

A NEW SOURCE OF RENT IN TALL BUILDINGS

The Type of Foundation Invented for the Bankers' Trust Building Means a Saving of \$60,000 and a Handsome Yearly Income

By ALLEN E. BEALS.

WHAT will be the evolution of the Cleopatra needle-like structures now being erected in congested New York? The day is fast approaching when it will be no longer economical to build commercial structures on very small plots. Whole blocks must be utilized and the city will carry on its activities half a hundred feet below the sidewalk. A construction practice, far in advance of present day imaginings, will cut deep into building costs and at the same time double and treble the dividends on structural investments.

Still more startling is the fact that a beginning toward this ideal already has been made. True, it is a comparatively small one, but nevertheless it points the tendency unmistakably. Engineering and architectural peers have solved the principal problem, the question of foundations, and have applied it in recent construction works as a nucleus to what in the near future probably will be a universal system in sections where land values are excessively high.

A difference of from \$60,000 to \$100,000 in foundation costs is an item sufficiently important to appeal strongly to any builder, but it sinks into insignificance when the mere matter of type of foundations permits the owners of the finished structure to rent four or more floors which heretofore have been given over to storage, service and other purposes not directly revenue producing. If the building could be made tenantable from bed rock to penthouse, and, if every building in a whole block could have this advantage, the increased revenue producing capacity of the square would force the item of taxes and maintenance into a position of minor instead of major importance. Here, then, is the chief factor in speeding the day of the "Syndicate Block."

Most of our skyscrapers and large buildings rest on caissons sunk to bedrock or, in some cases, to hardpan. These caissons vary in size and length according to the weight they must support and the distance they have to be driven into the earth to find a firm and permanent position. These are driven, in most cases, in criss-cross fashion at different points in the lot or plot. Upon these caissons rest the columns supporting the superstructure. It is evident that a number of columns and braces, massed in the foundation floors of a building, rob the subterranean floors of a vast quantity of room and, in consequence, they frequently are unused.

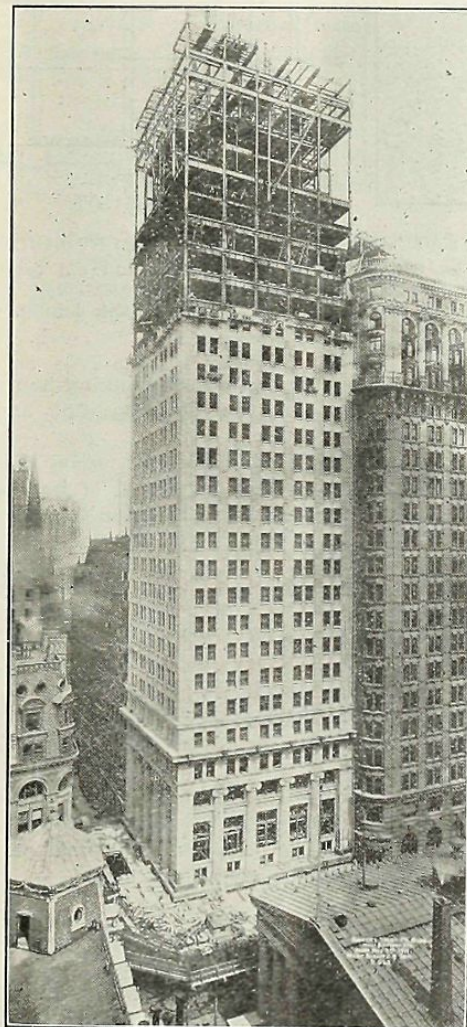
The problem has been to find a system of foundation construction so as to eliminate these columns. In most cases they have made it necessary to give over to service and storage purposes floors which could be made profitable.

This was one reason why the Gillender Building at Wall and Nassau streets became economically unprofitable so early in its existence. In its basement were three caissons sunk to hardpan, two of which measured 12x27 feet and the third 15x27 feet. The floors below the street level were so interwoven with columns and strusses that they were of little real value. During its fifteen years of life the corner upon

which it stood became almost the most valuable in the city, which means that it had a revenue producing capacity perhaps greater than any single plot of its size in the world. It was, therefore, imperative that every inch of space be utilized.

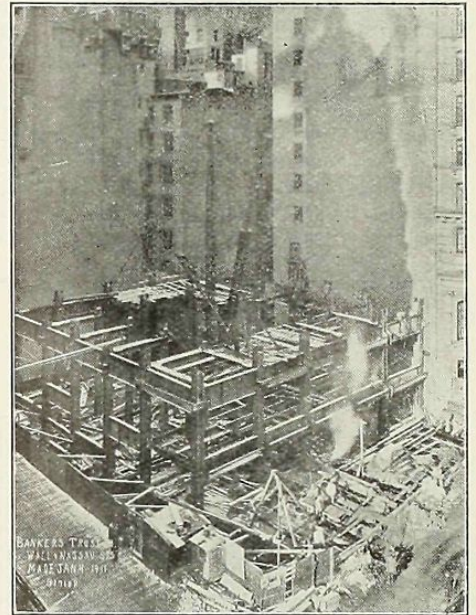
The architectural problems in this building were enormous, but here was one which seemed, for a time, almost unsurmountable. Messrs. Trowbridge & Livingston, the architects; T. Kennard Thompson, the consulting engineer, and officials of Marc Eidlitz & Son, the general contractors, and of the Foundation Company had many conferences on the subject, and it was finally decided to depart from general practice and cofferdam the whole plot by sinking a series of eighteen interlocking caissons around the outside walls of the building to bedrock. This was a development of the principle applied in cofferdam foundation work under the Mutual Life and Commercial buildings and the Stock Exchange. In the case of the Bankers' Trust Building, however, no interior caissons were used.

This cofferdam was seven feet thick from sidewalk to bedrock, about 67 feet below the street. It was made entirely of concrete of 1:2:4 mixture and reinforced with 3/4-inch round bars between



BANKERS' TRUST BUILDING.

The height to which the building is enclosed in the picture corresponds to the full height of its predecessor.



LOWER FLOORS OF BANKERS' TRUST BUILDING.

Showing steel frame rising from grillage at top of cofferdam walls.

the caissons. The whole was waterproofed with hydrolithic cement so that seepage, carried off by small drains running between the footings of the walls, amounts to only about a quart a day, although the pressure against the walls is about one and one-half tons to the square foot, at a depth of fifty feet where the quicksand rests upon hardpan, which in that part of the city, runs from ten to fifteen feet deep on hard gneiss bedrock.

There were on the site three old caissons put in by the O'Rourke Construction Co. in 1896, which were of no use in the new building arrangement. They had to come out. The cofferdam type of construction solved this difficulty, as it did the others. Once the dam was finished, open excavation began and the old caissons were taken out by blasting, exactly as the other material, such as quicksand and hardpan, were removed.

As the excavation work progressed, however, the tremendous pressure on the walls of the cofferdam had to be taken care of. Other buildings in the vicinity had their foundations on hardpan and precautions had to be taken that this was not permitted to shift. It was necessary to put in temporary timber strusses from wall to wall, fore and aft, but the problem was to install them in such a way that the steel erectors could lower and set floor beams and girders, which, as the accompanying sketch shows, form the permanent bracing for the walls. Here was a nice piece of engineering calculation to leave room enough for the erectors to work, and at the same time prevent a general cave-in, due to the outside pressure of 3,360 pounds to the foot.

So great was this pressure that no timber was used in the caissons. This omission was in itself a novelty, and it illustrates the progress being made in caisson work. The accompanying sketch shows the construction detail of the caissons there

used, while another view shows the formation of Manhattan Island from City Hall to the Battery, and especially the large quantity of treacherous and deadly quicksand with which foundation diggers have to contend. Another illustration in the group shows how the additional floors were provided by this method of foundation construction, while the two single illustrations show some of the grillage, far removed from the water level, which begins at 17 feet 6 inches from the street, and the present building closed in at a height which is approximately the same as that of the old Gillender Building its short-lived predecessor.

The levels of the additional available floors are designated as "Basement C," 51 feet 4 inches deep, used for the boiler room; "Basement D," 47 feet, used for the engine room and ventilation equipment; "Basement B," 20 feet 6 inches deep, storage department for bank and building, and "Basement A," 7 feet 4 inches below the sidewalk, used for storage and vaults for the bank.

In the illustrations showing the various floors below the street level it will be noted

commercial altruism instead of egoism. We call this "syndicating" today, and, for lack of a better term, it is being generally used to describe the mode of future big construction.

S. B. P. Trowbridge, the architect, has given this matter a great deal of study, and he is firmly convinced that this is the only practical way of erecting large buildings economically, permanently and architecturally harmonious.

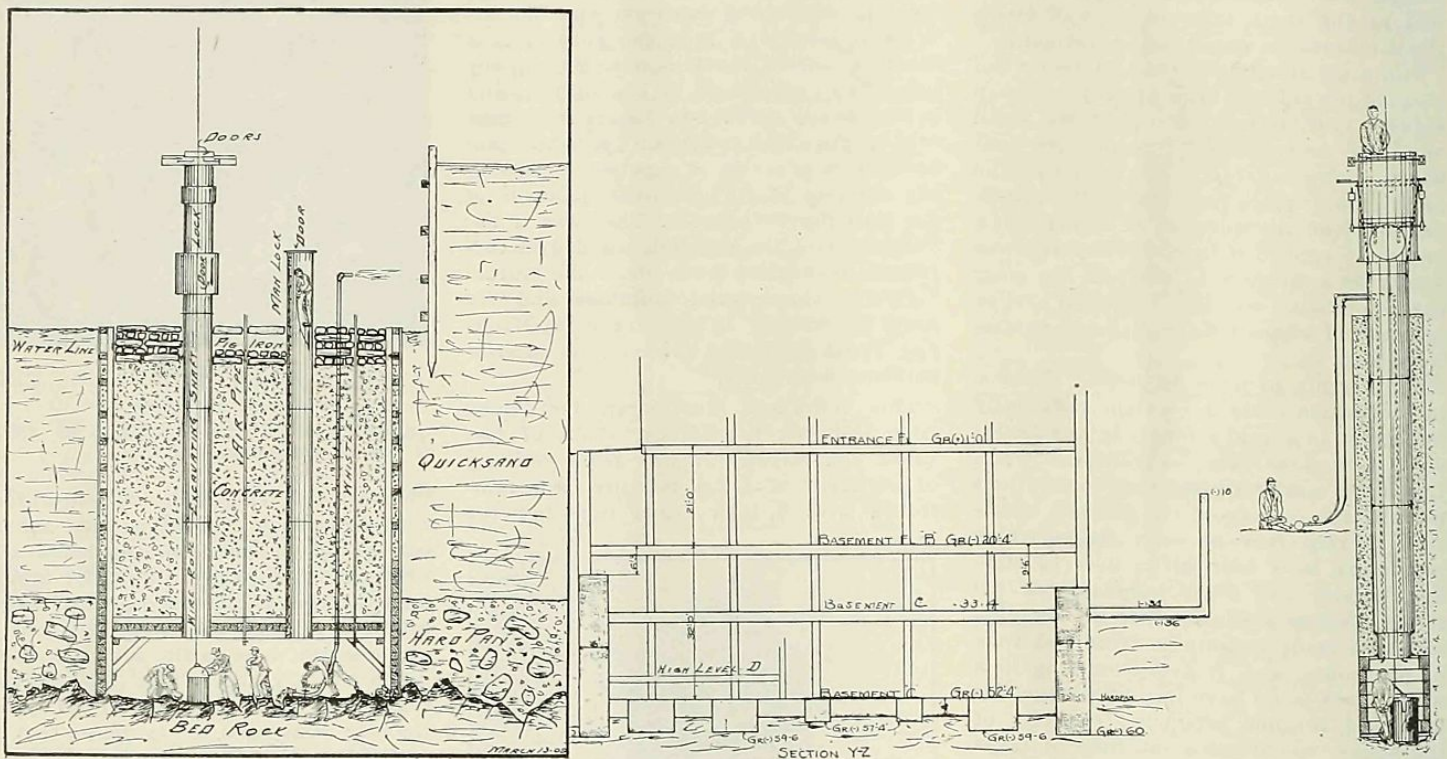
"The cofferdam type of foundation can and should be extended to general use," he said. "I believe that the day is not far off when whole blocks will be syndicated and cofferdams will be sunk to bedrock around the whole area and each owner will then rear his buildings along the same general architectural lines, with one central court and one central station for service, storage and maintenance department, and they will have a general fire protection system with inter-building escape."

As Mr. Trowbridge conversed, he was leaning over a large draughting table at his office in the Harriman Bank Building and sketched out his idea. He pictured the block opposite the Bankers' Trust Build-

longer and its taxable area can be correspondingly increased. My idea is to put a cofferdam two miles down the bay from the Battery and make it equal to the present width of Manhattan at Fulton street. The water could then be pumped out and the bottom of the bay within that enclosure could be excavated to bedrock. Over this area could then be constructed a series of steel floors to a level with the present street grade of Manhattan upon which tall business buildings could easily be erected.

"The streets would have three or four stories, the lower one for freight subways, with laterals running into the ground floors of factories and other buildings, passenger subways would be on the second floor, cars now operated on the surface would be on the third floor and wagon traffic would have uninterrupted use of the streets. Galleries would run along one of these great hallways for sewer pipes, wires and gas conduits."

At his office in the Hudson Terminal Building, Mr. Thompson showed sketches illustrating how such an addition to Manhattan would look.



REVOLUTIONARY FEATURES OF BANKERS' TRUST BUILDING FOUNDATIONS.

Formations of Manhattan Island from the City Hall to the Battery and old type of caisson—Sketch showing sub-surface construction of building with the girders serving as bracing for cofferdam walls—New type of interlocking caissons used in construction of walls without use of timber. In the left hand sketch the depth of the deadly, treacherous quicksand encountered by foundation engineers is shown.

that all steel grillage is well above the water-level, so that the element of rust and dampness will be entirely lacking in the new building. This is a feature not always found in steel-skeleton building construction and another innovation worthy of mention as being highly complimentary to the care and attention given to this operation by general contractors and architects, is that all the columns in this building are within one-quarter inch of plumb. Engineers and architects know how difficult it is in this day of speedy construction to get all the columns and uprights even within a half inch of plumb, and instances are reported where bearing columns have been as much as an inch out of line.

THE FOUNDATION OF THE FUTURE.

I have gone into the details of the Bankers' Trust Company Building foundations more or less minutely, so that the lay reader of the Record and Guide—the prospective builder and the owner of large office and commercial buildings—could more readily grasp the scope of new building construction, probably only a few years hence. In one sense construction of the future will be along the lines of

ing whereon are located the banking-house of J. P. Morgan, the Mills Building and other big structures.

"Each block would be a unit, under that plan," he continued. "Instead of having to build heavy walls to withstand the pressure through the interior of the block, they would completely encircle it and buildings would rise from bedrock exactly as the Bankers' Trust Building does, leaving the lower floors available for use. The intersecting streets could also be excavated so that service pipes would run in arched hallways instead of being buried in earth and rock and street excavation would be a thing of the past.

"You can see that such a system would reduce the expense of construction for every owner on the block and would permit of greater harmony of design."

WHAT AN EMINENT ENGINEER THINKS OF IT.

T. Kennard Thompson, father of the project to add 1,400 acres to the lower end of Manhattan by extending the waterfront a mile or more into the Upper Bay, goes even farther.

"At a cost of a billion and a half dollars," he said, "Manhattan can be made

"Cofferdam construction for foundations," he said, "offers an opportunity for great space-saving, and it is being perfected every day. In the Bankers' Trust Building we have an excellent example of this. It offers possibilities for reclamation, not only of marsh and other waste land, but in every big city, its more extended use for foundation work cannot help but effect reclamation of areas below ground not now used."

Floor Heating.

The Romans used to heat their villas by a system of double floors and walls. Studies of ancient ruins show that upon a base floor small piers or columns, approximately 6 by 6 ins., and 20 or more ins. high, were erected about 24 ins. on center in both directions. Flat tiles to form a panel, supported at each corner by a pier, were laid for the floor proper with perhaps another smoother wearing surface. The walls were, at times, laid up with hollow tile "furring" blocks. At one side of such a room, the fire chamber would be erected. In this small room an open fire was built and the warm air circulated below and around the room made for the time an ideal heat.—Cement Age.

BUILDINGS IN RELATION TO STREET AND SITE.

There Would Be No Tenement Problem If Lots Were Only 25 or 30 Feet Deep—Every House Would Then Front on Two Streets.

By LAWRENCE VEILLER

IN point of originality and suggestiveness, Mr. Veiller's address at the Third National City Planning Conference, held at Philadelphia last week, was perhaps the most notable of the papers read before the convention. It discussed the fundamental principles involved in city planning. Mr. Veiller's novel proposition with respect to tenements was hotly criticized, especially by some of the foreign delegates. His address is printed here, with a few minor excisions, necessary on account of limitations of space. —Ed.

There is a popular belief that city planning will solve the housing problem. Nothing could be further from the facts. The housing problem as we know it in America is largely a sanitary problem. It is chiefly the problem of good municipal housekeeping, the prompt removal of garbage, rubbish and other waste materials from the homes of the poor, the cleanliness of streets and alleys, the provision of adequate water supply in convenient locations, of proper sanitary conveniences in the place of antiquated expedients. It is the problem of the sanitary control of diverse foreign peoples seeking to adjust themselves to urban conditions of living with which they are unfamiliar. To a certain extent it is the problem of regulating their habits of life; of protecting them from themselves and of protecting the community from the results of their ignorance and carelessness. It is of course the problem of seeing that people have houses to live in which are fit for human habitation, that rooms and halls and public parts of the building are sufficiently lighted and ventilated; that not more than a certain number of people are allowed to live in one room. It is again an economic problem; a problem of adjustment of rents to wages, of providing a sufficient number of accommodations of the right kind to meet an increasing demand. It is also a structural problem—the problem of right planning; of proper methods of building; of protection against fire. And it is largely a social problem.

That city planning will not solve the housing problem is readily to be seen when one considers the experience of those cities in America which have developed excellent city plans. I suppose there is no city in the entire country which from its inception has had so perfect a city plan and which we instinctively associate with the city planning movement as much as the capital city of the country, the city of Washington. Notwithstanding the beauty of that wonderful city, notwithstanding its almost ideal city plan, Washington has the unenviable notoriety of possessing some of the worst slums in the entire country.

The City of Detroit, modeled very much on the plan of Washington with radial streets and with ample opportunity to spread out in every direction, finds itself now confronted with a serious housing problem due to its sudden rapid growth and industrial development.

Indianapolis, with a similar radial system, finds that it has to reckon with a serious slum problem, and so one might go through the roster of cities which have developed intelligent city plans and point out similar conditions.

When, however, we come to consider one phase of the housing problem, a phase which fortunately has as yet developed in but few American cities, namely, the problem of land overcrowding or congestion, we find there is a deep and vital connection between city planning and housing reform.

What are the points, it may be asked, at which city planning touches the housing problem? There are but three: the height of buildings, the depth of lots and finally alleys.

Irrespective of whether a city is laid out with a gridiron plan, or with a system of radial streets, or with radial streets imposed upon the gridiron; or whether from the beginning zone systems similar to those so effectively carried out in Germany, have been incorporated in the city's plan, and factories relegated to one section, dwellings to another, commercial buildings to another, and so on; whether any or all of these methods is absent or present, there still remains one vital consideration which really determines the whole city plan and also has its important relation to the city's future housing development. This is, the determination, not merely of the width of street, upon which so much emphasis heretofore properly has been laid in city planning, but the far more important determination of the distance between streets: viz., the lot plan and the block plan. To the deep lot we can trace most of our housing evils so far as they relate to land overcrowding. The things we need to consider therefore in planning a city, so far as we are concerned with the conditions under which people are to dwell, are these:

The street plan determines the block plan and the block plan determines the lot plan. The street widths determine the height to which buildings may wisely be built and the presence or absence of alleys is of vital moment to the future sanitary welfare of the city.

What, it may be asked, is the general practice in America today with regard to each of these important points? How have our streets been laid out in our leading cities?

The only answer that can be made to these questions is that there is no general plan. The practice varies through infinite degrees in each city. In order to determine what the practice was a questionnaire was sent recently to all cities in the United States having over one hundred thousand population according to the latest census returns. This included the fifty largest cities in the United States. Definite returns to the questionnaire were received from forty-five cities.

The depth of lot, if one can judge from the information thus received, seems to vary from 50 feet to 200 feet. In the great majority of cities the lots exceed 100 feet in depth. In only three cases is the usual depth of lot less than 100 feet, namely, in the cities of Philadelphia where it ranges from 40 feet upward, in Lowell, Mass., where it ranges from 80 to 150 feet, and Washington, where it ranges from 50 to 100 feet. In twenty-five cases, or over one-half of all the cities, the usual lot depth is 125 feet or over. In nine cases, or one-fifth of all, the usual depth of lot is 150 feet or over.

It will be seen from this that what we have to reckon with in our larger cities is the problem of the deep lot and also the deep block. With lots 125 feet deep it means that where there are no alleys the blocks will be 250 feet in depth.

Under ordinary circumstances, for the better class of residences, this is a division of property which should be encouraged. If, however, we are to consider future tendencies based on our experience of the development of cities in the past, we

must recognize that in every city the time some day comes when what has once been the best and most fashionable residence district of the town ceases longer to be so and gradually goes through that deteriorating process which keen observers cannot fail to have noticed. The high class fashionable residence becomes first a boarding house, then later is used for furnished rooms or "lodgings" and finally for the cheaper class of tenement. When a part of a city has been put to uses thus foreign to the original intent the deep lot which has been an advantage in the original plan becomes a serious evil.

Under these changed conditions gradually the building is extended in the rear and often in the front. Additions are put on so as to accommodate a larger number of people and the building rapidly becomes so extended as to cover most of the lot. In many cases additional buildings are placed on the same lot, generally at the rear.

This is but natural. With the deep lot the temptation to use a greater portion of the land is obvious. In fact it ceases to be a temptation and becomes a necessity if the owner is to realize from his investment its full value. With the changed values which ensue under such a development it is impossible for him to keep vacant as large an amount of open space as was possible for the well-to-do citizen who utilized it for his own home.

It will be seen that the problem is a difficult one. How are we to determine what is the most desirable lot unit for our growing cities? We cannot expect to confine the owners of high-class residences to the narrow limits of the shallow lot that is best suited for the ultimate needs of the neighborhood when in future years it becomes a tenement district. To suggest any such course would indeed merit being regarded as impractical and visionary. Realizing, however, the tendencies that will be at work in future years even in the best residence sections of cities, it is the part of wisdom to establish as the standard a lot of the shallowest depth practicable. What that depth should be will, of course, vary in each community. In general, the owner will desire to have a spacious front yard, a building sufficiently deep to meet his needs, a spacious back yard and generally room for a garage or stable at the extreme rear of the lot. This means a lot generally speaking of 125 feet in depth.

While this depth of lot is admirably suited to the purposes of a fashionable residence district it is highly objectionable as the standard for a future tenement district, and is similarly too deep when such a district becomes devoted to business purposes. I see no escape from the dilemma, however. Our best residence sections will have to be designed to meet the needs of their present use and not a remote possible future use.

If we could count upon the development of a zone system such as is becoming general in many of the German cities, by which the city would be divided into rather rigid lines and the residence quarter would remain the residence quarter for all time and the tenement quarter would remain its characteristics for all time, there would be none of these difficulties. We could then proceed to lay out our cities with one depth of lot for our high-class residence districts, giving to the men who could pay for it as much land as they could afford to keep idle, and lay-

ing out the districts in which the poor live on a different basis with shallow lots, giving to them the amount of land for which they could afford to pay with out carrying upon their shoulders an undue burden of rent, nor without forcing the community to bear undue burdens through congestion of population with all that that implies.

Assuming that there were such opportunities in America, which at present seems a very remote contingency, what, it may be asked, is the desirable lot unit for a tenement section? My answer is a lot unit which will result in houses not more than two rooms deep. From an architectural point of view there is no housing problem so long as houses can be built not exceeding two rooms in depth. This involves, of course, shallow lots and therefore shallow blocks, which means a great increase in the number of our streets and therefore a material increase in the direct cost of government.

For our large cities and for our industrial towns I believe the lots should not exceed in depth 25 or 30 feet. This means that there would be no front yard and no back yard; that the houses, built in continuous rows, would have one frontage on one street and another frontage on another street. This must seem at first consideration a startling and radical departure from what we have been accustomed to consider as desirable in the housing of the poor.

The detached house has heretofore been considered to be desirable for the workingman in this country, with "space for a little garden" at the rear, for a flower garden in the front and space between the houses for the admission of light and the free currents of air. This has been a beautiful ideal but in practice has not worked out advantageously. Here, again, we need to discriminate between classes of workingmen. So far as the higher-paid mechanics are concerned, men who are able to pay \$25 a month for rent or its equivalent, these suggestions are not meant; their homes should be treated very much in the same way as the homes of the people in the fashionable part of the town. They, too, should have a front yard and a back yard.

But for the ordinary laborer, especially the large foreign population which is coming to predominate in our American cities, the detached house is not desirable. In the first place we should frankly recognize that the common unskilled laborer of the type just described, cannot afford to pay for the vacant land at the front and rear of his dwelling. It is too great a drain upon his scant income. The idea of a beautiful flower garden for this class of population is Utopian. The idea of a vegetable garden at the rear of his house, where in the hours of freedom from toil he can have a chance to raise the produce which the family needs, while less Utopian is not in most cities a practical enterprise. The ordinary laborer working as he does ten hours a day, has little time for the cultivation of any garden, nor does the woman of the average laborer's family have time either, if she gives to her children the attention they require.

What happens, therefore, when land is left at the front or the back of the ordinary workingman's house is that it becomes an unsightly, bare patch of ground without grass and, especially at the rear, a gathering place for all the waste material of the family existence. Dilapidated little outbuildings soon are erected, patched together with old boards and tin, and the whole place and neighborhood assumes rapidly a squalid and unkempt appearance. The spaces which are left between the houses, ostensibly for light and air, are similarly not a success. Few builders leave sufficient space between

houses to make the detached house worth while. As a rule not more than 3 feet is left between houses and in many cases not even that. This is entirely inadequate as a means of furnishing light. It does, of course, improve the ventilation, but these small narrow spaces between the buildings rapidly become gathering places for the cast-off material of the neighborhood. They are eye-sores and a distinct detriment to the whole community. It would be far better in most cities if the houses were built solidly against each other. The danger from fire, too, would even be less especially in the case of brick buildings. Unless at least 15 feet can be left between houses the detached house should be discouraged. Anything less than this will not give adequate light.

It will be seen from a consideration of the questions involved that the desirable depth of lot depends largely on the uses to which the neighborhood is to be put. For high-class residence purposes lots should be 125 feet deep; for the homes of the better paid artisans and mechanics lots should be 50 feet deep; for the homes of the unskilled laborer and what we call "the poor" the lots should be 25 feet in depth.

So far as the block unit is concerned, this would mean where there are no alleys, block units of respectively 250 feet, 100 feet and 25 feet. How radical a departure this is from our present practice in all our cities is obvious. The mere proposition that lots and blocks should be on a different basis in different parts of the town and that the town should be laid out with reference to the purposes of its use in itself marks a revolutionary step in city planning as practiced in America, and yet unless this is done we cannot reasonably say that we are practicing city planning. If we are to continue with the old hit-or-miss method of laying out the whole city on one basis, knowing that ultimately neighborhood after neighborhood will be put to uses for which it was not originally intended, we must expect to see continue the evils from which we now suffer and to see them increase rapidly.

So far, in the discussion of this question, there has been no mention made of the part which a system of alleys plays in the block plan of the city. The alley is both a blessing and a curse. As a means of letting light and air into the interior of city blocks that would otherwise be without it, it is a distinct gain. And the few cities that have no alleys feel their misfortune in this regard most keenly. The small, pocketed back yards, shut away from the free current of air, are unknown in the city with alleys. The alley is generally however, an evil. As a minor street, hidden away at the rear of everything, it becomes the dumping ground for all the cast-off material of humanity. Here will be found collected, in all stages of picturesque disorder and sordid squalor, all of the unpleasant things of our material existence.

Of the forty-five cities which make returns to the questionnaire above referred to, twenty-five or over half reported that a system of alleys was general in their community. It is interesting to find that in several of them, as in Cleveland and Kansas City, Mo., for instance, they report that in the old part of the city the alley system is general, but that alleys do not exist in the new. So far as the alleys are concerned there is much re-planning to be done in our American cities. The alley problem is a problem distinct in itself and yet one that must be grappled with if our cities are to progress.

Fortunately it is a problem that can be solved without very great difficulty. It means generally that the city should become owner of the fee where it does not already possess it, should convert the al-

leys into minor streets and assume all responsibility for them, should pave them, should keep them clean, should see that they are lighted and that they are policed. When these things are done the alleys will cease to be a menace.

The remaining point at which city planning touches housing reform is in the regulation of the height of buildings and their relation to the streets on which the buildings abut. Involved in this is the vexed question of high buildings. The tendency toward high buildings is apparently increasing each year in most of our cities. In few cities, however, has this as yet become general as it has in New York. This is fortunate. The isolated high building is, of course, in no sense a detriment to the community but, on the contrary, from many points of view must be considered as distinctly advantageous. It is but natural that in all of our prosperous and growing cities there should be a desire to erect tall, modern hotels, which will give to their patrons the accommodations that the American people have become accustomed to and which are only possible with the concentrated use of land. It is useless for anyone to think that he can successfully stem the tendency in this direction. Hotels of ten stories and more are bound to be built in all of our large cities, and occasionally high office buildings.

As already pointed out, these buildings, if isolated or built in small numbers, do little harm. It is only when this becomes the general practice, when one tall building succeeds another in continuous rows along a thoroughfare that we have conditions which should give us serious concern, and it is because of the ultimate tendency in this direction that we need to exert special care in regulating the height of buildings in our cities.

Admitting that the tall building as a general city development is not desirable, which I appreciate may not be admitted by all, the question arises how are we to control this situation effectively? What measures can city planners adopt to check a tendency of this kind, or to so lay out the city that the evil results from it will be minimized?

Heretofore, in laying out our cities, little though has been given to this question. Streets have been laid out on a certain width with no thought in view except that the buildings which front upon them would be buildings of two and three stories in height, such as prevailed at the time the plan was made. There is no evidence in connection with the plan of any city in America which tends to show that the persons responsible for the city plan had ever contemplated that its streets would be lined on either side by buildings ten or twenty stories in height. This is, of course, a comparatively recent development, made possible only by the use of the skeleton-construction steel frame building. That it plays a vitally important part in city planning is at once obvious. A street 60 feet in width may be ample with three-story buildings on each side of it but may be entirely inadequate when built up with ten-story buildings.

What, therefore, is the desirable width of street in most of our American cities, so far as the relation of the street to the buildings which front upon it is concerned? Others who take part in this conference will discuss the desirable width of streets in connection with the uses to which the streets are to be put. The only thing which concerns us in this paper, therefore, is the relation of the street width to the height of buildings.

As tall buildings bring so many evils in their train I think we all agree that they should be discouraged as a general city development. We should, therefore, fix our street widths more with reference

to the uses to which they are to be put than with regard to the height of the buildings that are to be erected upon them, and should, in our building laws, control the height of buildings that are permitted upon streets of a given width. In other words, we should let the street width determine the height of buildings rather than attempt to fix the width of streets in anticipation of the height of buildings that will be erected thereon, though, of course, that determination should be given consideration so far as may be practicable.

Assuming this situation, the question then arises: What is the practicable method of regulating the height of buildings with regard to the width of the street and how can it best be done? Heretofore, in America, there has been little attempt to do this. There are almost no cities where there is any general limitation of the height of all buildings relative to the width of streets. The chief efforts that have been made have been in our tenement house laws where the height has usually been limited to one and one-half times the width of the street. As the majority of our tenement house laws are copies of the New York statute this is not at all illuminating nor satisfactory. There are few cities in America where the standard of one and one-half times the width of street is either adequate or appropriate. In practically no city except New York and Boston is it not feasible at the present day to limit the height of future buildings to the width of the street on which they abut. This means that on the 60 foot street, which seems to be the average for most American cities, buildings would be limited to 60 feet in height. This would mean six-story buildings.

We should not permit in any of our cities buildings of a greater height than 60 feet. Where it is necessary to build a few isolated buildings such as hotels or office buildings, to a height of ten stories, or even more, special districts should be established, limited in area, in which such buildings may be erected. The rest of the city should be allowed to develop along normal and reasonable lines and the height of 60 feet is all that should be allowed.

Limiting the height of buildings to the width of street, however, will not bring this about in the case of streets which exceed 60 feet in width, as frequently happens. With such limitation it would be possible on many of the broad avenues and boulevards which are a feature of our cities, to erect buildings of 100 or even 150 feet in height. It is highly undesirable to permit this and there should therefore be in our laws seeking to control this situation a definite maximum height to which all buildings may be erected, irrespective of street width. In other words, a double condition should be imposed. No building (except in the limited and selected areas above mentioned) should be permitted to exceed the width of the street, and in no case should they exceed 60 feet in height.

The European method of regulating height of buildings has had the same underlying principles but is generally expressed in a different form. There the height is controlled by stating that no building shall be built to such height that any point of it shall cross a line drawn from the middle of the street to the top of the building at an angle of so many degrees, the amount varying in different countries.

While this method of regulation will bring about very much the same results as the flat limitation relative to the width of street just discussed, it is not a sufficiently simple method of expression to commend itself to the judgment of the American people.

BUILDING LAW DECLARED RETROACTIVE.

Dumbwaiter Shafts in Old Tenement Houses Must Be Built of Fire-proof Material—Lower Court Overruled on Interpretation of Law.

THE Appellate Term of the Supreme Court, consisting of Justices Seabury, Guy and Bijur, have just handed down a decision in the case of The City of New York against Morton H. C. Foster, in which the court in a learned opinion by Justice Seabury, concurred in by his colleagues, has written an opinion sustaining the contention of the city authorities that Section 97 of the Building Code covers ALL TENEMENT HOUSES of the class described therein which were erected prior to the enactment of the Tenement House Law.

This means that ALL dumbwaiter shafts, except such as do not extend more than three stories above the cellar or basement in DWELLING HOUSES, shall be enclosed in suitable walls or with burnt clay blocks set in iron frames of proper strength or fireproof blocks strengthened with metal dowels or of other fireproof material or form of construction as may be approved by the Commissioner of Buildings having jurisdiction.

The tenement house in question is of non-fireproof construction and is situated at 104 East 122d st, Borough of Manhattan. It is four stories in height and has a dumbwaiter shaft, constructed of wood, which extends more than three stories above the cellar. This tenement house was erected prior to the enactment of the present Building Code, which was adopted by the Municipal Assembly in 1899.

It was contended by the defendant in this case that he was not compelled under the Building Code to make the dumbwaiter shaft fireproof, for the reason that his building was built in 1882, at a time when the present Section 97 of the Building Code was not in existence, and that the language used was not retroactive and did not include buildings erected prior to the enactment of the Building Code.

This decision is far-reaching and will have a most beneficial effect in the matter of protecting human life in the City of New York, for the reason that generally in old tenement houses erected prior to the enactment of the Building Code the dumbwaiter shafts are not fireproof. A great many fires starting in the cellars of tenement houses have found quick progress through the buildings by means of a non-fireproof dumbwaiter shaft acting as flues. The decision sustains the views expressed by the Corporation Counsel in his opinion rendered to Fire Commissioner Waldo over a year ago.

In his written opinion, Judge Seabury says:

"We think that this provision should be given its natural and ordinary meaning and that as the provision is clear and unambiguous it is unnecessary to resort to artificial rules of construction to aid us in arriving at its true meaning. If the lawmaking body had intended that this provision should not apply to 'all dumbwaiter shafts' except those specifically excepted, we think it is reasonable to presume that such intention would have been expressed and that the words 'hereafter constructed' or other appropriate words would have been selected for this purpose. When we bear in mind the purpose of this enactment, we think it would be unreasonable to assume that the lawmaking body intended to afford the protection resulting from fireproofing dumbwaiter shafts only to those who live in new buildings erected after the enactment of this ordinance."

Mr. John P. O'Brien, Assistant Corporation Counsel for the Tenement House

Department and Building Bureaus, declares that the decision is one of the most important handed down in many years in relation to the protection of life in tenement houses. Justice Seaman in the Municipal Court, decided for the defendant, Morton H. C. Foster, owner of the tenement house, and the Corporation Counsel appealed.

The Provision in the existing Building Code is that—"All dumbwaiter shafts, except such as do not extend more than three stories above the cellar or basement, in dwelling houses, must be enclosed in suitable walls of brick or with burnt clay blocks, set in iron frames of proper strength, or fireproof blocks strengthened with metal dowels or such other fireproof material as may be approved by the Commissioner of Buildings having jurisdiction. The walls of the dumbwaiters must be made to extend three feet above the roof and be covered with a skylight made with metal frames. The openings in the shaft must be provided with self-closing firedoors.

It will be noted that the ordinance specifies "dwelling houses," and that the court, in its present decision, makes it applicable to tenement houses also, in the case of those erected prior to the enactment of the present tenement house law, which was in 1901, since which time all "dwelling houses" occupied by three or more families have been under the jurisdiction of the Tenement House Department. The building code which is now under consideration in the Building Committee of the Board of Aldermen provides that ALL dumbwaiter shafts HEREAFTER placed in any building shall be enclosed in fireproof material, EXCEPT in cases where it does not extend more than one story above the basement or cellar floor. In non-fireproof buildings where the dumbwaiter shaft extends into the cellar, it must be enclosed with masonry eight inches thick. The present Tenement House Law also requires that shafts "hereafter" constructed shall be built fireproof.

The decision means that unless the existing code is soon repealed, owners of a great many old tenements may be required to make alterations. The case will be appealed, however, says Ira J. Ettinger, of counsel for defendant.

ON THE CALENDAR

American Society of Civil Engineers, annual convention, Chattanooga, Tenn., June 13-16. Charles Warren Hunt, secretary, 220 West 57th st, New York.

American Water Works Association, Thirty-first Annual Convention, Powers Hotel, Rochester, N. Y., June 6-10. John M. Diven, secretary, 14 George st, Charleston, S. C.

National Electric Light Association.—A catalogue exhibit will take the place of the usual exhibition at the convention in New York City, May 29 to June 2. The exhibit will be held on the fifth floor of the Engineering Societies' Building.

An international Municipal Congress and Exposition will be held in Chicago, September 18 to 30, at the Coliseum. The exhibits will consist of various kinds of paving for streets and roads, and equipments for the care of good roads.

American Society of Mechanical Engineers will meet in an annual convention at Pittsburgh, Pa., May 30 to June 2. Headquarters will be at the Hotel Schenley, and professional sessions will be held in the lecture hall of the Carnegie Institute.

NO POLITICS IN THE BUILDING CODE.

The Present Revision Viewed as an Honest Attempt to Get an Impartial Law—Lets in Reinforced Concrete Construction to a Height of 100 Feet, But Leaves Out Fireproof Zones.

IN the building code which this week has been before the Building Committee of the Board of Aldermen, a real and consistent attempt has been made to co-ordinate and harmonize the two revisions which respectively constituted the majority and minority reports of the committee of 1909. There is very general regret, however, that a period of time considered quite insufficient was allowed for the study of the new revision before the public hearings were called. At the first hearing, which was held on Monday afternoon, numerous requests were made, by representatives of interests affected, for an opportunity to study the provisions of the proposed ordinance, and the chairman of the committee in charge, Alderman Kenneally, while insisting that the hearings should not be postponed, made an allowance of time for the submission of written briefs.

The Superintendent of Buildings for the Borough of Manhattan, Rudolph P. Miller; Counselor William Butler, representing the Building Trades Employers' Association; Ernest Flagg, appearing in behalf of the New York American's commission; Prof. Woolson, speaking for the Board of Underwriters, and Thomas M. Vinton of the Concrete Association, were among those who pleaded for more time. The hearing then proceeded, the clerk reading each section in turn, and the chairman inquiring if there were any objections. Of the 154 sections in the new revision, 54 were considered on Monday afternoon, and others on Wednesday and Friday afternoons. Many who would have liked to discuss the code in public meeting, refrained from doing so on the ground that they had not had time to study it.

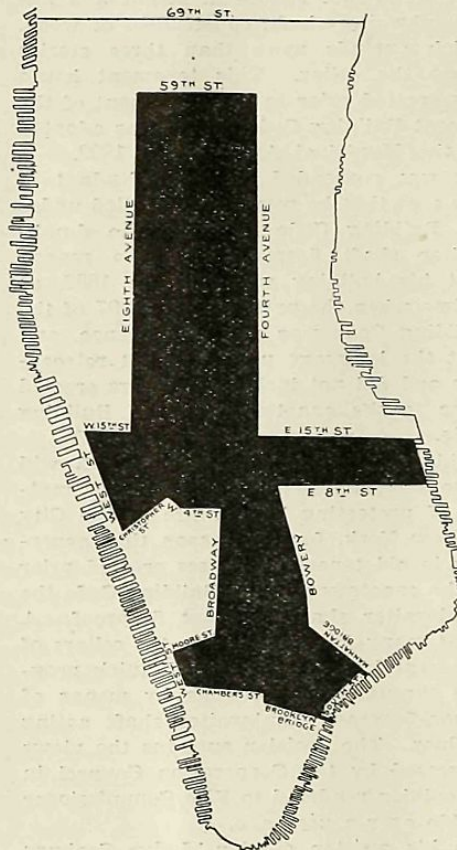
Prof. Woolson, after the meeting, expressed the opinion that a document of such high importance to property interests should be the subject of oral discussion in public meeting, and not discussed merely through the medium of written briefs. Immediately upon the publication of the revision in the City Record of Thursday, May 18, Prof. Woolson said he had set men at work making a comparison between it and the two revisions of the year 1909, and the work was still unfinished when the hour for the hearing on the following Monday arrived. Consequently, he was unable to express an opinion on the merits of the new code, except to say, in a very general way, that apparently it was a sincere attempt to combine the two former reports, and that it seemed, on the whole, a good code. Prof. Woolson regretted, however, that one highly important suggestion had not been followed. No provision had been made for "fireproof zones," or for fireproof "barriers" to stay a conflagration. These barriers or zones had been defined in section 20 of the minority report of the committee of 1909, but not in the present revision.

NO TIME TO STUDY.

President Henry and Vice-President Keasbey, of the National Fireproofing Company, who may be said to represent the hollow tile interests, when asked for their opinion of the new revision, answered that, while they had not had time to study it, it seemed to be a fair attempt to harmonize the two previous revisions. They noticed that the provisions affecting fireproofing had been made more rigid. Charles G. Smith, secretary of the German-American Fire Insurance Company, who was one of the commission of experts who favored the minority report of 1909,

said that the present Building Committee had made an honest effort to combine the two former revisions, and that the members of the committee deserved credit for this. Supt. Rudolph P. Miller said that he had not had sufficient opportunity to study the new code. John D. Moore, engineer, and Charles B. Meyers, architect, members of the last commission of experts, and strong supporters of the majority report, expressed the opinion this week that the present revision would be enacted.

A special conference between Chairman Kenneally of the Building Committee and Secretary R. D. Kohn of the Joint Committee of architects and builders has been arranged. The ordinance in regard to theatres recently formulated by the Joint Committee and introduced in the Board of Aldermen several weeks ago by Borough President McAneny will be one of the subjects of the conference. It is the hope of the Joint Committee that its recommendations regarding theatre construction will be acceptable to the Building Committee of the Board of Aldermen and will be embodied in the general revision.



FIREPROOF ZONES.

A way to prevent the spread of conflagrations. Recommended by the Board of Fire Underwriters. Within the bounds indicated it is proposed that all buildings of large size shall be built fireproof.

Secretary Charles G. Smith of the German-American Fire Insurance Company and one of the revision commissioners two years ago, hopes that the provision in the Minority Report of that year in relation to fireproof zones will be incorporated in the present revision. The accompanying map, reproduced from one at Mr. Smith's office, shows the bounds of the zones advised for Manhattan Borough. It is not proposed to prevent the alteration of existing buildings, provided the height and also the area above the first story are not increased.

Mr. Smith holds to the opinion that there is real danger of a conflagration which would cause a loss far greater than the insurance companies could pay. In the event of a fire loss as great as \$250,000,000 most of the companies would be

forced to the wall. Savings banks, title companies and life insurance companies would in turn be forced to bear heavy losses, and in the end the losses would fall upon the thrifty people who have money in the banks, or investments in securities or property which would be lost in one way or another through such a conflagration. A fire loss of \$250,000,000 would be a financial disaster unparalleled in American history, yet really possible in New York City under present conditions, in the opinion of insurance men. They declare that it is a danger which confronts every man who has anything at stake in this city.

ADMINISTRATIVE FEATURES.

The new revision of the building code creates a board of registration, requires architects, engineers and master builders to register, and provides that hereafter all applications, plans and drawings shall be prepared or signed by a registered architect, engineer or builder, and that all plumbing shall be installed or altered under a registered master plumber. The Superintendent of Buildings is given power to vary the provisions of the code; but he must keep a record of the modification open for public inspection, and the order which modifies the code must be countersigned by the President of the Borough.

CLASSIFICATION OF BUILDINGS.

Buildings are divided into three general classes, known as public buildings, residence buildings and business buildings, and these three are in turn divided into six classes, namely: Class A, municipal buildings, theatres, asylums, hospitals, railroad depots; Class B, churches, public halls, amusement halls, lodgerooms, exhibition buildings; Class C, hotels and club-houses; Class D, tenement houses and dwellings, all buildings of this class hereafter erected, more than six stories in height, to be of fireproof construction. All buildings more than four stories high must have the first floor of fireproof construction. Class E buildings are to consist of office buildings, lofts, stores, warehouses, restaurants, markets, stables, factories, workshops, printing houses. All buildings in this class, hereafter erected, more than 75 feet in height must be of fireproof construction. Class F buildings would consist of light and power plants, garages, carbarns, foundries and railroad freight depots.

CLASSIFICATION OF CONSTRUCTION.

For the purposes of the code the various types of construction are classified as, Frame, Non-Fireproof, Reinforced Concrete and Fireproof. Reinforced concrete buildings are not to exceed one hundred feet in height.

FIRE LIMITS.

All of Manhattan Island is put within the fire limits. In the Bronx the line is drawn approximately at 161st st on the West Side and 177th st on the East Side of the borough.

Seven Years of Canal Work.

The seventh year of Panama Canal construction by Americans ended on May 4, at which date about 138,000,000 cubic yards of excavation, or more than three-fourths of the entire amount estimated for the completed canal, had been accomplished, leaving only about 44,000,000 cubic yards to be removed. The year was marked by a general advance of the work in amount accomplished, and by a constant decrease in the cost.

NOTABILITIES IN THE CURRENT NEWS



WORKING FOR BUILDING CODE REVISION

These men have been active in behalf of building code revision, as members of various committees, official and otherwise. (First row): Charles H. Israels, member of the Commission of 1908; James C. McGuire, who is credited with writing the principal sections in the Minority Report of 1909; Edward F. Croker, a member of the New York American's Commission; (second row), Francis Kimball, member of the "Joint Committee"; William Keanneally, chairman of the Building Committee of the Board of Aldermen; Paul Starrett, member of the Building Code Commission of 1909 and of the present Joint Committee; (third row), Prof. Woolson, of the Joint Committee; Henry L. Stimson, late Chairman of the Citizens' Committee of Safety now U. S. Secretary of War; Benjamin D. Traitel, Chairman of Joint Committee; (bottom row), Julius Franke, Joint Committee; Ernest Flagg, N. Y. American's Commission; Rudolph P. Miller, Superintendent of Buildings, Manhattan.

MUST NOT BOYCOTT NON-UNION TRIM.

Preliminary Injunction Obtained by Western Planing Mills Against New York City Carpenters and Joiners.

BUILDING CIRCLES were interested this week by the decision of Judge Coxe, of the United States Circuit Court, granting a temporary injunction, upon certain conditions, in the action brought by the Paine Lumber Company, and others, to restrain the United Brotherhood of Carpenters, the Manufacturing Woodworkers' Association and the Master Carpenters' Association from carrying out the provisions of the Trade Agreement with respect to refusing to set trim made in non-union factories. After setting forth the facts, Judge Coxe, in his opinion, admits the difficulty of deciding the question at issue, saying:

"I have seldom had a more perplexing controversy to decide. Upon the law there is a marked conflict of authority, both in the State and Federal Courts, and I have been unable to find in the latter jurisdiction a controlling authority precisely in point."

A careful reading of the opinion leads us to believe that the decision granting the temporary injunction was made principally so that the matter might remain in statu quo until the trial of the action, the Judge preferring not to pass upon the merits of the controversy in the form of affidavits, but rather suggesting that under the probe of cross-examination and the broader field of trial the facts might warrant an entirely different construction. In this connection Judge Coxe says:

"After giving the question the best thought of which I am capable I have concluded that the present status should be maintained pendente lite, and that the rights of all the parties will be protected by an order substantially similar to the order in the Irving case, but with further provisions."

The Irving case to which Judge Coxe referred was an action brought in the United States Court by Irving & Casson against the United Brotherhood of Carpenters, in which action a temporary injunction was granted by Judge Ward; to this action the Master Carpenters' and the Manufacturing Woodworkers' associations were not parties, it being brought solely against the United Brotherhood of Carpenters, and therefore the issues were not fought out quite upon the same lines as in the present case.

Judge Coxe further shows his hesitancy to grant even a temporary injunction by making provision in his decision for the furnishing of a bond of \$10,000 by the complainants to cover any damage that may be sustained by the defendants by reason of his granting a temporary injunction; and it is also important to note that he further stipulates that if the defendants furnish a bond of \$25,000, that then the temporary injunction shall not issue.

This decision was awaited with great interest by the building trades generally, and is one of a number of decisions upon great industrial propositions which have been handed down recently by the Federal Courts.

It is rather unfortunate that the decision does not go into the merits of the controversy and does not pass upon the question of the efficacy or legality of trade agreements with arbitration provisions. This, however, is but the first skirmish in the industrial warfare now prevalent. The case will have to be tried out upon the merits, and until it is the building industry must await the settlement of the proposition as to whether or not trade agreements which have proven efficacious in the past, are to meet with either approval or disapproval from our judicial system,

In the opinion of Judge Coxe, the affidavits and papers presented tend to substantiate the complainants' contention that their business will be interfered with. Judge Coxe further writes: "The defendants admit that they are organized, substantially, as alleged in the complaint, but they deny that they, or either of them, have done any illegal act or act of oppression. They admit that a by-law provides for fining members \$10 who work on "unfair" trim, such as is produced by the complainants. They admit that the Joint District Council of New York has adopted a rule that members shall not work upon such trim, but they assert that they know of no instance where the fine has been imposed. They also admit that at the City of New York they have

prepared lists of union mills for the use of contractors.

"The defendants allege that the complainants are members of two associations, each of which consist of manufacturers of woodwork similar to that described in the complaint. That these associations are under agreement with each other and the members thereof to carry out in unison unlawful purposes which are in restraint of trade and which constitute monopolies. The defendants also insist that the Sherman Act is not applicable to an action of this character. In this contention they are undoubtedly correct, as only the United States can maintain an action for an injunction under that Act."

The plaintiffs in the action are supported by the Anti-Boycott Association of America and are represented by the association's counsel. The defendants have five days in which to elect whether they will give a bond in lieu of its injunction.

THE TRUTH ABOUT THE WATER SUPPLY.

What the City is Doing for the Property Owner and What the Property Owner Should Do for the City.

CONSUMERS of water in this city have 16 billion gallons less than they had at this time last year. The normal supply is 900,000,000,000 gallons. The total available supply at present is 52,500,000,000 gallons. In December the available supply was only 32,000,000,000 gallons. During the drought in the Spring of 1909 the lowest point reached by the available supply was 68,000,000,000.

These facts represent the exact truth regarding the alleged impending water famine in this city. A dangerous level is a point below 25,000,000,000 gallons, but when the supply reaches that point, regulations will become so stringent that that supply will last much longer than the larger quantity.

There is, however, no especial cause for anxiety, reports in the daily press to the contrary notwithstanding, but there positively is cause for exercising the greatest care in the use of water, pending the visitation of at least five days of almost steady rain, not only in this city, but throughout the city's watershed.

Commissioner Henry S. Thompson, of the Department of Water Supply, was asked this week for a special message to property owners of the city. This is what he said:

"There is no need for alarm, but there is an urgent necessity for exercising care in using water. It is a good time to have all fixtures tested and inspected, and as fast as we receive reports on these I will send a man out at once, unless I am deluged with reports, and then I will see that every water user's case is attended to as quickly as possible.

"The city is doing everything in its power to conserve the water supply for its residents, but it expects and must have co-operation. We already have had to reduce the pressure three pounds and, unless we have rain soon and unless every property owner helps us to protect the present supply we may have to shut off the supply further.

"We are saving about 20,000,000 gallons a day now, which is the greatest saving, I am told, ever accomplished by the city.

"How can tenants help save the water? Simply by keeping an eye on little wastes. There are some fellows who let the water run continually while they are shaving. Here is a case where one man can help. Toilets are the most prolific source of waste, and are seldom seen. A careful inspection of these is urged.

"I hope to cut the daily consumption to 270,000,000 gallons. The usual amount is something like 324,000,000 gallons. It

is now about 303,000,000 gallons, which means that the per capita consumption of water in this city puts New York eleventh in the water consumption list of American cities.

"Now I want to correct in the Record and Guide the charge made in the daily press that this department committed a blunder in partially running off the Croton reservoir lowlands instead of running off the upper reservoirs first. To have done that would have meant tremendous waste following a heavy rainfall. Common sense as well as engineering practice would dictate the policy of concentrating the water in the Croton in the deeper places to minimize evaporation and to draw from the reserve supply. When these are filled by rains, the overflow will run into subsidiary reservoirs and so on down to the Croton so that practically none will be wasted. The charge was foolish on its face."

Nathan Hirsch, President of the Water Supervision Co., who was the pioneer in the campaign for the conservation of water and who has foreseen the present impending famine for the last five years, said:

"Water will be wasted in spite of every precaution to guard against it, therefore every tap should be metered. The bigness of little wastes is astounding. A 1-32d of an inch hole will permit water under 45 pounds pressure to run away at the rate of four million gallons a year or 432 gallons in 24 hours. Now then, there are thousands of leaks in existence in New York about which people do not know. Once these are detected and repaired, the water supply will be permanently conserved and millions in supply systems will be saved."

The Mayor said this week that there is water enough to last the city, with care, 200 days. Engineers interviewed thought this statement conservative, but would not comment upon it.

The fact, therefore is, that unless everybody joins hands with the city in checking waste the pressure gradually will be lessened until radical measures are made necessary.

Breaking a Record.

If the present rate of construction in Queens is continued until the end of the year, the record of new buildings for 1911 will reach a total of \$24,699,900. It is predicted by some that this total will be exceeded, as much greater activity is likely to occur in the Fall.



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
Vice-Pres. and Genl. Mgr., H. W. DESMOND
Treasurer, F. W. DODGE 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 and Guide Co.

A Profitable Year Expected.

THE real estate market continues by its activity and strength to surpass expectations, and to justify the belief that the coming year will be a very profitable one for both real estate owners and brokers. For the first time in a year the figures of recorded conveyances for the current month will be larger than they were for the corresponding month of the previous year; and a similar tendency is to be observed in the mortgage records. Building is still dull, but the ground is being cleared for a resumption of activity during the coming season. A great many recently improved properties are being sold and are passing into relatively permanent ownership. The renting situation particularly in the new mercantile district is very much better than it was six months or a year ago.

There continues to be a steady demand from business men for locations peculiarly advantageous for them in the transaction of their business. Washington Heights has not recovered to the same extent as has the mercantile districts farther south, partly because it is meeting with increasingly severe competition from outlying parts of the city, but in all probability the end of the fall renting season will see a considerable improvement in the situation in that district. New York real estate, like other branches of business all over the country, has been putting its house in order; and it is very nearly ready for a season of relative activity and advancing prices. There is no reason to predict the reappearance of such years as 1905 or 1906, particularly in so far as Manhattan is concerned, but a very fair and a very well distributed volume of business may be reasonably anticipated in 1911-12. There is no reason to anticipate that any one section of the city will be favored by operators and builders. The probabilities are for a wholesome advance all along the line.

Shifting Trade Centers.

DURING the last ten years one of the dominant movements in New York real estate, has been the removal of important retail firms from the vicinity of 23rd street, Broadway, to locations along the line of Fifth avenue, north of 34th street. Such removals have taken place with the utmost regularity, and the consequence has been that more than one-half of the retailers formerly concentrated near Madison Square have moved uptown. Broadway, between 17th and 36th streets, is being occupied by wholesale business, and loft buildings are even being erected on north side of 23d street, between Fifth and Sixth avenues. At the same time very many important firms, such as Arnold & Constable, Lord & Taylor, Brooks Bros., Vantine's, and so forth, have remained in their old locations on Broadway, south of 23d street, and it looked until recently as if they may have

had good reason for their immobility. But if obvious signs count for anything, they are playing a losing game and will eventually be obliged to move.

A Question for Real Estate Men.

CITY planning appears to be in large measure a new name for an old idea. Yet most of us are expecting results from city planning commissions which we have never thought of associating with public improvement bureaus. What is the real difference between the functions attributable to the two sorts of bodies? Apparently, it is merely this that city planning commissions are expected to be more keen than our public improvement bureaus have traditionally been in achieving desirable social reforms, especially as regards working class housing. Whatever is essentially new in city planning is probably expressed in the projects which city planners have advanced for bringing about better housing conditions.

The final test of the value of the city planning idea, in so far as that idea is new, must evidently be the practicability of the housing measures advocated by representative city planners. The most notable paper bearing on this subject read at the National City Planning Conference in Philadelphia, was that of Lawrence Veiller. Mr. Veiller's paper is valuable both for its illuminating criticism of the conventional attitude taken by city planners towards housing questions, and for its own constructive originality. It appears elsewhere in the Record and Guide and is commended to the attention of real estate men.

If Mr. Veiller's suggestion with respect to street arrangements for tenement sections is practical, he has unquestionably infused an important element of usefulness into the city planning movement. The movement heretofore has been vaguely optimistic rather than practically definite. How does Mr. Veiller's suggestion appear in the light of the experience of professional and estate men?

Let Charter Revision Wait.

The very general opposition which the so-called "Gaynor Charter" has encountered, is partly the result of the way in which the instrument was drawn. Prepared as it was by the mayor's appointees, the charge is made that its only object is to increase the Mayor's power; and the consequence is that the instrument itself cannot be considered on its merits. Any radical sweeping revision of a charter should originate neither in the city department nor in a committee of the Legislature, but in a disinterested expert commission.

The last charter prepared by such a commission, the so-called "Ivins Charter," was a better instrument of municipal government than either of its successors. It was prepared with more care, and it was the result of a much more consistent and sound group of political ideas. So long as conditions do not favor the appointment of such a commission, it is better that the charter be left unchanged for the present. It is far from perfect, but there is no use merely tinkering with it.

Revision when it comes should be thorough-going and permanent; and five years from now the kind of charter best adapted to the needs of New York can be decided better than it can be at present. There is a genuine revolution in the forms of municipal government now going on all over the country. State after state is allowing its cities to concentrate municipal, administrative and legislative power in the hands of a small commission, and city after city is taking advantage of the permission.

So far the new form of government has worked very well; but its best friends admit that it may be better adapted to the government of a small than to the government of a large city. In any event, its value will be much more firmly established after a few more years of experience with it than it is at present, and New York before it seeks a new charter should wait and see whether it has anything to learn from the experiments which are now being made all over the country in commission government.

The Week in Real Estate.

Brokerage trading in Manhattan has been of modest proportions this week. It has, however, been fairly active in limited sections and in certain classes of property. The market, in short, has retained the characteristic features which it assumed at the beginning of the current building season. It has been devoted mainly to a few specialties, but the specialties are of an important and high-priced order. The demand for sites intended for improvement with costly apartment houses and mercantile buildings remains notably good, and wealthy business houses and private investors are a prominent factor in the trading.

The main interest of buyers is centred in property and in districts that are not likely to be greatly affected by the subway decision. A considerable number of sites in the midtown section and on the West Side, including Washington Heights, changed hands in the course of the week, but these neighborhoods are of course so situated as to be independent of the subway decision for prosperity; or, rather, they can hardly fail to be benefited whichever way the decision falls.

Apparently a good deal of capital is being held in reserve for investment when the rapid transit routes have been definitely selected. It will make a big difference to property all the way from the Battery to 59th st whether the Interborough or the Brooklyn Rapid Transit proposition is accepted. Under present mortgage loan conditions there is every reason to expect a considerable expansion of investment, as well as speculative buying, in sections long neglected so soon as the rapid transit question is settled.

The two most notable transactions of the week deserve special mention because of their representative character. In each case the purchase meant a heavy investment of capital by a prominent business concern. The old Pinkerton Building at 57 Broadway was acquired by the Adams Express Company, which owns an adjoining frontage and which contemplates the erection of a tall office building. This purchase, it may be interesting to note, is the second in lower Broadway this year.

The other notable purchase of the week was that of the Willard Parker estate corner of 4th av, at 30th st. The buyer is a mercantile house, which will put up a building for its own use. The site is opposite Dodd, Mead & Co.'s store. Dodd, Mead & Co., who were the first to recognize the possibilities of 4th av or at any rate, the first to act on this conviction, bought their site only about three years ago. Since then no fewer than fifteen modern buildings have been erected on the avenue.

Still another notable transaction, in which, however, the buyer has no intention of occupying the premises himself, was the purchase of Mendelsohn Hall in 40th street by Philip Lewisohn. The deals mentioned here were supplemented by a considerable number in which the purchase prices exceeded a quarter of a million. The brokerage reports of the week reflected a varied and excellent demand for high-class realty in certain districts,

a demand which will unquestionably be extended to other sections when the rapid transit matter is disposed of.

THE BRONX.

Brokerage trading north of the Harlem has been limited in volume and of the commonplace order. The uncertainty with respect to rapid transit routes naturally has a more deadening effect on real estate in the Bronx than in Manhattan. The bulk of the trading reported during the week from the northerly borough were in vacant lots. It is believed, however, that the new law ordering legal sales to be held in the borough in which the property affected is located will encourage a revival of interest in Bronx real estate on the part of the local investor. A local salesroom, it is argued, will bring together prospective buyers and sellers of other holdings than those sent under the hammer, as the Vesey street auction room does. A good deal of business at private contract is negotiated in the Vesey street auction exchange.

BROOKLYN.

The week's real estate news from Brooklyn and Queens was made up of small transactions, except for the leasing of Rockaway Point. The "Point," it is understood, will become the site of a summer tent city or, possibly, a bungalow colony.

Ocean front property is now at a premium. Much of it has been improved and the rest is certain to be utilized for residential or amusement purposes in the near future. The decision a few weeks ago, of property owners at Coney Island to build a great co-operative ocean front boardwalk through Coney Island, Brighton Beach and Manhattan Beach shows the increasing utility of this class of property.

The selling of lots for home sites on Long Island continued to be active. Dealing in acreage for investment was quiet, but the inactivity is believed to be only temporary, due to the subway situation.

The Building Material Market.

LUMBER was the cynosure of the building material interests this week following the announcement that the Government had proceeded against the so-called Lumber Trust. On the surface general trade from wholesaler to retailer was no different than at other times, but the relations between the wholesaler and the mills had a more cautious tone, and movements were not quite so free. Prices in this district did not change, although it was noticed that wholesalers' selling terms were somewhat rigid to any but old customers.

There was a report that the action of the Government would result in higher prices on lumber carried by companies affiliated with the combine to defray the cost of protracted litigation, but if there is such a plan actually contemplated, it was closely guarded. Conservative interests thought conditions were not sufficiently strong in the East to warrant any radical jump, and pending a bigger demand, consumers need have no fear of any decisive movement.

The common and front brick situations are satisfactory to agents here. Common brick from the Hudson River yards gained some strength, but actual selling prices were about where they were a week ago.

Iron and steel contracts continue to come out in gratifying numbers and tonnage. An increasing quantity of this material is going into loft building construction here, and it is significant that several contracts not scheduled to move ahead until next year are actually in the hands of millmen. The action of the Republic

Iron & Steel Co. in forcing sales by cutting its quotations on soft steel bars precipitated a general price war and the market is confused.

The labor situation is easy, with the proportion of employed at approximately 60 per cent., which is less than the percentage last year at this time. Strikes in the brick district along the Hudson are not serious, and manufacturers are just as well satisfied as they are not in a hurry to begin operations. They have a very large quantity of last year's output still unsold.

There is a feeling that money will be cheaper, since the Standard Oil decision is credited with being the cause of the greatly improved undertone in the business world. This is the hope that is keeping up the faith of the building material men who, generally speaking, find collections better, hence credits are easier.

"Something for Nothing."

Editor Record and Guide:

AS requested, I send you herewith a description of a recently completed design for an alteration into bachelor apartments with a store extension in the first story. The building described is a brownstone house in 58th st (No. 31 West), worth in the neighborhood of \$100,000, and, as it was, could rent at the most for \$4,000, which was a 4% gross investment.

After the alterations are completed about \$35,000 will have been spent, including all costs, and as a gross rental of about \$19,500 is expected, the investment will show a gross return of about 14%. Of course such returns could not be expected from every neighborhood, nor could they be got from any but a high-grade alteration.

I have made a special study of this class of alterations and can show what a difference a little extra money well spent will do to tenant a house by citing the following:

By cutting out everything which is attractive throughout the entire alteration, leaving the job done as unattractively as the cheapest East Side tenement in New York, I can only save about \$4,500. And the rents would fall off certainly \$4,100. This is not guesswork. For instance,

certain features, which I have introduced have already rented three floors, even before a dollar has been spent in alterations! This, of course, is partly owing to the neighborhood, and partly luck besides, but those last four thousand dollars were the money makers.

What I did was to take the house, which was an ordinary four story and basement brownstone house, chip off all front projections; raise the basement and parlor floor beams, stucco the facade and build a store extension of a high-grade marble, build separate quarters in the rear for the janitor which save one apartment; put in an elevator and add two stories to the building's height.

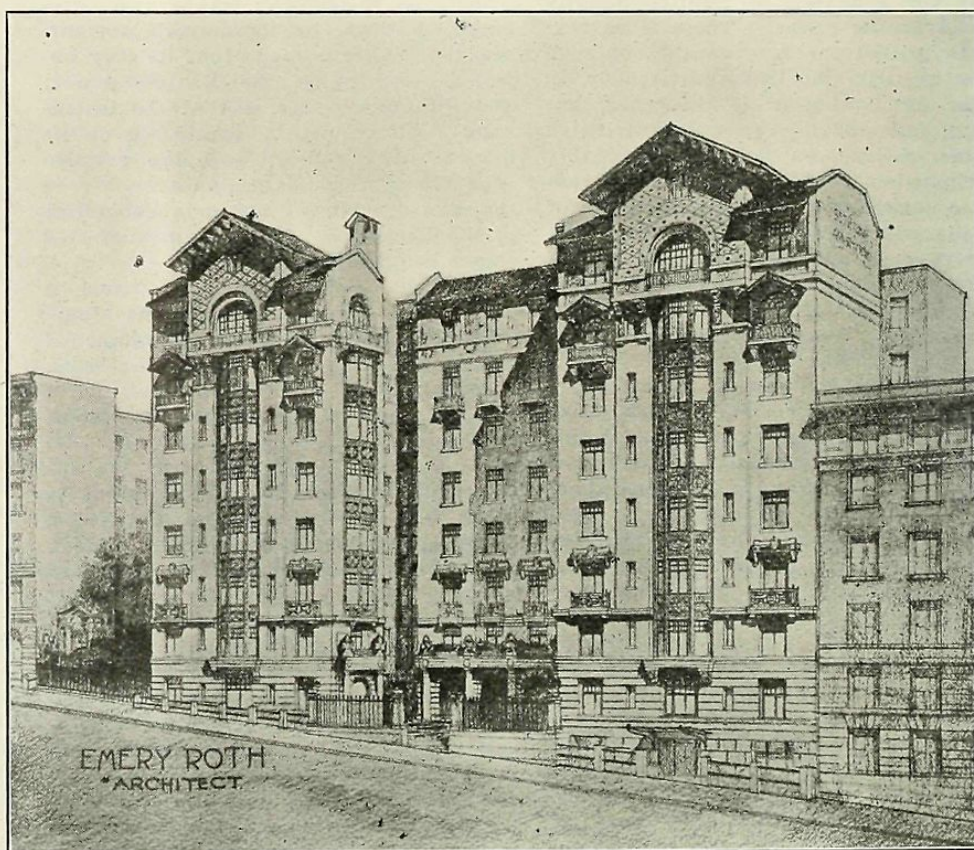
Then I utilized as many of the old interior partitions as possible, and converted each floor into two apartments, so arranged as to be thrown into one if desired, of two rooms and one bath each. The bathing facilities are especially good, for the especial intention here was to cater to bachelors. Each of the 12 living rooms will have a wood burning fireplace and beam ceilings. Colonial sash will be used throughout, and new parquet floors. In the entrance hall, quarry tile and Caen stone. All exterior woodwork painted moss green, and the two Spanish tile cheneaux a brilliant red.

I have, in fact, depended absolutely on color for the success of the design, and I am in great hopes that this will prove a means of solving the awful problem of getting something for nothing, which is the everlasting demand of owners to their architects, to whom they must eventually turn to improve their unmarketable property.

SAMUEL R. T. VERY.

The Municipal Building's Smokestack.

Rising with the framework of the new Municipal Building is a great inside iron smokestack, located in the southwest corner of the building, and taking up probably the most desirable space in the new structure. It is apparently so out of place where it is that there must be a necessitous reason for it, at any rate it gives the new building an odd appearance to-day. We need only observe that as a commercial proposition it is distinctly unsound.—R. E. Brokers' Monthly Bulletin.



SETHLOW BACHELOR APARTMENTS, 509 WEST 121ST STREET.

Emery Roth, Architect.

REAL ESTATE SECTION

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

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 61, of which 20 were below 59th st, 25 above, and 16 in the Bronx. The sales reported for the corresponding week last year were 74, of which 20 were below 59th st, 34 above, and 20 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 133, as against 190 last week, and in the Bronx 125, as against 147 last week. The total amount was \$4,910,228, as against \$6,799,466 last week.

The amount involved in the auction sales this week was \$1,201,508, and since January 1, \$23,352,763. Last year the total for the week was \$1,885,888, and from January, \$32,483,352.

LEGAL SALES IN THE BRONX.

With the news of the formation, by 20 Bronx real estate men, of an auctioneers' association in the north borough, comes the announcement that an application has been made, at Albany, for papers of incorporation.

A petition has been filed with the Appellate Division of the Supreme Court asking that body to designate a place in the Bronx where sales of Bronx parcels at auction may be held.

Probably the most active spirit in the long fight to have the auction sales of Bronx real estate held in that borough, instead of in Manhattan, is Geo. Price, the chairman of the legal service committee of the Bronx Real Estate Brokers' Association, who worked unceasingly to have the law passed allowing such sales. For 5 years Mr. Price went to Albany in behalf of such a measure, and it failed of enactment before only because Gov. Hughes failed to sign the bill. Gov. Dix approved the law on May 22.

The bill is an amendment of section 1242 of the Code of Civil Procedure and reads as follows:

Sec. 1242. Real property; how sold; effect of conveyance. Except where special provision is otherwise made by law, real property [,] adjudged to be sold [,] must be sold in the county and borough where it is situated, by the sheriff of the county [,] or by a referee, appointed by the court for that purpose, who must execute a conveyance to the purchaser. If such real property is situated partly in one county or borough and partly in another and is so circumstanced that a sale of the whole will be most beneficial to the parties, the court rendering judgment may direct in which county and borough the whole of such real property shall be sold. The conveyance is effectual, to pass the right, title [,] or interest of a party adjudged to be sold; but nothing contained in this section shall be deemed to repeal or modify the provisions of any law specially regulating the sale of real property under a judgment or decree of any court, in any particular county of the state.

Sec. 2. This act shall take effect September 1, 1911.

JOSEPH P. DAY, as sales agent of Manhattan Beach Estates, opened a new office at the southeast corner of 5th av and 42d st. Twenty acres will be developed and offered for sale as bungalow sites.

PRIVATE REALTY SALES

SOUTH OF 59TH STREET.

CHRISTOPHER ST.—Duross Co. sold for Lilly G. O'Brien 19 Christopher st, a 3-sty brick dwelling, on a lot 20x90, between Greenwich av and Waverly pl.

DOMINICK ST.—Pepe & Bro. sold for John H. Judge 31 Dominick st, a 3-sty and basement dwelling, on lot 19x75, to C. Driscoll.

ELDRIDGE ST.—The Security Holding Company, Nathan Rubenstein, president, sold the 3-sty tenement with stores at the southwest corner of Eldridge and Delancey sts, on plot 48.11x100. Three flats on 97th st between 2d and 3d avs, were taken in part payment.

1ST ST.—Charles Buermann & Co. sold for Julius Tishman, 88 and 90 1st st, a 6-sty flat on plot 42x100.

EAST 7TH ST.—Maria Benedict sold 67 East 7th st, a 4-sty tenement house, on a lot 25x97.6.

WEST 19TH ST.—Furey & Co. sold for Martha Meyer to Margaret Delaney 306 West 19th st, a 3-sty and basement dwelling, on lot 22x70.

WEST 21ST ST.—The Martin Holding Co., C. Grayson Martin, president, has sold to the Arena Construction Co. the Allaire, a 7-sty apartment house, at 218 and 220 West 21st st, on a plot 46.10x105.4x irregular, between 7th and 8th avs. The property was given in part payment for the 16-sty Arena Building at 39 and 41 West 31st st and 38 and 40 West 32d st, reported sold through Albert B. Ashforth.

22D ST.—Mark Rafalsky & Company have sold for Fleischmann Bros. Co., 126 to 130 West 22d st, a 12-sty store and loft building on a plot 56.3x98.9. The buyer Henry R. Drowne gives in part payment, 147 West 36th st, a 3-sty dwelling on lot 20x98.9. This dwelling has not changed hands since 1856. The entire transaction involves \$450,000. The sellers purchased the 22d st plot in May, 1910, and have since erected the building and leased all but two floors.

WEST 29TH ST.—Furey & Co. sold for Margaret Delaney 513 West 29th st, a 4-sty tenement, on lot 25x98.9. This property has been in the seller's family for 50 years.

EAST 33D ST.—John M. Reid sold for Frederick Vogel to William B. Tucker 322 East 33d st, a 4-sty double tenement, with stores, on lot 25x98.9.

WEST 37TH ST.—M. & L. Hess sold for the Realty Holding Co. to Edward A. Quinn 214 West 37th st, a 4-sty and basement dwelling.

WEST 38TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Mrs. Philip L. Crovate 11 West 38th st, a 4-sty and basement dwelling, on lot 25x98.9. The seller also owns the 10-sty building at 7 West 38th st.

38TH ST.—The estate of John H. Starin sold West 38th st, a 4-sty dwelling on lot 25x98.9. The adjoining parcel at No. 11 was reported sold recently through the Douglas Robinson, Charles S. Brown Co. and Edgar A. Manning. The Advocate Realty Company was reported to be the buyer of No. 11 and the same brokers negotiated the sale of No. 9.

Mendelssohn Hall, at 113 West 40th st, just east of Broadway, is soon to be replaced by a 12-sty building. The property was purchased by Philip Lewisohn, son-in-law of the late Randolph Guggenheimer.

This building, it is understood, is to have several interesting features, among which will be a theatre. Mr. Lewisohn bought the property through Frederick Fox & Co. from Alfred Corning Clark, who was represented in the sale by Tucker, Speyers & Co. The property was held at \$400,000 by Mr. Clark, but it is said that Mr. Lewisohn secured it for less than \$325,000. The building is 5-stys high and was erected by Mr. Clark for the Mendelssohn Glee Club about ten years ago. Besides the concert hall the building had a number of bachelor apartments. The structure occupies a plot 80x98.9 in a neighborhood which is rapidly developing into a loft and office building section.

WEST 39TH ST.—Joseph P. Day sold at private sale 14 West 39th st, a 4-sty and basement dwelling, on lot 22.1x98.9. The house was to have been sold by Mr. Day at auction last Thursday in the Vesey st salesroom.

WEST 40TH ST.—I. Haskell sold for Hyman Shapira to a client of S. A. Singerman 320 and 341 West 40th st. Each is a 4-sty house, the former occupying a lot 25x100.5 and the latter 24.6x100.5.

WEST 42D ST.—Jno. P. Kirwan sold for Mrs. Josephine F. Brown 308 West 42d st, a 5-sty flat, with store, on a lot 25x98.9.

45TH ST.—John E. Olsen sold the Forty-fifth Street Exchange Building, a 12-sty structure, at 141 to 145 West 45th st, on a plot 68.7x100.5, adjoining the Lyceum Theatre. The seller bought the site about two years ago and built the structure from designs prepared by James Riely Gordon. The property is reported to have been held at about \$500,000. William Crawford, formerly of the Simpson-Crawford Co., is the buyer.

WEST 46TH ST.—Leo Rosenberg bought 107 West 46th st, a 4-sty dwelling, on a lot 25x100.5. The structure will be altered into lofts.

WEST 48TH ST.—Edgar A. Manning sold for the estate of Julia M. Stimson 14 West 48th st, a 4-sty and basement dwelling, on lot 25x100.5. The property, which is 225 feet west of 5th av, was to have been offered at auction on May 25 by Bryan L. Kennelly.

3D AV.—Aaron Goodman sold to David Blume 273 to 277 3d av, a 6-sty tenement house, on a plot 54.8x75, the buyer giving in part payment 117 West 119th st, a 3-sty dwelling, on a lot 20x100.11.

NORTH OF 59TH STREET.

71ST ST.—Solomon & Greenbaum sold for Emilie W. Chapin 269 West 71st st, a 3-sty dwelling on lot 18x92.2, near West End av.

WEST 86TH ST.—Grant M. McDonald is reported to have sold 310 West 86th st, a 4-sty and basement dwelling, on a lot 20x102.2.

97TH ST.—Louis Berney sold for Sigmund Levine to Moses Perlman 210 and 212 East 97th st, two 4-sty flats with stores, on plot 54x100.11, between 2d and 3d avs.

EAST 100TH ST.—Louis Berney sold for Sigmund Levine to Moses Perlman 403 East 100th st, a 6-sty new law tenement, on a plot 50x100.

EAST 110TH ST.—The Mortgage Bond Co. and the Lawyers Mortgage Co. respectively sold 12 and 14 East 110th st, two 5-sty flats, each on lot 26x100.11. Freidus & Co. were the brokers in the transaction. The sellers bought the property, in foreclosure, two months ago.

WANTS AND OFFERS



**THE
New York Real Estate
SECURITY COMPANY**

Assets, \$10,000,000.00 Capital, \$3,950,000

AN investor should make his money earn all it safely can. The investment, however, should be protected by every legal safeguard, and behind it should be a stable security, with no possible chance of a downward fluctuation. Such an investment is offered by this Company in its

6% GOLD MORTGAGE BONDS
DENOMINATIONS \$100 \$500 \$1000

These bonds are sold at par and interest and are secured by a mortgage which covers the entire assets of the company and its future investments in mortgages and property. The New York Real Estate Security Company invests in the highest class of income producing New York property.

42 Broadway, New York City
WRITE FOR BOOKLET "R. & G."

SACRIFICES

In one and two family houses, for sale or exchange at exceptionally low prices. Little cash required.

Bargains in apartment and flat houses for sale or exchange,

Farm land and acreage for sale and exchange in New York and Westchester Counties.

Money to loan on 1st and 2nd mortgages.

M. M. HENNING

REAL ESTATE INSURANCE LOANS
1268 Castlehill Ave., Unionport, Bronx.
Telephone 32 Westchester.

FOR SALE or exchange, six five story new law apartments, direct from builder, to be slaughtered. Any cash offer or exchange will be accepted.

BARGAINS in one, two, and three family houses. Some can be obtained with \$200 cash. Will also exchange for lots or mortgages.

I also have Westchester County acreage, good locations for institutional homes which could be obtained below market price by quick sale.

I offer a selection of 300 farms for sale or exchange.

I buy and sell first and second mortgages. Building loan money always on hand for reliable builders.

A SPECIAL OFFER to a builder. A plot 100x100, on East 180th St., near the Boulevard, excavated, \$25,000, quick action.

For sale a block front, fronting on Bronx Park. Best opportunity for a brewery. Sell cheap.

**REAL ESTATE
INSURANCE
APPRAISER**

J. PETER DROTLEF
2111 So. Boulevard, near 180th St., Bronx

Telephone
4284 Tremont



REAL ESTATE MORTGAGES

TRADE MARK

**First, Second, Building Loan, or
Building Loan-Permanent Mortgages
Manhattan or Bronx**

Phone Write or Call

REMSEN DARLING
Tel. 1491 Cort. 170 Broadway, N. Y.
Member Real Estate Board of Brokers

William W. Walling
ATTORNEY

Formerly Chief Factory Inspector and First Deputy Commissioner of Labor, State of New York
Specializing on Factory Negligence Cases and matters involving the Labor Law
Room 208 Metropolitan Tower Tel., 2220 Gram.

YOUNG MAN, thoroughly experienced keeping records, managing real estate office, seeing owners, tenants, active, bright and with best references, desires position with reliable firm. BOX 10, Record and Guide.

YOUNG LADY, stenographer and typewriter, thoroughly competent and reliable, seeks position; 6 years' experience in real estate office. BOX 15, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured.
DUFF & CONGER Madison Ave, Cor. 86th.

YOUNG MAN desires position renting, collecting; references. BOX 5, Record and Guide.

VAN SICLEN'S
"Guide to Buyers and Sellers of Real Estate"

Price, One Dollar. Tells all about contracts, deeds, mortgages, etc. For sale at office of
RECORD AND GUIDE,
11 East 24th Street.

THERE is a vast amount of building operations now under way in the West. Are you getting your share of this business? If not, why not? The Dodge Reports cover all this information. Send to the F. W. Dodge Company, 11 East 24th Street, New York, also Boston, Philadelphia, Pittsburg and Chicago.

WEST 113TH ST.—L. B. Eskesen, vice-president of the New Jersey Terra Cotta Co., purchased from the Paterno Construction Co., through John R. & Oscar L. Foley, 533 and 535 West 113th st, an 8-sty apartment house, known as Senior Arms, on a plot 50x100.11. The sellers acquired the property in November, 1909, from J. Lichtenauer.

115T HST.—The Carnegie Construction Company (Charles Newmark, president), sold the 9-sty elevator apartment house now nearing completion, on plot 50x100, on the south side of 115th st, 175 feet west of Broadway. The price is reported to have been about \$250,000. The buyer is an investor.

WEST 130TH ST.—Bertha Frank sold 45 West 130th st, a 4-sty and basement dwelling, on a lot 20x99.11.

WEST 131ST ST.—Porter & Co. sold to Hyman Schwartz for occupancy the 3-sty dwelling at 121 West 131st st, on lot 18x99.11.

135TH ST.—Henry Schweibert resold for the Dwyer and Carey Construction Company 205 West 135th st, a 5-sty apartment house, on lot 25x99.11, which it recently acquired in a trade.

137TH ST.—Bing & Bing resold to the Jno. M. Lynch Construction Co. the triangular block from 137th to 140th sts, St. Nicholas and Edgecombe avs. The sellers bought the property privately from the Pinkney estate just previous to the recent auction sale of some of its other holdings. The property is opposite St. Nicholas Park, and has a frontage of 34 feet in 137th st, 137.11 in 140th st, 719.6 on Edgecombe av, and 658.7 on St. Nicholas av. Two or three wooden shanties are now on the property, but it is the intention of the new owners to improve a portion of it at once with high grade apartment houses. In part payment the Lynch Construction Co. gives the two 6-sty apartment houses at 720 to 736 West 181st st, having a frontage of 200 feet with a depth of 129 on one side and 149 on the other.

WEST 143D ST.—Lloyd Construction Co., Mannie Goldberg, president, purchased from the West Side Construction Co., Jacob Axelrod, president, the Westbourne, a 6-sty apartment house, at 519 West 143d st, on a plot 70.10x99.11. In exchange the purchasing company gives a plot of six lots at the southeast corner of Riverside Drive and East 151st st, with frontages of 103 10 feet in the Drive, 153.1 feet in the street, and south and east lines measuring 125 and 100 feet, respectively. A new apartment house will be erected on the site.

WEST 148TH ST.—A. Offenbergs & Son sold for Charles Tschanett 548 West 148th st, a 3-sty and basement dwelling, on lot 16.8x99.11, near Broadway, to a client for occupancy.

WEST 159TH ST.—Bert G. Faulhaber & Co. sold for Irene M. Brobst 514 and 516 West 159th st, a 5-sty apartment house, on a plot 41.8x99.11.

WEST 176TH ST.—H. T. Wood and Louis Cowan sold for Hedwig Glass, to an investor, 501 and 503 West 176th st, a 5-sty apartment house, on a plot 42.6x100. Hedwig & Glass accepted as part payment some lots in Plainfield, N. J.

AV A.—Arnold, Byrne & Baumann have sold for Herman F. Bindseil to Israel Hoffman 1634 and 1636 Av A, northeast corner of 86th st, two 4-sty flats, on plot 40x75.

AMSTERDAM AV.—The Charter Construction Co. (Bing & Bing) sold to a client of George E. Baldwin the plot, 81.6x150, at the southeast corner of Amsterdam av and 120th st. The buyer is a builder who will erect a 12-sty apartment house on the site. This completes the resale by Bing & Bing of the entire block bounded by Amsterdam and Morningside avs, 119th and 120th sts, being one of

three blocks purchased by them from the Pinkney estate prior to the auction sale.

AMSTERDAM AV.—N. A. Berwin & Co. sold for John Palmer to Patrick Kieran the 5-sty apartment houses known as the Curtis and Edinburgh, at the southeast corner of Amsterdam av and 87th st, on a plot 126.5 on the avenue by 97.6 in the street. This is the second sale of this property since its erection. The building was built by the D. Willis James estate and is considered one of the best built buildings of the kind on the West Side. The property has been held at \$300,000.

AMSTERDAM AV.—Merritt Realty Co. sold to Alexander Clinch a lot 25x100 adjoining the parcel 75x125 in Amsterdam av at the northeast corner of 120th st, which was acquired by Mr. Clinch at the recent sale of the Pinkney estate. The buyer now controls a plot 100x125, which will be resold for improvement.

CATHEDRAL PARKWAY.—Lowenfeld & Prager resold to Adam Goodman the vacant plot, 125x100, on the north side of Cathedral Parkway, between Lenox and 5th avs. The sellers bought the plot at the recent auction sale of the Mary G. Pinkney estate holdings. Mr. Goodman will improve the plot with an elevator apartment house.

FORT WASHINGTON AV.—The Avoca Realty Co. has resold to the James Livingston Construction Co. the plot 101x95x irregular at the northwest corner of Fort Washington av and 170th st. The property will be improved with an 8-sty apartment house from plans by Neville & Bagge.

LENOX AV.—Arnold, Byrne & Baumann sold for Israel Hoffman to Herman Binsdell 145 to 149 Lenox av, three 5-sty flats, on a plot 75x75.

PARK AV.—Duff & Conger sold for Michael Halloran to Marcus M. Marks 887 Park av, a 5-sty flat, on a lot 26x100.

PARK AV.—Charles G. Curtis sold the northeast corner of Park av and 82d st, three 5-sty flats, on a plot 102.2x100, and the Surveyors Realty Co. sold the two adjoining 4-sty dwellings on Park av, on a plot 36.6x100. The buyers are the Taylor Construction Co. and George Walker, who will erect a large apartment house on the site. The Tonnele-Martin Realty Co. and Post & Reese were the brokers in the transaction.

ST. NICHOLAS AV.—Bing & Bing resold the triangular plot running from 137th to 140th sts, between Edgecombe and St. Nicholas avs. The sellers acquired the property at private sale from the Pinkney estate shortly before the auction. The buyer is the John W. Lynch Construction Co., which gave in part payment 720 to 736 West 181st st, two 6-sty apartment houses, on plot 200x126x149. This property has also been resold by Bing & Bing.

WEST END AV.—Lawrence & Wolff sold the 5-sty American basement house 367 West End av, built on lot 30x82.6x irregular for Mrs. Edith Peck Halsted to Bertha M. Royslance, for occupancy.

WEST END AV.—I. Randolph Jacobs sold to the Marmac Construction Co. the three 3-sty and basement dwellings at 747 to 751 West End av, on plot 50x100. The buyers will erect on the site a 12-sty apartment house, containing two and three rooms with kitchenette.

3D AV.—The Hamilton Holding Co. (Lowenfeld & Prager) sold 201 and 205 East 79th st and 104 3d av, at the northeast corner of these thoroughfares. The property consists of three 6-sty new law houses, having a frontage of 95.2 feet in 79th st and 124.4 feet on 3d av. This property is understood to have been given in exchange for the plot of nine lots at the southeast corner of Riverside Drive and 141st st, reported sold recently by the Hoguet estate through Schindler & Liebler to Lowenfeld & Prager.

5TH AV.—Jos. P. Day sold for a client 1045 5th av, a 4-sty and basement brownstone front dwelling, on a lot 22x100. The property was to have been sold at auction by Mr. Day.

7TH AV.—H. C. Senior & Co. sold for A. Levinsky 2315 7th av, a dwelling, on a lot 20x75.

BRONX.

EAST 136TH ST.—Sterling & Sterling sold for the Meehan Construction Co. 417 East 136th st, a 3-sty and basement dwelling, on a lot 16.8x100, for cash.

EAST 149TH ST.—Julius Trattner and S. Schiff sold for Susie E. Piser, 285 East 149th st, a 3-sty brick building, on a lot 24.9x80.

165TH ST.—William Greenhalgh sold the property at 435 East 165th st, 28x217.6, to Maurice Feist for \$10,500.

EAST 180TH ST.—John A. Warch sold for the Meyer estate 779 East 180th st, a 4-sty triple flat with store, on lot 24x117.

EAST 201ST ST.—W. L. Varian sold for a client named Lonsdale the dwelling, on a plot 50x100, in the north side of East 201st st, adjoining the northeast corner of that street and the Grand Boulevard and Concourse.

BRYANT AV.—James A. Kearney purchased from Moses Matzgar the dwelling 1,344 Bryant av.

CONCOURSE.—Fitzgerald & Broderick sold the plot of 4 lots on the east side of Grand Boulevard and Concourse 62.6 feet south of 182d st, for improvement, to Joseph Rice.

CROTONA AV.—Mrs. E. M. Kraemer sold the southwest corner of Crotona av and 170th st, a 4-sty double flat, on a plot 46.5x108.9x irregular.

DE VOE TERRACE.—S. Edmund McRikard & Co. sold for a client the 3-sty concrete residence on the west side of De Voe terrace about 600 feet north of Fordham rd. The buyer will occupy the house.

GLOVER AV.—Ernst & Cahn and J. J. Pittman sold to Carrie Failowitz the lot, 25x100, on the west side of Glover av, 175 feet south of Coutant st.

HULL AV.—Ernst & Cahn sold for Benjamin E. Fried to Katherine Hartung 3,145 Hull av, a 3-sty dwelling, on a lot 20x100.

HUGHES AV.—M. T. Ring sold for a Mr. Fiala to Gustav A. Wohlfort 2261 Hughes av, a two family house on lot 25x100.

JEROME AV.—Shaw & Co. sold for Margaret J. Ellis 2351 and 2353 Jerome av, two 3-sty stores and dwellings, on plot 36x80, to an investor.

KINGSBRIDGE RD.—Leroy Coventry sold the northeast corner of Kingsbridge rd and Kingsbridge Terrace, a triangular plot 165x171.

MORRIS AV.—Joshua L. Evans & Co. sold the vacant lot, 24.6x115, on the west side of Morris av, 190.6 feet north of 164th st.

WASHINGTON AV.—W. E. and W. I. Brown, Inc., sold for Margaret J. Becker to the City of New York, as a site for a fire house, the vacant plot, 50x140, on the west side of Washington av about 250 feet north of Wendover av.

LEASES.

E. H. LUDLOW & CO. leased for John M. Elliott to the McHelvey Machinery Co. the 5-sty building at 55 Washington st.

MOSES & FRANK and Myer Bondy leased for a client to the Kisch Mfg. Co. the second and third lofts in 12 to 16 East 22d st.

THE FORDHAM UNIVERSITY law school has leased the entire ninth floor in 140 Nassau st. The school is now located in 20 Vesey st.

SAMUEL H. MARTIN leased for William C. Orr, trustee for the Philbin estate, the 4-sty and basement dwelling, 141 West 97th st, to Frederick James Cooper.

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,
90-92 WEST BROADWAY.**

Monday, May 29.

210TH ST.—Assessment, Jerome av to Wayne av; 2 p. m.

BUENA VISTA AV.—Opening, Haven av to 176th st; 3 p. m.

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

CITY ISLAND BRIDGE; 4.15 p. m.

EDEN AV.—Opening, 172d st to 174th st; 2 p. m.

Wednesday, May 31.

HOUGHTON AV.—Opening, Bolton av to bulkhead line of Westchester Creek; 3.30 p. m.

COTTAGE PL.—Opening, Crotona Park South to 170th st; 3 p. m.

BOSTON ROAD.—Assessment, White Plains road to north boundary of city; 3.30 p. m.

WHITE PLAINS ROAD.—Opening, West Farms road to East River; 10 a. m.
SEAMAN AV.—Opening, Academy st to Dyckman st; 4 p. m.

177TH ST.—Assessment, from Tremont av to Morris Park av; 11 a. m.

PARKER ST.—Opening, from Protectory av to Wellington av; 3.45 p. m.

Thursday, June 1.

211TH AND 212TH STS.—Opening, from Woodlawn road to Perry av, and Jerome av to Woodlawn road; 4 p. m.

172D ST.—Opening, from Jerome av to Morris Park av; 3.30 p. m.

GILBERT PL, ETC.—Opening, from Hunts Point road to Faile st; 1 p. m.

207TH ST.—Opening, from Woodlawn road to Perry av; 11 a. m.

MAIN ST.—City Island; 3 p. m.

OLMSTEAD AV.—Opening, between Protectory av and Pugsley's Creek; 2 p. m.

Friday, June 2.

211TH AND 212TH STS.—Assessment, from Woodlawn road to Perry av, and from Jerome av to Woodlawn road; 4 p. m.

231ST ST.—Opening, from Bailey av to Riverdale av; 3 p. m.

GARFIELD ST.—Opening, from West Farms road to Morris Park av; 3.15 p. m.

**COMMISSIONS OF APPRAISAL,
258 BROADWAY.**

Monday, May 29.

15TH AND 18TH STS.—North River Dock; 2 p. m.

18TH TO 23D ST.—Dock improvement; 4 p. m.

Wednesday, May 31.

15TH AND 18TH STS.—North River; 2.30 p. m.

Thursday, June 1.

BROOKLYN BRIDGE ARCHES; 2 p. m.
BROADWAY FERRY; 2 p. m.

LOOP NO. 6—Rapid transit; 3.30 p. m.
57TH TO 61ST ST, BROOKLYN—Dock; 3.30 p. m.

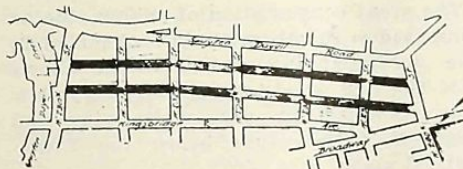
Friday, June 2.

15TH TO 18TH ST.—North River; 2.30 p. m.

CONDEMNATION PROCEEDINGS

NOTICE TO PRESENT CLAIMS.

TIBBETT AV, opening from 230th to 240th sts and CORLEAR AV, 230th to 240th sts.



AREA OF ASSESSMENT FOR TIBBETT AVE.

Commissioners of Estimate and Assessment give notice to all persons interested to present their claims duly verified at the office of the Bureau of Street Openings, 90 and 92 West Broadway, on or before May 3. Hearings will begin June 8.

REPORTS COMPLETED.

NEW ST, opening between Broome and Spring sts, extending from Bowery to Elm st.

GLOVER ST, opening from Castle Hill av to Westchester av and DORIS ST, from Glebe av to Westchester av. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and deposited the same with the Bureau of Street Openings for inspection. Objections must be filed on or before June 3, hearings will begin June 5, reports will be submitted to the Supreme Court for confirmation July 21.

FINAL REPORTS.

TAYLOR ST, opening from Morris Park av to West Farms rd.

BAKER AV.—Opening from Baychester av to City line.

161ST ST, widening from Brook av to 3d av.

The final reports of Commissioners of Estimate and Assessment in the above proceedings, will be presented to the Supreme Court for confirmation June 9th, 8th and 6th respectively.

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.

149TH ST.—Regulating, etc., from Broadway to Riverside Drive; July 18.

SEDDON ST.—Regulating etc., from St. Raymonds av to West Farms rd; July 18.

HILLSIDE AV.—Opening from Nagle av near Broadway to Nagle av near Dyckman st; July 15.

BARROW ST.—Repaving from West st to point 155.8 easterly.

LENOX AV, repairing sidewalk in front of 304, 306 and 308; July 15.

142D ST.—Regulating, etc., from Powers av to Southern Boulevard; July 22.

170TH ST.—Sewers, between existing

sewer west of Wythe pl and the Grand Boulevard and Concourse; and in the Grand Boulevard and Concourse, west side, between 167th and 172d sts, across the Grand Boulevard and Concourse, at the north side of Belmont st; in the Grand Boulevard and Concourse, east side, between Belmont and 173d sts; in Grand Boulevard and Concourse, west side, between Morris av and 176th st, and in Grand Boulevard and Concourse, east side, between Eastburn av and Weeks av. Area of assessment affects Blocks 2466, 2464, 2822, 2823, 2825, 2826, 2838, 2839, 2840, 2841 and 2842; July 22.

LYON AV.—Regulating between Zerega av and Castle Hill av; July 22.

Leases.

CAMMANN, VOORHEES & FLOYD and Wm. Cruikshank's Sons leased for Bernard Kreiber the 6-sty building at 42 Hudson st.

LAWRENCE & WOLFF leased for Mrs. Maud C. A. Mills the private residence 109 East 55th st to Mrs. Georgie B. Cushman, of Cambridge, Mass.

J. P. WHITON-STUART CO. leased for the estate of Henry B. Barnes, 11 West 49th st, a 4-sty brownstone front dwelling to William B. Dinsmore, of Tuxedo, for a term of years.

E. H. WENDELL CO. leased for Harriet Duer Potter, Frances Duer Key and Mabel Irving Jones 46 West 39th st, a 4-sty and basement brownstone dwelling, on a lot 17.6x98.9, for business purposes, to H. Bennett, for a term of years.

FRED'K SOUTHACK & ALWYN BALL, JR. leased for the National Post Co., for a term of years, the store, basement and first loft, formerly occupied by the Success Magazine Co., at 29-31 East 22d st, to Cohen, Schmidt & Co. dealers in fancy goods, now located at Broadway and Houston st.

ROYAL SCOTT GULDEN leased the building at 22 West 41st st for Al Hayman to a client for business purposes; also a store at the southwest corner of Madison av and East 48th st to M. E. Mossel; also space in the Putnam Building, at 2 to 6 West 45th st, to F. F. Schurman for the Brevoort Construction Co.

CROSS & BROWN CO. leased for a term of years the 75 foot building at 142-146 West 50th st, to the Chase Motor Trucking Co.; also the building 916 7th av for Robert Pierce and space in the Columbus Circle Arcade Building to George F. Wallin Co.; also, for C. H. Ditson Co. the 9th floor in 8 to 12 East 34th st to Wm. Lennox, for a term of years; also, for D. F. Egan to the Thomas Motor Cab Co., the building at 308 West 68th st; also, for Gustav Schock to Golde Patent Mfg. Co., the 4th loft in 511 West 56th st.

DUROSS CO. have leased for Wm. J. Broderick, his house, 52 Morton st, to A. J. Wallick; for M. J. Regensburg to A. Wasserman, 125 Greenwich av; for Henry L. Marks the 4-sty dwelling, 460 West 22d st to J. Aueringer; to aJs. Campbell 221 West 13th st; to Otter Beyerman 134 West 13th st; to Jas. W. Kane 29 Leroy st, and to Lillian Goodfellow 154 West 16th st.

LUMBER STEADY DESPITE ANTI-TRUST PROCEEDINGS.

Building Season Now Well Underway, Shows Signs of Steady Demand—Absence of Speculative Work Gives Good Material the Call.

GOVERNMENT activity against the combination of lumber interests of the country who are supposed to control prices and supply has so far failed to affect the local market, and the probabilities are that it will not do so at present, at any rate. Building conditions are such that a sharp advance would not be well sustained because there are no reasons, outside of the cost of the impending litigation, to warrant it and the consumer is not in the mood to carry this burden, in view of the generally high cost of commodities at this time. Mill men have fair quantities of material on hand, but they have not encouraged heavy buying heretofore. This policy has extended all down the line and is the direct result of many middlemen being caught "long" last year.

Brick is firmer and the demand is increasing, both in the common and front markets. Iron and steel are both exceptionally nervous. Taken as a whole, the building material market is in a most encouraging condition. Prices are easy credits are more liberal, and with an encouraging building outlook and an easier money market following the Standard Oil decision, distributors look for freer contract awards from now on.

Lumber Production in the U. S.

Few consumers of lumber here in New York realize what a tremendous industry the manufacture of lumber, lath and shingles is. The announcement that the Government has decided to investigate the so-called Lumber Trust means little to the residents of large cities where building ordinances shut out more and more lumber from the building field. The only realization he has that somewhere a powerful influence controls the price, is when he goes into the market. Then he is obliged to buy from a retailer regardless of the quantity he wishes to use, instead of getting the advantage of a wholesale price from a wholesaler or jobber.

Judging from the newspaper statements made this week relative to the proposed action, the Metropolitan district is especially hedged about by organizations fixing certain rules governing sales.

When it is considered that the total output of yellow pine in this country in 1909 totaled 16,277,185,000 feet, board measure, and that represented an increase of 44.9 per cent. over the total of the year before, some idea can be obtained of the tremendous demand there is for this material. Next in order, in point of demand, is Douglas fir, with a total output of 4,856,378,000 board feet; but little of this comes into this market.

There are thirty other kinds of mer-

chantable lumber, making the total lumber output, both hard and soft wood, of all kinds in the United States 44,509,761,000 for the year 1909, as against 33,224,369,000 board feet in 1908. The percentage of distribution of the total cost of all this lumber was 36.6 in 1909 and 33.8 in 1908.

Of the great total of yellow pine manufactured, 3,000,000,000 board feet were used in what is known as the Metropolitan district in 1909-10. About 200,000,000 feet of oak out of a total output for the country of 4,414,457,000, came into this city for parquetry, doors and trim. Of the 1,106,604,000 board feet of maple produced, hardwood floors and trim in this district took 10,000,000 feet.

The great consumption of yellow pine as compared with other woods is depicted in the accompanying chart, which shows that the five woods most used are yellow pine, Douglas fir, oak, white pine and hemlock, with spruce below the 2,000,000,000 mark.

The next chart shows the number of board feet of lumber that each State produces. Here is found one reason why the cost of lumber is so great in this section. It will be noted that States contiguous to New York City are small producers and that New York State itself is about half way down the list, with a total production of less than one billion feet. Freight charges therefore eat heavily into the price the consumer must pay, whether that freight be by rail or sail.

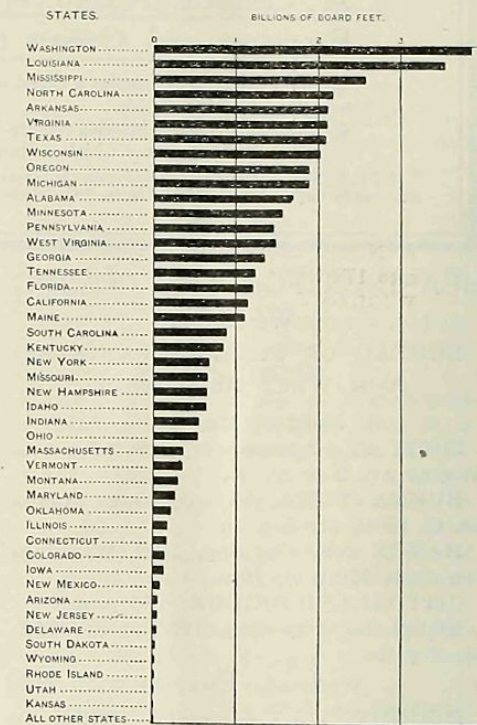
There are about 75,000 lumber mills in the country, and in 1909 only about 10 per cent. were idle or used only half time. In New York State there are 2,308; in New Jersey, 290; in Connecticut, 442; in Massachusetts, 693; in New Hampshire, 763; in Maine, 1,294; in Pennsylvania, 3,392; in Virginia, 3,681; in North Carolina, 3,451, and Maryland, 751.

This is the rate of increase in value of lumber and lath at mill from 1899 to 1909:

Year	Lumber per M. ft.	Lath per M.
1899	\$11.13	\$1.86
1900	11.50	1.90
1901	11.70	2.00
1902	12.00	2.00
1903	12.25	2.05
1904	12.76	2.05
1905	14.00	2.75
1906	16.54	3.01
1907	18.56	2.82
1908	15.37	2.27
1909	15.38	2.69

Following the panic of 1907, lumber prices dropped, as shown, and they have not yet recovered, lumber at mill to-day being approximately \$15.98, and lath, \$2.34.

A large volume of the lumber used in this district is handled by members of various associations. A number of the



SHOWING EXTENT OF LUMBER INDUSTRY BY STATE OUTPUT.

associations have headquarters at 18 Broadway, where the New York Lumber Trade Association offices are. New Jersey also has associations, and many county organizations of building material dealers are in existence. A list of prices current is issued practically monthly, and the "fair" wholesalers quote close to this list.

But lumber prices in this market, generally speaking, are not exorbitant, considering the gradually narrowing field of consumption, according to one lumber dealer, and it is very doubtful if prices will go any lower in this market at least, even though a reorganization of selling methods be the result of the Government's action.

Further Strength in Brick Market.

Further evidence of the gradual strengthening of the Hudson River common brick market is noted in the fact that current prices are at \$6 flat for average brick. Raritan River brick ranges from \$5.75 to \$6 per M. and are stiff at the latter figure. The strike of the laborers at Haverstraw has been settled by the manufacturers who gave the workmen 1909 wages which were 10 per cent. higher than those fixed for this year. The strikes at Coeymans and Glasco are still in progress.

Manufacturers are clearing a small margin of profit now for practically the first time in the year.

Consumers in North Jersey are taking large supplies from local plants and it is probable that many of them scheduled to produce 75% of capacity this year will run their kilns to full output.

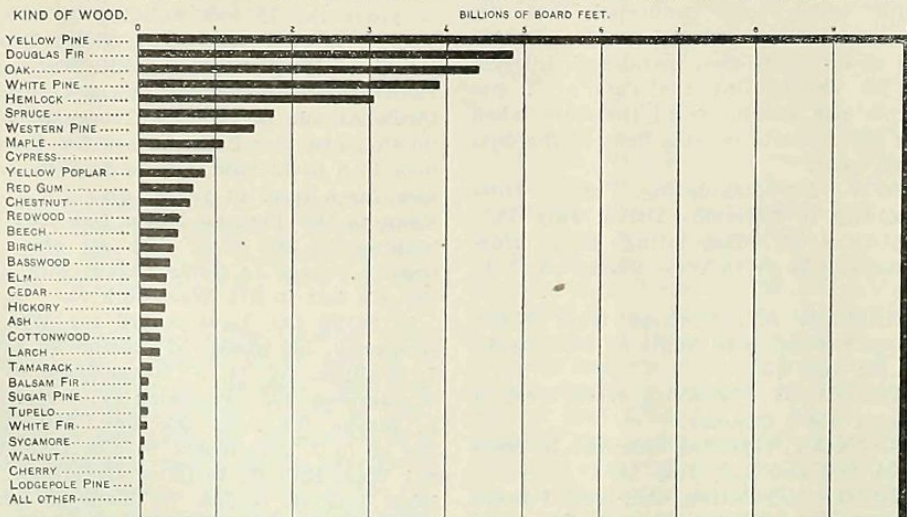
The transactions for last week are as follows:

Left over, May 13, 5.	Arrived.	Sold.
Monday	17	12
Tuesday	3	3
Wednesday	9	11
Thursday	9	11
Friday	7	9
Saturday	6	8
	51	54

Left over May 22, 2. Arrivals in corresponding week last year were 38, and sales 42, with 11 on hand from preceding week, and 7 left over. Prices were: Hudsons, \$5.75 to \$6.25; Raritans, \$6 to \$6.50.

Current quotations: — to \$6; Raritans, \$5.75 to \$6.

Condition of market: Hudsons, stiffening under increasing demand; Raritans, firm.



SHOWING GREAT CONSUMPTION OF YELLOW PINE.

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

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

10TH ST, s s, 43.1 e Bleecker st, 6-sty brick store and tenement, 53.10x79.7, tin roof; cost, \$60,000; owner, Weinstein Realty Co., 1267 5th av; architect, C. B. Meyers, 1 Union sq. Plan No. 331. Not let.

SPRING ST, Nos. 170-176, two 6-sty brick and stone tenements, 85.6x53, slag roof; cost, \$50,000; owner, Alessandro Delli Paoli, 387 Broome st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 348. Not let.

12TH ST, Nos. 269-271 West, 6-sty brick tenement, 54.2x irregular, slag roof; cost, \$60,000; owner, Chas. Rubinger, 220 Broadway; architect, H. S. Lion, 38 West 32d st. Plan No. 349.

55TH ST, s s, 175 e 9th av, 9-sty brick tenement, 100x110, slag roof; cost, \$150,000; owners, Brentmore Realty Co., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 340. Leo S. Bing, pres., Alex. Bing, sec. and treas.

WEST END AV, s e cor 84th st, 12-sty brick and stone apartment house, 92.4x 73.7x81, slag roof; cost, \$600,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 346. Owner builds.

55TH ST, n s, 250 w 8th av, 8-sty brick tenement, 56.3x85.5, slag roof; cost, \$75,000; owner, Akron Building Co., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 352. Leo S. Bing, pres., Alexander M. Bing, treasurer.

AUDUBON AV, e s, 20.3 s 171st st, 5-sty brick tenement, 74.9x82.6, plastic slate roof; cost, \$75,000; owner, J. J. Hopper, 215 West 125th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 353.

Churches.

CHARLTON ST, Nos. 34-40, 4-sty brick and granite church mission, 92x85, tar and tile roof; cost, \$100,000; owner, New York City Mission and Tract Society, 105 East 22d st; architect, L. C. Holden, 103 Park av. Plan No. 342. Not let.

Dwellings.

65TH ST, No. 7 East, 6-sty brick and stone dwelling, 25x73.6, tile roof; cost, \$50,000; owner, J. J. Astor, 23 West 26th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 357. James McWalters & Son, 2434 Broadway, have contract.

Factories and Warehouses.

HUDSON ST, No. 159, 8-sty brick and concrete warehouse, 24.10x100, asphalt and slag roof; cost, \$30,000; owner, Hugh Getty, 359 West 26th st; architect, G. E. J. Pistor, 114 East 28th st. Plan No. 334. Mason and carpenter work, owner.

13TH ST, s s, 158 e Av C, 6-sty brick factory, 75x96.3, tar and gravel roof; cost, \$70,000; owner, Eagle Pencil Co., 377 Broadway; architects, Buchman & Fox, 11 East 59th st. Plan No. 333. Not let.

Miscellaneous.

100TH ST, Nos. 252-254 West, 1-sty brick and concrete summer garden, 35.11x 117.2; cost, \$8,000; owner, Susan Mount, 137 East 34th st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 335. Not let.

ROOSEVELT ST, No. 10, 1-sty brick outhouse, 6x7; cost, \$100; owner, Michael Riordan, 15 Oliver st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 338.

BROADWAY, No. 3793, retaining wall; cost, \$400; owner, Adolph Lewisohn, premises; architects, Tandy & Foster, 1931 Broadway. Plan No. 343.

Stables and Garages.

51ST ST, No. 610 West, 3-sty brick garage, storage and dining room, 35x100.5, felt and gravel roof; cost, \$15,000; owner, Chas. Kohler, 50th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 330. Not let.

57TH ST, n s, 100 e 12th av, 1½-sty concrete and brick garage and shop, 245.9 x100.5, plastic slate roof; cost, \$40,000; owner, The White Co., 62d st and Broadway; architect, C. J. Warren, Boston, Mass. Plan No. 344. H. H. Vought & Co., 340 Madison av, have contract.

WEST END AV, n e cor 64th st, 6-sty brick and concrete auto garage, 50.2x100, cement roof; cost, \$50,000; owner, Auto Service Building Co., 60 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 351.

Stores, Offices and Lofts.

BROADWAY, s w cor Cathedral Parkway, 2-sty brick store and office, 86.10x 100, extension, 47x8, composition felt and gravel roof; cost, \$55,000; owner, Estate Robert E. Westcott, 33 Wall st; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 336. Not let; five buildings will be demolished.

96TH ST, No. 208 West, 1-sty brick store, 31.8x50, gravel roof; cost, \$4,000; owner, Gillies Bros., 220 West 83d st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 337. Masonry, James McWalters & Son, 2434 Broadway.

27TH ST, Nos. 135-137 West, 12-sty brick loft, 50x50, slag roof; cost, \$200,000; owner, Lowell Const. Co., 189 Montague st, Brooklyn; architect, M. Zipkes, 103 Park av. Plan No. 329. Not let.

CANAL ST, s w cor Centre st, 1-sty brick store, 10x23; cost, \$2,000; owner, City of New York; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 345.

23D ST, Nos. 322-324 West, 3-sty brick and stone office, 43.9x64, extension 43.9x 27.4, cement and gravel roof; cost, \$55,000; owner, The American Jersey Cattle Club, 8 West 17th st; architects, Jardine, Kent & Hill, 3 West 29th st. Plan No. 341.

The Whitney-Steen Co., 1 Liberty st, has contract.

59TH ST, No. 218 East, 2-sty brick and store and office, 25x75, plastic slate roof; cost, \$5,000; owner, Sarah Welch, 224 East 59th st; architect, J. Ph. Voelker, 979 3d av. Plan No. 339.

33D ST, Nos. 159-161 West, 7th av, Nos. 421-423, 3-sty brick and stone hotel, irregular; cost, \$20,000; owner, Frank J. Cassidy, Apthorpe, Broadway and 79th st; architects, Clinton & Russell, 32 Nassau st. Plan No. 350.

13TH ST, No. 17 East, 2-sty brick store, 12x30, tin roof; cost, \$3,500; owners, Chas. H. Benke, 20 Broad st, and Rudolph C. Faber, 1 Beaver st; architect, G. T. Goosey, 261 West 34th st. Plan No. 354. The Jones Const Co., 1 Union sq, have the contract.

37TH ST, Nos. 1-13 West, 11-sty brick store and loft, 50x98.9, slag roof; cost, \$200,000; owners, Emma L. Wesson, 123 East 79th st, and E. Leland, 123 East 79th st; architects, Foster, Gade & Graham, 15 West 38th st. Plan No. 355. Crow Const. Co. has contract.

20TH ST, Nos. 45-47 East, 12-sty brick stone store and loft, 50x80, felt and slag roof; cost, \$200,000; owner, 20th Street Realty Co., 440 East 108th st; architect, Fredk. C. Zobel, 118 East 28th st. Plan No. 356.

Theatres.

135TH ST, Nos. 13-27 East, open air moving picture show; cost, \$1,200; owner, Edward Freund, 75 3d av; architect, H. J. Krapp, 113 East 19th st. Plan No. 332.

CATHEDRAL PARKWAY, n s, 100 w 7th av, 1-sty open-air moving pictures; cost, \$2,000; owner, A. Berne, 198 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 347.

MANHATTAN ALTERATIONS.

BANK ST, Nos. 52-54, new stairs, to 6-sty brick store and tenement; cost, \$50; owner and architect, Chas. M. Straub, 147 4th av. Plan No. 1312.

CHAMBERS ST, Nos. 192-198, staircase, skylights to 5-sty brick loft; cost, \$1,500; owner, Estate David Lewis, 40 West 21st st; architect, W. D. Hunter, 60 Wall st. Plan No. 1279.

CHARLTON ST, No. 6, alter walls, partitions to 2-sty brick dwelling and school; cost, \$1,500; owner, J. G. Berg, 6 Charlton st; architect, Chas. H. Baxten, 380 East 149th st. Plan No. 1366.

ELDRIDGE ST, No. 246, 1-sty brick rear extension, 21.6x43.8, partitions, stairs, windows to 3-sty brick stable and storage; cost, \$3,000; owner, S. Donnenfeld, on premises; architect, O. Reissmann, 30 1st st. Plan No. 1368.

GRAND ST, No. 412, fire exits to 3-sty brick moving picture place; cost, \$200; owner, Windsor Amusement Co., 412 Grand st; architect, C. B. Meyers, 1 Union sq. Plan No. 1282.

GREENWICH ST, Nos. 444-446, windows, skylights, to 6-sty brick loft; cost, \$350; owner, Marx & Moses Ottinger, 31 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 1325.

GREENWICH ST, No. 214; Washington st, No. 211, alter stairs, roof, skylights, toilets, to two 4-sty brick loft and stores; cost, \$5,500; owner, James A. O'Gorman, 108 West 85th st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1348.

HOUSTON ST, No. 216 West, alter windows to 4-sty brick stable and loft; cost, \$100; owner, John H. Patrick, 200 West Houston st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1364.

HUDSON ST, No. 487, fire-escapes, doorways, to 3-sty meeting rooms; cost, \$250; owner, Corp. Trinity Church, 187 Fulton st; architect, T. F. Rae, 253 West 27th st. Plan No. 1321.

NASSAU ST, n w cor John st, iron columns to 16-sty brick store and office; cost, \$200; owner, I. V. Cockroft, 71-73 Nassau st; architect, A. G. Imhof, 249 West 18th st. Plan No. 1281.

PRINCE ST, No. 196, toilets, partitions, skylights to 3-sty brick store and tenement; cost, \$100; owner, Henry Herrmann, on premises; architects, Warren Keenan, 12 Commerce st. Plan No. 1299.

ROOSEVELT ST, No. 10, toilets, partitions, windows to two 5 and 6-sty brick tenements and stores; cost, \$3,500; owner, Michael Riordan, 15 Oliver st; architect, J. A. Rofrano, 28 Oliver st. Plan No. 1310.

SUFFOLK ST, No. 178, new stairway, to 6-sty brick loft; cost, \$6,000; owner, M. W. Folsom, Lenox, Mass.; architect, M. Zipkes, 103 Park av. Plan No. 1316.

WEST ST, No. 51, Washington st, No. 82, erect stalls, windows to 5-sty brick stable and storage; cost, \$2,000; owner, Estate O. Goelet, 9 West 17th st; architect, A. Balschun, 462 East 137th st. Plan No. 1296.

WARREN ST, s w cor Greenwich st, erect pent house on roof to 12-sty stone office; cost, \$460; owner, Chas. F. Mattlage, Hoboken, N. J.; architect, W. H. MacCollin, 100 William st. Plan No. 1294. R. L. Walsh Co., 100 William st, has contract.

9TH ST, No. 15 West, vent shaft, stairs, plumbing to 4-sty brick dwelling; cost, \$5,000; owner, Dr. M. Frances Thornton, Greenwich, Conn; architect, J. H. Knubel, 318 West 42d st. Plan No. 1289.

11TH ST, Nos. 117-125 East, new stairs, windows to 3-sty brick hall; cost, \$200; owner, Annie Weissager, 625 West 156th st; architect, A. Balschun, 462 East 137th st. Plan No. 1297.

12TH ST, Nos. 354-356 East, 1st av, Nos. 193-195, partitions, toilets, windows, to 5-sty brk tenement; cost, \$300; owner, Louis Kalesky, 478 7th av; architect, O. Reissmann, 30 1st st. Plan No. 1352.

13TH ST, No. 24 East, piers, to 6-sty brick loft; cost, \$250; owner, Estate G. Gennert, 149 Broadway; architects, Kerby & Petet, 103 Park av. Plan No. 1346.

13TH ST, No. 3 West, erect gallery, stairway, skylights to 3-sty brick stores; cost, \$400; owner, I. Saxe Kalishe, 4-6 West 14th st; architect, David Cohen, 87 Richardson st, Brooklyn. Plan No. 1357. Schwartz & Co., 87 Richardson st, Brooklyn, has contract.

14TH ST, Nos. 416-418 West, skylights to 4-sty brick store, loft and offices; cost, \$1,250; owner, A. Silz, Inc., on premises; architect, C. W. Russell, 21 Park Row. Plan No. 1367.

17TH ST, Nos. 107-109 East, 4-sty brick rear extension, 25x28, partitions, vent shaft, stairs, to two 4-sty brick store and dwelling; cost, \$15,000; owners, John Kroder and Henry Reubel Co., 107 East 17th st; architect, Richard Berger, 309 Broadway. Plan No. 1323.

20TH ST, Nos. 303-311 East; 2d av, Nos. 344-354, alter curb line, vault, to 6-sty brick hospital; cost, \$5,000; owner, N. Y. P. G. M. S. & Hospital, 303 East 20th st; architects, McKim, Mead & White, 160 5th av. Plan No. 1353.

21ST ST, No. 46 West, 5-sty brick front and rear extension, 25x4.4 and 17.5, partitions, stairs to 4-sty brick dwelling; cost, \$12,000; owners, A. K. Rhineland and Wm. V. D. Kip; architect, J. Acker Hays, 2010 Broadway. Plan No. 1284. Not let.

23D ST, No. 200 West, new iron stairs, steps to 4-sty brick store and offices; cost, \$300; owners, Alice S. Smith, L. O. and W. J. Bradley, Shippan Point, Stamford, Conn; architect, Chas. H. Dalhauser, 441 East 85th st. Plan No. 1292. F. Muldoon, 624 Madison av, has contract.

23D ST, Nos. 136-140 West, new wall to 5-sty brick store; cost, \$500; owner, Estate D. H. McAlpin, 68 William st; architect, Henry S. Ihnen, 68 William st. Plan No. 1285.

23D ST, Nos. 27-33 West, retaining wall, to two 6-sty brick stores; cost, \$1,500; owner, Estate Wm. Arnold, 30 Broad st; architect, S. E. Gage, 340 Madison av. Plan No. 1313.

23D ST, Nos. 32-46 West, vault, girders, steel columns to 6-sty brick store; cost, \$10,000; owner, Stern Bros., on premises; architect, Harold J. Crooke, 1123 Broadway. Plan No. 1286. F. D. Gheen & Co., 1123 Broadway, have contract.

23D ST, Nos. 216-228 West, alter vault, sidewalk lift, to 11-sty brick hotel; cost, \$2,000; owner, Hotel Chelsea Corp., 216-228 West 23d st; architect, Wm. H. Whittall, 4180 Broadway. Plan No. 1327.

23D ST, No. 12 West, change curb line to 5-sty brick store, lofts and office; cost, \$500; owner, Stern Bros., 32-46 West 23d st; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 1342.

23D ST, Nos. 14-16 West, change curb line to 5-sty brick store, loft and office; cost, \$800; owners, James McCutcheon &

Co., 2 Rector st, and E. Cavannaugh, 16 West 23d st; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 1343.

23D ST, Nos. 235-239 West, alter front wall, girders, beams, to 8-sty brick store and loft; cost, \$3,000; owner, Eastman Kodak Co., premises; architects, McKim, Mead & White, 160 5th av. Plan No. 1341.

23D ST, No. 54 West, change curb line to 6-sty store and loft; cost, \$600; owner, Anna W. Gould, 150 West 59th st; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 1370.

23D ST, Nos. 56-58 West, change curb line to 4 and 6-sty brick store and loft; cost, \$300; owners, Kathrena R. Jackson, 556 Madison av, and J. W. Randell, Madison av and 56th st; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 1371.

25TH ST, No. 43 East, partitions, toilets to 6-sty brick boarding house; cost, \$200; owner, Geo. A. Plimpton, 70 5th av; architect, C. M. Sutton, 70 5th av. Plan No. 1278.

31ST ST, Nos. 31-33 West, stairs, to 10-sty brick loft; cost, \$125; owner, Alice L. H. Martin, London, England; architect, Roderick Seidenberg, 24 East 99th st. Plan No. 1355.

32D ST, Nos. 410-416 East, erect two pent houses on roof to 9-sty brick and stone loft; cost, \$750; owner, Cohocton Realty Co., 411-15 East 31st st; architect, G. B. Waite, 411-15 East 31st st. Plan No. 1302.

33D ST, Nos. 143-145 West, erect sign to 2-sty brick stable; cost, \$100; owner, E. B. McNally, 105 West 40th st; architect, W. A. Faxon, 2376 3d av. Plan No. 1324.

34TH ST, Nos. 251-253 West, alter stoop, balcony, to two 3-sty brick dwellings; cost, \$1,000; owner, J. W. Gannon, Elizabeth, N. J.; architect, W. G. Clark, 438 West 40th st. Plan No. 1340.

34TH ST, No. 211 West, alter stoops, steps to 3-sty brick dwelling; cost, \$400; owner, J. J. Proctor, 211 West 34th st; architect, E. W. Graunt, 36 East 23d st. Plan No. 1303. James L. Lowery, 305 West 40th st, has contract.

34TH ST, No. 151 West, partitions to 4-sty brick store and dwelling; cost, \$1,500; owner, Estate Rachel Muller, 6 West 75th st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1293.

34TH ST, No. 161 West, alter steps, partitions, show windows to 4-sty brick store and office; cost, \$1,000; owners, Thomas J. & Grace Powers, Peekskill, N. Y.; architects, Hill & Stout, 1123 Broadway. Plan No. 1373.

35TH ST, No. 531 West, partitions piers, to 5-sty brick tenement; cost, \$2,000; owner, J. Oshinsky, 107 Franklin st; architect, W. G. Clark, 438 West 40th st. Plan No. 1339.

39TH ST, Nos. 636-640 West, windows, cut walls, to 2-sty brick stable; cost, \$750; owner, J. J. Shea, 644 West 39th st; architect, J. W. Cole, 403 West 45th st. Plan No. 1356.

39TH ST, No. 151 East, erect two pent houses, to 2-sty brick and stone converter station; cost, \$25,000; owner, New York Edison Co., 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 1328.

44TH ST, No. 130 West, 10-sty brick side extension, 38.9x90, partitions, steel girders, beams, to 5-sty brick club; cost, \$225,000; owner, The Lambs Club, premises; architects, Freeman & Hasselman, 39 West 38th st. Plan No. 1344. Not let.

46TH ST, No. 233 West, 1-sty brick rear extension, 25x11.4, partitions, store fronts to 3-sty brick store and tenement; cost, \$10,000; owner, L. L. Hill, 32 West 25th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 1305.

47TH ST, Nos. 145-155 West, alter toilets, halls, plumbing fixtures to 9-sty brick hotel; cost, \$5,000; owner, Victor Hotel Co., on premises; architect, M. A. Cantor, 29 West 42d st. Plan No. 1358.

49TH ST, No. 408 West, partitions, to 4-sty brick tenement; cost, \$50; owner, Estate Sarah Towler, 1727 Shore Road, Sheepshead Bay; architect, J. W. Cole, 403 West 51st st. Plan No. 1335.

57TH ST, No. 25 West, add 1-sty, partitions, floor, new front, to 4-sty brick private dwelling; cost, \$25,000; owner, John W. Simpson, 62 Cedar st; architect, H. A. Jacobs, 320 5th av. Plan No. 1354.

65TH ST, No. 105 East, 2-sty brick rear extension, 5x17, add 1-sty, storeroom, toilets, to 3-sty brick residence; cost, \$6,000; owner, J. Augustus Barnard, 525 Madison av; architect, Wm. F. Dominick, 322 29th st. Plan No. 1347.

70TH ST, No. 251 West, 1-sty brick rear extension, 10x13.4, to 3-sty brick residence; cost, \$400; owner, Mabel C. Golden, 251 West 70th st; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 1318.

Isaac Beers, 114 East 23d st, has contract.

75TH ST, No. 48 West, add 1-sty to extension, electric elevator, girders to 4-sty brick dwelling; cost, \$3,000; owner, Ferdinand Kurtzman, 48 West 75th st; architect, J. C. Cocker, 2017 5th av. Plan No. 1290. Carpenter work, E. Nicholson, 320 West 125th st.

76TH ST, No. 205 East, balcony, floor, to 4-sty brick warehouse; cost, \$300; owner, J. R. Keane, 77th st and 3d av; architect, M. Delisky, 138 East 117th st. Plan No. 1336.

77TH ST, No. 335 East, partitions, to 4-sty brick tenement; cost, \$200; owner, J. Lustig, 70 St. Marks pl; architect, David Stone, 127 Bible House. Plan No. 1350.

77TH ST, No. 341 West, add 1-sty to 5-sty brick dwelling; cost, \$6,000; owner, Emma R. Greed, 341 West 77th st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1361.

78TH ST, No. 5 East, windows, partitions, walls to 6-sty brick residence; cost, \$3,500; owner, Reginald G. Barclay, 5 East 78th st; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1362.

79TH ST, No. 119 East, alter partitions, steps, stoop to 4-sty brick dwelling; cost, \$1,000; owner, Sophie Townsend Dix, 501 Lexington av; architects, Foster, Gade & Graham, 15 West 38th st. Plan No. 1363.

81ST ST, Nos. 15-17 West, alter doorways, partitions, windows to 5-sty brick office; cost, \$5,750; owner, Archer M. Huntington, 1083 5th av; architect, Chas. P. Huntington, 18 West 31st st. Plan No. 1311. Builder, John Clark Udall, 29 West 34th st.

97TH ST, Nos. 251-255 West, partitions, walls, to 6-sty brick apartment house; cost, \$800; owner, Frances L. Glover, 36 East 76th st; architect, G. M. McCabe, 96 5th av. Plan No. 1337.

100TH ST, No. 38 West, new elevator to 3-sty brick stable and storage; cost, \$2,000; owner, Schinasi Bros., 32-34 West 100th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1283.

110TH ST, No. 62 East, 1-sty front extension, 25x15, stairs, alter vault to 5-sty brick store and tenement; cost, \$1,200; owner, Sam Gordon, 62 East 110th st; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 1359.

114TH ST, No. 411 East, rear extension, 17x11, partitions, sinks, stairways, to 5-sty brick apartment; cost, \$500; owner, Enrico Viggiani, 2167 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1320.

125TH ST, Nos. 135-137 West, erect sign to two 3-sty brick stores and dwellings; cost, \$200; owner, J. M. Norton, 135 West 125th st. Plan No. 1333.

132D ST, s s, 326 e 12th av, 1-sty brick front extension, 15.4x50.5, walls to 1-sty brick boiler house; cost, \$3,000; owner, architect and builder, Consolidated Gas Co., 4 Irving pl. Plan No. 1301.

149TH ST, No. 298 West, partitions, skylights to 6-sty brick tenement and store; cost, \$100; owner, S. Heine, 521 West 150th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1298.

AV A, Nos. 294-296, partitions, windows, toilets to two 4-sty brick tenements; cost, \$1,200; owner, Estate Mary Griffin, 52 Wall st; architect, H. J. Feiser, 150 Nassau st. Plan No. 1295.

AV A, No. 59, toilets, partitions, to 4-sty brick dwelling and store; cost, \$175; owner, Wm. T. Trand, 2763 Morris av; architect, B. E. Stern, 7 West 38th st. Plan No. 1330.

BROADWAY, No. 280, rebuild walls, to 7-sty brick office; cost, \$12,000; owner, Felix Isman, Inc., 280 Broadway; architect, Geo. A. O'Rourke, 345 5th av. Plan No. 1331.

BROADWAY, Nos. 3791-3799, erect sign to five 2-sty brick stores, lofts and office; cost, \$300; owner, Adolph Lewisohn, 3787 Broadway; architect, Gude Co., 935 Broadway. Plan No. 1332.

BROADWAY, w s, 25 n 130th st, tank, to 10-sty brick storage warehouse; cost, \$1,000; owner, T. J. McGuire, 465 West 157th st; architect, Paul Euell, 465 West 157th st. Plan No. 1334.

BROADWAY, Nos. 1560-1562, erect sign to two 4-sty brick store and lofts; cost, \$200; owner, Jules Levy and T. Meyers, 1560-62 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 1326.

BROADWAY, Nos. 1271-1273, stairs, platform to 5-sty brick store and tenement; cost, \$100; owner, English American Realty Co., 45 Broadway; architects, Shire & Kaufman, 373 4th av. Plan No. 1360. W. A. L. Hommedieu & Co., 1 Madison av, have contract.

BROADWAY, No. 2291, partitions, skylights, windows to 2-sty brick stores and offices; cost, \$2,200; owner, J. C. Ewing, 71 Broadway; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 1304. G. W. Rolandow, 2291 Broadway, lessee.

BROADWAY, Nos. 1876-1880, iron stairs, cut openings to 4-sty brick store, garage and shop; cost, \$200; owner, J. G. Wendell Estate, 175 Broadway; architects, Bimsery-Goofrey Co., Kent and Rodney sts, Brooklyn. Plan No. 1306.

BOWERY, No. 325, partitions, show windows to 4-sty brick store and loft; cost, \$300; owner, Estate Robert Roosevelt, care Wm. A. Norris, 325 Broadway; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1277. B. Zicherman, 8 East 2d st, has contract.

BOWERY, No. 12, alter partitions, to 4-sty brick saloon and lodging house; cost, \$1,000; owner, J. F. Geis, 44 Court st, Brooklyn; architect, Morris Schwartz, 194 Bowery. Plan No. 1319.

CENTRAL PARK WEST, Nos. 141-150, steel girders, columns, windows, to 10-sty brick hotel; cost, \$16,000; owner, Estate Michael Brennan, 2 West 75th st; architects, Ford, Butler & Oliver, 103 Park av. Plan No. 1317.

LEXINGTON AV, No. 1934, sign to 1-sty brick store; cost, \$200; owner, Mrs. A. J. Phelan, 117 East 120th st; architect, Frank Sutton, 158 West 65th st. Plan No. 1349.

MADISON AV, Nos. 644-650, 2-sty brick front and rear extensions, to four 4-sty brick stores, offices and studios; cost, \$10,000; owner, Robert W. Tailer, 76 William st; architect, Chas. Frederick Rose, 1 Madison av. Plan No. 1338.

MADISON AV, n w cor 59th st, beams, girders to 10-sty brick store and tenement; cost, \$25,000; owner, Regent Real-

ty Co., 17 West 42d st; architect, Sommerfeld & Steckler, 31 Union sq. Plan No. 1307.

MADISON AV, No. 699, alter stairs, partitions, galvanized iron front to 4-sty brick dwelling; cost, \$1,500; owner, Leo W. Vogel, 1070 Madison av; architect, B. E. Stern. Plan No. 1300.

PARK AV, No. 1020, steel girders, balcony, columns, doors, to 4-sty brick dwelling; cost, \$5,000; owner, Franklin H. North, premises; architect, J. F. Burrows, 410 West 34th st. Plan No. 1329.

John Downey, 410 West 34th st, has contract.

WEST BROADWAY, No. 417, partitions, alter shaft, to 5-sty brick tenement; cost, \$500; owner, John Scholes, 524 Riverside Drive; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1322.

1ST AV, No. 90, toilets, partitions, to 5-sty brick tenement; cost, \$500; owner, I. Messer, 84 East 7th st; architect, H. Zlot, 230 Grand st. Plan No. 1314.

1ST AV, No. 1071, toilets, partitions to 4-sty brick tenement; cost, \$300; owner, F. Waldrogel, 402 East 58th st; architect, P. J. Murray, 341 East 43d st. Plan No. 1369.

1ST AV, No. 1651, stairways, partitions to 5-sty brick store and tenement; cost, \$300; owner, M. Freundlich, 28 West 127th st; architect, Philip Goldrich, 24 East 103d st. Plan No. 1372.

2D AV, No. 341, 20th st, No. 244 East, fireproof ceiling, alter stairs, partitions, to 5-sty brick store and tenement; cost, \$300; owner, Estate Jacob Schmitt, 971 Lexington av; architect, Paul Hunger, 26 Van Dora st, Glendale, Queens. Plan No. 1315.

2D AV, Nos. 373-375, alter front stoop to 2-sty brick church; cost, \$400; owner, Epiphany Church, 373 2d av; architects, Reiley & Steinback, 481 5th av. Plan No. 1288.

2D AV, Nos. 140-142, alter vault, roof, to 5-sty brick meeting room; cost, \$300; owner, Benj. Menschel, 140 2d av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1351.

3D AV, No. 904, partitions, toilets, windows to 5-sty brick tenement; cost, \$1,000; owner, Anna Caskel, 2041 5th av; architect, L. A. Sheinart, 194 Bowery. Plan No. 1309.

4TH AV, No. 334, mezzanine floor, iron beams, partitions to 19-sty brownstone loft and office; cost, \$8,000; owner, Joseph Millbank, 33 Wall st; architect, Albert Joseph Bodker, 27 West 32d st. Plan No. 1286. Masonry, Wm. Schwarzwald & Co., 13 East 16th st; steel, National Bridge Works, 1133 Broadway.

5TH AV, No. 611, partitions, toilets to 8-sty brick store and apartment; cost, \$500; owner, Geo. Kemp Real Estate Co., 615 5th av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1291.

5TH AV, No. 520, add 1-sty to extension, girders to 4-sty brick store and show rooms; cost, \$4,500; owner, Warren Estate, 68 Broad st; architect, Henry Otis Chapman, 334 5th av. Plan No. 1287.

5TH AV, s w cor 23d st, change curb line to 7-sty brick and stone store, office and loft; cost, \$2,000; owners, Liebold & Co., premises; architect, J. P. Whiske-man, 39 West 38th st. Plan No. 1345.

8TH AV, No. 2184, 118th st, No. 282 West, partitions, alter dumbwaiter shaft to 5-sty brick tenement; cost, \$2,500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1365.

10TH AV, Nos. 118-120, toilets, partitions to 1-sty brick dwelling; cost, \$500; owner, Hanna McGuire, 102 10th av; architect, Wm. G. Clark, 430 West 40th st. Plan No. 1308.

PROJECTED BUILDINGS.

Bronx.

Apartments Flats and Tenements.

HOFFMAN ST, w s, 80.4 s Pelham av, three 5-sty brick tenements, tin roof, 40.4x 88.5; total cost, \$150,000; owners, Pinnacle Realty Co., Rudolph Simm, 559 West 140th st, Pres.; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 365.

BECK ST, w s, 150 n Longwood av, two 5-sty brick tenements, slag roof, 60x86.5; total cost, \$120,000; owners, Bronx Associates, Max Oppenheim, 773 Westchester av, Pres.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 367.

CROTONA AV, e s, 166.4 s 187th st, 4-sty brick tenement, slag roof, 22x67; cost, \$12,000; owner, Jas. Kilkenny, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 368.

PARK AV, w s, 287.8 s 187th st, four 5-sty brick tenements, slag roof, 37.5x82x 86; total cost, \$120,000; owners, Tremont Park Realty Co., Fred M. Mellert, 1692 Monroe av, Pres.; architect, Chas. S. Clark, 441 Tremont av. Plan No. 366.

BATHGATE AV, e s, 25 n 184th st, 4-sty brick tenement, plastic slate roof, 24.10x75; cost, \$20,000; owners, Special Bldg. Co., Antonio Rosciano, 655 East 189th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 364.

SIMPSON ST, w s, 229.11 s 167th st, 5-sty brick tenement, slag roof, 50x88; cost, \$48,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Robt. E. La Velle, So. Boulevard and Freeman st. Plan No. 369.

181ST ST, s w cor Valentine av, 5-sty brick tenement, tin roof, 54.1x90; cost, \$50,000; owners, Rosa Realty Co., 888 Tremont av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 372.

177TH ST, n w cor Daly av, 5-sty brick tenement, plastic slate roof, 43½x105; cost, \$45,000; owners, Geo. Hooks Bldg. Co., Geo. Hooks, 1501 Commonwealth av, president; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 373.

Churches.

VALENTINE AV, e s, 50 n 199th st, 1-sty frame church and meeting rooms, tin roof, 30x88; cost, \$10,000; owners, Grace Ev. Lutheran Church, 2924 Valentine av; architect, O. Reissmann, 30 1st st. Plan No. 353.

Dwellings.

WATSON AV, n s, 279.9 w Castle Hill av, 2-sty frame dwelling, tin roof, 20x45; cost, \$4,000; owner, Thos. Decker, 2221 East 177th st; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 355.

ARNOW ST, n s, 350 w Eastern Boulevard, 2-sty brick dwelling, tin roof, 20x55; cost, \$5,000; owners, F. A. & I. E. Stinson, 351 St. Nicholas av; architect, Edgar K. Bourne, 122 West 29th st. Plan No. 363.

BARKLEY AV, n w cor Edgewater Terrace, 1-sty and attic frame dwelling, slate roof, 18x24; cost, \$1,500; owner, Emma N. Polack, 1806 Arthur av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 371.

HILL AV, e s, 375 s Randall av, 2-sty and attic frame dwelling, slate roof, 21x 30; cost, \$3,000; owner, Ernest Larson, 3941 Amundson av; architect, N. S. Baudesson, 368 Bronx Park av. Plan No. 375.

Miscellaneous.

VAN NEST AV, s s, 26 e Adams st, two 1-sty frame sheds, 34.4x20.4; cost, \$1,000; owner, Mrs. C. Totaso, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 359.

WHITE PLAINS AV, e s, 480 s Clason Point Road, 1-sty frame bowling alleys, 20x60; cost, \$400; owner, Geo. H. Dorr, New Rochelle; architect, Gustav Kilthan, New Rochelle. Plan No. 360.

BARNES AV, n e cor Bronxdale av, 1-sty frame chicken house, 19.6x10; cost, \$25; owner, Geo. L. Wagner, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 361.

Stables and Garages.

EASTCHESTER ROAD, n e cor Roselle st, 1-sty brick garage, 15x24; cost, \$400; owner, Wm. H. Pound, 1535 Eastchester road; architect, James Henderson, 1531 Benson av. Plan No. 354.

ZEREGA AV, s e cor Turnbull av, 1-sty frame stable, shingle roof, 25x88; cost, \$1,000; owner, F. V. Smith Const. Co., Unionport; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 356.

INDEPENDENCE AV, n w cor 231st st, 1-sty brick garage, 11.4x19.4; cost, \$650; owner, Frank D. Wilson, Spuyten Duyvil; architect, Robt. W. Gardner, 122 West 29th st. Plan No. 362.

GRAND AV, e s, 350 s 192d st, 1-sty frame garage, 20x20; cost, \$1,000; owner, Thos. H. Thorn, 36 West Kingsbridge rd; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 370.

157TH ST, s s, 75 w Walton av, 1-sty brick stable, slag roof, 26x150; cost, \$5,500; owners, J. & P. McGuire, 845 Walton av; architects, A. Arctander Co., 391 East 149th st. Plan No. 376.

Stores, Offices and Lofts.

UNION AV, s e cor Boston Road, 1-sty brick stores, plastic slate roof, 67.8x115.4; cost, \$25,000; owner, Harry Weaver, 2817 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 359.

Theatres.

WEBSTER AV, n e cor Wendover av, open air theatre, 47x82.6; cost, \$300; owner, L. N. Levy, 27 Pine st; lessee, Abraham N. Harr, 524 East 135th st; architect, L. Howard, 1861 Carter av. Plan No. 357.

174TH ST, No. 510, open air theatre, 43x75; cost, \$1,000; owner, H. L. Simons, 15 Union Square West; lessee, L. Weinstock, 510 East 174th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 374.

BRONX ALTERATIONS.

SCOFIELD ST, n s, 150 e City Island av, 1-sty frame extension, 16x8 to 1½-sty frame dwelling; cost, \$100; owner, Jos. H. Booth, on premises; architect, Wilmot J. Booth, on premises. Plan No. 233.

148TH ST, Nos. 371 and 373, 1-sty brick extension, 25x61.10½ to 3-sty frame store and dwelling; cost, \$8,000; owner, James O'Flaherty, 2411 83d st, Brooklyn; architect, W. Mortensen, 114 East 28th st. Plan No. 231.

150TH ST, n e cor Robbins av, new partitions to 2-sty frame shop; cost, \$100; owner, Gustav Schlaier, on premises; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 230.

201ST ST, No. 276, 2-sty frame extension, 21x25.6 to 2-sty and attic frame dwelling; cost, \$2,500; owner, Christian Biersach, 280 East 201st st; architect, Frank Massam, 280 East 201st st. Plan No. 235.

232D ST, n s, 55 e Bronxwood av, 2-sty frame extension, 21.6x20, to 2-sty frame dwelling; cost, \$1,800; owner, Albert Herche, on premises; architect, Wm. Mapes, 4740 White Plains av. Plan No. 237.

OLINVILLE AV, w s, 100 n King st, move two 2-sty frame dwellings; cost, \$2,000; owner and architect, Frank McGarry, 660 Burke st. Plan No. 234.

PRIVATE ROAD, s s, 124.7 s Boston av, 1-sty frame extension, 11.2x12, and move 2-sty frame dwelling; cost, \$1,000; owner, Albert Nathan, Heath av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 238.

WHITE PLAINS AV, e s, 300 s Pelham Parkway, move 2-sty frame hotel dwelling; cost, \$500; owner, Wm. Thwaite, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 239.

WEBSTER AV, w s, 17 n 236th st, move 1-sty frame office; cost, \$25; owner and architect, Henry F. Vogt, 24 1st st, Yonkers. Plan No. 236.

VALENTINE AV, e s, 50 n 199th st, new partitions to 2-sty and attic frame meeting room and dwelling; cost not given; owners, Grace Ev. Lutheran Church, 2924 Valentine av; architect, O. Reissmann, 30 1st av. Plan No. 229.

ZEREGA AV, e s, 175 s Frisby av, move 2-sty frame dwelling; cost, \$1,000; owner, Louis Weydanz, 1442 Zerega av; architect, B. Ebeling, 1136 Walker av. Plan No. 232.

3D AV, w s, 184 s 174th st, new beams, etc., to 2-sty frame store and dwelling; cost, \$200; owner, Harry Simon, 15 Union Square West; architect, Chas. S. Clark, 441 Tremont av. Plan No. 240.

ADVANCE REPORTS.

Big Loft Building Contemplated.

7TH AV.—It is learned that negotiations are practically determined for the construction at a future date of a big business building for the National Cloak & Suit Company, of 207 West 24th st. Additional property has been purchased by the company in 25th st, Nos. 210-224 West, just off of 7th av, consisting of six dwellings and two 5-sty flats. The frontage is 125.3 ft. and 98.9 ft. in depth. By acquiring this plot the company adds to its big block front holdings there, giving a plot 250 ft. in both 24th and 25th sts, and 197.6 ft. on 7th av, the whole block front. About two years ago this concern began the erection of two 11-sty additions for the use of the suit business at Nos. 203-207 West 24th st. It was stated on Wednesday that building operations would not be undertaken for some time yet, owing to one or more long leaseholds on the present buildings. Solomon G. Rosenbaum is president of the company, and previous operations have been conducted under the name of the "Frammore Realty Co." Messrs. Ditmars & Brite, of 111 5th av, are the architects for the company, but for this improvement the plans have not been prepared.

Express Building Plans Unsettled.

BROADWAY.—At the offices of the Adams Express Company on Thursday with reference to the purchase of No. 57 Broadway, it was stated that no definite plans had yet been perfected for a new skyscraper on the plot. It has been generally understood for about three years past that the company would soon erect a home building in the down-town section of the city. The holdings of the company now comprise a frontage of 104.8 ft. on Broadway, 202 ft. on Exchange alley, and 110.9 ft. on Trinity pl, covered with old buildings, principally occupied by the company. The remainder of the block to Rector st is owned by the American Express Co., and the O. B. Potter Trust. The company had preliminary plans prepared some months ago by Geo. K. Hooper, of 165 Broadway, for the improvement of its stable property at Nos. 34 to 42 Trinity pl, and Nos. 71 to 79 Greenwich st, with a tall building, but this work has not yet been carried out.

New York Dock Co.'s Improvements.

BROOKLYN.—Maynicke & Franke, architects, 25 East 26th st, are preparing plans for a large industrial building to be erected for the New York Dock Co. at the Atlantic Basin in Brooklyn. The building will have a length of 460 ft., a width of 80 ft. and a height of six stories. The site is now being cleared, and in about two weeks bids will be invited by the architects. The reinforced concrete system of construction will be used throughout, and the equipment of the building will be designed with special regard to obtaining the lowest rate of insurance. A sprinkler system will be in-

stalled, and fire-escapes of a new pattern. On one side of the building there will be a railroad switch, and on the other a platform at which to load trucks.

Fifth Avenue Building May Be Enlarged

5TH AV.—It was rumored on Thursday that the "Fifth Avenue Building," fronting on the west side of Broadway and extending from 23d to 24th sts, is soon to be increased in height with several additional stories. It will be recalled that when this structure was erected in 1908, plans were designed and the work executed providing for increasing the height at some future date. Messrs. Maynicke & Franke, of 25 Madison Sq. north, are the architects, and the "Fifth Avenue Building Company," the owner. No definite time has yet been set when operations will be undertaken. The Hedden Construction Co., of 1 Madison av, had the general contract for the present building.

Riverside Drive and 151st Street Corner

RIVERSIDE DRIVE.—The West Side Construction Co., Jacob Axelrod, president, has recently purchased the plot of six lots on the southeast corner of Riverside Drive and 151st st, Washington Heights, fronting 103.10 ft. on the Drive and 153.1 ft. in the street, being the westerly end of the Hebrew Sheltering Guardian Society's big plot facing Broadway, between 150th and 151st sts. The company will put up in the near future one or two high-class elevator apartment houses. Plans in previous operations have been made by Geo. Fred Pelham, of 507 5th av.

Washington Heights Project.

ST. NICHOLAS AV.—The John M. Linck Const. Co., Ft. Washington av and 181st st, will soon improve the triangular plot from 137th to 140th sts, St. Nicholas and Edgcombe avs, fronting 34 ft. on 137th st, 137.11 on 140th st, 719.6 on Edgcombe av, and 658.7 on St. Nicholas av. Two or three frame buildings now occupy the property. It is the intention of the owners to improve a portion of it at once with two high grade apartment houses.

Mendelssohn Hall Improvement.

40TH ST.—Philip Lewisohn, of No. 923 5th av, has not yet determined how the Mendelssohn Hall property, which he has just purchased, is to be improved. It was rumored during the week that a theatre and 12-sty office building would be put up on the premises, but it has since been learned with authority that the report was premature. The property, comprises a 5-sty building, 80x98.9, at Nos. 113 to 119 West 40th st.

To Enlarge 23d Street Lofts.

23D ST, N. Y. C.—Work is to be undertaken at once on a 9-sty addition to the loft buildings Nos. 214-220 East 23d st, by Otto Strack, 214 East 23d st, architect and owner. This addition consists of

DENNIS G. BRUSSEL

ELECTRICAL

Engineering and Construction

THE BRUSSEL METHOD OF ELECTRICAL CONSTRUCTION REPRESENTS THE HIGHEST DEVELOPMENT OF MODERN ENGINEERING.

39-41 WEST 38th STREET, N. Y.

Telephones, 189-190 Murray Hill

nine fireproof stories, 23x100 ft., to No. 212 East 23d st and nine stories to Nos. 222-224 East 23d st. Bids on separate contracts will soon be called for by the architect. The approximate cost is placed at about \$120,000.

West End Avenue Project Unsettled.

WEST END AV.—The Marmac Construction Co., 316 West 30th st, informed the Record and Guide on Thursday that no plans have yet been drawn or details completed for the improvement of Nos. 747 to 751 West End av, a plot measuring 50x100 ft., with a 12-sty apartment house, as elsewhere announced during the week. Browne & Almiroty have prepared plans in previous operations.

Delancey Street Theatre.

DELANCEY ST, N. Y. C.—Marcus Loew has decided to erect another new playhouse at Delancey and Suffolk sts, at the northwest corner to contain a seating capacity of about 1,800. It will be a 3-sty building and is to be ready for use by the close of this year. S. S. Sugar, of 104 West 42d st, has just been retained to prepare the plans, which are yet in a preliminary stage.

Costly House for 71st Street.

71ST ST.—W. L. Rouse & L. A. Goldstone, 38 West 32d st, are preparing plans for a 9-sty high class apartment house, 80x100 ft., to be erected at Nos. 138-144 West 71st st, for the Allendale Building Co. The building will be laid out with two apartments on a floor, nine and ten rooms with three baths each. Approximate cost is \$290,000.

Latest 27th Street Project.

27TH ST, N. Y. C.—Plans are in progress for the business building at Nos. 36-38 West 27th st, for the Realty Holding Co., of 907 Broadway; 12-stys, 50x80 ft. Neville & Bagge, 217 West 125th st, are the architects. Old buildings now covering the plot are being demolished.

Apartments, Flats and Tenements.

WALTON AV, N. Y. C.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty flat, 47x85.6 ft., on the northeast corner of Walton av and 182d st for the Beacon Falls Realty Co., of 2446 Jerome av, Bronx, to cost \$50,000.

CROTONA AV, N. Y. C.—Moore & Landsiedel, architects, 148th st and 3d av, are preparing plans for two 5-sty flats on the west side of Crotona av, 80 ft. south of 189th st, to cost \$70,000. The De Andrea Construction Co., 1719 Garfield st, Bronx, is the owner.

BELMONT AV, N. Y. C.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for one 5-sty flat on the east side of Belmont av, 80 ft. south of 189th st, 75x35 ft., to cost \$30,000. The De Andrea Construction Co., 1719 Garfield st, is the owner.

181ST ST, N. Y. C.—The Atlas Const. Co., 676 East 180th st, will soon place all sub contracts for the 5-sty, 16-family tenement, 30x92 ft. at the southeast corner of 181st st and Crotona av, the Bronx, to cost about \$30,000. M. J. Garvin, 3307 3d av, is preparing the plans. The company is also ready for estimates on sub-contracts for the 5-sty flat house, 35x90 ft. on Crotona av, the east side, 30 ft. south of 181st st, from plans by the same architect.

WEBSTER AV, N. Y. C.—The Roma Const. Co., 3903 Snyder av, Brooklyn, is ready for figures on subs and separate contracts for the 5-sty tenement, 25x78 ft., on Webster av east side 170 ft. north of 170th st, Bronx. M. W. Del Gaudio, 401 Tremont av, is completing plans. Estimated cost is \$25,000.

172D ST, N. Y. C.—The Paterno & Son Const. Co., 3058 Heath av, will soon erect a 5-sty flat building, 62.6x80.1 ft. in the south side of 172d st, 100 ft. west of Audubon av, to cost \$125,000. Nast & Springsteen, 21 West 45th st, have plans.

WASHINGTON AV, N. Y. C.—The Domenico Const. Co., 716 East 134th st, will put up two 5-sty flats, 50x90 ft. at the southeast corner of Washington av and 164th st. Probable cost is \$120,000. It is understood that the owner will take all the bids.

BROOK AV, N. Y. C.—M. W. Del Gaudio, 401 Tremont av, has plans for a 5-sty tenement to contain a store, on the west side of Brook av, 175 ft. north of 170th st, for the Roma Construction Co., of 3903 Snyder av, Brooklyn. Estimated cost is \$25,000, and the owner is now ready for estimates on separate contracts.

WASHINGTON AV, N. Y. C.—Plans are in progress for two 5-sty tenements, 50x88 ft. each, to be erected at the southeast corner of 164th st and Washington av, from plans by M. W. Del Gaudio, 401 Tremont av. The Domenico Construction Co., 716 East 134th st, is owner. The cost of these is estimated at \$110,000. No contracts have yet been issued.

AUDUBON AV.—B. W. Levitan, 381 5th av, has prepared plans for a 5-sty tenement, 55x90 ft. for the Stratford Building & Improvement Co., 3787 Broadway, to be erected at the southwest corner of Audubon av and 174th st, to cost \$125,000.

BROOKLYN.—Work is up to the second tier of beams on the 4-sty tenement, on the south side of Eastern Parkway, 60 ft. east of Howard av, for the L. Abrahamson Construction Co., 237 Chester st, of which L. Abrahamson, is president. Cohn Bros., 361 Stone av, are the architects; cost, \$30,000. The owner will build.

BROOKLYN.—Plans are under way by L. Danancher, 7 Glenmore av, Brooklyn, for a 4-sty brick and limestone tenement, 50x90 ft., for Emil Reineking, 386 Crescent st, Brooklyn, owner, to be erected at Magenta and Crescent sts, to cost \$35,000. The owner will build and take bids on sub-contracts and materials. There will be quarters for 28 families.

BROOKLYN.—Cohn Bros., 361 Stone av, Brooklyn, have plans in progress for a 3-sty brick tenement, 25x65 ft., to be erected on Gravesend av, near Av. E, for MacDonald & Weales, 736 East 3d st, owner. Cost, \$15,000. The owner will take bids on all sub-contracts.

Contracts Awarded.

6TH AV, N. Y. C.—The Liberty Iron Works, 462 10th av, has received the contract for furnishing and erecting the iron-work for the building which James Devany will erect at No. 514 6th av, from plans by J. W. Cole, architect.

5TH AV, N. Y. C.—The Cauldwell-Wingate Co., 381 4th av, has received the contract for interior alterations to the Holland House on 5th av. W. L. Stoddard, 30 West 38th st, is architect.

38TH ST, N. Y. C.—Messrs. Walker & Hazzard, architects, of 437 5th av, have awarded to the Jones Construction Co., No. 1 Union sq, the general contract to erect the 6-sty fireproof loft building at 26 West 38th st for Captain William H. Wheeler, owner.

BLACKWELL'S ISLAND, N. Y. C.—The Richard Carvel Co., 401 West 59th st, Manhattan, has received the contract to erect the 2-sty stone and brick church and rectory, 36x150 ft., on Blackwell's Island, for the R. C. Church Metropolitan Hospital. J. W. Kearney, 37 Liberty st, N. Y. C., is the architect. Cost to be about \$30,000.

CANAL ST, N. Y. C.—W. L. Rouse & L. A. Goldstone, 38 West 32d st, have awarded to the Princeton Construction Co., Isaac Polstein, president, the general contract for the erection of the new Jarmulowsky Bank, corner of Canal and Orchard sts. The building is to be completed ready for occupancy March 1, 1912. The contract does not include the banking quarters, which will be awarded separately.

BROOKLYN.—The general contract has been awarded to J. T. Woodruff & Son, 69 3d st, Long Island City, for an addition to the 5-sty brick factory, 60x100 ft., at Grand and DeKalb avs, Brooklyn, for Grossman & Son (shoes) on premises. B. Dreisler, 178 Remsen st, is the architect. The cost will reach about \$62,000.

BROOKLYN.—The general contract has been awarded to C. Wuttke, 190 Sumpter st, for changing partitions and other interior alterations in the 4-sty tenement, 496 Lexington av, for J. H. Rehffuss. E. Holmgren, 367 Fulton st, is architect.

ANDREW J. ROBINSON COMPANY

BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing building construction in its charge.

123 EAST 23D STREET, N. Y.

CAULDWELL-WINGATE COMPANY

BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, PREST.
WALTER S. FADDIS, VICE-PREST.
ROY W. WINGATE, SEC'Y & TREAS.
FRANK C. POUCHER, CHAIRMAN
BOARD OF DIRECTORS

381 Fourth Ave.

Tel. 5035 Madison Square

Houghtaling & Wittpenn

Impervious Face Bricks

ALL COLORS

44 EAST 23d STREET, NEW YORK
Telephone, 1154 Gramercy

WHITNEY-STEEN CO. ENGINEERS

CONTRACTORS & BUILDERS

1 LIBERTY STREET, N. Y.

NEW YORK, HARTFORD, SALT LAKE, DENVER

C. O. MAILLOUX - C. E. KNOX

CONSULTING ELECTRICAL ENGINEERS

90 WEST STREET, NEW YORK

FRED DANA RHODES

CONSULTING ENGINEER
140 CEDAR STREET
Foundations, Steel Structures
EXPERT EXAMINATIONS AND REPORTS

RIVERDALE, N. Y.—The Jones Construction Co., 1 Union sq, has received the general contract to erect the stone residence at 246th st, Riverdale, N. Y., for Dr. H. H. Janeway. Plans are by William Emerson, architect.

Banks.

BROOKLYN.—The Peoples Trust Co., 181 Montague st, Brooklyn, contemplates the erection of a branch bank building at the southwest corner of Nostrand av and Herkimer st. Charles A. Boody is president and C. L. Schenck, secretary. No architect has yet been appointed.

Dwellings.

225TH ST, N. Y. C.—Fred. Hammond, architect, 319 East 149th st, is preparing plans for a 2-sty frame dwelling, 21x50 ft., to be erected in the south side of East 225th st, 180 ft. west of White Plains road, for William Greenhalgh, on premises. Estimated cost is \$7,000.

WHITE PLAINS AV, N. Y. C.—The Grace M. E. Church Congregation, situated on White Plains av, the Bronx, contemplates the erection of a new parsonage. It will be erected on the avenue south of the church building, frame, 32x26 ft., and cost \$3,500. A. R. Conklin, architect, is now preparing plans.

BROOKLYN.—Operations on the six 3-sty dwellings from plans by A. J. & J. T. McManus, 26 Court st, on the north side of 49th st, 100 ft. east of 14th av, for the Curtin Building Co., 1860 East 14th st, are now up to the second tier of beams. The estimated cost is \$45,000.

OAKLAND, L. I.—J. F. Murray, of this place, will erect a new residence on the northside of Lake Drive. Oakland is near Great Neck.

Estimates Wanted.

PALISADE PARK, N. J.—M. Graff, owner, 331 East 22d st, N. Y. C., states that he wishes to sublet the contract for a six-room frame house at Brinkerhoff av, and Castle Hill st, Palisade Park, Bergen County, N. J. Mason, carpenter and plumbing estimates are desired separate, as well as lump figure. The cost is about \$1,500, and plans can be seen at 331 East 22d st.

12TH ST.—Mrs. M. E. Alexander, 12 West 40th st, architect, is making plans for alterations to the brick residence No. 36 West 12th st, consisting of tearing down the high stoop and substituting an American basement front, with two maisonett's of 2 and 3-stys each, a new electric elevator, stairs, quarry tile, skylights, dumbwaiter and new flooring. The architect will take estimates on separate contracts.

Factories and Warehouses.

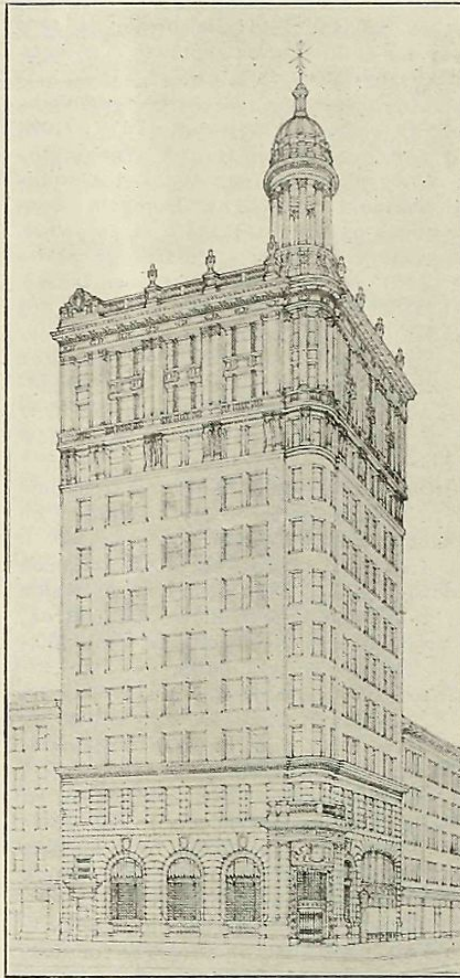
13TH ST, N. Y. C.—Buchman & Fox, 11 East 59th st, have completed plans for the 6-sty brick factory, 75x96 ft., on the south side of 13th st, 158 ft. east of Av C for The Eagle Pencil Co., of 377 Broadway, owner. Estimated cost is \$70,000. Bids will be taken in about a week.

BROOKLYN.—Foundations have been put in for the 2-sty brick factory, 25x154 ft., on Lexington av, Brooklyn, which G. P. Brush, Jr., & Bro., carpet cleaners, 388 Lexington av, Brooklyn, are to erect from plans by C. B. Brun, 1 Madison av, N. Y. C. John Kennedy & Son, 103 Park av, N. Y. C., have the general contract.

ROCHESTER, N. Y.—Crandell & Strobel, architects, of Rochester, have plans in progress for an addition of 2 stys of brick and steel, 54x103 ft., to the power plant in Curtice st, owned by the Curtice Bros. Co. Edgar N. Curtice is pres. S. Firestone, 1005 Granite Bldg., Rochester, is steam and electric engineer. Bids will be taken in the near future by the architect.

The New Jarmulowsky Bank.

CANAL ST.—Contractors have started the demolition of old buildings preparatory to the erection of the new Jarmulowsky Bank on the southwest corner of Canal and Orchard sts. The structure will be an innovation for the East Side by being the first strictly high-class tall bank and office building in the entire section. It will be 12-stys and basement in height, and strictly fireproof through-



out. The interior will be finished in marble and Caen stone, with bronze and marble railings and screens, etc. The bank portion occupies the basement and 1st story, the remainder of the building will be utilized for offices and showrooms above. There will be a tall tower extending 200 ft. above curb. The entire operation is in charge of the architects W. L. Rouse and L. A. Goldstone, who have awarded the general contract to the Princeton Construction Co. The contract for the banking quarters will be awarded separately. The total cost is estimated at \$350,000, and is expected to be ready for occupancy by March 1, 1912.

Halls and Clubs.

LOCUST VALLEY, L. I.—The general contract has been awarded to Cascoigne & Shattuck, 201 Devonshire st, Boston, Mass., for the Piping Rock Club house at Locust Valley. Clarence H. MacKay and Henry Payne Whitney, are members of the committee. Guy Lowell, architect, and A. R. Sargent, 1128 Tremont Bldg., Boston, Mass., landscape architect.

Stores, Offices and Lofts.

46TH ST, N. Y. C.—The Libman Construction Co., 1968 Broadway, owner, will remodel the 4-sty building No. 107 West 46th st, into lofts. They state that no architect has yet been selected.

21ST ST, N. Y. C.—Plans are being made for alterations to the 4-sty store and loft at 46 West 21st st, for Adelaide K. Rhineland and William D. Kip, owners. The cost will be about \$13,000. Bids will not be taken before June 1st. J. A. Hays, 2010 Broadway, architect.

ROCKVILLE CENTRE, L. I.—Architect L. Danancher, 7 Glenmore av, Brooklyn,

is taking bids for a 3-sty brick store and office building, 16x25x62 ft., for George Vandever, of this place. No time has been set for closing bids. The cost is estimated at \$14,000.

BOSTON ROAD, N. Y. C.—H. Steinmetz, architect, 180th st and Boston road, has been engaged to prepare plans for a 4-sty business building at 2021 Boston road. Mrs. L. McCormick is owner.

Theatres.

WADSWORTH AV, N. Y. C.—Foundations have been finished for the fireproof, brick, moving-picture theatre, 65x90 ft., at the southeast corner of 181st st, and Wadsworth av, for Gustave L. Lawrence, of 2228 Broadway. The theatre will have a seating capacity of 1,000. The lessee in the Wadsworth Amusement Co., of 600 West 183d st, and J. J. Brown, on the premises, has received the general contract.

BROOKLYN.—Plans have been completed by B. Ebling, 1136 Walker av, N. Y. C., for a brick and stone, fireproof theatre, 35x105 ft., to be erected at the corner of Jackson and Grinnell avs, for Alfred Dasmeuler, of 433 Flushing av, Astoria, L. I. The cost will be about \$10,000. All bids will be taken by Mr. Ebling.

BOSTON ROAD, N. Y. C.—Plans have been completed by Neville & Bage, 217 West 125th st, for enlarging the 1-sty brick theatre, 101x100 ft., on the west side of Boston Road, 458 ft. south of Jefferson pl, for William H. Weissager, owner, of 625 West 156th st. The cost will be about \$30,000.

DEPARTMENTAL RULINGS

Affecting the Operations of Architects, Owners, Contractors and Others

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

Bulletin No. 22—1911.

MODIFICATION—SECTIONS 43, 44 AND 45, P. AND D. REGULATIONS.

In re Application No. 473, Alterations 1911; premises, Nos. 276-290 East 4th street.

In the alteration of the drainage of eight existing four-story tenement houses, it is proposed to arrange the drainage so that each two of the eight buildings will discharge through one house drain and house sewer, instead of separate and independent house sewers. The four new sewers thus provided will replace the single house sewer now serving the eight houses. The property is controlled by one owner, and the width of each building is but 14 feet 5 inches and depth 96 feet 2½ inches, making a combined width of 28 feet 10 inches by 96 feet 2½ inches. The house sewers proposed will be five inches in diameter, which is ample for the areas affected.

A modification of Sections 43, 44 and 45 of the Plumbing and Drainage Regulations is requested and hereby granted, to permit the use of but one sewer and drain for each two buildings instead of separate sewers and drains, for the reasons above stated.

Dated New York, April 11, 1911.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Approved,

GEORGE McANENY,

President of the Borough of Manhattan.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

1911. May 19 to 25, inc.		1910 May 20 to 26, inc.	
Total No. for Manhattan	150	Total No. for Manhattan	189
No. with consideration	7	No. with consideration	24
Amount involved	\$903,512	Amount involved	\$2,312,600
Number nominal	143	Number nominal	165
<hr/>			
Total No. Manhattan, Jan. 1 to date	4,139	Total No. Manhattan, Jan. 1 to date	4,679
Total Amt. Manhattan, Jan. 1 to date	\$17,066,314	Total Amt. Manhattan, Jan. 1 to date	\$25,354,517
<hr/>			
1911. May 19 to 25, inc.		1910 May 20 to 26, inc.	
Total No. for the Bronx	141	Total No. for the Bronx	151
No. with consideration	11	No. with consideration	18
Amount involved	\$40,330	Amount involved	\$337,955
Number nominal	130	Number nominal	133
<hr/>			
Total No., The Bronx, Jan. 1 to date	2,993	Total No., The Bronx, Jan. 1 to date	2,921
Total Amt. The Bronx, Jan. 1 to date	\$1,698,964	Total Amt. The Bronx, Jan. 1 to date	\$2,183,438
<hr/>			
Total No. Manhattan and The Bronx, Jan. 1 to date	7,132	Total No. Manhattan and The Bronx, Jan. 1 to date	7,600
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$18,765,278	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$27,537,955

Assessed Value Manhattan.

(From assessment roll of 1910)

	1911. May 19 to 25, inc.	1910 May 20 to 26, inc.
Total No. with consideration	7	24
Amount involved	\$903,512	\$2,312,600
Assessed value	\$830,000	\$2,394,000
Total No. nominal	143	165
Assessed value	\$6,233,100	\$14,934,500
Total No. with consid., from Jan. 1 to date	334	440
Amount involved	\$17,066,314	\$25,354,517
Assessed value	\$15,598,200	\$21,699,300
Total No. nominal	3,805	4,239
Assessed value	\$219,011,000	\$269,225,730

MORTGAGES.

1911. —May 19 to 25, inc.—		1910 —May 20 to 26, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	133	125	154
Amount involved	\$3,581,234	\$1,378,994	\$3,721,146
No. at 12%	1	1	1
Amount involved	\$40	\$67	\$67
No. at 6%	64	59	67
Amount involved	\$592,484	\$485,594	\$868,569
No. at 5½%	3	14	1
Amount involved	\$94,000	\$185,650	\$11,500
No. at 5¼%	1	1	15
Amount involved	\$81	\$28	\$35
No. at 5%	81	28	40
Amount involved	\$776,000	\$514,250	\$1,235,887
No. at 4¾%	1	1	1
Amount involved	\$510,200	\$13,000	\$762,800
No. at 4½%	1	1	1
Amount involved	\$1	\$24,000	\$24,000
No. at 4%	24	22	32
Amount involved	\$1,558,550	\$180,100	\$818,390
No. above to Bank, Trust and Insurance Companies	26	9	29
Amount involved	\$1,415,700	\$161,000	\$964,000
<hr/>			
Total No., Manhattan, Jan. 1 to date	3,206	Total No., Manhattan, Jan. 1 to date	3,840
Total Amt., Manhattan, Jan. 1 to date	\$108,808,670	Total Amt., Manhattan, Jan. 1 to date	\$151,567,422
Total No., The Bronx, Jan. 1 to date	2,495	Total No., The Bronx, Jan. 1 to date	2,821
Total Amt., The Bronx, Jan. 1 to date	\$23,083,182	Total Amt., The Bronx, Jan. 1 to date	\$27,158,116
<hr/>			
Total No., Manhattan and The Bronx, Jan. 1 to date	5,701	Total No., Manhattan and The Bronx, Jan. 1 to date	6,661
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$131,886,852	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$178,725,538

EXTENDED MORTGAGES

1911. —May 19 to 25, inc.—		1910 —May 20 to 26, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	32	18	48
Amount involved	\$945,600	\$87,650	\$2,144,050
No. at 6%	4	5	5
Amount involved	\$20,000	\$30,850	\$28,550
No. at 5½%	1	3	1
Amount involved	\$10,800	.....	.....
No. at 5¼%	1	1	1
Amount involved	37,500	.....	.....
No. at 5%	17	2	20
Amount involved	\$497,500	\$30,000	\$1,285,000
No. at 4¾%	7	1	21
Amount involved	\$251,600	.....	\$795,500
No. at 4½%	1	1	1
Amount involved	\$100,000	.....	.....
No. at 4%	2	1	1
Amount involved	.....	\$18,000	.....
No. with interest not given	3	1	1
Amount involved	\$39,000	\$16,000	\$17,000
No. above to Bank, Trust and Insurance Companies	9	4	13
Amount involved	\$313,000	\$14,500	\$1,254,500
<hr/>			
Total No. Manhattan, Jan. 1 to date	1,058	Total No. Manhattan, Jan. 1 to date	1,048
Total Amt., Manhattan, Jan. 1 to date	\$39,809,351	Total Amt., Manhattan, Jan. 1 to date	\$43,952,388
Total No., The Bronx, Jan. 1 to date	257	Total No., The Bronx, Jan. 1 to date	274
Total Amt., The Bronx, Jan. 1 to date	\$4,067,179	Total Amt., The Bronx, Jan. 1 to date	\$3,730,406
<hr/>			
Total No., Manhattan and The Bronx, Jan. 1 to date	1,315	Total No., Manhattan and The Bronx, Jan. 1 to date	1,322
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$43,876,530	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$47,682,794

PROJECTED BUILDINGS.

1911 May 20 to 26, inc.		1910 May 21 to 27, inc.	
Total No. New Buildings:			
Manhattan	30	Manhattan	22
The Bronx	30	The Bronx	38
Grand total	60	Grand total	60
Total Amt. New Buildings:			
Manhattan	\$2,181,200	Manhattan	\$1,867,600
The Bronx	624,775	The Bronx	705,950
Grand total	\$2,805,975	Grand total	\$2,573,550
Total Amt. Alterations:			
Manhattan	\$513,410	Manhattan	\$316,921
The Bronx	17,225	The Bronx	18,480
Grand total	\$530,635	Grand total	\$335,351
Total No. of New Buildings:			
Manhattan, Jan. 1 to date	392	Manhattan, Jan. 1 to date	416
The Bronx, Jan. 1 to date	486	The Bronx, Jan. 1 to date	857
Mhhtn-Bronx, Jan. 1 to date	878	Mhhtn-Bronx, Jan. 1 to date	1,273
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date	\$42,878,680	Manhattan, Jan. 1 to date	\$54,056,045
The Bronx, Jan. 1 to date	7,551,025	The Bronx, Jan. 1 to date	18,327,420
Mhhtn-Bronx, Jan. 1 to date	\$50,429,705	Mhhtn-Bronx, Jan. 1 to date	\$72,383,465
Total Amt. Alterations:			
Manhattan, Jan. 1 to date	\$5,762,826	Manhattan, Jan. 1 to date	\$5,669,238

BROOKLYN.

CONVEYANCES.

	1911. May 18 to 24, inc.	1910. May 19 to 25, inc.
Total Number	522	574
No. with consideration	31	22
Amount involved	\$285,131	\$192,035
Number nominal	491	552
Total number of Conveyances, Jan. 1 to date	10,434	11,173
Total amount of Conveyances, Jan. 1 to date	\$5,390,268	\$6,706,716

MORTGAGES.

Total number	537	507
Amount involved	\$2,146,819	\$1,995,175
No. at 6%	277	254
Amount involved	\$869,565	\$868,106
No. at 5½%	86	67
Amount involved	\$337,350	\$249,250
No. at 5¼%	1	1
Amount involved	.....	.....
No. at 5%	137	149
Amount involved	\$846,950	\$678,544
No. at 4¾%	1	1
Amount involved	\$1,800	.....
No. at 4½%	2	1
Amount involved	\$6,400	\$620
No. at 4%	34	36
Amount involved	\$84,754	\$198,655
No. with interest not given	.....	.....
Amount involved	.....	.....
Total number of Mortgages, Jan. 1 to date	8,968	10,666
Total amount of Mortgages, Jan. 1 to date	\$45,022,726	\$56,797,923

PROJECTED BUILDINGS.

No. of New Buildings	154	90
Estimated cost	\$948,495	\$639,882
Total Amount of Alterations	\$107,136	\$116,165
Total No. of New Buildings, Jan. 1 to date	2,061	2,824
Total Amt. of New Buildings, Jan. 1 to date	\$12,469,975	\$16,762,702
Total Amount of Alterations, Jan. 1 to date	\$1,326,808	\$2,039,061

QUEENS.

PROJECTED BUILDINGS.

	1911 May 19 to 25, inc.	1910 May 20 to 26, inc.
No. of New Buildings	64	107
Estimated cost	\$227,736	\$444,270
Total Amount of Alterations	\$17,155	\$14,585
Total No. of New Buildings, Jan. 1 to date	2,181	1,663
Total Amt. of New Buildings, Jan. 1 to date	\$9,468,994	\$5,895,717
Total Amount of Alterations, Jan. 1 to date	\$354,685	\$360,225

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Location.	Per cent.	Value.	Size.	Per cent.	Value.
Front, 25x25	43	\$430	25x 25	43	\$430
2d, 25x25	24	240	25x 50	67	670
3d, 25x25	19	196	25x 75	86	860
4th, 25x25	14	140	25x100	100	1,000
Total, 25x100	100	\$1,000			

*\$1,000 is taken as the value of a full lot.

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, Ass't Sec'y 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

ADVERTISED LEGAL SALES.

May 27.

No Legal Sales advertised for this day.

May 29.

137th st, Nos 425 to 443 (681 to 705) 138th st, Nos 428 to 446 (680 to 702) n s, 300 e Willis av, 150x200 to 138th st, ten 6 and ten 7-sty bk tnts with str in 138th st. Knickerbocker Trust Co agt Llewellyn Realty Co et al; Davies, Auerbach, Cornell & Barry, att'ys, 34 Nassau st; Henry Necarsulmer, ref. (Amt due, \$251,244.89; taxes, &c, \$8,943.01.) By Joseph P Day.

May 31.

27th st, No 454, s s, 100 e 10th av, 25x98.9, 5-sty bk tnt & str. Lina Ettlinger agt Mary L Hubener et al; Peacock & Steves, att'ys, 34 Pine st; Francis V S Oliver, ref. (Amt due, \$3,175.06; taxes, &c, \$375; sub to a first mt of \$17,500.) By Saml Marx.

172d st, No 1004, s s, 50 e Longfellow av, 25x 100, 2-sty fr dwg. Wm D Leonard, exr, &c, agt Benj Viaw et al; action No 1; Wm D Leonard, att'y, 165 Bway; Lewis J Conlan, ref. (Amt due, \$5,610.16; taxes, &c, \$530.66.) By Bryan L Kennelly.

172d st, No 1008, s s, 75 e Longfellow av, 25x 100, 2-sty fr dwg. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$5,606.66; taxes, &c, \$495.87.) By Bryan L Kennelly.

Sheriff st, No 47, w s, 75 n Delancey st, 25x75, 5-sty bk tnt. Annie E Walker agt Beckie Daniels et al; A Fred Silverstone, att'y, 150 Nassau st; Jacob A Cantor, ref. (Amt due, \$8,095.41; taxes, &c, \$1,419.42; sub to a first mt of \$18,000.) By Samuel Goldsticker.

110th st, s s, 300 e 2d av, 50x100.11, vacant. State Bank agt Eliseo Saggese et al; Walter T Kohn, att'y, 309 Bway; Jos J Corn, ref. (Amt due, \$4,938.50; taxes, &c, \$18.) By Samuel Marx.

69th st, Nos 315 & 317, n s, 225 w West End av, 41.7x100.5, 6-sty bk tnt & str. Greenwich Savings Bank agt Lizzie Flig et al; Action No 1; Geo G DeWitt, att'y, 88 Nassau st; Wm H Peck, ref. (Amt due, \$29,424.06; taxes, &c, \$1,900.) By Herbert A Sherman.

69th st, Nos 319 & 321, n s, 266.7 w West End av, 41.6x100.5, 6-sty bk tnt & str. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$29,418.68; taxes, &c, \$1,799.) By Herbert A Sherman.

Riverside Drive, No 539 old No 547, e s, 224 s 127th st, runs e 95 x s 76.2 x w 9 x s 32 x w 86 x n 108.2 to beg, 6-sty bk tnt. Jas S Lawson agt Bergen Realty Co et al; Wm H Grasse, att'y, 192 Bway; Jos V Mitchell, ref. (Amt due, \$207,896.75; taxes, &c, \$10,854.14.) By Jos P Day.

Union av, No 984, e s, 277.2 s 165th st, 37.6x 160, 5-sty bk tnt & str. Catharina E Neher agt Emily Olsson et al; Louis Wendel, Jr, att'y, 277 Bway; Timothy E Cohalan, ref. (Amt due, \$5,404.20; taxes, &c, \$891.63.) By Samuel Marx.

3d av, No 396, w s, 25 n 28th st, 24.4x63.2x 24.4x63.7, 5-sty bk tnt & str. Wm D Ward agt Michael A Coyle et al; Jno J O'Brien, att'y, 320 Bway; Howard C Lake, ref. (Amt due, \$8,768.87; taxes, &c, \$53.75; sub to a first mt of \$20,500.) By Joseph P Day.

Church st, Nos 214 & 216 w s, 25 n Thomas st, Thomas st, Nos 51 to 57 | runs n 50.1 x w 100 x n 25.5 x w 76.6 x s 100.1 to Thomas st, x e 101.1 x n 50.2 x e — x s 25.3 x e 50.2 x n 50.1 to beg, 5-sty bk & str loft & str bldg. Mary B Brandegee agt Plaza Holding Co et al; Strong & Cadwalader, att'ys, 40 Wall st; Wm H Wood, ref. (Amt due, \$311,814.20; taxes, &c, \$4,714.05.) By Joseph P Day.

10th av, No 368 n e cor 31st st, 24.8x60, 3-sty 31st st, No 459 | bk tnt & str & 1-sty bk str in

st. Thos Davis agt Bernard Schulich et al; Jas L Clare, att'y, 135 Bway; Jos D Kelly, ref. (Amt due, \$15,279.99; taxes, &c, \$6.30.) By Joseph P Day.

114th st, Nos 202 & 204, s s, 80 e 3d av, 42.4x 100.11, 6-sty bk tnt & str. Jos L Buittenwieser agt Wolf Rosenberg et al; M S & I S Isaacs, att'ys, 52 William st; Abraham L Gutman, ref. (Amt due, \$12,629.76; taxes, &c, \$1,023.37; sub to a mt of \$40,000.) By Samuel Marx.

Central Park West, Nos 17 to 20 s w cor 62d st, 62d st, No 2 | 100.5x100, 4-sty bk dwg & 3-sty bk rear bldg. Wm R Morgan et al agt Geo H Barrett et al; Bowers & Sands, att'ys, 31 Nassau st; A Welles Stump, ref. (Amt due, \$356,849.02; taxes, &c, \$3,664.19.) By Joseph P Day.

184th st, No 509, n s, 100 w Amsterdam av, 50x99.11, 5-sty bk tnt. Nathan Katz agt Von Orden Construction Co et al; Saml Hoffman, att'y, 320 Bway; John S Shea, sheriff. (Sheriff's sale of all right, title, &c, which said company had on July 1, 1910, or since.) By Daniel Greenwald.

June 1.

129th st, No 3, n s, 73 e 5th av, 37x50, 2 & 3-sty fr & bk dwg. Broadway Savings Institution of the City of N Y agt Katharine J Nagle et al; Richard B Kelly, att'y, 170 Bway; Jas W Hyde, ref. (Amt due, \$14,900.31; taxes, &c, \$300.) By Joseph P Day.

Hester st, No 57, n s, 63.6 e Ludlow st, 24x75, 5-sty bk tnt & str. Jacob L Herz agt Sarah Siegel et al; Maurice S Hyman, att'y, 55 Liberty st; Gilbert H Montague, ref. (Amt due, \$6,012.76; taxes, &c, \$804.39; sub to a first mt of \$28,000.) By Joseph P Day.

44th st, No 522, s s, 325 w 10th av, 25x100.5, 5-sty bk tnt. Saml Rubenstein agt Wm Hensen et al; Max Salomon, att'y, 5 Beekman st; Benj Locker, ref. (Amt due, \$7,496.99; taxes, &c, \$49; sub to a first mt of \$16,000.) By Joseph P Day.

121st st, Nos 330 & 332, s s, 300.7 e 2d av, 49.4 x110.10, 6-sty bk tnt & str. Susan Van Praag agt Josephine Miller et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Bway; Jos G Gay, ref. (Amt due, \$17,274.57; taxes, &c, \$249.55.) By Samuel Marx.

Broadway, No 865, w s, 69.9 s 18th st, 25x 110.10x24.10x108, 5-sty bk loft & str bldg. Beers Realty Co agt Esther Blumenthal et al; Hunt, Hill & Betts, att'ys, 165 Bway; David B Simpson, ref. (Amt due, \$95,563.25; taxes, &c, \$3,261.51; sub to a prior mt of \$84,000.) Mt recorded May 1, 1905. By Bryan L Kennelly.

Clay av, w s, 211.11 s 167th st, 150x97.6x150x 95.1, vacant. Tillie Kligenstein et al agt Leo Levinson et al; M S & I S Isaacs, att'ys, 52 William st; Louis F Doyle, ref. (Amt due, \$2,723.58; taxes, &c, \$573.22; sub to two prior mts aggregating \$12,400.) By Joseph P Day.

West st, No 175, e s, abt 26.6 s Warren st, 26.6 x88.1x26.6x88.4, 4-sty bk lodging-house & str. American Mortgage Co agt Laura J Mack et al; Bowers & Sands, att'ys, 31 Nassau st; Alexander Thain, ref. (Amt due, \$30,474.43; taxes, &c, \$1,044.62.) By Joseph P Day.

Unionport rd, No 1673, w s, 25.1 n Grant av, 25.1x106.7x25x105.10, Van Nest. Isabella McCullough agt Anna Guerrieri et al; O'Neil & O'Neil, att'ys, 1098 Bway; Jas A Lynch, ref. (Amt due, \$4,680.14; taxes, &c, \$254.47.) By Joseph P Day.

St Nicholas av, n cor Fairview av, 14.5x301.1x Fairview av | 59.5x276.11, vacant. Union Dime Savings Bank agt Andrew J Larkin et al; Woodford, Bovee & Butcher, att'ys, 1 Madison av; Sumner Gerard, ref. (Amt due, \$5,382.82; taxes, &c, \$5,746.06.) By Herbert A Sherman.

Broadway, No 595 w s, 152 s Houston st, 25x Mercer st, No 168 | 200 to Mercer st, 5-sty bk loft & str bldg. Francis K Pendleton as trustees agt Louvre Realty Co et al; P Chauncey Anderson, att'y, 25 Broad st; Jas W Osborne, ref. (Amt due, \$118,123.88; taxes, &c, \$2,455.26.) By Joseph P Day.

Broad st, No 106, w s, 31.6 n Water st, runs n 24.1 x w 74.4 x n 1 x w 4.6 x s 24.7 x e 74.4 to beg, 5-sty bk loft & str bldg. Danl S Miller agt Geo J Gould et al; Cannon & Cannon, att'ys, 135 Bway; Wm Forster, ref. (Partition.) By Samuel Marx.

119th st, Nos 422 to 426, s s, 300.6 w Pleasant av, 62.5x100.11, two 2 and one 3-sty bk & str tnts. Susan Van Praag agt Frank Mat-

DISSOLUTION NOTICE

McNally & Cochran, doing a general Real Estate Brokerage business at 21 West 34th Street, has this day been dissolved by mutual consent.

George V. McNally will continue in the business and has moved to 47 West 34th Street.

tucci et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Bway; Jno W Russell, ref. (Amt due, \$3,208.64; taxes, &c, \$82.63.) By Joseph P Day.

Lexington av, Nos 1563 & 1565, on map Nos 1561 to 1565.

100th st, No 177, n e cor 100th st, 50.11x95, 6-sty bk tnt & str; Bernard Mayer agt Abraham Kassel et al; Action No 1; Malcolm Sundheimer, att'y, 31 Nassau st; Abraham R Lawrence, ref. (Amt due, \$35,592.14; taxes, &c, \$368.86; sub to a prior mt of \$65,000.) By Joseph P Day.

Lexington av, Nos 1575 & 1577 s e cor 101st st, 101st st | 50.11x95, 6-sty bk tnt & str. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$37,183.50; taxes, &c, \$247; sub to a prior mt of \$60,000.) By Joseph P Day.

Lexington av, Nos 1567 & 1569, e s, 50.11 n 100th st, 50x95, 6-sty bk tnt & str. Jos L B Mayer agt same; Action No 3; same att'y; same ref. (Amt due, \$34,504.97; taxes, &c, \$224; sub to a prior mt of \$48,000.) By Joseph P Day.

Lexington av, Nos 1571 & 1573, e s, 50.11 s 101st st, 50x95, 6-sty bk tnt & str. Bernhard Mayer agt Abraham Kassel et al; Action No 4; same att'y; same ref. (Amt due, \$34,514.19; taxes, &c, \$227; sub to a prior mt of \$48,000.) By Joseph P Day.

214th st, No 709, n s, 200 w Holland av, 25x 125, Williamsbridge; Theresa Foy agt Catharina Di M Salzano et al; Grant Squires, att'y, 40 Wall st; Wm A Walling, ref. (Amt due, \$4,876; taxes, &c, \$524.) By Joseph P Day.

June 2.

20th st, Nos 30 & 32, s s, 260 w 4th av, 40x92, 7-sty bk office & str bldg. Realty Holding Co agt Henry R Gabay et al; Aaron H Schwartz, att'y, 130 Fulton st; Jno A McEveety, ref. (Amt due, \$60,084.02; taxes, &c, \$—; sub to a first mt of \$130,000.) By Joseph P Day.

128th st, No 17, n s, 238 e 5th av, 22x99.11, 3-sty fr dwg. Emily M Coddington agt Viola H Banning et al; Seth B Robinson, att'y, 1 Liberty st; Walter B Caughlin, ref. (Amt due, \$9,189.95; taxes, &c, \$—.) By Joseph P Day.

146th st, s s, 100 e 7th av, 150x99.11, vacant. Mutual Life Ins Co of N Y agt Robt S Masterton et al; Fredk L Allen, att'y, 55 Cedar st; Chas N Morgan, ref. (Amt due, \$31,626.88; taxes, &c, \$738.30.) By D Phoenix Ingraham.

West End av, No 677, w s, 25.8 s 93d st, 25.6x 56, 5-sty bk tnt. Sophie M La Grave agt Alfred R Goslin et al; Olcott, Gruber, Bonyng & McManus, att'ys, 170 Bway; Wm Klapp, ref. (Amt due, \$18,682.20; taxes, &c, \$—.) Mt recorded Nov 18, 1900. By Joseph P Day.

Macombs pl, No 32 s e cor 151st st, 69.2x85.1x 151st st | 60.11x52.2, 6-sty bk tnt; Amelia C Schaefer agt Barnet Miller et al; Jno Hardy, att'y, 265 Bway; Jno A McEveety, ref. (Amt due, \$61,075.93; taxes, &c, \$1,208.95.) By Samuel Marx.

2d av, No 1994, e s, 51 s 103d st, 25x100, 5-sty str tnt & str. Geo S Runk et al as exrs agt Flora Pick et al; Geo Meyer, att'y, 1511 3d av; Jacob Levy, ref. (Amt due, \$6,144.75; taxes, &c, \$39.90; sub to a first mt of \$20,000.) By Samuel Marx.

June 3.

No Legal sales advertised for this day.

June 5.

Broome st, Nos 73 & 75, s s, 79.9 e Columbia st, 49.5x100, two 5-sty bk tnts & str.

Willett st, No 82, e s, abt 103 n Rivington st, 25x100, 5-sty bk tnt & str & 4-sty bk tnt in rear.

Lewis st, No 108, e s, 148 n Stanton st, 27x 100, 5-sty bk tnt & str.

Sheriff's sale of all right, title, &c, which Abraham Berkowitz had on March 16, 1909, or since; Milton J Gordon, att'y, 198 Bway; John S Shea, sheriff. By Daniel Greenwald.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 26, 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 Advertisd Legal Sales.

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

JOSEPH P. DAY.

- *5th st, No 435, n s, 125.3 w Av A, 25.2x97, 5-sty bk tnt & str with 1-sty ext. (Amt due, \$24,460.65; taxes, &c, \$—.) Josephine Stein, gdn \$25,000 St Nicholas av, Nos 180 & 184 n e cor 119th st, 118.5x158.2x100.11x96.3, | two 7-sty bk tnts & str. (Amt due, \$231,119th st | 147.55; taxes, &c, \$6,452.26.) Edw H Reynolds et al, defendants, 241,600 *Washington av, Nos 1159 & 1161 n w cor 167th st, 50x90, 5-sty bk tnt. (Amt due, \$11,869.62; taxes, &c, \$1,167th st, No 465 46,850 904.24; sub to a first mt of \$42,000.) Bernard Ratkowsky *99th st, No 227, n s, 142.6 w 2d av, 37.6x100.11, 6-sty bk tnt & str. (Amt due, \$35,330.97; taxes, &c, \$923.28.) J Van Vechten Oleott et al as exrs 30,000 *145th st, Nos 433 to 437, n s, 325 e Willis av, 50x100, 4-sty bk tnt & 2-sty fr dwg with 2-sty fr dwg in rear. (Partition.) Chester A Luff 18,500 Eden av, w s, 93.3 n 173d st, 50x95, vacant. (Amt due, \$1,462.80; taxes, &c, \$425.) Robert Wallace 1,950

- Market st, No 72, e s, 100.2 n Cherry st, 23.9x85.8x23.7x90.8, 3-sty bk tnt. (Partition.) Wm Lustgarten \$,900 *Marmion av, No 1984, e s, 33.3 s 178th st, 33x85.7, 4-sty bk tnt. (Amt due, \$3,713.86; taxes, &c, \$500; sub to a first mt of \$17,500.) Jos Seaman 18,627 Hoe av, Nos 1516 & 1518, e s, 75 n 172d st, runs n 50 x e 100 x s 47.10 x s w — x w — to beg, 5-sty bk tnt. (Amt due, \$5,338.60; taxes, &c, \$—.) Max Hirsch 28,082 *Delafeld av n w cor Livingston st, 25x100, 2-sty fr dwg. (Amt due, Livingston st | \$1,866.98; taxes, &c, \$14.06; sub to a first mt of \$300.) Philip J McCook 1,000 *99th st, Nos 224 & 226, on map No 224, s s, 212.6 w 2d av, 37.6x100.11, 6-sty bk tnt & str. (Amt due, \$9,214.70; taxes, &c, \$50; sub to a prior mt of \$33,000.) Isaac Weil 34,664 *99th st, Nos 226 1/2 & 228, on map No 228, s s, 175 w 2d av, 37.6x100.11, 6-sty bk tnt & str. (Amt due, \$10,262.86; taxes, &c, \$50; sub to a prior mt of \$33,000.) Ray Weil 34,664 *26th st, No 336, s s, 125 w 1st av, 25x98.9, 5-sty bk tnt & str. (Amt due, \$20,956.06; taxes, &c, \$995.26.) Peter Donald 20,000 Allen st, No 172, e s, 75 s Stanton st, 26.6x87.6, 5-sty bk tnt & str. (Amt due, \$24,089.33; taxes, &c, \$2,237.11.) Meyer Solomon 29,000 Lind av, No 1142, e s, 181.3 s Union st or 167th st, 25x150x25x143.9, 2-sty fr dwg. (Partition.) John J Lee 5,000 Lind av, w s, 218.6 s 167th st, 75x100, vacant. (Partition.) Robert Lee 7,054

Summit av, No 1061 n w cor 165th st, runs n 168.11 x w 75 x s 100 x 165th st, No 171 | e 40.5 x s 93 x e 42.2 to beg, 2-sty fr dwg & 3-sty fr int & vacant. (Partition.) John J Lee. 9,900
 Lind av, w s, 64.3 s 167th st, 50x100, vacant. (Partition.) James Lee. 2,800
 Riverside Drive, Nos 214 to 217 s e cor 94th st, 111x88.8x100.8x135, 7-sty 94th st | stn tnt (exrs sale). Bid in at \$310,000.
 7th av, Nos 2270 to 2278 s w cor 134th st, 99.1x100, six 5-sty bk tnts with 134th st, Nos 200 & 202 | str (exrs sale). Bid in at \$120,000.
 7th av, Nos 2260 to 2266 n w cor 133d st, runs n 80 x w 80 x n — x w 133d st, Nos 203 & 205 | 19.8 x s 99.11 to 133d st, x e 99.8 to beg, five 5-sty bk tnts with str (exrs sale). Bid in at \$100,000.
 7th av, Nos 2232 to 2240 s w cor 131st st, 99.11x75, five 5-sty bk tnts 131st st, No 200 | with str (exrs sale). Bid in at \$100,000.
 7th av, Nos 1991 to 1999 s e cor 120th st, 100.11x90, five 5-sty bk tnts 120th st, No 168 | with str (exrs sale). Bid in at \$106,000.
 Morningside Park East, Nos 52 to 58 e s, block front bet 119th & 120th sts, 119th st, Nos 371 | 201.10x100, six 5-sty bk & stn tnts (exrs sale). Bid in at \$230,000.
 120th st, No 372 | (exrs sale). Bid in at \$230,000.
 Broome st, Nos 469 to 475 n w cor Greene st, 100x60.4x100x60.2, 6-sty & Greene st, No 55 | b bk loft & str bldg (exrs sale). Bid in at \$110,000.
 Washington st, No 440 n w cor Desbrosses st, 21.9x82.10x21.9x82.3, 6-Desbrosses st | sty & b bk loft & str bldg (exrs sale). Bid in at \$43,500.
 39th st, No 47, n s, 207.1 e 6th av, 21.5x98.9, 4-sty & b bk dwg (exrs sale). Bid in at \$77,000.
 54th st, No 337, n s, 222 w 1st av, 22x100.5, 4-sty & b bk tnt with str (voluntary). Bid in at \$14,000.
 39th st, No 14, s, 236.11 w 5th av, 22.1x98.9, 4-sty & b bk & stn dwg (voluntary). Withdrawn.
 5th av, No 1045, e s, 68.9 s 86th st, 22x100, 4-sty & b bk & stn dwg (voluntary). Withdrawn.
 51st st, No 325, n s, 305 w 8th av, 20x100.5, 3-sty & b bk & stn dwg (exrs sale). Edw Gilbert. 20,000
 34th st, No 448, s s, 279.2 e 10th av, 20.10x98.9, 3-sty & b bk dwg (voluntary). Harriet James. 20,500
 124th st, No 121, n s, 225 w Lenox av, 25x100.11, 2-sty & b bk & fr dwg (voluntary). E D Farrell. 27,000
 Hoe av, e s, 275 n Jennings st, 25x100, vacant (voluntary). R R Masien. 1,950
 152d st, Nos 470 to 476, s s, 128 e Amsterdam av, 96.11x99.11x100x97, two 3-sty & b bk & stn dwgs & vacant (exrs sale). A M Hearn. 44,000
 152d st, Nos 456 to 460 s s, 224.10 w Convent av, runs w 50.6 x s 99.11 to 151st st | x e 33.2 x s 99.11 to 151st st, x e 25 x n 199.10 to beg, three 3-sty & b bk & stn dwgs & vacant (exrs sale). Withdrawn.
 Franklin av, Nos 1098 & 1100 s e cor 166th st, runs s 137.5 x e 100.5 x n 166th st | — x w — x n 100 to 166th st, x w 31.5 to beg, two 5-sty bk tnts (voluntary). A Wilson. 64,700
 Viele av | n e cor Tiffany st, 20x38 to Cassanova st.
 Tiffany st |
 Casanova st |
 Viele av | n e cor Casanova st, 200x38 to Barretto st.
 Casanova st |
 Barretto st |
 Viele av | s e cor Tiffany st, runs e 472.7 to Barretto st, x s 37 x w 507
 Tiffany st | to Tiffany st, x n 50.6 to beg.
 Barretto st |
 Viele av | n e cor Barretto st, 200x38 to Manida st.
 Barretto st |
 Manida st |
 Viele av | s e cor Barretto st, 200x37 to Manida st.
 Barretto st |
 Manida st |
 (Partition.) East Bay Land & Improvement Co et al, defendants. 22,000
 East Bay av | n e cor Faile st, runs n 268 x e 153.6 x s e — to Bryant
 Faile st | av, x s 205.4 x w 200 to beg.
 Bryant av |
 East Bay av | s e cor Faile st, 37x200 to Bryant av.
 Faile st |
 Bryant av |

East Bay av | n e cor Bryant av, 71.8x98.11x—x142.6.
 Bryant av |
 East Bay av | s e cor Bryant av, 91x—x106.9x67.
 Bryant av |
 (Partition.) City Equity Co. 17,000
 Barretto st, w s, 292 s Viele av, 150x394.8x190.2x511.4.
 Barretto st | e s, 292 s Viele av, 150x200 to Manida st.
 Manida st |
 (Partition.) East Bay Land & Improvement Co et al, defendants. 33,150
 Manida st | s, 292 s Viele av, 150x200 to Coster st.
 Coster st |
 Coster st | e s, 292 s Viele av, 150x200 to Faile st.
 Faile st |
 Faile st | e s, 292 s Viele av, 150x200 to Bryant av.
 Bryant av |
 Bryant av, e s, 292 s Viele av, 150x185, vacant.
 (Partition.) East Bay Land & Improvement Co et al, defendants. 15,700
 *150th st | s w cor River av, runs s 86.11 x w 115.3 to Exterior st.
 River av | x n 111.5 x e 170.6 to beg, vacant. (Amt due, \$6,177.30;
 Exterior st | taxes, &c, \$334; sub to two mts aggregating \$27,000.)
 Vahan Z M Boyajian. 32,995
 *Woodycrest av, Nos 1026 to 1030 e s, 299.2 n 164th st, 53x200 to An-Anderson av | derson av, 5-sty bk tnt and vacant.
 (Amt due, \$13,921.85; taxes, &c, \$198.47.) Adolph Hirsch. 9,000
 BRYAN L. KENNELLY.
 218th st, s s, 356 e White Plains rd, 25x114, Wakefield. (Amt due, \$2,007.04; taxes, &c, \$69.41.) Michael Brennan et al, defendants. 3,400
 48th st, No 14, s s, 225 w 5th av, 25x100.5, 4-sty & b stn dwg (exrs sale). Withdrawn.
 73d st, No 122, s s, 192.6 w Lexington av, 18.9x102.2, 3-sty & b stn dwg (voluntary). Chas M McGowan. 48,100
 *Intervale av, Nos 1324 & 1326, e s, 212.5 n Freeman st, 50x88.9x50.9x100.3, 5-sty bk tnt. (Amt due, \$9,769.60; taxes, &c, \$1,091.88; sub to a first mt of \$41,000.) Chas T Jaeger. 50,250
 HERBERT A. SHERMAN.
 *Marmion av, No 1980, e s, 66.3 s 178th st, 33x85.7, 4-sty bk tnt. (Amt due, \$3,713.86; taxes, &c, \$500; sub to a first mt of \$17,500.) Jos Seaman. 18,627
 *Willow av | s w cor 137th st, 100x62.6, five 2-sty fr dwgs.
 137th st, Nos 758 to 766 | (Amt due, \$12,975.81; taxes, &c, \$1,245.78.) Le-roy B Crane. 13,750
 Greenwich st, Nos 395 & 397 s e cor Beach st, 50x100, 5-sty bk bldg Beach st, No 62 | leasehold (exrs sale). Willard N Baylis. 7,650
 SAMUEL MARX.
 Av C, No 146, e s, 22.11 n 9th st, 21.3x58, 5-sty bk tnt & str. (Amt due, \$15,850.68; taxes, &c, \$328.96.) Grossman Investing Co, party in interest. 16,500
 East Broadway, No 126, n s, 85.1 e Pike st, 25.2x63.1x25.4x63.3, 5-sty bk tnt & str. (Amt due, \$11,428.45; taxes, &c, \$34.90; sub to a prior mt of \$18,000.) Lewis Adelson. 28,895
 Audubon av, Nos 227 to 233 s e cor 177th st, 99.11x100, 6-sty bk tnt 177th st | (Amt due, \$118,224.73; taxes, &c, \$668.)
 Peter S Pigney. 129,000
 JAMES L. WELLS.
 *Courtlandt av, No 796 s e cor 158th st, 24x91.11, 4-sty bk tnt & str & 158th st, Nos 356 & 362 | 1-sty bk str. (Amt due, \$16,258.94; taxes, &c, \$1,554.33.) Josephine L Jantzen. 14,500
 SAMUEL GOLDSTICKER.
 Hoe av, No 1163, w s, 247.3 s Home st, 25x100, 5-sty bk tnt & str. (Amt due, \$18,284.86; taxes, &c, \$426.46.) Adj to June 16.
 DANIEL GREENWALD.
 161st st, No 763, n s, 127.1 e Forest av, 28.6x47.6, 3-sty fr tnt & str. | 165th st, No 707 | n s, 158.2 e Trinity av, 16.10 to Jackson av x 71,
 Jackson av, No 1021 | 2-sty bk dwg & str. Withdrawn.
 Total. \$1,201,508
 Corresponding week, 1910. 1,885,888
 Jan. 1st, 1911, to date. 23,352,763
 Corresponding period, 1910. 32,483,352

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.
 May 19, 20, 22, 23, 24 and 25.

Attorney st, No 159, w s, 175 s Houston st, 24.10x100, 5-sty bk tnt & str & 5-sty bk loft bldg in rear. Leah Cohn to Solomon Ginsburg, 2199 8th av, 1/2 part. All title. Mts \$26,000. May 22. May 24, 1911. 2:350—68. A \$20,000—\$28,000. nom
 Broome st, Nos 584 & 586, n s, 80 e Hudson st, 47x84.4, 6-sty bk tnt. Anna Stoff & ano to Geo Kramer, 584 Broome st, & Chas Kramer, 13 Bway. 1/2 part. Mt \$40,000. May 19, 1911. 2:578—83. A \$23,000—\$60,000. O C & 100
 Cherry st, No 39, s s, 61.11 w Roosevelt st, runs s 74 x w 74.8 x n 74.8 to st x e 17 to beg, 4-sty bk tnt & str. Vincenzo Di Pasquale to Luisa Di Pasquale his wife, 39 Cherry st. All liens. May 24, 1911. 1:109—15. A \$6,500—\$11,000. O C & 100
 Cherry st, No 173, s s, abt 50 e Market slip, 25x1/2 blk, 4-sty bk tnt. Danl Cunningham to Right Rev Michl J Lavelle as Vicar General of the Archdiocese of N Y, 460 Mad av. May 18. May 19, 1911. 1:249—76. A \$5,000—\$9,000. nom
 Cherry st, No 383 | s w cor Scammel st, 25x53.5x24.9x55.4, 5-sty
 Scammel st, No 53 | bk tnt & str. Myer Davidoff & ano to Ella Davidoff, 421 E 9th st, & Solomon Davidoff, 383 Cherry st. Mt \$15,000. May 18. May 19, 1911. 1:260—65. A \$9,000—\$18,000. O C & 100

Chrystie st, Nos 227 to 233 on map Nos 227 to 229, w s, 75 s Houston st, 89.9x100, all title to strip lying n of line 234.8 n Stanton st, —x—, 2, 4-sty bk tnts & 3 & 4-sty bk storage. Lydia A Carll et al HEIRS & DEVISEES Geo W Edwards to Minsker Realty Co, 236 Eldridge st. Mt \$20,000. May 10. May 22, 1911. 2:427—30 to 33. A \$72,000—\$94,000. O C & 100
 Cortlandt st, No 44, n s, 60.5 e Greenwich st, 25x125, with all title to any land in rear bet above & s line of Nos 51 & 53 Dey st, 3-sty bk str with 1-sty ext. Harriet B Hoffman widow to Kath M O'Connell, 2362 Crotona av. B & S. Apr 29. May 22, 1911. 1:61—9. A \$118,700—\$120,000. O C & 100
 Elizabeth st, part of No 156 | not taken for Delancey st, s e cor
 Delancey st | Kenmare st, late Delancey st, runs e 9.1 x w — to Elizabeth st, x n 1.6 to beg, gore, vacant. Edwin S Kassing to Eliz C Dessecker, 1097 Gates av, Bklyn. B & S. May 12. May 25, 1911. 2:478—9. A \$200—\$200. nom
 Forsyth st, No 104, e s, abt 115 s Broome st, 25x100, 5-sty bk tnt & str. Harry Harris to Sivad Company, 2460 7th av. All liens. May 22. May 23, 1911. 2:418—34. A \$21,000—\$38,000. nom
 Houston st, No 315, s s, 55.2 w Greenwich st, 21.9x50x21.8x50, 2-sty bk stable. Michl Connor to Margt F & Mary E Connor, 117 Leroy st. May 17. May 22, 1911. 2:599—37. A \$6,000—\$6,500. O C & 100
 Houston st, No 348, n s, 118 w Av C, 22x65.9x22x64.7, 5-sty bk tnt & str.
 60th st E, No 135, n s, 43 w Lex av, 21x100.5, 4-sty & b stn dwg, Fannie Moses to Max Moses, 167 E 62d st. 1/2 part. B & S. Mts \$12,000. May 23, 1911. 2:384—42. A \$14,000—\$20,000; 5:1395—15. A \$32,000—\$35,000. nom

Howard st, Nos 5 & 7 | s e cor Lafayette st, runs s 111.9 x e Lafayette st, Nos 129 to 135 | 51.8 x n 12.11 x e 10.1 x n 100 to Howard st, x w 58.4 to beg, 4-sty stn loft & str bldg & vacant. Selkirk Realty Co to Inverness Realty Co, both at 49 Wall st. B & S. Mt \$85,000. May 24. May 25, 1911. 1:208-10 & 12. A \$81,000-\$99,000. nom

James slip, No 1 | s w cor Cherry st, 24x36.2, 4-sty bk tnt & str. Cherry st, No 75 | Martin Garone to Consumers Brewing Co of N Y (Lim), 1011 Av A. Mt \$12,500 & all liens. May 17. May 19, 1911. 1:110-55. A \$10,000-\$13,500. nom

Lafayette st, Nos 237 & 239 | e s, 95.2 n Spring st, 50.2x100, 2, 3-sty Marion st, old Nos 41 & 43 | bk tnts & str & 2, 4-sty bk tnts in rear. Dominick Abbate to Citizens Investing Co, 226 Lafayette. st. Mt \$50,000. May 23. May 25, 1911. 2:495-2 & 3. A \$40,000-\$43,000. nom

Monroe st, No 169, n s, 162.6 w Montgomery st, 23x100, 6-sty bk tnt & str. Chaie Fine to Annie Seigel, 60 W 119th st. All title. Mt \$34,800 & all liens. May 15. May 19, 1911. 1:269-10. A \$15,000-\$35,000. O C & 100

Montgomery st, No 71 | n e cor Cherry st, —x—. Cherry st, No 354 |

Montgomery st, No 69, e s, abt 150 s Monroe st, 20x61, 6-sty bk tnt & str. State Bank to Fraconia Realty Co, 1400 5th av. Mt \$40,000. May 19. May 23, 1911. 1:259-59. A \$30,000-\$60,000. 100

Monroe st, Nos 22 & 24 | s s, 301.9 e Catharine st, 49.5x104 to Hamilton st, Nos 27 & 29 | Hamilton st x50x108.6, 2, 5-sty bk tnts & str. Abr Schwartz to Hannah Schwartz, 328 E 79th st. Mts \$48,000. May 19. May 23, 1911. 1:253-77. A \$32,000-\$70,000. O C & 100

Madison st, No 181, n s, 289.11 e Pike st, 24.6x100, 5-sty bk tnt. Annie Goodman to Saml Snow, 49 E 123d st & Isaac Sickle, 200 W 112th st. Mts \$31,500. May 24. May 25, 1911. 1:273-12. A \$18,000-\$34,000. O C & 100

Rivington st, No 230, n s, 49.8 w Willett st, 24.10x100, 5-sty bk tnt & str. Clinton st, No 101, w s, 100.4 n Delancey st, 25.4x100, 5-sty bk tnt & str. Isidore Freiman to Rebecca Freiman widow of Henry Freiman, 71 W 118th st. Q C. All liens. May 22. May 24, 1911. 2:339-34. A \$21,000-\$39,000; 348-29. A \$28,000-\$43,000. O C & 100

Sheriff st, Nos 66 & 68, e s, 60 s Rivington st, 40x75, 5-sty bk hall. Paul Junger to Annie Junger both at 1522 Charlotte st. All liens. May 23. May 25, 1911. 2:333-10. A \$24,000-\$45,000. O C & 100

3d st W, No 134, s s, 100 e 6th av, runs e 25.3 x s 80 x w 23.5 x n 30 & 50 to beginning, 2-sty bk tnt. Mt \$8,000. Minetta lane, No 22, n e s, abt 100 e 6th av, 21.5x70x22.7x70, 2-sty bk tnt. Mt \$5,000. FORECLOS, May 12, 1911. Edw J McGean referee to August Ruff, 52 W 120th st, & Moses Hochster, 60 W 120th st. Sub to encroachments. May 12, 1911. 2:543-12. A \$12,000-\$12,500 & 30. A \$5,000-\$5,000. Corrects error in last issue when 2d parcel was Minetta st, No 22. 500

4th st E, No 98, s w s, abt 210 e 2d av, 25x96.2, 5-sty bk tnt & str. Isidore Freiman to Rebecca Freiman widow of Henry Freiman, 71 W 118th st. Q C. All liens. May 22. May 24, 1911. 2:445-15. A \$18,500-\$36,000. O C & 100

9th st E, No 743, n s, 143 w Av D, 25x92.3, 4-sty bk loft bldg & 1-sty fr stable in rear. Jno C Bonn to Sidney H Aarons, 107 W 126th st. May 18. May 19, 1911. 2:379-43. A \$15,000-\$18,000. 100

Same property. Sidney H Aarons to Jno C Bonn & Mary his wife, 200 Weirfield st, Bklyn. May 18. May 19, 1911. 2:379. 100

12th st W, No 273 |

12th st W, Nos 269 & 271. Boundary line agreement. Isabel Scott, 273 W 12th st, with Chas Rubinger, 1990 7th av. Apr 28. May 19, 1911. 2:615. nom

13th st E, No 635, n s, 256.6 w Av C, 27x103.3, 5-sty bk tnt & str. Abra Schwartz to Hannah Schwartz, 328 E 79th st. Mt \$23,000. May 19. May 23, 1911. 2:396-45. A \$14,000-\$29,000. O C & 100

13th st E, No 406, s s, 80 e 1st av, 19.10x53.7 to c l Stuyvesant st, closed x23.9x66.8, 2 & 3-sty bk tnt & str. Release mt. Annie M Raymond, widow, to Jno A Foley, 101 W 135th st & Chas V T Foley, 157 W 123d st, INDIVID & EXRS Arthur M Foley, decd & Lucille de L Foley, 157 W 123d st. Q C. May 17. May 23, 1911. 2:440-12. A \$6,000-\$7,000. nom

Same property. Chas V T Foley & ano EXRS, &c, Arthur M Foley to Lucille de L Foley, 157 W 123d st. Mt \$1,575. May 17. May 23, 1911. 2:440. nom

Same property. Chas V T Foley et al to Geo W Acritelli, 367 87th st, Bklyn. B & S. All liens. May 17. May 23, 1911. 2:440. nom

Same property. Annie M Raymond, widow to same. Q C. May 17. May 23, 1911. 2:440. nom

13th st E, No 404. Surrender of assignment of rents Antonio Caruso to Santa Acritelli, 367 87th st, Bklyn. All title. May 15. May 23, 1911. 2:440. nom

13th st E, No 438, s s, 172.9 w Av A, 24.3x103.3, 5-sty bk tnt & str. Osias Karp et al to Isidor Leibowitz, 70 Rivington st. Mt \$25,000. May 16. May 24, 1911. 2:440-27. A \$17,000-\$30,000. nom

17th st E, No 620, s s, 313 e Av B, 25x92, 5-sty bk tnt & str. Philip Boyer & Eva his wife to Eva Boyer, 448 W 20th st. Mar 14. May 22, 1911. 3:984-45. A \$7,500-\$14,000. 100

19th st E, Nos 132 & 132 1/2 on map No 132, s s, 217.2 w 3d av, runs s 92 x w 0.6 x s 12.8 x w 29.6 x n 104.8 to st, x e 30 to beg, 7-sty bk tnt. Jos B Thomas to Samoth Realty Co, 60 Wall st. All liens. Apr 28. May 22, 1911. 3:874-54. \$-\$. nom

19th st W, No 306, s s, 104 w 8th av, 22x70, 3-sty bk dwg. Martha Meyer to Margt Delaney, 513 W 29th st. Mt \$14,000. May 23, 1911. 3:742-43. A \$9,000-\$12,000. O C & 100

25th st W, Nos 220 & 222, s s, 202.3 w 7th av, 31x98.9, 2, 4-sty bk dwgs. Wm J Karnes to Geo B Everitt, 325 E 239th st. All liens. Apr 24. May 23, 1911. 3:774-52 & 53. A \$17,000-\$22,000. nom

25th st W, Nos 210 & 212, s s, 124.9 w 7th av, 31x98.9, 2, 4-sty bk tnts. Seymour Realty Co to Franmor Realty Co, 207 W 24th st. All liens. Dec 28, 1910. May 23, 1911. 3:774-47 & 48. A \$17,000-\$22,000. O C & 100

25th st W, Nos 214 to 224, s s, 155.9 w 7th av, 94.3x98.9, 4, 4-sty bk dwgs & 1, 5-sty stn tnt. Geo B Everitt to Franmor Realty Co, 207 W 24th st. All liens. May 10. May 23, 1911. 3:774-49 to 54. A \$52,500-\$89,500. nom

26th st W, No 142, s s, 475 w 6th av, 25x98.9, 4-sty bk tnt & str & 4-sty bk tnt in rear. Thos F Kaughran to A & S Const Co, 1133 Bway. Mt \$14,000. May 19. May 22, 1911. 3:801-65. A \$22,500-\$26,500. O C & 100

26th st W, No 208, s s, 123.4 w 7th av, 23.4x98.9, 4-sty bk tnt & str. Jacob Janson to Wm G Janson, 409 W 28th st. 1/2 part. May 20. May 22, 1911. 3:775-46. A \$12,500-\$15,000. O C & 100

27th st W, Nos 135 & 137, n s, 425 w 6th av, 50x98.9, 2 5-sty bk tnts & str. Louis Levy to Lowell Constn Co, 189 Montague st, Bklyn. Mt \$97,400. May 19. May 20, 1911. 3:803-16 & 17. A \$48,000-\$84,000. nom

28th st W, No 409, n s, 125 w 9th av, 18.9x98.9, 3-sty bk tnt. Jacob Janson to Wm G Janson, 409 W 28th st. May 20. May 22, 1911. 3:726-30. A \$7,500-\$10,000. O C & 100

29th st W, No 513, n s, 175 w 10th av, 25x98.9, 4-sty bk tnt & 3-sty bk tnt in rear. Margt Delaney to Martha Meyer, 70 Herkimer st, Bklyn. May 23, 1911. 3:701-30. A \$8,000-\$14,500. O C & 100

30th st E, No 233, n s, 250 w 2d av, 20x98.9, 3-sty & b bk dwg. Laurence Collins to Kathryn A & Mary E Bennett. B & S & C a G. Mt \$5,000. Dec 24, 1903. May 25, 1911. 3:911-20. A \$8,500-\$12,500. nom

32d st E, No 126, s s, 100 w Lex av, 24.8x98.9, 2-sty bk stable. Mitchell A C Levy to Chas F Roe, at Highland Falls, Orange Co, N Y. All liens. May 23. May 24, 1911. 3:887-84. A \$28,750-\$31,000. nom

33d st W, No 410, s s, 150 w 9th av, 25x98.9, 4-sty bk tnt. Chas Garneau & ano TRUSTEES Joachim De Comps to John I Downey, 43 E 57th st. May 23. May 24, 1911. 3:730-56. A \$9,000-\$12,000. 23,500

38th st W, Nos 234 & 236, s s, 292.10 w 7th av, 35.8x98.9, 3-sty bk dwg & 4-sty bk tnt. Geo W Tubbs to L Napoleon Levy, 18 W 72d st. All liens. May 16. May 22, 1911. 3:787-61 & 62. A \$31,000-\$41,000. nom

43d st W, No 246, s s, 340 e 8th av, 20x100.5, 4-sty bk tnt & str. Maria S Simpson to Chas O Stanley, 181 E 111th st. Mt \$20,000 & all liens. May 22, 1911. 4:1014-50 1/2. A \$26,000-\$27,000. O C & 100

43d st W, No 244, s s, 360 e 8th av, 20x100.4, 4-sty stn tnt & str. Jno M King to Chas O Stanley, 181 E 111th st. Mt \$10,000. May 18. May 22, 1911. 4:1014-50. A \$27,000-\$29,000. O C & 100

43d st W, No 242, s s, 380 e 8th av, 20x100.4, 5-sty stn tnt. Sarah T Adams to Chas O Stanley, 181 E 111th st. All liens. May 22, 1911. 4:1014-49. A \$28,000-\$33,000. 100

43d st W, No 246, s s, 340 e 8th av, 20x100.5, 4-sty stn tnt & str. 43d st W, No 244, s s, 360 e 8th av, 20x100.4, 4-sty stn tnt & str. 43d st W, No 242, s s, 380 e 8th av, 20x100.4, 5-sty stn tnt. Chas O Stanley to Forty-Third Street Associates, 135 Broadway. May 22, 1911. 4:1014-49 to 50 1/2. A \$81,000-\$89,000. 100

45th st W, No 349, n s, 200 e 9th av, 25x100.5, 5-sty bk tnt. Thos Grant to Katharine Mutterer, 201 E 28th st. May 15. May 22, 1911. 4:1036-9. A \$15,000-\$28,000. O C & 100

46th st W, No 107, n s, 100 w 6th av, runs n 100.5 x w 22 x s 32.11 x s w 3 x s 67.4 to st, x e 25 to beg, 4-sty stn tnt & str with 1-sty ext. Jacob Selig to Kramer Contr Co, 35 Nassau st. Mt \$26,000. Apr 15. May 22, 1911. 4:999-28. A \$27,000-\$31,000. O C & 100

Same property. Kramer Contr Co to Leo Rosenberg, 175 W 72d st. Mts \$40,000. May 19. May 22, 1911. 4:999. O C & 100

47th st W, Nos 2 to 14, s s, 100 w 5th av, 150x—. Agreement releasing restrictions. Fredk Ayer, at Beverly, Mass, with Elsie S Chalmers, S W 47th st; Eliz V S Hyde, at Morristown, N J, & N Y Trust Co, 26 Broad st, as TRUSTEE under deed of trust made by Ethel J Norwood. Apr 21. May 20, 1911. 5:1262. nom

50th st E, No 412, s s, 120 e 1st av, 20x90, 4-sty & b stn dwg. Benj Florsheim et al to Sarah Florsheim, 412 E 50th st. All liens. May 17. May 19, 1911. 5:1361-44. A \$6,000-\$9,500. O C & 100

54th st W, No 432, s s, 383.4 e 10th av, 16.8x53.6x16.8x52.3, 1-sty fr str. Ann Muldoon to C N Shurman Investing Co, 43 Exchange pl. Mt \$6,500. May 16. May 23, 1911. 4:1063-49. A \$5,000-\$5,000. nom

55th st W, No 446, s s, 225 e 10th av, 25x100.5, 5-sty stn tnt. Cornelius J Crowley to Jno P Crowley, 446 W 55th st. May 16. May 19, 1911. 4:1064-55. A \$10,000-\$17,500. 100

55th st W, No 450, s s, 175 e 10th av, 25x100, 5-sty stn tnt. Cornelius J Crowley to Dennis Crowley, 446 W 55th st. May 16. May 19, 1911. 4:1064-57. A \$9,500-\$17,000. 100

55th st W, Nos 508 to 516, s s, 175 w 10th av, 100x100.5, 5, 4-sty bk tnts & str. 4:1083-40 to 43. A \$35,000-\$42,500. 100

50th st W, No 352, s s, 225 e 9th av, 25x100.5, 4-sty bk tnt & str. 4:1040-55. A \$14,000-\$15,000.

Hudson st, No 599, w s, abt 20 n Bethune st, 28.8x78.6x-x76, 3-sty bk tnt & str. 2:624-20. A \$16,000-\$18,500. Danl Levy & Saml C Corse EXRS Saml Corse to Chas S Fischer, 144 E 38th st & Geo E Fischer, 146 Sterling pl, Bklyn. All title. Dec 24, 1910. May 25, 1911. 150

56th st W, Nos 132 & 134, s s, 450 w 6th av, runs s 100.5 x w 125 x n 24.8 x e 75.3 x n 69.8 to st, x e 50 to beg, 4 & 5-sty bk stable. Barney Estate Co to Margt Manning, 137 W 56th st. Mts \$66,000. May 25, 1911. 4:1008-51. A \$75,000-\$95,000. O C & 100

58th st E, No 46, s s, 150 e Mad av, 25x100.5, 4-sty & b stn dwg with 3-sty ext. Rose Hyman to Henry P Goldschmidt, 20 E 61st st. Mts \$52,000. May 22, 1911. 5:1293-46. A \$50,000-\$62,000. O C & 100

58th st W, No 530, s s, 375 w 10th av, 25x100.5, 5-sty brk tnt & str. Leon H Kramer to Max Sussman, 340 W 39th st. 1/2 part. Mts \$16,000. May 23. May 24, 1911. 4:1086-48. A \$9,000-\$17,000. O C & 100

61st st W, No 204, s s, 80 w Ams av, 20x100.5, 5-sty stn tnt & str. Leon H Kramer to Max Sussman, 340 W 39th st. 1/2 part. Mts \$14,000. May 23. May 24, 1911. 4:1152-36 1/2. A \$5,000-\$15,000. O C & 100

61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty bk tnt & str. Jno F Fox to Wm J Suhr, 583 Lincoln pl, Bklyn. Mts \$14,500 & all liens. Feb 10, 1910. May 20, 1911. 4:1153-6. A \$6,000-\$16,000. nom

62d st W, Nos 229 & 231, n s, 425 w Ams av, 50x100.5, 2, 5-sty bk tnts. Henry Saltzman to Dora Glantzman, 44 Pike st. Correction deed. All liens. Apr 28. May 22, 1911. 4:1154-14 & 15. A \$12,000-\$34,000. nom

62d st W, No 229, n s, 425 w Ams av, 25x100.5, 5-sty bk tnt. Dora Glantzman widow to Pauline Breterman, 717 Jackson av. Mts \$15,850. May 1. May 22, 1911. 4:1154-15. A \$6,000-\$17,000. 100

62d st W, No 231, n s, 450 w Ams av, 25x100.5, 5-sty bk tnt. Dora Glantzman widow to Pauline Breterman, 717 Jackson av. Mts \$17,500. May 1. May 22, 1911. 4:1154-14. A \$6,000-\$17,000. 100

- 62d st W, Nos 229 & 231. Release asst of rents. Aronson Mercantile Co to Dora Glantzman, 44 Pike st. May 22, 1911. 4:1154. nom
- 69th st W, No 19, n s, 240 w Central Park W, 20x100.5, 4-sty & b stn dwg. Sterling Realty Co to Alfred C Bachman, 265 W 121st st. May 25, 1911. 4:1122-22. A \$18,000-\$41,000. O C & 100
- Same property. Alfred C Bachman to Sterling Realty Co, 203 Bway. Mt \$30,000. May 25, 1911. 4:1122. O C & 100
- 71st st W, No 318, s s, 189 w West End av, 18x100.5, 3-sty & b stn dwg. Maida C Van Buren to Nina P Lowenstein at Elberon, N J. Mt \$16,000. May 23, 1911. 4:1182-40½. A \$9,000-\$22,000. 100
- 71st st W, No 237, n s, 397 e West End av, 18x102.2, 3-sty & b stn dwg. Edmund Harshaw et al EXRS Lizzie Kidd to Alfred C Bachman, 265 W 121st st. May 10, 1911. 4:1163-17. A \$12,000-\$20,000. 27,000
- Same property. Alfred C Bachman to A L Mordecai & Son, 135 Bway. Mt \$21,000. May 25, 1911. 4:1163. 100
- 72d st W, No 133, n s, 322 w Col av, 22x102.2, 4-sty & b bk dwg with 2-sty extension. Fredk A Elliott to Cluny Realty Corp, 149 Bway. Mts \$60,000. May 22, 1911. 4:1144-19. A \$33,000-\$49,000. O C & 100
- 72d st E, No 63, n s, 20 w Park av, 20x102.2, 4-sty stn dwg with 2-sty ext. Jno Wagner to Alister Greene, 65 E 72d st. All liens. May 23, 1911. 5:1387-36. A \$55,000-\$67,000. O C & 100
- 75th st E, Nos 237 & 239, n s, 125 w 2d av, 53.4x101.7, with all title to 7 inches adj on rear, 2, 4-sty stn tnts & str. Giovanni Giordano et al to Vincenzo Pernicario, 1584 2d av. 3-8 parts. All title. All liens. May 22, 1911. 5:1430-18 & 19. A \$23,000-\$38,000. 705.36
- 76th st E, No 303, n s, 89 e 2d av, runs e 27 x n 90.10 & 17.6 x w 27.2 x s 108.4 to beg, 5-sty bk tnt. Saml Bauer & Sarah his wife to Saml Bauer & Sarah his wife as tenants by entirety, 127 E 121st st. All liens. May 2, 1911. 5:1451-5. A \$10,500-\$25,000. O C & 100
- 76th st E, No 185, n s, 201.1 w 3d av, 23.11x102.2, 5-sty bk school & 1-sty bk bldg in rear. Fathers of the Blessed Sacrament, Inc in 1902 to Fathers of the Blessed Sacrament, Inc in 1911, 185 E 76th st. Mt \$20,000. May 19, 1911. 5:1411-28. A \$13,500-\$18,000. nom
- 76th st E, Nos 184 to 190, s s, 150 w 3d av, 100x102.2, 4, 5-sty stn tnts & str. Fathers of the Blessed Sacrament, Inc, 1902 to Fathers of the Blessed Sacrament, Inc, 1911. Mt \$90,000. May 19, 1911. 5:1410-43 to 46. A \$60,000-\$101,000. nom
- 78th st E, No 160, s s, 268.9 w 3d av, 18.9x102.2, 3-sty stn dwg. Alida Lange to Wm G McKnight, 722 Park av. May 18, 1911. 5:1412-48. A \$10,000-\$13,500. nom
- 79th st E, No 328, s s, 287.6 w 1st av, 18.9x102.2, 4-sty stn tnt. Abr Schwartz to Hannah Schwartz, 328 E 79th st. Mt \$12,000. May 19, 1911. 5:1453-38½. A \$7,000-\$13,000. O C & 100
- 80th st E, No 44, s s, 49 e Mad av, 33x66.2, 4-sty bk dwg. Louis P Bach et al to Lewis C Ledyard, 27 E 72d st. May 9, 1911. 5:1491-50. A \$38,000-\$60,000. nom
- 80th st E, Nos 116 & 118, s s, 147.6 e Park av, 36.6x102.2, 2 3-sty stn dwgs. Bessie Riley to Jas R Roosevelt at Hyde Park, N Y. Mt \$16,000. May 13, 1911. 5:1508-65½ & 66. A \$23,000-\$33,000. O C & 100
- 80th st E, No 127, n s, 90 w Lex av, 20x100, 3-sty bk dwg. Alfred Wagner to Sophie Wagner his wife, 127 E 80th st. All liens. May 10, 1911. 5:1509-12½. A \$13,000-\$20,000. nom
- 82d st W, No 70, s s, 132 e Columbus av, 18x102.2, 4-sty & b stn dwg. Emily Sondheim to Sara P Harris, 243 W 98th st. ½ part. Mt \$20,000 & all liens. May 18, 1911. 4:1195-59. A \$12,500-\$22,500. O C & 100
- 82d st W, No 29, n s, 387.6 e Col av, 22.6x ½ blk, 4-sty & b stn dwg. Sarah E Parsons et al to Henry Parsons of Kennebunk, Maine, & Wm U Parsons of Ardsley-on-Hudson, N Y. as joint tenants. Mar 7, 1908. May 24, 1911. 4:1196-16. A \$15,500-\$27,000. nom
- 84th st W, No 332, s s, 319.11 w West End av, 20.1x102.2, 3-sty & b stn dwg. Belle Starrett formerly wife of Theo Starrett to Theo Starrett, 111 West 43d st. Q C. Feb 15, 1911. 4:1245-92. A \$12,000-\$20,000. nom
- Same property. Theo Starrett & Elsie A his wife to Peter Gilsey, 332 W 84th st. Mt \$17,000. May 15, 1911. 4:1245. O C & 100
- 85th st W, No 325, n s, 225 w West End av, 25x102.2, 2-sty bk dwg. Richard F Carman to Wm R Hearst, 137 Riverside Drive. Apr 19, 1911. May 22, 1911. 4:1247-23. A \$16,000-\$21,000. O C & 100
- 89th st E, Nos 408 & 410, s s, 106 e 1st av, 40x100.8, 6-sty bk tnt. Llewellyn Realty Co to Allen W Rose, 64 21st av, Paterson, N J. Mt \$32,000. May 19, 1911. 5:1568-43. A \$13,500-\$45,500. nom
- Same property. Allen W Rose to Llewellyn Realty Co, 35 Nassau st. Mts \$36,000 & all liens. May 19, 1911. 5:1568. nom
- 98th st E, No 152, s s, 175 w 3d av, 25x100.11, 4-sty stn tnt. Lena wife Israel Kanowitz to Israel Sachs, 2 E 107th st. Mt \$12,000 & all liens. May 18, 1911. 6:1625-44. A \$8,000-\$16,000. 100
- 98th st E, Nos 142 to 146, s s, 95 e Lex av, 75x100.11 2, 6-sty bk tnts & str. Jennie Sapiro to Abraham H Sarasohn, 35 W 115th st. B & S. All liens. May 18, 1911. 6:1625-47 & 48. A \$24,000-\$84,000. nom
- 98th st E, No 224, s s, 360 e 3d av, 25x100.11, 5-sty bk tnt & str. Isaac Sickle et al to Annie Goodman, 181 Mad st. Mts \$23,000. May 24, 1911. 6:1647-34. A \$9,000-\$21,000. O C & 100
- 99th st W, No 14, s s, 250 w Central Park West, 25x100.11, 5-sty bk tnt. Bertha Pape & ano HEIRS H Nicholas Wierk to Philip Kraus, 159 E 92d st. Mts \$15,500. May 25, 1911. 7:1834-43. A \$13,000-\$25,000. O C & 100
- 100th st E, Nos 211 & 213, n s, 200 e 3d av, 50x100.8, 5-sty bk loft & str bldg. Release dower. Susan R Barrett to Walter C Gilbert, 108 E 101st st & Wellington R Barrett, 343 E 152d st, EXRS, & c, Jno T Barrett & Estella B Gilbert, 108 E 101st st. Grace E Barrett, 16 W 125th st, Orville R Barrett, 16 W 125th st, & Harlem Storage Warehouse Co, 211 E 100th st. Feb 4, 1910. May 25, 1911. 6:1650-9. A \$18,000-\$37,000. nom
- 100th st E, No 403, n s, 50 e 1st av, 50x63.5, 6-sty bk tnt & str. Gussie Litvin to Moses Pearlman, 1873 Croysey av, Bklyn. Mt \$30,250. May 22, 1911. 6:1694-5. A \$10,000-\$38,000. O C & 100
- 100th st W, Nos 14 & 16, s s, 125 w Central Park West, 40x100, 6-sty bk tnt & str. Moses Cohen to Harriet Cohen, 86 Prospect Park West, Bklyn, N Y. All liens. Mar 21, 1911. 7:1835-38. A \$20,800-\$51,000. O C & 100
- 101st st W, No 141, n s, 400 w Col av, 39.5x101x34.1x100.11, 5-sty bk tnt. Moses Cohen to Harriet Cohen, 86 Prospect Park West, Bklyn, N Y. All liens. May 2, 1911. 7:1856-16. A \$18,000-\$40,000. O C & 100
- 105th st E, No 17, n s, 200 e 5th av, 25x100.11. Max F Lookstein to Annie Berkinson at Mt Freedom, N J. Mt \$—. May 10, 1911. 6:1611-9. A \$13,000-\$25,000. nom
- 107th st W, s s, 225 w Columbus av, 100x100.11, vacant. Thcs T Hopper to Jno H Loos, 256 W 131st st. Mt \$25,000. July 6, 1908. May 20, 1911. 7:1861-42 to 45. A \$44,000-\$44,000. O C & 100
- Same property. Jno H Loos to Isaac A Hopper, 231 W 125th st. B & S. Mt \$25,000. May 12, 1911. 7:1861. nom
- 109th st E, No 74, s s, 119 w Park av, 17x100.11, 4-sty stn tnt. CONTRACT. Lillian Emmerman with Sarah Skrilow, 74 E 109th st. Mts \$10,300. Apr 19, 1911. 6:1614-41½. A \$7,500-\$11,000. 10,900
- Same property. Assign contract. Sarah Skrilow to Hyman Schulman, 161 E 103d st. All title. Apr 25, 1911. 6:1614. nom
- 110th st E, Nos 161 to 171, n s, 100 w 3d av, 150x100.11, six 4-sty bk tnts & str. Benj H Kelley to Louis Biloon, 1234 Boston rd. All liens. May 23, 1911. 6:1638-28 to 32. A \$66,000-\$96,000. nom
- 111th st E, No 84, s s, 114 w Park av, 16x100.11, 3-sty stn dwg. Max F Lookstein to Sarah Lookstein, 11 E 115th st. All liens. Feb 28, 1911. 6:1616-42. A \$7,000-\$8,000. O C & 100
- Same property. Sarah Lookstein to Annie Berkinson at Mt Freedom, N J. All liens. Apr 10, 1911. 6:1616. O C & 100
- 112th st E, Nos 313 & 315, n s, 175 e 2d av, 54x100.11, 6-sty bk tnt & str. Arthur Bauer to Savoy Trust Co, 520 Bway. ½ part. All title. B & S & C a G. Nov 2, 1910. May 22, 1911. 6:1684-8. A \$16,000-\$62,000. nom
- 114th st W, No 53 (63), n s, 695 w 5th av, 25x100.11, 5-sty stn tnt. Mary & Jno T F Brassill to Mary & Jno T F Brassill & Ellen F Allen, all at 53 W 114th st, as joint tenants. All liens. May 23, 1911. 6:1598-9. A \$13,000-\$26,000. O C & 100
- 115th st E, No 313, n s, 175 e 2d av, 25x100.11, 5-sty bk tnt & str. Teresina Feraca to Salvatore Siciliano, 308 E 115th st. Mt \$20,000. May 20, 1911. 6:1687-8. A \$8,000-\$25,000. O C & 100
- 115th st E, No 416, s s, 151.3 e 1st av, 18.9x100.10, 4-sty bk tnt & str. Hettie Weingarten HEIR David Weingarten to Jennie Marcus, 9 W 60th st. B & S. Mt \$6,000. May 22, 1911. 6:1708-42. A \$4,500-\$10,000. nom
- 115th st W, Nos 612 & 614, s s, 225 w Broadway, 50x100.11, 8-sty bk & stn tnt. Abr Heyman to Carab Realty Co, 97 Warren st. Mt \$110,000. May 18, 1911. 7:1896-34. A \$36,000-\$145,000. O C & 100
- 117th st E, No 406, s s, 110.8 e 1st av, 16.8x100.10, 3-sty bk dwg. John La Spina to Concetta Falcone, 406 E 117th st. Mt \$5,000. May 23, 1911. 6:1710-45½. A \$4,500-\$6,000. O C & 100
- 118th st W, No 306, s s, 125 w 8th av, 25x100.11, 5-sty bk tnt. Release mt. Isaac Haft et al to Mitral Realty & Constn Co, 132 Nassau st. May 13, 1911. 7:1944-38. A \$12,000-\$28,000. 2,000
- 122d st W, No 358, s s, 218 w Manhattan av, 16x100.11, 3-sty & b stn dwg. Louisa Reinwarth INDIVID & EXTRX Chas Reinwarth to Clara Reinwarth. Mt \$6,000. May 1, 1909. May 22, 1911. 7:1948-59. A \$7,600-\$12,500. O C & 12,500
- 122d st W, No 354, s s, 186 w Manhattan av, 16x100.11, 3-sty & b stn dwg. Louise J Jelliff to Grace J wife Chas M Foote, 964 Anderson av. B & S. May 20, 1911. 7:1948-58. A \$7,600-\$12,500. nom
- 123d st E, Nos 129 & 131, n s, 290 e Park av, 41.8x100.11, 6-sty bk tnt & str. Osias Karp et al to Zelda Berkowitz, 40 Delancey st. Mt \$53,250 & all liens. May 18, 1911. 6:1772-13. A \$14,500-\$—. O C & 100
- 124th st E, Nos 148 & 150 | s s, 382.4 w 3d av, 37.6x100.11, Lexington av, Nos 2027 & 2029 | 5-sty bk tnt & str. Jacob Spielberg to Rose Spielberg, 101 W 113th st. 1-3 part. All title. All liens. May 19, 1911. 6:1772-52. A \$30,000-\$65,000. gift
- 127th st W, No 144, s s, 259.6 e 7th av, 15.6x99.11, 3-sty & b stn dwg. Henry Withington et al to Frank G Banister, 86 Fisher av, White Plains, N Y. Mt \$7,000. May 22, 1911. 7:1911-53. A \$7,400-\$9,500. O C & 100
- 131st st W, No 208, s s, 125 w 7th av, 16.8x99.11, 3-sty & b stn dwg. Wm H McCormick to Mary E McCormick, both at 208 W 131st st. May 24, 1911. 7:1936-39. A \$7,300-\$11,000. nom
- 132d st W, No 152, s s, 483.8 w Lenox av, 14.8x99.11, 3-sty & b stn dwg. Jas J McCartney to Edw A Spengeman at White Plains, N Y. Mt \$7,000. Apr 13, 1911. 7:1916-53. A \$6,400-\$9,000. 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 Eliz Hafner, 2 W 94th st. All liens. May 10, 1911. 7:1988-131. A \$31,000-\$105,000. nom
- 136th st W, No 122, s s, 240 w Lenox av, 15x99.11, 3-sty & b stn dwg. Louis E Kleban & ano to Cath Daly, Urtcm, Greene Co, N Y. Mt \$8,000. May 16, 1911. 7:1920-43½. A \$6,600-\$10,000. 13,000
- 139th st W, No 259, n s, 99.1 e 8th av, 19x99.11, 4-sty bk dwg. Geo W Orcutt to Jno R Gordon at Portland, Conn. Mt \$11,000. May 19, 1911. 7:2025-5. A \$6,800-\$13,000. O C & 100
- 139th st W, No 27, n s, 525 e Lenox av, 50x99.11, 6-sty bk tnt. Solomon Cohen to Gustav Kaliski, 148 W 129th st. ¼ part. All title. All liens. May 17, 1911. 6:1737-23. A \$19,000-\$59,000. O C & 100
- 145th st W, Nos 135 & 137, n s, 318.9 w Lenox av, 43.9x99.11, 6-sty bk tnt. FORECLOS, May 9, 1911. Adolph L Pincoffs ref to Darrow Realty Co, foot W 47th st. Mts \$54,040. May 23, 1911. 7:2014-18. A \$21,000-\$54,000. 1,000
- 147th st W, Nos 507 & 509, n s, 150 w Ams av, 50x99.11, 6-sty bk tnt. Jacob Bloch to Henry M Bloch, 12 E 97th st, & Louis Bloch, 416 W 122d st. Mt \$51,000. May 15, 1911. 7:2079-25. A \$20,000-\$58,000. O C & 100
- 159th st W, Nos 514 & 516 on map No 514, s s, 183.4 w Ams av, 41.8x99.11, 5-sty bk tnt. Irene M Brobst to Judson Lawson, 362 Riverside Drive. Mt \$45,000. May 22, 1911. 8:2117-28. A \$14,700-\$45,000. O C & 100
- 176th st W, No 501, n s, 100 w Ams av, 42.6x99.11, 5-sty bk tnt. Hedwig Glass to Plainfield Estates, 346 Bway. Mts \$39,000. May 15, 1911. 8:2132-90. A \$9,500-\$36,000. O C & 100

- 185th st W, s s, 150 e Ams av, 50x79.11, vacant. Simon Adler to Seitz Realty Co, 220 E 33d st. C a G & correction deed. May 12. May 25, 1911. 8:2149-40 & 41. A \$5,000-\$5,000. nom
- Same property. Seitz Realty Co to Matthew Smith, 243 E 20th st. Mt \$4,500. May 24. May 25, 1911. 8:2149. O C & 100
- Av A, Nos 1634 & 1636 n e cor 86th st, 40x75, two 4-sty stn tnnts & 86th st, No 501 | str. Herman F Bindseil to Israel Hoffman, 86 Lenox av. Mt \$10,000. May 23. May 24, 1911. 5:1583-1 & 1½. A \$20,000-\$35,000. nom
- Av A | n w cor 103d st, 100.9x300, with any water rights, 1 & 2-103d st | sty bk & fr bldgs of stone works. Clarence P Smith et al HEIRS, &c, Mary Smith, decd, to John R Smith, who was the husband of Mary Smith. Aug 15, 1898. May 24, 1911. 6:1697-13 to 24. A \$72,000-\$78,000. gift
- Amsterdam av, No 649, e s, 109.11 n 91st st, 26.6x100, 5-sty bk tnt & str. Philippe A Choquette to Ethel B Underwood, 128 W 43d st. May 15. May 20, 1911. 4:1222-64. A \$19,000-\$34,000. O C & 100
- Amsterdam av, Nos 1973 & 1975 s e cor 158th st, 49.11x100, 6-sty 158th st, No 498 | bk tnt & str. Middle-Town Realty Co to Wm R Mason, 15 North Bway, White Plains, N Y. Mt \$80,000. May 24. May 25, 1911. 8:2108-part lot 59. A \$-\$. O C & 100
- Broadway, No 187, w s, abt 45 s Dey st. -x-, 4-sty stn office & str bldg. Lena B wife Wm N Collins et al to Edw F Searles at Windham, N H. May 8. May 25, 1911. 1:63-15. A \$308,000-\$325,000. O C & 100
- Broadway, Nos 3089 to 3097, w s, 90.11 n 122d st, 130.11x100, 6-sty bk tnt. Times Realty & Constn Co to Edgar A Landauer, 133 W 120th st. All liens. May 16. May 19, 1911. 7:1993-5. A \$116,000-\$240,000. 100
- Broadway, No 57 | n w cor Exchange alley, 28.6x203.7 to e s New Church st, No 95 or | New Church st or Trinity pl, x28.5x Trinity pl, No 33 | 202.4, 5-sty stn office & str bldg. Wm A Pinkerton of Chicago, Ill to Wm M Barrett, 272 W 85th st, as Pres of The Adams Express Co, 59 Bway. ½ part. All liens. May 12. May 23, 1911. 1:21-1. A \$400,000-\$460,000. O C & 100
- Same property. Anna E Pinkerton of Bklyn as TRUSTEE Robt A Pinkerton to same. ½ part. All liens. May 12. May 23, 1911. 1:21. 500,000
- Central Park West | s w cor 97th st, 100.11x200, vacant. First 97th st | Church of Christ Scientist of N Y C to Willbrook Realty Co, 505 5th av. Mt \$250,000 & all liens. May 19, 1911. 7:1832-33 to 40. A \$182,000-\$182,000. 262,812.50
- Lenox av, Nos 145 to 149, w s, 25.2 n 117th st, runs w 75 x n 70.2 x n e 18 x e 57.10 to av x s 75.2 to beg, three 5-sty bk tnnts & str. Israel Hoffman to Herman F Bindseil, 2158 Aqueduct av. Mts \$100,000. May 23. May 24, 1911. 7:1902-30 to 32. A \$54,000-\$87,000. O C & 100
- Lenox av n w cor 145th st, 79.10x100, vacant. Wm L Katz to 145th st | Wm T McAvoy, 440 W 164th st. ½ part. All title. All liens. May 22. May 23, 1911. 7:2014-29. A \$58,000-\$58,000. O C & 100
- Madison av, No 1519, e s, 84.3 s 104th st, 16.8x70, 3-sty bk dwg. Ellis Bonime & Reba his wife to Ida R Bonime, 783 Beck st. Mts \$11,500. Mar 11. May 23, 1911. 6:1609-55. A \$8,500-\$10,500. O C & 100
- Madison av, No 640 | n w cor 59th st, 100.5x95, 9-sty bk tnt & str. 59th st, Nos 21 & 23 | Saml V Hoffman et al EXRS, &c, Eugene A Hoffman to Regent Realty Co, 17 W 42d st. May 12. May 22, 1911. 5:1374-14. A \$415,000-\$575,000. 553,000
- Madison av, w s, 100 n 59th st, strip 0.5x95. Chas F Hoffman, Jr et al EXRS, Chas F Hoffman to Saml V Hoffman at Morris-town, N J. Farmers Loan & Trust Co, 22 Wm st & Wm H Harris, 140 W 57th st, EXRS, &c, Eugene A Hoffman. Q C. May 16. May 22, 1911. 5:1374. 25
- Pleasant av, Nos 315 & 317 | s w cor 117th st, 35.8x94, 6-sty bk tnt 117th st, No 452 | & str. Moses Cohen to Harriet Cohen, No 86 Prospect Park West, Bklyn, N Y. All liens. Apr 15. May 22, 1911. 6:1710-27. A \$13,500-\$45,000. O C & 100
- Park av, Nos 1540 to 1544 | n w cor 111th st, 100.11x33, 6-sty bk 111th st, Nos 95 & 97 | tnt & str. Michaelis H Ziegel et al to Saml Friedman, 67 E 93d st & Nathan Brody, 412 W 148th st. All liens. May 12. May 23, 1911. 6:1617-35. A \$21,500-\$50,000. nom
- Seaman av, s e s, 106.8 s w Isham st, runs s 153.1 x w 75 x n | 126.6 to av x n e 79.5 to beg. Seaman av, s s, 100.5 n e on curve from Emerson st, 76.10x126.6 x75x109.1, vacant. Henrietta F Meyers to Walter Moffat. B & S C a G. July 15, 1908. May 19, 1911. 8:2242-5 & 8. A \$18,200-\$18,200. nom
- Same property. Walter Moffat to Jno G H Meyers & Henrietta F his wife. B & S C a G. July 15, 1908. May 19, 1911. 8:2242. nom
- Wadsworth av | n e cor 178th st, 75x100, vacant. Patk Reddy to 178th st | Wm J Casey, 308 W 107th st. Mt \$25,000. May 25, 1911. 8:2162-1 to 3. A \$33,000-\$33,000. O C & 100
- 1st av, No 2294 | s e cor 118th st, 18.11x75, 4-sty bk tnt & str. 118th st | Genevieve Schwarz to Anna Westerkamp, 250 W 128th st. All liens. May 2. May 22, 1911. 6:1711-46. A \$9,000-\$15,000. 100
- 2d av, No 1656, 22x78 on 86th st. Consent to stairway at 2d av & 86th st from elevated station. Peter Doelger, 339 W 100th st, owner of fee, to Public Service Commission. May 18. May 19, 1911. 5:1548.
- Same property. Similar consent. Patk H Comerford, 300 E 86th st, lessee, to same. May 17, May 19, 1911. 5:1548.
- 2d av, No 2497, w s, 24.11 s 128th st, 25x75, 5-sty bk tnt & str. FORECLOS, Mar 30, 1911. Jeremiah T Mahoney, ref to Mary L Woodward, EXR Silvanus S Townsend, at Nyack, N Y. May 18, May 19, 1911. 6:1792-27. A \$8,000-\$16,000. 9,700
- 3d av, No 1760, w s, 100.11 s 98th st, 25.3x100, 5-sty bk tnt & str. Anna Jackson et al to Maynard M Miller, 73 W 116th st. Mts 23,500 & all liens. May 12. May 19, 1911. 6:1625-36. A \$14,000-\$24,000. 100
- 3d av, No 255, s e s, 64 s w 21st st, 18x75, 3-sty bk tnt & str. Jno Shipsey & ano EXRS, &c, Jno J Mathews to Chas E Colthup, 255 3d av. May 23, 1911. 3:901-61. A \$12,500-\$15,000. 14 500
- 5th av, No 2139, e s, 33.11 s 131st st, 16.6x75, 3-sty & b stn dwg. Morris Meyers to Nicolo Lagiusa, 2087 2d av. Mt \$9,000. May 23. May 25, 1911. 6:1755-70½. A \$9,000-\$11,500. O C & 100
- 7th av, No 2315, e s, 129.11 n 135th st, 20x75, 3-sty & b stn dwg. Chas S Albert to Abraham Levinsky & Ida S his wife, 326 10th av, as tenants by entirety. Mt \$12,000. May 22, 1911. 7:1920-62. A \$10,400-\$14,000. O C & 100
- 8th av, No 286, e s, 74 n 24th st, 24.8x100, 4-sty bk tnt & str & 3-sty bk tnt in rear. Oberlin M Carter et al to Frank W Hubby, Jr, 31 Nassau st as RECEIVER appointed in equity cause of the U S of A, vs Oberlin M, Lorenzo D, & I Stanton Carter et al. All title. Q C. Feb 13, 1905. May 25, 1911. 3:774-4. A \$22,000-\$32,000. nom

MISCELLANEOUS.

- Exemplified copy last will of Saml M Oliver late of Rahway, N J. June 8, 1897. May 25, 1911.
- Exemplified copy last will of Chas R Oliver late of Rahway, N J. May 24, 1905. May 25, 1911.
- Power of atty. Margt J Becker at Stamford, N Y to Saml Crook. May 25, 1911.
- Power of atty. Henry Acker & Katharina his wife to Herman A Acker, 901 Prospect av. Apr 14. May 25, 1911.
- Power of attorney. Frances Marks to Maurice Marks. Apr 12. May 24, 1911.
- Power of attorney. Harriet Hayden to Henry W. Hayden. Nov 5, 1906. May 19, 1911.

BOROUGH OF THE BRONX.

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

- *Birch st, w s, 200 s Chester av, 25x100, Westchester. Melrose Realty Co to Pasquale D'Agente, 104 Greenpoint av, Bklyn. Mt \$325. June 20, 1910. May 25, 1911. O C & 100
- Coster st, Nos 652 to 656, e s, 200 s Spofford av, 60x100. Coster st, Nos 634 to 648, e s, 280 s Spofford av, 160x100, 11 2-sty bk dwgs. Feiser Realty & Constn Co to Hunts Point Estates, 165 Bway. Mts \$79,350. May 25, 1911. 10:2764 & 2769. nom
- Coster st, No 632, e s, 440 s Spofford av, 20x100, 2-sty bk dwg. Raffael Luongo to Max Hirsch, 210 W 140th st. Mt \$6,350. Oct 10, 1910. May 19, 1911. 10:2769. O C & 100
- Same property. Max Hirsch to Hunts Point Estates, 165 Bway. All liens. Mar 17. May 19, 1911. 10:2769. nom
- *Carroll (Prospect) st, n s, lot 10 map Wm Scofield at City Island, 50x110, with strip in front 50x16½ as a road. Bernard Collins to Wood-Collins Realty Co, 73 Carroll st, City Island. May 19, May 20, 1911. O C & 100
- *Forest st, w s, 425 n Walker av, 30x101x-x100. Marie Fritzsche to Harlem River & Portchester R R Co at Grand Central Terminal. Q C. May 22, 1911. 3,180.72
- Faille st, No 900, e s, 300 n Seneca av, 25x100, 2-sty fr dwg. Fredk McCarthy to Chas P Kelly, 900 Faille st. Mt \$4,500. May 25, 1911. 10:2761. O C & 100
- Freeman st, No 807, n s, 138.8 e Union av, 20x86.10, 2-sty & b fr dwg. Simon Sicher to Emilie Sicher, 241 E 57th st. All liens. Apr 1. May 25, 1911. 11:2968. 1,000
- *Guion pl, n s, 125 e St Lawrence av, 25x80. Salvatore Zimbardi to Raffaella Zimbardi, 2 Guion pl. Mt \$2,500 & all liens. July 16, 1909. May 19, 1911. nom
- Hewitt pl, No 822, e s, 136.7 n Longwood av, 40x100, 5-sty bk tnt. Lansford F Chapman to Stillman F Sperry, 53 Brooklyn av, Bklyn, N Y. All liens. May 17. May 19, 1911. 10:2696. nom
- Herkimer pl, lot 161 blk 3363. Permit to lay gas mains, etc. Henry Mahnken to Westchester Lighting Co, at 1st av & 1st st. Mt Vernon, N Y. May 15. May 24, 1911. 12:3363. nom
- Same property. Similar permit. Peter W Kelly to same. May 16. May 24, 1911. 12:3363. nom
- Jennings st, No 765, n s, 373 e Union av, 40x163.4x42.6x148.10, 5-sty bk tnt. Frances Schonfarber to J Frederick Boss, 14 W 95th st. Mt \$27,000. May 22. May 23, 1911. 11:2962. O C & 100
- Jennings st, No 759 (1005), n s, 293 e Union av, 40x134.5x42.6x 119.11, 5-sty bk tnt. Frances Schonfarber to Philip Krauss, 159 E 92d st. Mts \$38,300. May 22. May 23, 1911. 11:2962. O C & 100
- Jennings st, No 843, on map No 851, n s, 143.9 w Wilkins pl, 37.6x 100.1x32.7x100, 5-sty bk tnt. Isaac G Fischer to N Mayer, Inc, a corpn, 1476 3d av. Mts \$28,000. May 17. May 22, 1911. 11:2965. O C & 100
- Kelly st, Nos 1060 & 1062, e s, 233.10 s 167th st, 60x100, 5-sty bk tnt. Ida Gordon to Kelly Street Impt Co, 2120 Valentine. av. Mt \$9,350. May 15. May 19, 1911. 10:2716. O C & 100
- *Lafayette st, e s, 225 s St Raymond av, 50x67x46.5x65.3, except part for Castle Hill av. Emily Montgomery to Wellman Finance & Realty Co, 121 Westchester Sq. May 22. May 23, 1911. O C & 100
- Lorillard pl, No 2398 | s e cor 187th st, 24.3x100x22.4x100, 5-sty bk 187th st | tnt. Jos Faiella to Guiseppina Santangelo, 53 Oak st, & Marietta wife Andros Mauro, 420 Greenwich st. Mt \$26,500. Deed given as security for performance of covenants in lease of No 566 E 187th st.) May 8, May 19, 1911. 11:3054. nom
- Loring pl, No 2384, e s, 307.11 n 183d st, 44x110, 2-sty fr dwg. L & H Holding Co to Jno J Powers, 164 W 83d st. May 16. May 22, 1911. 11:3225. nom
- Manida st, No 861, s w s, 158.1, s e Garrison av, 25x100, 2-sty bk dwg. Josephine K McOwen to Dorothy Reutler at Linden, N J. Jan 26. May 24, 1911. 10:2740. nom
- *Orchard st, n s, adj land Chas E Leviness, runs n 100 x e 50 to land David Scofield x s 100 to st x w 50 to beg, City Island. Jacob Ulmer to Alberto Ulmer, 93 Orchard st, City Island. Mt \$1,000. Jan 24, 1910. May 20, 1911. O C & 100
- *Poplar st, n s, abt 488 e Bear Swamp rd, 25x100. Maria W Dittmar to Harlem River & Port Chester R R Co at Grand Central Terminal. May 5. May 19, 1911. O C & 2,000
- Simpson st, No 1081, w s, 322.4 s 167th st, runs w 100 x s 37.6 x e 76.11 x s 0.6 x e 23.1 to st x n 38 to beg, 5-sty bk tnt. J C Gaffney Constn Co to Edwin C Reeve, 917 E 169th st. Mt \$30,000. May 19. May 24, 1911. 10:2726. nom
- *Scofield st or av, s s, 50 w Wm st, strip 9x100, City Island. Mary E Baxter to Hannah M Cochran, 46 Scofield st, City Island. Mar 17. May 22, 1911. nom
- *Taylor st, e s, 130 n Col av, 50x100, except part for Taylor st. Bertha Reinschreiber & ano to Chas Ringelstein, Jr, 847 E 222d st. May 22. May 23, 1911. 100
- *Washington st, w s, 200 s Morris Park av, 25x45, except part for White Plains road. Melville B Parker et al to Hall P McCullough at Bennington, Vt. Q C. May 17. May 25, 1911. nom
- *13th st, s s, 305 w Av C, 50x103, Unionport. Josephine K McOwen to Dorothy Reutler at Linden, N J. Jan 26. May 24, 1911. nom
- 134th st, No 539, n s, 200 w St Anns av, 25x100, 6-sty bk tnt. 134th St Co to Abe G Michaels, 227 W 140th st. All liens. May 11. May 20, 1911. 9:2262. O C & 100
- 137th st, No 638, s s, 101.11 w Cypress av, 37.6x100, 5-sty bk tnt & str. Martin Constn Co to Sylvain Werdenschlag, 430 W 116th st. Mt \$32,500. May 23. May 24, 1911. 10:2549. nom

137th st, No 630, s s, 176.11 w Cypress av, 37.6x100, 5-sty bk tnt & str. Martin Constn Co to Martin H Cohen, 542 W 112th st. Mt \$27,500. May 23. May 24, 1911. 10:2549. O C & 100

138th st, No 225, n e s, 25 n w Rider av, 25x100, 1-sty fr shop with 2-sty ext. Herman H Fledderman to Henrietta J Birss, both of Bogota, N J. Mt \$3,000. May 18. May 22, 1911. 9:-2340. nom

145th st, No 356, s s, 78.4 e 3d av, 25x100, 2-sty & b fr bk ft dwg with 1-sty ext. Liederman Realty Co to Jno E Liederman, 127 S Jefferson av, Richmond Hill, B of Q. Mt \$6,500. May 18. May 19, 1911. 9:2306. nom

149th st, No 147, n s, 63.5 e Walton av, 17.8x92x17.10x89.6. 3-sty bk tnt & str. John P Porr to Henry Buhler, 1410 Prospect av. All liens. May 22. May 24, 1911. 9:2347. 100

150th st, Nos 370 & 372, s s, 200 e Courtlandt av, 50x100, 1-sty fr bldg & 3-sty fr tnt & str. Edgewater Realty Co to N Y Telephone Co, 15 Dey st. Mt \$20,000. May 22. May 23, 1911. 9:2328. O C & 100

152d st, Nos 788 & 790, s s, 46 w Tinton av, 54x100, 5-sty bk tnt & str. Fanny Gruen to Wales Constn Co, 230 Grand st. Mt \$36,000. May 19. May 20, 1911. 10:2653. O C & 100

152d st, Nos 788 & 790, s s, 46 w Tinton av, 54x100, 5-sty bk tnt & str. Release mt. Theo J Chabot to Wales Constn Co, 230 Grand st. May 18. May 20, 1911. 10:2653. nom

Same property. Wales Constn Co to Fanny Gruen, 401 E 52d st. May 16. May 20, 1911. 10:2653. O C & 100

155th st, No 367, n s, 100 e Courtlandt av, 25x100, 4-sty bk tnt. Frank J Holer to Fredk Schad, 366 E 156th st. Mt \$9,500. May 15. May 23, 1911. 9:2402. O C & 100

165th st, No 454 E, the business. Power of atty. Jacob Perlman to Herman Perlman. May 22. May 24, 1911.

165th st, s s, 150.5 w Mott av, 50.5x100.10.

Walton av, e s, 120.2 n 163d st, 100.11x59.8x100.10x34.2.

Walton av n e cor 163d st, 100.2x35x100.6x23.

163d st vacant.

Walter P McCaffray to Dora P McCaffray, 12 Pineapple st, Bklyn. Mar 30. May 25, 1911. 9:2471. 100

Same property. Arthur J McCaffray to same. Mar 30. May 25, 1911. 9:2471. 100

Same property. Wm P McCaffray to same. Mar 11. May 25, 1911. 9:2471. 100

165th st, No 435, n s, abt 230 w Washington av, 28x217.9, 2-sty & b fr dwg. CONTRACT. Wm Greenhalgh, with Maurice Feist, 204 W 131st st. May 3. May 22, 1911. 9:2387. 10,500

167th st, No 829, n s, 100 w Prospect av, 40x125, 5-sty bk tnt. Release from all liability for any deficiency which may arise in foreclosure of mt. Frank Hertel to Abraham Brown, at Ottisville, N Y. May 18. May 19, 1911. 10:2680. nom

167th st, No 829, n s, 100 w Prospect av, 40x125, 5-sty bk tnt. Isaac Brown to Frank Hertel, 2999 Perry av. All liens. May 16. May 19, 1911. 10:2680. nom

169th st, No 633, n s, 108.4 e Franklin av, 16.8x69, 2-sty & b fr dwg. Annie J Powers to Josephine Runde, 3599 3d av. May 13. May 22, 1911. 11:2933. O C & 100

172d st, No 459, No 719, n s, 90 e Park av, runs e 40 x n 129.11 x w 30 x s 30 x w 10 x s 99.11 to beg, 2-sty fr dwg & vacant. For-man Matthews to F E Platt Realty & Constn Co, 32 Bond st. B & S. All liens. Jan 31, 1910. May 20, 1911. 11:2905. nom

*172d st, e s, 123 s Westchester av, 50x100. Josephine K Mc-Owen to Dorothy Reutler at Linden, N J. Jan 26. May 24, 1911. nom

176th st, No 55, on map No 57, n s, 140 w Walton av, 25x125, 3-sty bk dwg. Timothy W McKeever to Margt E McKeever his wife, 55 E 176th st. Mts \$9,800. May 20, 1911. 11:2851. O C & 100

179th st, No 749, n s, 100 w Prospect av, 24x100, 3-sty fr dwg. Philip Martin to Regina Feldstein, 2121 Belmont av. Mt \$6,000. May 18. May 19, 1911. 11:3094. O C & 100

177th st, No 20, s s, 160.8 e Jerome av (Central), 25x125, 2-sty bk dwg. Albt A Arnheim to Maurice Gantz, 20 E 177th st. Bronx. Mt \$7,500. May 23. May 25, 1911. 11:2852. O C & 100

180th st, n s, the division line between two lots being 108.7 e Daly av. Consent to party wall. Edgar S Appleby TRUSTEE, (holder of two mts for \$12,000 & \$20,000 respectively) to Arc Realty Co. May 24. May 25, 1911. 11:3128. nom

182d st, Nos 455 & 457, n s, 133.4 e Park av, 66.8x100, 2, 4-sty bk tnts. Mary I Ehr Gott to Lillian E Kern, 455 E 182d st. Mt \$39,000. May 12. May 22, 1911. 11:3038. O C & 100

187th st, n s, 50 e Beaumont av (Jackson av), 50x100, vacant. Saverio Scalzo et al to Scalzo Realty Co, 662 E 187th st. All liens. May 17. May 19, 1911. 11:3105. 100

*213th st, n s, 150 e Maple av, 50x100. Pietro Cerra to Max L Schallek, 145 W 111th st. All title. Mt \$1,000. May 9. May 23 1911. nom

*222d st, n s, 405 e 2d av, 50x100. Harris H Uris to Vincenzo & Luigi Pastorelli, Vincenzo Ficarotta & Gabriele Albenante, all at 314 E 106th st. Mar 4. May 22, 1911. 750

*230th st (16th av), n s, 205 e 2d av, 50x114, Wakefield. Boulevard Const Co, 375 E 149th st to Clara E Brown, 4528 Richardson av. Mt \$1,500. May 20. May 22, 1911. O C & 100

*232d st, s s, 495 w Laconia av, 50x114.10. Monatiquot Real Estate Co to Patk J McNabb, 264 W 115th st. All liens. Mar 9. May 20, 1911. nom

*232d st, s w s, 295 s e Paulding av, 50x114.10. Monatiquot Real Estate Co of N Y to Wm E & Anna M Corcoran, 1229 Intervale av. Correction deed. Mar 28. May 20, 1911. nom

235th st, Nos 114 & 116, s s, 300 w Keppler av, 50x100, two 2-sty bk dwgs. Wm Taglieber to Sydney H Blower, 1440 54th st. Bklyn & Jno Taglieber, Jr, 120 E 235th st, firm Howard Const Co. Correction deed. Mar 9. May 22, 1911. 12:3369. nom

239th st, s s, 458.2 e Katonah av, 29.1x100, vacant. Fairmount Realty Co to Jas R Hinkson, 320 E 136th st. Mt \$4,000. May 22. May 23, 1911. 12:3387. O C & 100

239th st, s s, 220 e Kepler av, 40x100, vacant. David H Cobban & Marv E his wife to Annie Cobban, 518 E 240th st. May 23. May 24, 1911. 12:3379. O C & 100

240th st, No 259 (4th av), n s, 260 w Katonah av (2d st), 40x 100, Woodlawn Heights, 2-sty fr dwg & vacant. Release mt. Adelia Jenkins to Triangle Const & Realty Co, 5 State st. Q C. Nov 21, 1910. May 22, 1911. 12:3381. O C & 100

Arthur av, No 2347, w s, 419 n of Belmont pl (Kingsbridge rd), runs w 124 x n 30 x e 124 to av x n (?) 30 to beg, error two north courses, 3-sty fr dwg. Lorenzo Greco to Gaetano Var-ricchio, 168 Lincoln av. Mt \$2,000. May 18. May 19, 1911. 11:3065. nom

*Arnold av, w s, 300 s Libby st, runs w — to e bank of Westches-ter Creek x s — x e — to av x n 150 to beg, with all title to lands under water of said creek, Throggs Neck. John Cook to Geo Costar, 1922 E 177th st. Mt \$6,000. May 23. May 24, 1911. O C & 100

*Amundson av, e s, 125 n Nelson av, 50x100, Edenwald. Hugh Gumley to Delia Cunningham, 510 E 135th st. May 18. May 19, 1911. O C & 100

Arthur av, Nos 2137 & 2141, w s, 62.6 n 181st st, 37.7x94.6x37.6 x94.8. August Schroder to Fred N Wittschen, 573 W 159th st. 1/2 part. All title. Mts \$31,000. May 23. May 24, 1911. 11:-3063. O C & 100

*Arnow av, n s, 188.6 e Pelham rd, 75x100.

Sands av, n s, 466 e Pelham rd, 50x110x50x109.7.

Auerbach Realty Co to Ignatius Steiner, 233 E 72d st. May 24. May 25, 1911. nom

*Bracken av, w s, 125 s Jefferson av, 25x100. Mary A Coughlin to Michl Leary, 4130 Digney av. All liens. Aug 24, 1909. May 25, 1911. nom

*Beech av, n s, 187 w Corsa av, 50x100.

Corsa av/s w cor Cedar av, 25x109, Laconia Park.

Cedar av

Melrose Realty Co to Jos Scorca, 625 E 187th st & Andrea Ascosi, 2303 Belmont av. Mts \$1,300. May 22. May 25, 1911. O C & 100

Bathgate av, Nos 2004 to 2008 | s e cor 178th st, 60.6x93.5x60.6x 178th st, Nos 500 to 504 | 91.3. 3. 3-sty fr tnts with str on cor. Phelan Bros Constn Co to Israel I Wolf, 1126 Union av. Mt \$13,000. Mar 30. May 19, 1911. 11:3043. O C & 100

Bryant av, w s, 175 s Seneca av, 26.11x100, 2-sty bk dwg. FORE-CLOS, May 16, 1911. Wilmore Anway, ref. to Central Mortgage Co, 60 Wall st. May 19. May 20, 1911. 10:2761. 4,500

Bryant av, w s, 201.11 s Seneca av, 20x101.10x39.2x100, 2-sty bk dwg. FORECLOS, May 16, 1911. Wilmore Anway, ref. to Cen-tral Mort Co, 60 Wall st. May 19. May 20, 1911. 10:2761. 4,500

Boston rd, No 1861, n w s, 125.3 n e 176th st, 73x172x59x142.3, except part for rd, 2-sty fr dwg & 2-sty fr stable in rear. Lewis Realty & Const Co to Harry Siegel, 74 Morton st, Bklyn. All liens. May 19. May 20, 1911. 11:2992. O C & 100

*Barnes av/s w cor 218th st, 153x105, Wakefield. Release mt. 218th st | Jos Fettretch to Mary Coyne, 2350 Lorrillard pl. Apr 22. May 22, 1911. nom

*Same property. Mary Coyne to Jno T Smith, 851 West End av. Apr 22. May 22, 1911. nom

Boone av, No 1495, w s, 225 s 172d st, 25x100, 3-sty fr dwg. FORECLOS, May 16, 1911. Francis S McAvoy, ref. to Estates Settlement Co, 200 Bway. Mt \$5,000. May 22, May 24, 1911. 11:3008. 500

*Beech av, n s 150 w Elm st, 50x100, Laconia Park. G & S Realty Co to Giuseppe Nittolo, 237 E 151st st. Mt \$800. May 20. May 22, 1911. nom

Cambrelling av, No 2475, w s, 88.9 n 189th st, 17.3x100, 2-sty fr dwg. Antoinette Adam to Chas Arendt, 2475 Cambrelling av. All liens. May 20. May 22, 1911. 11:3091. O C & 100

Clay av, No 1144, e s, 69.8 s 167th st, 39x80, 5-sty bk tnt. Henry Frank to Pauline Frank his wife, 504 E 86th st. All liens. May 22, 1911. 9:2426. 100

Cambreling av, No 2475, w s, 88.9 n 189th st, 17.3x100, 2-sty fr dwg. Chas Arendt to Antoinette Adam, 639 Eagle av. Mt \$——. May 20. May 22, 1911. 11:3091. O C & 100

*Carpenter av, No 3985, w s, 149.9 s 226th st, 24.9x105. FORE-CLOS, Apr 26, 1911. Denis A Spellissy ref to Wm H A Wey-lage, 2552 8th av. Mt \$4,250. May 19. May 22, 1911. 1,200

*Carpenter av (Catherine st), e s, 100 s 240th st & being n 1/2 of lot 245 map Washingtonville, 25x100. Michl Wall to Oscar E J Heimstadt, 819 E 227th st. May 9. May 25, 1911. O C & 100

Decatur av, No 3289, w s, 75 s 209th st, 25x100, 2-sty fr dwg. Lina McGrane to Katie Zorn, 411 E 180th st. Mts \$7,000. May 17. May 25, 1911. 12:3351. O C & 100

*Eastchester rd, e s, abt 580 s Saratoga av, 25x121.11x25x122.5. John Byrne to Maria O Sabatini, 1892 Eastchester road. May 20. May 22, 1911. 100

Elton (Washington) av, n w s, 50 s w 159th st, 25x100, vacant. FORECLOS, May 4, 1911. Ralph H Raphael, ref. to Andrew C Troy, 130 Hewes st, Bklyn. May 23. May 24, 1911. 9:2380. 2,150

Elton av, No 815, n w s, 50 s w 159th st, 50x100, 1-sty fr dwg, 1-sty fr stable & vacant. Andrew C Troy et al to Edith D Terrill at New Suffolk, L I. May 18. May 24, 1911. 9:2380. nom

Same property. Edith D Terrill to Chas T Streeter Constn Co, 432 E 158th st. Mt \$7,500. May 23. May 24, 1911. 9:2380. O C & 100

*Edwards av, e s, 225 n Marrin st, 25x100, Westchester. Chas A Meyer to Adolphina Bergsten, 1324 Edwards av. May 20. May 25, 1911. O C & 100

*Ely av | n w cor Fowler av, runs n 578.11 x w 95 x s 475 x e Fowler av | 45 x s 103.11 to Fowler av, x e 50 to beg. Release mt. Crawford Real Estate & Bldg Co to Jos S Brown, 54 St Nich av. May 1. May 25, 1911. 5,520

*Fort Schuyler rd, e s, adj land Wm H Wallace & runs to w s Cedar lane at Westchester contains 19 363-1,000 acres. Margt & Martha J Walsh to Scenic Realty Co, 533 W 43d st. May 24. May 25, 1911. 100

*Gleason av/s w cor 172d st, 25x106. Celeste B Levy to Pauline 172d st | Levy, 161 W 129th st, B & S. Mt \$5,500. May 18. May 19, 1911. nom

Grand av | s e cor Fordham rd, 84.11x94x127.10x103.4, 2-sty fr Fordham rd | bldg & vacant. H U Singhi Realty Co to Antonio L Guidone, 2445 Grand av, & Wm A Mitchell, 219 W 115th st. May 18. May 19, 1911. 11:3199. O C & 100

*Green av, s s, 400 e Manes av, 25x100, Westchester. Edw B Tompkins to Richard W Hill, 2672 Marion av & Harry M Adams, 318 E 197th st. May 22. May 23, 1911. O C & 100

*Hill av, w s, 225 n Jefferson av, 50x100. Land Co "A" of Eden-wald to Patk Sinnott at Mills Hotel, 36th st & 7th av. Feb 24. May 19, 1911. nom

Heath av, e s, 645.3 s Kingsbridge rd, 50x118.8x52.9x101.10, va-cant. Bertha A Deane to Wm A Mark, 341 Morgan av. Bklyn. Mt \$2,500. May 18. May 20, 1911. 11:3240. O C & 100

Same property. Wm A Mark to Bertha A Deane, Yonkers, N Y. Mt \$3,500. May 19. May 20, 1911. 11:3240. O C & 100

Hughes av, No 2124, e s, 36 n 181st st, 16.8x84.10x16.8x84.7, 2-sty bk dwg. FORECLOS, May 8, 1911. Wm A Walling ref to Andrew F Dalton, 113 Nelson st, Bklyn. May 22, 1911. 11:-3082. 5,850

Hoe av, w s, 67.3 s Home st, 30x65x30x68.5.

Hoe av, w s, 37.3 s Home st, 30x68.5x30x71.11.

Agreement as to encroachment, &c.

Nathan Passman, 1177 Hoe av, with Trinity Danish Evangelical Lutheran Church, 1179 Hoe av & Chandler Smith TRUSTEE Betsey A Hart, 237 Tompkins av, New Brighton, S I. May 18. May 22, 1911. 11:2745. nom

Hull av, No 3169 s w cor 205th st, 20.9x75.4, 2-sty bk dwg. 205th st | Josephine Schelmin to Heinrich Millinger, 3169 Hull av. Mt \$5,000. May 12. May 22, 1911. 12:3345. O C & 100

Hunts Point av n e cor Gilbert pl, runs e 108 x s — to s line Gilbert pl | Faile Estate, x w — to e s of av, x n 60.6 to beg, vacant. Henry Morgenthau & Geo F Johnson, Jr to City of N Y. B & S. Apr 17. May 22, 1911. 10:2761. nom

*Hermans av, n s, 225 e Olmstead av, runs e 24.11 x s 30 to c l of av, x w 24.11 x n 30 to beg, land in bed of st. Anastasia Newman, 2236 Ellis av to City of N Y. May 15. May 22, 1911. nom

Hull av, No 3145, n w s, 291.5 n e Woodlawn rd, 20x100, 2-sty fr dwg. Benj E Freed to Kath Hartung, 3078 Perry av. Mt \$5,500 & all liens. May 17. May 23, 1911. 12:3345. O C & 100

Intervale av | s e cor Home st, 65.1 to 169th st, x 32.6x41.4 to Home st, No 890 | Home st, x22, being that part of lot 14, blk 169th st | 449, map sub-div of Hy D Tiffany, part Fox Estate lying east of e line of open space at junction of Home st, Intervale av & 169th st, vacant. Johanna Schlosser to Abraham Kaufman, 1229 Simpson st. 1-3 part. Mt \$3,780 & all liens. May 20. May 24, 1911. 10:2719. O C & 100

Jerome av, e s, 132.7 n Gun Hill road, 50x100, vacant. Chas Meisel INDIVID & EXR Anna C Meisel to Ellis Weisker, 153 E 178th st, Bronx. Mt \$3,000. May 25, 1911. 12:3328. 6,300

Kingsbridge rd | e s at n w s Kingsbridge terrace, Kingsbridge terrace, No 2681 | runs n 163.9 x e 99.5 to n w s Kingsbridge terrace, x s 171 to beg, gore, 2-sty fr dwg & vacant. Peter Gilsey to Elsie A Starrett, 357 W 22d st. Mt \$12,000. May 20. May 22, 1911. 12:3256. 100

*Lampport av, s s, 275 w Ft Schuyler rd, 25x100. L P Fries Co to Herman Wolfson, 2144 Lex av. Mt \$3,500. May 11. May 19, 1911. O C & 100

Longfellow av | w s, 57.5 s 176th st & being at former w s Elizabeth st | beth st, runs s along av 98.5 x w 20.10 to w s Elizabeth st former line x n e 95.5 to beg, being part of Elizabeth st except part for Longfellow av, vacant. Andrew Archer, HEIR Andrew Archer to Mary A Myers, 37 Greenridge av, White Plains, N Y. All title. Q C. Dec 3, 1910. May 19, 1911. 11:3003. nom

Same property. Georgia C Archer widow & HEIR Horatio W Archer to same. All title. Q C. Mar 4. May 19, 1911. 11:3003. nom

Same property. Eva A Lovering, HEIR Andrew D Archer to same. All title. Q C. Dec 8, 1910. May 19, 1911. 11:3003. nom

Longwood av, Nos 1095 & 1097 | n w cor Garrison av, 60.3x65.8x60.2 Garrison av | x67.10, 2 2-sty fr dwgs. Clarence D Baldwin to Frank R Swartwout, 558 W 113th st. All liens. July 6, 1910. May 20, 1911. 10:2731. O C & 100

*Lampport av, s s, 375 w Ft Schuyler rd, 25x100. Lampport Realty Co to Mary Weinstock, 1 or 11 E 107th st. May 8. May 19, 1911. O C & 100

Morris av | n w cor 164th st, 50x98, vacant. Thos A Briggs to Wm 164th st | E Diller, 912 Grand Boulevard & Concourse. Mt \$4,500. May 15. May 19, 1911. 9:2447. O C & 100

Morris av, e s, 100 n 177th st, 40.8x110x38.9x110, vacant. John E Scharsmith to Magda Operating Co, 331 Mad av. Mt \$22,000. May 18. May 19, 1911. 11:2806. O C & 100

*Morrison av, e s, 175 n Ludlow av, 75x100. Franklyn T Kissam to Josephine C Kissam, 476 W 143d st. B & S & C a G. May 19, 1911. 11:3010. O C & 100

Mott av, No 598, e s, old line, 105.6 n 150th st, runs e 100 x s 5.6 x e 50 x n 25 x w 150 to av, x s 19.6 to beg, 3-sty & b bk dwg, except part for Mott av & Spencer pl. Florence or Emma F Du Barry to Jno J Duffy, 214 10th av. Mt \$4,500. May 24. May 25, 1911. 9:2443. O C & 100

Park av, No 3606, late Railroad av, s e s, 91.7 n 169th st, 25.2x 140, with right of way over 10 ft strip to 169th st (7th st), along s e boundary line, 2-sty & b fr dwg. Chas A Kurzhals to Geo & Marianna Hey, both at 3630 Park av, as joint tenants. Mt \$4,000 & all liens. May 22, 1911. 11:2901. O C & 100

Prospect av, w s, 50 s Oakland pl, 25x100, vacant. David Kraus to Wirth Realty & Const Co, 862 West st, Bronx. Mt \$3,000. May 24. May 25, 1911. 11:3094. O C & 100

Prospect av, Nos 1405 & 1407 | n w cor Jennings st, 43x90.10x67.7 Jennings st, No 775 | 74.4, 5-sty bk tnt & str. Prospect-Jennings Realty Co et al to Julius A Schulze, 1312 Chisholm st. Mt \$41,000. Nov 10, 1910. May 19, 1911. 11:2962. O C & 100

Prospect av, w s, 50 s Oakland pl, 25x100, vacant. David Blitzer to David Kraus, 246 W 129th st. Mt \$2,000. Apr 15. May 23, 1911. 11:3094. O C & 100

Prospect av, No 1410, e s, 104.6 n Jennings st, 27.11x168.10x 25.5x175.2, 4-sty bk tnt. Emma Buhler to John P Porr, 147 E 149th st. Mt \$19,500. May 22, 1911. 11:2963. O C & 100

*Rhineland av, s s, 256.6 e Eastchester rd, 25x100. Hudson P Rose Co to Aline Gundersen, 107 Bassett av. All liens. May 10. May 20, 1911. nom

Robbins av, No 449, w s, 376.11 s Dater st, 25x146.11 to e s Port Morris Branch R R, x25.3x150.7, 4-sty bk tnt. FORECLOS. May 17, 1911. Royal E T Riggs ref to Central Mort Co. 60 Wall st. Mt \$18,000. May 22. May 23, 1911. 10:2557. 2,200

*Richardson av, e s, 429.3 s 240th st, 33x151.5. Clara E Brown to Boulevard Constn Co, 375 E 149th st. Mt \$3,500. May 20. May 24, 1911. exch & 100

Sherman av | w s, 425 n McClellan st, runs w 100 x n 128.1 to s s 167th st | Transverse rd at 167th st x e 5.3 to s s 167th st & still e 94.11 to av x s 129 to beg, vacant. 101st St Co to Alex R Nicol, 260 W 76th st. Mt \$3,900 & all liens. Nov 22, 1910. May 19, 1911. 9:2456 & 2452. nom

Sheridan av | e s, 425 n McClellan st, runs e 100 x n 128.1 to s s 167th st | Transverse rd at 167th st x w 91.10 to av x s 113.2 to beg, vacant. 101st St Co to Victor M Delamater at Bronxville, N Y. Mt \$3,600 & all liens. Nov 22, 1910. May 19, 1911. 9:2456 & 2452. nom

Southern Boulevard | e s, 125 s Elm st, 50x160 to w s Prospect av, Timpson pl | now Timpson pl, vacant. Jno H Adderley to J Marshall Perley, — Lafayette st, New Rochelle, N Y. May 18. May 19, 1911. 10:2600. O C & 100

Spuytten Duyvil rd | n e s, at s w s Palisade av, 87.4x69x94x80, Palisade av | formerly Spuytten Duyvil Parkway & Independence av at most southerly cor of land conveyed by Johnson, Cox & Cameron to Johnson by deed dated June 25, 1856, runs n e — to s w s Palisade av, x — along different courses & curves of said av, & rd, e, s, & w to beg, contains 6,700 sq ft, vacant. Robt E Ewalt to Percy J Ebbott, 540 W 76th st. B & S & C a G. Mt \$3,000 & all liens. Jan 25. May 22, 1911. 13:3410. nom

Seneca av | s e cor Faile st, 50x100, vacant. Chas P Kelly to Faile st | Fredk McCarthy, 977 Prospect av. Mts \$2,200. May 25, 1911. 10:2761. O C & 100

Sedgwick av | n w cor 177th st, 28.4x129.4 to Fordham pl x25x 177th st | 115.11, vacant. Coleman Ullman to E Forrest Branfordham pl | ning, 2731 Montgomery av. Mt \$1,680. Jan 20. May 22, 1911. 11:2881. O C & 100

Stebbins av | n w cor 165th st, 38.6x89.5x10.4x91, deed reads plot 165th st | begins at w line land Wm W Fox 43.5 from n e cor lot 67 on map of Woodstock, runs n 50 x w 122.7 x s 52.5 to n s lot 67, 100 ft from e s Prospect av x e 138.4 to beg, except part for Stebbins av & 165th st, vacant. Release dower. Esthel C Smith to Oscar W Friedenrich, 26 W 97th st. May 18. May 22, 1911. 10:2691. nom

*Sands av, n s, 191 e Pelham road, 50x103.6x50x102.2. Sanford Simons to Theo Prince, 19 W 70th st. May 16. May 23, 1911. nom

Trinity av, No 756, e s, 202 n 156th st, 50x98.4, 5-sty bk tnt. Fanny Gruen to Jonas Weil, 613 Mad av, Lakewood, NJ & Bernhard Mayer, 41 E 72d st, N Y. B & S. Mt \$33,000. May 24. May 25, 1911. 10:2636. O C & 100

Trinity av, No 760, e s, 252 n 156th st, 50x98.5x50x98.4, 5-sty bk tnt. Jonas Weil et al to Fanny Gruen, 401 E 52d st. B & S. All liens. May 19, 1911. 10:2636. O C & 100

Trinity av, No 760, e s, 252 n 156th st, 50x98.5x50x98.4, 5-sty bk tnt. Fanny Gruen to Jonas Weil, 613 Mad av, Lakewood, N J & Bernhard Mayer, 41 W 72d st. B & S. Mt \$33,000. May 19. May 22, 1911. 10:2636. O C & 100

Trinity av, No 756, e s, 202 n 156th st, 50x98.4x50x98.3, 5-sty bk tnt. Jonas Weil et al to Fanny Gruen, 401 E 52d st. B & S. All liens. May 24, 1911. 10:2636. O C & 100

Tinton av, No 1147, w s, 74.6 s Home st, 19x90, 3-sty fr tnt & str. Frank J Holer & Frieda his wife to Chas Neff, 1147 Tinton av. All liens. May 22. May 24, 1911. 10:2661. O C & 100

Same property. Chas Neff to Frieda Holer, 367 E 155th st. All liens. May 23. May 24, 1911. 10:2661. O C & 100

Tremont av, s s, 225.6 w Southern Boulevard, 25x100, vacant. Tremont Ave Land Co to Wm C Bergen, 180th st, s s, bet Andrews av & Loring pl. May 23. May 24, 1911. 11:2960. 100

Union av, No 946, e s, 71.3 n 163d st, 37.6x125, 5-sty bk tnt. Emil J Veith to Henrietta Kessler, 315 E 87th st. Mts \$29,500. May 18. May 19, 1911. 10:2678. O C & 100

*Union av, e s, 25 s Railroad av, 50x100, Westchester. Emma Buhler & Carrie Porr to Henry Buhler, 1410 Prospect av & John P Porr, 147 E 149th st. May 22. May 24, 1911. O C & 100

Vyse av, No 1893 (Chestnut st), w s, 131 n Boston rd or 134 from old Boston Post rd, adj land of Scofield, runs n w 150 to land of Walker, x n e 50 x s e 150 to st, x s w 56 to beg, except part for Vyse av, 2-sty fr dwg & 2-sty fr stable in rear. FORECLOS. Apr 26, 1911. Paul M Crandell to Jacob Cohen, 1516 Charlotte st. May 25, 1911. 11:2992. 7,700

Valentine av | s w cor Fordham rd, ——. Assign rents due June Fordham rd | 1, 1911. LeRoy Const Co to N Y Edison Co, 55 Duane st. May 19, 1911. May 25, 1911. for electric current

West Farms rd, s e s, 468.7 n e Home st, 27.6x239.6x23.6x222.4, vacant. FORECLOS. Apr 14, 1911. Eugene L Parodi ref to Angus Wilkie, 2403 Butler pl. Apr 27. May 25, 1911. 11:3006. 2,000

Washington av, No 1728, e s, 25 s 174th st, 25x89.8, 3-sty fr tnt. Wirth Realty & Const Co to David Kraus, 246 W 129th st. Mt \$6,000. May 25, 1911. 11:2915. O C & 100

Willis av, No 122 | n e cor So Boulevard, runs e 165 x n 100 x w 133d st, No 401 or | 85 x s 75 x w 80 to av, x s 25 to beg, vacant. So Boulevard | Edwin R Maslen to Leo Lehman, 2021 Bway & Hugo Lehman at Cranford, N J. Mt \$30,000. May 12. May 25, 1911. 9:2278. nom

Walton av, e s, 191.5 n 165th st, strip 4.11x100. Release mt. Isaac Metzger to Wm E Diller, 912 Grand Boulevard & Concourse. May 16. May 19, 1911. 9:2472. nom

Walton av, Nos 1066 & 1068, e s, 156.4 n 165th st, 40x100, 2 3-sty bk dwgs. Wm E Diller to Thos A Briggs at Athens, N Y. Mts \$16,000. May 16. May 19, 1911. 9:2472. O C & 100

Willis av, No 234, e s, 25 s 138th st, 25x74.4, with rights to 4 ft alley to 138th st, 5-sty bk tnt & str. Geo Keller to Jos Wormser, 485 E 140th st. Mts \$20,000 & all liens. May 9. May 20, 1911. 9:2282. O C & 100

Walton av, No 2259, w s, 208 s 183d st, 20x95, 2-sty bk dwg. Giuseppe Zariello to Maria Eggers, 571 E 140th st. Mt \$7,500 & all liens. Dec 15, 1910. May 20, 1911. 11:3186. nom

Waldo av, w s, 329.6 s 238th st, 55.3 frontage, the land in bed of av in front of above. Deed of Cession. Philip Croxton to City of N Y. B & S. Dec 21, 1910. May 23, 1911. 13:3414. nom

Wilkins av, Nos 1464 to 1474, e s, 262.6 n 170th st, 237.6x100, 6, 5-sty bk tnts. Jos Cohen to Joseco Realty Co, 50 Church st. All liens. Jan 28, re-recorded from Feb 9, 1911. May 23, 1911. 11:2966. nom

Washington av, w s, 159.11 s 172d st, 50x140.4, vacant. Margt J Becker to City of N Y. May 18. May 23, 1911. 11:2904. 15,000

3d av, No 3780, e s, 100 s 171st st, 25x100, 5-sty bk tnt & str. Louis Rich to Elkan Kahn, 471 E 140th st. All liens. May 22. May 25, 1911. 11:2927. O C & 100

Land under water of Hudson River at Spuytten Duyvil, begins at most n w cor land conveyed to N Y C & H R R Co at line bet lands of Strang & Morrison & 79 ft at right angles from c l of said R R, runs s w 397 to land T A Sheridan, x n w 700 x n e 397.1 x s e 646.9 to beg, except land conveyed to said R R. Henry C Huntington of Portland, Oregon to along the Hudson Co, 84 Wm st. B & S & C a G. Apr 12. May 22, 1911. 13:3411. 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

BOROUGH OF MANHATTAN.

May 19, 20, 22, 23, 24 and 25.

Bayard st, No 61, e str. Louis & Geo Greenbaum to Pasquale Iannone, 75 Mott st; 1½ yrs from Nov 1, 1910. May 22, 1911. 1:163.600

Canal st, No 360, str & cellar. Victor Levi to Louis Scheinberg, 105 W 113th st & Harris Averback, 345 E 120th st; 3 9-12 yrs from May 1, 1911. May 19, 1911. 1:211.1,200

Canal st, No 301, all. Mary L Van Ness to Emanuel Wachsmann, 230 W 99th st; 3 yrs from May 1, 1911. May 22, 1911. 1:231.2,300

Chrystie st, Nos 55 to 59, w s, 152 n Canal st, 75x100, all. Wm A Miles & Co to S N Katz Realty Co, 202 Centre st, from May 20, 1911 to May 1, 1932. May 22, 1911. 1:303. taxes, &c & 7,500	20th st, No 29 E. Assign lease dated Dec 10, 1909. Carl Wenzel to Peter Andersen, 144 Palisade av, West Hoboken, N J. Apr 29, 1911. May 24, 1911. 3:849
Canal st, No 277, e str & b. Saml Kohn to Benj Lipsky, 93 Suffolk st & ano firm Crown Stamp Works on premises; 3 yrs from May 1, 1912. May 22, 1911. 1:209.	Same property. Assign lease dated Dec 12, 1902. Same to same. Apr 29, 1911. May 24, 1911. 3:849.
Cherry st, Nos 116 to 120, all. Minnie Garone to Luciano Cristina, 1 James slip; 5 yrs from June 1, 1911. May 22, 1911. 1:253.	20th st, No 31 E. Assign lease. Carl Wenzel to Peter Andersen, 31 E 20th st. May 19. May 24, 1911. 3:849.
Cedar st, Nos 44 to 48, 2d floor. Continental Ins Co to Home Ins Co; 16 yrs from May 1, 1907. May 23, 1911. 1:44.	21st st, No 301 E, 40x-60x-, 4-sty bldg. Michl Reischmann to L N Hartog Candy Co; 5 yrs from May 1, 1910. May 22, 1911. 3:927.
Cortlandt st, No 61, space in basement, 12x4. Princess Club to Jno Janos, 59 Cortlandt st; 2 1-12 yrs & 10 days from Dec 20, 1910. May 23, 1911. 1:58.	26th st, No 36 W, str & part b. Hyman L Laster to Saml Halpern, 19 E 7th st & Jos Lipzic, 152 E 103d st; 4 yrs from May 1, 1911. May 22, 1911. 3:827.
Church st, Nos 204 & 206 s w cor Thomas st. Assign lease. John Thomas st | F Buell to Edw E & Fredk C Buell, 606 E 84th st. All title. Mt \$3,000. May 22, 1911. 1:147.	26th st, Nos 158 & 160 W, 3d floor w. Benno Rosenberg to Isaac Jaffe et al; 2 7-12 yrs from July 1, 1911. May 23, 1911. 3:801.
Delancey st, No 48, all. Michl J Adrian Corp'n to Sigmund Mayer, 166 Stanton st & ano; 4 11-12 yrs from June 1, 1911. May 23, 1911. 2:420.	26th st, Nos 23 & 25 E, str. Improved Property Holding Co to N Y Telephone Co, 15 Dey st; 5 yrs from June 1, 1911. May 23, 1911. 3:856.
East Broadway, No 179, east store. Agt modifying lease. Ettie Cuba, 135 Eldridge st, with Boruch Schultz, 181 East Bway. May 22, 1911. 1:284.	26th st, Nos 15 to 19 E 11th & 12th lofts. Roscorn Realty Co to 27th st, Nos 10 to 14 E | Wm Fischman, 1 W 92d st; 5 yrs from Feb 1, 1912; 5 yrs renewal at \$22,000. May 23, 1911. 3:856.
East Broadway, No 179, e str. Agreement as to surrender & cancellation of lease for \$1,500. Wm Simon, 316 Mad st with Isidore & Ettie Cuba, 135 Eldridge st. May 22, 1911. 1:284.	33d st, No 36 W, all. James M Hanley to Sajuro Kondo at Atlantic City, N J; 8 yrs from June 1, 1911. May 22, 1911. 3:834.
Grand st, No 372 n w cor Norfolk st, str & b. Wolf Boroschek to Norfolk st | Corn Exchange Bank, cor Beaver & Wm sts; 10 yrs from May 1, 1912. May 22, 1911. 2:351.	38th st, No 45 W, all. Walter E Lambert to Hannah C Van Loan, 159 Madison av; 5 yrs from Aug 1, 1911. May 23, 1911. 3:840.
Grand st, Nos 455 to 459 s w cor Pitt st, runs w 56.8 x s 64.4 to Division st, No 272 | Division st, x e 63.9 to Pitt st, x n 35.6 Pitt st, No 1 | to beg, all. Carrie R Jaeger to Jacob Magen, 222 Riverside Drive & Nathan Magen, 208 E 68th st; 10 yrs from May 1, 1911. May 25, 1911. 1:315.	49th st, No 419, n s, 205.8 w 9th av, 19.4x100.5, all. Isaac C Bishop to Isaac C Bishop, Inc, on premises; 15 yrs, from June 1, 1911. May 22, 1911. 4:1059.
Greenwich st, Nos 528 & 530, all. Estate Jno Gray to Jno Foley, 398 Audubon av; 3 yrs from Sept 1, 1911. May 25, 1911. 2:596.	51st st, No 40, s s, 559 w 5th av, 21x100.5, the land. TRUSTEES of Columbia College in City of New York to Esther Hecht, 40 W 51st st; 21 yrs, from July 1, 1910 (option of renewal). May 24, 1911. 5:1266.
Greenwich st, No 364 s w cor Franklin st, str & part b. Jno J Franklin st | Duff & ano EXRS, &c, Michl Duff to Jacob C Kaiser, 224 West st; 5 yrs from May 1, 1911; 5 yrs renewal at \$3,000. May 23, 1911. 1:183.	Same property. Consent to assign lease. Same to same. Apr 12, 1911. May 24, 1911. 5:1266.
Greenwich st, No 364. Agreement as to cancellation of lease. Mary Carey, 2 E 127th st & ano exrs, &c, Michl Duff with Henry Otten, 725 E 5th st, Bklyn. Apr 26. May 23, 1911. 1:183.	Same property. Assign lease. Esther Hecht to Josiah H De Witt, 14 East 54th st. May 23, 1911. May 24, 1911. 5:1266.
Henry st, No 187, 2d floor. Henry I Jacobs to Saml Danson, on premises; 3 yrs from May 1, 1910. May 20, 1911. 1:285.	52d st, No 43 W. Surrender lease. Marie A Clark to John J Hern Constn Co, 505 5th av. All title. May 22. May 24, 1911. 5:1268.
John st, No 48. Agt as to privilege of renewal of lease for 4 yrs, from May 1, 1911 at \$4,000. John St Methodist Episcopal Church Trust Fund Society with Broun-Green Co. May 5, 1905. May 24, 1911. 1:67.	53d st, No 332 E. Assign lease. August S Huber to Fredk Kraus, 1352 St Nich av. All title. Mt \$1,800. May 23. May 24, 1911. 5:1345.
Monroe st, No 21, e str & back rooms & b; also back rooms in rear of w str. Carlo Taibbi & ano to Francesco Sigismondi on premises; 7 yrs from May 1, 1911. May 23, 1911. 1:276.	53d st, No 506, s s, 100 w 10th av, all. Assign lease. D & F Radiator Co to The Paragon Auto Parts Mfg Co, 506 W 53d st. May 15. May 23, 1911. 4:1081.
Mulberry st, No 240, s str, &c. Assign lease. Teodoro Morelli to Eastern Brewing Co, 205 Bushwick av, Bklyn. Collateral for \$1,000. May 24. May 25, 1911. 2:494.	58th st, No 32 E, part str & b. Myer Gottlieb to Chas H Plumbridge, 138 E 60th st; 5 yrs from Sept 1, 1911. May 23, 1911. 5:1293.
Mulberry st, No 240, s str & b; Thos Farese to Teodoro Morelli on premises; 5 yrs from May 1, 1911. May 25, 1911. 2:494.	59th st, Nos 228 & 230 W. Assign lease. Agnes W Seaton IN-DIVID & EXTRX Eliz L Whiting to Geo Jacocks, 230 W 59th st. All liens. May 11. May 22, 1911. 4:1030.
North William st, No 20, str & part b. Wm R Wilder & ano EXRS Thos Russell et al HEIRS, &c, Thos Russell to Albt Fockelsberg at Sheepshead Bay, L I; 8 11-12 yrs from June 1, 1911. May 22, 1911. 1:121.	Same property. Assign lease. Geo Jacocks to Emily H C Jacocks, 230 W 59th st. May 20. May 22, 1911. 4:1030.
Prince st, No 30, str & b. Joackin Madono to Guiseppa Danna, 27 Prince st; 3 yrs from May 1, 1911. May 19, 1911. 2:493.	62d st, Nos 229 & 231 W. Assign lease. Israel Albert to I Ellman, 605 Warwick st, Bklyn. Oct 18, 1909. May 22, 1911. 4:1154.
Spring st, No 154, store. The Nathan Harrison Realty Co to Isaac Solomonow, 15 Brandreth av, Rockaway Beach, L I; 7 yrs, from May 1, 1911. May 24, 1911. 2:487.	Same property. Surrender lease. I or Isaac Ellman to Dora Glantzman, 44 Pike st. All title. May 22, 1911. 4:1154.
Stanton st, No 166 n w cor Clinton st, str & b. Israel & Louis Clinton st | Rotkowitz to Mayer & Feldman on premises; 5 yrs from May 1, 1911. May 23, 1911. 2:350.	135th st, Nos 49 & 51 W, str & b. Jos Wittner to Jos Kraus, 2294 7th av; 5 yrs from May 1, 1911. May 19, 1911. 6:1733.
Varick st, No 14 n e cor North Moore st, all. Christian F Mil-North Moore st | ler & ano EXRS, &c, Jno H Miller to Edw W Cunningham; 3 yrs from May 1, 1911. May 23, 1911. 1:190.	180th st, No 616 W, s s, 25x100, all. Ferdinand B Hauck by Wm Bratler, ATTY, to James T Padgett, 515 W 182d st; 5 yrs, from July 1, 1911. May 24, 1911. 8:2162.
Varick st, No 14 n e cor North Moore st. Assign lease. Edw W North Moore st | Cunningham to Jas Olwell & Co, 181 West st. May 2, 1911. May 23, 1911. 1:190.	Av A, No 97, w s, 22.10 n 6th st, 22.8x100, the land. Chas A Bristed to Edw Klein, 77 West Shell rd, Corona, B of Q; 20 yrs from May 1, 1911 (option of renewal). May 20, 1911. 2:434.
William st, No 138, all. Ellen F Jones & ano EXRS, Geo H Jones to Henry Allen, 138 W 77th st; 5 yrs from May 1, 1911. May 23, 1911. 1:77.	Av A, No 99, w s, 45.6 n 6th st, 22.8x100, the land. Chas A Bristed to Edw Klein, 77 West Shell rd, Corona, B of Q; 20 yrs from May 1, 1911 (option of renewal). May 20, 1911. taxes, &c, & 900
Washington st, No 700 | all. Harry Held to Michael Garvin, 150 Perry st, No 150 | Perry st; 10 yrs, from Oct 1, 1910. May 24, 1911. 2:637.	Av A, No 1487, s str floor. Eliz K Dooling to Edw Baumgarten, 318 E 69th st; 5 yrs from May 1, 1911. May 25, 1911. 5:1473.
Same property. Assign lease. Michael Galvin to Arthur Jost, 159 W 129th st. May 23, 1911. 2:637.	Same property. Assign lease. Edwin Baumgarten to Edw Proper, 421 E 72d st. May 22. May 25, 1911. 5:1473.
3d st, No 21 E, str & b. Harris Mandelbaum & ano to Herman Blinder, 21 E 3d st; 5 yrs from May 1, 1911. May 19, 1911. 2:459.	Av B, No 143, 1st floor front. Isaac Stroh to Dr Harry Rozoff, 143 Av B; 5 yrs from Aug 1, 1911. May 19, 1911. 2:392.
Same property. Assign lease. Herman Blinder to Arthur Jost, 159 W 129th st. May 16. May 19, 1911. 2:459.	Av B, No 157 | cor 10th st, cor store & two basements. M Dlugasch 10th st | to Jacob Abowitz, 742 Glenmore av, Bklyn; 5 yrs, from May 1, 1911. May 22, 1911. 2:392.
12th st, No 528 E. Surrender lease. Isidore A Lazarowitz to Asher Shapiro, 1 W 118th st & Benj & Alex Krasnogor, both at 56 W 117th st. All title. May 25, 1911. 2:405.	Av C n w cor 9th st, str & b. Morris Lipsman to Simon H Ager, 9th st | 145 Av C; 5 yrs from Apr 1, 1912. May 25, 1911. 2:392.
13th st, No 404 E. Surrender lease. Jas Allegra to Santa Acritelli, 367 87th st, Bklyn. All title. May 16. May 23, 1911. 2:440.	Amsterdam av, No 1425. Assign lease. Gustav Schlipkoeter to Ernst Kaps, 926 Col av. All title. Mt \$1,700. May 23. May 24, 1911. 7:1970.
13th st, No 404 E. Surrender lease. Santa M Acritelli to Chas V T Foley, 157 W 123d st & Jno A Foley, 101 W 135th st, individ & exrs, &c, Arthur M Foley. All title. May 16. May 23, 1911. 2:440.	Broadway, No 2891 s w cor 113th st, str. The Yorkshire Realty 113th st | Co to Louis Feinberg, 601 W 136th st; 5 1/2 yrs from Sept 1, 1911. May 19, 1911. 7:1895.
14th st, Nos 441 to 445 n s, 475 w 9th av, 75x206.3 to s 15th st, 15th st, Nos 438 to 442 | the land. Wm W Astor of London, Eng, to National Biscuit Co, 409 W 15th st; 12 yrs, from May 1, 1911. (Two renewals of 20 yrs each.) May 24, 1911. 3:712.	Bowery, No 303. Assign lease Bartholomew O'Connor to August Williams, 303 Bowery. May 12. May 19, 1911. 2:456.
14th st, n s, 166.10 w University pl, 25x103.3. Assign lease. Adolf Weiss to Anany Kibrick, 1098 Union av. 1-3 part. May 16, 1911. May 22, 1911. 3:842.	Same property. Assign lease. August Williams to Arthur Jost, 159 W 129th st. May 12. May 19, 1911. 2:456.
18th st, Nos 50 & 52 W, str & b. J G McCrorey & Co to Hencken, Haaren & Co, 108 W 18th st; 10 yrs from Aug 1, 1911. May 23, 1911. 3:819.	Broadway, No 679, all. Wm Laue, 38 Fulton st to Harry Wolpin, 16-20 E 7th st, & Morris Gershvin, 117 2d av; 7 yrs from Feb 1, 1910 (10 yrs renewal at \$6,500 net). May 20, 1911. 2:532.
19th st, No 346 W, all. Margt A Dowling to Marie Kampmeier, 346 W 19th st; 5 yrs from May 1, 1911. May 25, 1911. 3:742.	Broadway, No 414, str & b. Israel Lippmann & ano to Harry Wolpin, 16-20 E 7th st, & Morris Gershvin, 117 2d av; 9 11-12 yrs from Mar 1, 1911. May 20, 1911. 1:196.
	Same property. Harry Wolpin & ano to Max Bloch, 136 Av C, & ano; 9 9-12 yrs from May 1, 1911. May 20, 1911. 1:196.
	Broadway, No 589, str & b. 4,000 to 4,800
	Mercer st, No 160, str & b.
	Louis Ettlinger to Saml & Jacob Korman, both at 56 Lenox av; 10 1-12 yrs from Jan 1, 1911. May 20, 1911. 2:512.
	Broadway, Nos 2824 & 2826, e s, 35 n 109th st, 36.10x125, 2-sty bk bldg. Geo L Slawson & ano to Louis Kaplan, 967 Washington av; 10 yrs, from Oct 1, 1911. May 22, 1911. 7:1881.
	.....net \$5,500 to 6,500
	Broadway, No 2199, cor store & basement. 78th St & Broadway Co, to Adolph Dessau. July 19, 1910; 6 yrs, from Oct 1, 1910. May 24, 1911. 4:1169
	.....5,000

Broadway, No 558, store, &c. Assign lease. Shikrey Abukalil et al to Albert R Souhami, 2031 7th av. May 23. May 24, 1911. 2:497.....nom

Broadway, No 2633 | s w cor 100th st, 40.4x100x35.11x100. Sur-100th st | render lease. Cafe Royal, Inc, to Susan Mount on 9th av at Belmar, N J. All title. May 16. May 25, 1911. 7:1871.....nom

Columbus av. No 795 | s e cor 99th st, str & part b. Louis Kemp-99th st | ner & ano TRUSTEES Nathan Kempner to David Robinson, 508 W 112th st & Channon Bernstein, 242 W 112th st; 5 yrs from May 1, 1912. May 25, 1911. 7:1834.....2,550 & 2,700

Lenox av | s w cor 116th st, hat check box, privilege for halls 116th st | known as Lenox Casino. Lenox Casino Co to Elia M & David M Coffina & Morris D Gene, all at 8 E 117th st; 4 yrs from Oct 1, 1911. May 25, 1911. 7:1825.....200 & 250

Lenox av | s w cor 116th st, south str. Max Resenblum & ano to 116th st | Saml Rudner, 115 Lenox av; 5 yrs from May 1, 1911. May 20, 1911. 7:1825.....2,500

Lenox av | n e cor 116th st, part of str floor, 50.11 wide x84. 116th st | Sophie Rothschild INDIV & Hattie Kallman et al EXRS Victor Kallman to United Merchants Realty & Impt Co, 44 W 18th st; 10 4-12 yrs from Jan 1, 1912. May 23, 1911. 6:1600.....9,000 & 9,500

Same property. Agreement that if present tenant shall default in payment of rent he shall be dispossessed. Same with same. Apr 26. May 23, 1911. 6:1600.....nom

Lenox av, No 477, str & basement. Abr Friedman to Henry Martinson & Martin Nibor, both at 263 W 137th st; 8 yrs, from May 1, 1911. May 24, 1911. 7:1918.....2,400

Madison av | n e cor 32d st, 98.9x100, all. Wm Manice et al to 32d st | Empire Holding Co, 1182 Bway; 20 yrs from May 1, 1912; option of 10 yrs renewal. May 23, 1911. 3:862.....taxes, &c & 50,250

Manhattan av, No 152, middle str. Fredk H Peper to Jos Weissberg, 153 Manhattan av; 9 4-12 yrs from Jan 1, 1910. May 25, 1911. 7:1843.....660 & 720

West Broadway, No 52 | s w cor Murray st, str and basement & Murray st | cellar. Wm Engel to August C Rohde, 52 West Bway; 15 yrs, from May 1, 1911. May 22, 1911. 1:127.....3,000

1st av, No 1378, s str & cellar. Jno Bain, Jr to Chas Velehradsky on premises; 3 yrs, from May 1, 1911. May 25, 1911. 5:1468.....720

1st av, No 181, front part b. Surrender lease. Biagio Passaro to Pietro & Antonino Fiumefreddo, 205 E 29th st; owners & grantees of the Italian Union Realty & Security Co. May 23. May 25, 1911. 2:453.....nom

2d av, No 116 | s e cor 7th st, store & basement. Henry Riffel to 7th st, No 48 | Louis N Halpern, 116 2d av; 3 yrs, from May 1, 1911. May 24, 1911. 2:448.....1,200

Same property. Assign lease. Louis N Halpern to Fanny Lesser, 59 Av D. May 23. May 24, 1911. 2:448.....nom

2d av, No 2097, n str & front of s b. Frank Porco & ano to Frank Reda on premises; 7 yrs from May 1, 1911. May 19, 1911. 6:1658.....900

Same property. Assign lease. Frank Reda to Arthur Jost, 159 W 129th st. May 17. May 19, 1911. 6:1658.....nom

3d av, No 840, store, basement & 2d floor. Byram L Winters to August Knoepfel, on premises; 5 yrs, from May 1, 1911. May 22, 1911. 5:1306.....1,800

3d av, No 1848 | n w cor 102d st, all. Patk Kiernan to Patk Ward, 102d st | 181 E 102d st; 5 yrs from May 1, 1911. May 23, 1911. 6:1630.....3,500

8th av, Nos 2909 & 2911 | s w cor 154th st, str & part b. Chas J 154th st | Smith to Wm Colville, 266 W 154th st; 5 yrs from June 1, 1911. May 19, 1911.....1,200 to 1,500

8th av, No 2536 | n e cor 135th st, all. Simon E & Max E Bern-135th st | heimer to Dillon J McDermott, 143 W 94th st; 10 yrs from May 1, 1911. May 25, 1911. 7:1941.....5,150

9th av, No 763, south str. Theo H Mulch to Moses J Dubin; 1 yr from May 1, 1911. May 20, 1911. 4:1061.....720

9th av, No 458, store floor & cellar. Meyer Alexander to Jos O Wilson & Anton Holzinger, both at 257 W 150th st; 5 yrs, from May 1, 1911. May 22, 1911. 3:759.....1,440

9th av, No 573, str, b & 1st floor above str. Assign lease. D S Rouss Co, 573 9th av to Jacob Stahl, Jr, 1356 Franklin av. May 24. May 25, 1911. 4:1051.....nom

Same property, str & part b. Assign lease. David S Rouss, 538 W 136th st to Jacob Stahl, Jr, 1356 Franklin av. Mt \$1,300. May 24. May 25, 1911. 4:1051.....nom

10th av, No 484, str & b. Albt V Donellan to Edmond Schaeffer, 535 St Ams av; 5 yrs from Jan 15, 1911. May 25, 1911. 3:735.....1,200 to 1,500

13th av | s e cor 25th st, 45x54x43x65, 1st floor. Edmund S Ash-25th st | worth to Henry Holsten, 211 Montgomery st, Jersey City, N J; 4 1-12 yrs from Apr 1, 1911. May 23, 1911. 3:670...3,750

BOROUGH OF THE BRONX.

Austin pl, w s, 102 n 144th st, contains 1,650 sq ft with use of driveways. Borough Cut Stone Co to A Tozzini & Co, 1663 Zerega av; 1 yr from May 1, 1911 (option of 2 yrs renewal). May 20, 1911. 10:2600.....240

138th st, n e s, 25 n w Rider av, 25x100, all. Henrietta J Birss to Herman H Fiedderman, both at Bogota, N J. May 18, 1911. Life lease. May 22, 1911. 9:2340.....taxes, &c, & 10,000

144th st, No 367 E, str & b. Jacob Zitrin to Harry L Zitrin, 367 E 144th st; 5 yrs from May 1, 1911. May 25, 1911. 9:2306.....420

154th st, No 401 E | n e cor, cor str & str adj on av & part b. Melrose av, No 684 | Benenson Realty Co to Joseph R Bissinger, 423 E 152d st, & Wm H McCauley, 784 Elton av; 7 10-12 yrs, from July 1, 1911. May 24, 1911. 9:2376.....1,500 to 1,740

159th st, No 374 E, all. Carl Ernst to Herman Braunstein on premises; 3 yrs from Feb 1, 1911. May 19, 1911. 9:2405...4,200

Alexander av, No 151, store, basement & 1st floor. Payne Estate to John Vaday, on premises; 3 yrs, from May 1, 1911. May 24, 1911. 9:2310.....660

Cauldwell av, No 864 | s e cor, cor str, str in rear, cellar & 5 161st st, No 652 E | rms on 1st floor above str. Philipp Freudenmacher to Guy O Sawyer; 6 yrs from Aug 1, 1910. May 25, 1911. 10:2630.....1,500

Morris av, w s, 79.6 s 165th st, being lot 53 on blk 2447. Agt as to erection of garage & lease for 5 yrs, at \$1,200 per annum, with renewals, also as to loan, &c. Abram W Herbst with Irving Stein, 1044 Morris av. Jan 13. May 23, 1911. 9:2447.....nom

Morris av, No 678, e s, bet 153d & 154th sts, all. Caroline Martin to Antonio Ciavanni, 678 Morris av; 3 yrs, from May 1, 1911. May 24, 1911. 9:2413.....1,140

Southern Boulevard, No 1718, s str & part b. Trask Bldg Co to Jno Werle, 955 Forest av; 3 yrs from June 1, 1911. May 19, 1911. 11:2983.....300 to 480

Union av, No 704 | n e cor Dawson st. Assign lease. Jacob Faude Dawson st | to Alex Wells, 704 Union av. May 22. May 24, 1911. 10:2675.....nom

Union av, No 704 | n e cor Dawson st, str & b. Ernst O Becher to Dawson st | Alex Wells, 704 Union av; 3 yrs, from Sept 1, 1913. May 24, 1911. 10:2675.....1,380

3d av, No 2910. Assign lease. Geo Lautensack to Gustav Wit-3d av, No 2910 3d av. May 20. May 24, 1911. 9:2362.....nom

3d av, No 2910, str, part cellar & 1st floor above str. Conrad Wickhiller to Geo Lautensack, 2910 3d av; 6 yrs, from May 1, 1911. May 24, 1911. 9:2362.....2,400 & 2,700

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.

Mortgage against Bronx property will be found altogether at the foot of this list.

BOROUGH OF MANHATTAN.

May 19, 20, 22, 23, 24 and 25.

A & S Constn Co to Thomas F Kaughran, 62 Hamilton Terrace. 26th st, No 142, s s, 475 w 6th av, 25x98.9. P M. Prior mt \$14,000. May 19, due Nov 1, 1911, 6%. May 22, 1911. 3:801. 24,250

Acritelli, Geo W of Bklyn, N Y to Lawyers Mort Co, 59 Liberty st. 13th st, No 406, s s, 80 e 1st av, 19.10x53.7 to c l Stuyvesant st, closed x23.9x66.8. May 23, 1911, 5 yrs, 5%. 2:440. 7,000

Andersen, Peter to Jacob Ruppert, a corpn, 1639 3d av. 20th st, Nos 29 & 31 E. Saloon lease. May 19, demand, 6%. May 24, 1911. 3:849. 3,000

Anderson, Henry B of Lewisboro, N Y, to MUTUAL LIFE INS CO of N Y, 34 Nassau st. Park av, No 525, s e cor 61st st, Nos 100 & 102, 100.5x40. May 24, 1911, due, &c, as per bond. 5:1395. 51,000

Barney Estate Co to Mary D Gerard. Certificate as to mt for \$90,-000 covering land in Nassau Co, N Y. May 17. May 19, 1911. nom

Burke, Luke A to METROPOLITAN SAVINGS BANK, 59 Cooper Sq East. 19th st, Nos 441 & 443, n s, 93.10 w Av A, 29.6x92. Estoppel certificate. 3:951. May 19, 1911. —

Bier, Mary with Jno McL Nash, 60 W 48th st, trustee. Francis E Berger. 6th st, No 635 E. Extension of mt for \$19,000 to Oct 16, 1913 at 5%. Mar 24. May 20, 1911. 2:389. nom

Bloch, Henry, 12 E 97th st & Louis Bloch, 416 W 122d st to Jacob Bloch, 54 E 122d st. 147th st, Nos 507 & 509, n s, 150 w Amsterdam av, 50x99.11. Prior mt \$51,000. May 15. due June 1, 1916, 6%. May 20, 1911. 7:2079. 12,000

Bloch, Max & Pauline Fruchbom to Harry Wolpin, 16-20 E 7th st & ano. Broadway, No 414. Leasehold. All title. May 1, due &c, as per chattel mt. May 20, 1911. 1:196. 12,500

Broadway-Amsterdam Co, 309 Bway to Frederic J Stimson at Ded-ham, Mass et al. 177th st, No 503, n s, 100 w Ams av. 42.6 x93.4x42.7x90.7. May 19, 5 yrs, 5%. May 20, 1911. 8:2132. 30,000

Same & STATE BANK with same. Same property. Subordina-tion agt. May 5. May 20, 1911. 8:2132. nom

Broadway-Amsterdam Co to Richd E Thibaut, 166 W 86th st. Same property. May 18, 5 yrs, 5%. May 20, 1911. 8:2132. 30,000

Same & STATE BANK with same. Same property. Subordina-tion agt. May 5. May 20, 1911. 8:2132. nom

Bogner, Margt widow to Morris E Webber, No 611 W 112th st & Jno Webber, No 254 W 76th st. 48th st, No 519, n s, 275 w 10th av, 25x100.5. May 20, 1911, 3 yrs, 5%. 4:1077. 16,500

Same to Reinhold Casper, 424 E 16th st. Same prop. Prior mt \$16,500. May 20, 1911, due June 1, 1914, 6%. 4:1077. 2,500

Brunswick Realty Co to Eugenie Rothschild, 440 West End av. 65th st, No 162, s s, 210 e Ams av, 18x100.5. May 15, 3 yrs, 5%. May 24, 1911. 4:1136. 14,000

Born, Emilie to TITLE GUAR & TRUST CO. 139th st, No 320, s s, 103 e Edgecombe av, 18x99.11. May 24, 1911, due, &c, as per bond. 7:2041. 12,000

Baumgarten, Edw, 318 E 69th st to Julia Neiman, 402 E 69th st. 69th st, No 318, s s, 141.8 e 2d av, 16.8x77.4. May 23, 3 yrs, 6%. May 25, 1911. 5:1443. 1,000

Brunswick Realty Co to Eugenie Rothschild. 65th st, No 162, s s, 210 e Ams av, 18x100.5. Certificate as to mt for \$14,000. May 22. May 25, 1911. 4:1136. —

Bernard, Florence, 225 W 86th st with Hyman & Jos Schlessinger, 251 E Houston st. 8th st, Nos 359 & 361, n s, 108 e Av C, 50x 87.10. Extension of \$46,000 mt until May 23, 1916 at 5%. May 23. May 24, 1911. 2:378. nom

Bachman, Alfred C, 265 W 121st st to Mary E Prior, 1363 Dean st, Bklyn, N Y. 69th st, No 19, n s, 240 w Central Park W, 20x 100.5. May 25, 1911, 3 yrs, 4½%. 4:1122. 30,000

Bachman, Alfred C to Edmund Harshaw at Grove City, Pa et al exrs, &c, Lizzie Kidd. 71st st, No 237, n s, 397 e West End av, 18x102.2. May 25, 1911, 3 yrs, 5%. 4:1163. 21,000

Cravath, Agnes H wife Paul D with SEAMANS BANK FOR SAV-INGS, 76 Wall st. 39th st, No 107 E. Extens of mt for \$30,-000 to May 15, 1914 at 4½%. Apr 25. May 25, 1911. 3:895. nom

Cram, Jno S, 3 E 38th st to LAWYERS TITLE INS & TRUST CO. 45th st, No 17, n s, 100 w Mad av, 20x100.5. May 24, 3 yrs. % as per bond. May 25, 1911. 5:1281. 60,000

Casey, Wm J, 308 W 107th st to Patk Reddy, 78 W 120th st. Wadsworth av, n e cor 178th st, 75x100. P M. May 25, 1911. 2 yrs, 6%. 8:2162. 15,000

Cirolli, Andrea to UNION TRUST CO, 80 Bway. 1st av, No 2229, w s, 100.10 n 114th st, runs w 150 x n 15.10 x e 50 x n 9.2 x e 100 to av, x s 25 to beg. May 23, 1911, 5 yrs, 5%. 6:1686. 14,000

Carab Realty Co, 97 Warren st, to Henry L Scheuerman, 254 W 82d st, & ano. 115th st, Nos 612 & 614, s s, 225 w Bway, 50x100.11. Prior mt \$110,000. May 25, 1911, 2 yrs, 6%. 7:1896. 20,000

Same to same. Same property. Certificate as to above mt. May 25, 1911. 7:1896.

Columbia Bldg & Theatre Co, 701 7th av to Columbia Amusement Co, 701 7th av. 7th av, Nos 701 to 709, n e cor 47th st, Nos 167 to 179, 100.4x140. Prior mt \$125,000. Apr 3, 3 yrs, 6%. May 25, 1911. 4:1000. 25,000

Same to same. Same property. Certificate as to above mt. May 8. May 25, 1911. 4:1000.

Cohn, Chas, 634 San Pedro st, Los Angeles, Cal; Gussie wife David Davidson, 560 W 163d st; Henry Cohn, 560 W 163d st; Irene wife Bernard Von Holland, 158 W 141st st, & Abraham Cohn, Louis Cohn & Blanche Cohn, all of 259 W 137th st, & Sidney Cohn, 173 W 141st st, to Johanna Mann, 130 E 96th st. Grand st, No 207, s s, 24 e Mott st, 23.1x80. Prior mt \$17,000. Mar 15, due, &c, as per bond. May 19, 1911. 1:238. 1,200

Clark, Laura, of Chappaqua, Westchester Co, N Y, to Lawyers Mort Co, 59 Liberty st. Grand st, No 490, n s, 50 e Willett st, 25x100. May 19, 1911, 3 yrs, 5%. 2:336. 10,000

Citizens Investing Co to Dionigi Guardincerri at Chiavari, Italy. Mott st, Nos 274 & 276, e s, 191.2 s Houston st, runs n 39.9 x e 81.11 x s 25.5 x e 4.11 x s 14.2 x w 87.7 to beg. Prior mt \$35,000. May 23, 1911, due, &c as per bond. 2:508. 10 500

Same to same. Same property. Certificate as to above mt. May 23, 1911. 2:508.

Colthup, Chas E to Maggie Schwab, 379 Washington av, Bklyn, N Y. 3d av, No 255, s e s, 64 s w 21st st, 18x75. P M. May 23, 1911, 5 yrs, 5%. 3:901. 11,000

Clementine Realty Co to GERMANIA LIFE INS CO, 50 Union sq. Claremont av, e s, 475 n 122d st, runs n 150 x e 57.4 to c 1 old Bloomingdale rd (closed), x s 0.5 x e 42.7 x s 149.7 x w 100 to beg. May 22, due, &c, as per bond. May 23, 1911. 7:1993. 225,000

Same to same. Same property. Certificate as to above mt. May 22. May 23, 1911. 7:1993.

Same & Robt M Silverman with same. Same property. Subordination agreement. May 22. May 23, 1911. 7:1993. nom

Comfort Realty Co, 8 W 39th st, to Abel King, 148 E 65th st & ano. 163d st, No 549, n s, 100 e Bway, 110x99.11. Prior mt \$140,000. May 23, 3 yrs, 6%. May 24, 1911. 8:2122. 15,000

Same to same. Same property. Certificate as to above mt. May 24, 1911. 8:2122.

Cirolli, Andrea to Jos Soraci, 327 E 113th st. 1st av, No 2229, w s, 100.10 n 114th st, runs w 150 x n 15.10 x n 9.2 x e 100 to av x s 25 to beg. Prior mt \$15,000. May 23, installs, 6%. May 24, 1911. 6:1686. 1,000

Same to David Lion, 349 Central Park West. Same property. Prior mt \$14,000. May 23, 2 yrs, 6%. May 24, 1911. 6:1686. 1,000

Cavanagh-Thompson Realty Co to TITLE GUAR & TRUST CO. Certificate as to two mts for \$3,000 & \$2,000, respectively, at Jamaica Park South. May 23. May 24, 1911.

Cohn, Rosie to Max Cohn, 215 E 115th st. 2d av, No 2003, w s, 25.6 n 103d st, 25x78.10. Prior mt \$—. May 22, demand, 5%. May 23, 1911. 6:1652. 3,000

Dreyer, Henry with Myer & Abraham Davidoff. Cherry st, No 383 s w cor Scammel st, No 53, 25.1x53.5x24.9x55.4. Extension of \$4,000 mt until June 16, 1914 at 6%. Apr 12. May 19, 1911. 1:260. nom

de Chezelles, Gertrude R with Abraham Lefkowitz, 25 Bayard st & ano. Monroe st, No 259, n s, 175 w Jackson st, 25x 1/2 blk. Extension of \$25,000 mt until Mar 25, 1916, 5%. Mar 24. May 20, 1911. 1:266. nom

Dawson, Grace L to TITLE GUARANTEE & TRUST CO. 95th st, No 135, n s, 349.6 w Col av, 14.6x100.8. May 20, due, &c, as per bond. May 22, 1911. 4:1226. 10,000

Dowd Const Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. 38th st, Nos 262 to 266, s s, 150 e 8th av, 50x98.9. May 23, 1911, 5 yrs, 5%. 3:787. 56,000

Same to same. Same property. Certificate as to above mt. May 20. May 23, 1911. 3:787.

De Cordova, Evelyn extrx, &c, Varona de Cordova with Lewhenwil Co, 225 Lex av. 120th st, No 54, s s, 94 e Mad av, 27x100.11. Extension of \$24,000 mt until May 22, 1916, 5%. May 22, 1911. 6:1746. nom

Dordan-Butler Realty Co to EAST RIVER SAVINGS INSTN, 291-295 Bway. 52d st, Nos 524 to 546, s s, 275 e 11th av, runs s 200.10 to n s 51st st, Nos 531 & 541 x e 25 x n 100.5 x e 75 x s 100.5 to n s 51st st x e 25 x n 100.5 x e 100 x n 100.5 to 52d st x w 225 to beg. May 24, 1911, due Mar 1, 1919, 5%. 4:1080. 150,000

Same to same. Same property. Certificate as to above mt. May 24, 1911.

Denniston, Caroline to TITLE GUAR & TRUST CO. 121st st, No 19, n s, 121 e Lenox av, 20x100.11. May 24, 1911, due, &c, as per bond. 6:1720. 8,000

Devine, Isabella D with Loretta Cosgrove, 252 W 72d st. Lexington av, Nos 220 & 222, on map Nos 222 & 224, n w cor 33d st, 26.8x100. Asst of all R, T & I to proceeds of sale to secure \$600. May 13 (Re-recorded from Deeds, May 15, 1911.) May 23, 1911. 3:889. nom

EAST RIVER SAVINGS INSTN, 280 Bway with Rosa Zahn, 18 E 60th st. Carmine st, Nos 45-47. Extension of \$38,000 mt until Aug 1, 1916, 5%. May 23, 1911. 2:536. nom

Edgar, Newbold L R & Webster A Edgar, with Alfred Lewis. 1st av, No 1220, s e cor 66th st, Nos 400 & 402, 25x100. Extens of \$37,500 mt until May 12, 1916, 5 1/4%. May 11. May 22, 1911. 5:1460. nom

Eisenberg, Louis, 561 W 143d st, with Jno A Brown Jr at Newtown Township, Pa. 8th av, Nos 2753 & 2755 & 147th st, No 300 W. Extens of \$59,000 mt until Nov 25, 1913, at 5%. Jan 9. May 24, 1911. 7:2045. nom

EMIGRANT IND SAVINGS BANK with Richd S Treacy, 307 W 102d st. 8th av, Nos 664 & 666, e s, 40.2 n 42d st, 39.7x 80x40x80. Extension of two mts aggregating \$25,000 until May 22, 1913 at 5%. May 22. May 24, 1911. 4:1014. nom

Elias (Henry) Bwg Co with American Mort Co. 104th st, No 314 E. Subordination agt. May 20. May 25, 1911. 6:1675. nom

Elias, Katharina with American Mort Co, 31 Nassau st. 104th st, No 314 E. Subordination agt. May 20. May 25, 1911. 6:1675. nom

Fechheimer, Frances M, 57 W 56th st with Felix Kunstler, 3104 Av F, Bklyn. Rivington st, No 156. Extension of mt for \$20,000 to June 1, 1914 at 5%. May 17. May 20, 1911. 2:349. nom

Feigl, Hannah with Tillie Klingenstein, 136 E 79th st, & Solomon Klingenstein, 124 E 81st st, exrs Bernhard Klingenstein. Columbus av, No 463. Extension of \$28,000 mt until May 22, 1916, at 4 1/2%. May 22, 1911. 4:1196. nom

Falcone, Concetta, 406 E 117th st to Jno La Spina, 406 E 117th st. 117th st, No 406, s s, 110.8 e 1st av, 16.8x100.10. P M. Prior mt \$—. May 23, 3 yrs, 6%. May 24, 1911. 6:1710. 4,000

Gossett, Solomon, Morris E, & Louis indiv, & as exrs, &c, Rachel Gossett & Peter & Jos Gossett to Frieda Gossett, 218 W 112th st. Hester st, Nos 54 & 56, s w cor Ludlow st, Nos 29 & 31, 43.5x75. Prior mt \$65,000. May 5, 5 yrs, 6%. May 20, 1911. 1:298. 10,000

G B W Constn Co & Kings Farm Realty Co with Harriet R McKim at Locust, N J. 19th st, Nos 220 to 230, s s, 205.6 w 7th av, 91.8x 1/2 blk. Subordination agt. May 19, 1911. 3:768. nom

Gould, Lillie B to Adolf Gluck, 244 Riverside Drive. 45th st, No 527, n s, 393.9 e 11th av, 18.9x100.5. May 22, due Nov 22, 1912, 6%. May 23, 1911. 4:1074. 1,000

Goodman Chemical Co to —. Consent of stockholders to chattel mt for \$1,200 at 6%. May 18. May 23, 1911.

Gold, Jos, with Leopold Rothschild, 51st st, No 236, s s, 216.3 w 2d av, 16.3x100.5. Extens of \$7,500 mt until Nov 29, 1913, at 5%. Nov 14, 1910. May 23, 1911. 5:1324. nom

Guggenheimer, Eliza to Caroline M Butterfield, 2 E 55th st et al, trustees Fredk Butterfield. Lexington av, Nos 1032 & 1034, w s, 68.2 s 74th st, 34x93.9. May 23, 3 yrs, 4 1/2%. May 24, 1911. 5:1408. 33,000

German American Car Co at Chicago, Ill, lessor with International Agricultural Corpn, 165 Bway, N Y, lessee. Car lease. General mt, &c. Dec 15, 1910, due Dec 1, 1915, 6%. May 24, 1911. Gold bonds, 46,000

Grunberg, Marie to Leopold Grunberg, 77 2d st. 2d st, No 75, s s, 225 w 1st av, 25x73.8x25.1x70.6. Prior mt \$—. May 10, 3 yrs, 6%. May 24, 1911. 2:443. 4,700

Gingold Realty Co to Chas M Rosenthal, 241 Ft Washington av. Riverside Drive, Nos 745 to 749, s e cor 152d st, No 622, —x—x 99.11x140. Prior mt \$211,000. May 20, demand, 6%. May 24, 1911.7:2098. 10,000

Same to same. Same property. Certificate as to above mt. May 20. May 24, 1911. 7:2098.

Goebel, Anna M, 120 E 95th st, with Isaac Heimann, 342 E 87th st. 2d av, No 1714, s e cor 89th st, No 300, 25.8x100. Extens of \$30,000 mt until Dec 10, 1914, at 5%. May 16. May 23, 1911. 5:1551. nom

Goodman, Annie to Isaac Sickie, 200 W 112th st & ano. 98th st, No 224, s s, 360 e 3d av. 25x100.11. P M. Prior mt \$17,000. May 24, 4 yrs, 6%. May 25, 1911. 6:1647. 6,000

Greenwich Investing Co, 277 W 132d st to Edwin L Meyers, 69 E 80th st. Greenwich st, No 625, e s, 74.5 n LeRoy st, runs e 44 x n 7.9 x e 22 x n 18 x w 63.9 to st, x s 26.4 to beg. May 24, 3 yrs, 5%. May 25, 1911. 2:602. 22,500

Same to same. Same property. Certificate as to above mt. May 24. May 25, 1911. 2:602.

Greenwich Investing Co, 69 W 138th st to Sender Jarmulowsky, 16 E 93d st. Hudson st, Nos 503 to 507, w s, 26.6 n Christopher st, runs w 100 x n 23.1 to an alley, x e 15 x n 47 x e 85 to Hudson st, x s 70.2 to beg. All title to alley. Prior mt \$45,000. May 25, 1911, 1 yr, 6%. 2:630. 40,000

Same to same. Same property. Certificate as to above mt. May 25, 1911. 2:630.

Greenwich Investing Co, 277 W 132d st to Jacob Marx, 2102 Bway. Greenwich st, No 625, e s, 74.5 n Leroy st, runs e 44 x n 7.9 x e 22 x n 18 x w 63.9 to st x s 26.4 to beg. Prior mt \$22,500. May 25, 1911, 2 yrs, 6%. 2:602. 5,000

Same to same. Same property. Certificate as to above mt. May 25, 1911. 2:602.

Hicks, Rosanna T to Martha T Kelly at Goshen, N Y. 121st st, No 147, n s, 205 E 7th av, 20x100.11. Prior mt \$—. May 24, due Nov 24, 1911, 6%. May 25, 1911. 7:1906. 1,500

Hargood Realty & Const Co to Lawyers Mort Co. Fort Washington av, s w cor 178th st, 127.8x100. Certificate as to mt for \$185,000. May 24. May 25, 1911. 8:2177. —

Hearst, Wm R, 137 Riverside Drive to Richard F Carman, at Garden City, L I. 85th st, No 325, n s, 225 w West End av. 25x102.2. P M. Apr 19, 3 yrs, 5%. May 22, 1911. 4:1247. 25,000

Hoagland J Lillian with Margt M Hall, 156 2d st, Troy, N Y. 80th st, No 143 W. Subordination agreement. May 23, 1911. 4:1211. nom

Hochheimer, Emanuel to Max Hirsch, 115 E 89th st. Madison av, No 1311, e s, 20.4 s 93d st, 20x74. Prior mt \$22,000. May 22, due May 1, 1914, 5%. May 23, 1911. 3,000

Helms, August G & Adelaide, 165 E 105th st to Margt Wheelahan, 126 W 95th st. 2d av, Nos 2056 to 2062, s e cor 106th st, Nos 302 & 304, 100.11x125. May 23, 1911, due, &c, as per bond. 6:1677. 1,100

Holsten, Henry to Consumers Bwg Co, 1011 Av A. 13th av, s e cor 25th st. Saloon lease. May 1, demand, 6%. May 23, 1911. 3:670. 4,500

Hobbs Chas D to City Real Estate Co, 176 Bway. Broadway. Nos 3571 to 3579, s w cor 147th st, No 600, 99.11x25.6. May 23, due, &c, as per bond. May 24, 1911. 7:2093. 75,000

Hopper, Isaac A, 231 W 125th st to KNICKERBOCKER TRUST CO, 60 Bway. 107th st, s s, 225 w Columbus av, 100x100.11. Prior mt \$—. May 18, 6 mos, 6%. May 23, 1911. 7:1861. note 15,000

Hecker-Jones-Jewell Milling Co to FRANKLIN TRUST CO, 149 Bway trustee. Corlear st, s e cor Water st, —x— to exterior bulkhead line East River; with wharfage rights on said land & all title to land under water in front of & adj above. Leasehold. All title. Supplemental to mt recorded Aug 27, 1892, for \$2,500,000 gold bonds at 6%. Apr 26. May 24, 1911. 1:264. —

Hargood Realty & Const Co to Lawyers Mortgage Co, 59 Liberty st. Fort Washington av, s w cor 178th st, 127.8x100. May 24, 1911, 5 yrs, 5%. 8:2177. 185,000

Horstmann, Geo H & Claus Oetjen to Jacob Ruppert, a corpn, 1639 3d av. Columbus av, No 892. Saloon lease. Feb 23, demand, 6%. May 24, 1911. 7:1858. 8,000

Huber, Frank to Jacob Ruppert, a corpn, 1639 3d av. 1st av, No 2354. Saloon lease. * Apr 24, demand, 6%. May 24, 1911. 6:1608. 1,500

Hoffman, Israel to Herman F Bindseil, 2158 Aqueduct av. Av A, No 1634, n e cor 86th st, No 501. 20x75. P M. Prior mt \$—. May 23, due Sept 23, 1911, 5%. May 24, 1911. 5:1583. 3,750

Kramer Contracting Co to Jacob Selig, 301 W 91st st. 46th st, No 107, n s, 100 w 6th av, runs n 100.5 x w 22 x s 32.11 x s w 3 x s 67.4 to st x e 75 to beg. P M. Prior mt \$26,000. Apr 15, due May 1, 1914, 5 1/2%. May 22, 1911. 4:999. 14,000

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
CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y.

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

- Klippel, Nicholas, Jr, with GERMAN SAVINGS BANK, 157 4th av. 112th st, No 10 E. Agreement changing interest days. May 22, 1911. 6:1617. nom
- Kaiser, Jacob C to Excelsior Bwg Co, 254 Hart st, Bklyn, N Y. Greenwich st, No 364, s w cor Franklin st. Saloon lease. Apr 26, demand, 6%. May 23, 1911. 1:183. 6,500
- Kauffman, Jacob & Isidore & Isaac Lewenthal to Francis Speir at South Orange, N J & ano trustees for Susanne L Green, now Lloyd. Water st, No 666, n s, 225 w Jackson st, 25x100. May 24, 1911, 5 yrs, 5%. 1:260. 10,000
- Keary, Mary to Jacob Ruppert, a corpn, 1639 3d av. 3d av, No 1709. Saloon lease. Mar 9, demand, 6%. May 24, 1911. 5:1541. 2,500
- Krauss, Philip to FRANKLIN SAVINGS BANK, 656 8th av. 99th st, No 14, s s, 250 w Central Park W, 25x100.11. P M. May 25, 1911, 5 yrs, 5%. 7:1834. 19,000
- Kearney, Edw W to BOWERY SAVINGS BANK, 128 Bowery. 12th st, Nos 123 to 129, n s, 140 w 3d av, runs n 103.3 x w 10 x n 103.3 to 13th st. Nos 130 & 132, x w 50.4 x s 103.3 x w 19.8 x s 103.3 to 12th st, x e 80 to beg. May 25, 1911, 5 yrs, 4 1/2%. 2:558. 100,000
- Lawyers Mort Co with Doménico & Jos Rovegno. Downing st, Nos 57 & 59. Extension of \$12,000 mt until Apr 20, 1916, 5%. May 25, 1911. 2:528. nom
- London, Solomon J & Thos C Naughton to Society for the Relief of Poor Widows with Small Children, 121 E 24th st. 58th st, No 209, n s, 155 e 3d av, 25x100. May 18, 5 yrs, 4 1/2%. May 19, 1911. 5:1332. 22,500
- London, Solomon J & Thos C Naughton to Lewis A London, 215 W 101st st. 58th st, No 209, n s, 155 e 3d av, 25x100. Prior mt \$22,500. May 18, 5 yrs, 6%. May 19, 1911. 5:1332. 9,000
- Lewis, Wm H to Thos S Walker at Long Lake, N Y. Ams av, s e s, 74.11 s w 208th st, 25x100. May 19, 1911, demand, 5%. 8:2204. 250
- LAWYERS TITLE INS & TRUST CO with Manhattan Island Realty Co & Adolf Mandel. Rivington st, No 154. Extension of \$30,000 mt until June 30, 1914, 5%. May 13, 1911. 2:349. nom
- Lewis, Abr, 164 Mad st with Martha Lachmann, 2080 Daly av. Madison st, No 147. Agreement modifying bond & mt recorded Mar 27, 1911. Apr 1. May 20, 1911. 1:275. nom
- Loughman, Michl F with Louise A Phillips, 133 E 30th st. 30th st, Nos 139 & 141, n s, 160 e Lex av, 40x98.9. Extension of \$70,000 mt until May 19, 1911, 5 yrs, 5%. May 19, 1911. 3:886. nom
- Lenox Hotel & Restaurant Co to A Hupfels Sons, 840 St Anns av. Lenox av, No 693, s w cor 145th st, No 100, —x—. Saloon lease. May 19, 1911, demand, 6%. 7:2013. 13,500
- Lenahan, John S to Ferdinand R Minrath, 119 W 75th st. 147th st, No 471 W, & Amsterdam av, No 1761. 1/4 part. All title. Given to secure money advanced. May 5, demand, 6%. May 22, 1911. 7:2062. 675
- Lenahan, Jno S to Ferdinand R Minrath, 119 W 75th st. Amsterdam av, No 1761, n e cor 147th st, No 471, —x—. 1/4 part. All title. May 23, 1911, demand, 6%. 7:2062. 60
- LAWYERS TITLE INS & TRUST CO, with Friedman Const Co. 120th st, Nos 325 & 327, n s, 275 e 2d av, 50x100.11. Extens of \$47,000 mt until May 19, 1916, at 5%. May 19, 1911. 6:1797. nom
- Libman, Abram L to Arnold Rothstein, 352 W 46th st. 161st st, No 552, s s, 332.6 e Bway, 16x99.11. Prior mt \$9,000. May 24, 1911, 2 yrs, 6%. 8:2119. 3,000
- Mitral Realty & Constn Co to Eugene Loeb, 2794 Bway. 118th st, No 306, s s, 125 w 8th av, 25x100.11. Prior mt \$—. May 15, due Nov 12, 1911, 6%. May 19, 1911. 7:1944. 5,325
- Mutterer, Kath to Thos Grant, 30 No Terrace av, Mt Vernon, N Y. 45th st, No 349, n s, 200 e 9th av, 25x100.5. P M. May 15, 5 yrs, 5%. May 22, 1911. 4:1036. 30,000
- McKnight, Wm G, 772 Park av, to TITLE GUARANTEE & TRUST CO. 78th st, No 160, s s, 268.9 w 3d av, 18.9x102.2. P M. May 20, due, &c, as per bond. May 22, 1911. 5:1412. 15,000
- Same to Alida Lange, 160 E 78th st. Same property. P M. Prior mt \$15,000. May 20, 5 yrs, 6%. May 22, 1911. 5:1412. 7,000
- Miller, Albert to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 55th st, No 505, n s, 105 e Av A, 25x100.5. May 10, 5 yrs, 5%. May 22, 1911. 5:1371. 10,000
- Minsker Realty Co to TITLE INSURANCE CO OF N Y. Chrystie st, Nos 227 to 233, on map Nos 227 to 229, w s, 75 s Houston st, 89.9x100. All title to strip lying north of line 234.8 n Stanton st. P M. May 22, 1911, due Aug 22, 1912, 5 1/2%. 2:427. 70,000
- Miles (Wm A) & Co, 390 Cherry st, with Geo H Robinson, 339 W 57th st, & Stevenson Taylor, 123 W 85th st, & S N Katz Realty Co, 202 Centre st. Chrystie st, Nos 55 to 59, w s, 152 n Canal st, 75x100. Agreement subordinating mort or deed of trust to lease. May 20, 1911. May 22, 1911. 1:302. nom
- Mercantile Trust Co trustee Oliver S Carter with John Healy. 113th st, Nos 241 & 243 W. Extension of \$60,000 mt until June 25, 1912, at 4 1/2%. May 22, 1911. 7:1829. nom
- "Madame Thompson," a corpn, to Mabel Doane, 40 W 45th st. Consent to mort for \$1,600. May 18, May 22, 1911. —
- Meyer, Martha, 70 Herkimer st, Bklyn, N Y to Margt Delaney, 513 W 29th st. 29th st, No 513, n s, 175 w 10th av, 25x98.9. P M. May 23, 1911, due, &c, as per bond. 3:701. 13,250
- McAvoy, Wm T to Geo Ehret, 1197 Park av. Lenox av, n w cor 145th st, 79.10x100. P M. Prior mt \$42,500. May 22, 1 yr. 5%. May 23, 1911. 7:2014. 27,000
- Miner, Jno D of Manasquan, N J, to Ben F Elgar, 109 W 78th st. 133d st, No 116, s s, 190 n w Lenox av, 20x99.11. 1-5 part. May 23, 1 yr, 6%. May 24, 1911. 7:1917. 600
- Moran Chas F Jr & Wm B Scanlon to Jacob Ruppert, a corpn, 1639 3d av. William st, No 154. Saloon lease. Mar 2, demand, 6%. May 24, 1911. 1:93. 3,000
- Miller, Abraham to American Mortgage Co, 31 Nassau st. 147th st, No 285, n s, 525 w 7th av, 25x99.11. May 23, 5 yrs, 5%. May 24, 1911. 7:2033. 15,000
- McInerney, Michl J to Jacob Ruppert, a corpn, 1639 3d av. Madison av, No 1141. Saloon lease. Feb 15, demand, 6%. May 24, 1911. 5:1496. 10,000
- McWeeney, Michl H to Jacob Ruppert, a corpn, 1639 3d av. 3d av, No 412. Saloon lease. Mar 9, demand, 6%. May 24, 1911. 3:884. 5,000
- Marx, Babette of Frankfort, Germany, with Jno G Wm Greeff, 24 W 91st st. 8th av, No 2353. Extens of \$25,000 mt until June 1, 1914, at 5%. Apr 22, May 24, 1911. 7:1953. nom
- McDermott, Margt to Jacob Ruppert, a corpn, 1639 3d av. 9th av, No 665. Saloon lease. Mar 13, demand, 6%. May 24, 1911. 4:1056. 5,000
- Mason, Wm R 15 No Bway, White Plains, N Y to Middle-Town Realty Co, 35 Nassau st. Amsterdam av, Nos 1973 & 1975, s e cor 158th st, No 498, 49.11x100. P M. Prior mt \$80,000. May 24, due Mar 1, 1913, 6%. May 25, 1911. 8:2108. 15,000
- Manning, Margt to Barney Estate Co, 135 Bway. 56th st, Nos 132 & 134, s s, 450 w 6th av, runs s 100.5 x w 125 x n 24.9 x e 75.3 x n 69.8 to st, x e 50 to beg. P M. Prior mt \$66,000. May 25, 1911, 5 yrs, 6%. 4:1008. 34,000
- McKay, Mary widow to EQUITABLE LIFE ASSUR SOC OF U S. 7th av, No 45, e s, 149.1 s 14th st, 15.5x100. May 24, due June 20, 1913, 5%. May 25, 1911. 2:609. 9,000
- New Netherlands Theatre Co to TITLE GUAR & TRUST CO. 48th st, Nos 137 to 145, n s, 400 w 6th av, runs n 100.10 x w 80 x s 0.5 x w 20 x s 100.5 to st, x e 100 to beg. May 25, 1911, due, &c, as per bond. 4:1001. 250,000
- Nassauer (C L) Estates to Stephen H Jackson, 53 E 67th st. 95th st, No 176, s s, 263.9 e Lex av, 18.9x100.8. Prior mt \$—. May 19, due June 1, 1912, 6%. May 20, 1911. 5:1523. 1,000
- Same to same. Same prop. Certificate as to above mt. May 19, May 20, 1911. 5:1523. —
- O'Connell, Kath M to Harriett B Hoffman widow, 34 Charles st, Berkeley Sq, West London, Eng. Cortlandt st, No 44, n s, 60.5 e Greenwich st, 25x125. P M. Apr 29, 5 yrs, 4 1/2%. May 22, 1911. 1:61. 100,000
- O'Neil, Geo S to Jacob Ruppert, a corpn, 1639 3d av. Whitehall st, Nos 15 to 25. Rooms 102 & 102a. Saloon lease. Jan 31, demand, 6%. May 24, 1911. 1:10. 2,000
- Osterweis, David to EMIGRANT INDUSTRIAL SAVINGS BANK. 55th st, No 307, n s, 100 e 2d av, 25x100.5. May 13, 5 yrs, 5%. May 24, 1911. 5:1348. 10,000
- O'Brien, Danl J to Jacob Ruppert, a corpn, 1639 3d av. 3d av, No 2102. Saloon lease. Feb 1, demand, 6%. May 24, 1911. 6:1665. 3,055.50
- Orlandi, Julio to American Mort Co, 31 Nassau st. 104th st, No 314, s s, 125 e 2d av, 25x100.11, 5 yrs, 5%. May 25, 1911. 6:1675. 10,500
- Pell, Anna O to Jos Buehler, 3750 Willett av. 21st st, No 107, n s, 85 w 6th av, 20x98.9. May 25, 1911, due, &c, as per bond. 3:797. 5,000
- Pettet, Edwin B & Isabella M Pettet to BOWERY SAVINGS BANK, 128 Bowery. 15th st, No 308, s s, 96.10 e 2d av, runs s 128.3 x s 20.5 x n 25.5 x e 1.7 x n 102.9 to st, x w 22 to beg. Prior mt \$12,000. May 19, due Oct 1, 1914, 4 1/2%. May 20, 1911. 3:921. 1,200
- Punch, Morris to Rosie Punch, 168 Lenox av. Cherry st, No 37, s s, abt 80 w Roosevelt st, 17x74.8x17x75.4; Cherry st, No 35, s s, 96 w Roosevelt st, 15.9x74. Prior mt \$16,000. May 3, demand, 6%. May 22, 1911. 1:109. 3,000
- Platzer, Frank, 2850 Coddington av, to Anton Sattler Co, 222 W 46th st. 43d st, No 533, n s, 325 e 11th av, 25x100.5. Prior mt \$10,000. May 16, 1 yr, 6%. May 22, 1911. 4:1072. 5,000
- Park Row Lunch Room & Restaurant Co, 173 Park Row to Jas & Robt Lefferts TRUSTEES Ann E Carden. 11th av, No 524, Brooklyn. Certificate as to mt for \$4,200. May 18, May 22, 1911. —
- Pecoraro, Nicola to Jno Thomas, 233 E 115th st. 114th st, No 306, s s, 100 e 2d av, 20x100.11. Prior mt \$7,000. May 20, due Nov 20, 1911, 6%. May 23, 1911. 6:1685. 500
- Patterson, Camilla M wife Saml S of Rockville Centre, N Y to BANK FOR SAVINGS, 280 4th av. 127th st, No 48, s s, 360 e Lenox av, 25x99.11. May 23, 1911, 3 yrs, 4 1/2%. 6:1724. 6,500
- Pierce, Edw to Geo Ehret, 1197 Park av. 3d av, No 1786, n w cor 99th st. Saloon lease. May 23, 1911, demand, 6%. 6:1627. 5,000
- Pentalpha Realty Corpn to FARMERS LOAN & TRUST CO. 5th av, No 817, s e cor 63d st, 27.11x100. Certificate as to mt for \$215,000. May 22, May 24, 1911. 5:1377. —
- Pentalpha Realty Corpn to FARMERS LOAN & TRUST CO, 22 Wm st. 5th av, No 817, s e cor 63d st, 27.11x100. May 24, 1911, 5 yrs, % as per bond. 5:1377. 215,000
- Rose, Allen W, 62 21st av, Paterson, N J, to Chas H Herche, 541 W 163d st. 89th st, Nos 408 & 410, s s, 106 e 1st av, 40x100.8. Prior mt \$32,000. May 19, 1911, 3 yrs, 6%. 5:1568. 4,000
- Ruzycka, Jno to V Loewers Gambirinus Brewery Co. 528 W 42d st. Greenwich st, No 130. Saloon lease. Apr 24, demand, 6%. May 19, 1911. 1:54. 1,400
- Rubinger, Chas to GERMAN SAVINGS BANK, 157 4th av. 12th st, Nos 137 to 151, n s, 325 e 7th av, 125x103.3. May 20, 3 yrs, 4 1/2%. May 22, 1911. 2:608. 180,000
- Same & Joseph L Bittenwieser with same. Same property. Subordination agt. May 19, May 22, 1911. 2:608. nom
- Regent Realty Co, 17 W 42d st to Saml V Hoffman, at Morris-town, N J, et al trustees Eugene A Hoffman, Madison av, No 640, n w cor 59th st, Nos 21 & 23, 100.5x95. P M. May 12, due, &c, as per bond. May 22, 1911. 5:1374. 465,000
- Rosbert Realty Co with Robt M Silverman, 319 W 92d st. Broadway, Nos 3890 to 3894, s e cor 163d st, 99.11x100. Agt as to payment of repayment \$4,250 advanced to pay interest, &c. May 22, 1911. 8:2122. nom
- Reynolds, Florence B D & Alice M Dike, exrs, &c, Lizzie M Dike to Henry M Sands, 48 Av Gabriel, Paris, France. 8th av, No 2120, e s, 80.11 s 115th st, 20x80. May 22, 1911, 5 yrs, 4 1/2%. 7:1830. 17,000
- Ryan, Jos to Jacob Ruppert, a corpn, 1639 3d av. 47th st, No 222 W. Saloon lease. Jan 17, demand, 6%. May 24, 1911. 4:1018. 6,000
- Roselinsky, Jos, 165 Monroe st, with Margt D Auchenbach, 10 E 72d st. Cherry st, No 318, n s, 71.11 e Clinton st, 21x100x21x100.5. Extension of \$15,000 mt until June 5, 1916, at % as per bond. May 17, May 25, 1911. 1:258. nom
- Stanley, Chas O, 181 E 111th st, to Benj Mordecai, 319 W 105th st et al. 43d st, No 242, s s, 380 e 8th av, 20x100.4. P M. May 22, 1911, due, &c, as per bond. 4:1014. 30,000
- Stanley, Chas O, 181 E 111th st, to John M King, 601 W 168th st. 43d st, No 244, s s, 360 e 8th av, 20x100.4. P M. Prior mt \$10,000. May 22, 1911, due, &c, as per bond. 4:1014. 20,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

Stanley, Chas O to American Mortgage Co. 43d st, No 246, s s, 340 e 8th av, 20x100.5. P M. Prior mt \$20,000. May 22, 1911, due, &c, as per bond. 4:1014. 10,000

Siciliano, Salvatore & Maria, 308 E 115th st to Teresina Feraca, 215 E 107th st. 115th st, No 313, n s, 175 e 2d av, 25x100.11. Prior mt \$20,000. May 20, 5 yrs, 6%. May 22, 1911. 6:1687. 2,500

Sigismondi, Francesco to Consumers Bwg Co of N Y, 1011 Av A. Monroe st, No 21. Saloon lease. May 1, demand, 6%. May 23, 1911. 1:276. 3,750

Smithtown Impt Co to Geo D Waas, 35 State st, Flushing, L I. Water st, No 233, s s, 66.7 e Beekman st, 16.8x73.11x16.7x72.11. May 1, 3 yrs, 5%. May 24, 1911. 1:97. 7,500

Smith, Chas A to Jacob Ruppert, a corpn, 1639 3d av. Amsterdam av, No 2083. Saloon lease. Mar 15, demand, 6%. May 24, 1911. 8:2110. 7,500

Shady, John to Beadleston & Woerz, 291 W 10th st, 3d av, No 525. Saloon lease. May 24, 1911, demand, 6%. 3:916. 1,000

Scollan, Patk to Jacob Ruppert, a corpn, 1639 3d av. 7th av, No 151. Saloon lease. May 16, demand, 6%. May 24, 1911. 3:794. 7,000

Sheridan, Walter F to Park Mort Co, 41 Park row. 9th av, n w cor 203d st, 99.11x100. May 18, 3 yrs, 5½%. May 19, 1911. 8:2200. 10,000

Schneider, Abraham & Philip L Sandheim with GERMANIA LIFE INS CO. 82d st, No 70 W. Extension of \$20,000 mt until Feb 1, 1913, at 4½%. Feb 11. May 19, 1911. 4:1195. nom

Sommer, Gottlob with Eva wife Louis Levy, 219 E 68th st. 101st st, Nos 184 & 186, s s, 100 e Amsterdam av, 2 lots, each 25x 100.11. Extension of two mts for \$6,000 each, until June 11, 1916 at 6%. May 12. May 24, 1911. 7:1855. nom

Simmons, Maurice, 1314 53d st, Bklyn with Louis Schaffler, 8 Av D. Av D, Nos 8 to 12, e s, 37.2 s 3d st, 56.1x90x irreg x70. Extens of mt for \$4,000 to Apr 26, 1912, 6%. Apr 26, 1911. May 24, 1911. 2:357. nom

TITLE GUARANTEE & TRUST CO with Annie Goodman. Madison st, No 181. Extens of mt for \$23,000 to May 3, 1913 at 4½%. Apr 14, 1910. May 25, 1911. 1:273. nom

Twenty West Twenty-Second St Realty Co to Hay Foundry & Iron Works, 114 E 28th st & ano. 22d st, Nos 20 to 26, s s, 337.11 w 5th av, 103.10x98.9x103.2x98.9. Prior mt \$715,000. Mar 30, demand, 6%. May 25, 1911. 3:823. notes 151,852

Same to same. Same property. Certificate as to above mt. Mar 30. May 25, 1911. 3:823. —

Tomes, Geo, 350 Halsey st, Bklyn with Albt H Atterbury & Emma Losee. West End av, No 447. Subordination agt. May 23. May 25, 1911. 4:1244. nom

Twenty West Twenty-Second St Realty Co to Selig Rosenbaum, 48 W 85th st & Leo A Price, 302 Central Park W. 22d st, No 20, s s, 337.11 w 5th av, 26x98.9; 22d st, No 22, s s, 363.11 w 5th av, 25.6x98.9; 22d st, Nos 24 & 26, s s, 389.5 w 5th av, 52.4x 98.9x51.8x98.9. Prior mt \$715,000. Oct 6, 1910, due, &c, as per bond. May 25, 1911. 3:823. 23,500

Same to same. Same property. Certificate as to above mt. Oct 6, 1910. May 25, 1911. 3:823. —

Same to same. Same property. Prior mts \$738,500. Jan 13, 1911, due, &c as per bond. May 25, 1911. 3:823. 23,500

Same to same. Same property. Certificate as to above mt. Jan 13. May 25, 1911. 3:823. —

Turino, Giuseppe & Vincenzo to Martin Garone, 116 Cherry st. Oliver st, No 64, e s, 54.2 s Oak st, 26x100x25x100. May 16, installs, 6%. May 20, 1911. 1:252. 4,000

Terbell, Henry S & Anna of B of Q, N Y, to BOWERY SAVINGS BANK, 128 Bowery, 43d st, No 142, s s, 479.2 w 6th av, 20.10 x100.5. Prior mt \$23,000. May 19, 1911, 5 yrs, 4½%. 4:995. 2,000

Treacy, Richard S to EMIGRANT INDUSTRIAL SAVINGS BANK. 8th av, Nos 664 & 666, e s, 40.3 n 42d st, runs e 55.7 x e 24.4 x n 39.9 x w 80 to av x s 39.8 to beg. Prior mt \$25,000. May 22, 1911, 3 yrs, 5%. 4:1014. 5,000

Thayer, Jane J et al trustees Geo A Thayer with Abraham Lewis. Madison st, No 147, n s, 109.6 w Pike st, 25.3x100. Extension of \$24,000 mt until May 21, 1913, at % as per bond. May 27, 1908. May 20, 1911. 1:275. nom

Thole, Emily C of Bklyn, N Y to Jno H Austin, 237 North High st, Mt Vernon, N Y. Spring st, Nos 63 & 65, n w cor Lafayette st, Nos 232 to 236, 48.5x77.10x29.3x77.10. Prior mt \$30,000. May 22, 1 yr, 6%. May 23, 1911. 2:496. 10,000

Trustees of Columbia College in City of N Y, 63 Wall st with Fredk J Stimson, 201 W 54th st & Henry A Stimson, 159 W 86th st exrs Julia M Stimson. 48th st, No 14 W. Extension of \$75,600 mt until May 18, 1914 at 4½%. May 19. May 23, 1911. 5:1263. nom

Tomes, Geo to Emma Losee, 849 7th av. West End av, No 447, w s, 62 n 81st st, 20x66. May 24, 1911, 5 yrs, 5%. 4:1244. 20,000

Thomas, J Metcalfe & T Gaillard Thomas with SEAMENS BANK FOR SAVINGS, 76 Wall st. William st, No 79, n w cor Liberty st, No 19, 36.7x34.8x38.8x44.2. Extension of mort for \$100,000 to May 15, 1914, at 4¼%. May 12. May 25, 1911. 1:66. nom

United Bonnet Wire Mfg Co to Solomon Kalvin, 10 W 46th st. Certificate & Consent of stockholders to chattel mt for \$1,100. May 18. May 19, 1911. —

Underwood, Ethel B to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 649, e s, 109.11 n 91st st, 26.6x100. P M. May 18, due, &c, as per bond. May 20, 1911. 4:1222. 20,000

Vail, Arabella B to ROYAL BANK OF N Y, 99 Nassau st, & Philip Sugarman, 136 W 118th st. Ams av, Nos 1050 & 1052. Assigns two leases by way of mt to secure two notes aggregating \$2,000. May 16, due, &c, as per notes. May 19, 1911. 7:1883. 2,000

Vedder, Maus R, of Caldwell, N J, to Chas Gulden, 318 W 102d st. 76th st, No 44, s s, 180 e Mad av, runs e 19.4 x s 64.2 x e 0.8 x s 38 x w 20 x n 102.2 to beg. May 19, 1 yr, 6%. May 20, 1911. 5:1390. 2,500

Volck, Jno F with Marie Grunberg, 77 2d st. 2d st, No 77. Extens of \$20,000 mt until Apr 1, 1917, at 5%. May 23. May 24, 1911. 2:443. nom

Ward, Patk to Lion Bwg, 104 W 108th st. 3d av, No 1848, n w cor 102d st. Saloon lease. May 8, demand, 6%. May 23, 1911. 6:-1630. 6,000

Watts, Mary H to E Augusta Grinnell, at Hotel Continental, No 3 Rue de Castiglione, Paris, France. 75th st, No 144, s s, 505 w Col av, 20x102.2. May 16, 5 yrs, 4½%. May 19, 1911. 4:1146. 18,000

Wheeler, Cynthia K to Louise Cook, 404 E 141st st. 116th st, No 409, n s, 119 e 1st av, 20x100.11. May 18, 1 yr, 5%. May 19, 1911. 6:1710. 1,000

Wiener, Henry with Fannie Weil. 2d av, No 856, e s, 50.5 s 46th st, 25x100. Extension of \$15,000 mt until Apr 18, 1916, at 4½%. May 17. May 22, 1911. 5:1338. nom

Wiener, Solomon to Fredk Wiener, 67 W 89th st. 99th st, No 33, n s. 350 w Central Park West, 25x100.11. Prior mt \$19,000. May 24, 1911, 3 yrs, 6%. 7:1835. 4,000

Wadsworth Cafe Co to Jacob Ruppert, a corpn, 1639 3d av. 181st st, No 651 W. Saloon lease. May 13, demand, 6%. May 24, 1911. 8:2164. 5,421.30

Weltz, Moses to Jacob Ruppert, a corpn, 1639 3d av. 7th av, No 462. Saloon lease. Feb 6, demand, 6%. May 24, 1911. 3:785. 1,796.48

Zodikow, Ludwig, 328 Stanton st to Pinkus Nathan, 35 W 86th st. Stanton st, Nos 338 & 340, n w cor Mangin st, Nos 109 & 111, 40x70; Madison st, Nos 330 to 336, s e cor Scammel st, No 26, 75.5x37x75.5x33; Stanton st, Nos 334 & 336, n s, 40 w Mangin st, 39.8x70. May 22, installs, 6%. May 24, 1911. 2:325; 1:266. 3,000

BOROUGH OF THE BRONX.

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

American Real Estate Co with Annie E Queren, 65 Barclay st. Lowell st, s s, 197 e Longfellow av, 39x100. Subordination agt. May 23, 1911. 10:2755. nom

Arc Realty Co to LAWYERS TITLE INS & TRUST CO. Daly av, e s, 64.5 n 180th st, 43.3x75.9x43x72. Bldg loan. May 24, 1 yr, 6%. May 25, 1911. 11:3128. 22,000

Same to same. Daly av, n e cor 180th st, 64.5x72x65.3x66.6. Bldg loan. May 24, 1 yr, 6%. May 25, 1911. 11:3128. 44,000

Same to same. 180th st, n s, 66.6 e Daly av, 42x109.11x42x108.4. Bldg loan. May 24, 1 yr, 6%. May 25, 1911. 11:3128. 32,000

Same to same. Daly av, e s, 64.5 n 180th st, 43.3x75.9x43x72. Daly av, n e cor 180th st, 64.5x72x65.3x66.6; 180th st, n s, 66.6 e Daly av, 42x109.11x42x108.4. Certificate as to three mts aggregating \$98,000. May 24. May 25, 1911. 11:3128. —

Alexander Development Co to Saul Oliner & ano, 67 Clinton st. Bathgate av, s e cor 183d st, 94x238.6 to 3d av. Prior mt \$97,300. May 23, due, Nov 23, 1911, 6%. May 25, 1911. 11:-3051. 4,000

*Brohmer, Margaretha M, 2256 Ludlow av to Lizzie B Hickox, 2246 Gleason av. Gleason av, No 2121, n s 380 w Castle Hill av, 25x103. Apr 29, 2 yr, 6%. May 25, 1911. 750

Broad Realty Co to Edw R Stehl, 317 E 55th st. Kelly st, No 744 e s, 275 n 156th st, 25x100. Prior mt \$8,000. May 24, due Dec 1, 1913, 6%. May 25, 1911. 10:2708. 1,500

Same to same. Same property. Certificate as to above mt. May 24. May 25, 1911. 10:2708. —

Barzaghini, Antonietta to Jno Dell'Era, 903 6th av. Park View pl, e s, 183.5 n 256th st, 75x100. May 24, 3 yrs, 5%. May 25, 1911. 13:3421. 2,000

Blower, Sydney H & John Taglieber, Jr, & Howard Constn Co to Frank Blower, 1440 54th st, Bklyn, N Y. 235th st, s s, 325 w Kepler av, 25x100. Mar 9, due Oct 29, 1912, 5%. May 22, 1911. 12:3369. 5,000

Baker, Jas J to Cath Dunleavy, 1504 Bryant av. Longfellow av, w s, 125 s 172d st, 25x100. Prior mt \$5,000. May 22, 3 yrs, 6%. May 23, 1911. 11:3000. 1,000

*Berger, Louis to Herbert S Ogden trustee for Isabelle E Owen, 250 W 88th st, White Plains rd, w s, 545 n Morris Park av, 25x 100. May 22, 5 yrs, 5½%. May 23, 1911. 5,250

Bergen, Wm C to Tremont Avenue Land Co, 27 Wm st. Tremont av, s s, 225.6 w So Blvd, 25x100. P M. May 23, due, &c, as per bond. May 24, 1911. 11:2960. 4,700

Bracker, Ernst to Jacob Ruppert, a corpn, 1639 3d av. Willis av, No 377. Saloon lease. Feb 6, demand, 6%. May 24, 1911. 9:2305. 4,200

*Burlando, Adelaide to Thos Cheyne, 123 W 44th st & ano exrs Hugh Cheyne, White Plains rd, e s, 170.10 s 216th st, runs e 40.10 x s e 5.2 x s 42.5 x w 49.5 to rd x n 4 3to beg. May 17, due, &c, as per bond. May 24, 1911. 8,500

*Butterworth, Jos E, 2070 Ryer av & Thos Cheyne, 123 W 44th st & Marcus B Bookstaver, Kingston, N Y, exrs, &c Hugh Cheyne, White Plains av, Nos 3668 & 3670. Subordination agt. May 11. May 24, 1911. nom

*Bell (Jno) Co at Gerard av & 137th st, with Thos Cheyne, 123 W 44th st & Marcus B Bookstaver, at Kingston, N Y, trustee Hugh Cheyne, White Plains road, Nos 3668 & 3670. Subordination agt. May 11. May 24, 1911. nom

*Boulevard Const Co, 375 E 149th st to Robt S Patterson, 2244 Bathgate av. 230th st (16th st), n s, 205 e 2d av, 50x114, Wakefield. May 20, 2 yrs, 6%. May 22, 1911. 1,500

*Same to same. Same property. Certificate as to above mt. May 20. May 24, 1911. —

*Boyle, Frank, 3919 Barnes av, to Sadie B Clocke, 520 W 183d st. Pilgrim av, w s, 245 n Pelham rd, 25x100, Westchester. May 24, 3 yrs, 6%. May 25, 1911. 1,200

Cioffi Co to Manhattan Mort Co, 200 Bway. 185th st, n s, 120.1 w Southern Boulevard, 80x130x80.11x130. Prior mt \$— May 15, due, &c, as per bond. May 19, 1911. 11:3114. 6,000

Same to same. Same property. Certificate as to above mt. May 15. May 19, 1911. 11:3114. —

*Corcoran, Wm E & Anna M, 1229 Intervale av, with Margt B Niles, at Portland, Me. 232d st, s w s, 295 s e Paulding av, 50x 114.10. Agreement correcting description in mt recorded June 23, 1908. Mar 28. May 20, 1911. nom

Cahn, Albt, 365 W 118th st to Sophie F Senior, 10 W 126th st, 136th st, s s, 250 e St Anns av, 25x100. May 23, 1911, 5 yrs, 5%. 10:2548. 11,250

Cobban, Annie to David H Cobban, 512 E 240th st. 239th st, s s, 220 e Kepler av, 40x100. P M. May 23, due Nov 1, 1911, 5%. May 24, 1911. 12:3379. 2,500

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

- City of N Y to East Bay Land & Impt Co, 25 Pine st. Transfer of tax lien for years 1886 to 1908 on Truxton st, w s, between Worthen st & Longwood av, lot 292, assessed to Fox Estate. Apr 10, 1911, 3 yrs, 12%. May 25, 1911. 10:2736. 400.94
- Cohen, Jacob to Francis Shepperd, 2579 Bainbridge av & ano exrs Robt Shepperd. Vyse av, No 1893 (Chestnut st), w s, 131 n Boston rd, 56x150x50x150, except part for Vyse av. P M. May 25, 1911, 3 yrs, 5%. 11:2992. 5,000
- D'Andrea Const Co to Wm Osterholz, 342 E 87th st. Prospect av, w s, 250 n 183d st, 50x95. Prior mt \$28,000. May 24, 3 yrs, 6%. May 25, 1911. 11:3102. 3,000
- Same to same. Same property. Certificate as to above mt. May 24, May 25, 1911. 11:3102.
- Dalton, Andrew F, of Bklyn, N Y, to Lawyers Mortgage Co, 59 Liberty st. Hughes av, e s, 36 n 181st st, 18.8x84.10x16.8x84.7. May 22, 1911, 5 yrs, 5%. 11:3082. 4,500
- Deboer, Matilda, wife Chas to Carrie Fisher, 2694 Briggs av, 237th st, n s, 180 e Keppler av, 60x100. Prior mt \$—. May 18, 3 yrs, 6%. May 24, 1911. 12:3378. 1,000
- *De Carlo, Vito A, 752 E 215th st to Jno Muller, 1609 St Peter's av. 215th st (1st av), s s, 375 e Maple st, 25x125. Prior mt \$—. Dec 22, 3 yrs, 6%. May 24, 1911. 1,000
- Diller, Wm E with Isaac Metzger, 2 W 86th st. Walton av, Nos 1066 & 1068, e s, 156.4 n 165th st; 2 lots, each 20x100; 2 agreements correcting beginning lines in description in 2 mts. May 16, May 19, 1911. 9:2472. nom
- Ford, Thos J, 716 E 179th st to Townsend Albertson at Cranford, N J exr Margt Hendrickson. 179th st, s s, 100 w Clinton av, 16.8x95. May 19, 1911, 3 yrs, 5½%. 11:3092. 4,000
- Fitzpatrick, Francis J, trustee Rosanna T Brett, 919 Ogden av, to Henry P Clark, at Messena, N Y. Ogden av, w s, 50 s Union st or 167th st, 50x50, except strip 10 ft wide taken for av. May 19, 3 yrs, 5½%. May 20, 1911. 9:2526. 1,500
- *Finelli, Nicola to Clausen-Flanagan Brewery, a corpn, 441 W 25th st. 218th st, s s, 181 e White Plains road, 50x100, Wakefield. May 22, demand, 6%. May 23, 1911. 350
- Flynn, Patk C, 501 E 162d st to F & M Schaefer Bwg Co. Cauldwell av, No 864, s w cor 161st st, No 652 E. Saloon lease. May 24, demand, 6%. May 25, 1911. 10:2630. 1,541.60
- Galiani, Giosue to Lawyers Mort Co, 59 Liberty st. Prospect av, No 2078, e s, 100 s 180th st, 25x90. May 22, 5 yrs, 5%. May 25, 1911. 11:3109. 8,500
- Gruen, Fanny, 401 E 52d st to Julia H Chalmers, 170 W 59th st. Trinity av, No 760, e s, 252 n 156th st, 50x98.5x50x98.4. May 19, 1911, due, &c, as per bond. 10:2636. 33,000
- Guidone, Antonio L & Wm A Mitchell to H U Singhi Realty Co, 121 W Kingsbridge rd. Grand av, s e cor Fordham rd, 84.11x94x127.10x103.4. P M. May 18, 1 yr, 6%. May 19, 1911. 11:3199. 24,000
- Gruen, Fanny to Sidney C Borg, 11 E 54th st, et al, 152d st, Nos 788 & 790, s s, 46 w Tinton av, 54x100. May 19, due, &c, as per bond. May 20, 1911. 10:2653. 36,000
- Golde & Cohen, a corpn, to Chas E Rushmore, 9 E 39th st, & ano, trustees Philip Dater. Washington av, No 2031, w s, 49 n 179th st, 51x105. May 19, 5 yrs, 5%. May 20, 1911. 11:3036. 38,500
- Same to same. Same property. Certificate as to above mt. May 19, May 20, 1911. 11:3036.
- Same to Greenwood Cemetery, a corpn, 170 Bway. Washington av, n w cor 179th st, 49x105. May 19, due June 1, 1916, 5%. May 20, 1911. 11:3036. 50,000
- Same to same. Same property. Certificate as to above mt. May 19, May 20, 1911. 11:3036.
- Same to Selena M Campbell, at Stamford, N Y. 179th st, n s, 105 w Washington av, 40x100. May 19, 5 yrs, 5%. May 20, 1911. 11:3036. 28,000
- Same to same. Same property. Certificate as to above mt. May 19, May 20, 1911. 11:3036.
- *Gundersen, Aline, 107 Bassett av, to Hudson P Rose Co, 32 W 45th st. Rhineland av, s s, 256.6 e Eastchester rd, 25x100. P M. May 10, due June 1, 1913, 5½%. May 20, 1911. 150
- Germano, Maria Antonia wife of & Alfonso Germano, 2389 Arthur av to Francesco Albano, 1340 Wilkins av. Arthur av, w s, 89.7 s 187th st, 25x114.1x25x114.8, except part for Arthur av. Prior mt \$9,000. May 20, 1 yr, % as per bond. May 23, 1911. 11:3065. 5,000
- Gallagher, Cath to Lavinia McCord Storer, 4376 Martha av. Robbins av, Nos 632 & 634, e s, 66.8 n 151st st, two lots, each 16.8 x 105, two mts each \$1,000. Two prior mts \$5,000 each. May 18, due Apr 5, 1914, 6%. May 24, 1911. 10:2643. 2,000
- Gray, Wm H at Meriden, Conn, to Julia C Berdell, 441 W 162d st. Longfellow av, e s, 125 n Freeman st, 25x106x25.6x101.3. May 18, due, &c, as per bond. May 22, 1911. 11:3007. 4,000
- Gruen, Fanny to Annie R Gilbert, 563 Park av & ano extrx Riley M Gilbert. Trinity av, Nos 756 & 758, on map No 756, e s, 202 n 156th st, 50x98.4x50x98.3. May 24, 1911, 5 yrs, 5%. 10:2636. 33,000
- *Glittenberg, Fredk, 349 W 52d st, with Adelaide Burlando, 3641 Willett av. 3d av, w s, 366.8 s 2d st, 33.4x100, Olinville. Extension of mort for \$3,500 to Apr 18, 1914, at 6%. Apr 18, May 25, 1911. nom
- Hinkson, Jas R to Fairmount Realty Co, 29 Fletcher av, Mt Vernon, N Y. 239th st, s s, 458.2 e Katonah av, 29.1x100. P M. Prior mt \$4,000. May 22, due June 1, 1920, 6%. May 23, 1911. 12:3387. 1,800
- *Hill, Richd W, 2672 Marion av & Harry M Adams, 318 E 197th st to Nellie J Neviel, 2777 Pond pl. Green av, s s, 400 e Mapes av, 25x100. P M. May 22, 1 yr, 6%. May 23, 1911. 300
- Herbst, Abram W to Esther H Eno, 1047 Morris av. Morris av, w s, 190.6 n 164th st, 24.6x105x24.7x105. Prior mt \$7,000. May 23, 1911, due, &c, as per bond. 9:2447. 3,000
- Haslop, Chas H to Henry Iden at Pelham, N Y & ano trustees Jno P Schmenger. 142d st, No 540, s s, 140.7 w St Anns av, 25x100. May 22, 5 yrs, 4½%. May 24, 1911. 9:2268. 13,000
- Hadden Realty Co to Adelaide K Rhineland, 16 E 55th st, 165th st, s s, 70.8 e Findlay av, 35.8x101.11x35.8x99.5. Apr 18, 3 yrs, 5%. May 24, 1911. 9:2432. 23,000
- Hadden Realty Co, 1060 Clay av to American Tract Society, 150 Nassau st. 165th st, s s, 106.4 e Findlay av, 35.8x104.4x35.8 x101.11. May 23, 3 yrs, 5%. May 24, 1911. 9:2424 & 2432. 22,500
- Heiland, Geo W, 312 W 34th st to Ida S Lamb, 31 Clinton pl, Utica, N Y. Whittier st, s e cor Garrison av, 100x105. May 25, 1911, 3 yrs, 6%. 11:2762. 3,500
- *Heimstadt, Oscar E J to American Temperance Life Ins Asso, 253 Bway. Carpenter av (Catharine st), e s, 100 s 240th st, being n ½ of lot 245, map (No 223 in West Co) of Washingtonville, 25x100. P M. May 23, due, &c, as per bond. May 25, 1911. 2,500
- Israel, Minnie, 154 St Anns av & Henrietta Harris, 1383 Clinton av to Saml Wacht, 470 Wyona st, Bklyn, N Y. St Anns av, No 158, s w cor 135th st, 20x80. Prior mt \$2,850. May 25, 1911, due, &c, as per bond. 10:2547. 1,500
- *Imhof, Cath, wife of & Jno, 737 E 217th st, to Mary J Brown, 109 Vista pl, Mt Vernon, N Y. 217th st, n s, 331 e White Plains rd, 50x114, Wakefield. May 20, 3 yrs, 6%. May 24, 1911. 550
- *Irving, Margt E to Elise Wentzel 7 Penfold rd, Elmhurst, L I. Lyon av, n s, 80 e Grace av 25x100. Prior mt \$4,000. May 23, 2 yrs, 6%. May 24, 1911. 1,500
- Josoco Realty Co to Jas McBrien. Wilkins av, Nos 1466 & 1468, e s, 300 n 170th st, 2 lots, each, 40x100; 2 certificates as to two mts for \$29,000 each. May 15, May 23, 1911. 11:2966.
- Same to Clarence M Cohen. Same property, 2 certificates as to two mts for \$5,000. May 16, May 23, 1911. 11:2966.
- Same to Jas McBrien. Wilkins av, No 1470, e s, 380 n 170th st, 40x100. Certificate as to mt for \$29,000. May 15, May 23, 1911. 11:2966.
- Same to Fleischmann Realty & Const Co. Same property. Certificate as to mt for \$5,000 each. May 17, May 23, 1911. 11:2966.
- Same to Lawyers Mort Co. Wilkins av, Nos 1472 & 1474, e s, 420 n 170th st, 2 lots, each 40x100; 2 certificates as to two mts for \$28,000 each. May 17, May 23, 1911. 11:2966.
- Same to Clarence M Cohen. Same property. Two certificates as to 2 mts for \$5,000 each. May 16, May 23, 1911. 11:2966.
- Same to Clarence M Cohen. Wilkins av, No 1464, e s, 262.6 n 170th st, 37.6x100. Certificate as to above mt. May 23, 1911. 11:2966.
- Josoco Realty Co to Jas McBrien, 87 Westervelt av, New Brighton, S I. Wilkins av, Nos 1466 & 1468, e s, 300 n 170th st; 2 lots, each 40x100; 2 mts, each \$29,000. May 15, 1911, 3 yrs, 5½%. May 19, 1911. 11:2966. 58,000
- Same to Clarence M Cohen, No — McNeil av, Far Rockaway. Same prop. Two bldg loan mts, each \$5,000; 2 prior mts, \$29,000 each. May 17, 2 yrs, 6%. May 19, 1911. 11:2966. 10,000
- Same to Lawyers Mort Co, 59 Liberty st. Wilkins av, Nos 1472 & 1474, e s, 420 n 170th st; 2 lots, each 40x100; 2 mts, each \$28,000. May 17, 5 yrs, 5%. May 19, 1911. 11:2966. 56,000
- Same to Clarence M Cohen, No — McNeil av, Far Rockaway, N Y. Same prop. Two bldg loan mts, each \$5,000; 2 prior mts, each \$28,000. May 17, 2 yrs, 6%. May 19, 1911. 11:2966. 10,000
- Same to Jas McBrien at No 87 Westervelt av, New Brighton, S I. Wilkins av, No 1470, e s, 380 n 170th st, 40x100. May 15, 3 yrs, 5½%. May 19, 1911. 11:2966. 29,000
- Same to Fleischmann Realty & Constn Co, 507 5th av. Same property. Prior mt \$29,000. May 17, 1 yr, 6%. May 19, 1911. 11:2966. 5,000
- Same to Clarence M Cohen, No — McNeil av, Far Rockaway. Wilkins av, No 1464, e s, 262.6 n 170th st, 37.6x100. Bldg loan prior mt \$28,500. May 17, 2 yrs, 6%. May 19, 1911. 11:2966. 5,000
- Jandorf, Fredk S & Adolf Steiner to Jeanette Monheimer, 1980 7th av. Hall pl, e s, 133.1 s 167th st, runs e 50.4 x e 39.6 to Intervale av, No 1077, x s 28 x w 48 x w 30 x n 0.5 x w 21.8 to pl, x n 29.11 to beg. Prior mt \$—. May 16, 3 yrs, 5%. May 25, 1911. 10:2700. 8,500
- Same to Levinson Impt Co, 406 E 149th st. Same prop. P M. Prior mt \$8,500. May 24, installs, 6%. May 25, 1911. 10:2700. 3,000
- Jenkins, Adelia with Mary & Gertrude Clark, 2248 Hughes av, Mt Vernon av, Mile Sq rd, s e cor 241st st, 150x100x120, gore. Subordination agt. Apr 3, May 22, 1911. 12:3381. nom
- Jurist, Fannie wife of & Macs Jurist to Rebecca M Lausen, 1946 Clinton av. Eagle av, No 687, w s, 394.11 s 156th st, 19.11x99.4. May 25, 1911, 5 yrs, 5%. 10:2617. 6,000
- Keane, Michl to Honora V Cronin, 265 East Kings Bridge road. Briggs av, n e cor Coles lane, 70x74.7x70x81. May 25, 1911, 3 yrs, 5½%. 12:3293. 5,000
- Kelly, Street Impt Co to City Mort Co, 15 Wall st. Kelly st, e s, 400.3 n 165th st, 60x100. May 17, demand, 6%. May 19, 1911. 10:2716. 37,000
- Same to same. Same property. Certificate as to above mt. May 17, May 19, 1911. 10:2716.
- Kingston Securities, 215 W 125th st, with Helen R Viele, 24 McDonough st, Bklyn, N Y. College av, e s, 409.10 s 170th st, 16.8x100. Extension of \$3,000 mt until June 28, 1914, at 5%. May 15, May 19, 1911. 11:2783 & 2785. nom
- Keller (Geo) Const Co to American Mort Co, 31 Nassau st. Prospect av, e s, 289 s 165th st, 75x182.10x78.3x160.8. Bldg loan. May 19, 1 yr, 6%. May 23, 1911. 10:2690. 120,000
- Same to same. Same property. Certificate as to above mt. May 19, May 23, 1911. 10:2690.
- Kraus, David to David Blitzer, 332 Van Sielen av, Bklyn, N Y. Prospect av, w s, 50 s Oakland pl, 25x100. P M. Prior mt \$10,000. Apr 15, 1 yr, 6%. May 23, 1911. 11:3094. 1,000
- *Kempf (M) Realty Co to Abe Apt, 203 W 111th st. Cedar st, w s, 200 s Chester av, 25x100. May 22, 3 yrs, 6%. May 23, 1911. 2,800
- Kelly, Josephine D to Jacob Ruppert, a corpn, 1639 3d av. 3d av, No 2647. Saloon lease. May 17, demand, 6%. May 24, 1911. 9:2322. 4,613.31
- Keller, Louis at Springfield, N J, to METROPOLITAN LIFE INS Co, 1 Madison av. Teller av, n e cor 166th st, 100x98.9x99.11x100.5; Teller av, e s, 325 n 166th st, runs e 100.5 x s 149.11 x w 100.5 to av x n 149.11. May 24, 1911, due Apr 1, 1914, 6%. 9:2429. 19,500
- *Ludlow, Banyer to METROPOLITAN SAVINGS BANK, 59 Cooper sq E. Rd leading to Clasons Point from the main rd from Harlem Bridge to Westchester near where the premises hereby conveyed adjoin the lands now occupied by the Academy of the Sacred Heart, runs n w 653.4 x n w 198 x n w 235.5 x s w 432 x s w 310 x w 280 x s w 77 x s w 105.5 x s e 67 x s e 167 x s e 96 x n e 353.5 x s e 76.5 x n e 290 x n w 52.9 x n e 229 to beg. Contains 18 46-100 acres. May 19, 1911, due Sept 22, 1912, 5%. 15,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Larimer Realty Co to Reginald V Weech. Aqueduct av, e s, 60.7 s 184th st, 20.4x53.1x20.1x49.10. Certificate as to above mt. May 18. May 20, 1911. 11:3212.

*Lamperty, Henry & Angel Gaimi to Mary F Ward, 436 E 164th st. Laconia av, s e s, 75 n e 232d st, 25x100. Bldg loan. May 23, 3 yrs, 5½%. May 24, 1911. 2,500

Lawyers Mort Co with Jno P Traugott. Valentine av, No 2100. Extens of mt for \$3,300 to May 17, 1914, at 5½%. May 16. May 25, 1911. 11:3144. nom

Meyer, Henry M A, 1392 Bristow st to Katharina Bruckner, 408 E 161st st. Bristow st, e s, 215 n Jennings st, 20x100. May 16, 3 yrs, 5½%. May 19, 1911. 11:2964. 3,500

Murray, Margt. T widow, 2636 Decatur av to Townsend Albertson at Cranford, N J exr Margt Hendrickson. Decatur av, e s, 70 n 194th st, 25x100. May 19, 1911, 3 yrs, 5½%. 12:3277. 6,000

Mark, Wm A to Park Mort Co, 41 Park row. Heath av, e s, 645.3 s Kingsbridge rd, 50x118.8x52.9x101.10. May 19, 3 yrs, 6%. May 20, 1911. 11:3240. 3,500

*McNabb, Patk J, 264 W 115th st, to Monatiquot Real Estate Co, 154 Nassau st. 232d st, s s, 495 w Laconia av, 50x114.10. P M. Mar 9, 3 yrs, 5%. May 20, 1911. 500

Magda Operating Co to John E Scharsmith, 1071 St Nicholas av. Lot 175 map (No 1431), of Lewis G Morris. P M. May 18, 2 yrs, 6%. May 19, 1911. 11:2806. 8,000

McCooley, Francis J to Sarah Frankenthal, 31 Elinor pl, Yonkers, N Y. Valentine av, No 2082, e s, 18.11 n 180th st, 18.11x90.6 18.9x88.2; Valentine av, No 2084, e s, 37.9 n 180th st, 18.11x92.11x18.9x90.6; Washington av, n w cor 173d st, 25x90. Prior mt \$28,500. May 22, 1911, due June 30, 1912, 6%. 11:3144 & 2906. 1,000

Mulligan, Cath to Jas Douglas, No — W 237th st. Northern Terrace, s s, 275 w Westchester av, runs s 200 x e 12.8 to Spuyten Duyvil Parkway, x n e — x n — to Terrace, x w — to beg. All title. Prior mt \$6,200. May 19, 3 yrs, 5%. May 23, 1911. 13:3417. 1,000

Mangan, Jas to Theo J Chabot, 1208 Washington av. 139th st, n s, 181.6 e Alexander av, old line, 25x100, except part for st. May 23, 1911, due July 1, 1914, 5%. 9:2302. 18,000

Mortimer, Louisa A to TITLE GUAR & TRUST CO. 174th st, No 280 s w cor Clay av, 95x30, except part for st & av. May 23, due &c, as per bond. May 24, 1911. 11:2790. 3,500

Mochrie, Emily R to Model Bldg & Loan Assn of Mott Haven, 2663 3d av. 261st st, n s, 37.6 e Liebig av, 37.6x100. May 12, installs, 6%. May 22, 1911. 13:3423. 8,500

Mapes, Ida C to Helen LeRoy Pearsall, on White Plains rd, near Pelham Pkway. Boston rd, n w cor 179th st, 69.5x85.7x72.2x93.4, except part for rd & st. May 23, 6 yrs, 5%. May 24, 1911. 11:3137. 6,000

McCarthy, David E to TITLE GUAR & TRUST CO. Hull av, No 3205, w s, 204.6 n 205th st, 25x100. May 24, 1911, due, &c, as per bond. 12:3346. 5,000

Mulgangan, Francis J, at Hempstead, L I, with Annie T Murray, 472 W 34th st. Hughes av, e s, 52.8 n 181st st, 16.8x85.2x16.8x84.10. Extens of \$5,000 mt until May 1, 1914, at % as per bond. May 23, 1911. 11:3082. nom

Same with Annie T Murray, 472 W 34th st. Hughes av, e s, 69.4 n 181st st, 16.10x85.3. Extens of \$5,000 mt until May 1, 1914, at % as per bond. Apr 29. May 23, 1911. 11:3082. nom

Murray, Jos P to Herman Steinkamp, 110 E 86th st. Morris av, e s, 388.3 n 184th st, 37.6x120. May 11, due, &c, as per bond. May 24, 1911. 11:3173. 7,000

Meyer, Wm E to Jacob Ruppert, 1639 3d av. Tremont av, No 757 E. Saloon lease. Nov 3, 1910, demand, 6%. May 24, 1911. 11:3093. 3,500

Montgomery, Chas H with Christian P Roos, 176 Prospect pl, Bklyn, N Y. Clay av, n e cor 175th st, 50x100.1. Extension of \$5,000 mt until Mar 12, 1914, at 5½%. Dec 29, 1910. May 25, 1911. 11:2891. nom

Muliero, Alexander & Carlo Alfarano, 1050 Stebbins av, with Julia Muller, 413 E 86th st. Stebbins av, e s, 363.4 n 165th st, 25x145.10x25.5x141.8. Extension of \$6,000 mort until June 6, 1913, at % as per bond. May 19. May 25, 1911. 10:2691. nom

*North Bronx Realty Co to Mary A Brush, 366 Herkimer st, Bklyn, N Y. Burke st, s s, 70.2 e Bronx av, 19.11x49.8x23.1x50.3. Certificate as to above mt. May S. May 19, 1911.

*Nelson, Chas P to Hugh Doon, 448 E 138th st. Hill av, e s, 375 n Randall av, 37.8x100x36.4x100, Edenwald. May 23, 1911, 3 yrs, 6%. 550

One Hundred & Ten Classon Av Co to TITLE GUARANTEE & TRUST CO. Certificate as to mt for \$8,000 on property in Bklyn. May 11. May 19, 1911.

Passman, Nathan, 1177 Hoe av to Henry S Brill, 27 W 71st st, trustee. Hoe av, w s, 67.3 s Home st, 30x65x30x68.5. May S, 3 yrs, 5½%. May 22, 1911. 10:2745. 9,750

PUBLIC BANK with Henry S Brill, trustee, 21 W 71st st. Hoe av, w s, 67.3 s Home st, 30x65x30x68.5. Subordination agt. May 19. May 22, 1911. 10:2745. nom

Patterson, Danl W, 261 W 176th st & Henry J Smith, 372 E 194th st & Herbert Straut at Spring Valley as trustee for Rebecca J McCutchen with Theo J Chabot, 1208 Washington av. 208th st, s w s, 346.1 e Jerome av, 150x100. Subordination agt. Apr 21. May 22, 1911. 12:3326. nom

Panzironi, Ilario to Amalie November, 121 St Nicholas av. Honeywell av, w s, 111.7 n 178th st, 25x140.3. May 25, 1911, due, &c, as per bond. 11:3123. 1,000

*Rumienski, Jno S to Theo J Chabot, 1208 Washington av. Madison av, n e s, 175.1 s e 2d st, 75x75.10x94.3x149.10, Westchester. May 25, 1911, 3 yrs, 6%. 4,000

Russell, Rose to Emma O Frank, 2 W 129th st. Prospect av, No 601, w s, 255 n 150th st, 20x100. May 18, 3 yrs, 5%. May 19, 1911. 10:2674. 10,000

Same & Richd P Lydon, 149 E 61st st with same. Same prop. Subordination agt. May 17. May 19, 1911. 10:2674. nom

Ridgley, Caroline with Aramanta F wife Thos F Boylan. Trinity av, No 916½. Extension of \$2,500 mt until May 7, 1914, at 5½%. May 18. May 22, 1911. 10:2638. nom

Runde, Josephine to TITLE GUARANTEE & TRUST CO. 169th st, No 633, n s, 108.4 e Franklin av, 16.8x69. P M. May 22, 1911, due, &c, as per bond. 11:2933. 5,000

*Regent Realty Co, 17 W 42d st with Geo H Steil at corner of Holland av & Morris Park av. Morris Park av, n s, 990 e White Plains rd, 50x95. Extension of \$2,450 mt until May 20, 1914 at 6%. May 22, 1911. nom

*Ringelstein, Chas, Jr 847 E 222d st to Rowena M Southworth, 410 Riverside Drive. Taylor st, e s, 130 n Col av, 50x100, except part for Taylor st. Two P M mts, each \$4,000. May 22, due, &c, as per bond. May 23, 1911. 8,000

*Same to Carrie Libenstern, 70 E 86th st & ano. Same property. Two P M mts, each \$750; two prior mts, each, \$4,000. May 22, 2 yrs, 6%. May 23, 1911. 1,500

Reeve, Edwin C to J C Gaffney Const Co, 1148 Tiffany st. Simpson st, w s, 332.4 s 167th st, runs w 100 x s 37.6 x e 76.11 x s 0.6 x e 23.1 to w s Simpson st x n 38 to beg. P M. Prior mt \$30,000. May 19, 3 yrs, 6%. May 24, 1911. 10:2726. 6,000

Rechnitzer, Max, 993 Ogden av to Alfred C Gants, 900 Ogden av. 170th st, s e cor Lind av, 42.11x102.2x50x105.11; also Ogden av, w s, 55 s 164th st, 25x100. Prior mt \$11,600. May 24, installs, 6%. May 25, 1911. 982524 & 2532. 1,400

Scalzo Realty Co to Jas G Wentz, 335 West End av. 187th st, n s, 50 e Beaumont av (Jackson av), 50x100. Bldg loan. May 18, demand 6%. May 19, 1911. 11:3105. 31,000

Same to same. Same prop. Certificate as to above mt. May 18. May 19, 1911. 11:3105.

Slattery, Kathleen to Ellen Slattery, 174 W 97th st. Beaumont av, e s, 170 s 187th st, 50x100. May 20, 1911, due, &c, as per bond. 11:3103. 4,000

*Schuyler Constn Co to Jno T Irving, 2070 Valentine av. Lyon av, No 2307, n s, 55 e Grace av, 25x100. Prior mt \$4,500. Mar 27, 2 yrs, 6%. May 20, 1911. 1,500

*Same to same. Same property. Certificate as to above mt. Mar 27. May 20, 1911.

Smilow Realty & Constn Co, 460 Tremont av to Seymour Realty Co, 25 Broad st. Tremont av, s s, 50 w Marmon av, 50x100. May 19, due June 1, 1914, 6%. May 22, 1911. 11:2956. 8,000

Same to same. Same property. Certificate as to above mort. May 19. May 22, 1911. 11:2956.

*Smith, John T to Mary Coyne, 2350 Lorillard pl. Barnes av, s w cor 218th st, 153x105. P M. Apr 22, 3 yrs, 6%. May 22, 1911. 4,500

Stock Caspar A, with Frances Schonfarber, 759 Jennings st. Jennings st, No 1013. Extension of \$27,000 mt until May 20, 1914 at 5%. May 19. May 23, 1911. 11:2962. nom

Sullivan, Michl J with Theo J Chabot, 1208 Washington av. 139th st, n s, 181.6 e Alexander av, old line, 25x100, except part for st. Subordination agt May 23, 1911. 9:2302. nom

Security Holding Co to Lawyers Mort Co, 59 Liberty st. 178th st, n e s, 78.4 s e Crotona Parkway, 65x36.4x65x36.3. May 22, 5 yrs, 5%. May 23, 1911. 11:3123. 20,000

Same to same. Same property. Certificate as to above mt. May 22. May 23, 1911. 11:3123.

Same & PUBLIC BANK, 89 Delancey st, with same. Same property. Subordination agreement. May 22. May 23, 1911. 11:3123. nom

Security Holding Co to Selma Strauss, 29 W 104th st. Crotona Parkway, e s, at n e s 178th st, runs s 78.4 x n 36.3 x n w 80.2 to s e Mohegan av, x s w 32 to Parkway, x s 4.6 to beg. May 22, 3 yrs, 5½%. May 23, 1911. 11:3123. 32,000

Same to same. Same property. Certificate as to above mt. May 22. May 23, 1911. 11:3123.

Same & PUBLIC BANK, 89 Delancey st, with same. Same property. Subordination agt. May 22. May 23, 1911. 11:3123. nom

Same to Martin Simons. Mohegan av, s w cor 180th st, 73x70. Certificate as to above mt. May 2. May 23, 1911. 11:3118.

Same & Morris Weinstein, 216 W 100th st & Nathan Rubenstein, 15 W 119th st with same. Same property. Subordination agt. May 2. May 23, 1911. 11:3118. nom

Schoenholtz, Moris, 1392 Fulton av to Dora Davis, 185 E Houston st. Fulton av, No 1392, e s, 126.11 s 170th st, 50x211, except part for av. May 22, due Apr 1, 1912, 6%. May 23, 1911. 11:2931. 4,000

Sullivan, Michl J with Jas Mangan, 343 E 139th st. 139th st, n s, 181.6 e Alexander av, old line, 25x100. Extens of \$3,300 mt until July 1, 1914, at 6%. May 23, 1911. 9:2302. nom

Strauss Selma with LAWYERS TITLE INS & TRUST CO. Crotona Pkway, e s, at n e s 178th st, runs s e 78.4 x n 36.3 x n w 80.2 to Mohegan av x s w 32 to Pkway x s 4.6 to beg. Agt as to share ownership in mt. May 22. May 23, 1911. 11:3123. nom

Streeter (Chas T) Const Co, 432 E 158th st to Edith D Terrill at New Suffolk, L I. Elton av, No 815, n w s, 50 s w 159th st, as on map Melrose, 50x100. P M. Prior mt \$7,500. May 23, 1 yr, 6%. May 24, 1911. 9:2380. 6,500

Schoenberg, Chas to Jacob Ruppert, a corpn, 1639 3d av. St Anns av, No 337. Saloon lease. May 13, demand, 6%. May 24, 1911. 9:2268. 2,740

Seattle Realty Co to Ephraim Samuels at Mt Vernon, N Y. Trinity av, w s, 166 s 160th st, 40x102.1. Prior mt \$—. Apr 17, 5 yrs, 5½%. May 24, 1911. 10:2630. 29,000

*Scenic Realty Co to Margt Walsh at Portchester, N Y & ano. Fort Schuyler rd, e s, at division line bet property herein described & land now or formerly of Wm H Wallace, runs e 834.9 x s e 807.4 x s w 49.11 x s e 125.3 to w s Cedar lane, x s w 250.8 x s w 151.10 to e s Ft Schuyler rd, x n 165.11 x n w 448.8 x n w 32.11 x n w 19.2 x n w 29 x n w 68.2 x n w 45.6 x n w 42.2 x n w 613.6 to beg, contains 19, 363-1,000 acres. May 24, due Nov 24, 1914, 5%. May 25, 1911. 110,000

*Scorca, Jos, 625 E 187th st & Andrea Ascosi, 2303 Belmont av to Melrose Realty Co, 4380 3d av. Beech av, n s, 187 w Corsa av, 50x100 & Corsa av, s w cor Cedar av, 25x109, Laconia Park. P M. May 22, installs, —. May 25, 1911. 1,400

*Steiner, Ignatius, 233 E 72d st to Simon Goldberger, 609 W 127th st. Arnov av, n s, 188.6 e Pelham rd, 75x100, Westchester. Sands av, n s, 466 e Pelham rd, 50x110x50x109.7. P M. May 24, 3 yrs, 6%. May 25, 1911. 2,500

*Same to Auerbach Realty Co, 386 Central Park West. Same property. P M. Prior mt \$2,500. May 24, 3 yrs, 6%. May 25, 1911. 1,500

Terrill, Edith D of New Suffolk, L I, to Andrew C Troy, 130 Hewes st, Bklyn, N Y & ano. Elton av, No 815, n w s, 50 s w 159th st (Waverley st) 50x100. P M. May 23, 1 yr, 5%. May 24, 1911. 9:2380. 7,500

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 of property transactions including Triangle Constn Co, Tobias Realty Co, Usona Const Co, Wenigmann, Ernest, Wormser, Jos, etc. with details of addresses, amounts, and dates.

JUDGMENTS IN FORECLOSURE SUITS.

Union av, s e s, lot 23, map of village Morrisania. Lawyers Title Ins & Trust Co agt Ellis L Amdur et al; Philip S Dean, att'y; Simon M Roeder, ref. Amt due, \$5,748.43.

61st st, No 112 East. Raisler Heating Co agt Patk Walsh et al; action to foreclose mechanics lien; att'y, Foster & Cunningham.

187th st, No 521 West. Geo Colon et al agt Jos King Construction Co et al; action to foreclose mechanics lien; att'ys, Gettner, Simon & Asher.

Parcel of land beg at a point in e line of Harlem River & Port Chester R R Co opposite station, runs e 12 x n 20 x w 12 x s 20 to beg, containing 240 square feet. Harlem River & Port Chester R R Co agt Mark Scully et al; action to condemn; att'y, C M Sheafe, Jr.

Liberty st, n w cor Nassau st, 57.9x82.1. Philip Leserman Jr agt Liberty Nassau Building Co et al; action to declare lien; att'y, E L Jacobs.

Houston st, No 63 East. Caroline McNaught agt Louise Haberman et al; partition; att'y, F P Trautmann.

3d st, No 285 East. Clare Papik agt Abraham Heller et al; action to set aside deed; att'y, M Millimet.

107th st, Nos 204 & 206 East. Harold Spielberg agt Max Oelbaum et al; counterclaim; att'y, O Englander.

Kearney av, e s, 150 n Fairmount av, 84.10x 100x irreg. Louis Jacobi agt Margaretha Von Salzen et al; action to foreclose mechanics lien; att'y, C D W Rogers.

Magenta st, n s, 55 w Cedar av, 25x94.10. Antonio Cimino agt Raphael Pontano et al; action to foreclose mechanics lien; att'y, A Madeo.

5th av, e s, 33.11 s 131st st, 16.6x75. Edwin A Polak et al agt Nicolo Laguisa; specific performance; att'y, E J Zwilling.

No Lis Pendens filed this day.

FORECLOSURE SUITS.

Broadway, No 810. Bertha R Fox agt Seleg Freedman et al; att'ys, Eisman, Levy, Corn & Lewine. Manida st, w s, 200 s Spofford av, 25x100. Herman Elfers agt Ida Hillmann; att'y, L S Abberley.

10th st, Nos 66 & 68 West; two actions; Wilson Marshall agt Geo B Hayes et al; att'ys, Dutton & Kilsheimer.

99th st, No 57 East. Alonzo Kimball agt Annie Lubliner et al; att'y, A A Silberberg. Prospect av, e s, 90 s Penfold av, 91.5x114.2. Henry J Hettrich agt Agnes Bosche; att'ys, Gerlich & Schwieger.

Lots 353 to 376, amended map of Adee Park, East of Botanical Gardens, Bronx Park. Dollar Savings Bank of the City of N Y agt Warwick Realty & Construction Co et al; att'ys, Lexow, Mackellar & Wells.

Walton av, No 2432. Jacob Marx agt Harriet Mintz et al; att'y, A O Ernst.

167th st, n s, 50 e Simpson st, 37.6x90. Matthew Corbett agt Jas C Gaffney et al; att'ys, Joline, Larkin & Rathbone.

Audubon av, w s, 63 n 166th st, 37x70. Jno Robertson agt Jos J Meaney et al; att'ys, Rose & Putzel.

63d st, Nos 203 to 207 West; three actions. Jas H Aldrich agt Harris Mandelbaum et al; att'ys, Harrison, Elliott & Byrd.

Westchester av, w s, intersec of Jackson av, 39.8x31.3. Maximilian Fleischmann Co agt Jos J Meaney et al; att'ys, Jackson Arnold & Fleischmann.

99th st, Nos 54 & 56 and S West. Saml Greenberg agt M Leonard Frazier et al; att'y, P Gross.

Orchard st, No 186. Lena Kronenberg agt Isaac Greenblatt et al; att'ys, Kantrowitz & Esberg.

133d st, No 48 East. Mutual Life Ins Co of N Y agt Elizabeth M Alburtus et al; att'y, F L Allen.

Spring st, No 27. Mott st, Nos 212 and 214.

Michael M Keshin et al agt Nathan Rubenstein et al; att'y, J A Seidman.

Audubon av, No 390. Lucius McAdams et al agt Chas A Schueller et al; att'y, C A Flammer.

58th st, Nos 404 East. Lawyers Mortgage Co agt John M Sheehan et al; att'ys, Cary & Carroll.

133d st, No 535 West. Abraham J Hoffman agt Isidore Witkind et al; att'y, A H Schwarz.

28th st, No 517 West. Emma Arnott agt Herbert Johnston et al; att'y, C Zabriskie.

Manhattan av, s w cor 105th st, 19.11x50. Lillie N Sternberg agt Jos H Trant; att'ys, Wesselman & Kraus.

116th st, No 311 West. Madison Square Mortgage Co agt Ella J Ball et al; att'ys, Peacock & Steves.

Plots, 1, 8, 9, 10, 11, 12 & 15, map of New Park, Bronx. Knickerbocker Trust Co agt Edw A Kracke et al; att'ys, Jerome, Rand & Kreser.

147th st, No 618 West. E Edwin Rothschild agt Coleman Ullman et al; att'y, J B Weil.

Av C, n w cor 9th st, 23.3x83. Av C, w s, 23.3 n 9th st, 23x83.

Burns Bros agt Morris Lipsman et al; att'y, H W Griffiths.

Lot 88, map of Gleason property, Bronx. Geo Reuckel agt Aaron W Tallman et al; att'ys, Stilwell & Brisach.

54th st, n s, 120 w 3d av, 24.10x100.5. North River Savings Bank agt Josephine G Buckley; att'y, W H Sage.

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. (f) 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 of judgments with names and amounts, including Albertson, Albert-B Costello, Amron, Jacob-L Greenblatt, etc.

LIS PENDENS.

2d av, e s, 25.2 n 43d st, 25.2x92. 2d av, w s, 75.5 s 46th st, 25x100.

Amelia E Arndt et al agt Marie L Kern et al; amended; att'ys, Ferriss, Roeder & Storck.

113th st, No 572 West. Nicholas Cavour agt Jessie J Zimmermann; action to compel execution of lease; att'y, H W Fried.

Front st, No 33. Jessie Wallace et al agt Howard G Wallace et al; specific performance; att'y, J H Jackson.

Forest av, Nos 859 to 863. Nicolo Laguisa agt Lewis Realty & Construction Co. et al; action to foreclose mechanics lien; att'y, S N Tuckman.

Lewis st, s w cor Stanton st, 50x100. Philip Braender agt Bernard Cohn; notice of levy; att'y, —.

Lot 93, Block 1966, sec 7, Borough of Manhattan. Wm A Shortt agt Eliza Banks et al; foreclosure of tax lien; att'y, W A Shortt.



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.

22 Bauer, Henry—G P Koelble.....32.12	25 Emrich, Jos—E C Worns.....20.56	23*Howard, Ralph S et al—D Lloyd.....464.89
22 Boyle, Emily E & Jos M—H Scher.....68.43	25 Eytunge, Chas S et al—T L Field.....4,119.99	23 Howard, Louis C et al—the same.....464.89
22 Baldwin, Jno F—L Gregory.....171.26	26*Engler, Wm et al—W Hunrath.....118.17	23 Hafl, J Harry—Gross & Gross Co.....889.70
23 Bursky, Chas—I Blich.....109.23	20 Fischer, Eugene K et al—N Y Telephone Co.....32.56	23 Hamilton, Jas W—Z T Piercy, Inc.....costs, 107.70
23 Brown, Arthur D R—M O Donnell.....51.16	20 Furlong, Richard—H T Howell.....390.42	23 Horsley, David—P P Craft.....1,163.60
23 Bunce, Robt—E Oakes.....137.06	20 Fink, August D—Fiske Bros Refining Co.....18.56	23 Halberstadt, Isidore et al—L Weiss.....163.06
23 Betz, Oscar H—City of N Y.....30.54	20 Feinberg, Jacob et al—W H Meserole.....219.58	23 Herbert, Harry M—R Whittle.....94.38
23 Bass, Benj C et al—G R Sutherland.....141.39	20 Feller, Saml & Benjamin—E Silberman.....104.38	23 Hale, Caspian—J E Bates et al.....142.73
23 Baker, Chas H—Sicilian Asphalt Co.....costs, 109.33	20*Freeman, Jos et al—Excelsior Brewing Co.....219.64	24 Hirsch, Saml—N Y Telephone Co.....21.58
23 Bryant, Saml—J I Gersh.....77.73	22 Frunkin, Morris L—W J Salomon.....39.84	24 Hearn, Geo A & Arthur H et al—A Minet.....600.05
23 Bassi, Domenico et al—V Casazza et al.....131.66	22 Fechtenburg, William—Acker, Merrall & Condit Co.....34.77	24 Hirsch, Saml et al—S Goldfein.....234.83
23 Berliand, Max—B Proshan.....105.05	22 Franklin, Edw M—M I Franklin.....costs, 92.95	24 Hess, Moses J—A J Kohn.....933.49
23 Blum, Jno L—General Automobile Supply Co.....44.04	22 Folger, Lawrence S—M Schwarz.....30.41	24 Hahne, Jno W et al—People, &c.....500.00
24 Blatt, Benj—M Weissman.....120.91	22 Finkelstein, Isaac—Picker Bros, Inc.....27.48	24 Hermas, Anton et al—J Karsch.....100.37
24 Butler, Jas F et al—People, &c.....500.00	22 Freeman, Frank et al—C F Pundt.....43.51	24 the same—the same.....28.25
24 Berney, Abraham et al—People, &c.....1,500.00	22 Farmer, Mary G or Chas—H Tieber.....227.00	25 House, Jared L—City of N Y.....42.34
24 Babad, Adolph—M Langfelder et al.....28.32	22 Fitzgerald, Michael J—City of N Y.....58.06	25 Hunt, Edgar A—the same.....64.93
24 Bienenfeld, Harry—P Neulinger.....costs, 67.88	23 Frumkin, Morris L—M B Friend et al.....434.25	25 Holmes, Deacon—R Compton.....141.10
25 Benjamin, Ephraim & Israel W—D J Brownstein et al.....135.99	23 Flomer, Jno F, Jr—M M Flomer.....costs, 39.50	25 Hainkein or Hankin, Bernard—Geo F Moore, Inc.....26.22
25*Brick, Isaac et al—L Bressler.....178.75	23 Furlong, Richd—New Rochelle Trust Co.....1,771.06	25 Hoffman, Henry—J Phyfe.....160.49
25 Bauchwitz, Herman—Monolith Realty Co.....101.06	23 Freundenheim, N Harry—H Elfers et al.....66.91	25 Hartman, Saml E—City of N Y.....32.51
25 Bridgman, Adolphus—A C Lassen.....costs, 39.03	24 Frank, Constantine—N Y Telephone Co.....16.36	25 the same—the same.....215.33
25 Barker, Chas B—N Y Evening Journal Pub Co.....costs, 87.72	24 Friedman, Saml et al—M E Coe.....84.81	25 Hampton, Schuyler S—City of N Y.....113.73
25 Burke, John P—J J Smith.....44.65	24 Fiore, Louis—N Leonardis et al.....469.72	25 Harris, Hiram W—the same.....56.74
25 Bernstein, Nathan—A H Joline et al.....costs, 33.01	24 Franklin, Emil et al—C G Cornell Jr.....152.41	25 Haas, Henry J—the same.....215.33
25 Brody, Moses—American Woolen Co of N Y.....2,153.06	24 Friedman, Jno et al—Mutual Milk & Cream Co.....74.73	25 Hachnel, Henry—the same.....37.75
25 Benson, Wm W—Alo Realty Co.....555.48	24 Fyans, Cornelius J—F Finlay.....1,032.83	25 Hess, Fredk—the same.....215.33
26 Berlin, Zax K et al—F M Ashley.....39.51	25 Finigan, Bridget—Van Zandt Jacobs & Co.....23.86	25 Hetfield, Jas C—the same.....65.92
26 Bloom, Percy et al—the same.....39.51	25 Feinberg, Hettie B—N Y Evening Journal Pub Co.....costs, 37.72	25 Heckman, Chas—the same.....117.04
26 Bloom, Hyman—I J Silverstein et al.....93.91	25 Fargo, Bertha L & et al—H Ludeking.....34.72	25 Held, R Johnson—the same.....113.73
26 Belmont, Mrs Oliver H P—S Lookstein.....29.61	25*Fairfield, Frank et al—the same.....34.72	25 Hennessy, A Wilfred—the same.....38.41
26 Blum, Saml et al—S Tomberg.....320.33	25 Pinestone, Jacob—A H Joline et al.....costs, 18.01	25 Himmel, Wm—the same.....215.33
26 Babcock, May—R A Chesebrough.....427.00	26 Free, Margaret—P Liberman et al.....1,201.21	25 Himmel, Meyer—the same.....208.72
26*Brigiotti, Isidore et al—P Pastene Co.....72.91	26 Fischer, Louis—H Solomon.....130.15	25 Hogue, Frank A—the same.....116.45
26 Buchner, Martin—H Blum.....costs, 137.13	26 Frunkin, Morris L—M M Craig.....104.71	25 Hoffman, Chas S—the same.....303.71
26 Bornstein, Pauline admtrx—M Faden.....costs, 55.50	26 Foley, Chas P—B B Davis.....365.01	25 Hundley, George—the same.....208.72
26 Brumer, Chas—Reville Siesel Co.....39.91	26 Fisher, Ignatz—S D Davis.....416.32	25 Houston, Samuel J—the same.....303.71
20 Caskey, Jason C et al—N Y Telephone Co.....32.56	26*Fiore, Phillip et al—H Beren.....77.76	25 Hiers, Eugene H—S Abellof.....106.90
20 Coyna, Nora—N Y & Queens County Ry Co.....costs, 108.42	26 Feldman, Albert E—United States Radiator Corp.....248.60	25 Henry, Fred—N Y Edison Co.....138.68
20 Collins, Chas W—City of N Y.....89.41	26 Goldberg, Chas—J Raudnitz.....198.47	26 Hamill, James et al—H Beren.....77.76
20 Connor, Michael—City of N Y.....215.33	26 Gewitsch, Jacques et al—S Sachs.....85.23	26 Heinze, F Augustus—J E Hubbard.....481.33
20 Casulich, Jos F et al—Lawyers Title Ins & Trust Co.....2,293.18	22 Gould, Geo J et al—J S Jones.....costs, 364.23	20 Irving, Jas C et al—N Y Telephone Co.....18.13
22 Cohen, Morris—L Garaventa et al.....60.77	22 Guy, Wm E et al—J S Jones.....costs, 364.23	24 Irwin, Chas D et al—O E Lohrke et al.....costs, 144.54
22 Christopher, Max T & Aubrey—O Rossberg.....201.97	22 Gladstone, Jos—Jefferson Bank.....261.37	25 Imperatori, Reginald J—Wilkinson Gaddis & Co.....519.65
22 Clarke, Elizabeth J—Germania Bank of City of N Y.....1,019.43	22 Garcia, Ceccil—A Engelman.....41.40	25 Ingram, Harry—T L Morison.....537.52
23 Crespo, Domingo—V Langmann.....188.31	22 Goldstein, Harry et al—People, &c.....1,500.00	25 Ingram, Harry—the same.....126.40
23 Case, Girard M—G Weiss.....45.41	23 Goldstein, Hyman—I Brauer et al.....220.37	20 Jacobs, Moses—S W Denzer.....costs, 112.13
23 Crimmins, Patk—M A McGovern.....33.04	23 Gavin, Wm J—Bass, Ratcliff & Gretton, Ltd.....84.01	22 Johnston, Robt B—Piel Bros.....28.88
23 Carroll, Adelbert E—G M Moscovitz.....534.40	23 Groff, Jos C—D C McAllister.....1,624.70	23 Jacoves, Louis J & Jacob—J Hanauer.....1,319.20
23 Cukor, Bela—E D Dugundji.....333.49	23*Goldman, Morris et al—H Golding.....78.31	23 Jaisven, Jos—N Y Telephone Co.....29.45
23 Cohen, Isidore et al—L Weiss.....163.06	23 Georgi, Chas L—F W Gahrman.....costs, 110.13	24 Joline, Adrian H et al—L Padolsky.....100.00
23 Caprio, Louis E—M Corso.....113.21	23 Galbreth, Alfred C H—M A Jordan.....447.94	24 Jaffe, Saml—M Mittenhal et al.....50.16
23 Cella, Antonio et al—V Casazza et al.....131.66	23 Gilman, Edw R et al—J R Brown et al.....175.87	25 Jackson, Frank W—Greek Currant Co.....costs, 121.63
24 Clement, Louise S—N Y Telephone Co.....35.38	23 Goldfarb, Aaron—A Drimmer.....451.40	25 Johnstone, Jones et al—G Fleischer.....18.11
24 Connolly, Mary—the same.....16.66	23 Grothwell, Armand—Railway List Co.....47.11	26 James, Morgan—S Buhler.....232.94
24 Cowl, Clarkson et al—M A Minet.....600.05	24*Greenblatt, Herman et al—State Bank.....338.41	20 Kananof, Maurice M—M Whitman.....635.53
24 Campus, Cesare—M P Wilkens.....41.48	24 Guttman, Alexander J—N Y Telephone Co.....30.60	20 Kauffman, Lou B—Alo Realty Co.....318.64
24 Carter, Wm et al—People, &c.....1,150.00	24 Goldman, Harris et al—the same.....38.99	20 King, Jos—Voska Foelsch Sidlo Inc.....1,529.38
24 Coffin, Wm G—W Friedlander.....65.60	24 Greims, Herbert T et al—A Minet.....600.05	20 King, Jos et al—the same.....1,159.40
24 Cohn, Nathan et al—J Elias.....34.56	24*Gold, Philip et al—S Goldfein.....234.83	20 Kohn, or Korn, Wm & Saml Kohn—M Delman.....127.09
25 Cedarbaum, Joseph—I Shamoff et al.....79.41	24 Gillespie, G Curtis—Adams & Elting Co.....80.61	22 Kalker, Abraham—L Reichman.....140.00
25 Cano, Jose—V Langman.....61.15	24 Goldberg, Joshua et al—M Frank et al; possession of some property and \$152.37, or possession of property and.....342.16	22 Krause, Frank—W R Adams et al.....48.85
25 Carlin, Robt—G K Day.....105.40	24 Goldman, Geo et al—M Marrow et al.....227.49	22 Klein, Mark et al—A Pitou.....234.20
25 Catalanotti, Cologero et al—State of N Y.....1,000.00	24 Greene, Wm J—F Ruggiero et al.....215.66	22 Kahl, Mary—George Liss & Co.....190.68
25 Clark, Erastus W et al—C F Boker.....484.41	24 Goin, Jeannette P—B F Schwartz et al.....2,780.85	22 Kaplan, Rudolph—A Block.....249.51
26 Citarelli, Chas—J Romano.....116.91	24 Gorgol, Zadie—S Willner.....109.15	22 Kennedy, Gilbert F—B M Bowerman.....14,787.87
26 Clark, Max—A Feuer.....105.57	24 Grinberg, David et al—F B Delehanty.....855.92	23 Kunbel, Herman—Reporter Co.....116.36
26 Coyle, Michael—H Weiss.....102.42	24 Goldstein, Jacob H—H Heiningor et al.....119.20	23 Kwasniewski, Ladislaus—A Grochowski & Co.....82.85
26 Callahan, John—M Levin et al.....costs, 100.48	24 Guasche, Jeanne—J Franken.....24.10	23 Kaufman, Harry B—H Gordon.....41.88
26 Catts, Robt M—H F Ortlieb.....1,274.94	25 Grinberg, David et al—J Machlin.....costs, 91.30	23 Kramer, Philip—American Bonding Co of Baltimore.....81.54
26 Cohen, Saml—M Lerner.....107.50	25 Ginsburg, Mayer S—S Klotz.....44.40	23 Katz, Emily et al—M Florea.....costs, 115.28
26 Campbell, Stephen—C E Birch.....341.16	25 Gallatin, Jas N—R E Swezey.....258.28	23 Kramer, Harry et al—the same.....costs, 115.28
20 Dawe, Jno H—R G Todd.....219.85	25 Goodman, Jos—I Langner.....39.56	24 Kling, Herbert A—N Y Telephone Co.....27.59
20 Driscoll, Wm J—City of N Y.....215.33	25 Galluccio, Michael et al—Murtha Schmolli Co.....296.88	24 Katlen, Abraham L—Sea Island Thread Co.....84.55
20 Davega, Isaac Jr—the same.....121.96	25 Goldman, Morris—S Slomon.....380.11	24 Knapp, Mark I—A Schlesinger et al.....costs, 102.43
20*De Vault, Bernard et al—Excelsior Brewing Co.....219.46	25 Goldman, Geo et al—L Mizl.....134.65	24 Katlin, Abraham L—M Raden et al.....46.37
22 Davis, Lewis K—J W Ackerman.....373.81	25 Glenn, Coral or Coval—A Tuna.....50.31	24 Klinick, Louis—M Davidson.....100.75
22 Dingwall, Alexander W et al—G Vroom.....1,770.97	26 Grannis, Fred D—Catskill Cement Co.....306.44	24 Kulla, Jacob—C Pfizer.....238.13
23 Durrant, Mary E—H Tautwasser.....254.72	26 Gross, Gustav—M Herz.....costs, 35.64	24 Kalabza, Albt P et al—J Karsch.....28.25
23 Dunwoody, Harry L—E R Ballou.....2,613.98	26 Greenberg, Harry—J Spinner.....29.65	24 the same—the same.....100.37
23 Duncan, Henry S—Normandie Hotel Co.....90.62	26 Gump, Frank R—R A Chesebrough.....112.21	25 Kronish, Annie—J McCave.....costs, 12.41
23 des Garets, L Gabriel—C D Green.....24,351.25	20 Happel, Adam—P Herschkowitz.....571.00	25 Krekey, Clementine—C E Flaacke.....384.13
24 Davenport, Butler—W Oland.....2,033.35	20 Heitner, Chas A—G Wachtel.....222.40	25 Kendrick, Jno R Jr—A J Graeffe.....48.76
24 Doyle, Jos et al—People, &c.....500.00	20 Huebshman, Bernard—M Moskowitz et al.....costs, 33.53	25 Kusnierski, Anthony Z—B K Bloch.....152.09
24 de Maio, Louise—Lehn & Fink.....208.50	22 Handel, Paul F—Kraus Mfg Co.....104.31	26 Kelly, Jos A—Equitable Trust Co of N Y.....42.08
24 Douglas, Curtis M—W S Lawson et al.....27,072.64	22 Hughes, Wm J—S E Hughes.....costs, 121.62	26 Kalfus, Philip L—J Levey.....115.99
24 Duryea, Frances C et al—O E Lohrke et al.....costs, 144.54	22 Halpern, Jacob & Lina et al—S Shapiro.....116.40	20 Larkin, Chas W—N Y Telephone Co.....44.05
25 Delaney, Jas J—H Ludeking.....54.41	22 Heath, Edwin G—Shawmut Commercial Paper Co.....469.02	20 Lefferts, Mae R—the same.....18.65
25 Doliberto, Frank et al—Murtha & Schmolli Co.....296.88	22 Halpern, Jacob & Lena et al—S Shapiro.....116.40	20 Lewinsky, Julius—the same.....43.81
25 Duckenfield, Jno D—B K Bloch.....283.80	23 Hade, Patk H—City of N Y.....116.45	20 Lipschitz, Jacob—S Rabinowitz et al.....650.59
26 Davey, Arthur W—H Franke.....426.37	23 Hartenstein, Morris—the same.....30.14	22 Landecker, Adolf H—C H Siebold; possession of deposits and cost of.....83.77
26 Davis, Max & Morris—B Feldman.....42.00	23 Hasselmeier, Geo—the same.....113.73	22 Lamison, Jason G—E Browne.....60.78
26 Distler, John—J C S Huppel Brewing Co.....96.22	23 Harris, Albt H—the same.....398.70	22 Landau, Emil J—Piel Bros.....75.27
26 Duddy, John—F B Phillips et al.....69.95	23 Harris, Emanuel—the same.....303.70	22 Levy, Jules et al—A Pitou.....234.20
26 Dunlap, Alfred—Browning, King & Co.....33.29	23 Helm, Augustine L—the same.....113.73	22 Litt, Solomon & Ruth C et al—G Vroom.....1,770.97
26 Dwyer, Elizabeth—L Greenblatt.....costs, 107.81	23 Hellenstein, Jos—the same.....28.25	22 Languth, Jno M—J C Bogert Co.....110.20
26 Eysler, Jacob—A Ettenson.....45.01	23 Helm, Jos R—the same.....113.73	22 Lewis, Harry C—L S Lewis.....205.38
22*Epstein, Israel et al—Canton Steel Ceiling Co.....306.91	23 Hickey, Michael—the same.....56.74	22 Luria, Salvatore—General Provision Co.....59.41
23 Ellis, Melville M—S Harman.....620.12	23 Hinz, Albt—the same.....113.73	22 Levine, Albt et al—Canton Steel Ceiling Co.....306.91
23 Emery, Wm J—H C Gresh et al.....385.56	23 Horowitz, Max—the same.....303.71	22 Leppert, Geo—H Tieber.....122.83
23 Eisen, Louis—W C Ritter et al.....617.41	23 Hobby, J Oakley—the same.....66.24	23 Leff, Marcus et al—W W Farley.....1,800.00
24 Esserman, Saml et al—N Y Telephone Co.....38.99	23 Hogue, Harry N—the same.....116.45	23 Levy, Harry et al—O M Arkenburgh.....153.91
24 Eisenstark, Chas—J Fleischer.....78.26	23 Holden, Wm A—the same.....113.73	23 the same—the same.....214.41
25 Ehrhgoit, Geo H—City of N Y.....28.25	23 Humphries, Chas E—the same.....398.70	23 Levy, Julius et al—Geo E Sealy Co.....101.20
25 Edelson, Isaac—L I Waxler.....530.25	23 Hunt, Herbert E—the same.....303.71	23 Langsam, Herman et al—the same.....101.20
25 Ehrhgoit, Oscar H—Willis Music Co.....125.16	23 Hughes, Jno W—the same.....37.75	23 Lowenthal, Jacob—Cudahy Packing Co.....120.24

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

German and American
 Sales Offices
 45 B'way, N. Y. City
 WORKS
 HAMBURG - GERMANY
 ALSEN ON HUDSON RIVER, N. Y.

ALSEN

THIS BRAND
 of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

24 Lynch, Mary V—H Wandmacher.....519.41	22 Opler, Mortimer—M Schwarz.....30.63	22 Stephens, Melvin et al—Lord & Taylor.....3,820.00
24 Lunow, Frank—L Perlstein et al.....59.31	22 Ohse, August, Treasurer—I Carhart.....140.54	23 Schoonmaker, Alfred G—Wm S Haines & Co.....117.67
24 Lyons, Isidore W—H Adelson.....costs, 68.52	22 O'Hara, Richard & Jno* et al—L H Leopold et al.....52.62	23 Sternk, Louis ext—Harlem True Sisters Sick & Benevolent Society.....costs, 12.31
25 Leichtman, Louis—Star Co.....costs, 37.72	23 O'Hanlon, Philip F—R V Tenet.....82.64	23 Seaman, Jno—Riverside Security Co.....72.91
25 Liebermen, Harry—North American Mercantile Agency Co.....19.84	23 Osadez, David—United Dressed Beef Co of N Y.....279.71	23 Spitzer, Geo W—S Gerard.....214.31
25 Langman, Jacob—J Goldsmith.....30.41	23 O'Day, Wm D C et al—F Fricker.....520.22	23 Samuels, Max et al—H Golding.....78.31
25 Lofaro, Domenico—A H Joline et al.....costs, 10.17	23 Onasch, Louis et al—J M McCunn et al.....116.34	23 Stein, Saml et al—O M Arkenburgh.....214.41
25 Lustgarten, Iask—the same.....costs, 32.41	25 O'Brien, Edward—F Gens.....25.91	23* Sussemilch, Jno W et al—O M Arkenburgh.....214.41
25 Lynch, Chas P—S Sonn et al.....102.22	25 Olcott, Wm T—J N Weisiger.....81.81	23 Schwarzkopf, Oscar et al—F Fricker.....520.22
25 Lack, Herman—S Sonn et al.....459.74	26 Olderno, Enrico—Siegman & Weil.....266.76	23 Samuels, Beckie Lusthaus et al—H Golding.....78.31
25 Levenson, Louis—A Vogel.....44.40	26 Oldoni, Arthur et al—P Pastene & Co.....72.91	23 Seaman, Elizabeth C et al—J R Brown et al.....175.87
26 Lurie, John—City of N Y.....12.41	20 Page, Wm A—N Y Telephone Co.....26.42	23 Sahlein, Rose—E M Smith.....1,193.18
26 Lehane, Timothy D—M Hassard.....386.60	20 Pascal, Julian—the same.....26.28	23 Sweeney, Patk J—Fredk Hollender & Co.....26.71
26 Leedom, Morris et al—Samoset Chocolate Co.....26.21	20 Purcell, Thos F—the same.....130.51	23 Schavrien, Isaac V—M Blum et al.....187.56
26 Linder, Arthur et al—V M Turner.....1,116.03	20 Pell, Ogden P—R Foster.....79.32	23 Starr, Hugh L—A D Shaw et al.....119.63
26 Maiorino, Michele—N Y Telephone Co.....29.09	20 Peters, Wm H—A M Power.....2,851.28	23* Stern, Saml et al—O M Arkenburgh.....153.91
26 Manne, Wm—the same.....28.31	22 Post, Alfred H—Acker, Merrall & Condit Co.....124.60	23* Sussemilch, Jno W et al—the same.....153.91
26 McClatchey, Thos G—the same.....17.38	22 Prendergast, Daniel J—Piel Bros.....50.79	23 Sutton, Vida R—W H Moshier Co.....99.85
26 Mendel, Oscar J—N Y Telephone Co.....64.04	22 Proctor, Geo H—W Heydin.....139.35	23 Simon, Sol—Michael Cohen & Co.....320.26
26 Meyer, Louis G—the same.....19.84	22 Porter, Abraham—W Paley.....120.23	23 Sariol, Arthur—Jas P McDonald Co.....costs, 213.77
26 Mooney, Jno B—the same.....73.62	23 Pordelvano, Rocco & Angelo—H L Morris.....112.95	23 Simonian, Simon—N Y Taxicab Co.....costs, 32.31
26 Moffatt, Geo L—the same.....15.91	23 Pettorsson, Geo W—L & M Holding Co.....37.40	24 Slonimsky, Jos T et al—N Y Telephone Co.....29.45
26 McCahill, Thos—F Crupi.....151.96	23* Prince, Chas et al—O M Arkenburgh.....153.91	24 Schwarz, Gotthilf—the same.....47.48
26 McPherson, Angus D—H G Chapin.....288.65	23 Putnam, Endcott G et al—G R Sutherland.....114.95	24 Strauss, Annie—the same.....127.49
26 Moss, Tillie—L Greenblatt.....190.66	23 Phillip, Ellery O et al—the same.....141.39	24* Sirotschick, Ela et al—H E Coe.....84.81
26 Martin, Richard H L et al—Lawyers Title Ins & Trust Co.....2,293.81	24 Plummer, Geo D—N Y Telephone Co.....34.83	24 Schanck, Geo E et al—A Minet.....600.05
26 Manville, Chas B—G W Cole et al.....1,281.11	24 Pohly, Eugene et al—Canton Steel Co.....133.93	24 Sweetser, Wm A—O P Byrne.....35.06
26 McCoun, Jas & Sidney M Jr—Hires Condensed Milk Co.....88.97	24 Prisco, Amelia et al—People & c.....500.00	24 Simonds, Jane C B—E Kuhlmann et al.....33.91
26 Montero, Frank—Robt P Murphy Hotel Co.....1,594.51	24 Potosky, Adolph et al—B Rozenzweig.....210.00	24 Seider, Max—Francis H Leggett Co.....218.70
22 Margolies, Edw—F Ashton.....382.55	24 Paulsen, Peter—F W Langhorst Jr.....61.41	24 Schwartz, Louis et al—J C Brady.....costs, 498.23
22 Merlach, Saml et al—A Naclerio.....71.26	24 Plummer, Geo D—R J McMullin et al.....1,536.77	24 Schwach, Julius et al—B Rosenzweig.....210.00
22 Moresco, Andrew—A Gazzole.....159.56	24 Pach, Oscar—J P McHugh et al.....512.15	24 Springer, Jno H—P Roemer.....78.62
22 Minuth, Annita H—J H Weastell.....538.47	25 Plate, Ernest T—F Gens.....25.91	24 the same—the same.....27.67
22 Meyers, John O—First National Bank of Northport.....215.74	25 Pancoats, Thos A—Industrial Glass Co.....478.67	24 Spiegel, Jacques—Ruekheim Bros & Eckstein.....50.51
22 Mauson, Chas A—F Ordemann.....322.87	25 Pirk, Amalia et al—Dimock & Fink Co.....546.91	24 Sternberg, Louis et al—Mutual Milk & Cream Co.....74.73
22 McIntosh, Harry T—W B Logan.....108.17	25 Plate, Ernest—S A Fatman et al.....59.41	24 Sidden, Henry—W T Kollisch et al.....93.68
22 Mendelson, Marks—L Leavitt.....costs, 68.07	25 Paroubek, Albert J—A Kasnowitz.....190.09	24 Shapiro, Louis et al—State Bank.....338.41
22 Martin, Michael—E J Moneuse.....268.41	25 Perlman, Louis H—H Bilowitz et al.....367.65	24 Sidden, Henry—S L Elias et al.....279.37
22 McAllister, Chas S—B Altman & Co.....76.77	25 Post, Alfred H et al—T L Field.....4,119.99	25 Saitta, Philip W—Anchor Line et al.....costs, 111.50
22 Munsell, Henry M et al—Lord & Taylor.....3,820.00	26 Pugolle, Francis—D Seymour et al.....297.75	25 Simpson, Simon K—D Killan et al.....43.72
23 Mayer, Wm—Moehle Lithographic Co.....66.97	26 Pignatoro, John J et al—G Tusco.....275.01	25 Spiegel, Louis—B Lavendale.....170.81
23 Mason, W Lesley—E D Mason.....costs, 50.70	26 Priestly, Chas W—I Nemetz.....165.00	25 Steiner, Morris et al—People, & c.....1,000.00
23 Meyer, Frank—E Brunhuber.....114.15	26 Peterson, Roscoe L—H R Forbes.....859.64	25 Stein, Wm—H Davidson.....167.56
23 Morris, Delia—G A Hearn et al.....costs, 107.70	23* Quennard, Geo H et al—Carnegie Trust Co.....273.41	25 Schreier, Eli S—J Meyers.....14.39
23 Miller, Caroline I—H F Glode et al.....627.43	20 Rinaldo, Jos—N Y Telephone Co.....37.43	25 Stone, Elliot et al—T L Field.....4,119.99
23 McKenna, Wm A—J Schanz.....684.57	20 Robinson, Geo H—the same.....46.47	25 Schnabel, Nathan—N Y Evening Journal Pub Co.....costs, 37.92
23* McCabe, Thos et al—J M McCunn et al.....116.43	20 Ringe, Jno D et al—Eclipse Silk Mfg Co.....539.65	25 Schwartz, Jos et al—Murtha & Schmol Co.....296.88
23 MacColgan, Francis et al—W B A Jurgens.....145.44	20 Rickerson, Emeline C—E McCooley.....119.72	25 Strauss, Herman et al—Gessellschaft Fur Graphische Kunst M B H.....536.91
23 Mallory, Harry C—Perz Jansson & Co.....73.91	20 Rosenberg, Herbert M et al—Excelsior Brewing Co.....219.64	25 the same—the same.....329.31
23 Morch, Thos et al—Carnegie Trust Co.....273.41	20 Rush, Jos S—S P Jones et al.....651.98	25 Santacrocce, Nicola—H Kraut.....1,071.23
24 McCloskey, Daniel H—N Y Telephone Co.....30.07	22 Reynolds, Geo et al—Klenert & Rosenbluth, Inc.....92.81	25 Seligman, Jos—G Skolnik et al.....costs, 56.90
24 Monahan, Martin J—the same.....37.82	22 Ramsey, Jos, Jr, et al—J S Jones.....costs, 264.23	25 Siegel, Sigmund—A H Joline et al.....costs, 32.41
24 Muira, May—the same.....17.94	22 Ridge, Guy et al—H G Hazard.....costs, 163.92	25 Strauss, Emil—Bennett Sloan & Co.....451.74
24 Martz, Annie et al—the same.....22.52	22 Russell, David A—503 Fifth Avenue Co.....89.65	25 Schulman, Abraham—the same.....143.19
24 Mulvaney, Saml H—M Alexander et al.....180.81	22 Reynolds, Henry D—Acker, Merrall & Condit Co.....127.94	26* Schack, Leo et al—Friedland & Levine Bros.....113.81
24 Mitchell, David—Terry & Tench Co.....costs, 68.36	22 Rosenberg, Herbert M et al—C F Fundt.....43.51	26 Shattuck, Leforrest A—C Buek.....costs, 69.28
24 Miatta, Angelo et al—People, & c.....300.00	22 Rothenberg, Hyman et al—People, & c.....1,500.00	26 Seeburg, Geo et al—W Hunrath.....118.17
24 Marshall, James et al—the same.....500.00	23 Robertson, Musco M—W A Crawford.....16,726.41	26 Streusand, Chas—C Chugeman et al.....92.20
24 Mazzarato, Nicola et al—the same.....500.00	23 Rice, Warren W et al—D Lloyd.....464.87	26 Schneider, Michael—M Aaron.....215.65
24 Munson, Pasqua et al—the same.....500.00	23 Reich, David—American Lynameter Co.....82.97	26 Sajte, Jos—H B Clafin Co.....120.91
24 Mayback, Jacob et al—Canton Steel Co.....133.93	23* Ross, Henry F et al—G R Sutherland.....114.95	26 Slonika, Adolph—the same.....47.41
24 Marks, Meyer et al—M Marron.....227.49	23 Rendall, John—A J Lundgreen.....429.07	26 Sherwin, Frank—A A Goubert.....21.07
24 McKegney, Geo B et al—F Ruggiero et al.....215.66	23 Russ, Herman—W Simon.....381.81	26 Sperling, Theodore—Clinton Wire Cloth Co.....83.11
24 Morris, Adolph et al—F B Delehanty.....855.92	24 Reilly, Albertus A & Ambrose A—N Y Telephone Co.....144.79	26 Sugarman, Mark—Herring Hall Marvin Safe Co.....83.11
24* Miller, Simon et al—B Rosenzweig.....costs, 210.00	24 Rose, Louis H—the same.....37.10	26 Simon, Sol et al—Montague Castle London Co.....220.07
24 Mather, Fredk R—Derby Desk Co.....121.80	24 Rott, G—G Wilson.....118.50	20 Toledo, Chas T—N Y Telephone Co.....220.55
24 McQuestin, Wm D—D Frost.....333.97	24 Rheinstrom, Florian et al—N Y Telephone Co.....527.97	20 Truxillo, Henry A—W O West.....500.00
24* Mathewson, Thos L et al—W M Pack.....62.45	24 Reilly, Mary—A Baudouine.....costs, 21.10	20 Trisdrorfer, Martin—S Cristall.....107.42
24 McLaughlin, Virginia et al—R Foster.....187.69	24 Rosenberg, Morris et al—People, & c.....1,000.00	20 Trauman, Saml et al—I Haft.....60.61
24 Messuri, Filippo—Guaranty Trust Co of N Y.....972.37	24 Rosenbluth, Kalman et al—the same.....1,000.00	22 Tarpey, Mary F—Neal & Scott.....334.42
25 Morris, James—E K Harris.....65.44	24 Robinson, Douglas et al—L Padolsky.....100.00	22 Thompson, Jos H—Roller Smith Co.....39.34
25 Michel, John S—J Meadow et al.....costs, 107.15	24 Raedig, Minnie or Wehman—M Rosenthal.....95.00	22 Tishman, Julius—S M Houghtaling et al.....743.24
25 Morris, Adolf et al—J Machlin.....costs, 91.30	24 Rosenagle, Chas—Vauthans Seed Store, Inc.....631.89	22 Tekal, Jake or Jacob—Nathan Bros.....58.56
25 McEvily, John V et al—Dimock & Fink Co.....546.91	25 Rockwell, Edwin C—P & F Corbin of N Y.....148.31	22 Tobin, Maurice A—P J Martin.....95.00
25 Marsch, Walter et al—J Gerber.....42.65	25 Russell, Andrew A—Q C Jack.....286.46	24* Thompson, Wm V et al—N Y Telephone Co.....527.97
25 Mullins, Dennis—B Paterson.....61.91	25 Rainer, Theresa—A Fischer.....52.41	24 Truppi, Thos et al—People, & c.....300.00
25 MacMonnoies, Frank et al—H Von Bremen et al.....4,521.54	26 Reichbach, Max et al—Friedland & Levine Bros.....113.81	24 Trenhaft, Henry—Associated Merchants of N Y.....340.01
25 Manning, Henrietta—A F Brugman.....90.45	26 Ruggiero, Frank et al—G Tusco.....275.01	25 Tangredi, Louis O—H Eyl.....81.36
25 Marks, Meyer et al—L Mizl.....134.65	26 Rabinowitz, Jos—M Friedner et al.....346.76	25 Tully, Alice L—M M Disbrow.....384.36
25 Menna, Joseph R—M Falk et al.....73.86	26 Reither, Geo W et al—Samoset Chocolate Co.....26.51	26 Tillotson, Edw E—E F Snow.....69.99
25 Miller, Arthur—A H Joline et al.....costs, 32.41	26 Rossitto, Gaetano—M Sulzberger.....47.17	26 Tenner, Murray C—D E Schwab.....137.70
25 Meisler, Henry or Harry—M Rosenfeld.....64.65	26 Rossano, Gaetano & Guisepe—A Belgiglio.....costs, 24.71	26 Trotta, Pasquale—M Fogarty.....76.30
25 Murray, Peter C—Charter Construction Co.....40.41	20 Stevens, Edw L—N Y Telephone Co.....20.22	26 Tannenbaum, Jos—Weber & Heilbronner.....73.95
26 Miltenberger, Mary G—McCready Beals Co.....52.30	20 Starr, Wm—the same.....25.93	26 Ullman, Jessie—H A Seaman.....2,660.82
26 Mullen, Coleman C et al—Gage Pub Co.....34.41	20 Samuels, Edw I—the same.....44.71	26 Uhlfelder, Simon & Celia et al—C Michael.....365.39
26 McOwen, Josephine K—G R Sutherland.....779.35	20 Stein, Louis et al—Eclipse Silk Mfg Co.....539.65	20 Vittes, Ike—S Rothkopf et al.....44.99
26 McGregor, Eugene—J M Rosenstein.....35.22	20 Schwartz, Fannie gdn—the same.....costs, 38.65	24 Vigorito, Sabato et al—People, & c.....500.00
26 Murphy, Wm—J Dietz.....377.12	20 Stern, Saml or Sam—I Haft.....60.61	24 Vancura, Jos et al—J Karsch.....28.25
26 the same—the same.....259.12	20 Sturmer, Laura—W Sommer.....201.54	24 the same—the same.....100.37
26 the same—the same.....239.21	26 Tullia, Benj & Adolph—M B Loeb.....643.02	24* Van Orden, De Ruyter et al—C Kriegenberg.....395.19
26 Makaroff, Eugenia—A Ferrara et al.....costs, 110.16	20 B et al—Lincoln Trust Co.....260.25	25 Von Elm, William et al—H Von Bremen et al.....4,521.54
26 the same—T Pasquale Ronca.....costs, 107.20	20 S et al, Kenneth—E F Bushnell et al.....117.72	25 Vroom, Oliver E—M F Vroom.....costs, 51.03
26 Hayham, Henry J—F D Ames.....283.95	22 Singer, Israel & Dora—B Bushlowitz.....85.85	26 Vernon, Walter F—National Fire Proofing Co.....226.35
26 Meyerowitz, Jacob et al—S Tomberg.....320.33	22 Saizanzo, Raffaele & Katie D M—A Papanatorio.....104.72	26 Vandergrift, Jos A—A Bond.....costs, 97.90
26 Mead, Chas W Jr—R Mead.....costs, 85.95	22 Scheffel, Max—J Lerner.....99.14	20 Werner, Edw L et al—N Y Telephone Co.....18.13
26 McManus, Terence J—E Ruchdeschel et al.....4,477.02	22 Suraft, Valeska—M Orange et al.....515.36	20 Wall, Jno A—the same.....23.59
26 Mullen, Frank D—Bordens Condensed Milk Co.....76.15	22 Swirsky, Max—C A Powell.....117.67	20 Warren, Virginia—the same.....35.35
20 Newman, Phillip B—N Y Telephone Co.....23.27	23 Stein, David et al—I Bleich.....22.25	20 Wiltbank, Edw S—the same.....83.99
20 Newmark, Maurice—the same.....39.48		20 Wambold, Chas H—L McGovern.....120.67
20 Norton, Sheridan S—V C Pepe.....87.41		
24 Niles, Cecilia W admrx—L Winkler et al.....costs, 124.25		
24 Nevins, Wm R—J H Rinschler.....89.72		
24 Nathan, David & Jacob—M Langfelder et al.....41.38		
26 Nichols, Walter E—W Lippmann.....80.88		
20 O'Donnell, Emma—N Y Telephone Co.....27.17		

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

20 Woodrow, Mabel—L C Wallick. costs, 23.02
20 Wohlers, Jno J or Jno—City of N Y. 242.61
20 Wachtel, Wm et al—S Sachs. 85.23
22 Weil, Julius—Brener Realty Co. 217.56
22 Willner, Abraham & Henry*—Waiontha Textile Co. 24.61
22 Wolff, Hyman—J Aronauer. 37.15
22 Wright, Martin C—J Popkin. 222.70
22 Westphal, Louis—J Burke. 310.41
23 Wiltrock, Adolph—F Tausend. 82.99
23 Weisel, Morris & Hugo M—B Weil. 586.13
23 Walsh, Orlando J—D H Bush. 38,868.95
23 Walter, Adolph W et al—W B A Jurgens. 145.54
24 Watt, Helen—G Wilson. 1,157.92
24 Winter, Louis—I Berzinsky et al. 103.52
24 Weissman, Isidore et al—M Frank et al; possession of some property and \$152.32 or possession of property and. 342.16
24 Witchoik, Louis—H H Steffens Trucking Co. 180.64
24 Whiting, Wm H et al—O E Lohrke et al. costs, 144.54
24 Whitney, Emmet B—S S Zwerdling. 27.11
24 Wolf, Jno D & Mary—S Marx et al. 278.33
24 Wehman, or Raedig, Minnie—M Rosenthal. 95.00
24 Wilson, Maude Y B or Madam M Yale et al—W M Pack. 62.54
25 Weinkoff, Michael et al—L Bressler. 178.75
25 White, John F—E Osborn et al. 637.48
25*Wayburn, Edward et al—J Gerber. 42.65
25*Weinberg, Jacob B et al—Gesellschaft Fur Graphische Kunst M B H. 536.91
25* the same—the same. 329.21
25 Wright, Paul R—E A Ferguson. 50.91
25 Wharf, Justin W—Clark & Gibby, Inc. 122.12
26 Weinstein, Albert—M Tipton. 215.55
26 Weeks, Wm T—W B Adams. 42.78
26 Wilson, Edw W et al—V M Turner. 1,116.03
26 Weinberg, Abraham et al—C Michael. 365.39
23 Yawger, Jno F et al—Candee, Smith & Howland Co. 120.74
24 Yale, Madam M or Maude Y B Wilson et al—W M Pack. 62.54
26 Zentgraf, Fred—F B Phillips et al. 72.60

CORPORATIONS.

20 R W Realty Co—N Y Telephone Co. 28.17
20 Proctor Realty Operating & Improvement Co—the same. 182.37
20 McLoughlin & Ashley Motor Cycle Co—the same. 40.11
20 C D Morgan & Co—the same. 140.04
20 Wm T Hookey, Inc—Mfrs Lumber Co. 241.48
20 Central Vaudeville Promotion Co—C Sauerman. 119.41
20 City of N Y—F Hoeymaus. 300.00
20 the same—E Hoeymaus et al. 882.70
20 Fein-Ball Realty & Construction Co et al—W H Meserole. 219.58
20 Joseph King Construction Co—Voska, Foeslch & Sidlo, Inc. 1,159.40
20 William O Fitch Hardware Co—Waterbury Co. 83.48
20 John J Rueppel Co—D Gilman. 209.67
20 Katonah Construction Co et al—W G Kinney. 217.91
20 City of N Y—P J Snyder. 200.00
22 Sound Shore Front Improvement Co—J O Armour. costs, 78.75
22 Union Ry Co—N Mingolla. 300.00
22 People of the State of N Y—F X Whitridge. costs, 302.28
22 John F Dolan Contracting Co—Jos McGehee Iron & Brass Co. 312.55
22 Gaiety Theatre Co—Columbian Amusement Co. 768.88
22 Oliver & Dey Co—M Lipps. 214.62
22 Majestic Apartment House Co—S Kopfel. 14,865.21
22 American Sight Seeing Coach Co—N Y City & Long Island Advertising Co. 233.05
22 H C Derby Co—P Theissinger. 839.38
22 City Plumbing Co—H Rosenbach. 124.65
22 Hayes Central Storage Warehouse—Pyrene Mfg Co. 97.07
22 Lewis Realty & Construction Co—C Kreinberg. 326.81
22 Mountain Construction Co—J T Barry. 534.72
22 the same—the same. 74.72
22 First Austrian Guards Benevolent Assn—A Walker. 82.65
23 Beth Hammedrash Hagodel of the Bronx—G Ungar. 133.15
23 White & Wood Co—A B Wilson. 74.31
23 Billings-Stevens Co—M Harsell. 90.26
23 New York Public Library, Astor, Lenox & Tilden Foundations—N Baumbach. 754.52
23 Iron Clad Mfg Co et al—J R Brown et al. 175.87
23 Sagar-Loomis Co—Fifth Avenue Building Co. 67.98
23 Independent Electrical Supply Co—Cutler-Hammer Mfg Co. 1,713.96
23 Federal Union Surety Co et al—W W Farley. 1,800.00
23 Illinois Surety Co—the same. 1,800.00
23 Federal Union Surety Co—the same. 1,800.00
23 Illinois Surety Co—the same. 1,800.00
23 Federal Union Surety Co—the same. 1,800.00
23 Branch Realty Co—A Dammann. 2,020.02
23 Edward J McCormack, Inc—W A Crawford. 16,597.59
23 Liberty Liquor Co et al—O M Arkenburgh. 214.41
23 Hamilton Taxicab Co—American Taximeter Co. 73.67
23 Albert R Bass & Sons et al—G R Sutherland. 141.39
23 National Hardwood Co—Franklin Howard Co. 602.31
23 First American Alcohol Varnish Co—Chelsea Press. 728.72

23 James D Murphy Co et al—Candee, Smith & Howland Co. costs, 120.02
23 Golden Klein Iron Works—Aetna Life Ins Co. 621.83
23 N Y & N J Slate Co—W P Youngs et al. 59.97
23 Valencia Realty Co—Bert G Faulhaber & Co. 734.80
23 Adin G Pierce Co—M E Darlington. 10,630.06
23 Interborough Rapid Transit Co—H Kaplan. 1,244.76
23 Hanover Estates—G Doheny et al. 474.11
23 Lord & Taylor—C L Boyer. costs, 108.93
23 Joseph H Davis Building Co—M I Healy. costs, 126.55
24 Standard Ventilating Co—N Y Telephone Co. 47.13
24 Tiffany Renovator Mfg Co—the same. 51.31
24 Realty Investors Guide—the same. 24.07
24 Wittner Jaffer Realty Co—the same. 445.32
24 Porttaupeck Realty Co—the same. 106.62
24 Baltimore Bridge Co—Goodman Contracting Co. 239.76
24 American Encaustic Tiling Co, Ltd—E E Alexander et al. costs, 124.91
24 New York City Estates Co—Central Realty Co. 100.00
24 Hotel Willson—G Breitenbach. 123.25
24 Shepman Mortgage & Realty Co—J Forgiore. 519.40
24 Northern Assurance Co of London—H Gorsch. 1,468.62
24 Revolute Machine Co—M Lumb et al. 251.71
24 Isaac Lewis & Sons, Inc, et al—State Bank. 338.41
24 Van Orden Construction Co et al—C Krienberg. 395.19
24 Brook Avenue Construction Co—P J McGlynn. 90.81
24 St Bridget's Roman Catholic Church Society—Carnegie Trust Co. 3,292.53
25 S E Kellar Lumber Co—City of N Y. 274.41
25 Wolf Cornice & Skylight Works—Dorsett De Marrais Co. 243.95
25 Brook Construction Co—Barrett Mfg Co. 412.98
25 William T Hookey Inc—Mfrs Lumber Co. 527.35
25 S E Kellar Lumber Co—City of N Y. costs, 95.97
25 Delaware & Lackawanna & Western R R Co—J & G Lippman, Inc. costs, 91.30
25 W C Hamilton Construction Co—F C Haven. 1,182.60
25 Pirk Realty Co et al—Dimock & Fink Co. 546.91
25 Zust Motor Co—H Carhartt. 1,024.08
25 Johnston Umstead Realty Co—Monolith Realty Co. 115.41
25 McQueen Realty Co et al—G Fleischer. 18.11
25 Brook Construction Co—Maurice O'Meara Co. 36.40
25 Story Brush Co—North American Mercantile Agency Co. 19.71
25 Prescott Realty Co—H H Levene. 11,857.14
25 Shurfoot Horse Shoe Corp et al—C F Boker. 484.41
25 Surefoot Horseshoe Co et al—the same. 484.41
25 Cerra Realty Construction Co—L Greenberger. 883.43
25 American Ice Co—M E V Murphy. 4,940.83
26 Sun Construction Co—Watson Stillman Co. 489.24
26 Daily & Carlson—B Griffin. 207.72
26 Altro Realty Co—N J Packard et al. 519.41
26 Irving Fischel Construction Co—Grossman Bros & Rosenbaum. 272.71
26 Mutual Coal Co—A Rosenstein. 22.41
26 Sonora Phonograph Co—W J Humphrey. 993.08
26 H & H Schmidt Construction Co—D Palevitz et al. 409.41
26 Wilson Construction Co—Claremont Lumber & Mfg Co. 67.72
26 Blaine Schotz & Co Inc—P Guillimetti. 69.18
26 Elbright Co—J Levison et al. 689.20
26 Iron Clad Mfg Co—Stanley-Patterson, Inc. 205.10
26 Sundstrom & Stratton Co—Atlantic Gulf & Pacific Co. 631.46
26 Helena Realty & Construction Co et al—Montague Castle London Co. 220.07

SATISFIED JUDGMENTS.

May 20, 22, 23, 24, 25 and 26.

Almstadt, Margaret—O Borman. 1911. 35.89
Alexander, Verne W—Imperial Curtain Co. 1910. 70.87
Anderson, Clarence E—M Ring. 1911. 348.63
Bloom, Wm—H L Wasserstein. 1910. 245.69
Bedini, Jean—J E Shea. 1910. 400.88
Buds—P B Bromfield. 1911. 73.26
Bernheim, Chas, Isaac & Benj—S Gooch. 1911. 105.46
Basilea, Caesar, Andrew Cuneo & Dominik Calandra—A Gross. 1910. 3,373.13
Bateman, Herbert—E M Beebe. 1900. 187.37
Bernado, Juliano—M Kohner & Bro. 1910. 179.32
Brady, Kate V & Jos E—Pierce, Butler & Pierce Mfg Co. (Oct 30, 1910). 114.90
Same—John Bell Co. (Oct 19, 1910). 722.90
Constable, Edgar O & Wm A—Wood Co. 1911. 85
Coons, Geo R—T B Jackson. 1911. 183.27
Cameron, Margaret S E—A M. 1910. 10.
Cohen, David—L Levy. 1911. 327.38
Cifron, Nathan & Herman—M Friedlander et al. 1910. 1,885.70
Cairns, George—B Burghheimer et al. 1910. 141.50
Corse, John—Tenement House Dept. 1908. 265.17
Dilworth, Lawrence—A S Witherbee et al. 1911. 293.05
Dunn, John V—American Newspaper Pub Assn. 1909. 138.64

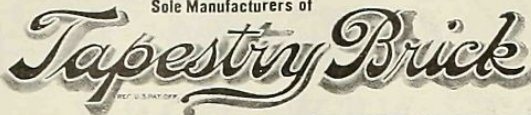
During, E Lucy—N Y Edison Co. 1911. 20.89
Derr, Frank J—H J Sophian. 1911. 431.31
Dorman, Benj N—P F Collier et al. (June 14, 1909). 54.26
De Acosta, Ricardo M—Columbia Dramatic Society. 1911. 166.53
Ehret, Geo—M Krimsky. 1911. 282.72
Frevola, Giacomo—A C Bedell. 1905. 95.84
Frew, Alexander & Margaret—C L Appel. 1905. 46.15
Fox, Wm—M Fox. 1909. 88.85
Fuerst, Anton, Milton Weil & Max F Hart—L H Gentles et al. (Nov 9, 1896). 207.31
Gussow, Paul W—M Erkens. 1911. 39.28
Gottlieb, Sam—M Rosener. 1905. 109.41
Hurst, Timothy C—T M Fletcher Co. 1906. 65.07
Havender, Jos—A Kraus. 1907. 1,553.40
Hogan, Jas F—Phelps Bros Co. 1911. 841.82
Hoadley, Jos H—E H Crandall. 1910. 117.90
Same—Lenox Garage Co. 1910. 256.65
Hoffberg, Saml—Cochenour & Hazen. 1908. 74.41
Hayes, Geo B—C P Meyborg. 1910. 244.41
Same—the same. 1910. 27.51
Howell, Frank S—J M Hawkins et al. 1911. 204.91
Josephs, Michael M—Press Pub Co. 1907. 141.63
Judelsen, Julius & Oscar M Shannon—Thirty-Fourth Street National Bank. 1906. 319.32
Ketcham, Henry L—C F H Johnson. 1911. 78.13
Klein, Max & Karl—American Hay Co. 1910. 1,137.76
King, Anthony J—R J McGowan. 1910. 697.27
Kassel, Joseph I, Max Fridel, Edw Silberstein & Saml A Lerner—Public Bank of N Y City. 1911. 400.00
Kern, Rudolf V—E Glinick. 1908. 139.91
Kohn, S Lee—City of N Y. 1911. 138.35
Lee, Katie—E Nevins et al. 1911. 115.92
Loeb, Gertrude K—J J Fallon. 1911. 2,755.68
Levine, Max S—Lawyers Co—Op Pub Co. 1908. 85.52
Lese, Louis—H Fischel. 1911. 102.25
Same—the same. 1909. 100.80
Same—the same. 1909. 4,614.00
Lipman, Max & Max Goid—E Korn. 1911. 138.50
Lunney, Wm H—J Hannigan. 1911. 170.00
Moore, Harrison B Jr—Louis Bergman & Co. 1911. 77.76
Montgomery, Caryl A—C E Randrup. 1911. 122.72
Merriless, Thos P—Imperial Rubber Co. 1911. 354.41
McCullum, James B—W Stewart. 1910. 217.19
Murray, Peter C—P M Oheims & Co. 1910. 95.83
MacDougal, Percy—L E Muller. 1910. 462.26
Meyer, Hans E—C Freeman. 1905. 168.97
Nierengarden, Marie—A Kammerer. 1911. 343.65
Oberdorfer, Geo—L Rosansky et al. 1911. 29.65
Olson, John E—Herbert L Brown Co. 1910. 622.34
Parker, John A—B Gorges. 1910. 73.33
Polhemus, David D S—Mutual Life Ins Co of N Y. 1911. 683.66
Pettet, Isabella M—Real Property Leasing Co. 1908. 140.43
Richardson, Francis F & John J Meaney—Mosaic Tile Co. 1911. 87.39
Reeber, Wm C & Geo—City of N Y. 1910. 264.41
Same—the same. 1910. 264.41
Ryan, Thos J—F Joslin et al. 1909. 702.18
Same—the same. 1911. 416.60
Rancman, Alexander—N Y Telephone Co. 1907. 26.64
Rosenberg, Rachel—M A Shulman. 1911. 51.41
Sabin, Abraham R—P Bayles. 1911. 524.13
Same—B Levison et al. 1906. 621.77
Sweeney, Wm—Samuel Saperstein & Bro. 1911. 89.99
Sherman, Leo E & Lazarus—Kleinberg & Probst. 1908. 418.61
Sheehan, Jno C & Jos H Hoadley—A G Fox. 1911. 5,196.75
Silk, Morris & Louis Herman—J A Solomon. 1902. 317.02
Sozio, Alfonso & George—P Giakoumos. 1911. 85.08
Seyler, Geo F—H B Scharman & Sons. 1898. 300.00
Seimmel, Sigmund & Mendel Pollack—D Grutle. 1911. 150.00
Thomas, Mary—A Martinez. 1908. 9,304.79
Talley, Annie W—N Y Life Ins & Trust Co. 1911. 2,236.16
Ullman, Richard—J J Block. 1911. 2,021.26
Venslage, Christina—E Nolan. 1911. 3,569.78
Windrath, Hugo B—Herald Candy Co. 1911. 103.34
Werle, John & Barbara—M J Hansen. 1911. 127.23
Wilbour, Wm F—W Roppel. 1907. 86.98
Wodicka, Olga—Holtz & Freystedt Co. 1911. 90.07
Wilner, Saml & Elias R—G B Ames. 1910. 2,105.07
Whitcombe, Jean—City of N Y. 1911. 107.85
Weiser, Max—H Herrman Lumber Co. 1911. 730.76
Welge, Wm—I Kostel et al. 1911. 72.71

CORPORATIONS.

Binney-Godfrey Co—Aetna Life Ins Co. 1911. 156.02
Hudson Film Co—Chas L Kiewert Co. 1911. 334.79
14th Street Store—C A Scriven. 1911. 248.19
M G Samuels & Co & Morris G Samuels—Carnegie Trust Co. 1911. 537.79
John Scheidig & Co—Aluminum Cooking Utensil Co. 1901. 17.41
Interborough Rapid Transit Co & Manhattan Ry Co—A G Lerch. 1910. 842.67
Same—the same. 1911. 105.50
Same—H Lerch. 1910. 570.45
Same—the same. 1910. 83.47
Same—the same. 1911. 106.80

FISKE & CO., Inc.

Sole Manufacturers of



Trade Mark

Reg. U. Pat. Off.

OFFICE REMOVED
To ARENA BUILDING
32d Street, one door East of Broadway
Telephone, 6890 Madison Square

U S Fidelity & Guaranty Co—J E Shea. 1910 421.16
 Grand Lodge A O U W of the State of N Y—
 L Gilchrist. 1911 2,844.25
 S & V Motor Co—E R Thomas Motor Branch
 Co. 1911 2,364.17
 Alhambra Theatre Co—City of N Y. 1911.955.10
 Franke, Justus Co—Keller Audit Co. 1911.35.05
 Independent Consumers Ice Co—A H Joline et
 al. 1911 32.65
 Schwartz & Co—W S Phippen. 1911.123.07
 Wilson & Baillie Mfg Co—City of N Y. 1908.
 248.65
 Ariston Marble Co—F C Farnsworth & Co.
 1911 75.06
 Brooklyn Heights R R Co—J Schonborn. 1910.
 1,349.07
 Berger Realty & Construction Co—N Y Tele-
 phone Co. 1911 135.69
 N Y Savings Bank—C James. 1911.140.65
 Gotham Contracting Co—M A Darby. (Sept
 28, 1910) 137.22
 German Import Co—W Shotwell et al. (Feb
 4, 1911) 421.41
 Jamaica Park South Realty Corp—Kienle
 Press. 1911 355.31
 Portchester Coal Co & Daniel Fuhr Jr—Phoenix
 Towing & Transportation Co. 1910. 223.02
 Windsor Building Co—F W Cram Lumber Co.
 (Jan 23, 1911) 264.41

215—Same property. Same agt same. 150.00
 216—Barnes, av, No 3610. Giuseppe Zaffino
 agt Francesco & Radiela Bracco. 620.00
 217—Hoe av, e s, 125 s 173d st, 75x100. Ru-
 bin Handelson agt East 167th Street Realty
 Co. 100.00
 218—Chrystie st, No 78. Nathan Goldman et
 al agt Solomon Rosenberg 1,000.00

May 25.

219—Bailey av, e s, 228.3 n Boston av, 75x62.
 Ahneman & Younkheere, Inc, agt Roma
 Construction & Engineering Co. 36.52
 220—Market st, e s, 100.2 n Cherry st, 23.9x
 85.8x23.7x90.8. Charles Boncia & Co agt
 Mary Murphy 625.00
 221—22d st, No 38 West. A Pardi Tile Co
 agt Jno Doe & Epstein & Levin. 525.85
 222—200th st, Nos 243 to 247 East. Wm Luntz
 agt Bedford Boulevard Construction Co. 340.00
 223—Intervale av, w s, 129 s 167th st, 28.1x
 39.1. John H Symmers agt Steiner & Jan-
 dorf, Leo Levinson 110.00
 224—141st st, Nos 103 & 105 West. Harlem
 Wall Paper Co agt Diva Realty Co. 167.78
 225—22d st, Nos 20 to 26 West. S H Pome-
 roy Co Inc agt The Twenty West Twenty-
 second Street Realty Co. 9,000.00
 226—7th av, No 420. Wm T Otten agt Felix
 J Donnelly & Hamilton System Co, Inc. 500.00
 227—124th st, No 401 West. Woolf Peirez agt
 Olive Fitzgerald & Levin & Levin Contract-
 ing Co. 4,050.00
 228—149th st, No 490 West. Vossnack Lum-
 ber & Veneer Co agt Fluri Construction Co.
 652.44

Cedar st, w s, 200 s Chester av, 25x100.
 Abe & Rose Apt loan M Kempf Realty Co to
 erect a 2-family dwg; — payments 2,800
 Cathedral Parkway, s s, 375 e Bway, 100x70.11.
 City Mortgage Co loans Paterno Construction
 Co to erect a 12-sty apartment; 8 payments.
 210,000
 Cathedral Parkway, s s, 275 e Bway, 100x
 70.11. Same loans same to erect a 12-sty
 apartment; 8 payments 210,000
 Kelly st, e s, 400.3 n 165th st, 60x100. Same
 loans Kelly Street Improvement Co to erect
 a 5-sty flat; 10 payments 37,000
 Pinehurst av, n w cor 180th st, 100.10x106.9.
 Same loans Solow Construction Co to erect
 two 5-sty apartments; 12 payments. 90,000

May 24.

Laconia av, s e s, 75 n e 232d st, 25x100.
 Mary F Ward loans Henry Lamperty to
 erect a — sty bldg; — payments 2,500

May 25.

Hudson st, Nos 503 to 507. Sender Jarmul-
 owsky loans Greenwich Investing Co to erect
 a — sty bldg; — payments 40,000

May 26.

163d st, e s, 225.6 e Melrose av, 50x100.
 Greenwich Mortgage Co loans Benenson
 Realty Co to erect a 5-sty tnt; 10 payments.
 20,000
 175th st, s w cor Amsterdam av, 100x150.
 Chas M Rosenthal loans Lentz Realty Co to
 erect 6-sty apartment; 14 payments. 110,000
 Daly av, n e cor 180th st, 107.8x108.10. Law-
 yers Title Ins & Trust Co loans Arc Realty
 Co to erect three 5-sty apartments; 7 pay-
 ments 98,000
 Boston rd, No 1258. Max Cohen loans Philip
 Wattenberg to erect 3-sty loft; 6 payments.
 12,000
 St Raymond av, s s, 450 e Zerega av, 28x100.
 T Emory Clocke loans Mary Doherty to erect
 3-sty dwg; 4 payments. 4,800

¹Vacated by order of Court. ²Satisfied of ap-
 peal. ³Released. ⁴Reversed. ⁵Satisfied by ex-
 ecution. ⁶Annulled and void.

MECHANICS' LIENS

May 20.

181—Hoe av, e s, 125 s 173d st, 75x100. Ru-
 bin Hendelson et al agt East 167th Street
 Realty Co. 150.00
 182—Webster av, n e cor 163th st, 100x148.
 Jacob Cohen agt Plough & Fox Co. 100.00
 183—Crotona Parkway, e s, 384.3 s 177th st,
 54.11x129. Daly av, w s, 353.8 s 177th st, 50.6x129.
 Abendroth Bros agt Rosa Realty Co. 414.25
 184—39th st, No 239 West. Saml B Feinberg
 agt McGraw Printing Co, Hadden Construc-
 tion Co & Lobel Andrews Co. 100.00
 185—Same property. Same agt Jas P Silo &
 Lobel Andrews Co. 122.97
 186—Satisfied.
 187—Mott av, Noes 384 to 390. Sam Fried-
 lander agt Rockville Estates Realty Co &
 Epstein & Garfetz 85.05
 188—Cambreling av, w s, whole front between
 187th st & Crescent av, 36.9x50x97.3x78.8.
 Fredk B Benedict agt Mrs Augera Carretta
 Gaetano Carretta 150.50
 189—Kingsbridge rd, s s, whole front between
 Aqueduct av & Tee Taw av, 287x200. Robt
 A Keasbey Co agt Hebrew Infant Asylum &
 Wm B Leonard, trustee 510.80
 190—Washington av, No 1379. Dawson Tile
 Co agt Geo W Brewster. 50.00

May 22.

191—7th av, Nos 2064 to 2070. Standard
 Plumbing Supply Co agt Jno H Springer
 Realty Co, John H Springer & Henry G Volk-
 mar 1,287.20
 192—Liberty st, No 55. Bockman & Shepard
 agt Liberty-Nassau Building Co & Acme
 Marble Co. 110.33
 193—3d av, e s, 220.3 s 169th st, 220.3x342x
 irreg. Arthur Neithardt agt David Mayer
 Brewing Co & Jno Brown. 155.00
 194—Mott av, Nos 284 to 390. Isaac Katzman
 et al agt Rockville Real Estate Co & Epstein
 & Yarfitz 47.70
 195—Av A, n w cor 75th st, 25.6x75. Max
 Pollak agt Anton Jiran 20.00
 196—142d st, s s, 100 w Lenox av, 100x99.11.
 Edna K Getler Schultz agt Dutchess Con-
 struction Co. 352.92

May 23.

197—Jones st, Nos S½ to 12. Commonwealth
 Roofing Co agt Graylock Realty Co. 400.00
 198—25th st, Nos 127 to 131 West. New Jer-
 sey Terra Cotta Co agt John E Olson Con-
 struction Co. 1,295.00
 199—Bailey av, e s, 228.3 n Boston av, 75x62.
 Elliott Ottersen agt Roma Construction &
 Engineering Co. 50.00
 200—Amsterdam av, n e cor 207th st, 100x100.
 Same agt Fredk C Potter, trustee & Jas H
 Walsh & Co. 50.00
 201—Satisfied.
 202—Edgecombe av, No 287. Geo Carroll agt
 August Oppenheimer 25.47

May 24.

211—Satisfied.
 212—Greenwich st, Nos 760 & 762. Bank
 st, Nos 108 & 110. Harbison Walker Refractories Co agt Froma
 Realty Co & Altieri & Procaro. 257.00
 213—25th st, Nos 127 to 131 West. Russo &
 Stola Construction & Building Co agt Jno E
 Olson Construction Co. 3,246.63
 214—133d st, No 216 West. Jacob Plotkin et
 al agt Hannah Grohman & H Weintraub &
 M De Cancro 65.00

May 26.

229—Wilkins av, s w cor 170th st, 100x100.
 Harbison Walker Refractories Co agt Re-
 liant Realty & Construction Co. 924.00
 230—48th st, No 137 West. American Bar
 Lock Co agt New Netherlands Theatre Co &
 Lobels-Andrews Co. 100.00
 231—39th st, No 243 West. Same agt McGraw
 Pub Co & Lobel-Andrews Co. 210.00
 232—30th st, Nos 139 & 141 East. Chas M
 Gray Marble & Slate Co agt Louise A Phil-
 lips & M J Kramer Contracting Co. 773.00
 233—32d st, Nos 326 to 330 East. David M
 Oltarsh Iron Works agt N Y Barber Towel
 Supply & Steam Laundry Co & E Riger &
 Co & Louis Raffman 3,435.00
 234—101st st, No 211 West. Wm S Horton
 agt Jacoby & Cohn & Adrian & McGuire. 21.50
 235—Essex st, No 48. Wm P Youngs & Bros
 agt Mary O'Neill & T S Duncan. 290.07
 236—Intervale av, w s, 120 s 167th st, 28x39.1.
 John H Symmers agt Adolph Steiner &
 Fredk Jandorf & Levinson Improvement Co.
 110.00
 237—3d av, s e cor 175th st, 138x113. Anton
 Larsen et al agt Codae Realty Co. 466.00
 238—Northern av, n w cor 181st st, 78x100.
 Same agt same 175.00
 239—22d st, Nos 20 to 26 West. Harris H
 Uris Iron Works agt Twenty West Twenty-
 Second Street Realty Co 10,319.75
 240—8th st, No 301 East. Anna Goldstein agt
 Diedrich Gronholz 10.00
 241—10th st, No 206 East. Same agt same. 50.00
 242—Tacoma st, junction Tremont av, 100x
 62.1x irreg. Standard Plumbing Supply Co
 agt American Italian Building & Contracting
 Co, John Carr & Rosario Lagano. 254.00
 243—43d st, Nos 108 to 116 West. Ralph E
 Dings et al agt N Y Order of Elks & Jas
 Hanley 76.50
 244—Riverside Drive, s e cor 145th st, 100x
 120. Same agt Dacorn Realty Co & Abra-
 ham Thompson 275.00
 245—2d av, No 380. Julius Fink agt Schlagel
 Investing Co & H G Vogel Co. 750.00
 246—180th st, s w cor Mohegan av, 75x118.
 Grossman Bros & Rosenbaum agt Security
 Holding Co, Nathan Rubenstein & Perlman
 Haberman Iron Works 350.00
 247—Mohegan av, n e cor 178th st, 36x143.
 Same agt same 450.00

May 26.

163d st, e s, 225.6 e Melrose av, 50x100.
 Greenwich Mortgage Co loans Benenson
 Realty Co to erect a 5-sty tnt; 10 payments.
 20,000
 175th st, s w cor Amsterdam av, 100x150.
 Chas M Rosenthal loans Lentz Realty Co to
 erect 6-sty apartment; 14 payments. 110,000
 Daly av, n e cor 180th st, 107.8x108.10. Law-
 yers Title Ins & Trust Co loans Arc Realty
 Co to erect three 5-sty apartments; 7 pay-
 ments 98,000
 Boston rd, No 1258. Max Cohen loans Philip
 Wattenberg to erect 3-sty loft; 6 payments.
 12,000
 St Raymond av, s s, 450 e Zerega av, 28x100.
 T Emory Clocke loans Mary Doherty to erect
 3-sty dwg; 4 payments. 4,800

SATISFIED MECHANICS' LIENS.

May 20.

Mohegan av, n e cor 181st st. Heck Engi-
 neering Co agt Wirth Realty & Construction
 Co et al. (May 12, 1911). 163.20
 181st st, n s, 30.11 e Mohegan av. Chas Heck
 Engineering Co agt same. (May 12, 1911)
 425.00

May 22.

Broome st, No 286. Jos B Greitzer agt Harry
 Greenberg et al. (March 9, 1911). 1,273.10
 Bronxwood av, n w cor 216th st. Chas Kling
 agt Vincenzo Pizzo et al. (May 18, 1911)
 524.00
 70th st, No 251 West. R A Schoenberg & Co
 agt Mabel C Golding et al. (Sept 2, 1910)
 55.80
 Jackson st, s w cor Front st. Teddy Con-
 nolly agt Church of St Mary et al. (May 19,
 1911) 153.75
 55th st, No 234 West. Jas A Phillips, Inc, agt
 Mary A Fitzgerald. (Feb 3, 1911). 274.26
 32d st, Nos 142 to 154 East. Jas T Maxwell
 agt Henry Steeger et al. (March 9, 1911).
 1,476.50

May 23.

53d st, Nos 159 & 161 West. Chas K Covert
 agt Mount Olivet Baptist Church et al.
 (Feb 18, 1908) 1,205.00
 39th st, Nos 243 to 247 West. John J Kelly
 agt McGraw Realty Co et al. (May 19,
 1911) 60.00
 Haven av, n w cor 170th st. Morris H Ulsher
 et al agt Cora A Springer et al. (March
 3, 1911) 166.00
 55th st, No 307 East. Emil Herst et al agt
 David Osterweis et al. (Aug 16, 1910) 51.00

May 24.

148th st, n s, 320 e 7th av. Peter G Kemp
 agt New Netherlands Theatre Co et al. (Aug
 23, 1910) 14.45
 136th st, Nos 24 to 28 West. Roof Mainte-
 nance Co agt The Avenue Realty Co et al.
 (April 11, 1911) 36.00
 Mohegan av, s w cor 180th st. Wm Buess agt
 Nathan Rubenstein et al. (March 3, 1911)
 1,032.50
 55th st, Nos 234, 236, 237, 239, 241 & 243
 East. Henry Diehl agt Jos Doelger et al.
 (March 21, 1908) 7,500.00
 Same property. Antonio Sorice agt same.
 (Feb 26, 1908) 225.00
 Same property. Vincenzo Seritella agt same.
 (Feb 26, 1908) 150.00
 Same property. Wm J Condren agt same.
 (April 9, 1908) 1,202.30
 Same property. Gustav Ernst agt same. (April
 2, 1908) 672.00
 Same property. Cohen & Diehl agt same.
 (March 7, 1908) 4,500.00
 Same property. Gustav Ernst agt same.
 (March 28, 1908) 672.00
 Same property. Vincenzo Seritella agt same
 (Feb 15, 1908) 150.00
 Same property. Silberstein & Silver agt
 same. (Jan 31, 1908) 377.00
 Westchester av, s s, whole front bet Third
 and Bergen avs. Robt Isele agt Reid-Palmer
 Construction Co et al. (May 8, 1911) 4,579.21

BUILDING LOAN CONTRACTS.

May 20.

No Building Loans filed this day.

May 22.

Cuthbert av, n s, 37.6 e Forest av, 37.6x100.
 Model Building & Loan Assn of Mott Haven
 loans Emily R Mochre to erect a — sty
 bldg; — payments 88,500
 Tremont av, s s, 50 w Marmon av, 50x100.
 Seymour Realty Co loans Smilow Realty &
 Construction Co to erect a — sty bldg; —
 payments 8,000

May 23.

Taylor av, e s, 130 n Van Nest av, 25x100.
 Frederick A Southworth, att'y, loans Chas
 Ringelstein, Jr, to erect a — sty bldg; —
 payments 8,000
 Claremont av, e s, 100.6 s 125th st, 150x100x
 irreg. Germania Life Ins Co loans Clem-
 entine Realty Co to erect a — sty bldg; 10
 payments 225,000
 White Plains rd, w s, 545 n Morris Park av, 25
 x100. Herbert S Ogden, att'y, loans Louis
 Berger to erect a 2-sty dwg; — payments 5,250

You Don't Have to Wait

for cement in or near Greater New York if

EDISON PORTLAND CEMENT

is specified. Our storehouse is in Hoboken, convenient to ferries and railroads, where large quantities are kept for quick deliveries.

Specify Edison and Save Time

EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

May 25.

Intervale av, No 1077. Christian Repp agt Levinson Improvement Co et al. (April 24, 1911)675.00
 Webster av, e s, 158 n 169th st. Carmine Altieri agt Bernard Construction Co et al. (May 23, 1911)500.82
 136th st, No 614 West. Margaret F MacSorley agt Benj Oppenheim et al. (Feb 27, 1911)46.50
 248th st, No 137 West. Feinberg & Feinberg agt F T Nesbit & Co. (May 20, 1911)175.00
 2181st st, Nos 720, 728 & 736 West. De Ruyter Van Orden Co Inc agt Jno M Linck Construction Co et al. (May 8, 1911)800.00
 Lenox av, No 111. Louis R Smith agt Harris Young et al. (May 19, 1911)146.00

May 26.

179th st, No 541 East. Platt Iron Works Co agt Stevenson Construction Co et al. (May 24, 1911)188.00

Ittner pl, s s, bet Webster & Park avs. Bishop Gutta Percha Co agt Tremont Mills et al. (May 15, 1911)638.99
 35th st, s s, 150 w 5th av. Same agt John Claflin et al. (May 15, 1911)852.39

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

May 18.

Mohn, Elmer L; Van De Water &, Shield; \$1,060.73; L H Rowe.

May 19.

Glendinning, McLeish & Co Ltd; Turtle Bros; \$18,178.31; Cohen, Creevey & Richter.
 The D T Williams Valve Co; Chas K Thomas; \$1,290.18; F Beltz.

May 20, 22, 23, and 24.

No Attachments filed these days.

CHATTEL MORTGAGES.

May 18, 19, 20, 22, 23 and 24.

AFFECTING REAL ESTATE.

Bavarian Realty Co. 40 St Nicholas av..National Elevator Co. Elevator. 2,100
 D'Ambra, Annie. East side Bainbridge av 428 n Mosholu Parkway..Colonial Mantel & Ref Co. Fixtures. 240
 Gogolin, A J. Barnes av & 223d st..Mc-Gray Refrigerator Co. Refrigerator. 175
 R H M Realty Co. 825 W 179th st..Otis Elevator Co. Elevator. 1,200
 Silverson & Abraham. 5 & 7 Attorney st..Anton Larsen & Son. Dumbwaiters. 35
 Silverson & Abraham. 5 & 7 Attorney st..Anton Larsen & Son. Dumbwaiters. 175
 Washington Candy Co & Dededemos & Voudouris. 531 6th av..N York Gas Fixt Co. Gas Fixtures. 325

Growth of Manufactures at Stamford.

An instance of the business growth of the surrounding towns, caused in part by influences emanating from New York City, is furnished by Stamford, Conn. Official (Census) reports from Washington issued this week shows the progress made in manufacturing there from 1904 to 1909. There were 86 establishments, in 1909, compared with 62 in the year 1904, an increase of 39 per cent.

The summary also shows an increase in each item, as follows: 61 per cent. in the number of salaried officials and clerks; 59 per cent. in the cost of materials used; 58 per cent. in the capital invested; 52 per cent. in the miscellaneous expenses; 48 per cent. in the value of products; 43 per cent. in the salaries and wages; 41 per cent. in the value added by manufacture; 39 per cent. in the number of establishments; and 19 per cent. in the average number of wage earners employed during the year.

The value of products in 1909 was \$8,740,000 and \$5,890,000 in 1904; an increase of \$2,850,000, or 48 per cent. The average per establishment was approximately \$102,000 in 1909 and about \$95,000 in 1904.

Hollow Metal Trim.

The inception of the hollow metal trim business is sometimes said to date from 1903, when an architect in conversation with a manufacturer of metallic office furniture mentioned the possibilities of building trim made of No. 18 or No. 20 gauge steel, heavy enough to be self-supporting without wood filler and the material to have a Japan coating. The development of the hollow metal trim has, of course, been marked by the perfection of special machinery, so that casings, jambs, moldings, and the like are made from long lengths of flat steel drawn into the desired shapes usually by power drawing presses. Asbestos is sometimes used as a filler, particularly in the case of hollow doors, to serve as a fireproof non-conductor of heat. Cork is inserted in parts of the doors to deaden the metallic ring

which might otherwise be present. One of the remarkable accomplishments in this material is the close imitation which has been obtained to different woods, such as mahogany, birch, etc.—Building Age.

A Big Manufacturing State.

A preliminary statement of the general results of the Thirteenth United States Census of Manufactures of the State of Massachusetts has just been issued by Acting Census Director Falkner. The summary for the State shows increases in all the items at the census of 1909, as compared with that for 1904. These are exhibited, in percentage order, as follows: Number of salaried officials and clerks, 48 per cent.; salaries and wages, and miscellaneous expenses, 34 per cent. each; cost of materials used, and value of products, 33 per cent each; capital, and value added by manufacture, 32 per cent. each; primary horsepower, 25 per cent; average number of wage earners employed during the year, 20 per cent.; and number of establishments, 9 per cent.

There were 11,684 manufacturing establishments in 1909, and 10,723 in 1904.

Clay Manufacturers President Urges More Advertising.

President John Ringel, of the Wisconsin Clay Manufacturers' Association, in his annual address at the annual convention in Milwaukee, referred in the following words to the value of advertising:

"Another subject should receive earnest consideration—the subject of publicity. We have depended for our market upon the superiority of our product for building purposes, and our customers are those who know. That market will always remain to us. But what percentage of the people know that brick is the most durable, the most artistic, the most sanitary, and with that, the cheapest of all building materials?

"This is essentially an age of advertising. The article of merchandise which is most persistently in the public eye by

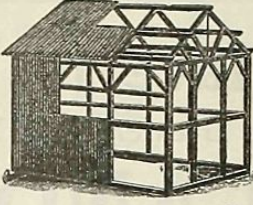
the way of printers' ink derives a corresponding benefit, even when not always the most deserving. The clay industry owes it to itself and to the public interest to make its superiority known. Every manufacturer of clay products owes it to the industry to make a proportionate annual contribution for judicious and persistent advertising. We may not obtain personal results the first month or the first year, but it will be placing bread upon the waters which will eventually return a hundred fold."

Importance of a Motrar Joint.

A perfectly plain wall never looks so well as one in which there is a slight variation of color. This is true of all things beautiful. An artist's eye craves variety. When a perfectly plain or even color is used, variety can be obtained in the wall by using a mortar bead of a slightly different shade, but in harmony with it. Few people realize how important a feature a mortar joint is, says a writer in "Brick." It makes a great deal of difference as to what color is, whether it is wide or narrow, deep struck or shallow. For perfectly smooth brick a narrow joint is preferable. For brick with a rugged face and sand-mold brick, a wide joint, deep struck, or one entirely cleaned out to a depth of one-half inch is preferable. This latter method gives the brick a chance to cast a shadow over it, and assists in giving a variety of color to the wall. A variety is many times obtained by using vitrified brick of slightly different shades of the same color. But few houses can stand this treatment. They must be of bold detail and rather rustic in appearance, the Tudor gothic style being one in which it can be used to advantage. These brick sometimes used as tapestry brick run through various shades of coppers, olive greens and purple browns to deep blue. A brownish gray, running into cream-and-coffee shades, deep russets and even tobacco-brown, giving in mass the effect of old ivory, is sometimes used.

BERGER'S METAL 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.

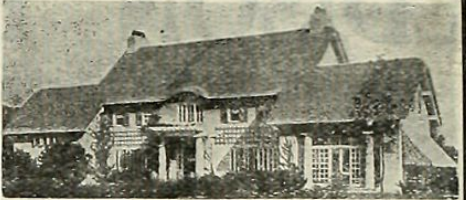
BERGER'S VAULT LIGHTS



Corrugated Materials, Roofing and Siding for Buildings of Every Description

The ANDREW GREIS Co., Inc.
 Tel. 2199 Chelsea 335-337 W. 19th Street

Important to Those Who Expect to Build



Albro & Lindeberg, Architects

When planning to build, you will find it of great value to first make a careful personal study of the illustrations of houses, etc., that have been designed and built by a number of leading architects, and to also learn their ideas regarding the best interior arrangement and the most appropriate furnishings.

This important information, which would greatly aid you in deciding about your own building plans, when you take them up with your own architect and builder, can easily be obtained from the several hundred exterior and interior designs that are beautifully illustrated in the last six numbers of

The Architectural Record

The National Magazine for Architects, Owners and Builders

In these six numbers are also illustrated and described the numerous building-specialties that add very much to the comfort, convenience and value of the modern home, without materially increasing the initial cost; and this information may mean the saving of many dollars to you.

OUR SPECIAL OFFER

We have a limited supply of these sets of six numbers, which are invaluable to those who expect to build or make alterations. Although the regular price is \$1.50 we make you a special offer of \$1.00 for the six, while the sets last, if you mention the Record and Guide. They will soon be sold. Send us your order today, tomorrow may be too late.

Send the Coupon With \$1.00 Today

THE ARCHITECTURAL RECORD

142 Metropolitan Annex, New York

Enclosed is \$1.00, for which please mail your last six numbers, according to special offer in the Record and Guide.

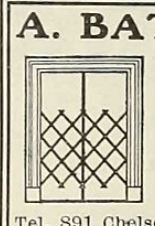
Name

Address

CANTON STEEL CEILING CO.
 Metal Ceilings
 Side Walls and Wainscoting
 Large stock, prompt service
 26th ST. and 11th AVE.
 Telephone 1057 Chelsea



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**

ACME METAL CEILING CO.
 2295 Second Avenue Near 118th Street
 Brooklyn Branch, 871 Flushing Ave., near Broadway

ESTABLISHED 1868

SKYLIGHTS HAYES METAL LATHING & S
 71 8TH AVE NEW YORK
FIREPROOF WIRE-GLASS WINDOWS

Rapp Construction Co.
PATENT FIREPROOF FLOOR ARCHES
 Tel., 1868-79th St. 311 E. 94th St.

BURWAK ELEVATOR COMPANY
 Elevators and Dumbwaiters of every description **ELEVATORS**
 Phone. 8463 Cort. 216 Fulton Street

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

A. PERLMAN IRON WORKS Tel. 2412 Tremont
 ORNAMENTAL WROUGHT IRON WORK
 ELEVATOR ENCLOSURES, VESTIBULE DOORS, ETC.
 1735 West Farms Road, near 174th St.

HENRY MAURER & SON Manufacturers of
Fireproof Building Materials OF EVERY DESCRIPTION
 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

WELSH MACHINE WORKS, 276-277 West St.
 Magnet Control and PUSH BUTTON Devices
 Phone 3729 Spring **ELECTRIC ELEVATORS AND DUMB WAITERS**

When writing to advertisers please mention the Record and Guide

DODGE REPORTS

If you could know in advance whenever a contract in your line is to be let, you would take advantage of the opportunity.

We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing.

Our system enables us to select only such matter as will interest YOU.

THE F. W. DODGE COMPANY

11 East 24th Street, New York