. 9:2362. O C & 100

Parcel No 22 of damage map to open De Kalb av from East 208th st to Gun Hill road. Release mt. Marv Glassheim to Nathan Glassheim & Max Weber. July 29. Jan 11, 1911. 12:-3327. nom

Same property. Release mt. Wm P Williams TRUSTEE Mary L Hillhouse to City of N Y. June 7. Jan 11, 1911. 12:3327. nom

Parcel No 7 on Damage Map to open De Kalb av, from East 208th st to Gun Hill road. Release mt. Wm P Williams TRUSTEE for Mary L Hillhouse to City of N Y. Aug 18. Jan 11, 1911. 12:3327. nom

Parcel Nos 1a & 2a on Damage Map to open Teller av, from 170th st to Morris av. Release mt. Regent Realty Co, 17 W 42d st, to City of N Y. Nov 14, 1910. Jan 11, 1911. 11:2784. nom

\*Parcel No 23 on Damage Map to open Taylor st, from Morris Park av to West Farms road and consent to award for parcel 23a. Release mt. Albert Duryea to City of N Y. Sept 1, Jan 11, 1911. nom

\*Same property. Release mt. Maria L Wood (Duryea) to same. Sept 1. Jan 11, 1911. nom

\*Parcel Nos 25 & 26 on Damage map to open Taylor st, from Morris Park av to West Farms road with consent of payment of award for parcel 25a. Release mt. Regent Realty Co to City of N Y. Sept 10. Jan 11, 1911. nom

\*Parcel No 1 on Damage Map to open Leland av, from Westches- ter av to Ludlow av. Release mt. TITLE GUARANTEE & TRUST CO to Martin Schrenkeisen EXR, &c, Martin Schrenkeisen, decd. Nov 30. Jan 11, 1911. nom

Parcel No 5 on Damage Map to open Hull & Norwood (Decatur) av, from Mosholu Parkway North to Woodlawn road. Consent to payment of award to Wm McGowan. Adele Kneeland EXTRX &c, Chas Kneeland to City of N Y. Nov 19. Jan 11, 1911. 12:-3332. nom

\*Parcel No 1h on damage map to open East 214th st or Av A from White Plains road to 4th av, now Barnes av. Consent to pay- ment of award. Frank Gass to Frank Pettinatti. Dec 23. Jan 11, 1911. nom

\*Parcel Nos 7 & 7a on Damage Map to open East 214th st, as above. Release mt. Eastchester Savings Bank of Mt Vernon, N Y, to Gennero & Raffaella Lombardi, 712 E 214th st. Jan 11, 1911. nom

\*Lots A & B map (No 1371) of re subdivision of lot 93, 94, & 108 of Coster estate. Hudson P Rose Co to Francis Trainor & Mary E Trainor his wife, 1410 Balcom av, as joint tenants. Dec 28. Jan 6, 1911. 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.

January 6, 7, 9, 10, 11 and 12.  
**BOROUGH OF MANHATTAN.**

Beaver st, No 19 | store & basement. Chas Lange et al TRUS- New st, No 64 | TEES Josephine L Bayaud to John Palmer, 204 9th av; 5 yrs, from Dec 1, 1909. Jan 9, 1911. 1:24.....4.800

Same property. Consent to assign above lease. Same to same. Dec 17, 1910. Jan 9, 1911. 1:24..... nom

Same property. Assign lease. John Palmer to Jos J Elkin, 286 W 147th st, & Jacob Elkin, 84 Lenox av. Dec 8, 1910. Jan 9, 1911. 1:24..... nom

Broad st, No 76, all. .... nom

Broad st, No 74, rear. .... nom

Marketfield st, Nos 10 & 12, yard or extension. N Y Produce Exchange to Christian Kuchlin, at Norwood, N J; 3 yrs, from May 1, 1911. Jan 11, 1911. 1:11.....taxes, &c, & 10.750

Barclay st, No 63, n s, 25 w West Bway, 25x75, the land. TRUS- TEES Columbia College to Martin Keppler & Wilhelmina Schall; 21 yrs, from Apr 18, 1879, with renewal. Jan 11, 1911. 1:127. ....1.500

Barclay st, No 61. Assign lease. Wm F Schall & ano EXRS Wil- helmina D Schall, dec'd, & Martin Keppler to Schall & Co. Dec 21, 1910. Jan 11, 1911. 1:127..... 40,737.79

Church st, Nos 204 & 206 | s w cor Thomas st. Reassign lease. Wm Thomas st | Zoll to John F Buell, 606 E 84th st. All title. Mt \$3,000. Jan 11, 1911. 1:147..... nom

Elizabeth st, No 258. Assign lease. Salvatore Mastropaolo to Ro- sario La Barbera, 258 Elizabeth st. Jan 4. Jan 11, 1911. 2:507..... nom

Elizabeth st, No 258, str & cellar. Stifi Spinelli to Salvatore Mastropaolo; 2 9-12 yrs, from May 1, 1913. Jan 11, 1911. 2:507..... 1,740

Elizabeth st, No 240, store & part cellar. Dean Holding Co to Gandolfo Rampolla, 284 Elizabeth st, et al; 3 yrs, from Nov 15, 1910. Jan 12, 1911. 2:507..... 840 & 960

Franklin st, No 79, all. Herman Moritz to Wm & Ernst F Kaese, 705 E 3d st, Bklyn; 5 yrs, from Feb 1, 1911; 5 yrs re- newal. Jan 6, 1911. 1:174..... 4,080

Jones st, No 6, 2 stores. Jos Colasurdo to Lizzie Duffy, 6 Jones st; 17 months, from May 1, 1911. Jan 9, 1911. 2:590..... 660

Jones st, No 6, 2 stores. Jas A Lowe to Lizzie Duffy, 6 Jones st; 3 7-12 yrs, from Oct 1, 1912. Jan 9, 1911. 2:590..... 660

Mercer st, No 191. Assign lease. Chas Bernstein to Julius M Zittel, 805 Fox st. Jan 3. Jan 11, 1911. 2:523..... nom

North William st, No 20. William st, No 223. Reassign lease. Davies J Marshall to Bessie Baughn, 241 W 43d st. All title. Mt \$2,000. Dec 28. Jan 11, 1911. 1:121..... nom

Oak st, No 50, str. Sergio Carlucci to Nicola Mancini, 47 Oak st; 5 yrs, from Nov 1, 1910. Jan 10, 1911. 1:278..... 750

St Marks pl, No 6 (8th st), stoop floor. Alexeand Printing Co to Max Pfeffer, 225 E 14th st, & Aaron Kaufman, 3840 3d av; 2 4-12 yrs, from Jan 1, 1911. Jan 11, 1911. 2:463..... 900

University pl, No 116, 2 rear rooms, also lunch counter in cafe. John C Steinmetz to Ignatz Kohn, 167 W 129th st; 2 yrs, from Jan 3, 1911, with 2 years renewal. Jan 9, 1911. 2:570..... 600

Wooster st, Nos 116 & 118. Assigns 5 leases. Eliz J Webb to John E Olson. Mar 9, 1909. Jan 11, 1911. 2:500..... nom

2d st, E, No 30, all. Alwin A Neumann to Max Kunferberg, of Bklyn & ano; 5 yrs, from Oct 15, 1909. Jan 6, 1911. 2:458. .... 1,500

4th st, Nos 66 & 68 E, 50x127, Manhattan Lyceum. All..... 3d st, Nos 15 & 17 E, all..... Dora Levy to Max Verschlieser, 66 & 68 E 4th st; 5 yrs, from May 1, 1912. Jan 10, 1911. 2:459..... 10,500

9th st, No 738 E, west str & floor & cellar. Herman Moore & Son to Adolph Grossman, 738 E 9th st; 5 yrs from Jan 1, 1911. Jan 10, 1911. 2:378. .... 408

Little West 12th st, Nos 24 & 26, 52x88.6x-x106. Agreement amending lease as to option for purchase, &c. Anna B Moore et al with American Transfer Co. Nov 2. Jan 10, 1911. 2:644. .... nom

13th st E, No 506, all. Giovanni & Josephine Parisi to Jno Gi- anninoto, 63 Thompson st; 5 yrs, from Jan 1, 1911. Jan 6, 1911. 2:406 & 407..... 10,620

14th st, No 302 E, all. Henry Herrmann & ano to Soteres Chororos & Koston P Kusulos, 302 E 14th st; 2 4-12 yrs, from Jan 1, 1911. Jan 10, 1911. 2:455..... 1,400 & 1 600

14th st, No 302 E. Surrender lease. Soteres Chororos & ano to Henry Herrmann, 504 E 13th st. All title. Jan 4. Jan 6, 1911. 2:455..... nom

16th st E, Nos 114 & 116, 7th loft. Second Manhattan Office Bldg Co, to Albrecht & Meister Co, 621 Bway; 3 yrs, from Feb 1, 1911; 3 yrs renewal. Jan 6, 1911. 3:871..... 3,000

17th st, No 39 W. Assign lease. Chas Bernstein to Julius M Zittel, 805 Fox st. Jan 3. Jan 11, 1911. 3:819..... nom

18th st, No 413 E. Assign lease. Bernhard L Kurz, 413 E 18th st, to Eliz Kurz, 413 E 18th st. Jan 7. Jan 9, 1911. 3:950..... nom

19th st, No 406, s s, abt 98 w 9th av, 25x1/2 blk, land. Helen R Russell EXTRX &c Archibald Russell to Wm H Reed, Jr, 406 W 19th st; 20 yrs from May 1, 1880 (20 yrs renewal), 3:716. taxes, &c & 400

Same property. Assign lease. Wm H Reed Jr to Wm C Reed, 406 W 19th st. May 15, 1902. Jan 7, 1911. 3:716 ..... nom

19th st, No 335, n s, 375 w 8th av, 24.9x91.11. General release & consent to assignment of lease. Margt L Hamilton, 183 8th av, to Louisa Greis, 335 W 19th st. Jan 9. Jan 10, 1911. 3:743. .... nom

20th st, No 35 W, all. TRUSTEES of the Theological Seminary of the Presbyterian Church at Princeton, N J, to Benno Rosen- berg, 7 W 20th st; 21 yrs, from Jan 1, 1911. Jan 9, 1911. 3:822..... taxes, &c, & 3,100 to 3,400



21st st, No 52 W, all. Henry Corn to Benno Rosenberg, 7 W 20th st; 18 8-12 yrs, from Feb 1, 1911. Jan 9, 1911. 3:822.....2,500  
 28th st, No 130 W, store. General Investment Co to Alfred H Langjahr, 55 W 28th st; 5 4-12 yrs, & 15 days, from Sept 15, 1911. Jan 9, 1911. 3:803.....2,400  
 29th st W, No 361, 3 floors above store. Jas C Smith to Annie Ryan, 361 W 29th st; 5 yrs, from Nov 1, 1909. Jan 7, 1911. 3:753.....60 per month  
 32d st, Nos 15 & 17, n s, 120 w Mad av, 50x98.9, all. Alliance Constn Co, 49 Wall st, to Reliance Impt Co, 203 Bway; 21 yrs, from Feb 1, 1911. Jan 12, 1911. 3:862.....taxes, &c, and \$26,500 to 28,000  
 41st st E, No 104, all. Eliz M Anderson to Hotchkiss, Vail & Garrison Co, 104 E 41st st; 5 yrs, from Jan 1, 1911. Jan 6, 1911. 5:1295.....net 2,500  
 44th st, Nos 67 & 69 W, 3 upper floors. Henry F Mouquin, 20 Ann st to Pauline Cook & Jennie Jacobs, 163 W 34th st; 4 3-12 yrs from Feb 1, 1911. Jan 10, 1911. 5:1260.....1,800  
 46th st, No 238, s s, 293.9 e 8th av, 18.9x100.5. Assign lease. Anna Ryder to Lyle D Andrews at Sherman Square Hotel. Bway & 71st st. Jan 5. Jan 6, 1911. 4:1017.....1,500  
 49th st, Nos 142 to 146 W. Assign lease. Van Cortlandt Hotel Co to Willard E Howard, 137 W 90th st & Wm P Saunders, 142 W 49th st. Dec 30. Jan 10, 1911. 4:1001.....nom  
 Same property. Assign lease. Willard E Howard & ano to Van Cortlandt Operating Co, 142 W 49th st. Dec 30. Jan 10, 1911. 4:1001.....nom  
 50th st, No 68, s s, 795 w 5th av, 18x100.5x20.2x100.5, the land. TRUSTEES Columbia College to Francis K Seagrist, 68 W 50th st; 21 yrs, from Nov 1, 1910, with renewal. Jan 9, 1911. 5:1265.....taxes, &c, & 1,321  
 118th st, No 232 E, ground floor & b in stble. McKinley Storage & Van Co to Henry Hauser & Wm Lyons, firm Hauser & Lyons, 232 E 118th st; 3 yrs, from Jan 1, 1911, with 3 yrs renewal at \$1,400. Jan 9, 1911. 6:1667.....1,200  
 131st st W, No 527, n s, 1st & 2d floors & part cellar. Timothy I O'Connell to Wm P & Cornelius Cashman; 5 yrs, from May 1, 1910. Jan 6, 1911. 7:1986.....1,200  
 134th st, No 126 W. Subordination of lease to mt for \$22,000. Jos Willoughby, 248 W 133d st, with Sarah Rubinstein, 543 W 146th st, & Ellen R Eliot, 584 St John av, Pasadena, Cal. Jan 9. Jan 11, 1911. 7:1918.....nom  
 Av A | n w cor 16th st, cor str & sr adj on Av A.  
 16th st E, No 441 | Max Lipman & ano to Isaac Wolff, 269 Av A; 5 yrs, from May 1, 1911. Jan 7, 1911. 3:948.....960  
 Ams av, No 42, south str floor & 6 rooms on sty above & part cellar. Hannah Abraham to Paul Borchard, 42 Ams av; 5 yrs, from Jan 1, 1911. Jan 10, 1911. 4:1153.....1,140  
 Amsterdam av | n e cor 149th st, 99.11x150, all. Louis W Morrison 149th st | & ano EXRS, &c, Zipporah Morrison et al to Phoenix Amusement Co; Aug 9, 1910, 21 yrs, from June 1, 1910, with renewal. Jan 9, 1911. 7:2064.....taxes, &c, & 10,000  
 Broadway, Nos 821 & 823 | n w cor 12th st, runs w 87.2 x n 31.2 x 12th st, No 51 E | - 13.3 x s 22 x e 61.4 to w s Bway x s | 27 to beginning. Leasehold.  
 Broadway, No 823, w s, 27 n 12th st, 22.2x59.1x22x61.4. Leasehold.  
 Bernhard Ratkowsky & Kassel Simon to R A S Realty Co, 58 East Bway. All title. Mts \$275,000 & all liens. Jan 10. Jan 11, 1911. 2:564.....100  
 Broadway | n w cor 156th st, -x-. Surrender lease. Wm J Higgins et al to Fleischmann Bros Co, 507 5th av. Jan 11, 1911. 8:2134.....nom  
 Broadway, Nos 876 & 878, south store & basement. Jno B Donchian to Jno F A Heusing, 137 W 122d st; 10 yrs, from Jan 1, 1913. Jan 12, 1911. 3:847.....6,000  
 Lenox av, No 477 | s w cor 134th st, Assign lease. Henry Berger 134th st | to Berger Wine & Liquor Co. June 17. July 21, 1910. 7:1918. Corrects error in issue of July 23, when location was Lenox av, No 477, s w cor 138th st.....nom  
 St Nicholas av | s w cor 182d st, 44x77, all. Mortimer C Addoms 182d st | to Bernhard Buxbaum. Dec 14, 1908, from completion of bldg to May 1, 1919. Jan 11, 1911. 8:2165.....4,200 to 6,420  
 1st av | n e cor 124th st, 4th floor. Wm Maas, 32 W 85th st, 124th st | et al to Carl Stoll, 259 W 136th st; 3 yrs, from Feb 1, 1911. Jan 6, 1911. 6:1812.....2,500  
 3d av, No 2136, all. Robt P Breeze to Lewis E Landon, 74 W 127th st; 5 yrs, from May 1, 1911. Jan 12, 1911. 6:1644.....2,800  
 5th av, Nos 74 & 76, 4th floor. Roscorn Realty Co to Samuel Gabriel; 5 yrs, from Feb 1, 1911, with 5 yrs renewal at \$5,500. Jan 9, 1911. 2:577.....5,000  
 5th av | s e cor 44th st, part of. American Real Estate Co to 44th st | Night & Day Bank, on Premises; Nov 28, 1910, extension of lease for 5 yrs, from May 1, 1911, with renewals. Jan 11, 1911. 5:1278.....40,000  
 7th av, No 781 | 4 floors above store. Robt J McClement to 51st st, No 161 W | Emily McClement, 161 W 51st st; 4 8-12 yrs & 13 days, from Dec 9, 1910. Jan 11, 1911. 4:1004.....1,200  
 8th av, No 2741 | n w cor 146th st. Re-assign lease. Arthur G 146th st | Freeland to Wm Mullarkey, 171 W 99th st. All title. Mt \$2,000. Jan 10. Jan 12, 1911. 7:2045.....nom  
 11th av, No 785, n 1/2 of store. Jno H Feldscher to Jos Schwartz, 785 11th av; 3 yrs, from Nov 1, 1910. Jan 12, 1911. 4:1102.....564 & 624  
 11th av, No 738, str & part cellar. Herman H Ausderoh, Jr, et al to John V F Krauss, 738 11th av; 3 yrs, from Jan 3, 1911. Jan 11, 1911. 4:1081.....960  
 Pier at foot 38th st, N R, with wharfage, &c. City of N Y by Comr of Docks to Pennsylvania R R Co, 85 Cedar st; 10 yrs, from Feb 1, 1911. Jan 11, 1911. 3:665.....12,000

BOROUGH OF THE BRONX.

148th st, No 448 E, 2d floor. Henry Ahr to Edw A Essex; 5 yrs, from Jan 1, 1909. Jan 6, 1911. 9:2292.....1,200  
 Arthur av, No 2294, str & part b. Harry Held to Margt Klingenschmitt, 110 E 118th st; 5 yrs, from Jan 1, 1911. Jan 11, 1911. 11:3071.....900 & 1,200  
 Bathgate av, Nos 1577 & 1579, w s, 89 n Wendover av. -x-. all. Hannah McGrath to Moses Maas, 357 E Houston st; 10 yrs & 3 1/2 months, from Jan 15, 1911. Jan 9, 1911. 11:2913.....3,600  
 Prospect av, No 1405, cor store & basement. Julius A Schulze to Benj B Goldenberg, 1346 5th av; 3 yrs, from Dec 1, 1910. Jan 9, 1911. 11:2969.....1,020 & 1,080  
 Prospect av, w s, 77.2 n 160th st, 120.1x210x-x215. 160th st, n s, 125 w Prospect av, 22.5x77.2. Subordination of lease to mt for \$225,000. Adelaide P Ehrich et al & Freidenrich-Gersten-Baer Amusement Co with Louis D Shoenberg, 22 W 59th st, et al EXRS, &c, Jos E Shoenberg. Dec 27. Jan 6, 1911. 10:2677.....nom  
 Same property. Subordination of lease to mt for \$225,000. Adelaide P Ehrich et al & Wm F Reimers & Leopold Oppenheimer with same. Dec 27. Jan 6, 1911. 10:2677.....nom

Prospect av, w s, 239 n 161st st, store floor & cellar. Henry Acker to Jacob Epter, 901 Prospect av; 5 yrs, from Jan 1, 1910. Jan 12, 1911. 10:2677.....1,140  
 Union av, No 1122 | n e cor 167th st, store & part cellar. Wm S 167th st | Denton to Robens & Reiss; 7 yrs, from Sept 1, 1910. Jan 6, 1911. 10:2680.....720 to 1,000  
 Westchester av, No 1008, dble str & cellar. Henry Acker to Sol D & Julius E Edwards, 351 E 173d st; 5 yrs, from Feb 1, 1911. Jan 10, 1911. 10:2724.....1,300 to 1,700  
 Washington av, No 986, store floor, 1st floor above store & part cellar. Estate Rebecca M Aiken by Anna R Aiken as EXTRX, &c, to Henry Haltermann. Sept 29, 1910; 4 7-12 yrs, from Oct 1, 1910. Jan 12, 1911. 9:2369.....600  
 3d av, No 4434, store & part cellar. Ramm Mfg Co to Joseph Matarese, 2341 Hoffman st; 3 yrs, from Jan 1, 1911. Jan 9, 1911. 11:3054.....540

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Mortgages against Bronx property will be found altogether at the foot of this list.

January 6, 7, 9, 10, 11 and 12.

BOROUGH OF MANHATTAN.

Alcourt Realty Co to Charlotte S Baker, 8 W 57th st. 25th st, Nos 48 to 54, s s, 100 e 6th av, 96.9x98.9. Jan 6, 5 yrs, 4 1/4%. Jan 7, 1911. 3:826.....425,000  
 Same to same. Same property. Certificate as to above mt. Jan 6. Jan 7, 1911. 3:826.....  
 Abrams, Harold B to John S Bussing, 26 E 10th st. 131st st, No 252, s s, 267.6 e 8th av, 17.6x99.11. P M. Jan 4, 5 yrs, 5%. Jan 7, 1911. 7:1936.....8,500  
 Ammon, Eliz M, 168 W 94th st, to Louise M Ammon, 134 W 97th st. 1st av, No 1464, e s, 22.2 n 76th st, 20x70. P M. Jan 6, 1911. 5 yrs, 4 1/2%. 5:1471.....8,000  
 Avitabile, Salvatore & Pasquale I Simonelli with Marshall Realty Co, 93 Nassau st. Mott st. Nos 123 & 125, w s, 49.10 n Hester st. -x-. Extension of \$8,000 mt until Jan 1, 1913, at 6%. Dec 19. Jan 9, 1911. 1:237.....nom  
 Adler, Clara, 25 E 130th st, to Emma Scheyer, 522 W 136th st. 43d st. Nos 213 & 215, n s, 205 e 3d av, 50x100.5. Jan 6, 3 yrs, 6%. Jan 9, 1911. 5:1317.....3,500  
 Audubon Impt Co to N Y Mortgage & Security Co, 135 Bway. Ams av, n w cor 156th st, 99.11x125. Prior mt \$120,500. Jan 6, due June 6, 1911, 6%. Jan 7, 1911. 8:2115.....33,000  
 Same to same. Same property. Certificate as to above mt. Jan 6. Jan 7, 1911. 8:2115.....  
 Assenheimer, Karoline G to TITLE GUARANTEE & TRUST CO, 176 Bway. Morningside av E, No 163, e s, 25 n 126th st, 25x75. Jan 9, due, &c, as per bond. Jan 10, 1911. 7:1953.....10,000  
 Bogen, Saml to Geo G De Witt, 39 W 51st st, et al exrs Matilda W Bruce. 3d av, No 2310, w s, 49.11 n 125th st, 25x90. P M. Jan 11, 1911, 3 yrs, 4 1/2%. 6:1774.....29,400  
 Barney Estate Co to Robt S Clark, at Cooperstown, N Y. Park av, No 67, n e cor 38th st, No 101, 57.9x115. Jan 11, 1911, due, &c, as per bond. 3:894.....240,000  
 Barney Estate Co to Robt S Clark. Park av, No 67, n e cor 38th st, No 101, 57.9x115. Certificate as to mt for \$240,000. Jan 5. Jan 11, 1911. 3:894.....  
 Bauer, John G to Jane E Oothout, 218 Mad av. Av A, No 1440, Extension of \$13,000 mt until Dec 1, 1913, at 5%. Jan 3. Jan 10, 1911. 5:1488.....nom  
 Bode, Elisa with Jane E Oothout, 218 Mad av. 1st av, No 1754. Extension of \$10,000 mt until Dec 1, 1913, at 5%. Dec 26. Jan 10, 1911. 5:1570.....nom  
 Barney Estate Co to TITLE INS CO of N Y, 135 Bway. Fort George av, n s, 561.1 on curve from intersection of Fort George av & 11th av, 200x382 to 11th av x444x147.9. Jan 4, 1 yr, 6%. Jan 6, 1911. 8:2149.....40,000  
 Same to same. Same property. Certificate as to above mt. Jan 4. Jan 6, 1910. 8:2149.....  
 Berk, Helena to Geo G De Witt, 39 W 51st st, et al exrs Matilda W Bruce. 6th av, No 156, e s, 79.1 n 11th st, 18.1x69.1x18.2x69.2. P M. Jan 9, 1911, 3 yrs, 4 1/2%. 2:575.....17,500  
 Bailey, Thos to Alice F Brown, at Chestertown, Warren Co, N Y. Ams av, No 1848, w s, 74.11 n 151st st, 25x98. Prior mt \$15,000. Jan 9, 1911, 1 yr, 6%. 7:2083.....6,000  
 Broderick, Edmund D, 1382 Lex av, to Jette Dittman, 108 E 60th st. 89th st, No 103, n s, 80 e Park av, 26.8x100.8. Jan 6, 5 yrs, 5%. Jan 9, 1911. 5:1518.....23,000  
 Burrell, Margt to Eliz Herrmann, 243 E 55th st. 55th st, No 322, s s, 287.6 e 2d av, 12.6x100.5. Jan 6, 5 yrs, 5%. Jan 7, 1911. 5:1347.....5,500  
 Berman, Meyer, 77 2d av, Saml Finesilver, 122 W 114th st. & Isaac Sandusky, 25 Market st, to Henry S Brill, 27 W 71st st, & ano. St Marks pl, No 58 (8th st), s w s, 300 s e 2d av, 25x97.6. Jan 6, 5 yrs, 5%. Jan 7, 1911. 2:449.....34,000  
 Same & John Fried, 1885 7th av, with same. Same property. Subordination agreement. Jan 6. Jan 7, 1911. 2:449.....nom  
 Brodhead, Mary E A to TITLE GUARANTEE & TRUST CO, 176 Bway. 119th st, No 272, s s, 78.3 w St Nich av, 20x100.11. Prior mt \$5,000. Jan 6, 1911, due, &c, as per bond. 7:1924.....1,000  
 BANK FOR SAVINGS in City N Y, with Kate V Ferris, at Morris Plains, N J, & ano extrx Oscar C Ferris & ano. Columbus av, Nos 630-638. Extension of \$100,000 mt until Jan 5, 1916, at 4 1/2%. Dec 28. Jan 12, 1911. 4:1221.....nom  
 Borough Estates, a corpn, to TITLE GUARANTEE & TRUST CO, 176 Bway. Av St Nicholas, No 1373, w s, 50 s 179th st, 25x100. Jan 11, due, &c, as per bond. Jan 12, 1911. 8:2162.....16,000  
 Same to same. Same property. Certificate as to above mort. Dec 10. Jan 12, 1911. 8:2162.....  
 Bliven, Mary E & Rachel J Bliven extrx Sarah M Bliven with Edward Friedman, 518 W 111th st. Bowery, No 338, w s, 87.3 n Bond st, 17.8x105.8x24.9x irreg. Extension of \$14,000 mt until Nov 1, 1913, at 5%. Nov 28. Jan 12, 1911. 2:530.....nom



- Cohen, Sarah H. of Richmond, N Y. & Rebecca Friedman, of Bklyn, N Y, to B Frankel Realty Co, 206 Hunderton st, Newark, N J. 50th st, No 532, s s, 400 w 10th av, 25x100.5. P M. Jan 7, 1 yr, 6%. Jan 12, 1911. 4:1078. 4,500
- Cherry, Moses R. of Larchmont Manor, N Y, to Jno H Ware, 169 Jackson Blvd, Chicago, Ill. 84th st, No 305, n s, 100 w West End av, 17x102.2. P M. Prior mt \$18,000. Jan 11. due Feb 1, 1912, 5%. Jan 12, 1911. 4:1246. 5,500
- Castelberg, Henry with Virginia I Stern, 2 E 55th st, et al exrs Isaac Stern. 20th st, Nos 13 & 15, n s, 302 w 5th av, 56x92. Subordination agreement. Jan 4. Jan 6, 1911. 3:822. nom
- City of N Y to Simon Cyge, 74 E 104th st. Transfer of tax lien for yrs 1891 to 1898 assessed to S H Norris, covering lot 22 on 91st st, n s, bet Col av & Central Park West. July 1, 2 yrs, 5 7/8%. Jan 7, 1911. 4:1205. 85.64
- Coppell, Mary L with GERMAN SAVINGS BANK, 157 4th av, 87th st, No 344 E. Agreement changing interest days. Jan 9, 1911. 5:1549. nom
- Congregation Agudath Achim of Harlem, a corpn, to Extension Fund Board of German Evangelical Synod of North America, 4019 St Louis av, St Louis, Mo. 140th st, Nos 169 & 171, on map No 171, n s, 612.6 w Lenox av, 37.6x99.11. P M. Prior mt \$16,000. Jan 9, due, &c, as per bond. Jan 10, 1911. 7:2009. 1,500
- Same to Evangelical Zions Church, 99 W 138th st. Same property. Prior mt \$17,500. Jan 9, due, &c, as per bond. Jan 10, 1911. 7:2009. 1,000
- Campbell, John J to Geo G De Witt, 39 W 51st st, et al exrs Matilda W Bruce. Bowery, No 295, e s, abt 150 n Stanton st, 24.5 x101.10x24.5x101.9 n s. P M. Jan 11, 1911, 3 yrs, 4 1/2%. 2:427. 22,750
- Devins, Margt L to TITLE GUARANTEE & TRUST CO. 57th st, No 227, n s, 330 e 3d av, 20x100.5. Jan 6, demand, 6%. Jan 7, 1911. 5:1331. 13,000
- Devins, Kathryn M exr Patrick Haran with TITLE GUARANTEE & TRUST CO, 176 Bway. 57th st, No 227 E. Subordination agreement. Jan 6. Jan 7, 1911. 5:1331. nom
- De Grauw, Marie E, at Kenmore Hotel, Albany, N Y, with Kate L Smythe, 202 W 103d st. Av C, No 199. Ownership agreement. Dec 17. Jan 6, 1911. 2:395. —
- Degener, Fredk E, 1642 Av A, to Margaretha wife Chas Ley, 1642 Av A. Av A, No 1672, s e cor 88th st, No 500, 25.2x75. P M. Prior mt \$—. Jan 4, 5 yrs, 4 1/2%. Jan 6, 1911. 5:1584. 6,000
- Dongan (Herbert) Const Co, 2 Wall st, to Franklin Pettit, 340 W 88th st. Wadsworth av, No 41, n e cor 175th st, 50x100. P M. Prior mt \$20,000. Jan 7, 1911, due, &c, as per bond. 8:2144. 12,500
- Dutting, J Henry to Louis Kahn, 10 W 75th st, et al trustees David Frank. 65th st, No 20, s s, 275 w Central Park West, 25x100.5. Jan 9, 1911, 3 yrs, 5%. 4:1117. 31,000
- Dutting, J Henry, 30 W 65th st, to Juliet R Jasper, 2034 Morris av. 65th st, No 20, s s, 275 w Central Park West, 25x100.5. Prior mt \$31,000. Jan 9, 1911, 1 yr, 6%. 4:1117. 2,500
- Dermody, Mary E to Alice J Schultz, 70 W 93d st. 9th av, No 405, w s, 134 n 32d st, 17.2x64. Prior mt \$—. Jan 6, 1 yr, 6%. Jan 10, 1911. 3:730. 1,000
- Davis, Jennie B widow to Mary K MacMahon, 528 W 111th st. 187th st, No 531 W. May 16, 1910, 3 yrs, 6%. Jan 11, 1911. 8:2159. 400
- Domestic & Foreign Missionary Soc of the Protestant Episcopal Church in U S with John Reisenweber, 8th av, Nos 981 to 987. Extension of \$180,000 mt until Dec 6, 1915, at 5%. Jan 11, 1911. 4:1048. nom
- Davis, John H to Jacob Axelrod, 200 Riverside Drive. Ams av, Nos 1525 & 1527, e s, 56 n 135th st, 43.11x100. Prior mt \$47,500. Jan 6, 1 yr, 6%. Jan 12, 1911. 7:1972. 10,000
- Einstein, Julius to Geo G De Witt, 39 W 51st st, et al exrs Matilda W Bruce. William st, No 176, e s, 51.5 s Spruce st, 25.10 x61.1x24.4x63.5. P M. Jan 11, 1911, 3 yrs, 4 1/2%. 1:100. 42,000
- Evans, Mabel to Carleton Curtis, at Yokohama, Japan, et al as committee Jeremiah W Curtis, Mad av, No 793, n e cor 67th st, No 27, 22.5x84. Jan 10, due, &c, as per bond. Jan 11, 1911. 5:1382. 50,000
- Eagleson, Wm H. of Bloomfield, N J, with Henry A C Taylor on East road, South Portsmouth, R I. Mad av, w s, extends from 82d to 83d sts, 204.4x60. Extension of \$200,000 mt until July —, 1912, at 4 1/2%. Jan 3. Jan 12, 1911. 5:1494. nom
- Ely, Edwin A, 47 W 57th st, with Henry W De Forest, 24 E 35th st. Lex av, No 18, s w cor 23d st, No 132, 98x25. Extension of \$50,000 mt until Sept 6, 1913, at 4%. Oct 18, 1910. Jan 12, 1911. 3:788. nom
- Fearey, Morton L, 133 W 11th st, to Augusta U Von Klencok, No 1 Rue du Dome, Paris, France. 80th st, No 171, n s, 200 w 3d av, 16.7x100. Jan 11, 5 yrs, 4 1/2%. Jan 12, 1911. 5:1509. 10,000
- 15 & 17 East Thirty-Second St Co, 49 Wall st, to Wm C Foster, 942 Greene av, Brooklyn. 32d st, Nos 15 & 17, n s, 120 w Mad av, 50x98.9. Prior mt \$300,000. P M. Jan 10, 3 yrs, 6%. Jan 12, 1911. 3:862. 50,000
- Fleischmann Realty & Constn Co, 507 5th av, with Fredk Dreher, 100 w 114th st, 102d st, No 305 E. Ownership agreement. Jan 12, 1911. 6:1674. nom
- Ferguson Bros & Forshay, Riverside Drive, n e cor 93d st, to Henry A Mark, 177 South Oxford st, Brooklyn, N Y. Riverside Drive, Nos 210 to 213, n e cor 93d st, No 329, runs n 114.4 x e 152.1 x s 50 x w 0 1/8 x s — to pt 25.8 n 93d st, x w 0 3/8 x s 25.8 to st, x w 97.9 to beg. Prior mt \$550,000. Jan 11, 3 yrs, 6%. Jan 12, 1911. 4:1252. 75,000
- Same to same. Same property. Certificate as to above mort. Jan 11. Jan 12, 1911. 4:1252. —
- Forschner, Geo S, 69 Beach av, Mamaroneck, N Y, to Max Mandelbaum, 127 E 72d st. 81st st, No 146, s s, 70 e Lex av, 22x104.4. Jan 9, due, &c, as per bond. Jan 11, 1911. 5:1509. 20,000
- Friedenberg, David S, 22 Mt Morris Park West, & Lizzie Meyer, 2 W 120th st, to Jacob Meyer, same address. 121st st, Nos 207 & 209, n s, 66.9 e 3d av, 34.10x71.9x—x43.8. Prior mt \$—. Jan 10, 5 yrs, 5%. Jan 11, 1911. 6:1786. 5,000
- Fox, Louise, Jersey City, N J, to Geo G De Witt, 39 W 51st st, et al, exrs Matilda W Bruce. Bway, No 481, w s, 239 n Grand st, 26.4x200.1 to Mercer st, No 54, x26.3x200.2. P M. Jan 6, 3 yrs, 4 1/2%. Jan 6, 1911. 2:474. 77,700
- Farr, Wm C with Evangelical Zions Church, 140th st, Nos 169 & 171 W, on map No 171. Extension of \$3,000 mt until Sept 1, 1913, at 5%. Dec 30. Jan 10, 1911. 7:2009. nom
- FARMERS LOAN & TRUST CO, 22 William st, with Metropolitan Printing Co, 213 W 26th st. 26th st, Nos 213 to 227, n s, 187.6 w 7th av, 199.6x98.9. Extension of \$140,000 mt until Dec 16, 1915, at 4 1/2%. Jan 12, 1911. 3:776. nom
- Furrer, Jacob with Evangelical Zions Church, 171 W 140th st. 140th st, Nos 169 & 171 W, on map No 171. Extension of \$2,000 mt until Sept 1, 1913, at 5%. Jan 10, 1911. 7:2009. nom
- Fraser, Alex W to American Mortgage Co, 31 Nassau st. 17th st, Nos 230 & 232, s s, 388 e 8th av, 50x84. Dec 21, 1 yr, 5%. Jan 6, 1911. 3:766. 21,000
- Frank, Betsey, 43 W 32d st, with American Mortgage Co, 17th st, Nos 230 & 232, s s, 388 e 8th av, 50x84. Subordination agreement. Jan 4. Jan 6, 1911. 3:766. nom
- Fraser, Alex W to American Mortgage Co, 31 Nassau st. 17th st, No 234, s s, 363 e 8th av, 25x84. Dec 21, 1 yr, 5%. Jan 6, 1911. 3:766. 10,000
- Fellows, Frank J, 3800 Bway, to Maria L Jones, 167 E 79th st, et al. 48th st, No 223, n s, 340 e 8th av, 20x100.5. P M. Dec 27, 3 yrs, 5%. Jan 7, 1911. 4:1020. 32,000
- Feldman, Elias, 41 Greene st, Newark, N J, to Lena Kopp, 89 Av B. 49th st, No 342, s s, 150 w 1st av, 25x100.5. Jan 6, demand, 6%. Jan 7, 1911. 5:1341. 1,000
- Frank, Christian, 424 E 16th st, to John Lucker, 511 E 86th st. 80th st, No 326, s s, 275 w 1st av, 25x102.2. Prior mt \$9,500. Jan 4, 3 yrs, 5%. Jan 6, 1911. 5:1542. 3,750
- Frank, Mary as admrx Jos A Frank to Mortimer M Singer, 311 W 74th st, guardian Robt A Chambers, 124th st, No 126, s s, 262.6 w Lenox av, 18.9x100.11. Dec 28, 3 yrs, 5%. Jan 7, 1911. 7:1908. 13,000
- Same & Marjorie G Singer with same. Same property. Subordination agreement. Dec 16. Jan 7, 1911. 7:1908. nom
- Frank, Mary admrx Jos A Frank & Helene Rendsburg with Mortimer M Singer, 311 W 74th st, guardian Robt A Chambers, 124th st, No 126 W. Subordination agreement. Dec 17. Jan 7, 1911. 7:1908. nom
- Fair Hat & Cap Co to Max Freund. Certificate as to chattel mt dated Dec 22, 1910. Dec 22. Jan 6, 1911. File. —
- Garone, Minnie to Angelo Bracio, 32 Mulberry st. Catherine st, No 76, w s, 46.4 s Oak st, 24.9x77.11x25.4x77.8, except part lying in alley on north. Prior mt \$16,000. Jan 5, 3 yrs, 6%. Jan 6, 1911. 1:252. 3,000
- Gruen, Fanny, 401 E 52d st, to Anne H Byrd, 69 Park av, & ano exrs Geo H Byrd. Delancey st, No 290, n s, 25 e Cannon st, 25x100. Jan 6, 1911, 5 yrs, % as per bond. 2:328. 18,000
- Graham, Jas V to Chas W Pierson, 925 Park av. 26th st, No 136, s s, 81 e Lex av, 19x49.4. Jan 6, 1911, 5 yrs, 5%. 3:881. 10,000
- Same to Gotham Mortgage Co, 38 Park row. Same property. Prior mt \$10,000. Jan 6, 1911, 1 yr, 6%. 3:881. 2,500
- Green, Max to Strauss Pritz Co, a corpn, of Cincinnati, Ohio. Forsyth st, No 98, e s, 25x100. Prior mt \$27,000. Dec 28, in-stalls, 6%. Jan 7, 1911. 2:418. 3,000
- Goldstone, Henry, 76 W 86th st, with John A Moore, 319 W 77th st. 9th av, No 268, s e cor 26th st, 20x55. Extension of \$5,000 mt until Jan 6, 1913, at 6%. Jan 6, 1911. 3:749. nom
- Grosso, Vincenza wife Alfonso Grosso to James Federici, 585 E 188th st. 115th st, No 424, s s, 245 e 1st av, 25x100.10. Prior mt \$10,000. Jan 3, due, &c, as per bond. Jan 6, 1911. 6:1708. 2,000
- Ginnane, Michl J to TITLE GUARANTEE & TRUST CO, 176 Bway. Pleasant av, No 411, w s, 67.6 s 122d st, 16.8x100. Jan 9, due, &c, as per bond. Jan 10, 1911. 6:1809. 3,500
- Greis, Louisa, 335 W 19th st, to Kath T Moore, 108 E 36th st. 19th st, No 335, n s, 375 w 8th av, 24.9x91.11; 19th st, No 337, n s, 375 e 9th av, 24.9x91.11. Leasehold. Jan 10, 1911, 3 yrs, 6%. 3:743. 5,000
- Graham, Thos, of Bklyn, N Y, with Thos G Field trustee Henry Weil, at Cedarhurst, L I. 2d av, Nos 1932 & 1934. Extension of \$36,000 mt until Dec 30, 1915, at 5%. Dec 30. Jan 10, 1911. 6:1671. nom
- Goldsmith, Morris & Louis Foreman to Benj Forman 4 Hester st. Monroe st, No 134, s s, 156.7 w Jefferson st, 14.10x100x14.11x100. Jan 11, 1911, 5 yrs, 6%. 1:256. 4,500
- Gitz, John to LAWYERS TITLE INS & TRUST CO. 2d av, No 1758, e s, 50.2 s 92d st, 25x80. Jan 11, 1911, 5 yrs, 4 1/2%. 5:1554. 11,000
- GREENWICH SAVINGS BANK with Abraham A Anderson, of Greenwich, Conn. 6th av, Nos 694 & 696. Extension of \$25,000 mt until Dec 1, 1915, at 4 1/2%. Dec 3. Jan 11, 1911. 3:841. nom
- Gerard, Sumner to Mary D Gerard, 725 5th av. 53d st, No 58, s s, 100 w Park av, 16x100.5. P M. Jan 11, 3 yrs, 5%. Jan 12, 1911. 5:1288. 32,000
- Geiger, Chas & Solomon Braverman, 305 Grand st, with Frances H Catlin, at Morristown, N J. 111th st, Nos 215 & 217, n s, 197.6 e 3d av, 37.6x100.11. Agreement as to share ownership in bond & mt. Apr 22, 1910. Jan 12, 1911. 6:1661. nom
- Goldsmith, Clara guardian Olga Goldsmith with Nathan Coleman, 2176 Bway. 25th st, Nos 350 & 352, s s, 200 e 9th av, 50x98.9. Extension of \$50,000 mt until Dec 1, 1913, at 5%. Dec 6. Jan 12, 1911. 3:748. nom
- Holtzberg, Isaac, 148 W 111th st, with Isaac Marx, 85 W 118th st. 112th st, Nos 210 & 214 E. Extension of mt for \$39,500 to Dec 15, 1913, at 5 1/2%. Dec 15. Jan 12, 1911. 6:1661. nom
- Holland Holding Co to GREENWICH SAVINGS BANK, 246 6th av. 36th st, Nos 19 & 21, n s, 322 w 5th av, 48x98.9. P M. Jan 12, 1911, due, &c, as per bond. 3:838. 125,000
- Hensle Constn Co to Wm Austin, 91 Fletcher av. Mt Vernon, N Y. Lawrence st, No 136, s s, 195.4 w Old Bway, runs w 36.2 x w 14.8 x s 30.3 to e s Bway, No 3210, x s 69 x e 18 x n 99.6 to beg. Jan 12, 1911, 3 yrs, 6%. 7:1982. 10,000
- Same to same. Same property. Consent to above mort. Jan 12, 1911. 7:1982. —
- Same to same. Same property. Certificate as to above mort. Jan 12, 1911. 7:1982. —
- Herren, Emma J, of Tarrytown, N Y, to TITLE GUARANTEE & TRUST CO, 176 Bway. 57th st, No 345, n s, 237 e 9th av, 19x100.5. Jan 12, 1911, due, &c, as per bond. 4:1048. 18,000
- Hixon, Jas B, at Douglaston, L I, to Sophia Plump, 12 W 126th st. 126th st, No 12, s s, 160 w 5th av, 18.9x99.11. P M. Jan 10, 3 yrs, 5%. Jan 11, 1911. 6:1723. 12,000
- Hess, Chas E, of Bklyn, N Y, to Geo G De Witt, 39 W 51st st, et al exrs Matilda W Bruce. Bway, No 416, s e cor Canal st, Nos 276 to 282, runs s e 119.1 x s w 28 x n w 33 x n e 20.10 x n w 85 to Bway x n 33.2 to beginning. P M. Jan 11, 1911, 3 yrs, 4 1/2%. 1:196. 192,500
- Hopkins, Emma A to BOWERY SAVINGS BANK, 128 Bowery. Bway, No 1151, w s, 75 s 27th st, 25.4x76.2x26.9x76.4. Jan 10, 3 yrs, 5%. Jan 11, 1911. 3:828. 11,000
- Herrfeldt, Bertha C, 552 Jefferson av, Bklyn, with EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Goerck st, Nos 59 to 65, w s, 150 n Delancey st, 100x100. Subordination agreement. Jan 9. Jan 10, 1911. 2:328. nom
- Hankinson, Phebe W, Annie M & Grace W devisees Wm H Hankinson to Harris D Colt, 14 E 60th st, trustee Edw M Cameron. 85th st, No 62, s s, 194 e Col av, 19x102.2. Jan 6, 1911, 5 yrs, 4 1/2%. 4:1198. 19,000
- Hayman, Morris H with TITLE INS CO of N Y, 135 Bway. 25th st, n s, 325 w 6th av, 75x98.9. Subordination agreement. Jan 6. Jan 7, 1911. 3:801. nom
- Harft, Charles to TITLE GUARANTEE & TRUST CO, 176 Bway. Barrow st, s w cor Bedford st, No 83, 50x23.9x50x24.5; Bedford st, No 81, w s, 25x50. Jan 9, 1911, due, &c, as per bond. 2:584. 18,000



- Hermitage Co to Kaufman G Falk, 23 E 76th st. 58th st, No 234, s s, 390 e 3d av, 30x100.5. Jan 5, 3 yrs, 5%. Jan 6, 1911, 5:1331. 34,000
- Same to same. Same property. Certificate as to above mt. Jan 5. Jan 6, 1911. 5:1331. —
- Same & Mary S Atterbury with same. Same property. Subordination agreement. Dec 29. Jan 6, 1911. 5:1331. nom
- Haas, Annie V to N Y SAVINGS BANK, 81 8th av. 39th st, No 49, n s, 712.10 w 5th av, 21.5x98.9. Jan 9, 1911, due, &c, as per bond. 3:841. 3,000
- Hoffstot, Frank N, 145 W 58th st, with METROPOLITAN LIFE INS CO. Bway, Nos 364 & 366, n e cor Franklin st, No 58, 50 x150 to Cortlandt alley. Extension of \$700,000 mt until May 1, 1914, at 5%. Dec 23. Jan 12, 1911. 1:172. nom
- Isabelle Realty Co to TITLE GUARANTEE & TRUST CO, 176 Bway. 40th st, No 546, s s, 150 e 11th av, 25x98.9. P M. Jan 9, 1911, due, &c, as per bond. 3:711. 9,000
- Imhof, Anthony G to Franz Schuetz, 212 E 83d st. 18th st, No 249, n s, 178 e 8th av, 26x90. Prior mt \$14,000. Jan 3, 2 yrs, 6%. Jan 10, 1911. 3:968. 4,000
- Inwood Land & Impt Co, 25 Broad st, with Danl E Seybel & ano trustees Isaac M Dyckman. Spuyten Duyvil Creek, s s, adj lands of Dyckman & Thalman and known as lot 92 map No 725 of Dyckman estate, contains 11 496-1,000 acres, with land under water, &c. Extension of \$26,000 mt until Jan 1, 1914, at 5½%. Jan 3. Jan 11, 1911. 8:2248 & 2252. nom
- Inwood Land & Impt Co, 25 Broad st, with Julia A Lockwood & ano exrs, &c, Jno E Lockwood. Emerson st, w s, 197 n Emerson st, 96.7x558.1 to s w s Prescott av, x207.4x482.8x172.6 to beginning. Extension of \$15,000 mort until Jan 1, 1914, at 5½%. Jan 3. Jan 11, 1911. 8:2254 & 2248. nom
- Inwood Land & Impt Co, 25 Broad st, with Leontine J Frost trustee Levi A Lockwood. Prescott av, e s, 100 n Emerson st, runs n 586.9 to Spuyten Duyvil Creek, x s e — x s w 240 to n s Emerson st, x w 85.5 x n 100 x w 100 to beg. Extension of \$13,000 mort until Jan 1, 1914, at 5½%. Dec 29. Jan 11, 1911. 8:2253. nom
- Jacobowitz, Jonas & Morris Roth to Rosa Beller, 372 E 4th st. 4th st, No 372, s w s, 121 e Av D, 23x96. P M. Prior mt \$9,500. Dec 28, 3 yrs, 6%. Jan 9, 1911. 2:357. 3,410
- Jerome Holding Co to Esperanto Mortgage Co, 37 Liberty st. 6th av, Nos 110 & 112, s e cor 9th st, Nos 66 & 68, runs s 43.8 x e 77.6 x n 20.2 x e 0.1 x n 23.6 to st x w 77.7 to beginning. Agreement modifying terms of mt. Dec 20. Jan 6, 1911. 2:572. nom
- Jacoby, Rosa, 2705 Jamaica av, Richmond Hill, Borough of Queens, to Leontine Klein, 72 Norman av, Bklyn. Houston st, No 336, n e s, abt 275 w Av C. 23x74.9x23x76.2 n w s. Prior mt \$20,000. Jan 5, 3 yrs, 6%. Jan 6, 1911. 2:384. 6,000
- Jackson, Mary E to FARMERS LOAN & TRUST CO, 22 William st. John st, No 105, e s, 20 s Cliff st, runs e 47.5 x s 15.9 x s e 12 x s e 13 x e 15 x s 3 x w 16 x n w 16.6 x w 43.7 to John st x n 19.7 to beginning, except part for John st. Jan 5, 3 yrs, % as per bond. Jan 10, 1911. 1:75. 10,000
- Kinsella, Mary to Eliz T Coury, 252 E 49th st. 49th st, No 252, s s, 59 w 2d av, 19x70.5. Dec 31, 3 yrs, 5%. Jan 7, 1911. 5:1322. 6,000
- Kassel, Ida wife of & Abraham Kassel to Louis Jacoby. 73d st, No 120, s s, 175 e Park av, 18.9x102.2. Prior mt \$—. Aug 23, due, &c, as per bond. Jan 7, 1911. 5:1407. 19,500
- Klippel, Nicholas, Jr, 10 E 112th st, to Margt Ley, 1642 Av A. 112th st, No 10, s s, 175 e 5th av, 25x100.11. P M. Jan 4, 5 yrs, 4½%. Jan 6, 1911. 6:1617. 13,000
- Kneeland, Adele with Wilhelmine Hasslacher. 101st st, No 73 W. Extension of \$20,000 mt until Nov 1, 1915, at 5¼%. Dec 16, 1910. Jan 9, 1911. 7:1837. nom
- Kurzrok, Max, of Bklyn, N Y, to Virginia I Stern, 2 E 55th st, et al exrs, &c, Isaac Stern. 6th av, No 250, n e cor 16th st, No 57, 29.10x65; 16th st, No 55, n s, 65 e 6th av, 30x92. Jan 6, 1911, 5 yrs, 5%. 3:818. 250,000
- King, Abel, 148 E 65th st, & Isaac Schorsch, 38 W 97th st, with Placid Realty Co, 35 Nassau st. 163d st, Nos 525 to 535, n s, 210 e Bway, 2 lots, 77.6x99.11. Extension of 2 mts for \$10,000 each until Dec 1, 1913, at 6%. Nov 30. Jan 7, 1911. 8:2122. nom
- Kinsella Const Co to Anthony Schwoerer, Jr, 407 E 146th st. Claremont av, w s, 125.7 s 122d st, 99.5x100. Prior mt \$240,000. Jan 5, due, &c, as per bond. Jan 6, 1911. 7:1991. 35,000
- Same to same. Same property. Certificate as to above mt. Jan 5. Jan 6, 1911. 7:1991. —
- Kassel, Abraham & Isaac Goldberg with David & Irving Baum exrs, &c, Mayer Baum. Cherry st, No 346, on map Nos 346 & 350, n w cor Montgomery st, Nos 64 & 66, —x—. Ownership agreement. Jan 18, 1910. Jan 10, 1911. 1:258. —
- Katzenberg, Ida with Jane E Oothout, 218 Mad av. Mad av, No 1315. Extension of \$20,000 mt until Dec 1, 1913, at 4½%. Dec 28. Jan 10, 1911. 5:1504. nom
- Klingmann, John to GERMAN SAVINGS BANK, 157 4th av. 8th av, No 2629, w s, 39.11 n 140th st, 20x90. Jan 10, 1911, 5 yrs, 4½%. 7:2042. 12,000
- Krim, Moses L, 242 E 2d st, to Frances Grisch, 51 Prospect pl. 5th st, No 431, n s, 175 w Av A, 24.9x97. P M. Prior mt \$15,000. Jan 12, 1911, 10 yrs, 6%. 2:433. 6,500
- Leonard, Wm D exr Jno J Sperry to HARLEM SAVINGS BANK, 124 E 125th st. 125th st, No 107, n s, 90 e Park av, 25.6x99.11. Jan 12, 1911, 5 yrs, —% as per bond. 6:1774. 25,000
- Lederer, Caroline with Alfred Lederer. Morningside av, No 171. Agreement to reconvey to party 1st part upon payment of \$642.03. July 30, 1910, 1 yr, —%. Jan 12, 1911. 7:1953. nom
- Lorillard, Louis L, of Newport, R I, to TITLE GUARANTEE & TRUST CO, 176 Bway. Duane st, Nos 122 & 124, s e cor Church st, Nos 179 to 189, 50x116.9x50x117.3; Bway, No 451, w s, abt 200 n Canal st, 25x200.3 to Mercer st, No 28, x25.2x 200.3. 1-3 part. All title. Jan 10, due, &c, as per bond. Jan 11, 1911. 1:150 & 231. 25,000
- LAWYERS TITLE INS & TRUST CO with Julia Lewis. 123d st, No 47 E. Extension of \$9,000 mt until Dec 4, 1915, at 5%. Dec 3. Jan 11, 1911. 6:1748. nom
- Lustgarten, Tillie with EMIGRANT INDUSTRIAL SAVINGS BANK. 51 Chambers st. Goerck st, Nos 59 to 65, w s, 150 n Delancey st, 100x100. Subordination agreement. Jan 5. Jan 10, 1911. 2:328. nom
- Lehman, Mitchel & Albert to Isaac Untermyer, 15 E 60th st, et al exrs Bernard Lowenstein. 42d st, No 249, n s, 218.9 e 8th av, 18.9x100.5. Equal lien with mt for \$40,000. Jan 10, 1911, due June 27, 1915, 5%. 4:1014. 9,500
- L & M Holding Co to Josephine E Carpenter, at Bar Harbor, Me. 170th st, n s, 145 w Ft Washington av, 50x97.6. Jan 9, 4 yrs, 5%. Jan 10, 1911. 8:2139. 45,000
- Same to same. Same property. Certificate as t oabove mt. Jan 9. Jan 10, 1911. 8:2139. nom
- Lotsch, Louis S & Wm O Sevecke to Mary Vostrovsky or Mary Vostrovsky Jerome, 25 1st av, Astoria, L I. 112th st, No 124, s s, 205 e Park av, 25x100.11. Jan 9, due as per bond. Jan 10, 1911. 6:1639. 1,500
- LAWYERS TITLE INS & TRUST CO with Hennessy Realty Co. 114th st, No 421, n s, 100 e Ams av, 50x100.11. Extension of \$110,000 mt until July 1, 1915, at 5%. July 1. Jan 9, 1911. 7:1867. nom
- Losche, Carrie L, of Highwood Park, N J, to TITLE GUARANTEE & TRUST CO, 176 Bway. Perry st, No 88, s e cor Bleeker st, No 383, 61.7x25. Jan 7, due, &c, as per bond. Jan 9, 1911. 2:621. 18,000
- Lustgarten, Anie, 42 Av D, to UNION TRUST CO of N Y, 80 Bway. Av D, No 42, s e s, 24 n e 4th st, 24x100. Jan 6, 5 yrs, 5%. Jan 9, 1911. 2:360. 17,000
- Same to Milton M Blumenthal, 30 W 127th st. Same property. Prior mt \$17,000. Jan 7, due, &c, as per bond. Jan 9, 1911. 2:360. 1,000
- Same & Jene Posner with UNION TRUST CO, 80 Bway. Same property. Subordination agreement. Jan 6. Jan 9, 1911. 2:360. nom
- Lynn, Wauhope & Henry W Unger to TITLE INS CO of N Y, 135 Bway. 6th av, No 124, e s, 65.5 s 10th st, 26.9x78.6. P M. Jan 9, 1911, 3 yrs, 5%. 2:573. 16,000
- Levin, Morris to Jacob Hirsch, 25 W 87th st. Bway, s w cor 153d st, No 600, 99.11x150. Assign rents to secure \$225,000. Dec 6, 1910. Jan 6, 1911. 7:2099. nom
- Louvre Realty Co to Emanuel Glauber, 100 W 121st st. Mad av, s w cor 94th st, 100x87.6. Prior mt \$216,000. Jan 6, demand, 6%. Jan 7, 1911. 5:1505. 7,000
- Same to same. Same property. Certificate as to above mt. Jan 6. Jan 7, 1911. 5:1505. —
- Lupton Printing Co, 23 City Hall pl, to Annie E Lupton, 839 St Marks av, Bklyn, N Y, & ano exrs Frank M Lupton. City Hall pl, Nos 23 to 27, s s, abt 175 e Duane st, —x—, 3d, 4th & 5th floors. Leasehold. Jan 6, demand, 6%. Jan 7, 1911. 1:159. 45,000
- Landsmann Co to Wm M Purdy, 32 E 63d st. Broome st, No 232, n s, 43.6 w Essex st, 22x88.6. Jan 6, 5 yrs, 4½%. Jan 7, 1911. 2:409. 17,000
- Same to same. Same property. Certificate as to above mt. Dec 28. Jan 7, 1911. 2:409. —
- Lindenborn, Solomon to Virginia I Stern, 2 E 55th st, et al exrs Isaac Stern. 20th st, Nos 13 & 15, n s, 302 w 5th av, 56x92. Jan 6, 1911, due, &c, as per bond. 3:822. 210,000
- Ledyard Const Co & N Y & N J Home Site Development Co with Jas A Mooney, 100 Fenimore st, Bklyn. Manhattan av, No 439, n w cor 118th st, No 351, 100.11x100. Agreement as to assignment of rents. Dec 28. Jan 12, 1911. 7:1945. nom
- Marmac Const Co to I Randolph Jacobs, 340 W 86th st. 22d st, Nos 150-154, s s, 195.10 s e 7th av, 62.6x98.9. Prior mt \$210,000. Jan 6, 3 yrs, 5%. Jan 7, 1911. 3:797. 50,000
- Same to same. Same property. Certificate as to above mt. Jan 6. Jan 7, 1911. 3:797. —
- Mooney, Thos J, 223 E 19th st, to Rebecca T Mathews, 30 W 57th st. 23d st, Nos 403 & 407, n s, 81.6 e 1st av, 75x98.9. Jan 5, 5 yrs, 5%. Jan 6, 1911. 3:955. 60,000
- Same & Thos Lenane with same. Same property. Subordination of mt for \$12,000 to mt for \$60,000. Jan 5. Jan 6, 1911. 3:955. nom
- Meyering, Anton to Harriet D Potter, at Pau, France. 104th st, No 204, s s, 90 e 3d av, 20x50.5. Jan 5, due, &c, as per bond. Jan 6, 1911. 6:1653. 7,500
- Miller, Carrie A to TITLE INS CO of N Y, 135 Bway. 18th st, No 348, s s, 225 e 9th av, 25x92. Jan 9, 1911, 3 yrs, 5%. 3:741. 11,000
- Manhattan Trade School for Girls, a corpn, to ALBANY SAVINGS BANK at Albany, N Y. 23d st, Nos 209 to 213, n s, 146.4 e 3d av, 73.3x98.9x73.2x98.9. Bldg loan. Jan 7, 5 yrs, 5%. Jan 9, 1911. 3:904. 97,500
- Morse, Edwd L with Laurence Greer. 56th st, No 126 E. Extension of \$18,000 mt until Jan 1, 1914, at 5%. Sept 24. Jan 9, 1911. 5:1310. nom
- MERCANTILE TRUST CO, 120 Bway, with 17 E 97th St Co, 135 Bway, & Mannados Realty Co, 100 Bway. 97th st, No 17 E. Extension of \$215,000 mt until Jan 6, 1914, at 5%. Jan 6. Jan 8, 1911. 6:1603. nom
- Manahan, Mary G wife of & Thos F, 159 E 72d st, to City Equity Co, 165 Bway. 72d st, No 159, n s, 150 w 3d av, 29x102.2. Prior mt \$29,000. Dec 3, due Dec 1, 1911, 6%. Jan 9, 1911. 5:1407. 5,000
- Marmac Const Co, with N Y SAVINGS BANK, 81 8th av. 22d st, Nos 150 to 154, s s, 195.10 e 7th av, 62.6x98.9. Extension of \$260,000 mt until Jan 1, 1916, at 5%. Jan 9, 1911. 3:797. nom
- McKenna, Thos P, 654 West End av, with Ferdinand W Fey, 1346 Prospect av. Jones st, No 9, n s, 95 w 4th st, 25x100x24.11x 100. Extension of \$6,000 mt until Apr 1, 1913, at 6%. Jan 6. Jan 9, 1911. 2:590. nom
- Muller, Robt to Luder Reinken, 124 E 62d st, 87th st, No 246, s s, 100 w 2d av, 25x100.8. Jan 10, 1911, 5 yrs, 4½%. 5:1532. 14,000
- Mayer, Lena, 2333 7th av, to Amelia Ruter & ano, 47 W 92d st. St Nich av, No 418, e s, 229.10 n 130th st, 26.9x105. Prior mt \$—. Jan 10, 1911, 5 yrs, 5%. 7:1958. 23,000
- Moody, Louise A with Ralph P Blake, 526 W 173d st. Audubon av, Nos 181 & 187, n e cor 174th st, 63x100. Extension of \$10,000 mt until Jan 1, 1913, at 6%. Jan 9, 1911. 8:2131. nom
- McLanahan, Caroline S wife Geo X, of Washington, D C, to Anthony G Imhof, 2958 Marion av. Mad av, No 158. Leasehold. Jan 7, demand, 5%. Jan 11, 1911. 3:862. 9,500
- McCall, Edw E, 321 W 86th st, to John R Hegeman at Mamaron-eck, N Y, et al trustees Metropolitan Staff Savings Fund. 86th st, No 321, n s, 269 w West End av, 17x100.8. Jan 5, due Apr 1, 1916, 5%. Jan 11, 1911. 4:1248. 26,000
- M R L Bldg Co to Jacob Axelrod, 200 Riverside Drive. 153d st, n s, 300 e Ams av, 219.10 to St Nich av x102.2x198.4x99.11. P M. Prior mt \$55,000. Jan 11, due, &c, as per bond. Jan 12, 1911. 7:2068. 44,000
- Manhattan Mutual Realty Co to RIVERHEAD SAVINGS BANK. Certificate as to mt for \$2,400 covering land in Queens Co, N Y. Jan 4. Jan 12, 1911. —
- Naugle (David) Constn Co to TITLE GUARANTEE AND TRUST CO, 176 Bway. 10th st, No 271, n s, 73 w Greenwich st, 27x95. Bldg loan. Jan 11, demand, 6%. Jan 12, 1911. 2:631. 13,000
- Same to same. Same property. Certificate as to above mort. Jan 11. Jan 12, 1911. 2:631. —
- Naughtin, Jas H, 701 W 178th st, to Royal Holding Co, 128 Bway. 3d av, No 1444, s w cor 82d st, Nos 176 to 180, 25.6x102.2. P M. Prior mt \$32,000. Jan 10, 1911, 3 yrs, 5%. 5:1510. 8,000
- N Y LIFE INS CO with N Y Real Estate Security Co, 7 Pine st. Wadsworth av, s s, 60.2 n 185th st, runs n 154.5 x w 150 x n 2 x w 176.4 to e s Bway at point 214.6 n 185th st x s 149.5 x e 306 to beginning; 11th av, s w cor 186th st, 157.2x300 to e s Wadsworth av x155.2x300. Extension of 2 mts aggregating \$85,000 until Jan 1, 1914, at 6%. Jan 9, 1911. 8:2166-2167. nom
- No 383 7th Av, a corpn, to Geo Ehret, 1197 Park av. 7th av, Nos 383 & 385, n e cor 31st st, Nos 165 & 167, 33.9x60. Leasehold. Jan 10, 1911, demand, 5%. 3:807. 10,000



# DENNIS G. BRUSSEL

## ELECTRIC WIRING AND LIGHT HEAT APPARATUS FOR POWER

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

N Y Real Estate Security Co to EMPIRE TRUST CO, 42 Bway. 5th av, n e cor 105th st, runs n 201.10 to s s 106th st x e 150 x s 100.11 x w 50 x s 100.11 to 105th st x w 100 to beginning. Prior mt \$165,000. Jan 9, demand, 6%. Jan 10, 1911. 6:1611. 35,000

Same to same. Same property. Certificate as to above mt. Jan 4, Jan 10, 1911. 6:1611. —

Nelson (Andrew) Co to Helen H Jenkins, at Norfolk, Conn, & ano. 15th st, No 147, n s, 270 e 7th av, 20x103.3. P M. Jan 4, 2 yrs, 4½%. Jan 11, 1911. 3:791. 12,000

Nelson (Andrew) Co to Christopher H Steinkamp, 110 E 86th st. 15th st, No 147, n s, 270 e 7th av, 20x103.3. P M. Jan 4, 2 yrs, 6%. Jan 11, 1911. 3:791. 2,000

N Y Exchange for Womens Work, a corpn, with BANK FOR SAVINGS in City N Y. Mad av, No 334, n w cor 43d st, 25.5x95. Extension of \$20,000 mt until Apr 24, 1912, at 4½%. July 6, 1910. 5:1278. Corrects error in issue of July 23 when Mad av No was 1334 and section was 6. —

N Y Real Estate Security Co, 7 Pine st, to EMPIRE TRUST CO, 42 Bway, as trustee. St Nich av, s w cor 186th st, 157.2x300 to Wadsworth av x155.2x300; Wadsworth av, w s, 60.2 n 185th st, runs n 154.5 x w 150 x n 2.1 x w 175.4 to e s Bway x s 149.5 x e 306 to beginning. Supplemental to mt recorded Dec 17, 1908, covering land in Sec 1, also Westchester Co. Jan 9, Jan 11, 1911. 8:2166 & 2167. —

N Y Real Estate Security Co, 7 Pine st, to EMPIRE TRUST CO, 42 Bway, trustee. 5th av, n e cor 105th st, runs n 201.10 to 106th st x e 150 x s 100.11 x w 50 x s 100.11 to 105th st x w 100 to beginning. Supplemental to mt recorded Dec 17, 1908, covering land in Sec 1, & also land in Westchester Co. Jan 9, Jan 11, 1911. 6:1611. —

North Holding Co to N Y Mortgage & Security Co, 135 Bway. 89th st, n s, 100 e West End av, 75x100.8. Certificate as to above mt. Dec 16, Jan 9, 1911. 4:1237. —

Newman, Jacob, 36 W 87th st, with Virginia I Stern et al exrs Isaac Stern. 6th av, No 250, n e cor 16th st, No 55, —. Subordination agreement. Jan 6, Jan 9, 1911. 3:818. —

N Y Real Estate Security Co, 7 Pine st, to N Y LIFE INS CO, 346 Bway. St Nich av, s w cor 186th st, 157.2x300 to Wadsworth av x155.2x300; Wadsworth av, w s, 62.2 n 185th st, runs n 154.5 x w 150 x n 2.1 x w 76.4 x s 149.5 x e 306 to beginning. Jan 9, 1911, 3 yrs, 6%. 8:2166 & 2167. 65,000

Same to same. Same property. Certificate as to above mt. Jan 9, 1911. —

Same to Benj Blossom, 71 Central Park West. Same property. Prior mt \$150,000. Jan 9, 1911, 1 yr, 6%. 8:2166 & 2167. 50,000

Same to same. Same property. Certificate as to above mt. Jan 9, 1911. 8:2166 & 2167. —

Neumer, Ferdinand, 20 W 95th st, to Geo Ehret, 1197 Park av, 20th st, No 147, n s, 234.2 e 7th av, 22x92x24.6x92. Jan 6, 1911, 2 yrs, 5%. 3:796. 8,000

Newman, Jas H to Evelyn C Manley, 49 W 44th st. Barrow st, No 44, n s, 192.6 w Bleecker st, 22.6x97. Prior mt \$9,500. Jan 3, 1 yr, 6%. Jan 9, 1911. 2:588. 500

Newman, Isaac & Ludwig Freund with Rebecca Lowy, 380 E 155th st, & ano. 115th st, No 50 W. Extension of \$4,000 mt until Jan 6, 1913, at 6%. Dec 19, Jan 7, 1911. 6:1598. —

N Y Real Estate Security Co to CARNEGIE TRUST CO. Certificate as to mt for \$450,000 on property at Mamaroneck & Eastchester. Dec 29, Jan 6, 1911. File. —

O'Connor, John to Francis H Hanford, 117 W 130th st, as committee Mary E Hays. 106th st, No 113, n s, 175 w Col av, 25.6 x100.11. Jan 2, 5 yrs, 5%. Jan 6, 1911. 7:1861. 30,000

Ormsby, Frank G, of Easton, Pa, to Laura S Lachenour, 231 Spring Garden st, Easton, Pa. 111th st, Nos 525 to 531, n s, 375 w Ams av, 100x100.11. Jan 5, due, &c, as per bond. Jan 6, 1911. 7:1883. 40,000

Oelschlaeger, Oswald, of Hoboken, N J, to Banyer Clarkson, 26 W 50th st, exr, Augustus L Clarkson & ano. 23d st, No 112, s s, 150 e 4th av, 25x98.9. P M. Jan 10, 1911, 3 yrs, 4½%. 3:878. 70,000

O'Neill, Mary to Joseph Edelstein, 112 E 17th st. Essex st, No 48, e s, 71.3 s Grand st, 30.1x66.8x30x66.8. Jan 7, due Apr 7, 1911, 6%. Jan 11, 1911. 1:311. 3,500

Olsen, Ole H, 1558 Crotona Park E, with American Mortgage Co. 17th st, Nos 230 to 234, s s, 363 e 8th av, 75x84. Subordination agreement. Jan 5, Jan 6, 1911. 3:766. —

Pennacchio, Francesco, of Schenectady, N Y, to Antonio Orlando, 64 Mulberry st. Mulberry st, No 75, w s, 100 n Bayard st, 25x 100. Prior mt \$—. Dec 29, 2 yrs, 6%. Jan 7, 1911. 1:199. 775

Pultz, Helen A, wife John T with Rebecca T Mathews, 30 W 57th st. Madison av, No 529. Extension of \$40,000 mt until Jan 3, 1914, at 4½%. Jan 3, Jan 7, 1911. 5:1289. —

Pell, Melissa A, Francis L & Jas D, & Leta P Wright as trustees Walden Pell & Melissa A Pell individ & as extrx Walden Pell to TITLE GUARANTEE & TRUST CO, 176 Bway. 6th av, Nos 38 & 40, n e cor 4th st, No 149, runs n 33.1 x e 65.4 x n 39.2 x e 4 x n 23.10 x e 32.6 x s 96.2 to st x w 99.10 to beginning. Jan 4, due, &c, as per bond. Jan 6, 1911. 2:552. 25,000

Pinkus, Fredk, 70 E 56th st, to UNION DIME SAVINGS BANK, 701 6th av. 56th st, No 70, s s, 156 w Park av, 18x100.5. Jan 6, 1911, due, &c, as per bond. 5:1291. 7,000

Princeton Constn Co to Wm H Eagleson, 43 Weaver av. Bloomfield, N J. Madison av, n w cor 82d st, 204.4 to 83d st, x60. P M. Jan 11, 1 yr, 6%. Jan 12, 1911. 5:1494. 95,000

Posner, Jene & Harry Rudawsky with Anie Lustgarten & Fannie Orner. Av D, No 42. Agreement as to amount due on mt, &c, Mar 31, Jan 12, 1911. 2:360. —

Russack, Davis, 305 E 102d st, to Saul Bernstein, 1845 7th av. 102d st, No 305, n s, 100 e 2d av, 37.6x100.11. Prior mt \$40,500. Jan 9, installs, 6%. Jan 12, 1911. 6:1674. 1,000

Rinaldo, Louis to Hiram Rinaldo, 64 W 83d st, & ano. 110th st, No 348, s w cor 1st av, Nos 2131 to 2135, 75x75.11. Prior mt \$—. Jan 6, 1 yr, 6%. Jan 12, 1911. 6:1681. 4,600

Resch, Jos to F & M Schaefer Brewing Co, 114 E 51st st. 81st st, Nos 526 & 528, s s, 223 w East End av, 50x102.2. P M. Prior mt \$—. Jan 10, 1 yr, 5%. Jan 12, 1911. 5:1577. 13,000

Runyon, Wm C, of Newark, N J, with Marshall Realty Co, 93 Nassau st. Mott st, Nos 123 & 125, w s, 49.10 n Hester st, —. Extension \$4,000 mt until Jan 1, 1913, at 6%. Jan 9, 1911. 1:237. —

Rinaldo, Louis to Julia Ablowich, 64 W 83d st. 1st st, No 50, n s, 310.8 e 2d av, 23.11x100.1x24.6x100.3. Prior mt \$—. Jan 5, 1 yr, 6%. Jan 9, 1911. 2:443. 2,000

Rinaldo, Louis to Julia Ablowich, 64 W 83d st. 1st st, No 48, n s, 286.8 e 2d av, 24x100.3x26.6x100.1. Prior mt \$—. Jan 5, 1 yr, 6%. Jan 9, 1911. 2:443. 2,000

Rinaldo, Louis to Julia Ablowich, 64 W 83d st. 1st st, No 46, n s, 262.6 e 2d av, 24.2x100.1x23.11x100. Prior mt \$—. Jan 5, 1 yr, 6%. Jan 9, 1911. 2:443. 2,000

Rosenthal, Louis M to Louis A Boettiger, 67 Decatur st, Bklyn, N Y. 6th st, No 528, s s, 399.6 e Av A, 25x97. P M. Jan 7, 5 yrs, 5%. Jan 9, 1911. 2:401. 20,000

Same to Chas Guntzer, 220 E 49th st. Same property. P M. Prior mt \$20,000. Jan 7, 3 yrs, 6%. Jan 9, 1911. 2:401. 4,000

Reed, Wm C, 406 W 19th st, to N Y SAVINGS BANK, 81 8th av. 19th st, No 406, s s, 100 w 9th av, 25x92. Jan 9, 1911, due, &c, as per bond. 3:716. 7,000

Rothschild, Norman & Arthur B & Mary J Dillon exrs Edw F Dillon with Mary J Smith, at St Regis Home, 140th st & Hudson River. 84th st, No 313, n s, 175 e 2d av, 25x102.2. Subordination agreement. Jan 6, Jan 9, 1911. 5:1547. —

Realty Co of America, 2 Wall st, with METROPOLITAN LIFE INS CO, 1 Mad av. West End av, n e cor 89th st, 100.8x100. Subordination agreement. Jan 5, Jan 6, 1911. 4:1237. —

Rothschild, Arthur B & Norman to Mary J Smith, at St Regis Home, 140th st & Hudson River. 84th st, No 313, n s, 175 e 2d av, 25x102.2. Jan 7, 1911, 3 yrs, 5%. 5:1547. 13,000

Rechten, John H, to George Ehret, 1197 Park av. Duane st, No 187. Saloon lease. Jan 9, demand, 6%. Jan 10, 1911. 1:142. 7,000

Rubinstein, Sarah to Ella R Eliot, 584 St John av, Pasadena, Cal. 134th st, No 126, s s, 295 e 7th av, 30x99.11. Jan 9, due May 24, 1914, 5%. Jan 10, 1911. 7:1918. 22,000

Rosalsky, Otto A & Bessie Subin to PUBLIC BANK of N Y City, at 89 Delancey st. 14th st, No 515, n s, 216 e Av A, 25x103.3. Jan 5, due, &c, as per bond. Jan 10, 1911. 3:972. 20,000

Same to same. Same property. Prior mt \$20,000. Jan 5, 3 yrs, 6%. Jan 10, 1911. 3:972. 5,000

Realty Holding Co, 907 Bway, with TITLE INS CO of N Y. 135 Bway. 25th st, Nos 24 & 26, s s, 450 e 6th av, —. Subordination agreement. Jan 10, 1911. 3:826. —

Raab, Chas, 237 W 60th st, to John I Downey, 43 E 57th st. 60th st, Nos 239 & 241, n s, 225 e West End av, 2 lots, each 25x 100.5. 2 P M mts, each \$8,000. Jan 10, 3 yrs, 5%. Jan 11, 1911. 4:1152. 16,000

Roche, Anne to Teresa Winter, 555 Eastern Parkway, Brooklyn. 93d st, No 180, s s, 116.8 w 3d av, 16.8x100.8. P M. Jan 11, 1911, 5 yrs, 5%. 5:1521. 8,000

Same to Mary U Quinn, 180 E 93d st, guardian Edwin L Quinn et al. Same property. Prior mt \$—. Jan 11, 1911, 5 yrs, 5%. 5:1521. 2,800

Ross, Henrietta & Leon S Ross trustee Saml Ross to Esther Lewis. 123d st, No 45 E. Extension of \$9,000 mt until Dec 4, 1915, at 5%. Dec 3, Jan 11, 1911. 6:1748. —

Rubinstein, Sarah & Henry M Miller, 347 W 121st st, admr Sarah Miller with Ellen R Eliot of Pasadena, Cal. 134th st, No 126, s s, 295 e 7th av, 30x99.11. Extension of \$6,000 mt until May 24, 1914, at % as per bond, and subordination agreement. Jan 6, Jan 10, 1911. 7:1918. —

Rapid Transit Development Co to Alex Grosset & Geo T Dunlap. Certificate as to mt for \$7,500 on property at Greenburgh, N Y. Dec 28, Jan 11, 1911. —

Schroeder, Julia A wife Henry F A Schroeder, 582 Franklin av, Bklyn, N Y, to John D Hass exr Mary D Hass at West Stockbridge, Mass. 12th st, No 517, n s, 420 w Av B, 25x103.3. Jan 6, 5 yrs, 6%. Jan 7, 1911. 2:406. 2,500

Salzman, Lillian at Roselle Park, N J, to Adolph Bloch, 911 Park av, & ano exrs John Schefer. 80th st, No 326, s s, 300 w 1st av, 25x102.2. P M. Jan 4, 5 yrs, 4½%. Jan 6, 1911. 5:1542. 6,500

Salzman, Lillian, at Roselle Park, N J, to Adolph Bloch, 911 Park av, & ano exrs John Schefer. 80th st, No 326, s s, 275 w 1st av, 25x102.2. P M. Jan 4, 5 yrs, 4½%. Jan 6, 1911. 5:1542. 9,500

Simon, Debra to Wilhelmina Fuhr, 3266 Hull av. 112th st, No 19, n s, 282 e 5th av, 19x100.11. Prior mt \$13,000. Jan 5, due, &c, as per bond. Jan 6, 1911. 6:1618. 4,000

Smith, Jos A, 1454 3d av, to Anton Friedrich, 49 E 88th st. 84th st, No 507, n s, 117.6 e Av A, 19.6x102.2. P M. Prior mt \$6,000. Dec 28, 3 yrs, 5%. Jan 6, 1911. 5:1581. 3,000

Sasover, Lazare to UNION TRUST CO of N Y, 80 Bway. 115th st, n s, 286.3 e Park av, 18.6x100.10. Jan 5, 4 yrs, 5%. Jan 7, 1911. 6:1643. 6,500

Same & Jos Marinaro with same. Same property. Subordination agreement. Jan 5, Jan 7, 1910. 6:1643. —

Spiro, Joachim to Simon Spiro, 205 W 118th st. 133d st, No 46, s s, 522.6 w 5th av, 18.9x99.11. Prior mt \$8,000. Mar 15, 1909. 3 yrs, 6%. Jan 6, 1911. 6:1730. 2,000

Spiro, Joachim to Lena Spiro, 205 W 118th st. 133d st, No 44, s s, 503.9 w 5th av, 18.9x99.11. Prior mt \$9,000. Mar 15, 1909. 3 yrs, 6%. Jan 6, 1911. 6:1730. 2,000

Seagrist, Francis K, 68 W 50th st, to Henry W Putnam, at San Diego, Cal. 50th st, No 68, s s, 795 w 5th av, 18x100.5x20.2x 100.5. Leasehold. Nov 1, 3 yrs, 6%. Jan 9, 1911. 5:1265. 2,500

Samuels, Rachel to N Y Post Graduate Medical School & Hospital, a corpn. Eldridge st, Nos 210 & 212, e s, 105.2 s Stanton st, 45x 87.6. P M. June 22, June 23, 1910, 5 yrs, 5%. 2:416. Corrects error in issue of June 25, when st Nos were 210 & 211. 27,000

Schwarz, Malvine, 353 E 82d st, to Letticia Schilling, 1506 1st av. Park av, No 1984, w s, 50.3 n 133d st, 24.11x86. Prior mt \$14,500. Jan 5, 3 yrs, 6%. Jan 9, 1911. 6:1758. 3,000

Schwarz, Malvine, 353 E 82d st, to Letticia Schilling, 1506 1st av. Park av, No 1986, w s, 75.2 n 133d st, 25.7x86x26.1x86. Prior mt \$14,500. Jan 5, 3 yrs, 6%. Jan 9, 1911. 6:1758. 3,000

Society for Ethical Culture in City N Y, 33 Central Park West, with David H Agan, 1074 Lex av. Lex av, No 1074. Extension of \$10,000 mt until Jan 23, 1914, at 5%. Dec 28, Jan 9, 1911. 5:1410. —

Sillon Const Co to Chas M Rosenthal, s w cor 170th st & Fort Wash av. Riverside Drive, No 740, n e cor 151st st, 103.9x173.1 x99.11x145. Jan 5, due July 5, 1911, 6%. Jan 6, 1911. 7:2098. 20,000

Same to same. Same property. Certificate as to above mt. Jan 3, Jan 6, 1911. 7:2098. —



Brooklyn  
L. I. City  
New York  
Hoboken  
Bayonne  
Staten Island  
New Jersey

# DEEP WATER-FRONT.

**BULKHEADS WITH PIER PRIVILEGES FOR RENT**  
**FACTORIES, FACTORY SITES, RAIL CONNECTIONS**  
Tel. 5307 CORT. **CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.**

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

Sullivan, Rose, at Brooks av, West Brighton, S I, to Peter Biardi, 10 Hamilton st, 106th st, No 239, n s, 100 w 2d av, 25x100.11. Prior mt \$10,000. Jan 1, 3 yrs, 6%. Jan 6, 1911. 6:1656. 3,000

Seal Realty Co to American Mortgage Co, 31 Nassau st, 60th st, No 345, n s, 150 w 1st av, 25x100.5. Jan 5, 5 yrs, 5%. Jan 7, 1911. 5:1435. 14,000

Same to Aaron Schrier, 1391 Mad av. Same property. Prior mt \$14,000. Jan 6, due, &c, as per bond. Jan 7, 1911. 5:1435. 2,750

Same to same. Same property. Certificate as to above mt. Jan 6. Jan 7, 1911. 5:1435.

Smith, Georgianna with Davis & Beckie Russack. 102d st, No 305, n s, 100 e 2d av, 37.6x100.11. Extension of \$6,000 mt until Jan 15, 1914, at 6%. Jan 12, 1911. 6:1674. nom

Seymour Realty Co, 25 Broad st, with American Mortgage Co, 31 Nassau st, Nos 230 to 234, s s, 363 e 8th av, 75x84. Subordination agreement. Jan 5. Jan 6, 1911. 3:766. nom

Simon, Morris, of Bklyn, N Y, to Louis Simon, 86 W 119th st, Suffolk st, No 12, e s, abt 78 n Hester st, 25x50. Prior mt \$—. Apr 5, 1910, demand, 6%. Jan 7, 1911. 1:313. 2,000

Shulsky (Louis) Co to Edw L Partridge, at Cornwall, N Y, exr Gertrude Dwight. Mad st, No 227, n e cor Jefferson st, Nos 33 to 37, 23.10x80. Jan 9, 5 yrs, 5%. Jan 10, 1911. 1:270. 32,000

Same to same. Same property. Certificate as to above mt. Jan 9. Jan 10, 1911. 1:270.

Schwarz, Max, 336 E 57th st, with Louisa Minturn, at Dark Harbor, Me. Col av, No 989. Extension of \$23,000 mt until Oct 26, 1915, at 5%. Jan 7. Jan 10, 1911. 7:1844. nom

Sisca, Carmela wife Marziale Sisca, 343 Pleasant av, to Wm Hardy, at Blauvelt, N Y. Pleasant av, No 343, w s, 20.11 n 118th st, 20 x88. Prior mt \$4,500. Jn 9, 5 yrs, 5%. Jan 10, 1911. 6:1806. 3,750

Spalding, Wm C, of Freeport, N Y, to Helen L Booth at 244 W 74th st, No 64, s s, 153.4 e 6th av, 16.8x100.5. Jan 7. 3 yrs, 5½%. Jan 11, 1911. 5:1261. 37,500

Simon, Louis M to Geo G De Witt, 39 West 51st st, evrs Matilda W Bruce. 7th av, No 719, s e cor 48th st, No 172, 25.4x79. P M. Jan 11, 1911, 3 yrs, 4½%. 4:1000. 106,400

17 East 97th St Co, 135 Bway, to Whom it May Concern. Madison av, Nos 1400 to 1406, n w cor 97th st, 100.11x95. Estoppel certificate. Jan 6. Jan 9, 1911. 6:1603.

Sperry, Alettha, of Armonk, Westchester Co, N Y, to Wm D Leonard trustee Jno J Sperry. 125th st, No 107 E. Consent to mort for \$25,000. Dec 8. Jan 12, 1911. 6:1774.

St Lukes Home for Aged Women, 2914 Bway, with Paul Chopak, 250 w 137th st. 12th st, No 527 E. Extension of mt for \$26,000 to Jan 10, 1916, at 5%. Jan 9. Jan 12, 1911. 2:406. nom

Stein, Sarah, 421 West st, to Geo & Saml Holober. Lewis st, Nos 138 & 140. Agreement as to privilege of reducing mort. Jan 11. Jan 12, 1911. 2:356. nom

36th St Co, a corp, with W Forbes Morgan, Jr, 140 W 57th st, as trustee. 36th st, Nos 234 to 238 W. Agreement that above shall be held one parcel during term of \$20,000. Jan 4. Jan 7, 1911. 3:785. nom

Thoma, Andreas to Martin J Thoma, 722 Ams av. 66th st, Nos 416 & 418, s s, 200 e 1st av, 50x100.5. Dec 5, 5 yrs, 5%. Jan 6, 1911. 5:1460. 8,500

Teti, Frank to Herman B Goodstein, 237 W 111th st. Mott st, Nos 123 & 125, w s, 49.10 n Hester st, 50x62.8x49.9x62.8. P M. Prior mt \$57,000. Jan 4, 3 yrs, 6%. Jan 9, 1911. 1:237. 3,500

Twenty-Fifth Const Co to TITLE INS CO of N Y, 135 Bway. 25th st, Nos 24 & 26, s s, 450 e 6th av, 50x98.9. Jan 10, 1911. 5 yrs, 5½%. 3:826. 275,000

Same to same. Same property. Certificate as to above mt. Jan 10, 1911. 3:826.

Two Hundred Sixty-One West Thirty-Sixth Street Co to IRVING SAVINGS INSTN, 115 Chambers st. 36th st, Nos 261 to 265, n s, 150.11 e 8th av, 50.6x98.9. Equal lien with mt for \$165,000. Jan 11, 1911, due May 4, 1911, 6%. 3:786. 15,000

Same to same. Same property. Certificate as to above mt. Jan 11, 1911. 3:786.

Terry, Seth S of Montclair, N J, to Fredk A Clark, at Coopers-town, N Y. Maiden lane, No 57, n s, 87.2 w William st, runs n 93.2 x w 1 x w 23.10 x s 90.4 to Maiden lane x e 25.7 to beg. Jan 11, 1911, 5 yrs, 4½%. 1:67. 110,000

University Heights Hotel Co to Lion Brewery of N Y Ctv. at 108th st & Col av. Ams av, n e cor 207th st, 99.11x50. Saloon lease. Jan 6, demand, 6%. Jan 9, 1911. 8:2204. 12,000

Same to same. Same property. Certificate as to above mt. Jan 6. Jan 9, 1911. 8:2204.

Viau, Eliz A to Chas F Myers, 311 W 48th st. 50th st, No 307, n s, 118.4 w 8th av, 19.2x100.5. P M. Jan 9, 1911, 5 yrs, 5%. 4:1041. 15,000

Van Cortlandt Hotel Co to Geo Schuchman, 142 E 40th st. 49th st, Nos 142 to 146 W. Certificate as to above mt. Dec 29. Jan 7, 1911. 4:1001.

Weiss, Emma, 333 E 83d st, to Adolph Bloch, 911 Park av, & ano exrs John Schefer. 82d st, No 340, s s, 175 w 1st av, 25x102.2. P M. Jan 4, 5 yrs, 4½%. Jan 6, 1911. 5:1544. 9,000

Weiss, Emma, 333 E 83d st, to Adolph Bloch, 911 Park av, & ano exrs John Schefer. 86th st, No 540, s s, 173 w East End av, 25x102.2. P M. Jan 4, 5 yrs, 4½%. Jan 6, 1911. 5:1582. 12,000

Weil, Louis J, Alfred Strasburger & Abraham Askanas exrs Mathias Strasburger with Chas Levinson, 316 W 84th st. Wash st, No 52, & West st, No 29. Extension of \$40,000 mt until Dec 15, 1915, at 5%. Dec 28. Jan 6, 1911. 1:17. nom

White, Saml P, Jr, to Caroline A Wheeler, 1824 Arthur av. 18th st, Nos 212 & 214, s s, 175 w 7th av, 50x141.5x50x141.7. Jan 6, 1 yr, 5%. Jan 7, 1911. 3:767. 5,000

Wallach (Rudolph) Co to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Goerck st, Nos 59 to 65, w s, 150 n Delancey st, 100x100. Jan 9, 5 yrs, 5%. Jan 10, 1911. 2:328. 30,000

Same to same. Same property. Certificate as to above mt. Jan 4. Jan 10, 1911. 2:328.

Ward, Harry P at Closter, N J, to Mary J Kingsland at Mt Pleasant, N Y. 130th st, Nos 382 to 390, s s, 152.8 e Convent av, 144.6x99.11. P M. Jan 10, 5 yrs, 5%. Jan 11, 1911. 7:1969. 140,000

Wetzstein, Max to Lena Saalberg, 592 8th av. 9th av, No 653, w s, 72.6 s 46th st, 28.8x75. Jan 12, 1911, 5 yrs, 4½%. 4:1055. 20,000

Wiener, Henry, of Philadelphia, Pa, to Josephine M Buel at Washington, D C. 22d st, No 264, s s, 100 e 8th av, 25x98.9. Extension of \$22,000 mort until Dec 27, 1913, at 5%. Jan 3. Jan 12, 1911. 3:771. nom

Same with same. Same property. Extension of \$5,000 mt until Dec 27, 1913, at 5%. Jan 3. Jan 12, 1911. 3:771. nom

Yorkbrook Land & Const Co to whom it may concern. Park av No 1966. Certificate as to mt for \$7,000. Jan 10. Jan 11, 1911. 6:1757.

Yorkbrook Land & Const Co, 43 Exchange pl, to Wm Scott, 238 W 101st st. Park av, No 1966, w s, 59.11 n 132d st, 20x75. Jan 10, 5 yrs, 5%. Jan 11, 1911. 6:1757. 7,000

Young, Carrie, Mary C, of N Y, Mary L widow, of Detroit, Mich, & Donald W Young, of N Y, to MUTUAL LIFE INS CO of N Y. 32 Cedar st. 161st st, Nos 512 & 514, s s, 200 w Ams av, 50x99.11. Prior mt \$—. Dec 31, due, &c, as per bond. Jan 6, 1911. 8:2119. 1,000

Zinwill Co to REAL ESTATE TRUST CO, of Phila, at s e cor Broad & Chestnut sts, Phila, Pa. Bway, No 1674, n e cor 52d st, 75.11x69.11x75.5x61.10. P M. Prior mts \$125,000. Jan 5, 1 yr, 6%. Jan 6, 1911. 4:1024. 100,000

Same to Edwin Wolf, 1607 North Broad st, Phila, Pa. Same property. P M. Prior mts \$225,000. Jan 5, 2 yrs, 6%. Jan 6, 1911. 4:1024. 75,000

Zeitlen, Philip to American Mortgage Co, 31 Nassau st. Grand st, No 231, s s, 96.1 e Elizabeth st, 23.6x55.7x21.1x55.8. Jan 6, 5 yrs, 5%. Jan 7, 1911. 1:239. 20,000

## BOROUGH OF THE BRONX.

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

Amolsky, David, 1475 Wash av, to Lulu L Thorndike, 1782 Eastburn av, guardian Madeline L Thorndike. 169th st, n e s, 100 n w Wash av, 40x98. Jan 6, 5 yrs, 5½%. Jan 7, 1911. 11:2901. 35,000

Arndtstein, Moser to Cath Rafter, 71 Lex av. 242d st, s s, 127.4 w Martha av, 25x100. Jan 4, 3 yrs, 6%. Jan 6, 1911. 12:3390. 1,500

\*Albee, Franklin C, of White Plains, N Y, to Geo Vonder Heide, 916 Fulton st, Bklyn, N Y. Cornell av, n s, 325 w Mapes av, 50x100, Westchester. P M. Dec 24, 3 yrs, 5%. Jan 7, 1911. 1,000

Archibald, Saml A, Jr, 95 Newkirk st, Jersey City, N J, to Henry Batjer, 11 E 81st st. Walton av, s e s, 250 s w 183d st, 200x100, except part for av. P M. Jan 3, 3 yrs, 5%. Jan 6, 1911. 11:3182. 13,500

\*Alexander, Katie to David Reggel, 15 E 101st st. 216th st, n w cor Tilden av, 50x125.9x68.8x78.8. Jan 9, 1911, 1 yr, 6%. 1,075

\*Albert, Joseph & Benj to Davis Weinstock, 1 E 107th st. Burdett av, n s, 509.5 w Ft Schuyler road, 25x100. P M. Prior mt \$—. Dec 30. Jan 10, 1911, 1 yr, 5%. 200

Amolsky, David, 1475 Washington av & Max Cohen, 1185 Fulton av with Lulu L Thorndike, 1782 Eastburn av, gdn Madeline L Thorndike. Washington av, n w cor 169th st, 98x150, except part for av. Two subordination agts. Jan 6. Jan 10, 1911. 11:2901. nom

American Swedenborg Printing & Publishing Society to Emma N Polak. Crotona Park North, s e cor 175th st, 17.7x99.3x17.5x101.8. Extension of \$6,250 mt until Jan 20, 1914, at 5%. Jan 11, 1911. 11:2944. nom

Allen, Louise with Josie N Glass, 585 Greene av, Brooklyn, N Y. Webster av, w s, 325 n Southern Boulevard, 25x120.11. Agreement modifying mort. Nov 16. Jan 11, 1911. 12:3280. nom

Blaesius, Emile, 2408 Morris av, to Louise Aub, 1292 Mad av. Honeywell av, n e cor 178th st, 24.11x88.8x25x88.8. Prior mt \$—. Jan 12, 1911, 1 yr, 6%. 11:3122. 1,500

Baumohl, Chas to East 167th St Realty Co, 132 Nassau st. 167th st, s s, 100 w So Boulevard, 37.5x100. P M. Prior mt \$27,000. Jan 10. Installs, 6%. Jan 12, 1911. 10:2727. 9,000

Berney Realty Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Simpson st, e s, 401.11 s Westchester av, 3 lots, each 40x100. 3 certificates as to 3 morts for \$30,000 each. Jan 3. Jan 6, 1911. 10:2725.

Same to Regine Seligsberg. Simpson st, e s, 521.11 s Westchester av, 40x100. Certificate as to mt for \$30,000. Jan 3. Jan 6, 1911. 10:2725.

Baisley, Geo P, at Williamsbridge road, Westchester, with Eureka Co-operative Savings & Loan Assoc, at Bergen av & 149th st. Anthony av, No 1986, e s, 268 s Burnside av, 25x145.4. Subordination agreement. Dec 29. Jan 6, 1911. 11:2814. nom

\*Bauer, Adolph, 3054 Barker av, to Hugh Collum, 142 E 52d st. Barker av, No 3054, e s, 50 n Wilson pl, 25x100, Lester Park. P M. Jan 6, 2 yrs, 5%. Jan 7, 1911. 1,200

Brandt, Katharina to Kate Schick, 1112 Clay av. Clay av, No 1120, e s, 303.8 s 167th st, 39x80. P M. Prior mt \$—. Jan 1, 3 yrs, 5%. Jan 6, 1911. 9:2426. 2,500

Barry, Jas T, 1149 Boston road, to Mary E Barry, 1149 Boston road. Franklin av, Nos 1392 & 1394, e s, 75.6 n Jefferson pl, 75 x100. P M. Jan 6, 1 yr, 6%. Jan 7, 1911. 11:2935. 10,000

\*Burrell, or Barell, Mary E to Augusta A Kruse, 1058 Union av. Gleason av, n s, 25 e Beach av, 25x100. Jan 3, 3 yrs, 5½%. Jan 6, 1911. 4,000

\*Same to John H Fedden, 2262 Bathgate av. Same property. Prior mt \$4,000. Jan 3, installs, 6%. Jan 6, 1911. 400

\*Blass, Emma to Jos E Dutey, 234 E 5th st. Pleasant av, e s, 150 n 216th st, 50x100. Jan 6, due, &c, as per bond. Jan 7, 1911. 5,000

\*Bianchi, Wm with Walter Kobbe, 412 West End av, trustee Lizzie Kobbe. 174th st, e s, 131 s Gleason av, 25x100. Subordination agreement. Jan 6, Jan 9, 1911. nom

Burnett-Weil Construction Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Wilkins av, No 1303, w s, 352.5 s Intervale av, 42.5x104.11x38x91.9. Jan 10, 1911, 5 yrs, 5%. 11:2976. 32,000

Same to same. Same property. Certificate as to above mt. Jan 9. Jan 10, 1911. 11:2976.

Same & Henry Morgenthau Co with same. Same property. Subordination agreement. Jan 9. Jan 10, 1911. 11:2976. nom

Same with same. Wilkins av, w s, 394.11 s Intervale av, 42.6x104.11x38.1x118, s s. Subordination agreement. Jan 9. Jan 10, 1911. 11:2976. nom



**HAND POWER ELEVATORS**  
suitable for  
**STORES, WAREHOUSES**  
**STABLES AND SMALL**  
**FACTORIES, INSTALLED**  
**AT SMALL COST**

# OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Busse, Dora to Strauss Pritz Co, a corpn of Cincinnati, Ohio. 166th st, No 823, n s, 100 w Prospect av, 40x100. Prior mt \$40,000. Jan 9, 1 yr, 5%. Jan 10, 1911. 10:2680. 2,000

Brode, Mary to Johanna Schlette, 1390 Bristow st. Jackson av, n e cor 166th st, 19.6x87.6x19.2x87.6. Prior mt \$15,000. Jan 9, 3 yrs, 6%. Jan 10, 1911. 10:2651. 6,000

Coryell, Frank to Katharina Bruckner, 414 E 161st st. Hoe av, e s, 100 s 172d st, 50x100. Jan 5, due Jan 1, 1914, 5½%. Jan 6, 1911. 11:2988. 3,000

Cross, Austin & Ireland Lumber Co with Prospect Investing Co, at Purchase, N Y. Kelly st, e s, 149.1 n 167th st, 100x116.11x100.7x106.2. Subordination agreement. Jan 5. Jan 6, 1911. 10:2706. nom

Carretta, Angela to Jeannette G Rogers, 345 E 82d st, & ano. 187th st, s w cor Crescent av, runs w 71 x s 88.4 to av x n e 107.10, except part for st; 187th st, s s, 71 w Crescent av, runs w 25 x s 100 x e 15.8 to Crescent av x n e 20.6 x n 88.4 to beginning, except part for av. P M. Jan 4, 2 yrs, 4¾%. Jan 6, 1911. 11:3074. 5,250

Cahill, Cath to Harriet Balcom, 3 Union Park, Norwalk, Conn. Longwood av, s s, 75 e Garrison av, 25x96.5x25x97.11, except part for av. Jan 6, 1911, 1 yr, 5%. 10:2736. 1,500

Cahill, Philip, 2825 Valentine av, to Wm F Epple, 340 E 135th st. Valentine av, n w cor 197th st, 18x84.1x18x85.1. Jan 6, 3 yrs, 5½%. Jan 7, 1911. 12:3304. 10,000

Cameron, Wm A, 50 E 196th st, with Wm F Eppel, 340 E 135th st. Valentine av, n w cor 197th st, 18x84.1x18x85.1. Subordination agreement. Jan 6. Jan 7, 1911. 12:3304. nom

\*Clancy, James to Joseph Zeller, 918 Melrose av. Tacoma st, n s, 150 e St Lawrence av, 25x100. Prior mt \$3,500. Jan 5, 3 yrs, 6%. Jan 9, 1911. 700

Clark, Addie B, 120 Riverside Drive, with Concord Av Realty Co, 230 Grand st. Concord av, e s, 85 n 150th st, 45x94. Extension of \$26,000 mt until Jan 6, 1916, at 5%. Jan 6. Jan 7, 1911. 10:2642. nom

Cahill, Philip, 2825 Valentine av, to Geo E Buckbee, 1941 Grand Boulevard & Concourse. Valentine av, n w cor 197th st, 18x84.1x18x85.1. Prior mt \$10,000. Jan 7, due, &c, as per bond. Jan 9, 1911. 12:3304. 1,000

Same to same. Valentine av, w s, 18 n 197th st, 18x83.1x18x84.1. Prior mt \$6,500. Jan 7, due, &c, as per bond. Jan 9, 1911. 12:3304. 1,000

Same to same. Valentine av, w s, 36 n 197th st, 18x82x18x83.1. Prior mt \$6,500. Jan 7, due, &c, as per bond. Jan 9, 1911. 12:3304. 1,000

Same to same. Valentine av, w s, 54.1 n 197th st, 18x81x18x82.1. Prior mt \$6,000. Jan 7, due, &c, as per bond. Jan 9, 1911. 12:3304. 1,000

Same to same. Valentine av, w s, 72.1 n 197th st, 18x80x18x81.1. Prior mt \$6,000. Jan 7, due, &c, as per bond. Jan 9, 1911. 1,000

Cameron, Wm A, 50 E 196th st, with Wm Richd H Moran, 280 E 164th st. Valentine av, No 2829, w s, 72.1 n 197th st, 18x80x18x81. Subordination agreement. Jan 7. Jan 9, 1911. 12:3304. nom

Cahill, Philip to Richd H Moran, 280 E 164th st. Valentine av, No 2829, w s, 72.1 n 197th st, 18x80x18x81. Jan 7, 3 yrs, 5%. Jan 9, 1911. 12:3304. 6,000

Clark, Patrick to TITLE GUARANTEE & TRUST CO, 176 Bway. Washington av, No 833, n s, 74.2 e 159th st, 27.1x100.3x27.1x100.2, except part for av. Jan 9, 1911, due, &c, as per bond. 9:2381. 3,500

Cohen, Joseph to Lulu L Thorndike, 1782 Eastburn av, guardian Madeline L Thorndike. Wilkins av, e s, 262.6 n 170th st, 37.6x100. Jan 6, 5 yrs, 5½%. Jan 9, 1911. 11:2966. 28,500

Couci Realty Co to Jas G Wentz, 335 West End av. Beaumont av, w s, 50 n 187th st, 25x80. Bldg loan. Jan 10, demand, 6%. Jan 11, 1911. 11:3090. 10,000

Same to same. Same property. Certificate as to above mt. Jan 10. Jan 11, 1911. 11:3090. —

\*Cameron, Alexander to Bruce-Brown Land Co, 105 5th av. Clarence av, e s, 100 s Philip av, 50x100. Nov 9, 1910, due, &c, as per bond. Jan 12, 1911. 840

Capparelli, Maria to August F Schwarzler, 1018 E 179th st. 179th st (Centre), s w s, 132 n w Boston rd late Boston or Post rd, 41.6x90, except part for 179th st. P M. Jan 11, 1 yr, 6%. Jan 12, 1911. 11:3136. 1,000

Connolly, Mary, 810 Elton av, to Annie Norz, 507 Maine st, East Orange, N J. Morris av, Nos 587 & 589, w s, 59.2 n 150th st, 34.1x100. Prior mt \$4,000. Jan 10, 3 yrs, 6%. Jan 12, 1911. 9:2440. 1,000

\*Diener, Louisa B, 1768 Gleason av, to Wm F Epple, 340 E 135th st. McGraw av, s e cor Taylor av, 25x100, Westchester. Jan 12, 1911, 3 yrs, 5½%. 5,000

\*Same to same. Taylor av, e s, 100 s McGraw av, 25x100. Jan 12, 1911, 3 yrs, 5½%. 4,500

Donovan, Jno J with Theo Wentz, 328 W 77th st. Crotona av, n e cor Garden st, 70.3 to Grote st late s s of road from Fordham to West Farms, x44x79.5 to Garden st, x49.2. Subordination agreement. Jan 10. Jan 11, 1911. 11:3100. nom

\*Dill, Caroline E to Edw Robitzek, 759 Beck st. King av, s w cor Beach st, 75x100. Prior mt \$1,000. Jan 11, 1911, 3 yrs, 6%. 1,500

Dietsch, John J, Leonard F, Geo E, Minerva I & Sarah E to TITLE GUARANTEE & TRUST CO, 176 Bway. Cauldwell av, No 808, e s, 100 n 158th st, late Cedar st, 100x54.11. Jan 6, due, &c, as per bond. Jan 11, 1911. 10:2630. 7,500

D'Ulise, Elisabetha to Bazena T Merriman, 1071 Madison av. Hoffman st, No 2389, n w s, abt 70 s 187th st, 25x100, except part for st. P M. Dec 3, due Jan 9, 1914, 5½%. Jan 10, 1911. 11:3054. 2,700

Same to same. Same property. P M. Prior mt \$2,700. Dec 3, due Apr 9, 1911, 6%. Jan 10, 1911. 11:3054. 300

\*Dosso, John B to Nanny Reese, 629 Morris Park av. Rose st, w s, 198 s Morris Park av, 25x100. Jan 6, 3 yrs, 5%. Jan 9, 1911. 3,500

Drabeck, Paul to Anna Zindel, 1411 Crotona av. Freeman st, s s, 54.8 e Vyse av, 27.4x97.2x25x108.4. Jan 5, 5 yrs, 5%. Jan 6, 1911. 11:2993. 6,000

Del Giudice, Matilda O wife Michl, 294 E 150th st, to Mary Cloughen, 518 Westchester av. 150th st, s s, 245.3 e Morris av, 50x100. Jan 5, due, &c, as per bond. Jan 6, 1911. 9:2331. 8,000

East 167th St Realty Co to DOLLAR SAVINGS BANK, 2808 3d av. 167th st, s s, 100 w So Blvd, 37.5x100. Jan 10, due June 1, 1914, 5%. Jan 11, 1911. 10:2727. 27,000

Same to same. Same property. Certificate as to above mt. Jan 10. Jan 11, 1911. 10:2727. —

Same to Jas Stokes, 68 Park av. 167th st, No 942, s s, 137.5 w So Blvd, 37.5x100. Jan 10, 3 years, 5½%. Jan 11, 1911. 10:2727. 30,000

Same to same. Same property. Certificate as to above mt. Jan 10. Jan 11, 1911. 10:2727. —

\*Evalenko, Jennie to Harman Co, a corpn, 299 Bway. Oakes av, e s, 250 n Jefferson av, 175x100. Jefferson av, s s, 250 w Fox av, 25x101.1x31.2x121.5. Jan 7, due May 1, 1911, 6%. Jan 11, 1911. 2,500

\*Ehrgott, Geo H to Archibald G Buckenham, 148 W 119th st & ano. Green lane or av, e s, 528 s Levere av, runs s along av 102.4 to n s 5th st or Maclay av x e 103.11 x n 103 x w 100.5, except part for Maclay av. Prior mt \$2,000. Jan 7, demand, 6%. Jan 10, 1911. 1,889.70

\*Ehrgott, Geo H to Commercial Finance Co, at Poughkeepsie, N Y. Green lane or av, e s, 528 s Levere av, 102.4 to Maclay av, late 5th st, x103.11x103x100.5, except part for Maclay av. Jan 7. 3 yrs, 6%. Jan 9, 1911. 2,000

Ehrich, Adelaide P, Jas F Meehan & Edw S Simon to Louis D Shoenberg, 22 W 59th st, et al exrs, &c, Jos E Shoenberg. Prospect av, w s, 77.2 n 160th st, runs w 125 x s 77.2 to n s 160th st x w 22.5 x n 77.2 x w 67.7 x n 20 x e 5 x n 100.1 x e 210 to av x s 120.1 to beginning. Jan 4, 5 yrs, 5%. Jan 6, 1911. 10:2677. 225,000

Emerman, Jos S to LAWYERS TITLE INS & TRUST CO, 160 Bway. Prospect av, w s, 95 n 150th st, 20x100. Jan 5, 5 yrs, 5½%. Jan 6, 1911. 10:2674. 8,500

EAST RIVER SAVINGS INST, 280 Bway, with Dora Busse, 823 E 166th st. 166th st, No 823 E. Extension of \$28,000 mt until Feb 1, 1916, at 5%. Jan 12, 1911. 10:2680. nom

East 167th St Realty Co to Henry Raabe, 134 Audubon av. 167th st, No 942, s s, 137.5 w So Boulevard, 37.5x100.5. Prior mt \$30,000. Jan 11, 6 mos, 6%. Jan 12, 1911. 10:2727. 1,800

Same to same. Same property. Certificate as to above mort. Jan 11. Jan 12, 1911. 10:2727. —

\*Fisher, Hiram R to Laura A Maclay, at Yonkers, N Y. Public pl, s e cor Virginia av, runs s 75.11 x e 144.1 x n 48.4 to pl, x n w 133.11 x w 27.11 to beg. Jan 12, 1911, due, &c, as per bond. 10,000

Frick, Louisa widow, 914 Bloomfield st, Hoboken, N J, to Katie Schwanwede, 150 E 106th st. 165th st, No 677, n s, 49.2 w Trinity av, 24.2x100x24.1x100. Prior mt \$14,000. Jan 5, 2 yrs, 6%. Jan 8, 1911. 10:2633. 1,500

Frick, Louisa widow, 914 Bloomfield st, Hoboken, N J, to Anna K Winterer, 442 E 84th st. 165th st, No 669, n s, 25 w Trinity av, 24.3x100. Prior mt \$12,500. Jan 5, 2 yrs, 6%. Jan 6, 1911. 10:2633. 2,000

Fairmount Realty Co to Manhattan Mortgage Co, 200 Bway. 239th st, s s, 400 e Katonah av, 3 lots, each 29.1x100. 3 mts, each \$4,000. Jan 4, due, &c, as per bond. Jan 6, 1911. 12:3387. 12,000

Same to same. Same property. 3 certificates as to above mts. Jan 4. Jan 6, 1911. 12:3387. —

\*Fink, Peter to John Schroder, 718 E 175th st. 173d st, e s, 381 s Gleason av, 25x100. Prior mt \$—. Jan 7, 3 yrs, 5½%. Jan 9, 1911. 3,500

\*Same to Mary C Bushmiller, 1394 Bristow st. Same property. Prior mt \$3,500. Jan 7, 3 yrs, 6%. Jan 9, 1911. 1,000

Fleischmann Realty & Constn Co with Lawyers Mortgage Co, 59 Liberty st. 140th st, n s, 380 e St Anns av, 40x95. Agreement as to share ownership in mt. Jan 6. Jan 7, 1911. 10:2552. nom

\*Fonda, Eliz C to Amelia Steinmetz, 1416 Glover st. 7th st, n s, 100 w Av B, 30x70. Prior mt \$—. Jan 9, 1 yr, 6%. Jan 11, 1911. 1,500

Giraud, Louis H to Gaines-Roberts Co, 1001 Faile st. Faile st, No 1001, n w cor Aldus st, No 989, 100x40. P M. Prior mt \$—. Jan 4, 3 yrs, 6%. Jan 6, 1911. 10:2749. 8,300

Gareiss, Bertha C, 2966 Marion av, with Henry Brown, 377 E 153d st. 3d av, w s, 73.7 n e Courtlandt av, 18.7x79.11 to e s Courtlandt av, x23.1x66.3. Extension of \$8,000 mt until July 1, 1913, at 5%. Dec 28. Jan 11, 1911. 9:2327. nom

Gates (Church E) & Co, 227 Mott av, to Frank E Barnard, 75 Central Park West. Eastern Boulevard, s w cor Tiffany st, 400 x— to Exterior line water grant, contains 527,332 sq ft. Jan 9, due, &c, as per bond. Jan 12, 1911. 10:2771 & 2774. 200,000

Same to same. Same property. Certificate as to above mort. Jan 9. Jan 12, 1911. 10:2771 & 2774. —

Hecht, Michael & Harriet Cochrane, 332 E 17th st, with Glen A Grove, 550 W 144th st. 175th st, s s, 175 e Nelson av, 75x100. Subordination agreement. Jan 9. Jan 12, 1911. 11:2876. nom

Harrison, Eliz & Ethel Gerth to Louise S Koenig, 401 E 58th st. Forrest av, No 1112, e s, 188 n 166th st, 37x102.9. Prior mt \$1,000. Jan 11, due Apr 30, 1911, 6%. Jan 12, 1911. 10:2661. 1,000

Hauptman, Rosana M to Martha E Randall, 1315 Franklin av. Washington av, No 1313, n w s, 170 n 169th st, 24x150, except part for av. Jan 12, 1911, due, &c, as per bond. 11:2901. 1,600

Hillenbrand, Babette to GERMAN SAVINGS BANK, 157 4th av. 138th st, s s, 206.6 e Alexander av, 25x100. Jan 12, 1911. 3 yrs, 5%. 9:2300. 15,000

Hamp, Juliana, 2077 Vyse av, to Heyward Scudder, 38 St Botolph st, Boston, Mass. Stebbins av, s e cor Freeman st, runs s 35.7 x e 110 x n 50 x w 9 to st x w 102 to beginning. P M. Jan 6, due, &c, as per bond. Jan 7, 1911. 11:2973. 7,000

Hunneke, Henry to Jeremiah N Martin, 436 Lenox av. Crotona Park East, s e cor Crotona Park East, 100x100.2. Jan 3, due, &c, as per bond. Jan 6, 1911. 11:2940. 15,000

Holzkomper, Magdalena, 723 Tinton av, to Michl J Horan, 930 West End av. Jackson av, No 945, w s, 163.7 n 163d st. 25x75. P M. Jan 5, 5 yrs, 4¾%. Jan 6, 1911. 10:2639. 9,000

\*Hallenbeck, Grover to Bettie Ryland, 56 Martense st, Bklyn, N Y. Jefferson av, s s, 50 e Seton av, 50x100. P M. Jan 9, 1911, 2 yrs, 6%. 700

Howley, Mary A, 421 W 34th st, to Nora McCawley, 45 W 34th st. Marion (Bainbridge) av, s e s, 22 n e 184th st, 25x127. Jan 4, 3 yrs, 5%. Jan 9, 1911. 11:3024. 5,000



# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze

AND

# IRON WORK

Hecht, Ferdinand to Arthur E Boas, 10 W 88th st, & ano exrs Theresa Boas. Southern Boulevard, e s, 74.4 s Home st, 100x100. Jan 6, due Aug 1, 1912, 6%. Jan 9, 1911. 10:2745. 11,000

Howard, Fredericka to Lion Brewery. Willis av, No 486. Saloon lease. Dec 30, demand, 6%. Jan 9, 1911. 9:2291. 1,950

Havens, James H, 570 W 183d st, to White Const Co, 160 Bway. Nelson av, w s, 187.6 s Brandt pl, 37.6x100. Oct 17, 1 yr, 6%. Jan 9, 1911. 11:2876. 783.04

Harte, Wm N, 380 Riverside Drive, with LAWYERS TITLE INS & TRUST CO, 160 Bway. Freeman st, s s, 66.9 w Bryant av, 40.8x118.9x39x136.11, w s. Agreement as to share ownership in mt. Jan 6. Jan 10, 1911. 11:2993. nom

Hahn, Jos to Jos J Levy, 138 W 112th st. 136th st, No 619, n s, abt 353 w Cypress av, also 700 w Home av, 25x100. Prior mt \$12,000. Jan 5, due, &c, as per bond. Jan 7, 1911. 10:2549. 3,000

Horkheimer, Jeanette K with Brook Construction Co, 60 Liberty st. Washington av, Nos 1170 & 1172. Extension of \$6,000 mt until Jan 5, 1913, at 6%. Jan 5. Jan 10, 1911. 9:2372. nom

Horkheimer, Estelle S with Brook Construction Co, 60 Liberty st. Washington av, Nos 1174 & 1176. Extension of \$6,000 mt until Jan 5, 1913, at 6%. Jan 5. Jan 10, 1911. 9:2372. nom

Heiss, Anton & Eliz Ganns to Janet Muller, 1061 Fingerboard rd, S I, N Y. So Blvd, s s, 75 e Brook av, 50x100. Prior mt \$14,000. Jan 10, due &c, as per bond. Jan 11, 1911. 9:2266. 1,000

Hussmann, Theodor R to Henry Forster, 427 E 85th st, Westchester av, No 582, s s, 61.9 w Eagle av, 29.4x85.9x29x90.5. Prior mt \$—. Jan 5, 5 yrs, 5%. Jan 11, 1911. 10:2616. 20,000

Hecht, Michl to Glen A Grove, 550 W 144th st. 175th st, s s, 200 e Nelson av, 50x100. Jan 10, due, &c, as per bond. Jan 11, 1911. 11:2876. 4,000

Same to Harriet Cochrane, 332 e 17th st. 175th st, s s, 175 e Nelson av, 25x100. Jan 10, due, &c, as per bond. Jan 11, 1911. 11:2876. 2,000

Johnson, Geo F with LAWYERS TITLE INS & TRUST CO. Beck st, w s, 510 n Longwood av. Two lots, each 40x—. Two subordination agts. Jan 10. Jan 11, 1911. 10:2710. nom

\*Jenik, Jos V, 1828 Unionport rd, to Jennie Sealy, 608 Morris Park av. Bronx Park E, e s, 325 n Mace av, 41.1x110.8x38.5x111.8. Jan 10, 3 yrs, 6%. Jan 12, 1911. 800

Kellwood Realty Co to American Mortgage Co, 31 Nassau st. So Boulevard, n w cor 180th st, runs n 118.2 x w 112.3 x s 118.2 to st, x e 112.3. Jan 12, 1911, 5 yrs, 5%. 11:3111. 35,000

Same to same. Same property. Certificate as to above mt. Jan 12, 1911. 11:3111.

Kleban, Louis E to Morris Freundlich, 28 W 127th st. 161st st, Nos 811 to 819, n s, 220 w Prospect av, 100 to Union av, No 870, x96.1. P M. Prior mt \$15,000. Jan 6, due July 6, 1912, 6%. Jan 7, 1911. 10:2677. 16,350

Kneer-Ruhl Co, 258 Bway, to Sigmund Reutlinger, 200 W 111th st. Brook av, No 282, e s, 62.9 n 139th st, 37.8x107.2x37.6x103.7. P M. Jan 6, 1911, 3 yrs, 5%. 9:2267. 30,000

Same to same. Same property. Certificate as to above mt. Jan 6, 1911. 9:2267.

Same to Jonas Reutlinger, 200 W 111th st. Brook av, e s, 25.11 n 139th st, 37.8x103.7x37.6x100. P M. Jan 6, 1911, 3 yrs, 5%. 9:2267. 30,000

Same to same. Same property. Certificate as to above mt. Jan 6, 1911. 9:2267.

Kessler, Wm to Charles Kine, 338 E 135th st. Courtlandt av, e s, 73 s 160th st, runs e 92 x s 25.6 x s 25.8 x n 0.4 x w 66.3 to av x n 25.2 to beginning. Jan 5, 3 yrs, 5 1/2%. Jan 6, 1911. 9:2406. 6,500

Klopper, August G to LAWYERS TITLE INS & TRUST CO, 160 Bway. 3d av, No 2970, s e cor 153d st, No 480, late Grove st, runs e 93 x s 36.11 x w 91.9 to av x n 26.3 to beginning. P M. Jan 6, 5 yrs, 5%. Jan 7, 1911. 9:2362. 25,000

Same to Morrisania Realty Co, 635 Wales av. Same property. P M. Prior mt \$25,000. Jan 6, due July 6, 1911, 6%. Jan 7, 1911. 9:2362. 5,000

Krimmel, Mary, 1724 2d av, to Jas J McGuire, 3286 Hull av. Bathgate av, w s, 100 n 187th st, 20.1x100x18.1x100. Jan 7, 5 yrs, 5%. Jan 10, 1911. 11:3057. 1,600

Lewis Realty & Const Co to AMERICAN SAVINGS BANK, 115 W 42d st. Freeman st, Nos 974 & 976, s s, 27.4 w Bryant av, 39.4x118.9x36x102.10. Jan 6, 3 yrs, 5 1/2%. Jan 7, 1911. 11:2993. 28,000

Same to same. Same property. Certificate as to above mt. Jan 6. Jan 7, 1911. 11:2993.

Same & Emanuel Glauber & Harris Ratner with same. Same property. Subordination agreement. Jan 6. Jan 7, 1911. 11:2993. nom

Lewis Realty & Const Co to Wm N Harte, 380 Riverside Drive. Freeman st, No 970, s s, 66.9 w Bryant av, 42.8x136.1x39x118.9. Jan 6, 3 yrs, 5 1/2%. Jan 7, 1911. 11:2993. 32,000

Same to same. Same property. Certificate as to above mt. Jan 6. Jan 7, 1911. 11:2993.

Lee, Sarah E to Eliz O Ely, 756 Elmore pl, Bklyn, N Y. Washington av, w s, 108 n 187th st, 25x100, except part for av. Jan 6, due, &c, as per bond. Jan 7, 1911. 11:2909. 2,500

Liberty Investing Co to Bell A Davol, 18 Irving pl; Bklyn, N Y. Walton av, w s, 129.9 n 184th st, 19.11x96.5x19.11x96.5. Jan 6, 1911, 3 yrs, 5%. 11:3188. 6,500

Same to same. Same property. Certificate as to above mt. Jan 6, 1911. 11:3188.

Lipschitz, Annie to Mary L Du Bois, 600 W 146th st. Washington av, No 1488, e s, 25 s 171st st. 50x100.2x50x102.9, except part for av. Jan 6, 1911, 3 yrs, 5%. 11:2911. 10,000

\*Lewis Realty & Const Co, to Jacob R Schiff, 18 E 120th st. New Haven Railroad av, n e cor Green av, 119x100.7x117.10x100.9. Prior mt \$3,000. Jan 7, demand, 6%. Jan 9, 1911. 2,000

\*Same to same. Same property. Certificate as to above mt. Jan 7. Jan 9, 1911.

Leckler, Peter & Theresa his wife 887 E 181st st, to Anna M Leckler, 887 E 181st st. Worth av, e s, lot 141 map Mt Hope, 100x24.6 to Webster av x100.3x18.5. Prior mt \$4,000. Jan 5, 1 yr, 6%. Jan 7, 1911. 11:2889. 1,600

Lesley, Mary S & Mary to Louis Credner, 206 Norwood av, Bklyn, 227th st, late Sidney st, s s, 70.5 w Arlington av, late Troy st, 47.4x175. Jan 5, 3 yrs, 5 1/2%. Jan 6, 1911. 13:3407. 5,500

Lankenau, John C, 301 E 162d st to Christian H Loos, 736 Home st. 162d st, n s, 240 w Teller av, 20x115. Prior mt \$8,000. Jan 11, 1911, 1 yr, 6%. 9:2422. 2,000

Lewine, Morris, Ralph Lewine, Eva L Baumgarten, Leah L Elias, Olivia L Bickart and Bella Lewine to Mabel G Maynard, at West Orange, N J. Briggs av, e s, 120.5 s 198th st, 25x81, also known as lot 40, blk 3295 on land map. Dec 30, due as per bond. Jan 10, 1911. 12:3295. 1,500

LAWYERS TITLE INS & TRUST CO with Wahlg & Sonsin Co. 166th st, s s, 75 w Trinity av, 2 lots, each 40x99.5. Extension of two morts for \$32,000 each until Jan 6, 1916, at 5%. Jan 6. Jan 11, 1911. 10:2633. nom

Lisk, Sarah A to Mildred Lisk, 2487 Marion av. Marion av, w s, 97.4 n 189th st, 25x75.10x25x75. Prior mt \$4,500. Jan 9, 1 yr, 6%. Jan 12, 1911. 11:3026. 2,000

Lisk, Thos C & Sarah A to Mildred Lisk, 2487 Marion av. Bainbridge av, e s, 500 n Kingsbridge rd, 25x77.5x25x76.3. Prior mt \$6,500. Jan 9, 1 yr, 6%. Jan 12, 1911. 12:3286. 2,500

Longfellow Realty Corpn to Lizzie Shildovsky, 1222 Mad av. 152d st, s s, 225 e Courtlandt av, 25x115.2. Prior mt \$—. Jan 10, 1911, due Apr 10, 1911, 6%. 9:2398. 4,000

Same to same. Same property. Certificate as to above mort. Jan 10, 1911. 9:2398.

LAWYERS TITLE INS & TRUST CO with Burnett-Weil Const Co, Wilkins av, w s, 352.5 s from e s Intervale av, 84.11x118x76.2x91.9. Extension of \$35,000 mt until Jan 10, 1916, at 5%. Jan 10. Jan 12, 1911. 11:2976. nom

Mahony, Mary C, 413 E 139th st, to John T Madden, 318 E 83d st. 140th st, No 414, s s, 166.8 e Willis av, 16.8x100. Prior mt \$4,500. Jan 6, 2 yrs, 6%. Jan 7, 1911. 9:2284. 1,600

McSweeney, Margt, 324 E 21st st, to Charlotte Geissler, 175 W 95th st. Prospect av, No 2261, w s, 117.5 s 183d st, 23.5x97.9. Dec 31, due, &c, as per bond. Jan 6, 1911. 11:3101. 1,000

\*Maurer, Rosa wife of & Ludwig to BRONX BOROUGH BANK, 440 Tremont av. Unionport road, w s, 76 n Grant av, 56x—, & being lots 503 & 504 map Van Nest Park. Oct 19, due, &c, as per bond. Jan 6, 1911. 7,500

Meyer, Henry W, 2673 Creston av, to Eliz M Meyer his wife, same address. Creston av, w s, 102.11 n Kingsbridge road, 25x100x23.6x100. Jan 5, 5 yrs, 5%. Jan 7, 1911. 12:3316. 7,000

McGowan, Mary E, 1414 Longfellow av, to Anton Peyerl, 552 Union av. Longfellow av, No 1314, old No 1414, e s, abt 100 n Freeman st, 25x101.3x25.5x96.4. Prior mt \$3,500. Jan 5, 3 yrs, 6%. Jan 10, 1911. 11:3007. 1,500

\*Mulqueen, Michael J, Far Rockaway., L I, to Mary C Serfling, 947 Forest av. Coddington av, n s, abt 1179 e Ft Schuyler road, 25x129.2x25x129.3. Jan 3, 3 yrs, 5 1/2%. Jan 10, 1911. 500

Magda, Severin & Rosalie wife Edw Magda to Gertrude Vosseler, 838 E 156th st. Longfellow av, No 1146, e s, 259.6 n Westchester av, 20x114.5x21.6x122.3. Jan 3, due, &c, as per bond. Jan 11, 1911. 10:2758. 6,000

Olsson, Ole to Prospect Investing Co, at Purchase, N Y. Hoe av, e s, 75 n 172d st, 50x100x47.10x—. Bldg loan. Jan 4, due July 15, 1911, 6%. Jan 6, 1911. 11:2989. 8,000

Same & Greenwich Mortgage Co with same. Same property. Subordination agreement. Jan 5. Jan 6, 1911. 11:2989. nom

Odell, Caleb H to Arch Lybolt, 280 W 127th st. Jesup av, e s, 1,084.9 s Feather Bed lane, 50x110. Jan 6, 5 yrs, 6%. Jan 7, 1911. 11:2872. 1,700

\*Oklopsia, Daniel, 1637 Melville st, to Fredk Blahnik, 313 E 69th st. Hancock st, w s, 150 s Columbus av, 18.10x100. Jan 9, due, &c, as per bond. Jan 10, 1911. 1,200

One Hundred and Thirty-Fourth St Co to Stephen H Jackson, 53 E 67th st. 138th st, Nos 615 & 617, n s, 462.8 e St Anns av, 37.6x100. P M. Prior mt \$—. Jan 7, due as per bond, 6%. Jan 10, 1911. 10:2532. 16,000

Pirk, Amalia to Clara Nauss, 2045 Valentine av. Decatur av, w s, 50.1 n 195th st, 50.1x102.6x50.1x104.6. Prior mt \$10,000. Jan 6, 2 yrs, 6%. Jan 7, 1911, 12:3283. 3,000

\*Pope, Edith R, 446 Central Park West, with Ernst Delle, 64 Paterson st, Hoboken, N J. Col av, s s, 25 e Hancock st, 25x100. Extension of \$4,500 mt until Jan 1, 1913, at 5 1/2%. Jan 7, 1911. nom

\*Perina, Josephine, 729 E 161st st, to Maria Kahle, 918 Tinton av. Saxe av, e s, 142.9 s Tremont av, 25x100. Jan 9, 3 yrs, 5%. Jan 10, 1911. 2,500

Price, Mary J, 1646 Monroe av, to Tremont Bldg & Loan Ass'n, 1931 Washington av. Walton av, s e cor 177th st, 125x75, except part for av. Jan 7, installs, 6%. Jan 10, 1911. 11:2827. 7,500

Phelps, Hiram L, 2847 Decatur av, with Auguste Loderhose, 349 E 139th st. Willis av, No 302, n e cor 140th st, 25x100. Extension of \$14,000 mt until Mar 1, 1914, at % as per bond. Jan 11, 1911. 9:2285. nom

Poldow Constn Co & Florence wife of Theo Dean to Caroline Levy, 439 E 58th st. Hoe av, No 1228, e s, abt 100 s Freeman st, 25x100; Washington av, No 2268, s e s, abt 90 s 183d st, 50.9x112.8x50x118, except part for av. Prior mt \$41,000. Jan 6, due, &c, as per bond. Jan 7, 1911. 11:2986; 11:3050. 2,500

Plough & Fox Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Webster av, w s, 40 s 169th st, 108x100. Bldg loan. Jan 12, 1911, 1 yr, 6%. 9:2427. 45,000

Same to same. Same property. Certificate as to above mort. Jan 12, 1911. 9:2427.

\*Pizzutiello, Maria A wife Donato to Frank C Mayhew, 3832 White Plains av, & ano. Magenta av, s s, 50 w Pine av, 25x100. Jan 1, 3 yrs, 5 1/2%. Jan 11, 1911. 2,750

\*Paonessa, Raffaella to Ralph Hickox, 3832 White Plains av. Bartholdi st, s s, 25 e Cedar av, 50x100. Dec 29, 2 yrs, 6%. Jan 11, 1911. 1,400

Quincy, Geo A as com Julia T Sneden with Jas L Van Sant. Bergen av, No 498. Extension of \$13,000 mt until Nov 18, 1913, at 6%. Dec 23. Jan 12, 1911. 9:2292. nom

Rendall, Georgena to Fredk McCarthy. 162d st, n s, 260.5 e Prospect av, runs n 100 x w 40 x s 5 x w 22 x s 29.7 x e 125 x s 38.5 x w 22 x s 85 to st x w 41 to beginning. P M. Prior mt \$6,500. May 3, 1909, 3 yrs, 5%. Jan 7, 1911. 10:2690. 8,000

Russ, Minor O, 1047 Stebbins av, to Emma A Heylman, 239 Echo pl. Tremont av, No 451, or 177th st, n s, 101 e Park av, 25x99.5x24.8x103.4. P M. Prior mt \$20,000. Nov 15, due, &c, as per bond. Jan 7, 1911. 11:3034. 10,000



**THE GEORGE A. JUST CO.**  
239 VERNON AVENUE  
LONG ISLAND CITY

**IRON WORK**  
FOR  
**BUILDINGS**

Rendall, John to Johanna R Linsly, 512 5th av. 183d st, n s. 134.7 w Washington av, 35x100. Jan 4, 3 yrs, 5%. Jan 7, 1911. 11:3038. 20,000

Real Estate Mortgage Co of N J, 63 Wall st, with Stuyvesant Mfg & Impt Co, 59 W 10th st. Washington av, Nos 1752 & 1754. Extension of \$6,000 mt until Sept 1, 1913, at 6%. Jan 6, 1911. 11:2916. nom

Rendall, John to C Adelbert Becker, — Bleeker st, Williams-bridge. 183d st, n s, 204.7 w Washington av, 2 lots, each 35x100. 2 mts, each \$4,250. 2 prior mts, \$20,000 each. Nov 7, 2 yrs, 6%. Jan 9, 1911. 11:3038. 8,500

\*Ruppel, Wm C, 2273 Westchester av, to Robt C Schlegel, 384 E 161st st. Glebe av, e s, 160.7 n Westchester av, 50x147.6. Westchester. Dec 13, 3 yrs, 6%. Jan 9, 1911. 500

\*Rex, Isaac R, 1401 Unionport road, to Mary L Arnow, at cor Williamsbridge road & Pierce av. Unionport road, w s, 125.4 n Westchester av, 103x110x39x150. Jan 7, 3 yrs, 6%. Jan 9, 1911. 500

Reyam Realty Co to LAWYERS TITLE INS & TRUST CO. Beck st, w s, 510 n Longwood av, 80x100. Certificate as to two mts, each for \$24,000. Jan 10, 1911. 10:2710.

Reyam Realty Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Beck st, w s, 510 n Longwood av, 2 lots, each 40x100. Two mts, each \$24,000. Jan 10, 1911, 5 yrs, 5%. 48,000

Reiner, Herman & Simon Klein to Therese Milleg, 335 E 50th st. Prospect av, No 2143, w s, 165 n 181st st, 33x150, except part for av. P M. Jan 10, 1911, 3 yrs, 5½%. 11:3097. 5,500

Same to Julius Heiderman, 783 Elton av. Same property. P M. Jan 10, 1911, 1 yr, 6%. 11:3097. 1,000

Real Estate Mortgage Co of N Y, 63 Wall st, with Stuyvesant Mfg & Impt Co, 59 W 10th st. Washington av, Nos 1748 & 1750. Extension of \$6,000 mt until July 10, 1913, at 6%. Jan 10, 1911. 11:2916. nom

Simpson (Wm) Const Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. 163d st, n w cor Teller av, No 951, 100x45. Jan 5, 5 yrs, 5½%. Jan 6, 1911. 9:2423. 40,000

Same to same. Teller av, w s, 45 n 163d st, 40x100. Jan 5, 5 yrs, 5½%. Jan 6, 1911. 9:2423. 28,000

Same to same. 163d st, n w cor Teller av, 100x45, & Teller av, w s, 45 n 163d st, 40x100. Certificate as to 2 mts, aggregating \$68,000. Jan 5, Jan 6, 1911. 9:2423.

Same to Margt Knox, 478 Mott av. 163d st, n w cor Teller av, 100x45. Prior mt \$40,000. Jan 5, demand, 6%. Jan 6, 1911. 9:2423. 10,000

Same to same. Same property. Certificate as to above mt. Jan 5, Jan 6, 1911. 9:2423.

Smith, Wm F, 464 E 155th st, & Walter E Phelps, 2731 Creston av, with LAWYERS TITLE INS & TRUST CO, 160 Bway. 163d st, No 325, n w cor Teller av, No 957, 100x95. Subordination agreement. Jan 5, Jan 6, 1911. 9:2423. nom

Segrave, Jas S to Anthony J Mackey, 2 Bank st. Sylvan av, e s, 79.2 n 256th st, 75x100. Aug 14, 2 yrs, 6%. Jan 12, 1911. 13:3421. 1,500

Segrave, Jas S to Cath Foerster, 111 E 83d st. Fieldston rd, s e s, at s w s 256th st, runs s w 144.5 to w s Valles av x s 101.4 x n w 238 to rd, x n e 124.9 to beg. Jan 11, 3 yrs, 6%. Jan 12, 1911. 13:2421. 3,800

Schmitt, Conrad R, of Jamaica, N Y, to Michl Gutting, 1610 2d av. Creston av, s e cor 181st (5th) st, runs s 100 x w 50 x n 50 to av x n 50 to st x — 60 to beginning; 181st st, s s, begins at s e cor lot 223 map Prospect Hill estate, Fordham, runs s 50 to w s Creston av x n 50 to s s 181st st x w 10 to beginning, except part for st. ½ right, title & interest. Dec 21, 4 yrs, 5½%. Jan 7, 1911. 11:3161 or 3169. 3,000

Schwarzler (O J) Co to American Mortgage Co, 31 Nassau st. Clay av, e s, 34.6 s 168th st, 2 lots, each 39x80. 2 mts, each \$21,000. Jan 6, 1911, 5 yrs, 5%. 9:2426. 42,000

Same to same. Same property. Certificate as to above 2 mts. Jan 6, 1911.

Same to same. Clay av, e s, 88.7 n 167th st, 3 lots, each 38x80. 3 mts, each \$20,500. Jan 6, 1911, 5 yrs, 5%. 9:2426. 61,500

Same to same. Same property. Certificate as to above 3 mts. Jan 6, 1911. 9:2426.

Security Holding Co to Charlotte Ohle, at Maywood, N J. Pros-pect av, s e s, 242.10 n e Tremont av, runs s e 150.2 x s w 0.4 x s e 150.2 to n w s Mapes av, late Johnson av, x n e 52 to 187th st x n w 150.2 x n e 0.4 x n w 150.2 to Prospect av x s w 52 to beginning, except part taken by city. P M. Jan 5, due Apr 11, 1912, 5%. Jan 6, 1911. 11:3106. 18,000

\*Seddon Realty Co to Wm F Epple, 340 E 135th st. Seddon av, w s, 93.8 s Walker av, 25.1x100. Jan 6, 1911, 3 yrs, 5½%. 5,000

\*Same to same. Same property. Certificate as to above mt. Jan 6, 1911.

\*Shapiro, Fanny, of St Louis, Mo, & Sally Sturmlauer, N Y, to Ella A Gregg, 2015 5th av. Bronx Park av, e s, 125 s Lebanon st, 25x100, Neill estate. Dec 15, 3 yrs, 5½%. Jan 9, 1911. 4,000

\*Same to Minna Rabe, 1159 Forest av. Bronx Park av, e s, 75 s Lebanon st, 25x100. Dec 15, 3 yrs, 5½%. Jan 9, 1911. 4,000

Smith, Clement H to Caroline C Kendall, 10 W 55th st. Bathgate av, No 1780, e s, 238 s 175th st, 18.9x87.2. Jan 6, 3 yrs, 5½%. Jan 9, 1911. 11:2922. 5,000

Same to same. Bathgate av, No 1778, e s, 256.9 s 175th st, runs e 87.2 x s 21.2 x e 23.1 x s 0.4 x w 109.4 to av x n 21.7 to beginning. Jan 7, 3 yrs, 5½%. Jan 9, 1911. 11:2922. 5,500

Smith, Clement H & Warren J Mitchell with Caroline C Kendall, 10 W 55th st. Bathgate av, Nos 1778 & 1780, e s, 238 s 175th st, 40.4x—. Subordination agreement. Jan 7, Jan 9, 1911. 11:2922. nom

\*Sebrantke, Heinrich, 64 E 125th st, to Hudson P Rose Co, 32 W 45th st. Edwards av, w s, 152 n Latting st, 26x—, & being lot 181 map (No 401) of Seton homestead. Jan 5, 3 yrs, 5½%. Jan 7, 1911. 400

Smith, Augustine J with Concord Av Realty Co, 230 Grand st. Con- cord av, e s, 130 n 150th st, 45x94. Extension of \$26,000 mt until Jan 6, 1916, at 5%. Jan 6, Jan 7, 1911. 10:2642. nom

Stevens, Richd V, Otto Greenberger & Arthur C Hearle with Jas G Wentz, 335 West End av. Cauldwell av, w s, 148.3 n 158th st, 49x130. Subordination agreement. Jan 7, Jan 9, 1911. 10:2626. nom

Same with same. Same property. Subordination agreement. Jan 9, 1911. 10:2626. nom

\*Schneider, Eliz, 3725 Barnes av, to Karl Gutscher, 630 Morris av. 217th st, late 3d st, n w cor 4th av, 105x25, Wakefield. Jan 9, due, &c, as per bond. Jan 10, 1911. 4,000

\*Schubert, Harriett J to Sophie H Gent, 844 Home st. Carpenter av, No 4236, e s, 150 n 234th st, 25x105.6. Jan 9, due, &c, as per bond. Jan 10, 1911. 4,500

\*Same to same. Carpenter av, No 4234, e s, 125 n 234th st, 25 x105.6. Jan 9, due, &c, as per bond. Jan 10, 1911. 2,500

\*Schubert, Henrietta, 1379 Teller av, with Sophie H Gent, 844 Home st. Carpenter av, Nos 4234 & 4236. Two subordination agreements. Jan 9, Jan 10, 1911. nom

Solomon, Flora E, 17 E 97th st, with Jas Stokes, 68 Park av. 167th st, No 942 E. Participation agt. Jan 10, Jan 11, 1911. 10:2727. nom

Solomon, Flora E, 17 97th st, with DOLLAR SAVINGS BANK, 167th st, s s, 100 w So Boulevard, 37.5x100. Agreement as to share ownership in mt. Jan 10, Jan 11, 1911. 10:2727.

Selje, Laura, widow, 1018 E 163d st to Fredk A Selje, same ad- dress. Courtlandt av, n e cor 162d st, 27.11x127.7x25x140. Prior mt \$—. Jan 9, 2 yrs, 6%. Jan 11, 1911. 9:2408. 3,500

Spiegel, Chas to Whom it May Concern. Perry av, e s, 425 s Gun Hill rd, runs e 100 x s 34.3 x s 10.6 x w 196 to Perry av x n 10.6 x n 20.5 to beginning. Estoppel certificate. Jan 7, Jan 11, 1911. 12:3348.

Seligman, Harry, 1269 2d av to Jno Schaefer, 378 E 161st st. Park av, w s, 287.8 s187th st, 250x93x250x105. P M. Prior mt \$18,000. Jan 10, 1 yr, 6%. Jan 11, 1911. 11:3031. 7,750

Schuyler, Oscar to TITLE GUARANTEE & TRUST CO, 176 Bway. Webster av, s w cor 193d st, 33.7x104.1 to Decatur av x 34.4x 108.1. Jan 6, due, &c, as per bond. Jan 11, 1911. 12:3275. 6,500

\*Schultz, Hugo J & Geo Meissner to J & M Haffen Brewing Co, 398 E 152d st. Shore drive, w s, 150 s Philip av, 50x100 & being lots 7 & 8 blk 40 map Bruce-Brown Land Co at Throggs Neck. Dec 30, 1 yr, 6%. Jan 6, 1911. 6,000

Samoset Tammany Hall Club, 33d Assembly District, N Y County, a corpn, to Francis J Cox, at Albany, N Y. 155th st, s s, 275.11 e Courtlandt av, 24.1x100x24.5x100. Dec 30, due Jan 2, 1914, 5%. Jan 11, 1911, 9:2401. 8,500

\*Schultz, Hugo J & Geo Meissner to J & M Haffen Brewing Co, 398 E 152d st. Shore Drive, w s, 150 s Philip av, 50x100, & being lots 7 & 8 blk 40 map Bruce-Brown Land Co at Throggs Neck. Dec 30, 1 yr, 6%. Jan 6, 1911. 6,000

Thornton Bros Co to Pauline H Von Soosten, 183 E 94th st. Tie- bout av, n w cor 180th st, 100x25. Jan 11, 1911, 3 yrs, 5%. 11:3143. 22,000

Same to same. Same property. Certificate as to above mt. Jan 11, 1911. 11:3143.

\*Thielhart, Otto R to Walter Kobbe trustee for Lizzie W Kobbe, 412 West End av, 174th st, e s, 131.8 s Gleason av, 25x100. Jan 6, 3 yrs, 5½%. Jan 9, 1911. 4,500

Tuchman Bros Const Co to Jas G Wentz, 335 West End av. Cauld- well av, w s, 148.3 n 158th st, 49x130. Bldg loan. Prior mt \$37,500. Jan 7, demand, 6%. Jan 9, 1911. 10:2626. 4,000

Same to same. Same property. Certificate as to above mt. Jan 7, Jan 9, 1911. 10:2626.

Trask Bldg Co to Theresia Loesel, 157 E 3d st. Bathgate av, n w cor 182d st, 25x97. Jan 6, 1911, 5 yrs, 5%. 11:3050. 23,500

Same to same. Same property. Certificate as to above mt. Jan 6, 1911. 11:3050.

Uhlig, Paul C, of Cranford, N J, to Jas T Barry, 1149 Boston rd. Franklin av, e s, 75.6 n Jefferson pl, 75x100. P M. Jan 12, 1911, 2 yrs, 6%. 11:2935. 2,250

United Bohemian Soc of the Bronx, a corpn, to TITLE GUARAN- TEE & TRUST CO, 176 Bway. 166th st, Nos 428 & 430, s s, 97 e Park av, runs e 50 x s 262 x w 38 x n 23 x w 12 x n 239 to be- ginning. P M. Jan 6, 1911, due, &c, as per bond. 9:2387. 8,000

Same to Bernheimer & Schwartz Pilsener Brewing Co, at Ams av & 128th st. Same property. P M. Prior mt \$8,000. Jan 6, 1911, demand, 6%. 9:2387. 3,200

Valentine Const Co to Herbert F Schwarz, 255 W 108th st. La- fontaine av, No 2025, w s, 134.11 s 179th st, 37.6x100. Jan 9, 1911, 3 yrs, 5%. 11:3061. 28,000

Same to same. Same property. Certificate as to above mt. Jan 9, 1911. 11:3061.

\*Williamson, Wm J & Harry C Bryan with Walter Kobbe trustee for Lizzie Kobbe, 412 West End av, 174th st, e s, 131 s Gleason av, 25x100. Subordination agreement. Jan 7, Jan 9, 1911. nom

Wirth Realty & Const Co to John H Schaefer, 1805 Clinton av. 181st st, n s, 61.10 e Mohegan av, 50.6x60.2x50x67.3. Prior mt \$—. Jan 5, 5 yrs, 5%. Jan 6, 1911. 11:3124. 17,000

Same to same. Same property. Certificate as to above mt. Jan 5, Jan 6, 1911. 11:3124.

Weber, Philipp to Wm Miller, S 2d av. Fox st, No 1042, e s, 323.2 n 165th st, 25x100. Jan 9, 3 yrs, 6%. Jan 10, 1911. 10:2726. 3,000

Yarmouth Constn Co to Theo Wentz, 328 West 77th st. Crotona av, n e cor Garden st, 70.3 to Grote st late road from Ford- ham to West Farms x 44x79.5x49.2. Bldg loan. Jan 10, due Oct 5, 1911, 6%. Jan 11, 1911. 11:3100. 22,000

Same to same. Same property. Certificate as to above mt. Jan 10, Jan 11, 1911. 11:3100.

**JUDGMENTS IN FORECLOSURE SUITS.**  
Jan. 5.  
New Bowery, No 9.  
New Chambers st, Nos 52 & 54.  
Bernard Golden agt John A Weekes et al;  
Arthur Sutherland, att'y; Edw D Dowling,  
ref. (Amt due, \$4,510.00.)  
Webster av, e s, 172.1 n 171st st, 37.6x113.  
Edwin Baldwin et al agt Samuel Hess; Fred-

erick S Fisher, att'y; Wm T Keleher, ref.  
(Amt due, \$31,079.23.)  
Jan. 6.  
11th st, No 519 East. Mary L Jenkins agt  
Morris Ross; Kantrowitz & Esberg, att'ys;  
James A Hawes, ref. (Amt due, \$5,788.75.)  
5th av, No 12. Harry B Davis agt Haines  
Realty Corporation et al; Henry S Mansfield,  
att'y; Francis S Root, ref. (Amt due, \$34,-  
153.22.)

Jan. 7.  
No judgments in foreclosure filed this day.  
Jan. 9.  
106th st, n s, 300 w 2d av, 25x100.11. James  
Buchanan agt Joseph Grande et al; Taylor &  
Moore, att'ys; J Hampden Moore, ref. (Amt  
due, \$27,263.16.)  
Jan. 10.  
Prince st, Nos 131 to 135. Phebe W McConihe  
agt Therese Fraad; Warren McConihe, att'y;  
George Haas, ref. (Amt due, \$20,197.90.)



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

107th st, n s, 450 w Amsterdam av, 50x100.11. Elizabeth A Colton agt Carrie Herzig; Gifford, Hobbs & Beard, att'ys; Frank W Chambers, ref. (Amt due, \$24,265.00.) Jan. 11.

28th st, No 20 East. County Holding Co agt Lewis A Mitchell; Merrill & Rogers, att'ys; Chas L Hoffman, ref. (Amt due, \$50,958.33.) 96th st, s w cor Madison av, 145x100.8. Mutual Life Ins Co of N Y agt Cades Realty Co; James McKeen, att'y; Philip W Boardman, ref. (Amt due, \$368,987.51.)

LIS PEN'ENS.

Jan. 7.

8th st, Nos 299 and 301 East. 10th st, No 206 East. Frederick Gronholz agt Diedrich Gronholz et al; partition; att'y, A Waxenbaum. Houston st, No 203 East. Tenement House Department agt Solomon Shapiro; notice of levy; att'y, A R Watson. 81st st, No 232 E. Same agt Fannie L Strouse; notice of levy; att'y, A R Watson. 57th st, No 19 E. Ciril C Job agt Nineteen East Fifty-Seventh Street Co et al; action to foreclose mechanic's lien; att'y, S J Gruenberg. Washington av, n w s, 50 s w 159th st, 25x100. Josie Schwab agt Wm P Steinebach et al; amended action to reinstate mortgage; att'y, B F Donovan.

Jan. 9.

167th st, s s, 100 w Southern Boulevard, 74.11 x100. Vittorio Marcigliano agt East 167th Street Realty Co; notice of levy; att'y, L B Cohen. Road leading from Tremont to Fordham adj land of Samuel D Archer, Bronx. David Kraus agt Samuel H Archer et al; partition; att'ys, Wesselman & Kraus. 96th st, No 52 West. Amanda Bassford agt Tangier's Manors Corp et al; action to set aside contract, &c; att'y, L C Platt. Broadway, No 187. Alfred Becar agt Lena B Collins et al; partition; att'y, J B Lord. Broadway, n w cor Barclay st, 46x140x irreg. Wm P Hamilton agt Wm G Hamilton et al; partition; att'y, E R Vollmer.

Jan. 10.

142d st, s s.; 175 e Lenox av, 25x99.11. Joseph W Hatch agt Katherine Hatch et al; partition; att'y, J E Nash. Lexington av, w s, 65.5 s 57th st, 35x90. 57th st, s s, 45 w of Lexington av, 22.6x25.5, and property in Westchester County. Jessie Smith agt Edgar Odell et al; partition; att'y, J H Beall.

Jan. 11.

27th st, s s, 60 e 8th av, 50.6x14.3x50.6x12.9. Annie Deiganieri agt Geo F Abel; counsel claim; att'y, F P Burke. 127th st, n s, 192.8 e Bway, 100x150. Abraham E Bockmann et al agt Faultless Construction Co et al; action to foreclose lien; att'ys, Thompson & Ballantine. 144th st, n s, 104.5 e 3d av, 25x29.2. Lowell st, n s, 150 w College av, 50x100. Annie Smith Costello agt Geo J Smith et al; partition; att'y, J W Bryant. Washington av, n w s, 50 s w 159th st, 25x100. Josie Schwab admrx agt Wm F Steinebach et al; amended action to reinstate mortgage; att'y, B F Donovan. Prospect av, w s, 77 n 160th st, 120x210x irreg. Eugene Le Herine agt Jas F Meehan; notice of levy; att'y, S Cohn. 3d st, n e s, 355 n w Av D, 18.9x96. Joseph A Schneider exr agt Katharina or Katie Zintli; partition; att'y, L S Goebel. 143d st, n s, 525 e Bway, 75x99.11. Geo Schweppenhauser agt Chelsea Exchange Bank et al; action to foreclose mechanics lien; att'y, C B Augustine.

Jan. 12.

Thompson st, Nos 106, 108 & 111. Giovanni M Malatesta agt Stefano S Casassa et al; partition; att'y, W E Cook. 131st st, No 258 West. Wm J Williams agt Mary L Bunce et al; partition; att'y, H D Byrnes. Sullivan st, Nos 48 & 50. Michael Balletto agt Stefano S Casassa et al; amended partition; att'y, W E Cook. 165th st, s s, 26.6 e College av, 166.11x90.5x irreg. City of N Y agt Mountain Construction Co; notice of levy; att'y, A R Watson. Broome st, Nos 26 & 28. Tanchim Efrimowitz agt David Jaffe et al; action to set aside assignment of mortgage; attorneys, Davis & Mansfield. 52d st, No 634 West. Peter Schmidt agt Jno C Schmidt et al; partition; att'y, H C Mitchell.

Jan. 13.

White Plains road, e s, lot 690, map of Village of Wakefield, Bronx. Abner P Bigelow et al agt James Butler Inc et al; action to foreclose mechanic's lien; att'y, A R Bunnell. Intervale av, n w s lot 40, map of sub-division of property of Mary L Tiffany, Bronx. Same agt same; action to foreclose mechanic's lien; att'y, A R Bunnell. Madison st, s s, 95.3 e Scammel st, 24.7x96. Huldah Davidson agt Elias Shinsky et al; partition; att'y, A Brekstone. South Boulevard, w s, 193.4 s 182d st, 139.11x 135.10x irreg. Empire City Wood Working Co agt Katonah Construction Co; notice of levy; att'y, J C Weschler. Longfellow av, n e cor 172d st, 100x100. City of N Y agt Froma Realty Co; notice of levy; att'y, A R Watson. Longfellow av, n e cor 172d st, 100x100. Same agt same; notice of levy; att'y, A R Watson. Lots 37 & 38 map of 113 lots of Baychester Realty Co, Bronx. Margaret MacDermeid agt

Otto K Padel; notice of attachment; att'y, L McGee. Horatio st, n s, 20 e Greenwich st, 20x50. H B Claflin Co agt Edgar R Gallavan et al; notice of levy of 1-6 part; att'ys, Hitchings & Paliser.

FORECLOSURE SUITS.

Jan. 7.

152d st, n e cor Terrace pl, 134.11x50x irreg. Margaret Rowe et al agt David Levy et al; att'y, S Williamson. 121st st, No 66 East. Adolph Seelig agt David Hertz et al; att'y, L J Rosett. Minetta lane, No 22. August Ruff et al agt Gustave Baumann et al; att'y, J C Ruff. 128th st, n s, 258 e 8th av, 15x99.11. Sieg Tynberg, Jr agt Samuel Levy et al; att'y, S P Goldman. Stanton st, No 319. State Bank agt Jacob Jacobowitz et al; att'y, W T Kohn.

Jan. 9.

Belmont av, s e cor 182d st, 74.1x27.7x87.3x28. Florence A Troughton agt August Rehbock et al; att'ys, J W & C J McDermott. Southern Boulevard, n w s, 450 s w Av St John, 50x115. Mary M Trageser agt Carl Witzel et al; att'ys, A L & S E Jacobs. Broadway, n w s, 100.8 s w Isham st, 50x264.4. Thomas Alexander agt Walter B Peet et al; att'ys, Fetzrecht & Seybel. Elsmere pl, s s, 300 w Marmion av, 100x100. Theodore Drourr et al agt Home St Realty Co et al; att'y, M I Price. 9th st, No 647 E. Lambert S Quackenbush et al agt Herman Hoffman et al; att'ys, Quackenbush & Adams. 3d av, No 1847. Isaac Goldstein agt Isidore Cohen; att'y, H Goldstein. Amsterdam av, No 345. John J McNally agt John H O'Connell et al; att'ys, MacFarland, Taylor & Costello. Heath av, w s, 60.9 s 230th st, 89.3x90. James G Wentz agt Metzler Building & Construction Co et al; att'ys, Boothby, Baldwin & Hardy. Vyse av, e s, 150 s 172d st, 25x100. Vyse av, e s, 200 s 172d st, 25x100. Geo P Laible agt Casco Building Co; att'ys, Menken Bros.

Jan. 10.

82d st, No 125 W. Brian G Hughes et al agt Raeburn W Jenkins et al; att'y, W R Doherty. 106th st, s s, 75 w Park av, 25x100.11. Geo S Runk et al agt Jacob Greenberg et al; att'y, G Meyer. 62d st, s s, 167 e Madison av, 66.4x100.5. Realty Operating Co agt 40-46 East Sixty-second Street Co et al; att'y, G E Hyatt. 127th st, No 132 E. Solomon Wiener agt Wm Siebert et al; amended; att'y, A Wiener. 99th st, s s, 175 w 2d av, 37.6x100.11. Ray Weil agt Isaac Chausser et al; att'ys, Rosansky & Goldberg. 99th st, s s, 212.6 w 2d av, 37.6x100.11. Isaac Weil agt Isaac Chausser et al; att'ys, Rosansky & Goldberg. Willett av, s e cor 213th st, 100x100. Wm C Arnold exr agt Ellen McKeon et al; att'y, W C Arnold. Pitt st, No 55. John Pirung et al agt Chas L Singer et al; att'ys, Norwood & Mardin. 96th st, n s, 204 e Columbus av, 20.8x100.11. Mary C Maguire agt Annie Goldham et al; att'y, D Seymour.

Jan. 11.

Hoffman st, s w cor 189th st, 30x89.11. Anna Albert agt Elizabeth M Blasbery et al; att'y, W H Geigerich. Lexington av, No 1892. Anita Duchastel agt Alexander Schmidt et al; att'ys, Butts & Vining. 61st st, No 154 East. A Gertrude Cutter agt Mary E Norton et al; att'y, F M Tichenor. Lots 9, 12, 17, 18, 19, 21, 22, 23, 46, 48, 74 & 75 Map No 1 of Conrad Buhre-Estate, Bronx. George Rueckel agt Nattie J Jones; att'y, A J Wolff. Crotona av, n e cor 187th st, 100x200. Fredk Meyer agt Savoy Improvement Co et al; att'y, W H Geigerich. Worthen st, n w cor Barry st, 50x100. North New York Co-operative Building & Loan Assn agt Patk J Bradley et al; att'y, J H Hildreth. Valentine av, e s, 172.9 n 181st st, 20x117.9x 20x118.1. Jno A Schappert agt Daniel Enright et al; att'y, W L Allen.

Jan. 12.

Belmont av, s e cor 182d st, 74.1x27.7x87.3x 28. Florence A Troughton agt August Rehbock et al; att'ys, J W & C J McDermott. 1st av, e s, 23.10 s 4th st, 24x94.11. Herman Kappes agt Frederick Seyd et al; amended; att'y, G H Hyde. 133d st, No 6 East. Jennie Loewenberg agt Jacob Abraham et al; att'y, L Moschowitz. Amsterdam av, e s, 150 n Amsterdam av, 56x 100. Frederick Baitinger agt Jno Rollmann et al; att'ys, Weschler & Rothschild. 223d st, n s, 656.10 e White Plains rd, 25x100. Estates Settlement Co agt E Russell Valentine et al; att'ys, Carrington & Pierce. Pleasant av, s e cor 120th st, 40x100. Thomas Kennedy agt Bessey T Gilligan et al; att'y, M Stein. 80th st, Nos 437 & 439 East. Rebecca Meryash agt Geo Harris et al; att'y, S Bitterman. St Nicholas av, Nos 448 & 450. Baron De Hirsch Fund agt Ellen Cohalan et al; att'ys, M S & I S Isaacs. Perry av, w s, 389.11 s Reservoir pl, 27x100.11. Perry av, w s, 416.11 s Reservoir pl, 10.1x100.11. x irreg; two actions. Bela Osmitz et al agt Metropolitan & Suburban Realty Co et al; att'y, F Eder.

Jan. 13.

Av B, e s, 42 n 16th st, 20x93. Abraham L Newberger agt Max E Bloch et al; att'ys, Lachman & Goldsmith. 143d st, Nos 503 to 507 W. Gustav L Penzel et al agt Chelsea Exchange Bank et al; att'y, F Thorn. West st, No 175. American Mortgage Co agt Laura J Mack et al; att'ys, Bowers & Sands. 132d st, n s, 209 w Lenox av, 17x99.11. Annie McReynolds, extrx, &c, agt Nannie Mooney et al; att'y, G W McAdam. Kossuth av, s s, lot 95 map of South Washingtonville, Bronx. Maud T Gaylor agt Wm W Penfield et al; att'y, E B Newburn.

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.

Table with 2 columns: Judgment number and details (debtor name, creditor name, amount). Includes entries like 7 Ackerson, Louis-E Langer et al. costs, \$80.78; 9 Arms, George-N Simon costs, \$72.47; 9\*Ashenheim, John et al-Max Stim et al. costs, \$124.49; 9 Adelman, Isidor-A M Levy costs, \$22.90; 9 Appleton, Robert-M H Orenstein costs, \$121.52; 9 Adel, Sanche L-H Erde et al costs, \$187.05; 9 Applegreen, Sam-H Erde et al costs, \$261.92; 10\*Abel, Simon et al-Hudson Metal Bed Co costs, \$69.47; 10 Avallone, Constantino-J Trainor costs, \$46.72; 11 Acer, Frank A-M E Mendham et al costs, \$4,976.93; 11 April, Israel-L Marks costs, \$239.41; 11 Applebaum, Geo-J Kahn costs, \$120.01; 11 Allen, Jno F-J Brodie costs, \$65.00; 11 Altschul, Nettie et al-People, &c costs, \$500.00; 12 Andrews, Jas D-Anderson & Pierce Co costs, \$135.25; 12\*Abrams, Isaac et al-I Dresner costs, \$13.45; 12 Abramowitz, Harry S et al-the same costs, \$13.45; 12 Antokolitz, Solomon-T Kressel costs, \$94.35; 12 Alexander, Alexander-M N Clement costs, \$600.00; 12 Amron, Jacob-Peerless Rubber Mfg Co costs, \$91.08; 12 Arnott, Bertha C-A Zadek et al costs, \$93.06; 13 Acharan, Marcial et al-Sam'l Brothers (corp) costs, \$108.06; 13 Auerbach, Isidor J-S D Harris costs, \$220.27; 13 Allen, Henry G-J Sander et al costs, \$140.29; 13 Adicks, Wm F-J Seeman et al costs, \$60.65; 13 Abramowitz, Saml H-J Frank costs, \$97.78; 13 Austin, Geo A-Waldorf Astoria Hotel Co costs, \$804.02; 13 Abrahams, Bernard J et al-F Lindberg costs, \$396.70; 13 Alper, Adolf et al-the same costs, \$396.70; 7 Bell, T Hope et al-S E McRickard costs, \$2,006.42; 7 Bair, Maud-L Salomon et al costs, \$135.56; 7 Busch, Emanuel A-J F Taylor costs, \$36.45; 7 Balma, Joseph-E Cushing et al costs, \$952.50; 7 Beam, Wm B-H W Dixon Co costs, \$242.26; 9 Bornstein, Jos & Louis-M S Walker et al costs, \$8,938.97; 9 Blackman, Pauline-Acme Metal Ceiling Co costs, \$52.65; 9 Barry, Frederick T et al-G R Waterbury et al costs, \$18,000.00; 9 the same-the same costs, \$754.33; 9 Brutting, Thomas-Meyer & Nelson costs, \$131.40; 9 Brietung, Bernhard-City of N Y costs, \$37.93; 9 Bickerton, Jos P Jr-M Marx costs, \$82.21; 9 Basch, Carrie R et al-L Dukberger costs, \$596.11; 9 Beierwaltes, John or Johann or Beierwald-B K Bloch costs, \$178.35; 9 Butler, Jacob D-B Loth costs, \$109.95; 10 Bruneman, Gabriel-Republic Metal Ware Co costs, \$75.51; 10 Bowler, Chas D-Wilkinson Gaddis Co costs, \$186.02; 10 Ballotte, Geo A-M R Bellotte costs, \$68.69; 10 Brennan, Chas A-W Brennan costs, \$764.98; 10 Barull, Gabriel-P Echols costs, \$360.45; 10 Bell, Clark-Edward Carroll Jr Co costs, \$27.41; 10 the same-the same costs, \$231.12; 10 Boronow, Salo-L Pugh costs, \$25.00; 10 Block, Isidore I-W Levers costs, \$261.15; 10 Barnett, Mary-N Y Edison Co costs, \$18.29; 10 Booth, Henry-the same costs, \$27.01; 10 Brodtkin, Frances-the same costs, \$120.51; 10 Butterfield, Milton G & Lillian D-the same costs, \$12.11; 10 Barzansky, Benjamin-W S Shippen costs, \$42.31; 10 Bailey, Harry-S S Hirschman costs, \$214.16; 10\*Barnett, Louis et al-J Sammet costs, \$141.33; 11\*Baronsky, Morris et al-J Spitzer costs, \$329.41; 11 Berger, Henry et al-the same costs, \$329.41; 11 Busch, Jno-Sonn Bros Co costs, \$530.64; 11 Brenner, Harry et al-Bonwit Realty Co costs, \$969.14; 11\*Brainin, Wm P et al-the same costs, \$969.14; 11 Banks, Thos J-A B Carswell costs, \$131.90; 11 Barr, Isaac et al-M Kerber costs, \$607.89; 11 Bieber, Wm-L Glickman et al costs, \$637.52; 11 Boyarsky, Aaron-G A Gane et al costs, \$89.18; 11 Brill, Louis et al-A Sandblom costs, \$130.91; 11 Borst, Jno-G F Lawrence costs, \$148.48; 11 Brady, Edw-Union Stove Works costs, \$75.80; 11 Bookstover, Peysyer et al-C W Alling costs, \$424.98; 11 Blanchfield, Thos C-J Brodie costs, \$65.00; 11 Brown, Frank E-G Hassler et al costs, \$79.40; 12 Bensamon, Max E & Josephine N\*-J B Pruy costs, \$171.81; 12 Banks, Wm-N Y Edison Co costs, \$52.91; 12 Bernstine, Paul-the same costs, \$60.11; 12 Blumenkrohn, Adolph-the same costs, \$25.78; 12 Bluhing, Helen-the same costs, \$10.46; 12 Bracken, Mary-the same costs, \$11.26; 12 Berger, Emil-Monroe Live Poultry Market costs, \$42.43; 12 Blum, Nathan-C A Corbin et al costs, \$103.51; 12 Burr, Helen V C-C L Browne costs, \$293.79.



The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceilings and plastering with King's Windsor Cement?

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Table listing names and addresses of various individuals and companies, such as Beers, Jas B et al, Bolge, Otto, Burke, Wm H, etc., with associated costs or values.

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.



<b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HANNOVER, GERMANY ALSEN ON HUDSON RIVER, N. Y.	<b>ANNUAL CAPACITY 3,000,000 BBLs</b> <b>"THE ABSOLUTELY SAFE CEMENT"</b>	<h1 style="font-size: 4em; margin: 0;">ALSEN</h1>	SEE PAGE 160-1 "SWEET'S" FOR FULL PARTICULARS	<b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.
---	--	---	--	--

<p>9* Kight, John W et al—H Frank Jr.....138.42          9 Kelly, Thos J—J Bloch .....505.43          9 the same—Marselaise French Baking Co .....203.56          9 Kemble, Emma—R Thedford .....18.06          9 Keyes, John M—Curtis Blaisdell Co.....33.76          9 Kelly, Thos J—R Naegeli .....520.76          10 Kaiser, Cora A—N Y Edison Co.....10.51          10 Kirsten, Wm—the same .....116.67          10 Keenan, Jas P—E D Morgan et al.....31.82          10 Kaplan, Jacob—J S Ascher .....376.71          10 Kramer, Edw G—Mechanics Trust Co.1,016.32          10 Kelly, Thos—George Ringler &amp; Co.....96.61          11 Kellar, Jacob et al—B Pottick.....249.38          11 Kelly, Martin—D F Shields.....24.41          11 Klein, Normand—P H McCormack.....59.96          11 Klein, Norman—J De Wolf.....196.00          11 Kingsland, Jennie T &amp; Albt A*—J H Ferris .....54.70          12 Kessler, Edw—Bell Operating Co.....41.72          12 Kaslin, Sam—N Y Edison Co.....24.68          12 Kuehne, Chas—L H Rullman.....141.91          12 Kompert, Gustav—C H Schultz.....53.23          12 Kramer, Jos et al—B Weisman.....29.71          12 Kling, Isidor—N Welkon .....74.21          12 Kornweiss, Jos—J P Hurley.....613.90          13 Kelley, Elisha W et al—Jones Printing Co.....84.88          13 Kates, Edw et al—R C von Bayer.....309.31          13 Katlin, Abraham L—H Mindlin et al.....64.31          13 Kaestler, Jacob* et al—Morse Iron Works.....344.96          13 Kreinick, Wolf—A H Schitz et al.....95.49          13 Kopperl, Jos et al—E H Swift .....501.93          7 Lessler, Joseph—A Cohen .....548.27          7 Limmer, Wolf—S Glickner .....828.70          7 Levin, Harry et al—Raisler Heating Co.....435.01          9 Lackowitz, Saml—Van Zandt Jacobs &amp; Co.....25.99          9 Lowenstein, Morris W—E Santo.....costs, 78.36          9 Levine, Saul et al—M Stim et al.....124.41          9 Lindblom, Cornelius—Willett Press .....34.29          9 Lowe, Mary—H Mandelbaum et al.....costs, 81.58          9 Levinstim, Frank—L J McCloskey et al.....65.60          9 Loewy, Nathan et al—Noonan &amp; Price Co.....278.22          9 Leonard, Bertha et al—P Warren et al.....2,070.32          9 Latrobe, Lawrason R—E Harding.....710.91          9 Levengston, Harry M et al—R Cook.....620.93          10 Levy, Benjamin—N Y Edison Co.....22.39          10 Levin, Joe—C E McBride .....105.77          10 Leonard, Chas P—A Cuneo .....43.42          10 Lanford, Jas E—Henry J McCoy Co.....159.28          10 Loebkoff, Adolph—B Levine et al.....224.40          10 Levy, Louis—I Levy et al.....costs, 72.27          10 Loreck, Rudolph—J Green.....2,370.76          10 Lipschitz, Sigmund—National Distributing Co.....523.86          10 Landsberg, Max F—George Ringler &amp; Co.....371.95          10 Leonard, Chas P—W Michaelson.....396.95          10 Lowenstein, Lena—M Kriesberg.....36.72          10 Lawson, Reba—W H Hotchkiss.....costs, 209.91          10* Lieberman, Louis et al—J Sammet.....141.33          11 Leve, Jno F et al—E Munde.....15.41          11 Lichtenheim, Adela—United Electric Light &amp; Power Co.....20.41          11* Latuga, Angelo et al—I Kostel et al.....128.06          11 Langerman, Wm L S—Stewart Hess Co.....42.29          11 Lederer, Saml et al—P Leichter et al.....197.99          12 Leighton, Jno P—N Y Edison Co.....13.29          12 Levenson, Saul—Goldenberg Bros &amp; Co.....156.05          12 Leyden, Howard—M N Clement .....5.00          12 Levey, Harry—A P Barney et al.....31,162.97          12 Larson, Elise—C Jackson .....costs, 108.88          13 Litt, Sam* et al—D Simon.....148.00          13 Lyons, Saml—E Dunbar .....519.40          13 Lighthouse, Paul De B et al—A Geller.....411.22          13 Lyons, Robt T—F La Mura et al.....200.00          13 Lehman, Hyman—A Solomon .....376.51          13 Lasch, Vasco et al—M N Clement.....200.00          13 Leadbetter, Walter A recr—K Mandell.....costs, 158.12          7 Manniello, Nicolo—H Goodstein .....109.31          7 Morhardt, Joseph E—Horseless Age Co.....192.71          7 McEwen, Frederick E—H Gehrlich.....180.21          9 Moore, Catharine—E J Gillies et al.....20.06          9 Mann, Saml—City of N Y.....59.41          9 Mann, David—the same.....59.41          9 the same—the same.....59.41          9 the same—the same.....59.41          9 the same—the same.....59.41          9 Martin, Julia D &amp; Varick D et al—G R Waterbury et al.....costs, 754.33          9 Martin, Julia D et al—the same.....18,000.00          9 Martin, Varick D—the same.....4,000.00          9 McEvoy, Hugh J—H Swift .....217.15          9 Mandelort, David et al—Dorsett De Marrais Co.....61.53          9 Mulholland, Katherine—Matthew Wilson &amp; Co.....42.32          9* Mundy, Wm et al—M J Drummond.....122.22          9* Mank, Burton L et al—M M Sampter.....30.93          9 McGuire, Wm F—E O Hoopengartner.....254.34          9 Mulligan, Thos—B K Bloch .....167.17          9 Markowitz, Max et al—W Wiltchick et al.....69.39          10 McMahon, Jno T et al—I Rossberg.....49.41          10 Marshall, Raymond W et al—Prospect Park Bank .....423.40          10 Myers, Simon—Higgins &amp; Seiter.....545.14          10 McArdle, Michael—N Y Edison Co.....10.51          10 Masseria, Chas—the same.....76.91          10 Mazzilli, Antonio et al—J K Jones.....costs, 27.41          10 Multer, Louis—N Y Edison Co.....18.73          10 Monahan, Thos—Corn Exchange Bank.....8,151.36          10 the same—W &amp; J Sloane.....17,773.84          10 Mason, Jno—P Pfister et al.....30.96          10 Miller, Bernard &amp; Rubin—A Kriegel.....99.49          10 Myers, Leroy—A J Grother.....338.56          10 Manahan, Jos S—Jordan Marsh Co.....547.19          10 Murray, Edw—Geo Ringler &amp; Co.....230.65          10 Marsh, Thos H—the same.....49.41          11 Miller, Adolph S—Burns Bros.....104.00          11 Mittleman, Issie—L Glickman et al.....307.70</p>	<p>11 Mimms, Moses M—M E Weill.....154.67          11 the same—H M Weill .....42.92          11 Mills, H Perry—F R Schwartz .....1,500.68          11 Michaelower, Max et al—Hecker, Jones, Jewell Milling Co .....432.77          11 Miranda, Jos et al—I Kostel et al.....128.06          11 McLeod, Ella—L Sanford .....171.91          11 Marks, Edward—I H Harris.....234.41          11 Murray, Celia V—the same .....107.41          11 Marschat, Stanley—C Prucha .....147.35          11 Mildner, Chas—B Davis .....392.59          11 Moscovitz, David—G A Gane et al.....116.11          11 Meyers, Leland S—W A Meyers.....1,011.94          11 McGrath, Wm—J J Brodie .....40.00          11 Mulvihill, Mary E—A A C Montague.....3,150.61          12 Morris, Jno et al—N Y Edison Co.....20.36          12 Miller, Edwin S—the same .....54.15          12 McMahon, Jno W—the same .....21.75          12 Monfried, Max—Olij J Stephens, Inc.....125.72          12 Moratsky, Morris—A Feifer .....29.65          12 Mankin, Harris—B Griffin .....149.27          12 Munch, Jno W et al—C Wagner et al.....871.56          12 Micucci, Domenico—Clarence L Smith.....23.08          12 McElroy, Jas—Waterbury Co.....costs, 38.08          12 Maisner, Jacob et al—H Stecher et al.....65.06          12 McGirr, Patk—G C Laege.....163.21          12 Marinbach, Louis—H Edelstein.....113.95          12 Maas, Louis et al—E Sampson et al.....61.78          12 Marcus, Jacob—E Greenbaum Co.....30.25          12 Mingle, Harry B—Penn Mutual Life Ins Co.....404.66          12 Monahan, Wm H—J Rittenberg .....116.35          12 Murphy, Jno M—F Gerken .....301.02          12 Margulies, Lazarus—S Rabinowitz .....88.81          12 Moore, Wm O—L Kaskel .....105.12          12 McInerney, Jessie H—Eagle Warehouse &amp; Storage Co.....242.73          13 Mulford, Chas W—J Parker .....41.62          13 Mennelle, Vincenzo—S C Carscallon.....680.12          13 Mulligan, Martin F et al—Z Last .....61.40          13 Mayer, Bernhard et al—L Fooks et al.....268.60          13 Miller, Anton—I Zarch .....267.85          13 McKenzie, Thos—Nat Bank of Cohoes.....349.36          13 Mays, Julia—C Meyer .....71.09          13 Markey, Philip—S S Zwerdling.....132.89          13 Mitchell, Edw D—L A Brennan.....69.40          13 Moore, Henry B, Jr—Riverside Garage Co.....131.05          13 McGarry, Jas et al—People, &amp;c .....1,500.00          13 Mattes, Wm F et al—the same .....1,500.00          13 Macomber, Walter S—J Remick .....1,247.42          13 Merrill, Winifred E—S L Folger .....85.83          11 Noonan, Frank E &amp; John J—J Shrafranowitz .....803.87          11 Nichols, Frank S—L H Jones .....88.07          11 Newman, Saml* et al—D Simon et al.....148.00          12 Osmer, Theodore—N Y Edison Co.....154.18          12 Oppenheim, Adolph et al—G A Stearns.....3,375.50          79 O Farrell, Mary E—Empire State Surety Co .....233.90          9 O'Brien, Michael J—S Anhalt .....703.14          9 Orlando, Giovanni &amp; Concetta*—S Bonjomo .....209.65          9 Odierno, Henry—C Rubinger .....86.31          10 Oily, Marietta—E C Hinkle et al.....702.02          10 Oppenheim, Myron—S Allen .....3,549.34          11 O'Shea, Minnie A—Illinois Surety Co.....719.71          11 Olsen, Cornelius—B J Lenahan .....272.72          9 Pashman, Harry—E J Gillies et al.....29.75          9 Powers, Edw J—J Redmond .....109.96          9 Pulos, Arthur—Hess Bros Inc.....20.93          9 Perlus, Aaron—W Greenfield .....37.01          9 Powers, Patrick J—Huntingfield Construction Co.....134.21          9 Perrin, Arthur W—J L Mineer.....126.31          9 Palumbo, Theodore—Morgan Silver Plate Co .....11.83          9 Payne, Thos P—American Surety Co of N Y .....220.66          10 Phelps, Henry—Butler Bros .....68.03          10 Papassimakos, Jno K—E Regensberg &amp; Sons .....86.67          10 Parks, Frank J—Western Union Telegraph Co.....72.51          10 Price, Norman H—Goodfield Realty Co.....134.51          11 Perlman, Louis—Burns Bros.....103.91          11 Peterson, Chas et al—E Magneth.....322.76          11 Perrand, Leon—E E Beardsley.....49.41          11 Pedevillans, Angelo &amp; Rocco*—J Miller.....60.26          11 Pappas, Geo—A M Henshaw et al.....171.65          12* Pearlstein, Sidney et al—N Y Edison Co.....20.36          12 Patterson, Emily M—F Carlson.....84.72          12 Pearson, Thos H—W C T Byrne.....208.17          12 Patterson, Albt R—J R Hasbrouck.....83.11          12* Petrucci, Amelia* &amp; Celeste—W J Salomon.....105.27          12 Paris, Tobias—A Siawitz .....130.01          13 Polansky, Isaac et al—B Silverman .....84.43          13 Payne, Wm I—M R Weller .....72.32          13 Polansky, Harry et al—J Greenberg.....113.06          13 Pius, Max et al—M Mintzer .....103.59          13 Plath, Ernst—M Bernstein .....1,154.50          13 Poldow, Joseph et al—Morse Iron Works.....344.96          12 Quinby, Fredk J—E L Siebrecht.....518.00          13 Quinlan, Wm J—City of N Y.....85.73          7 Reinhart, Jos W—A H Underhill.....1,186.96          7 Rolston, Edw &amp; Sarah—K Glass.....145.58          7 Rosenthal, Levi M—P Rabinowitz.....533.12          9 Rothenberg, Louis—S Schwartz .....79.26          9 Rowe, Thos—Standard Concrete Steel Co.....222.80          9 Rippa, Vincent—H Goodstein .....59.31          9 Redmond, Rita—F A Carmio .....62.91          9 Ressler, Nathan—M Gluckman et al.....49.65          9 Rosenberg, Max—Evans Bros .....29.86          9 Rosenblum, Isidor—Lehn &amp; Fink.....76.12          9 Rubenoff, Robt—S Marcus et al.....111.83          9 the same—H Handman et al.....90.83          9 Randolph, Edw B et al—C C King.....72.44          10 Raab, Blanche—M N Y Edison Co.....59.96          10 Rosenberg, Solomon—R Solomon .....45.52          10 Rachlin, Jos et al—Hudson Metal Bed Co.....69.47          10 Reminy, Anafro—J Bruck .....290.89</p>	<p>10 Rice, Geo L—S Abeloff .....680.81          10 Reynolds, Jas et al—I Rossberg.....49.41          10 Rosenberg, Louis et al—J Sammet.....141.33          11 Rich, Caroline—H M Kohn.....50.24          11 Robinowitz, Barnett et al—Hecker, Jones, Jewell Milling Co .....432.77          11 Rowen, Michael—J M Harrington et al.....684.19          11 Rockershefsky, Abraham gdn—A M Marshall .....costs, 83.58          11 Rueter, Jno H—R Sturck .....94.48          11 Rumbold, Geo W &amp; G Walter—C E Maxwell et al.....190.15          11 Rosenberg, Solomon—N S Dalsimer et al.....51.91          11 Russell, Todd—A Lustig .....53.28          11 Reilly, Arthur T—J Brodie.....65.00          11 Raleigh, Bert et al—People, &amp;c.....500.00          11 Russo, Giuseppe—A Maresco .....630.70          12* Reiners, Henry et al—N Y Edison Co.....154.18          12 Richardson, Edw B—the same .....14.78          12 Rosenbaum, Saml—the same .....134.82          12* Rubin, Jacob L et al—I Dresner .....13.45          12 Rosentover, Chas—R Nebenzahl .....2,582.47          12 Rosenbaum, Heinrich—Gus Lind Co.....costs, 82.72          12 Rosenfeld, Abraham &amp; Fannie*—M Sisselman .....24.86          12 Reilly, Gilbert H—A B McDonald.....233.41          12* Rosen, Isidor et al—E Sampson .....61.78          12 Risley, Isaac—W B Gilmore.....722.74          13 Roth, Elmer B—E Kirsten Co .....60.06          7 Smith, Chas E—J S Melcher.....716.54          7 Shanken, Edw—S Shanker .....1,380.11          7 Sulzbach, Jacob et al—T Stone.....21.41          7 Steenberg, Frank J—H Margolis Inc.....375.92          7 Simon, Susanna—S Bayer et al.....188.35          9 Schneeman, Chas A—Acme Metal Ceiling Co.....190.11          9 Smyth, David—H Bartley et al.....692.81          9 Smyth, David—Curtis &amp; Von Bermuth Mfg Co.....540.78          9 Small, Estelle L—C Bonyng .....93.61          9 Sala, Louis—T J Meehan .....70.37          9 Shapiro, Wm et al—Evans Bros.....73.34          9 Shand, Geo J—L Kraus .....32.93          9 Schmidt, Peter—F E Boehmcke et al.....511.63          9 Smith, Edw H—H A Ritchie et al.....31.91          9 Southern, Wilfred G—Curtis Blaisdell Co.....31.01          9 Stein, Emil G—L N Morganstern.....37.35          9 Smith, Walter—E W Ward .....14.00          9 Sellaro, Maria V—P Cohn .....807.31          9 Stich, Eva extrx et al—L L Dulberger.....596.11          9 Schwarz, Morris &amp; Max—E E Weidman.....200.00          9 Straub, T Rand—P J McCann.....92.12          9 Stoops, Marie E &amp; Jas C—J McCormick.....767.87          9 Storobin, Jos* et al—H Danzig (correction of publication of Saturday, Jan 7, when not summoned was omitted).....216.78          10 Sullivan, Alice—N Y Edison Co.....30.12          10 Seddon, Chas T et al—T R McMann Co.....166.19          10 Sexton, Mary B—G F C Booss.....116.31          10 Simmonds, Herman Jr No 1—U S Leasing &amp; Holding Co.....61.40          10 the same, No 2—the same .....550.15          10 Slater, Matthew—F M Stewart.....116.69          10 Schmilowitz, Abraham—B Frankenthaler et al .....33.57          10 Smith, Wm H—J Mandel .....313.41          10* Schulman, Max et al—Van Dyck &amp; Co, Inc.....28.37          10 Schneider, Jacob et al—the same.....28.37          10 Senner, Saml—H Potash .....203.69          10 Stiner, Morris C—County Land &amp; Mortgage Co.....62.21          10 Snyder, Herbert R—J H Davis.....111.91          10 Slater, Jno—Phoenix Towing &amp; Transportation Co.....582.18          10 Schwartz, David—D Marks .....30.11          10 Swenson, Jno—M Laxier .....31.41          10 Slobodin, Henry L—H Gerber .....211.35          10 Sheffield, Justus B—B Altman &amp; Co.....243.18          10 Simon, Rose—B A Jackson.....costs, 108.18          10 Stearns, Walter H—E R Hewitt.....107.47          10 Smith, Chas E—Phoenix Furniture Co.....88.30          10 Schmidt, Edw A—S C Pulis .....1,475.91          11 Sher, Jacob—L Weissinan.....224.65          11 Shumsky, Max—C C Fowler .....105.57          11 Santo, Emil—M W Lowenstein.....costs, 68.37          11 Shapiro, Benny et al—M Kerber.....607.89          11 Stern, Chas E—L Hoberg .....146.01          11 Schwartz, Abraham—H Cohn .....337.93          11 Stines, Burton F—United Electric Light &amp; Power Co.....105.84          11 Stine, Henry L—D K Jackson.....245.62          11 Schwenk, Saml K—O J Merkel.....2,173.59          11 Schechter, Osiat—M Herzog.....100.65          11 Simmonds, Richard—T R Withers.....76.81          11 Stratton, Frank M—C O'Neill.....1,352.88          11 Stout, Emily B—Geo E Loeffler Co.....77.65          11 Salter, Chas G—J P Weathersby.....1,810.53          11 Simon, Moses—J Brandner.....391.62          11 Swartz, Jacob et al—G M Krakower.....225.18          11 Stern, Wm R—M Lustig .....19.85          11 Sarmani, Jos—Ernest Bloch &amp; Co.....81.93          11* Strauss, Max et al—P Leichter et al.....197.99          12 Sheflin, Abraham—N Y Edison Co.....39.76          12 Simon, Herman et al—M Disetnick et al.....68.11          12 Schuss, Maurice M—W W Astor.....71.15          12 Stavros, Christian—H E Rosenfeld.....115.76          12 Schurr, Harry—C Brickelmauer et al.....384.31          12 Steckler, Abraham* et al—Brook Paint &amp; Varnish Works.....267.86          12 Sutherland, Henry—G Lindenmeyer.....286.89          12 Scheitzer, Scharlot—R Solomonowitz et al.....137.15          12 Solomon, Harry—Lewis A Crosssett, Inc.....367.99          12 Singer, Bernard—M S Scheinman.....190.31          12 Surridge, Margaret—Siegel Cooper Co.....costs, 70.34          13 Simon, Simon—City of N Y.....400.30          13 Serebin, Harry et al—D Simon .....46.81          13 the same—the same .....148.00          13 Sands, Jno L—E Fleisher .....76.61</p>
---	--	---



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

13 Sheppard, Edw N—J Steigelfest	1,847.18
13 Shapiro, Albt et al—Faerber Silberman & Co.	49.19
13 Shulman, Hyman et al—the same	49.19
13 Singer, Jos et al—A L Rosenberg	67.75
13 Shapiro, Albt—Faerber Silberman & Co.	92.82
13 Salmowitz, Jacob—M Watkin	costs, 23.28
13 Shanney, Jas—E Bunt	680.05
13 Stevenson, Abraham et al—F Bertine	34.66
13 Steiner, Henry & Isidor et al—E H Swift	501.93
7 Teichman, Edw B et al—S E McRickard	2,006.42
7 Tarlau, Jacob gdn—A H Joline et al	costs, 159.38
7 Timpson, Mary—Oppenheim Collins & Co.	161.91
7 Thompson, R Percy—Fred Eberlin Co.	59.41
7 Tamon, Benjamin—J Seeman et al	costs, 60.78
9 Toporowsky, Morris—H Heiminger et al	35.22
9 Thompson, Frederic—Lafayette Trust Co.	108,577.73
10 Ten Brook, Frank A—Manhattan Stair Building Co.	191.47
10 Tanzer, Harry—F Frank	36.55
10 Taber, Clinton—L B Taber	141.81
10 Thomas, Henry H—C J Hirsch	1,015.56
10 Taylor, Chas A—L C Taylor	costs, 251.13
10 Towers, Wm—Geo Ringler & Co.	152.31
10 Turski, Frank—H Tieber	108.55
12 Tenbrook, Frank—Waddill Catchings	256.42
12 Taylor, Jos—S A Swart	1,720.13
12 Thompson, R Percy—J R Demar et al	35.29
13 Thomas, Hugh—B Campbell et al	640.11
13 Thomas, Fredk C et al—Jones Printing Co.	84.88
12 Urbach, Alfred et al—Brook Paint & Varnish Works	267.86
12 Underhill, Fredk H—N Y Edison Co.	23.95
13 Uebelmesser, Chas R—Roebuck Weather Strip & Wire Screen Co.	207.87
10 Van Slyke, Elizabeth J—Madison Trust Co.	3,007.43
10 Van Dyck, Edw B—I A Van Dyck	1,584.50
10 Von Wagner, Carl—M Grau	111.91
11 Valentine, Geo—Marine Mfg & Supply Co.	371.21
11 the same—A S Fraser et al	169.40
12 Venzel, Edw—M N Clement	200.00
12 Vlachos, Minnie L—N E Vattaks	21.41
7 Winter, Chas A—G Schmitt	3,377.12
7 Washington, Charles—Joseph Beck & Sons	155.32
9 Whiteman, Louis P—Eppens, Smith & Co.	372.47
9 Wormley, Rose—S J Pulise	112.15
9*Worken, John et al—M Stim et al	124.41
9 Whitcomb, Herman S—M Miller	41.60
9 Wolf, Saml—M S C Bloch	28.41
9 Wolf, Louis—City of N Y	290.49
9 Wisansky, Saml—the same	199.91
9 Wilkinson, James—the same	47.73
9 Wiener, Nathan M—Hamilton Brown Shoe Co.	256.67
9 the same—Goller Shoe Co.	137.41
9 the same—Krieger Shoe Co.	337.46
9 Weisstock, Rosa—Knickerbocker Trust Co.	243.21
9 Weiss, Jos—J Galkin	34.31
9 Wilner, Saml—State Bank	costs, 75.62
9 Weiss, Eugene—E Just	19.90
9 Watts, Edward—H A Howell	235.42
10 Weinberg, Julius—B Benenson	29.72
10 Walton, Howard W—N Y Edison Co.	16.50
10 Wittpenn, H Otto et al—W H Bingham	costs, 32.31
10 Wohlfeild, Julius—Dellheim & Co.	32.52
10 Witherbee, Thos S—D M Armstead	222.67
10 Wolfsohn, Louis C & Clara—B Flaum	331.29
10 Weisberg, Morris et al—J Stern	102.41
10 Weinstein, Jacob & Max—M Kaempfer et al	106.57
10 Wicker, Cassius M—L Frankfurter	99.41
10 Williamson, Harry T Treas—W P Healy	81.00
10 the same—E F Briscoe	350.00
10 Winkler, Frederick—S Meyers	27.40
11 Weill, Emil—J Holland	400.00
11 Woodward, Helen M—United Electric Light & Power Co.	16.19
11 Webelweiser, Chas R—Roebuck Weather Strip & Wire Screen Co.	207.87
11 Waterman, Stewart G—American Woolen Co of N Y	790.84
11 White, Michael—Franklin Feed Stores	903.98
11 West, Wm—R Wets	11,178.55
11 Wall, Jno J—J Brodie	45.00
11 Weinstein, Chas* & Isaac* et al—H Gitelson et al	216.88
11 Winstock, Philip—J Levy	167.35
12 Winans, Wm H & Edw—N Y Edison Co.	18.41
12 Weinberger, Adolph et al—I Dresner	13.45
12 Wolff, Chas—A Silk	costs, 67.85
12 the same—Sperry & Hutchinson Co.	costs, 67.88
12 Welsh, Thos P—W G Furnall	692.83
12 Wilson, Lewis O—Minnie G Frank Realty Co.	276.85
12 Weldon, Chester L—W T Wheeler	32.41
12 Washburn, Irving—L N Weber	537.80
12 Wilner, Albt J—M Scher	200.55
12 Weinstein, Ike—S G Solomon et al	30.86
12 Wiley, Wm C M—W R Phelps et al	199.85
12 Weill, Nathan L—A M Zeilgold	49.16
12 Walsh, Michael F—B O'Keefe	367.08
12 Welch, Edw J—County Holding Co.	1,210.80
12 Woytovich, Sam—Neuchatel Asphalte Co.	costs, 23.08
12 White, Abraham—E R Dick et al	4,965.69
12 Wenzel, Bernard—City of N Y	30.13
13 White, Jos H—the same	562.24
13 Williams, Herbert T—Acme Furnace Equipment Co.	104.57
13 Woodworth, Fredk J—H C Albers	141.22
13 Woodill, Wm L—R B Fosdick	costs 54.78

13 Weill, Jonas, Louis V & Benj J et al—L Fooks	268.60
13 Weitzman, Morris et al—B Weisman	29.71
13 Weinstein, Max—I Goldowitz et al	108.20
13 Weinstein, Morris H et al—BSilverman	84.43
13 Weeks, Frank W—J Gluck	127.99
13 Wolton, Julius O—A Solnitzky et al	75.02
13 Wolff, Gustav & Beckie—R Ziegel	186.35
13 Wenck, Fred A—J P Casey	2,111.20
13 Winkler, Henry J* et al—Morse Iron Works	344.96
10 Yeanakopoulo, Geo—Independent Consumers Ice Co.	250.98
11 Zang, Jacob—A Markowitz	44.65
11 Zurich, Abraham—Altman Neckwear Co.	579.21
12 Zucker, Dora—B Walker	170.01
13 Zeiser, Dagobert—Rohe & Bro.	335.61

### CORPORATIONS.

7 M F Construction Co et al—John Simmons Co.	267.01
7 Teichman Engineering Co et al—S E McRickard	2,006.42
7 Rogers Terra Cotta Co—A A Kantor	200.00
7 Aqueduct Construction Co—M Gross et al	235.57
7 Home Street Realty Co et al—Raisler Heating Co	435.01
9 Pine Investing Co et al—H E Distelhurst	14,409.11
9 F T Construction Co et al—John Simmons Co	635.35
9 Compania Editorial "El Diario" S A—Stewart Pub Co	912.37
9 Garfield Construction Co et al—Hudson River Blue Stone Co.	411.59
9 American Concrete Co et al—Lincoln National Bank of Rochester	2,608.44
9 Marengo Portland Cement Co et al—the same	2,608.44
9 Knickerbocker Plumbing Contractors—Gurney Heater Mfg Co.	96.22
9 Germansky Construction Co—City of N Y	59.72
9 Froma Realty Co—the same	59.72
9 the same—the same	59.72
9 Mountain Construction Co—the same	59.72
9 O J Gude Co—the same	59.72
9 Gordon Brothers Iron Works et al—S H Frank Jr	138.42
9 Wyona Realty Co—City of N Y	146.96
9 Bayer Cotton Co—the same	138.24
9 Becker Overall Co—the same	38.67
9 Burns Mills Co—the same	28.29
9 Edward C Boyce Inc—the same	30.06
9 William Bernard Inc—the same	92.07
9 157th Street Realty Co et al—Noonan & Price Co	278.22
9 City of N Y—J Gorrek	671.82
9 Lenox Storage Warehouse Co et al—P W McConhee	2,070.32
9 Pirk Realty Co—North Side Iron Works	152.42
9 Composite Roofing Co—N D'Amore et al	162.51
9 MacDonald Construction Co—C D Starlight	43.41
9 Brooklyn Cornice & Roofing Co et al—Dorsett De Marrais Co	60.53
9 Katonah Construction Co—F X Keil	208.52
9 Williams Co—N Y City Car Advertising Co	762.32
9 McDermott Stables—C McCoon et al	283.93
9 Central Fish Co—Royal Live Fish Co	6,793.34
10 Charles T Sedden Co et al—T R McMann Co.	116.19
10 National School of Art—N Y Edison Co	27.91
10 C Walter Tucker Bros Inc—the same	19.38
10 Glen Engineering Construction Co—A Dunbar et al	142.11
10 J H Jones Corp—A A Phelps	2,203.09
10 Universal Typewriter Co—F W Hannabs	2,315.17
10 Haines Realty Co—F Bach	43.34
10 Export Trucking Co—B Campbell et al	61.10
10 Concentrated Milk Co—City of N Y	471.66
10 County & Suburban Construction Co—the same	37.75
10 Consolidated Beef Co—the same	54.97
10 Commonwealth Ginning & Baling Co—the same	40.11
10 Commercial Investros Co—the same	27.80
10 Wyckoff Church & Partridge—H R Wilson	127.38
10 N Y Sand & Gravel Co—A C Brown et al	816.64
10 Walter H Stearns Co—T P Walls et al	257.27
10 Goldmount Realty Co et al—American Radiator Co.	161.15
10 J F Linton Co—H Southgate et al	227.10
10 Horowitz Bros Inc et al—L B Wasserstrom	157.07
10 Joseph Rachlin Co et al—Hudson Metal Bed Co.	69.47
10 J H Jones Corp—Independent Salt Co	100.55
10 McCormack Real Estate Co—Lanston Monotype Machine Co.	1,028.39
10 Traction Material Co et al—Prospect Park Bank	423.40
10 Mashek Engineering Co—E M Dickerson et al	1,354.81
10 Yonkers Modern Amusement Co—C Schlesinger et al	79.65
10 Halprin & Louis Co et al—J Sammet	141.33
10 Rapid Floor Surfacing Co—H Vossnack Jr et al	50.22
10 Long Island Building Co—the same	347.05
10 Monarch Biscuit Co—Vienna Pressed Yeast Co.	125.50
10 McClellan Carroll Realty Construction Co—G B Hayes	costs, 180.25
11 Goodwin Co—Aetna Life Ins Co.	708.92
11 Brenner & Branin Co et al—Bonwit Realty Co.	969.14

11 Union Railway Co of N Y City—I Rosinsky	1,800.00
11 City of N Y—J Thomas	224.72
11 the same—the same	costs, 24.72
11 Duparquet, Huot & Moneuse Co—Aetna Life Ins Co.	costs, 62.94
11 the same—the same	costs, 58.14
11 Metzler Building & Construction Co—E Magneth	322.76
11 Becker Distributing Co—A Hillman	114.41
11 Madison Square Taxi Co—W J Montgomery et al	159.63
11 Gordon Bros Iron Works—M Lasberg	35.66
11 City of N Y—L Iske	1,143.32
11 Metropolitan Paint Co—P Uhlich	230.01
11 Purity Baking Co—W Aylesworth	132.65
12 Mariash & Co—N Y Edison Co.	12.59
12 Bergen Realty Co—the same	22.99
12 United Owners Realty Co—the same	59.41
12 American Surety Co et al—M N Clement	costs, 119.00
12 Robert Grier Cooke Inc—City of N Y	38.66
12 Cosmopolitan Art Stores—the same	27.80
12 Rapid Envelope Sealing Co—H Seymour Geary	2,263.61
12 Empire Theatre Co of Ozone Park, N Y—Metropolitan Engineering Co.	76.67
12 M Devlin & Co—M Reilly et al	24.40
12 A M Croits Co—City of N Y	21.34
12 Capitalists Co—the same	199.82
12 Champion Fire Trap Door Co—the same	141.03
12 Church Fabric & Furnishing Co—the same	25.09
12 Clio Waist Co—the same	213.32
12 Clinton Construction Co—the same	32.39
12 Contractors Electrical Co—the same	94.59
12 Corinth Copper Co—the same	24.18
12 Cox & Bukley Co—the same	20.56
12 Copiaque Park Land Co—the same	21.93
12 Coior Sterilizer Co—the same	22.83
12 Continental Syndicate—the same	199.91
12 Creditors Security Corp—the same	64.04
12 Dr Charles Co—the same	50.44
12 G B Childs Co—the same	84.84
12 Joseph B Cohn House Wrecking Co—the same	122.96
12 Hasbrouck Piano Co et al—H H Salmon et al	112.51
12 Hasbrouck Piano Co et al—H H Salmon et al	113.58
12 Becker Distributing Co—National Discount Co.	126.91
12 Union Ry Co—A Velthusen	23,862.25
12 N Y Taxi Cab Co—M Osmand et al	825.00
12 Progressive Inventions Co—Electro Chemical Engraving Co.	64.41
12 American Concrete Co—National Reserve Bank of the City of N Y	1,774.50
12 Edinboro Construction Co—F W Cole	263.13
13 Central Park Taxi Car Co—P F O'Hanlon	costs, 27.41
13 the same—the same	89.41
13 Mountain Construction Co et al—L Schwarzer et al	87.41
13 Albert Gas Fixture Co et al—the same	87.41
13 Cobe Automobile Co—City of N Y	27.80
13 Crucial Test Rain Cloth Co—the same	90.87
13 J M Charles Co—the same	36.86
13 Co-Operative Construction Co—A W De Long & Co	615.68
13 City of N Y—K Walker	2,407.56
13 Title Guarantee & Trust Co—City of N Y	costs, 83.35
13 S G Painter Realty & Securities Co—G M Ehr Gott	514.38
13 Buckner & Shea (Inc)—W F Cameron	360.78
13 Lexington Laundry—H Ungrich Jr.	661.73
13 Long Island Pub Co—New Yorker Staats Zeitung	30.81
13 Flamborg, Meerow & Co et al—J Neuschotz	340.90
13 Consistre Bros Co—Atlas Glue & Gelatine Co	79.31
13 Poldow Constn Co et al—Morse Iron Wks.	344.46
13 Metropolitan Paint Co—American Linseed Co	269.88
13 Martense Home Co et al—Richardson & Boynton Co	133.25
13 R & S Realty Co—J Woell	costs 82.22
13 N Y Edison Co—L C Smith	1,250.00
13 N Y Taxicab Co—N Simon	50.00
13 N Y Central & Hudson River R R Co—Murray	costs 106.02
13 C H & F A Stirrup, Inc—503 Fifth Ave Co.	113.90

### SATISFIED JUDGMENTS.

Jan. 7, 9, 10, 11, 12 and 13.

Apy, Edw & Jos F McCabe—J Sullivan et al	1910	53.31
Boyer, Alice B—A Grimm	1910	27.41
Barnes, Thurlow W—American China Development Co	1910	999.52
Barash, Abram, Ada Barash & Louis J Altkrug—E Hertz	1909	219.29
Barnett, Jos & R Michael Agolia—L M Lubiner	1910	113.15
Barr, Robert W & Geo H Hayfield—H L Fox et al	1910	32.56
Bemak, Louis—J Kornfield	1897	50.97
Berthart, Ernest—A B V Heingaertner	1910	1,004.12
Beall, Frederick A—Presbyterian Hospital	1910	497.09
Brub, Morris—E Lederer	1910	137.13
Barnes, Thurlow W—Chinese Ry Syndicate	1910	costs, 226.00
Biggar, Walter C—W B Vause	1907	32.28
Cantfield, Abraham L—Rochester & Pittsburg Coal & Iron Co	1911	1,871.86
Cummings, John J—E Acker	1910	277.43





# VULCANITE PORTLAND CEMENT

PHONE, GRAMERCY 1000

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

"The Brand with a Reputation." VULCANITE PORTLAND CEMENT CO., Fifth Ave. Building, N. Y.

<sup>1</sup> Cohen, Louis—City of N Y. 1904.....	59.91
Carmar, Geo W—P Ballantine & Sons. 1910.....	1,311.87
Coenn, Cali—A Miller. 1910.....	68.65
Cottrell, John W—J Todd. 1909.....	519.67
<sup>1</sup> Calandra, Bunora—M Levenberg. 1910.....	72.40
<sup>1</sup> Cruikshank, Clarence D—Eban S Martin Co. 1910.....	405.16
Dauskman, Leonard—P Cook. 1910.....	112.15
Dietzel, William—Bennington Wax Paper Co. 1909.....	101.69
Dietzel, Wm—D O Everhard. 1909.....	473.24
Erickson, Alexander H & Effie A—J M Sulzberger et al. 1908.....	6,337.82
Erber, Arthur & Regina Gross—G Schreiber. 1909.....	220.00
Freund, Albt—F M Dinkelspiel. 1901.....	83.00
Feinglass, Barney—S Weissberger. 1910.....	29.97
Fitzsimmons, Wm—J Wittner et al. 1907.....	144.41
Flint, Albert H—Lancaster Trust Co. 1909.....	94.88
Same—same. 1908.....	119.48
Furgason, Burt J & Jeanette C—Jno Nix & Co. 1910.....	1,146.56
Faber, Louis—H Krulewitsch. 1910.....	48.81
<sup>1</sup> Goodman, Bessie C M—City of N Y. 1910.....	29.41
Gleason, Jos A Jr—I L Lichtenstein. 1908.....	46.11
Heiss, Annie H—J Eitzer. 1905.....	257.12
Hanson, Bert—W F Peabody. 1910.....	108.90
Hogan, Jas—City of N Y. 1910.....	64.41
Horowitz, Nathan—L Olive. 1910.....	195.91
Houlihan, Jas J—Preferred Accident Ins Co of N Y. 1907.....	73.94
Same—same. 1909.....	263.89
Howes, Orson G & Arthur S Whittaker—S J Rode et al. 1910.....	134.91
Hall, Jas S—Geo McKibbin & Son. 1908.....	95.54
Havens, Jas H—C J Schants. 1910.....	113.26
Herman, David—H B Claffin Co. 1910.....	244.35
Huebner, Otto, Chas Maesel & Arthur Freitag—I I Coli et al. 1903.....	366.21
Same—H Loeb et al. 1903.....	327.97
<sup>1</sup> Isaacson, Dora—City of N Y. 1910.....	59.41
<sup>1</sup> Jordan, Jacob H, Charles Simmons & Samuel Folkoif—Sunrise Cloak & Suit Co. 1910.....	66.70
Joline, Adrian H & Douglas Robinson—J C Seifert. 1910.....	932.00
Same—same. 1910.....	947.97
Same—same. 1910.....	303.51
<sup>3</sup> Joline, Adrian H & Douglas Robinson—B Reiss. 1910.....	464.32
Kramer, Max J—E Greenberger. 1910.....	300.95
Kesner, Geo R, John, Charles & Joe—J Lewin. 1908.....	29.41
Krumenaker, Albt—City of N Y. 1910.....	59.41
<sup>1</sup> Kramer, G Otto—M Eriauschek. 1910.....	1,331.68
Keeler, Peter H—G W Smith. 1909.....	173.69
<sup>1</sup> Kramer, Max J—City of N Y. 1910.....	59.41
<sup>1</sup> Kalischer, Morris—Greyhalt Realty Co. 1911.....	3,773.78
Loftus, Thos A—S J Stroheim et al. 1910.....	92.07
Levinsky, Saml—H Rosenstein et al. 1910.....	841.62
Linton, Jno F—Sargent & Co. 1910.....	25.77
Larkin, Herman & Isaac Cooper—I Feigel. 1910.....	32.41
Lesley, Dora—R Drennan. 1910.....	292.00
Lesley, Mary L—R Drennan. 1910.....	240.79
Lederer, Geo W—S Hamburger. 1893.....	232.00
Martin, H A S—Topping Bros. 1910.....	187.28
<sup>1</sup> Miller, Chas & Jacob Spielberg—People of the State of N Y. 1910.....	500.00
Martucci, Michael—A Martucci. 1910.....	379.72
Moltz, Annie—E Feldman. 1910.....	333.68
<sup>1</sup> Osborn, Gertrude—E S Pierson et al. 1910.....	348.82
O'Connor, Richard S—Royal Bank of N Y. 1910.....	61.07
Oliver & Burr & Albert Oliver—Metropolitan Life Ins Co. 1910.....	37.65
Same—same. 1910.....	467.75
Pierson, J Fred Jr—H A Clark. 1910.....	104.92
Pritchard, Rosa—J Ruppert. 1910.....	97.50
Pirk, Amalia—Bronx Borough Bank. 1911.....	369.79
Rosenberger, Melvin—John Simmons Co. 1906.....	304.80
Rumpf, Wm—J S Biesecker. 1907.....	99.26
Ravner, Isaac M & Mary—Curtis Blaisdell Co. 1910.....	203.81
<sup>1</sup> Simcox, Mary—City of N Y. 1910.....	55.00
Shav, Jos A—Times Square Automobile Co. 1910.....	153.69

Schreiber, August—J Taylor. 1910.....	100.00
Shand, Geo J & Maud—I Glick. 1910.....	185.22
Steenberg, Frank J—A E Klahre et al. 1910.....	148.64
Stempler, Leon—H E White. 1910.....	917.52
Saitta, Philip S—J Furlong et al. 1901.....	624.69
Shidlovsky, Susman—H Pearson. 1910.....	129.65
<sup>1</sup> Silverman, Nathan—J Kemp. 1909.....	941.80
Springmeyer, Gustav A & Carl Bier—John Knoder & Henry Reubel Co. 1910.....	150.63
Seidman, Jacob—J Nussbaum. 1905.....	113.51
Schlesinger, Tily & Hyman—R Stone. 1908.....	167.15
Sullivan, Fredk W—O Lakin. 1910.....	778.72
Soling, Michael & Alexander—M Goldstein. 1911.....	579.18
Therkatz, Wm—S Hochstadter. 1906.....	170.81
Untermeyer Robbins Co—W Swetnick. 1911.....	200.00
Ward, Caroline E G & Caroline G—M M Ward et al. 1910.....	155.17
Ward, Caroline E G & Caroline G—M M Ward et al. 1909.....	162.75
Same—same. 1908.....	1,129.47
Weiss, Joseph—Adolph Sgor, Inc. 1910.....	439.41

### CORPORATIONS.

Bulls Head Oil Works—F S Hornaday. 1909.....	4,875.50
J B Gross & Co—O Heineman. 1910.....	98.29
Oppenheim Realty Co—J A S Carpenter et al. 1908.....	44.22
Same—P H Reilly et al. 1908.....	31.56
United Realty & Construction Co, Philip S Saitta & Antonio Altieri—G Call et al. 1901.....	275.47
Dornberger Realty Co & Fredk Dornberger—E Gussaroff. 1909.....	44.71
Degnon McLean Contracting Co—D Burns. 1910.....	4,159.43
Same—same. 1911.....	96.15
Heymann Edward I Co—International Paper Butter Dish Co. 1910.....	25.37
Same—Illustrated Postal Card & Novelty Co. 1910.....	70.51
St Louis Supplementary Spiral Spring Co—U S Motor Cab Co. 1910.....	12.41
<sup>1</sup> William R Ficke Co—Law Printing Co. 1911.....	777.39
<sup>1</sup> Monogram Realty Co—City of N Y. 1910.....	264.41
<sup>1</sup> Same—same. 1910.....	264.41
Elmohar Co—P Felix. 1910.....	454.32
Firemen's Ins Co of Newark, N J—B Leslie. 1908.....	1,006.62
Same—same. 1909.....	101.70
Fleischman Bros Co & Rapp Construction Co—J McCarthy et al. 1910.....	347.87
Universal Coal Co—M S Kemmerer et al. 1911.....	772.72
<sup>1</sup> Egerton Orphan Asylum & James Fey—City of N Y. 1910.....	264.91
<sup>1</sup> Feist Realty Co—City of N Y. 1910.....	55.00
<sup>3</sup> Rumpf, Wm—H S Stone. 1902.....	104.15

### Jan. 9.

Normandy Real Estate Development Co—R S Baylis. 1909.....	88.10
Geo A Ray Mfg Co—C A Postley. 1910.....	669.14
<sup>3</sup> Turner Construction Co—A Malaverneri. 1910.....	4,170.26
Borden's Condensed Milk Co—P Wynne. 1910.....	99.25
Same—same. 1910.....	3,694.98
Mountain Construction Co—J T Barry. 1910.....	72.72
Same—same. 1910.....	534.72
Ertz, Chas E & Bull's Head Oil Works—Struthers Wells Co. 1909.....	1,107.28
Interborough Rapid Transit Co—E L Fosgren. 1910.....	383.66
Same—J Healy. 1910.....	274.41
Same—N Kniskern. 1910.....	881.53
Loewe, Jacques, Frank Krevornck, Isidor R Tillman, Wm Kreisberg, Morris M Norwalk & Area Realty & Construction Co—N Y & Eastern Realty Co. 1908.....	487.75
<sup>3</sup> City of N Y—W R Hearst. 1910.....	57.70

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

### MECHANICS' LIENS

#### Jan. 7.

42—129th st, No 115 E. John M Crump agt Mary Berardino, Louisa Garabarine, Rose Bosse & Theresa Garbarine & Vincent Scala.....	542.22
43—178th st, s s, 100 w Vyse av, 50x100. David Shapiro agt C K Realty Co.....	161.60
44—152d st, n s, 90 w Amsterdam av, 60x100. Louis Mader agt Church of St Catherine of Genoa & Thomas J Eaters Co.....	2,349.35
45—Bleecker st, Nos 213 to 219. Commonwealth Roofing Co agt Florence V L Parsons, Cortland F Bishop and David W Bishop, trustees & Rocco M Marasco.....	200.00
46—93d st, Nos 37 to 43 W. Bockmann & Shepard agt Tourneur Realty Co, Sigmund Adler Inc & Chas H Parsons.....	856.50
47—Wilkins av, w s, 75 s 170th st, 75x100. Gabriel di Gabriel agt Harry H Hess & Pucci Contracting Co.....	26.98
48—Same property. Giovanni Marra agt same.....	31.95
49—Same property. Nicolo Ippolito agt same.....	26.68
50—Same property. Donato Ventura agt same.....	10.00
51—Same property. Nicola Delipizzi agt same.....	26.68
52—Wilkins av, w s, 75 s 170th st, 75x100. Francesco Stanga agt Harry H Hess & Pucci Contracting Co.....	17.50
53—Same property. Carmine Varrecchio agt same.....	10.00
54—Same property. Guiseppe Audouelli agt same.....	17.50
55—103d st, No 159 E. Sam Cohen agt Sam Cohen & L Rosen.....	1,060.00
56—Nelson av, Nos 1659 to 1663. Henry J Fisher agt Jas H Havens.....	388.65
57—175th st, No 315 E. Henry G Silleck Jr agt Frank A Tenbrook.....	410.00

#### Jan. 9.

58—Eldridge st, No 3. Samuel Rosenberg agt Caroline E Randall, Elizabeth Randall, Caroline E E Martin, Sarah Randall, John Randall & Joseph Suchar.....	300.00
59—Satisfied.	
60—16th st, No 128 E. Frank L Fraser agt Louis Levussove.....	515.00
61—15th st, No 206 E. Same agt same.....	185.00
62—Mulberry st, No 88. John Vanek et al agt Faust D Malzone & John Walsh.....	68.00
63—Lenox av, w s, 141st to 142d sts, 200x100. Hudson Mantel & Mirror Co agt Joseph Golding Realty Co, Jacob Steigelfest, Wm Reichman & Leo W Voegel.....	1,170.00
64—64th st, No 425 E. T P Kane Co agt Geo W Linch & Hugh Thomas.....	654.45
65—Broadway, No 115. Tiffany Studios agt United States Realty & Improvement Co & Carnegie Safe Deposit Co.....	2,274.17
66—Crotona Parkway, s e cor 178th st, 99.10x 39.5. Morris Marks et al agt Katonah Construction Co.....	291.34
67—117th st, No 453 E. Max Josman agt R J Palazzo & Albert D Sanna.....	53.75
68—Satisfied.	
69—Satisfied.	
70—Sullivan st, No 175. Adolf Welsz agt Sarah E Hewes & W J Greenfield.....	100.00
71—63d st, No 244 W. Same agt Thos U Dudley Jr & W J Greenfield.....	50.00

#### Jan. 10.

72—Whittier st, w s, 100 n Garrison av, 60x 117.5. Antonio De Pillo agt Mary Walpole.....	550.00
73—Kelly st, e s, 149.2 n 167th st, 100x116.11. Guiseppe Panorello agt Longfellow Realty Corp & Jos Mauricio.....	800.00
74—172d st, No 901 East. Harry Caro et al agt Ole & Phillipine Olsson & Ole Olsson & Co.....	130.00

## Sweet's Catalogue, 1912 Edition

Space can now be reserved for the next edition of **SWEET'S** Catalogue of Building Construction. Don't wait, or you may lose correct classification.

Every firm seeking orders in the field of building construction should use this coming issue of **SWEET'S**.

We are adding a new feature which will interest the manufacturer who can sell only in a limited territory. Write us.

**SWEET'S, 11 East Twenty-fourth Street, New York**



# Luxfer

The Gorham Co.'s magnificent new building is equipped with LUXFER floor lights and LUXFER reinforced concrete prismatic vault lights.

AMERICAN LUXFER PRISM CO.  
Tel. 8257  
Spring 8258 507-509 West Broadway N.Y.



75—Riverside Drive, e s, 12 s 122d st, 100x100. Edw N Elmore agt Kinsella Construction Co & Clinton W Kinsella.....225.00  
 76—225th st, n w cor Marble Hill rd, 100x100. J Rosenbaum & Co agt Marble Hill Real Estate Co & Hudson Terrace Realty Co.....244.45  
 77—99th st, No 168 West. Jos Restel agt Mary J Gaynor .....25.00  
 78—Delancey st, Nos 111 & 113. Isaac Moskowitz agt Essex Delancey St Co & Jno Laster .....45.00  
 79—McCombs pl, No 67. Chas F Frank agt Teichman Engineering & Construction Co & Geo H Mundorf .....227.89  
 80—16th st, No 128 East. Mary L Fiske agt Louis Levussove .....385.25  
 81—15th st, No 206 East. Same agt same.....17.00  
 82—25th st, No 341 West. Goulds Mfg Co agt Saint Colomba's Roman Catholic Church & School & Graf & Hauck Co.....176.00  
 83—Satisfied.  
 84—Wilkins av, e s, 262.6 n 170th st. 100x237.6. Hirschhorn Schoenberger & Krieger agt M F Construction Co.....550.00  
 85—Satisfied.

Jan. 11.

86—20th st, No 40 East. Bernard H Eidel agt Fredk H Thorne & F H Thorne.....236.82  
 87—Evelyn pl, n e cor Davidson av, 50x100. Carter, Black & Ayers agt Frank A Ten Brook .....754.60  
 88—Satisfied.  
 89—87th st, Nos 120 & 122 East. Jos A Smith agt Estate of Patk Dolan & Mrs Patrick Dolan .....157.72  
 90—25th st, Nos 331 to 335 West. Jno Trageser Steam Copper Works agt Roman Catholic Church of Saint Columba, Ormond & O'Brien & Graf & Hauck Co.....60.75  
 91—Lenox av, w s, whole front between 141st & 142d sts, 200x100. Kertscher & Co agt Jos Golding Realty Co, Jacob Steigelfest, Wm Reichman, & Leo W Vogel.....12,126.00  
 92—16th st, No 128 East. Fred Lauer agt Louis Levussove .....911.00  
 93—6th av, No 878. Jno Krell et al agt D W Bishop, Casenni & Citriano & Thos Gilbert White .....275.00  
 94—Lenox av, n w cor 141st st, 40x100.....| Lenox av, s w cor 142d st, 40x100.....| Antonio Riccardi et al agt Jos Golding Realty Co.....4,613.00  
 95—Jackson av, w s, 214.7 n 163d st, 106x75. Ozab & Muller agt Ram Realty Co.....4,750.00  
 96—So Boulevard, e s, 100 n Barretto st, 225x100. Jas McBride Co agt Brook Construction Co & Jno Wanderman.....549.54  
 97—16th st, No 128 East. B L Kurz & Co agt Louis Levussove.....230.00  
 98—178th st, No 936 East. Otto Von Schoen agt C K Realty Co.....242.55  
 99—Lenox av, w s, 141st to 142d sts, 200x100. Thos C Edmonds & Co agt Joseph Golding Realty Co, Jacob Steigelfest, Wm Reichman & Leo W Vogel.....950.00  
 100—115th st, Nos 609 to 615 West. Morris Elser agt Herman Oppenheim & Benjamin Oppenheim .....123.83  
 101—25th st, No 343 West. Goulds Mfg Co agt Roman Catholic Church of St Columba & Graf & Hauck Co.....176.00  
 102—St Nicholas av, n e cor 172d st, 100x100. Jas McBride & Co agt Collier Construction Co & Jno Wanderman .....300.48  
 103—Hewett pl, Nos 834 to 862. Wm A F Alt agt Irene Toell & Toell Brett & Co.....642.57  
 104—Lenox av, w s, whole front bet 141st & 142d sts, 200x100. Edw Smolka & Co agt Jos Golding Realty Co & Jos Black Inc. ....1,100.00

Jan. 12.

105—Mathilda av, e s, 323.10 n 238th st, 100x100. Cross, Austin & Ireland Lumber Co agt Fox-Miller Realty & Construction Co (Renewal) .....1,350.40  
 106—Greenwich st, No 514. John D McBrien agt W A King (Renewal) .....425.00  
 107—Pelham av, n s, 50.11 w Hughes av, 76.5x100. Robert A Nolan agt Le Voli Construction Co & Tony Velo & Joseph Le Voli .....790.00  
 108—Lenox av, w s, whole front between 141st & 142d sts, 200x100. George F Moore Inc agt Joseph Gildung Realty Co .....64.50  
 109—Jackson av, w s, 214 n 163d st, 106x75. Rei Stein agt Ram Realty Co.....1,350.00  
 110—13th st, No 624 East. Jacob Klinger agt Pincus Lowenfeld & William Prager & Jacob Sommer .....144.00  
 111—Park av, Nos 1707 & 1709. Morris Hochberg agt Isidor Gluck & Lazar Abramowitz .....60.00  
 112—187th st, n s, 140 w Bathgate av, 20x100. G B Raymond & Co agt Mountain Construction Co .....66.80  
 113—165th st, s s, whole front, between Teller and Findlay avs, 185.2x108.11x94.7. Same agt F T Construction Co and Solomon M Schatzkin .....1,097.61  
 114—44th st, Nos 149 & 151 West. Charles Stephan agt Frances M Barnes and Edw A Noblett .....13.05  
 115—155th st, Nos 380 & 382 East. Morris Gable agt Edward Muller .....33.70  
 116—Lenox av, w s, whole front, between 141st and 142d sts, 200x100. Standard Plumbing Supply Co agt Joseph Golding Realty Co and Joseph Black, Inc. ....1,830.00  
 117—81st st, Nos 112 to 116 East. Evans Bros Inc agt Eliza S Lyle & Alexander Lyle and Thomas Wilson .....79.88

118—Munroe st, No 127. Borkstrom Iron Works agt John Doe & R Warren Lawrence .....60.40  
 119—Jackson av, w s, 214 n 163d st, 106x75. Savino Di Pace agt Ram Realty Co.....4,010.00  
 120—Same property. Same agt same.....650.00  
 Jan. 13.  
 121—So Boulevard, e s, 100 n Barretto st, 75x100. Cork & Zicha Marble Co agt Brook Construction Co & E & W Construction Co.....3,075.00  
 122—Division st, No 89. N Y Prism Co agt I D Shlachetzki & L Pinals Co Iron Works .....164.75  
 123—162d st, Nos 295 to 299 E. Dings & Schuster agt United Painting & Decorating Co & Melrose Building Co.....27.05  
 124—111th st, No 204 W. Louis R Smith agt Joseph Toch .....50.00  
 125—Jackson av, w s, 214 n 163d st, 106x100. Henry Raabe agt Ram Realty Co.....3,900.00  
 126—Jackson av, w s, 349.2 s 165th st, 106.5x75. Raffaele Constantine agt Ram Realty Co .....527.00  
 127—Lenox av, w s, whole front, bet 141st & 142d sts, 200x100. National Fireproof Sash & Door Co agt Jos Golding Realty Co.....250.00  
 128—Whittier st, Nos 830 to 832. Same agt Mary Walpole .....75.00  
 129—Division st, Nos 135 & 137. Metropolis Lumber Co agt John Wittkin & Harry Pruzansky .....431.07  
 130—So Boulevard, No 1472. Wm Barrow agt Geo J Reynolds & David Allen Sr.....445.00  
 131—Marion av, s w cor 198th st, 50x101. Kertscher & Co agt Latham Realty Co & Theodore Riehl .....2,562.50  
 132—Findlay av, No 1101. G B Raymond & Co agt Mountain Construction Co.....420.05  
 133—Jackson av, w s, 349.2 s 165th st, 106.5x75. G Zibello & Son agt Ram Realty Co .....2,350.00

### BUILDING LOAN CONTRACTS.

Jan. 7.

Amsterdam av, n w cor 156th st, 99.10x125. New York Mortgage & Security Co loans Audubon Improvement Co; to erect a —sty building; — payments .....\$33,000

Jan. 9.

Cauldwell av, w s, 148 n 158th st, 49x130. Jas G Wentz loans Tuchman Bros Construction Co; to erect —sty bldg; 2 payments.....4,000  
 Crotona av, n e cor Garden st, 70.3x49.2. Theodore Wentz loans Yarmouth Construction Co; to erect —sty bldg; — payments.....22,000

Jan. 10.

Crotona av, e s, 150 n 183d st, 50x100. Prospect Investing Co loans Furrer Construction Co to erect a 5-sty apartment; 10 payments. ....30,000

Jan. 11.

No Building Loan Contracts filed this day.

Jan. 12.

Taylor av, e s, 100 s McGraw av, 25x100. Geo McCauslan loans Louise B Diener; to erect a 2-sty dwelling; 2 payments.....4,500  
 McGraw av, s e cor Taylor av, 25x100. Same loans same; to erect a 2-sty dwelling; 2 payments .....5,000  
 10th st, No 271 West. Title Guarantee & Trust Co loans David Naugle Construction Co; to erect a — sty bldg; — payments.....13,000

Jan. 13.

142d st, s s, 100 w Lenox av, 100x99.11. Sound Realty Co loans Dutchess Construction Co; to complete building; — payments. ....10,000  
 Webster av, w s, 40 s 169th st, 108x100. Title Guarantee & Trust Co loans Plough & Fox Co; to erect three 5-sty flats; 6 payments. ....45,000

### SATISFIED MECHANICS' LIENS.

Jan. 7.

24th st, Nos 148 & 150 W. W J Baldwin Jr Heating Co agt Boreas Realty Co et al. (Nov 3, 1910) .....2,465.00

Jan. 9.

6th st, No 521 E. Max Mandelman agt Christian Heissner et al. (Dec 12, 1910).....16.00  
 Intervale av, e s, intersec w s Wilkins av. Louis Franco & Co agt David Herman Construction Co et al. (Nov 4, 1910).....1,466.00  
 23d st, No 54 W. Frank J Tyler agt C E Westbrook et al. (Nov 29, 1910).....122.32  
 72d st, No 159 E. Wells & Newton Co agt Mary P Galvin et al. (Nov 23, 1910).....1,190.00  
 Central Park West, n w cor 93d st. Lobel-Andrews Co agt Sturtevant Realty Co et al. (Oct 3, 1910) .....3,328.98

Jan. 10.

75th st, No 170 West. Max Press agt Arthur Bookman et al. (July 6, 1910).....100.00  
 32d st, Nos 310 & 312 East. David Pugar agt Sybil Ray et al. (June 17, 1910).....216.00  
 Webster av, n w cor 182d st. Philip Hohmann & Son agt Bernard Schultz et al. (Dec 14, 1910) .....385.00  
 103d st, No 159 East. Abram Libin agt Jacob Cohen et al. (Nov 11, 1910).....125.00  
 24th st, No 155 East. Max Greenberg agt Ida O Walter et al. (Dec 30, 1910).....450.00  
 215th st, No 629 West. De Ruyter Van Orden agt Alcazar Realty Co et al. (March 9, 1910) .....767.81  
 142d st, s s, 100 w Lenox av. Chas H Blohm agt George Colon et al. (Dec 28, 1910)6,073.00

Jan. 11.

53d st, Nos 406 to 418 East. Jno Goerlitz agt Artificial Ice Co et al. (Aug 25, 1910).....9,409.60  
 Wooster st, Nos 232 & 234. Jacob Sparrow agt Jno F McDonald et al. (Sept 2, 1910) .....48.00

Jan. 12.

Mapes av, No 2100. Isaac Hyams agt Mellwin Realty & Construction Co et al. Jan 10, 1911) .....12.81  
 167th st, s s, 100 w So Boulevard. F N Du Bois & Co agt East 167th Street Realty Co et al. (Nov 29, 1910) .....1,823.56  
 Reiss pl, n e cor Bronx Boulevard. William Balkin agt George Reiss et al. (Nov 14, 1910) .....400.00  
 Same property. Emil Nikolai agt same. (Nov 21, 1910) .....600.00  
 Same property. Ried & Jaega agt same. (Dec 5, 1910) .....275.00  
 Bear Swamp road, s w cor Bronx Park pl. Hudson Woodworking Co agt same. (Dec 22, 1910) .....575.00  
 167th st, Nos 942 to 946 East. Cohen & Steinitz agt East 167th Street Realty Co et al. (Jan 11, 1911) .....215.00  
 Same property. Antonio Riccardi et al agt same. (Jan 9, 1911) .....1,660.00  
 Same property. William T Hookey Inc agt same. (Jan 10, 1911) .....1,008.53  
 Same property. Reliance Fireproof Door Co agt East 167th Street Realty Co. (Jan 10, 1911) .....237.50  
 324th st, Nos 148 & 150 West. Pittsburgh Plate Glass Co agt Boreas Realty Co et al. (Nov 3, 1910) .....1,875.00  
 Reiss pl, n e cor Bronx Boulevard. Vincenzo Toriello agt George Reiss et al. Sept 6, 1910) .....2,525.00  
 Ryer av, s w cor 180th st. Joseph Weine agt S A Whisten Construction Co et al. (Sept 20, 1910) .....405.00  
 Ryer av, s e cor 180th st. Eleanor D Whistten agt Vereniva et al. (Sept 2, 1910).....470.00  
 Ryer av, s e cor 180th st. Michael Cerussi agt S A Whisten Construction Co. (July 15, 1910) .....800.00

Jan. 13.

32d st, Nos 326 & 328 E. Timothy D Gleason agt Savarino Nappi et al. (Jan 5, 1911) .....55.40  
 24d st, No 117 W. Robert Wick Lumber Co agt Patrick Shanley et al. (Dec 17, 1910) .....312.00  
 215th st, No 629 W. Henry Rubin agt Alcazar Realty Co et al. (Jan 3, 1911).....620.00  
 24th st, Nos 148 & 150 W. Charles Johnson agt Boreas Realty Co et al. (Nov 3, 1910) .....895.00  
 61st st, No 112 E. Weisz & Co agt Virginia M Magee. (Jan 9, 1911) .....544.25  
 Greene st, No 104. Bernard Cohen agt Rosa Brown. (Dec 15, 1910) .....192.50

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

### ATTACHMENTS.

Jan. 5.

No attachments filed this day.

Jan. 6.

Pardo, Antonio; Ceoeniger & Co; \$1,716; B Bernbaum.

Jan. 7 and 9.

No Attachments filed these days.

Jan. 10.

Better, Harold H; David Okmansk; \$504.37; H C Gomprecht.  
 Daniels, Franklyn D; Edwin D Washburne et al, trustees; \$1,000; L H Moos.

Jan. 11.

No attachments filed this day.

### CHATTEL MORTGAGES.

#### PECTIN GREAL ESTATE.

Jan. 5, 6, 7, 9, 10 and 11.

Cullo Bros. N s of E 147th st, 45 w of Concord av. Jos Bloch Co. Fixtures, &c. 1,850  
 Deindichib Bldg Const Co. S s, 233d st, e of White Plains av. Lincoln M Co. Mantels & Fixtures. 120  
 Golding (Jos) Realty Co & Jos Golding. W s Lenox av, bet 114th & 115th st. Hudson Mantel & Mirror Co. Mantels & Fixtures 1,575  
 Glass, John, 586-88-90 W 178th st. Darn & Huffman. Gas & Electric Fix. 860  
 Kramer, Max J. 227-39 W 17th st. Raiser Heating Co. Heating Apparatus, &c. 3,200  
 Marrone Construction Co. 357 E 116th. Drescher-Rothberg Co. Gas & Electric Fixtures. 130  
 Merrivale Realty Co. Honeywell av, n of 178th st. Haskins Boiler Co. Heating Plant. 495  
 227 W 27th Street Co. 227-39 W 17th. Raiser Heating Co. Heating Apparatus, Etc. 3,200  
 Teller Realty & Const Co. 1339-41 Teller av. Colonial M & R Co. Fixtures, Etc. 108  
 Wilson Construction Co. Seneca av near Hunts Point. Eureka Chandelier Co. Brackets, Etc. 350





# WHALE CREEK IRON WORKS

ORNAMENTAL IRON, BRONZE and ELECTROPLATED WORK for BUILDINGS

Calyer and Moultrie Streets

Telephone, 980-981 Greenpoint

Brooklyn, New York C'ty

## BERGER'S METAL D CEILINGS

S. E. CORNER 11th AVENUE AND 22d STREET  
Telephone, 1409 Chelsea

152d Street East of Third Ave.  
Telephone, 2853 Melrose

2 SARAH ANN STREET, TOMPKINSVILLE, S. I.

## BERGER'S VAULT D LIGHTS

### CANTON STEEL CEILING CO.

Metal Ceilings  
Side Walls and Wainscoting  
Large stock, prompt service  
525 WEST 23d STREET  
Telephone  
1057  
Chelsea

### ACME

#### METAL CEILING CO.

2295 Second Avenue Near 118th Street  
Brooklyn Branch, 871 Flushing Ave., near Broadway

### THE S. SHANKER METAL CEILING CO.

Tel. 3485 Orchard 520 FIFTH ST., NEW YORK

**WELSH MACHINE WORKS, 278-277 West St.**  
Magnet Control and  
PUSH BUTTON Devices  
Phone 3729 Spring

**ELECTRIC ELEVATORS  
AND DUMB WAITERS**

### IT IS SO EASY!

To change tenants' names on our  
Office Directories, and matter on  
Bulletin and Announcement Boards.

### AND SO INEXPENSIVE!

Our Changeable Letter System is  
used all over this Country in promi-  
nent Office Buildings, Clubs,  
Hotels, Institutions, Societies, etc.

Individual letters placed at will  
in any position upon a patented  
background, changeable as desired.

Send for catalog and information.

We also Rent Directories and Bulletin Boards.

### U. S. CHANGEABLE SIGN CO.

3 WEST 29TH ST., NEW YORK

### WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 4212 Melrose

219-221 E. 144th Street, NEW YORK

### HARRIS H. URIS IRON WORKS, Inc.

STRUCTURAL AND ORNAMENTAL IRON FOR BUILDINGS

BEAMS IN ALL SIZES

Phone, 1835 Chelsea

525 to 535 W. 26th St.

### JOSEPH STOLZ, 854-860 Jackson Avenue, Tel. 1767 Melrose

All kinds of Leaf and Scroll  
Work. Estimates furnished.

ARCHITECTURAL and ORNAMENTAL IRONWORK

### MANHATTAN FIREPROOF DOOR CO.

MAURICE AND LEXINGTON AVES., WINFIELD, L. I.

Manufacturers of Best Classes of

Tel., 911-912 Newtown

Kalameined and Metal Covered Work

## John W. Rapp

Manufacturer of

DOORS, WINDOWS and TRIM

In Bronze or Steel, Hollow Metal  
or Wood Covered

Apartments A Specialty

METROPOLITAN LIFE BUILDING

NEW YORK

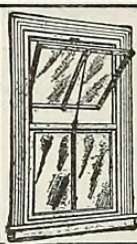


### Rapp Construction Co.

PATENT FIREPROOF  
FLOOR ARCHES

Tel., 1868-79th St.

311 E. 94th St.



### VOIGTMANN FIREPROOF WINDOWS

Manufactured by

S. H. Pomeroy Co., Inc.

427 W. 13th STREET

Successors to Voigtman & Co., N. Y.

### A. BATAILLE & CO.

MANUFACTURERS OF

Elevator Enclosures

Patent Folding Gates, Wire  
and Grill Work, in Brass,  
Bronze and Iron.

Bank and Office Railings.

587 Hudson St., New York

Ross Bldg., Cor. Bank St.

Tel., 891 Chelsea

WINE BOTTLE RACKS

### A. PERLMAN IRON WORKS Tel. 2412

ORNAMENTAL WROUGHT IRON WORK  
ELEVATOR ENCLOSURES, VESTIBULE DOORS, ETC.  
1735 West Farms Road, near 174th St.

### HENRY MAURER & SON Manufacturers

OF EVERY DESCRIPTION  
Fireproof Building Materials  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J. NEW YORK

### STANDARD CONCRETE-STEEL CO.

31st-32d Streets, East River, New York

SYSTEM M  
(Patents Pending)

Only Rapid and Safe Reinforced Concrete Construction  
Send for Special Booklet on System M

### BURWAK ELEVATOR COMPANY

Elevators and Dumbwaiters ELEVATORS

of every description

Phone, 8463 Cort. 216 Fulton Street

### S. PARSON

Dumbwaiters and Elevators

Repairs and Alterations Promptly Attended to  
Tel., Melrose 6060 1006 Tinton Ave., N. Y. C.

## Real Estate Operators

### GOLDE & COHEN

Real Estate Operators

198 BROADWAY

Telephone, 5005, 5006 Cortlandt

A. STERN

I. JACKSON

### JACKSON & STERN

Real Estate Operators

31 NASSAU STREET, Cor. Cedar Street  
Tel. 1472 Cortlandt Bank of Commerce Bldg.

WILLIAM PRAGER

PINCUS LOWENFELD

### LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel., 7803-7804 Cortlandt

H. MANDELBAUM

F. LEWINE

### MANDELBAUM & LEWINE

Real Estate Operators

135 BROADWAY, Sixth Floor  
Telephone, 8155 Cortlandt

### DAVID & HARRY LIPPMANN

Real Estate Operators

198 BROADWAY

### ROSEHILL REALTY CORP.

Real Estate Operators

35 NASSAU STREET

### SCHMEIDLER & BACHRACH

Real Estate Operators

Phone, 417 Cortlandt 130 Fulton St., e.c. Nassau St.

HURD'S PRINCIPLES OF CITY LAND VALUES  
Price, \$1.50.