

REAL ESTATE RECORD AND BUILDERS' GUIDE.

Vol. LXXXVII

JUNE 24, 1911

No. 2258

HAS THE NEW YORK SKYSCRAPER REACHED ITS LIMIT?

Prospective Effects of the Removal of the Post Office—Manhattan's "Billion-Dollar Mile" and Its Relation to Commercial Migration Uptown.

By ALLEN E. BEALS.

SINCE the plan to remove the city's main Post Office uptown to West 33d street was announced real estate men have been wondering whether lower Manhattan will retain its supremacy in the matter of tall buildings. Will there not be eventually an uptown counterpart of the famous "billion dollar mile" of skyscrapers adjacent to the existing Post Office? To make up one's mind on this point one must first consider why the skyscrapers of New York are practically all centered within the southernmost mile of Manhattan.

It is natural to suppose that the tallest and most imposing structures of the city would be erected in its oldest section.

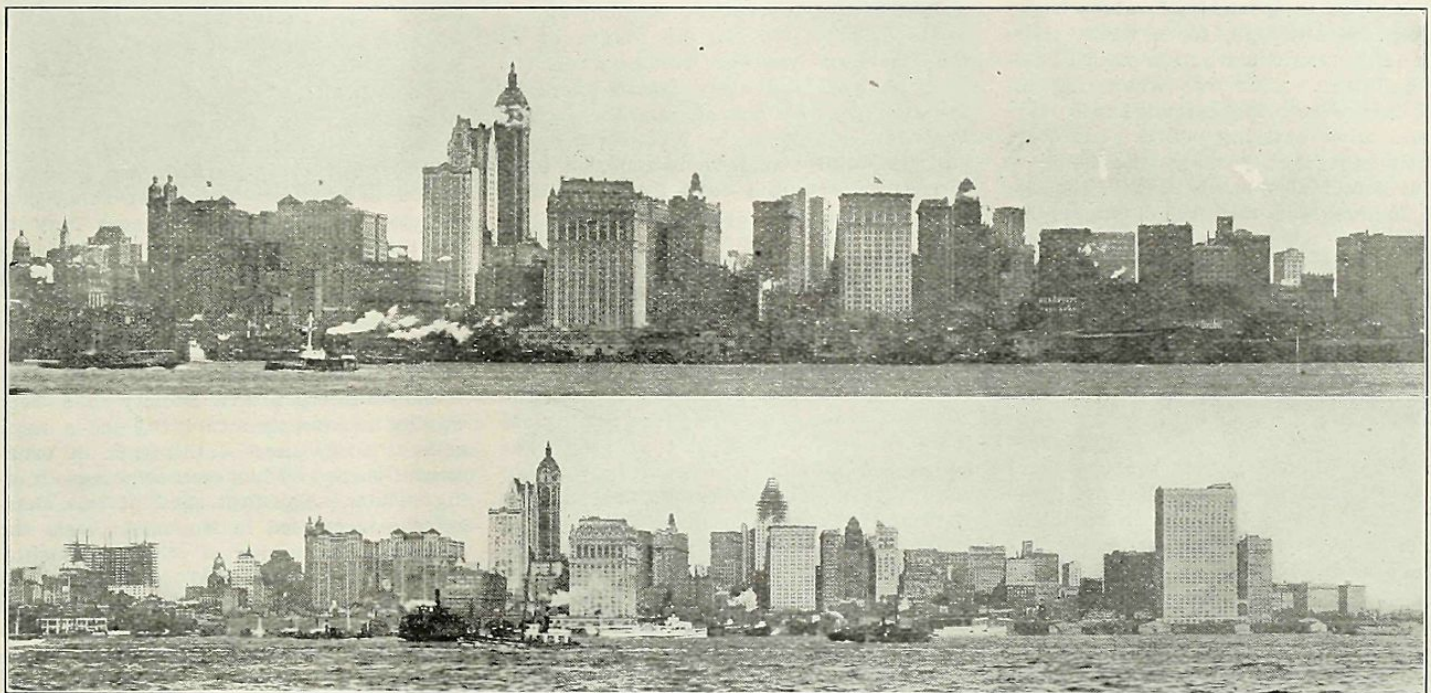
could have before posting their letters for abroad or for the West. With the Post Office at City Hall Park it was only a matter of ten minutes to get the mail in before closing time.

So the banking interests kept to Wall street and they also kept a jealous eye upon the Post Office, lest the populace of a growing city demand that it move with them uptown. Many attempts to change its site were made, especially in later years when the Post Office became too small for the business it had to handle, but they were stifled in their incipiency by financial interests.

In the meantime Wall street property was each year assessed at a higher figure

is an advertisement to the world that here in New York there is a premium upon light, air and quiet. These elements are costly to-day, even for those seeking living quarters in this great city. Capitalists found a solution in buildings so high above their neighbors that they would be beyond the roar of the street and the shadow of other buildings, and so they builded business towers. The American Surety Building was one of the first, but others soon followed until to-day there are in lower Manhattan almost three hundred buildings in the skyscraper class.

These structures have jumped from twelve stories to fifteen, to eighteen, to twenty, to thirty, to forty-six and finally



Copyright Underwood & Underwood.

MANHATTAN'S CHANGING SKYLINE—1910 AND 1911.

Since the days of the Church in the Fort that has been the nucleus of the city. All the financial life blood of the town flowed from that central point. Street car lines radiated from it and the trunk line railroads of the country brought their passengers to it from the New Jersey shore.

But why did not the financial district move uptown with other business interests? Here is suggested the reason for the skyscraper cluster. Before the Post Office was finally established in a section of City Hall Park where it forms a triangle at the juncture of Broadway and Park Row, Wall street tried hard to have it located at the Battery, with other Government buildings. When the Government suggested that it be put where the new Sub-Treasury now is, there was a protest. It was too noisy, with its trucks and shouting mail handlers for the city's financial center, so a compromise was reached and the Post Office was placed within reach, yet out of the way of business. Wall street needed the Post Office near it in those days. Transportation by land and sea was slow and bankers and business men needed all the time they

and it became necessary to erect larger and finer buildings to make occupancy of the land economically profitable. The district rapidly passed from the four, six, and eight-story grades to the ten-story "skyscraper," although not at first in the financial section, proper. The skyscraper came from reflected increased values by reason of the congestion already noticeable in the lower part of Manhattan. The Tribune, World and other old-time skyscrapers, mark the beginning of the struggle for supremacy of building height, because more income had to be obtained from the land to meet the constantly increasing taxes and because speculators soon found that business men saw an advantage in locating in distinctive buildings. Here again the influence of the Post Office upon higher office building construction was felt, because where the main Post Office was there also was to be found the converging of all the principal traffic lines except one, the New York Central.

During all this time New Yorkers have taken pardonable pride in their constantly changing skyline, but the reason for the skyscrapers is not so worthy of pride. It

to fifty stories, when the Metropolitan tower was erected at Madison square. Now comes the fifty-six-story Woolworth building, opposite the Post Office, which, however, is to be removed, after many years of resistance to the migratory influences of business. The new Post Office site in West 33d street is on the outskirts of the retail and wholesale business, theatre and hotel center of the Greater City. The development of to-day is the block square skyscraper, but it is the mid-town section on the site of Madison Square Garden.

In this fact is found the cause of wonderment as to whether the new Municipal Building, the Telephone Building and the Woolworth office building will not mark the end of tall building competition downtown. In the new center the transportation lines of the nation converge between 42d street and 33d and the great transatlantic steamship companies are docking their giant liners farther and farther uptown, leaving the lower section of the city for ferry and freight centers, as far as docking and transportation facilities are concerned. Announcements that giant

buildings are to be erected in the midtown section are now almost matters of common occurrence.

The higher a building goes the deeper its foundations must rest, so the very bed rock of Manhattan is inhabited half a hundred feet below the pulsing life in the streets. The congestion of business population has brought about an amazing concentration of values in lower Manhattan. The office building district comprises not more than a square mile, yet it contains about one-tenth of the real estate wealth of a city embracing 326 square miles.

The construction of tall buildings in lower Manhattan follows the increase in assessment values rather than vice versa, as is the case in outlying sections of the city. In other words, high buildings are the product of high land values. The first skyscraper of ten stories was, indeed, designed merely to give tenants a distinctive headquarters. The Tribune building with its ten stories was the Metropolitan tower of scarcely three decades ago, yet it is twenty-eight stories lower than the big counter part of the Campanile at Madison square, and will be thirty-six stories below the spire of the fifty-six-story Woolworth building, which will be topped out by this time next year.

Investors saw the profitableness of this enterprise and other tall buildings followed suit and soon land values began to jump to levels commensurate with the increased earning power of the land on which these taller buildings stood.

When New York began to grow out of its clothes, so to speak, land values began to jump up, although, for a while, there was a lull in the construction of tall business buildings. This was when the elevated lines were being extended into Harlem and other outlying points. Investors then thought that perhaps the business district would also move north. Finally, when it was seen that the financial, insurance and wholesale jewelry districts were to remain where they were, investors began to erect taller buildings and to tear down the two, three, four and five-story structures to make way for eight and ten-story ones, not because there was at that time, as now, a universal demand for well built, ornate, fire-proof office structures, with sound proof doors and windows, but because land values increased so rapidly that old-fashioned structures could not earn sufficient sums to leave any margin over taxes, running expenses and depreciation costs.

In 1830 New York was in the four-story stage, so far as its business buildings were concerned. In 1860 it was in the eight-story classification. The ten-story type came in the later 'seventies and New York's business center entered the fifteen-story stage in the 'nineties. A period of cessation from tall building construction followed the panic only to break out with more aggressiveness with the opening of the new century, when the twenty-story building appeared. A few years later announcement was made that the Singer Building would reach the then unheard of height of forty-one stories, and hardly a year had passed before the Metropolitan Life Insurance Company announced that it would alter its plans and run the peak of its tower to the height of fifty stories. In the meanwhile the City Investing Company put up its building alongside the Singer tower to a height of thirty-one stories, which height was later adopted by the Liberty Tower investors. Since then, twenty-story business buildings have become common; some of that height exist even in the warehouse and wholesale clothing districts, and they are the rule rather than the exception in the new loft building zones in Fourth avenue, Seventh avenue and the crosstown streets in the Twenties.

Last year, however, a new distinction was achieved by the "largest-tallest"

downtown office building, the Bankers Trust Building, which is thirty-nine stories high and almost 100x100 feet square; its floor area is larger than that of any other tower. The prophesy has been made that forty stories will be the common height of lower Manhattan business buildings a quarter century hence.

If all the business buildings of ten stories and over in Manhattan below Grand street, including the new buildings now being erected, were to be placed end to end, the total number of aggregate floors would be 2,627 and the combined structure would be 39,405 feet high, or about $7\frac{1}{2}$ miles high. The average height of all business buildings over fifteen stories tall within New York's skyscraper district, numbering thirty, is twenty-three stories, or approximately 350 feet from sidewalk to roof.

There is no way of ascertaining the actual total weight of all the buildings in lower Manhattan Island, although some idea can be obtained when it is stated that 22,000 tons of structural steel will be required for the new Woolworth building alone; that 14,000,000 common brick at four pounds each will be used in its construction, and that approximately 75,000 barrels of Portland cement at 380 pounds net will be required. This excludes from the reckoning stone, architectural terra cotta, plumbing, trim, doors, engines, boilers, elevator machinery, etc. The brick alone in this structure will weigh 28,000 tons and the cement 14,250 tons. With only these three items the weight of the Woolworth building figures up to 52,250 tons. If the weight of all the standing business buildings on the lower end of Manhattan Island averaged the aggregate weight of only these three commodities used in the Woolworth building, the total would be 313,500,000 tons. This represents the dead load. To conceive of the terrific weight that rests upon the lower end of Manhattan Island, it is necessary to make a comparison. If every man, woman and child of the 90,000,000 inhabitants of the United States each weighed 150 pounds, their total weight would be only 6,750,000 tons.

Viewing the New York skyline from the North River, the foreigner coming to these shores for the first time sees what he supposes to be a magnificent display of beautifully carved stone, because in Europe, with the possible exception of Italy and in some parts of France, the larger buildings are constructed of stone. In reality he sees about 85 per cent. of clay products, represented in architectural terra cotta and front brick, concealing common brick, terra cotta fireproofing blocks and terra cotta floor slabs.

It would almost appear as though the lower end of Manhattan was overloaded. That it is over-developed, many firmly believe. There is a vast tract of land between Duane street and 23d street that remains to be developed, but it is not probable that skyscrapers will find a place there. It seems destined to be vacated by wholesale interests and be devoted to manufacturing and warehouse purposes. But between 23d street and 59th street and Eighth avenue and Lexington avenue, the greatest development in realty values, hence a constant change in skylines will be conspicuous in near future years, for no other reason than because mail and transportation facilities are centered in that section.

Building Active in the Suburbs.

Building in the suburban sections of New Jersey, both about New York and Philadelphia, promises unusual activities this year. Indeed, development of this character is much more rapid in suburban districts than it is in the cities, relatively. The suburban district about New York is developing faster and in a more substantial way than any other similar district in the world, probably.—"The Clay-Worker."

ORNAMENTAL SHEDS.

An Effort to Eliminate Some of the Un-sightly Features of Building Operations.

New York has the reputation of being always in process of construction. Not only are pavements always being torn up and repaired, due to our inferior system of paving the streets, but the average person also gets an impression of disorder from the temporary sheds or bridges which builders erect over sidewalks where buildings are going up.

These sheds are required to be constructed according to the rules of the Building Department which specify minutely as to the strength of the structure. Strength is the first essential to such a structure, in order to protect the pedestrians from building material falling upon them. However, while sidewalk bridges may be constructed according to the building laws and thus insure the safety of the pedestrian, they are often made of rough timber which has been used before, and the result is a most displeasing one to the eye. Due to the fact that these structures are on the line of sight of the pedestrian, the building process going on tends to give the city an entirely unnecessary appearance of confusion and disorder. This can be eliminated to a great extent, particularly on thoroughfares like Fifth avenue and Broadway, and throughout the residential section, by the adoption of the ornamental type of shed which is urged by the Municipal Art Society. The additional cost of dressing some of the timbers of a shed, sawing off some of the projecting beams and applying a little paint is a small matter when compared with the agreeable results to be obtained. Moreover, by erecting this type of bridge, which has been designed in advance instead of being constructed on the ground, spaces may be left for announcing the use to which the building is to be put and the names of the various tenants, in a much less objectionable way than by covering the bridge with individual signs of almost any color, shape or design.

The Municipal Art Society has been waging a campaign to introduce a more general acceptance of this type of ornamental shed, and has seen some encouraging results. The first shed of this character was erected in November last, and since then a number of other ornamental sheds have been erected. The Society is furthering this propaganda by means of letters to owners and architects of buildings to be constructed upon thoroughfares or in the residential districts, urging them to adopt a more pleasing and finished type of structure and pointing out the advantages arising therefrom.

Several of the most noble of the architectural treasures of the city have been marred by the proximity of most unsightly wooden and temporary structures erected during the construction of adjacent buildings, which could have been minimized by some foresight and slight expense. A striking example of this has been seen in the very rough wooden bridge which has stood opposite St. Patrick's Cathedral, Fifth avenue, most of the winter.

The Municipal Art Society hopes that the owners, architects and builders throughout the city will lend their support to this movement and thereby help to mitigate the evil complained of. The Society will be very glad to co-operate with anybody desiring further information along this line.

—The country's exports in May ran \$18,000,000 beyond all previous records for the month, and the excess of exports over imports reached a figure nearly double the record the same month in either 1910 or 1909. Another sign that business is looking up.

DEVELOPMENT OF UPPER MANHATTAN

The Rate at Which It Has Progressed—A High Average Cost of Construction—Influence of this Development Upon Rentals.

WHEN the Tenement House Law went into effect in the year 1901 there were in that part of the city north of 130th street about 1,900 houses occupied by three or more families each, exclusive of private dwellings. Since then about fifteen hundred houses classified under the law as "tenements" have been erected in that section. The exact number of completed houses on the first of January of this year was 1,498.

Of these new-law houses 115, altogether containing 3,864 apartments, were erected

question. This means that the average cost of each tenement house was \$124,409. This high average is largely due to the high-class apartment houses erected in the Riverside Drive section. Notwithstanding this fact, however, the accompanying table prepared by the Tenement House Department, shows on the whole that a good class of houses has been erected on Washington Heights.

The tendency to increase the lot unit, which has been a marked feature of the development of the upper West Side has

courts, where the larger lot units are employed, are practically as rentable as rooms opening directly upon the street. In fact, rooms so located command a very good view of the street in almost every case.

Other features of the interior arrangement of the houses of this section show that the architects and builders have not confined themselves to the minimum requirements of the law, especially in the matter of entrance halls and other public halls, many of these being much larger than the law absolutely requires.

The influence of the development of this section upon rents has also been noted by the Department, which has ascertained that the new tenement houses erected in 1909 alone provide accommodations for 5,659 families, or approximately 25,400 persons. The table above also shows that 38 tenement houses, providing accommodations for 1,172 families, or about 5,300 persons, were erected during 1909 in the district bounded by 110th street and 125th street, and at a cost of \$6,953,000.

Between 126th street and 144th street there were erected 36 tenement houses in the same year, providing accommodations for 1,265 families or about 5,700 persons, at a cost of \$3,873,000. Only 13 buildings were erected between 145th street and 156th street; these provide accommodations for 445 families, or 2,000 persons, and the cost of these buildings was \$1,535,000.

In the ten blocks included between 157th and 167th streets, 22 buildings were erected providing for 734 families, or 3,300 persons, the cost being \$2,855,000. The largest number of buildings in the sections referred to were erected between 168th street and 180th street; 57 buildings were erected in this district containing 1,674 apartments and providing accommodations for about 7,500 persons, at a cost of \$6,174,000. From 181st street to the Borough limits only 15 buildings were erected with 369 apartments providing for 1,600 persons, the cost being \$1,128,000.

It is, of course, difficult to state the average rental for a section such as that included between 110th street and 125th street, owing to the number of high-class apartment houses in the section; in fact, an average rental for such a district would mean little or nothing. On Washington Heights rents are more uniform.



AN UNDEVELOPED NEIGHBORHOOD,—BUILDING OPERATIONS BEGINNING

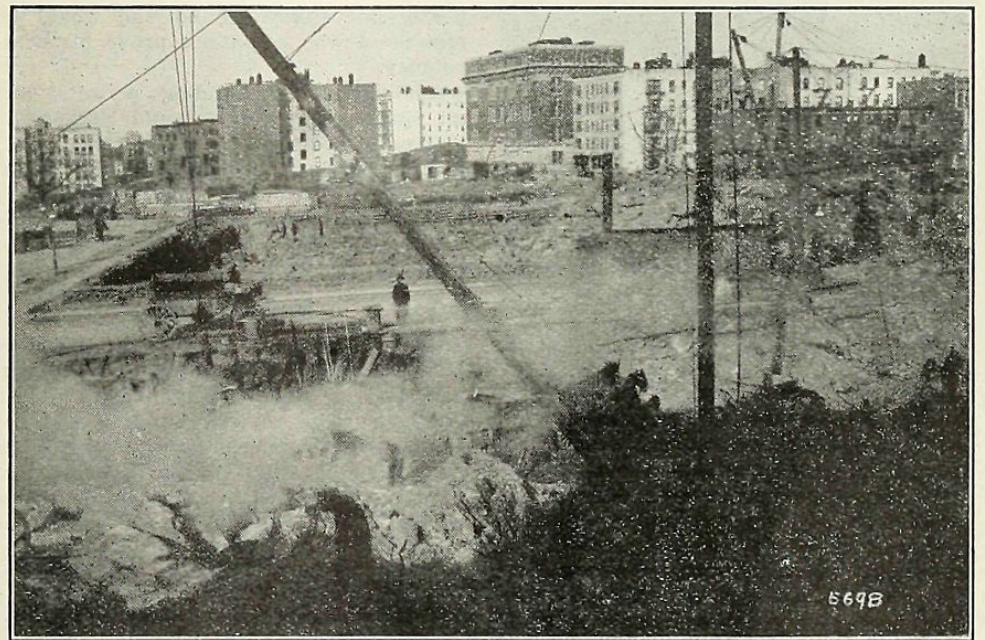
last year. Between 86th street and 130th, on the West Side, about 70 houses of this class containing 2,677 apartments were erected in the year 1910—and only 12 in the corresponding East Side of the City.

Particularly since the beginning of the year 1905 the development of the upper part of Manhattan has been marvelous, not merely for the number of houses erected but more on account of their individual size, cost and architectural quality.

Comparatively few of the houses of this period belong to the common order of tenements. In the section between 110th and 125th streets many houses have appeared which the Tenement House Department concedes to be "high class." In the Washington Heights district the new houses mostly have the nature of "flats," though some indeed might reasonably be conceded the distinction which they claim of being real "apartment houses."

The year book of the Tenement House Department issued this week, taken with the statistical report for the year 1910, also just issued, supplements the general public knowledge of the facts with official figures and observations.

The table herewith given indicates the part which the year 1909 had in this remarkable development. It will be seen that during this one typical year \$22,518,000 was expended in the construction of 181 tenement houses in the district in



BUILDING OPERATIONS IN PROGRESS.

been productive of good results in the opinion of the Department, not only in the exterior design of buildings but also in the interior arrangement. It has afforded an opportunity for developing the architectural features of the street court between wings, architects and builders realizing that rooms looking out upon street

300 persons, the cost being \$2,855,000. The largest number of buildings in the sections referred to were erected between 168th street and 180th street; 57 buildings were erected in this district containing 1,674 apartments and providing accommodations for about 7,500 persons, at a cost of \$6,174,000. From 181st street to the Borough limits only 15 buildings were erected with 369 apartments providing for 1,600 persons, the cost being \$1,128,000.

It is, of course, difficult to state the average rental for a section such as that included between 110th street and 125th street, owing to the number of high-class apartment houses in the section; in fact, an average rental for such a district would mean little or nothing. On Washington Heights rents are more uniform.

SHOWING DEVELOPMENT OF UPPER MANHATTAN IN A TYPICAL YEAR.

District.	No. of bldgs.	Approx. No. Fami- lies. accom- modated.	Cost.	Aver- age cost per bldg.	
110th St. to 125th St., inclusive.....	38	1,172	5,300	\$6,953,000	\$183,000
126th St. to 144th St., inclusive.....	36	1,265	5,700	3,873,000	108,000
145th St. to 156th St., inclusive.....	13	445	2,000	1,535,000	118,000
157th St. to 167th St., inclusive.....	22	734	3,300	2,855,000	130,000
168th St. to 180th St., inclusive.....	57	1,674	7,500	6,174,000	108,000
181st St. to Borough Limits.....	15	369	1,600	1,128,000	75,000
Totals	181	5,659	25,400	\$22,518,000	\$124,409

POLICE POWER DEMANDED FOR BUILDING INSPECTORS.

Building Code Still in Committee, But Conferences With Joint Committee Are Ended—Proposed Change in the Bronx Fire Limits

THE Superintendent of Buildings in the Bronx, James A. Henderson, not only favors the provision in the revised Building Code for registering builders, but he also recommends that police power be conferred upon the Building Department, so that its inspectors will have authority to arrest in cases of flagrant violation of the building laws.

Owing to a desire on the part of the members of the Building Committee of the Board of Aldermen for more time in which to study the report of the experts who have been representing them in conferences with the Joint Committee of architects, builders and engineers, on the Building Code, no report came from the committee this week on the subject. The conferences closed on Monday, after the whole code had been carefully revised section by section.

Whether or not the code as it was at the conclusion of the conference, or as it will come from the committee next week, will have the approval of the Joint Committee could not be ascertained. Secretary Kohn said on Thursday that no statement would be made as to the attitude of the Joint Committee in advance of the presentation of the report.

As the code has been amended in many particulars since it was introduced by Alderman Kenneally, it is entirely problematical what grounds of opposition remain if any. Opposition is expected as a matter of course when the question comes to a vote in the Board, but the nature and extent of it are only conjectural at this stage.

James A. Henderson, Superintendent of Buildings in the Bronx, after trying experiences with builders who require a great deal of supervision, has come to the conclusion that for a cosmopolitan center like New York City a license law which will permit only qualified men to practice architecture and engineering, and engage in building construction, would be entirely justifiable.

Mr. Henderson said this week, having in mind the Boston road collapse of last week, that it almost seemed necessary that the Building Department of the Bronx should not only inspect buildings in course of construction but it should also superintend the work, in order to ensure safe construction and the enforcement of the ordinances. A condition of affairs which required such extraordinary care on the part of the department was clearly wrong and should be corrected, in his opinion.

Hundreds of violations are waiting the action of the courts, the Superintendent says. In the Boston road case everybody on the job was an Italian, and not one could be found by the inspector, who could speak English. Realizing upon his arrival the danger that the building was in, he wished to have the work stopped at once, and was searching for someone who could understand his orders when the wall fell.

Girders in the front wall had been condemned because they were lighter than the law required. Consequently, the brickwork of the front wall had not been started. There was no law to stop work on the sidewalls, however, as the building was only to be two stories high in the rear and three in front. The workmen had built plank runways, one to the second tier of beams and another to the third story level, up which they had wheeled several thousand bricks and piled them on the temporary floor. The jarring and heavy load bulged the north side wall out until it fell.

A former Superintendent of Buildings in Manhattan, Mr. Hopper, was not only in favor of a law to restrict the privilege of engaging in building construction to licensed men, but he also believed that the police power should be conferred upon the superintendents of buildings and their inspectors. Many who were not prepared at that time to go as far as this, have since come to a realization of the need. The present superintendent of the Bronx believes with former Superintendent Hopper that the time has come when the police power should be conferred, as under the present legal processes the law cannot be effectually enforced.

The revised Building Code, now before the Board of Aldermen, has a provision which prohibits unregistered architects, engineers and master builders from engaging in construction work as principals. Eligibility for registration must be proved before a board of examiners. The Board, under Section 5 of the new code, may require a candidate for a certificate to undergo either a written or oral examination or both. In the case of men who have been engaged in the business for five years or more the Board is authorized to dispense with any examination and accept satisfactory proof by affidavit or otherwise.

Examination in the case of reputable builders would, of course, be merely a form to comply with the law, but in time the effect of the law would be to keep off the unskilled and ignorant. Six months would be allowed for architects, engineers, mason and carpenter builders, and master erectors of iron and steel to record their names and obtain a certificate, but thereafter no one would be registered who could not prove his competency.

Application for building permits, and all plans or drawings, would have to be made and prepared by a registered architect or builder, and all plumbing, drainage and gas-piping would necessarily have to be installed or altered under the supervision of a registered master plumber.

FIRE LIMITS.

Questions concerning the fire limits no longer interest Manhattan Borough, but are still of first importance to Bronx builders. The revised building code as it now stands names the same fire limits as are to be found in the existing law. Two years ago, when the code was being revised by the McClellan administration, the conclusion reached regarding fire limits was that whatever the people of the Bronx and the other boroughs, through their representative organizations could agree upon, would be satisfactory to the Building Committee.

This week Borough President Cyrus C. Miller of the Bronx is sending out copies of a plan for fire limits suggested by the Superintendent of Buildings, Mr. James A. Henderson as a substitute for the present law. Organizations are requested to consider the limits suggested by Superintendent Henderson and communicate with the Borough President. The proposed limits are as follows:

Beginning at a point on the easterly bulkhead line of the Harlem River, 100 feet s of West 161st street, running easterly to a point 100 feet west of the Grand Boulevard and Concourse, thence northerly and parallel to the Grand Boulevard and Concourse, and 100 feet therefrom to a point 100 feet north of 170th street; thence easterly and parallel to East 170th street and 100 feet therefrom to the southeasterly boundary line of Claremont Park; thence to a point 100 feet west of Webster avenue;

thence northerly and parallel to Webster avenue and 100 feet therefrom to a point 100 feet north of Pelham avenue; thence easterly and 100 feet therefrom to the center line of the Bronx River; thence southerly along the center line of the Bronx River to the East River; thence southwesterly along the East River northwesterly along the Bronx Kills and northerly along the Harlem River to the point of beginning.

Under the present law the dividing line starts at the same point as in the suggested amendment and runs across town to the west side of Park avenue; thence north to 177th street; thence easterly to Third Avenue; southerly along the westerly and southerly sides of Crotona Park to a point distant one hundred feet east of Prospect avenue; thence along Prospect avenue and one hundred feet east therefrom to Westchester avenue; thence along Westchester avenue and one hundred feet east therefrom to a point one hundred feet east of the easterly line of Robbins avenue; thence southerly and parallel to Robbins avenue, one hundred feet east therefrom to the Port Morris Branch Railroad; thence southeasterly along the Port Morris Branch Railroad to the East River.

Biggest Bank Building.

D. H. Burnham & Co., of Chicago, have been chosen the architects to design and supervise the erection of what is claimed will be the costliest banking structure in the world, the new \$10,000,000 Continental and Commercial National Bank building at Chicago. It will occupy the square block bounded by La Salle, Adams and Quincy streets and Fifth avenue. The building, to be nineteen stories high, will cost \$6,000,000, and the ground \$4,000,000. Construction work will begin before September 1.

Court House Site.

Mr. McAneny, who is a member of the Board of Estimate subcommittee charged with the selection of a court house site, is unalterably opposed to the Stilwell bill in the Legislature, which would give up part of City Hall Park for a court house site. He said this week that as the Board of Estimate and Apportionment had passed resolutions about two months ago against using the park for this purpose, he felt the legislators at Albany could not help but appreciate what a foolish waste of time it would be to pass the Stilwell bill against the manifest wishes of the Board of Estimate.

The Sheet-Metal Business.

The sheet-metal business appears to be undergoing a more rapid extension than almost any other of the industries. This may be ascribed as chiefly due to the multiplying of important business and manufacturing structures throughout the country, coupled with the decline of wood construction and the introduction of fire-retardant material. It is noticeable that new sheet metal plants are springing up in every growing section, and the business has pushed its way into the Southern and the Far Western fields, where brick, concrete and sheet-metal are gradually replacing the more primitive construction. The manufacture of sheet-metal window frames and doors is increasing immeasurably, while the consumption of sheet-metal in the construction of heating and ventilating systems for factories and office buildings continues to show increase over the enormous proportions of past years. In like manner, the installation of piping systems for blower and exhaust work, as well as those systems in which heavy plate is used, has become a large and profitable industry, deriving its support mainly from manufacturing plants.—"The Sheet-Metal Shop."

WHAT REAL ESTATE MEN THINK OF THE REPORT.

The Admission of the B. R. T. to Broadway Will, It Is Feared, Draw Population from Upper Manhattan and the Bronx—No Further Delay Wanted, However.

THE attitude of real estate men toward the subway report adopted last Wednesday by the Board of Estimate, seems to be on the whole, favorable. The report is criticised with respect to many of its details, but apparently no one is disposed to insist upon changes at the expense of further delay in arriving at a final settlement. Real estate men, whose interests are identified with upper Manhattan and Bronx object as a rule to the admission of the Brooklyn Rapid Transit to Broadway, mainly on the ground that a 5 cent fare from Brooklyn to the business center of Manhattan will draw population from the northern to the southern part of the greater city, where rents and land values are relatively low; and real estate men in Queens urge that better transit facilities should have been provided for the rapidly growing North Shore section of their Borough. It seems to be the general opinion, however, that the divided subway system recommended in the report is expedient and impartial, judged from the point of view of the community as a whole.

On one point opinion is unanimous. The action of the Board of Estimate in demanding a prompt answer from the Interborough and the Brooklyn Rapid Transit is universally commended. The feeling is that the prosperity of the city and of the real estate market requires a quick decision in the matter of letting contracts, now that a comprehensive and fairly well distributed layout of routes has been evolved. The defects of the original triborough route have been corrected and if the city is obliged to do without cooperation from private capital it can build the amended triborough route without serious risk. The probability seems to be, however, that the Interborough and the Brooklyn Rapid Transit, or at least one of them, will accept the reasonable terms of cooperation offered by the city.

A Single System with One Operator.

I realize the difficulties the rapid transit committee of the Board of Estimate were under in making their report of a system which would satisfy all boroughs of the city, as well as the bidders for the road; but, in my opinion, the committee have not taken a broad view of the situation in their efforts to please everybody.

The ideal of transit facilities in the Greater City is a series of trunk lines through Manhattan, with extensions to the main parts of the other boroughs for a single fare, with transfers. The city owns the foundation for a system of this kind. The committee, therefore, should have had the backbone to develop that ideal system instead of endeavoring to pander to the tastes of everybody in every section.

The Interborough is the present tenant of the city. It should have been given every opportunity of extending and developing its lines into all the boroughs, under proper restrictions, for the city's benefit and for the Interborough's benefit. The city is in the position of a landlord. Every landlord knows that the best tenant is the one who is successful and makes money, and so pays his rent promptly. Every landlord knows, also, that the hardest person to get along with is the unsuccessful tenant, who does not make money, and who is constantly quarreling with his landlord on every occasion.

The Interborough management may not have pandered much to public clamor,

but they have been successful, have given a good service, have paid their rent promptly, and have made and developed the city's properties when others would not undertake it. This tenant, therefore, should have been taken care of and allowed to expand and develop and give the city a comprehensive scheme of transit, particularly when they were willing to do so with their own money.

Instead of this, the city is asked to build a new road with its own money for a competing tenant. No sensible landlord would do this and run the chances of wrecking his tenant and spoiling his own property. I take it, that neither the Brooklyn Rapid Transit Company nor the Interborough Company are philanthropic organizations. They are not running railroads for their health. They must be allowed to see their profit, and when the entire matter is looked at from this standpoint the report of the committee, to my mind, is a narrow, one-sided endeavor to please everybody, instead of being the product of a comprehensive view of the situation, not alone for the present, but for years to come. In my opinion, the Interborough should have been allowed to extend and develop its system through all the boroughs, with proper restrictions, the city to get its share of the profits.

J. CLARENCE DAVIES.

A Carnegie Hill Forecast.

Much of the expected benefit to be derived from the Lexington av subway has been already anticipated in the Park av section from 50th to 86th sts. Private investors and operators have bought heavily throughout this section and many fine buildings have been and are being erected to meet the new requirements. I do not believe that the Fifties, Sixties or lower Seventies will feel the effect of the starting of the subway as much as the section further north as far as 95th st.

The Fifties on and east of Park av have been held back by the changes being made by the New York Central and will in my opinion derive more benefit from the completion of these improvements than from an east side subway.

Plans have been made for several high-class apartment buildings on Park av in the vicinity of 52d and 53d sts, work on which will soon be started. The success of these buildings will be watched with great interest by a large body of builders.

The Sixties on and adjoining Park av have been in close enough communication with the shopping and business section to have been almost entirely rebuilt within the last five years. On Park av the rebuilding consists of 12-story fireproof apartment houses of the best type and these have taken care of the increasing number of people anxious to settle in this portion of the East Side, which it is conceded, at the present moment, is the choicest residence section of New York.

It has been only recently that the eyes of builders have turned to the section north of 72d st and now that the subway seems assured, many large buildings are being erected. At Park av, on the southwest and southeast corners of 76th st are two extra large operations which will soon be followed by others at the northwest corner of 76th st, southeast corner of 78th st, on 79th st adjoining the northeast corner of Park av, the northwest corner of 82d st, northeast corner of 82d st and southwest corner of 83d st. These are all made possible by the promise of

the new Lexington av subway, as the present methods of transportation are so inadequate that no builder would have attempted a large operation. North of 86th st has been quite dormant except for purchases by a few very far-sighted investors who have been able to pick up several pieces of property at prices prevailing twenty years ago.

From 90th to 95th sts is the highest part of Park av and belongs to the Carnegie Hill section which is destined to duplicate Murray Hill and Lenox Hill as a fine residence section, when, through the building of the subway, it will be possible for a man to reach Wall st in even better time than it is possible to go from 59th st at present.

The entire East Side residence section has been unduly handicapped by the lack of real rapid transit and has grown in spite of this, so that when the rapid transit comes there is no one daring enough to predict the tremendous changes which will take place. In fact a building movement such as has been witnessed on West End av and Riverside Drive, is confidently looked for by the experts throughout what is known as the Park av section.

DOUGLAS L. ELLIMAN.

North Shore of Queens Neglected.

The McAneny report is satisfactory, as a whole, because the plan provided for in it will serve most parts of the city pretty thoroughly. The report does not do justice, however, to the north shore of Queens, which is growing very rapidly. True, Corona is embraced in the reckoning, but the extensive residential section east of it is not considered. Who of us wishes to be dumped off on the Corona meadows? So much of the north shore as will be served by the new transit extensions will not be provided with connections up and down town in Manhattan, except by a walk to the elevated railroad or subway. Connections should be had with the Steinway tunnel and the present subway.

If the Flushing district is not taken into consideration now, then that part of Queens will not have adequate transit for twenty years to come. The people of that portion of the borough are paying their pro rata share for the subway which other parts of the city will get.

To my mind, the real estate developers in Flushing and east of it have not been alert enough in urging subway building there. They are catering to the class of persons who travel on the trolleys. Aside from that element, the real estate men want the wealthy people who travel as commuters on the railroad. Consequently, they have not been enthusiastic sponsors for rapid transit extensions into Queens, the extensions that must eventually make real estate values grow.

WILLIAM RASQUIN.

Will Bring Relief to Queens.

The proximity of Queens to the heart of Manhattan with its unoccupied acres capable of providing homes for a million of population within a zone only 15 minutes from Herald Square by rapid transit, has been given due weight and consideration in the subway report by the Committee. The extension of the Manhattan and of the Steinway tunnel to Times Square with direct track connection for the present subway, and the extension of the Queens end by subway to the Bridge Plaza and by elevated to Woodside and

Corona, give a subway route to all parts of Manhattan from the Borough of Queens for a five cent fare.

This extension, however, should be continued to Flushing Bridge, to connect with Jamaica, College Point, Whitestone and Bayside trolley lines. This, no doubt, will be done in the future.

The extension of the Second av elevated over the bridge to Astoria via 2d av, and to Woodside and Corona via Jackson av, is another route to Manhattan and to the East Side elevated system, north and south.

The construction of a subway up Broadway, Manhattan, to 59th st, thence through 59th st to 2d av, thence by elevated over Queensborough Bridge down Jackson av and across Newtown Creek through Greenpoint to the Williamsburgh Bridge by the B. R. T. will give a competing line with a five cent fare to Manhattan and to any point in Brooklyn over the B. R. T. lines and also a direct route from the North Shore of Long Island to any point in Brooklyn via the Williamsburgh elevated.

The rapid transit plan contained in the report seems to afford the desired relief, in all boroughs, in the best manner possible.

STEWART McKNIGHT.

Would Sacrifice Much for the Plan.

It is my belief that if the plan of the McAneny-Wilcox committee can be carried out it is, under existing conditions, the best solution of the transit situation in New York City.

If Broadway, south of 59th street, is given to the Brooklyn Rapid Transit Company, Manhattan and the Bronx will undoubtedly suffer hardship. Nevertheless, unless the operation of the Broadway loop by the Brooklyn Rapid Transit Company prevents the profitable operation of the present Fourth avenue and the proposed Seventh avenue subways by the Interborough-railroad authorities differ radically on this point—Manhattan and the Bronx should make the sacrifice with a good grace. They will enjoy compensating benefits from the carrying out of the plan as a whole.

The trunk lines through Manhattan are the vital factors in the situation. No plan that does not include the completion of the "H" should be for an instant entertained, not only because that is the logical layout, but also because without it Manhattan real estate, paying 70 per cent. of the city's taxes, will be seriously injured. To insure the speediest building of the Lexington and Seventh avenue lines, therefore, the city can afford to make sacrifices.

Some modifications in the terms of the committee's plan may be necessary to bring about its acceptance by both companies. The right of recapture by the city of the various lines seems to me the least important for the city of the terms outlined in the committee's report; if concession in this direction will help to bring about an agreement that will result in the earliest possible relief of the subway situation, it should be made.

IRVING RULAND.

Thinks the City Demands Too Much.

The subway plan recommended in the McAneny report can evidently be carried into effect only with the co-operation of both the companies concerned. The co-operation of the B. R. T. seems probable; that of the Interborough more doubtful. If the Interborough rejects the proposed terms and either of the alternatives proposed in the report approved by the Board of Estimate is adopted, the result will not be advantageous to the city as a whole. The citizens of Brooklyn and

the Brooklyn company are undoubtedly entitled to reasonable facilities for reaching and distributing traffic through the business, shopping, hotel and amusement centres of Manhattan, and the wisdom of the plan to utilize the Centre street loop connecting the East River bridges and so distribute by means of a spur in Manhattan up Broadway to 59th st is apparent. This route should be given to the Brooklyn Company, and I feel confident that this will not prevent the Interborough Company from co-operating with the city authorities provided the terms offered to the Interborough are fair in other respects.

Members of the Board of Estimate and of the Public Service Commission, in their excessive zeal for the city's interests, appear to have incorporated in their ultimatum to the two companies some requirements that are neither entirely equitable or necessary for the protection of the city. I have no desire to interfere with the ability of the city to make an exceptionally good bargain, but in my judgment if the terms offered by the Board of Estimate and the Public Service Commission prevent participation in the new subway plan by both companies, the details thereof should be modified so as to secure it. Without this co-operation, no satisfactory and reasonably rapid solution of the city's difficult transit problem appears to be possible, and I should regard it as a public calamity if a failure to agree upon details should result in the elimination of either or both companies from participating in the plan.

The statutory limitation upon the city's borrowing capacity makes it necessary to consider the merits of any subway plan in the light of the city's ability to successfully finance it, and also to make the needed expenditures for schools and other permanent improvements. To build an independent trunk line subway in Manhattan will not only impose a much greater financial burden upon the city than will an arrangement to extend the present Interborough lines by building the so-called figure "H" of that route, but it will also provide much poorer service than will the Interborough extension. Unlike the latter, which the Interborough Company is willing by agreement to limit to a definite amount well within the city's future means, it will commit the city to an expenditure indefinite in amount and probably so great that many years must elapse before enough subway construction can be completed to form a comprehensive system.

It would probably take from five to seven years to construct a separate route, and until completed it would not be available to carry any of the crowds which now congest the present subway. The exclusion of the Interborough means a delay of at least four years in remedying conditions that all must agree are no longer tolerable. On the other hand, if the arms of the present subway are extended to complete the "H," relief from congestion would probably ensue within two years, and would increase as new sections were opened from time to time thereafter. This consideration seems to be controlling. The city is facing a condition, not a theory.

I am not influenced by prejudices that would incline me to favor one company against the other, or one borough against any of the others. It is my belief that what is best for the city as a whole will be best for all of its constituent boroughs. In this spirit I find the most pressing need to be the relief of the congestion in Manhattan. Practically all residents of all boroughs, wherever they live or work, use the trunk lines in Manhattan, and all are familiar with the conditions

under which these lines are now operated and the necessity for their amelioration.

One of the points in the offer of the city authorities objected to by the Interborough Company is that the basis of cost per passenger suggested for determining the proportionate cost of operating the new lines would be to the disadvantage of the company. The company suggests in lieu thereof a basis of car mileage. I believe neither method suggested is equitable to both sides, and suggest as a compromise that the results arrived at by both methods be added together and averaged.

It is my observation that in all important business transactions, a satisfactory solution is most frequently attained by considering the rights of both parties, and by offering terms which are mutually equitable. If insistence by the city's representatives that the city shall, upon all points and in all details, get the best of the bargain should prove to be an insurmountable obstacle to co-operation by the Interborough Company, it would, in my judgment, be a grave error to refuse to make reasonable concessions. I have sufficient confidence, however, in the ability of our officials and of the members of the Public Service Commission to believe that they will not permit these vitally important negotiations to fail by reason of adhering to unnecessarily harsh conditions.

WM. H. CHESEBROUGH.

A Qualified Approval.

It is well-nigh impossible for a real estate operator to take an unbiased and absolutely impartial stand on the subject of rapid transit to-day. However fair one desires to be, the motive of self-interest is bound largely to influence one's viewpoint. Possibly for this reason, the writer is overwhelmingly in favor of the Interborough proposition.

From a financial standpoint, there can be no doubt that the Interborough offer is by far the best ever made to any municipality in the matter of transit, and this phase of the situation requires, in my opinion, little argument; the benefits to be derived from the Interborough's proposition, as compared with any other, seem also to be almost self-evident. The large lower West Side section of the city, which has been practically dead for many years, is to be connected by a through line with the upper West Side, where the fruits of real rapid transit are so abundant; the upper West Side is relieved of the terrific burden of the Bronx traffic, and the Bronx and East Side are both afforded straight and direct lines up and down the city.

The other two boroughs seem to me also to be amply provided for. The proposition of connecting 59th street and Broadway with Coney Island and turning it over to the Brooklyn company seems to the writer to be a problem which the authorities would do well to reconsider before absolutely committing themselves to it. In my opinion, rapid transit in a city like ours is as much a natural monopoly as the telephone service, and the anti-corporation members of our local boards seem to have no hesitancy in making monopolistic contracts with the telephone company. Of course, proper regulation of any railway company is absolutely necessary, but I feel certain that an honest and efficient Public Service Commission, with backbone enough to enforce its orders, can handle the transit problems of the city to the entire satisfaction of a majority of our citizens.

There can be no doubt in the mind of anyone who has used subways in other cities, not only in this country, but abroad, that the service afforded by the Interborough is so far ahead of all others

that comparison is impossible; the service is being steadily improved in every respect, carefully, though slowly, and if given enough time and proper encouragement the Interborough will do as well as any other railroad company could possibly do with the material in hand. I do not, however, wish to be included among those pessimists who are continually looking for things to "kick about" and seeking thereby to drag the name of the city in the mire and keep it there. I believe that the report submitted to the Board of Estimate, representing, as it does, the honest and best endeavor of the men who have given their unprejudiced minds and attention to this tremendous problem, should be applauded and upheld by all loyal citizens. It will be impossible to please all of us, no matter how much transit we get, and we can only look for the greatest good for the greatest number.

LEO M. KLEIN.

Must Have the Seventh Avenue Subway.

The so-called McAneny report apparently promises what is needed for all sections of the greater city, the principal criticism against it being that it favors competitive lines in the central and lower parts of Manhattan. The development of the midtown mercantile section can only be said to be fairly started, and within a few years the district from 14th to 59th sts will undoubtedly be the greatest commercial center in the world. At present there are more large improvements projected and in the process of development than has been the case anywhere in the city for a great many years, and that with no influence whatever on any municipal transit improvements.

The only up-to-date line now is the Fourth Avenue Subway on the extreme easterly side of the section whereas by far the greater development up to the present time has been in the territory west of Broadway. With additional subways on Broadway and Seventh av enabling business people residing in any part of the city to reach their homes quickly, and also affording easy communication with the financial and other business districts, the future improvement must be greater and more rapid than in the past. With its two great railroad terminals, and the McAdoo tunnel connecting with the other trunk lines, this section is the most accessible to all parts of the country, and the city must furnish facilities for the travelers to reach their destinations without inconvenience.

The Pennsylvania has spent vast sums for one of the greatest public improvements in the city, yet the city itself has done nothing whatever to furnish any means of communication with this great terminal. Any plan adopted must include the Seventh avenue subway as proposed, and when the vast railroad facilities, together with the future development of this section are considered it does not seem possible that there could be any lack of patronage for all of the lines proposed by the McAneny report.

HARRY S. FROST.

Will Benefit Older Brooklyn.

The subway system approved by the Board of Estimate will not build up the Brooklyn suburbs at the expense of the older parts of the borough. On the contrary the older parts of the borough will undergo substantial reimpvement; brick and stone will supplant much old frame construction, and the Hill, the Bedford and the Park Slope sections will be reconstructed.

WESLEY C. BUSH.

—The bill to create the County of the Bronx received its final quietus in the Senate this week, being stricken from the calendar.

A COMING APARTMENT HOUSE DISTRICT.

The Carnegie Hill Section is Expected to Develop on New Lines with a Subway on Lexington Avenue—Big Rise in Values Looked For.

When Robert Lenox died in 1829, he bequeathed to his son, James Lenox, the farm which he had bought some years previous, adjoining the old Boston Post Road in the section surrounding what is now 72d street, east of Central Park. The old farm has in recent years come to be known as Lenox Hill.

It was the original owners' belief, as expressed in his last will and testament, that this part of Manhattan would one day become a populous village and his advice to his son was to hold the property intact for some years to come.

How well this prophecy was fulfilled is shown to-day by the fact that this section is the home of New York's ultra-fashionable set and that single lots today near Central Park are worth in the neighborhood of \$125,000 a piece.

For many years after the settlement of the fashionable colony above 59th st, 72d st, was the northerly boundary of the leading residential section. Gradually the district became over-populous, owing to the constant northward movement of private house dwellers which was made necessary by the uptown drift of trade, and here and there residences were built in the Eighties and Nineties. The final development of the blocks between 72d and 96th sts, came after Andrew Carnegie built his residence at 91st st and Fifth av, in 1899.

Gradually this section, which came to be known as Carnegie Hill, was built up with private dwellings, and an occasional apartment house. Up to seven or eight years ago the district enjoyed considerable activity and land values were on the rise.

After the business depression which occurred in 1903, the demand for private houses began to decline and, as was natural, the newest section was the first to feel the effect. From that time to the present the district has remained almost at a standstill, little trading taking place and land value remaining almost stationary. In some cases, property can today be bought for less than it could a few years ago.

The falling off in the demand for private houses was not confined to this section, but was apparent in all parts of the city. In other districts, however, the stagnation which naturally resulted, was more than offset by the building of apartment houses. However, apartment houses to be successful, must have transit facilities and adequate transportation being lacking on the east side this section was very naturally passed over. Probably no part of Manhattan Island has suffered more from lack of proper transportation than has this and no section has been more generally overlooked of late by operators and builders.

The present subway was the immediate cause of the building up of the West Side, Washington Heights and the Bronx, but on the East Side, no additional transit lines have been installed in the last two decades.

The present comprehensive subway plans include a Lexington avenue tunnel from 42d st to the Bronx, and will furnish adequate transit to the whole of this district. The entire East Side must of necessity benefit greatly by the new subway, but the indications are that the most decided revival of all will take place in the Carnegie Hill blocks, where something of a real estate boom is looked for.

The running time of express trains on the present subway from Brooklyn bridge to 42d st, is seven minutes. Six minutes more on the new line should land passengers at Carnegie Hill, making in all thirteen minutes from the Bridge.

The region is healthful, being about the highest point on Manhattan Island, anywhere south of 110th st. Ninety-third st, west of Park av, is about 115 feet above tide level.

Few objectionable features exist. Land values are not exceptionally high, save immediately adjoining Fifth av; as always happens in dwelling house districts, the distribution of values is very uneven, owing to local conditions on certain streets.

Between Madison and Park avs in the Eighties, the value of unimproved lots runs from \$1,000 to \$1,800 a front foot, depending on the street. Between Madison and Fifth avs, lots run from \$2,700 to \$3,000 a foot and in some streets, perhaps, a trifle higher. In the Nineties, near the Carnegie mansion, prices are from \$3,000 to \$3,500 a foot; between Park and Lexington avs, a full lot is worth about \$25,000.

These prices are by no means prohibitive for apartment house building. Indeed, in the last few years, several prominent West Side builders have bought on Park av and have erected apartments inferior to none in the city. Park avenue, however, is a particularly desirable thoroughfare and these houses cater only to a very well-to-do tenantry.

The few apartments which already exist in the side streets are in the main, antiquated, and will no doubt give way to modern housing of the same class.

As the land to the north of Ninety-sixth st and to the east of Lexington av is lower and is largely a tenement district the greatest advance in values will undoubtedly be found between Eightieth and Ninety-sixth streets west of Lexington avenue. In discussing the future of this district Theodore Kavanagh, of the firm of J. Kavanagh, who is familiar with the district as a broker, took a most optimistic view. He said:

"I feel no hesitancy in recommending to either the investing or speculative buyer the purchase of any property in the Eighties and Nineties, west of Lexington avenue, at present prices. I am confident that much of the property will double in value inside of five years from the time the building of the Lexington avenue subway is announced. Between Park and Fifth avenues, I expect to see the side streets built up solidly with apartments of a good grade, where rents will run from sixty to one hundred dollars a month. Park avenue will undoubtedly have a higher grade of houses, while Madison avenue will have apartments with stores. Lexington avenue, being the subway thoroughfare, is destined to become a prominent business street.

"No part of the city, possessing as good material features, has had as little done for it in the way of transportation and I fully believe that nowhere on the Island of Manhattan will an equal advance in values take place if the present subway plans are put into operation."

Fancy Brick in Concrete Buildings.

The coming of concrete construction has perhaps done more for the pressed and fancy brick industry than any other thing could have possibly accomplished. It is true, too, that common brick requirements for concrete structures are now far below those for other types of construction. So far as fancy brick are concerned, it is a fact that common brick no longer will do for the most unpretentious little store building; fancy brick they must have. At this time there are under construction in Milwaukee and numerous other cities banking houses, and fancy brick form the frontage now, where formerly only limestone or sandstone would fill the bill. There are so many beautiful effects to be obtained that the more ordinary and more expensive stone has been relegated to the rear. The campaign of education conducted without any great ado by brick manufacturers throughout the country is bearing fine fruit.—"The Clay-Worker."

NEW YORK STATE FARM VALUES RISING.

The Causes Tending Thereto—How Improved Markets and Modern Conveniences Are Making Country Life More Desirable.

THE increased income from farm products in recent years has not only greatly improved the outlook for New York State farm folk but has also added to the forces which are working together to raise the value of farm lands in this State, especially in the counties adjacent to the Metropolis.

A new appreciation for New York State industrial and residential interests is plainly observable in the public press. For a long period of time agriculture and commerce up the State were actually on the down grade. The prices of farm products were extremely low. The average farmer was a poor and overworked man. His sons, seeing only unremunerative toil as their portion if they remained on the farm, migrated to the cities or to the West.

Conditions have changed. Competition in agricultural products from the West has lessened. The oversupply of everything produced on a farm has disappeared. Not only the dairyman, the fruitgrower and the market gardener, but the general farmer also—the man with no specialty—is making money. These general facts are pertinent at a time when New York business men are more than ever inclined to acquire suburban estates.

A careful reading of a booklet just issued by the New York Central Lines will convince anyone that New York State once again has enormous advantages for farmers over any other State in the Union, and that today and for a short time in the immediate future, while the present low-priced land is on the market, there is an exceptional opportunity to obtain a country place which can be made self-sustaining if necessary, and be used and enjoyed by its owner without interrupting his business interests in the city.

AN ANCHOR TO WINDWARD.

A friend of the present writer, a dentist here in the city, bought a large farm with good buildings last summer for which he paid but \$2,500. He has made an arrangement with a farmer to run it on shares and keep it in good condition. Each year the owner will plant a certain number of apple and other fruit trees, to the end that in the distant future, if he should so desire, he can retire to this country home and derive from it an income sufficient for his needs. It's his "anchor to windward."

It's not generally known that the New York farmer is now not only getting more per acre for his products than the farmer of any other State in the Union but also raises more on an acre. For example, he grew twice as much corn to the acre as the Kansas farmer, or a fraction of over 38 bushels for the former and nineteen for the latter. The value of that corn at the farm was, last year, for the Kansas farmer, \$7.60 an acre, and for the New York State farmer, \$24.13. (The figures are from Government sources.) New York's margin of advantage is not so broad as this in the case of every staple product, but there is a margin in her favor in every important product over every other State.

A large percentage of the farms of New York State can be bought at prices far below what they are worth, and often for even less than the value of the buildings standing upon them. This abnormal condition is not due to the fault of the land. It is due, says Prof. Raymond A. Pearson (Commissioner of the State Department of Agriculture) to economic changes, which have attracted—whether deservedly so or not—labor, and especially young people from the farms to the cities and vil-

lages, leaving less demand for farm lands than could care for the normal offerings. Numerous instances can be shown where cheap farms within two or three years after their purchase by skillful and industrious farmers have yielded crops worth several times what was paid for the land.

Of the number of farms which have been sold largely through the efforts of the State Department of Agriculture, varying from \$15 to \$50 per acre and aggregating many hundreds of thousands of dollars in value, the instances that have come to the knowledge of the department of failure to make these farms profitable are practically none.

Well informed authorities declare that in a few years—two or three perhaps—there will be no farms in the State seeking buyers, though there will be buyers seeking farms and paying for their failure to take advantage of present conditions.

These farms are in well-settled, populous neighborhoods—within a mile or two of railroad station, post-office, village or town, and with rural free mail delivery by the door. Close at hand are churches, schools, and agricultural institutions, and friendly neighbors are all about, much nearer at hand than is usual even in the better settled parts of the Middle West.

In fact, good roads, trolley lines, the automobile, the rural free mail delivery, traveling libraries, the growth of neighboring cities and towns, the improved markets, the increase of prosperity and the large numbers of visitors from the cities, have together made the country less "country" and are in fact converting the Hudson River counties into suburbs of New York City. Thousands of men find that it is a pleasant combination to live in the country most of the year and do business in the city, in connection with a city home also for certain seasons. In fact, this arrangement is becoming the habit among the well-to-do.

THE WATERFRONT.

Enabling Acts for Modernizing It Desired by Commissioner Tomkins.

Commissioner Tomkins of the Department of Docks and Ferries is strongly advocating the enactment of three bills now before the Legislature, as being very necessary to the supremacy of the State. One of the bills is an enabling act introduced by Senator Cullen enlarging the power of the Department so that it may create terminals and operate them, if necessary, as distinct from mere dock improvements to which the city has been limited in its construction heretofore. This is in conformity with the general practice throughout the world at large seaports.

A second bill permits the incorporation of private terminal companies for which no provision is now made in the Incorporation Law and will allow private capital to supplement the city's efforts in the development of the waterfront in a modern manner.

The third bill lays the basis for negotiations between the city and the New York Central Railroad looking to abolish the surface track nuisance; limiting the city on the one hand and the Central on the other to do certain things, and authorizing the exchange of property rights which under existing statutes the city is prohibited from doing.

The railroad company is ordered to submit its detailed plans for the new condi-

tions on the West Side from Spuyten Duyvil down, before the first of November, and when those plans are before the city authorities, modified as they may be by the city, under the bill, they will be the basis for an agreement with the railroad, if possible. If the Board of Estimate and Apportionment cannot come to an agreement with the Central as to what should be done on the basis of these plans, the Legislature at its next session can coerce the Central to make the necessary improvements and abate the nuisance.

These three bills while apparently affecting only the West Side of Manhattan and the other small terminals now in contemplation at various points on the waterfront of the Greater New York are, as a matter of fact, the basis from which must be evolved the plans for the modernization of the waterfront of the port. That the State and City of New York must take prompt action to conform its waterfront to up-to-date methods for handling shipping and freight is evidenced, Commissioner Tomkins says, by the fact that the other ports of the United States and Canada are making strenuous efforts to induce the lines now centering in New York to divert at least a portion of their traffic elsewhere. The Commissioner further says:

"The War Department has granted a temporary permit for the extension of two of the Chelsea piers in order to accommodate the new White Star steamers which are expected shortly. This permit has but two years to run, and in the meantime the city must make arrangements for the permanent accommodation of these large steamers or they will be compelled to go elsewhere. Unless the city shows an evidence of good faith in endeavoring to provide longer piers suitably located, it is probable that the permits for these extensions will be revoked.

"The plan of the Department of Docks and Ferries calls for an elevated railroad structure from 60th street to Cortlandt street along the North River shore, with spurs to connect with delivery stations, warehouses and factories on the easterly side of Twelfth avenue and West street; to congregate all the various stations of railroads other than the New York Central between 28th and 40th streets, from which point they shall have the right to use the elevated structure in connection with the New York Central. This will accomplish the following basis:

1. Remove the tracks of the New York Central from the surface.

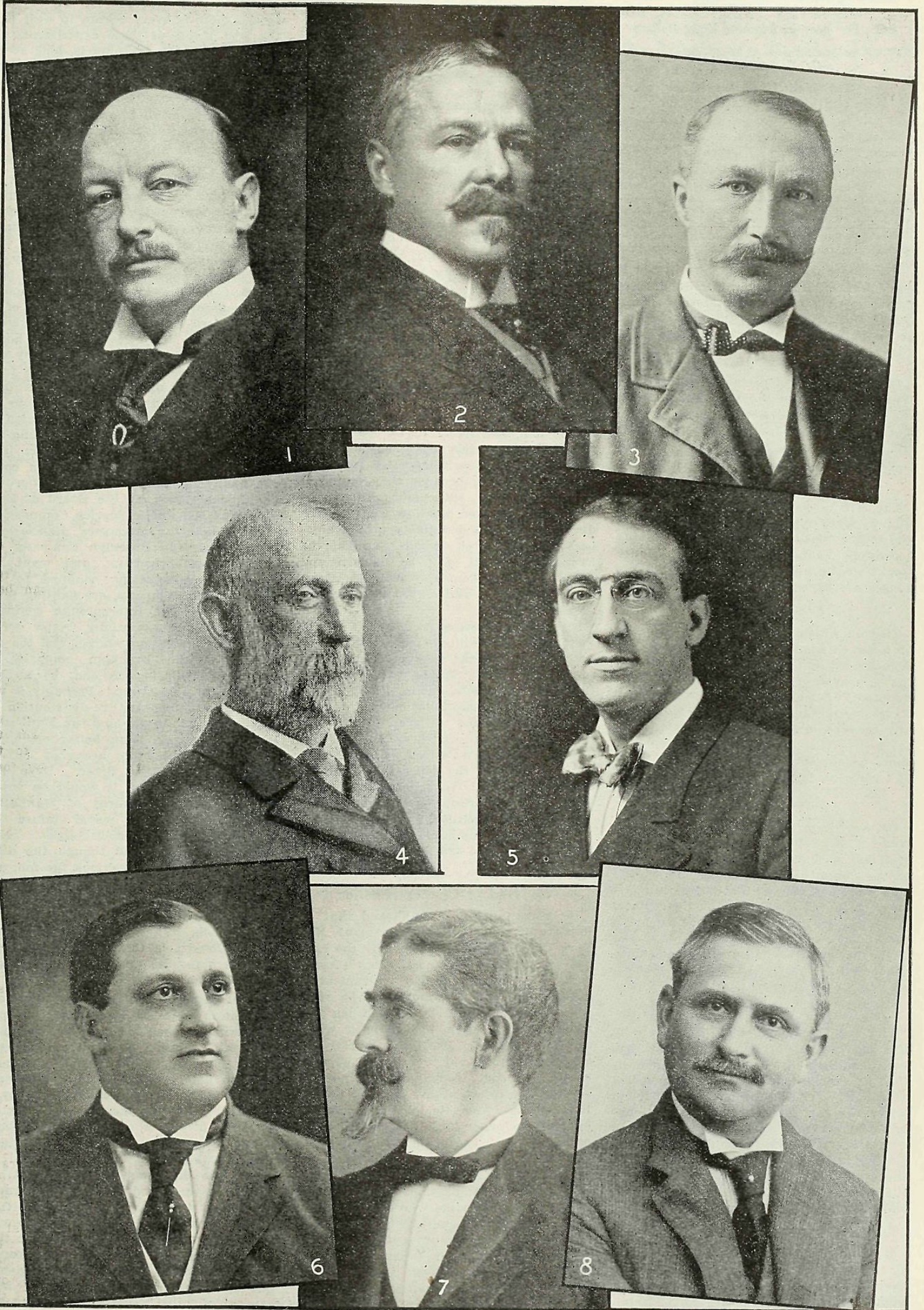
2. Permit the railroads other than the New York Central to have equal facilities for reaching the delivery stations, warehouses and factories on the easterly side of Twelfth avenue and West street.

3. IT WILL RELEASE FOR STEAMSHIP PURPOSES THE NUMEROUS STATIONS NOW MAINTAINED BY THE VARIOUS RAILROADS SOUTH OF 23D STREET.

4. It will increase enormously the value of real estate on the West Side of Manhattan. This is now one of the most neglected parts of Manhattan. It is given up to minor uses, and with a marginal elevated railway, and with possibility of spurs leading into every one of the blocks, the value of the property would be greatly increased to the advantage of private and public interests. Congestion of trucking in receiving and delivering goods would be cured by providing ample room on the easterly side of the street—using both sides of the street instead of one side, for commerce.

"The freight rates to the Borough of Manhattan by the various railroads are dependent very largely upon the maintenance of the direct rail connection into lower Manhattan. If this one link between Manhattan and the West should be cut, it would undoubtedly have a very serious influence upon railroad rates from the West to Manhattan."

NOTABILITIES IN THE CURRENT NEWS



Auctioneers of Real Estate

The Real Estate Auctioneers' Association has recently endeavored to establish a ready market for real estate securities and with this end in view has opened the auction salesroom at 14 Vesey street. On Tuesdays and Thursdays such securities are offered for sale. The men whose photographs are reproduced here are among the active members of the association: (1) Bryan L. Kennelly, (2) Herbert A. Sherman, (3) Charles A. Berrian, (4) James L. Wells, (5) Joseph P. Day, (6) Samuel Marx, (7) S. de Walltearss, (8) Samuel Goldsticker.

NEW STYLE RECORD AND BUILDERS GUIDE
 ESTABLISHED MARCH 21st 1868.
 DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION
 BUSINESS AND THEMES OF GENERAL INTEREST

Price Per Year in Advance Eight Dollars

Communications should be addressed to
C. W. SWEET

Published Every Saturday
 By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET
 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.

The Guaranty Trust Company has, it is said, decided to put up a low building of not more than four or five stories on the old Mutual site. About the only way to get a distinctive building downtown nowadays.

Indications of a deposit of garnets have been discovered on the site that is being excavated for the new Greeley Square Hotel. It is said, however, that the owners are prospecting for nothing less than a gold mine.

The Fifth avenue widenings started in this week to remove the stoops, railings and other sidewalk obstructions in the heretofore unprofaned private house blocks in the upper Fifties. The private houses are expected to disappear next.

The bill which provides for the payment of taxes in semi-annual installments has been passed by the Legislature. As it has the approval of the Mayor, it will undoubtedly be signed by the Governor. Taxes for the first six months of the year are to become a lien on May 1, while taxes due Nov. 1 will, if paid before that time, be subject to a rebate at the rate of 4 per cent. per annum from May 1.

On a visit of inspection to the White-stone, College Point and Flushing police stations in Queens this week, the new Police Commissioner found some of the men there covering on foot posts ten miles long. Mounted men will take their place. If people are to be encouraged to move out of the congested neighborhoods of the city, the suburbs must have adequate police and fire protection and good schools, as well as rapid transit.

The Sullivan-Shortt bill, drawn up by the Mayor's congestion committee, has been endorsed by a number of philanthropic associations and is being pushed at Albany. The purpose of the bill is to lower the tax rate on buildings to one-half the tax rate on land by a series of reductions extending over five years, beginning in 1912. It would be a mistake to enact so radical a measure as this without allowing ample time for discussion in and out of the Legislature.

The interesting announcement is made by L. Tannebaum, Strauss & Co. that they have been appointed New York renting agents for the nineteen-story North American Building which is in process of construction at State and Monroe streets, in Chicago. The owners of the building have had in mind the centralization in it of those New York concerns that have offices and salesrooms in the mercantile section of Chicago. So clever an application of the principle of specialization merits unqualified success.

Opportunity for Commercial Hotels

The popular hotels of New York City are being divided more definitely than ever before into three classes. First, there are hotels like the Plaza, the St. Regis and the Ritz-Carlton, which rent much of their space to permanent tenants, and which cater to people of social pretensions. Secondly, there are a certain number of hotels which get most of their trade from men who come to New York to do business. These hotels are usually situated on Broadway, and while they include many families among their guests, the majority of their customers are business men. Finally, there are, of course, certain hotels, like the Belmont, the Waldorf and the Manhattan, which no longer have any social pretensions, but which appeal as much to family custom as they do to the lone business man.

It is inevitable that a more special attempt should be now made to cater to the lone business man in the planning of a New York hotel. Every year the number of buyers and sellers who visit New York increases. They want to put up at a hotel which is near the mercantile district, which is convenient to the railroad stations, and which is not too expensive. In the past, even the Broadway hotels fought shy of catering specially to such travelers for commercial purposes, because they feared it would interfere with more diversified trade; but the time has now come for the development of a definite type of a business man's hotel, which, unlike the Broadway-Central, will be modern and easily reached from the stations, shops and theatres, as well as from the wholesale district.

It is an interesting fact, also that the Pennsylvania Terminal, while it has done nothing to keep the theatres and restaurants near Greeley Square, has encouraged the erection of hotels around 34th street. There are four large hotel buildings either under construction in New York City or on the boards. Of these, one, the addition to the Ritz-Carlton, is situated in the Forties, but the other three not far from 34th street. In all probability this tendency will continue, and hereafter the hotels intended either for business men or a miscellaneous trade will be situated between 34th and 42d streets.

No Need of Charter Revision.

It is very much to be hoped that no important changes to the present New York Charter will be enacted by the Legislature before it adjourns. That Charter is by no means a perfect instrument of government, but it should not be radically altered until public opinion has definitely decided upon the changes which are really needed. The Ivins Charter was an improvement, but it did not command enough support from public opinion to prevent its rejection by the Legislature. In the same way, the changes proposed by Mayor Gaynor have not excited much public interest except in their effect on the Board of Education. Under such circumstances, as long as we have a Charter which is working passably well, it is far better to postpone the whole matter until a new instrument, embodying some genuine and radical improvement, can be framed. Within a few years it should be possible to draw up such a Charter, because all over the country fruitful and significant experiments are being made in municipal reorganization.

The commission form of government is being tried, not merely in many different cities of many different sizes but also in many different forms. The second largest city in New York State is clamoring for its introduction; and during the coming year it is sure to be tried in a number of cities in New Jersey. Nor is this

all. Municipalities like Boston, Pittsburgh and Seattle are all trying modified forms of Mayor and council government, which have been ingeniously framed and may afford useful lessons for New York. Hence there is every reason to wait until the best points of these experiments can be picked; for if anything is done at the present time, it will be sure to be modified later. Public opinion should be exerted decisively in favor of a policy of abstention from all Charter changes during the current Legislature.

The Chance for More Subways.

The McAneny Report has been accepted by the Board of Estimate with certain modifications. Its conditions are almost certain to lead to some arrangement with the Brooklyn Rapid Transit Company. At the present writing nothing has been heard from the Interborough Company, but apparently there is some chance of an arrangement also with that hard-pressed corporation. It is never to be hoped that the management of the company will see that it can obtain no support from public opinion, upon which it can base a fight against the basic conditions of the report. Considering the division of public opinion which has characterized recent discussions of this matter, it is extraordinary that a definite plan could not finally be worked out, and approved unanimously both by the Board of Estimate and the Public Service Commission.

The Manhattan taxpayers' associations, which want the Brooklyn Company excluded from Broadway, and want the Manhattan concessions confined to the Interborough Company, are fighting for a lost cause. The Interborough company will never get essentially better terms than it is now being offered, and the admission of the Brooklyn company to Broadway will, in the end, be an advantage to Manhattan. Probably it will lead to a temporary re-distribution of population, but in the long run Manhattan is bound to gain from better communication with the large areas of cheaper land across the East River. Even if it had nothing to gain, it would be wrong to base the development of Manhattan on any policy that would injure the growth of the other boroughs. New York is one city, and though the other boroughs sometimes overlook the fact and squeeze the Manhattan taxpayer to the limit, that is no reason why Manhattan should be similarly sectional in its policy and outlook. The great merit of the McAneny Report is that it provides above all things for the growth of the Greater New York.

If the Interborough Company shows any disposition to come to terms, the Board of Estimate should be willing to make reasonable concessions. By reasonable concessions we do not mean any compromise upon such essential matters as the Broadway franchise or the policy of not estimating the income of the extensions in a way that will starve them; but if the company seeks some modifications of the terms in less essential respects, the city should surely meet it half way. In the board it should be remembered that the city will gain more from an arrangement with the Interborough Company on the basis of the report than the company will, and that if no arrangement is reached, New York will have to put up with a much inferior and more expensive transit system. The modifications made to the Report by the Board of Estimate were apparently inserted, not for the purpose of safe-guarding any essential city interest, but merely for the purpose of crowding the Interborough Company still further, and provoking it into dissent. If such a spirit prevails on the part of the city officials, it might well result in the failure of the negotiations—

not because of any disagreement on essentials, but mainly because of a vigorous insistence on unessential details.

If the negotiations fail, the Interborough company will lose much, but the city will lose more. The benefit which would result from the conversion of the report into a practical working arrangement, would be incalculable. It would mean a better and a more prosperous New York from every point of view; and the betterment and the prosperity could not be obtained by any other method in so short a time and with so small an expenditure of city money.

A Burden Upon Building.

The Record and Guide sympathizes with these builders and architects, who believe that the provision in the Code, making fireproof wood compulsory in buildings over a certain height, imposes a burden upon building that results in no compensatory public advantage. There is some sense in excluding the use of wood from buildings over a certain height, but there is no sense in trying at a huge expense to make a quick burning material like wood unflammable. The treatment, which fireproof wood receives, makes it ignite less quickly, but there is doubt how long this moderate advantage endures and there is always a question how thoroughly any particular shipment has been treated. Any such provision lends itself to evasion, particularly in the supply of a material, the demand for which varies enormously at different times.

During seasons of active construction of skyscrapers, it has been difficult to get enough wood, and there was a temptation for that reason to hasten deliveries at the expense of the process of impregnation. During a period of famine, when there are few jobs on which to figure, the tendency is to cut prices, and not to spend any more money than can be helped in producing the material. A system of inspection of such a process can never be thorough. Better abandon so-called fireproofed wood entirely and provide that buildings above a certain height should be built of really unburnable material.

The Week in Real Estate.

THERE was a perceptible falling off both in the volume and in the character of the trading in Manhattan this week. The number of sales reported was less than for any recent week, and the majority of the transactions were of the commonplace order. Large deals which have been a feature of the market for some time past were for the most part lacking, and rumors of big transactions about to close were not nearly so numerous as usual.

The district below Canal street furnished but two transactions of any particular interest. Uptown the trading was fairly well distributed between the East and West Sides. The principal transaction in lower Manhattan was an adjustment of the financial difficulties concerning the Liberty Tower Building at Nassau and Liberty streets which involved a big loan by one of the insurance companies and a transfer of the property.

Another change of ownership in this district, that of the Myers Building on Maiden lane, which was traded for the Langdon Hotel on 124th street, near Seventh avenue, is interesting only from the fact that it involved a radical change in the nature of the Harlem property. The new owner intends to convert the latter building from a hotel into a mercantile structure.

Another important transaction in this section was the resale by the Regent Realty Company of the Hoffman Arms, a nine-story hotel at the northwest corner of Madison avenue and 59th street. The

property was acquired by the present sellers from the Hoffman estate in the early part of the year at a price understood to be about \$550,000.

A few moderate sized sales were reported from the upper East Side and the Carnegie Hill section furnished one transaction which will involve the erection of another fine private house, a feature which is by no means common at the present time.

Several private house sales were negotiated on the West Side and Washington Heights, some of which were in the nature of an exchange of equities.

The leasing end of the market was entirely devoid of interest except in one instance, which was the announcement that the Locomobile Company of America had decided to move from Broadway and 75th street to 62d street, near Broadway.

The main center of the automobile trade was originally between 42d and 59th streets, on or near Broadway, but a number of firms decided a few years ago to move farther uptown. According to all reports the move has not been entirely satisfactory and it is understood that several other firms are preparing to move back to the district from which they first came.

A slight increase in activity was apparent in the Bronx, more sales being reported this week than in any previous week for some time. As most of the transactions involved vacant property, some revival of building in this borough may be looked for.

The Building Material Market.

Building interests were led to believe that the material market was approaching a normal level when fabricators of structural steel assumed a firmer attitude with respect to new contracts, but a cut in the price of cement of five cents a barrel, wholesale, upset this assumption. Coupled with this came the announcement that the much-talked-of brick manufacturers' merger in the Hudson River district had been consummated and would become effective on or about July 1.

In the one case, the stiffening of prices on the part of the fabricators and the merging of the brick interests have a tendency to deprive the builder and owner of any benefits of the low prices at which structural steel and common brick are now quoted in this city. The steel fabricating interests have never been able to get their prices above 1907 figures, except at odd intervals. For a year or more the Hudson River brick manufacturers have been selling their products here at a loss.

Common brick will advance at least 25 cents a thousand, wholesale, above present quotations as soon as the new combination begins business here, and fabricators will move their price up slowly if business continues to come out between now and October 1 at the rate it has gone ahead in the last two weeks since the mills cut the price of certain products.

In the case of Portland cement, the cut was retaliatory in nature, and there is no way of telling whether the next movement will be up or down. It will depend upon how hard the smaller companies wish to crowd the larger ones. The market is open now, and every company is fighting for itself, the while being stimulated by a falling off in consumption early in the season, during which time the mills were operated to full capacity.

More building and alteration work was done in Manhattan and the Bronx last week than in the corresponding week in last year. Brooklyn had more new building plans filed with the value about \$80,000 greater than in the same week in 1910, with cost of alterations about \$73,962 greater. As for Queens, new building plans for last week overshadowed that for

a similar week a year ago by 204 to 72, with a total estimated cost of \$1,085,570, as compared with \$276,475. In this borough, however, alteration work is about \$5,000 less than in the corresponding week a year ago.

The Meaning of a New Tax Measure.

Editor of the RECORD AND GUIDE:

The bill introduced by Senator T. D. Sullivan in the Senate and by Hon. W. A. Shortt in the Assembly, making the tax rate on all buildings half the present rate of taxation, and on all land in New York City double the rate, requires careful consideration by all students of taxation, by the real estate interests and by those interested in the common good.

It is proposed that a gradual change be made so that the rate of taxes each year be increased on the value of the land and decreased on the improvements, so that within a period of five years the improvements shall bear half the present rate of taxation to that of the vacant land.

If this law goes into effect it will bear hardest on those who have invested in vacant land and who are waiting for a rise in its value, so that they can obtain what economists are pleased to term the "unearned increment." On the other hand, it will benefit the builder, who is seeking a site on which to erect a building which may be rented for manufacturing, business or dwelling purposes. Very often the price of the site determines whether or not he will build. If the building site is cheap, it very often induces him to enter into the building operation, thereby giving employment to innumerable people, from the architect to the common laborer. Land being cheap, it will cheapen rents, thereby allowing a greater part of the earnings of the mass of people to be used for other purposes. It will benefit the manufacturer, for if his rent is cheap he can enter business more readily, thereby giving employment to others; he can afford to sell his goods cheaper, giving the benefit to the consumer in low prices. Land being cheaper, a builder could buy more land, and instead of building high in the air he could build over a larger area of land, thus improving the condition of the flat dwellers and minimizing danger in case of fire.

Increasing the rate of tax on land would discourage speculating in land, and the capital so used would be diverted to the production of wealth. Merchants who have put their surplus cost in vacant land during a boom have been ruined when the boom collapsed. Land would be purchased mainly for use only; there would always be a surplus of idle land which could be bought cheap. This would be of tremendous benefit to all, for everybody must use land as well as air and water. Imagine, if you can, air and water being held out of use until the owners thereof could exact the utmost price before they would consent to sell. They would have the community at their mercy; as it is with air and water, so it is with land, for one is as indispensable to the welfare of the community as the other.

To tax improvements has the direct opposite effect to that of taxing land values. If you tax buildings, which are the product of human industry, it tends to diminish their supply. If the tax were raised high enough, it would stop all building operations, and the result would be that rents would be so high that few could afford to pay them, as it would make buildings scarce, and, consequently, dear. It would, in short, drive capital away and decrease population in such a community, and all kinds of values would fall to the minimum.

On the other hand, if the rate of taxation on vacant land were raised high enough, it would cheapen land so that all who wanted could use it. Land is different from things produced by labor. It is a fixed quantity. The more you tax it the cheaper it becomes. If the speculative value is taken away from land by reason of a high tax, no one would want to buy it except for use. We have seen that a high tax on vacant land and a low tax on improvements would help everybody except the land speculator, and he would have ample time within five years to adjust his affairs without a loss. But he would be benefited more than he would lose, for in a general improved condition of society he would share in the general good, and he would be benefited. Instead of investing his capital in a way that retards the growth and morals of the community, he would put his money into productive channels, which would benefit himself and society as a whole.

EDWARD POLAK.

A NEW BRICK COMBINE.

Makers of 90 Per Cent of the Hudson River Common Unite in a Sales Organization.

At a meeting of twenty-nine manufacturers of common brick, representing ninety per cent of the annual output of the Hudson river district, the New York Brick Company was formally organized late yesterday afternoon at 103 Park avenue. John B. Rose, of Roseton, was elected president; Aaron E. Aldridge, of Fishkill, vice-president; Frank De Noyelles, Haverstraw, secretary, and Robert Main, of Saugerties, treasurer.

The meeting followed the temporary organization conference at Newburg, on Monday, when the Board of Managers was chosen and other arrangements for starting business on July 1 were made. The names of the members of this board and other details of the meeting will be found in the building material market news in this issue.

At yesterday's meeting a board of directors was chosen, consisting of the officers, who constitute the executive committee, and Lucien H. Washburn, of Haverstraw; Everett Fowler, of Haverstraw; H. J. Jova, of Roseton; Henry R. Brigham, of Kingston; Alonzo Rose, of Kingston; George H. Washburn, of Saugerties, and C. F. Suderley, Coeymans.

President Rose outlined the purposes of the organization as follows:

"This is in no sense a brick trust. Our capital is not sufficient to warrant such a designation for the company. It will not control prices, nor will it regulate shipments from kiln to market. Its primary purpose will be to make common brick manufacture in the Hudson river district profitable by reducing the cost of supplies to manufacturers and to cut down distribution costs in this city.

"The company will provide manufacturers with better facilities for selling their brick by giving them a selling organization. The agents who now sell brick for manufacturers will be offered positions in the new company if they care to accept them, and the commission house of John B. Rose Co. will pass out of existence with others.

"The new company will purchase all the manufacturer's supplies, thus saving vast sums. For instance, we will purchase thousands of tons of coal in a lump purchase and distribute it to various yards.

"We will begin business at 103 Park avenue on July 1, and we hope in time to bring all the existing companies in the district into the organization."

The total output of brick in the territory that this company will control runs up to more than 1,400,000 brick a year. Under the old plan this brick was shipped into the New York market to be sold at prices fixed by manufacturers, which, however, were frequently beared to lower levels. For a year past local wholesale prices have been below the manufacturers' profit line, that is, below \$6.25 a thousand at dock. Under the new system the cost of production will be lowered so that brick can actually be sold here at a price lower than \$6.25 and still leave a margin for the manufacturer.

By knowing in advance of arrival of cargoes where deliveries are to be made the company will be able to save dockage at West Fifty-second street and ship direct to the points of distribution at Forty-fourth street or Pier 6, East River. This is only one instance of a possible saving in distribution costs which will benefit the manufacturer.

The Sayer and Fisher Company, which is the largest of the Raritan River brick manufacturers, was not represented at the meeting, although some of the Hackensack district manufacturers wrote for representation. No Connecticut companies have joined the new combination.

The importance of this arrangement from the builder's point of view is that he will be able to figure on brick for his operations without allowing for possible

fluctuations. He can also feel secure against a possible inflation of prices, because as soon as common brick in this market reaches \$6.50 and over Connecticut brick can enter the market as a competitor. It is therefore safe to predict prices between the present quotation of \$5.78 1-2 a thousand and \$6.37 1-2.

The New York Brick Company will, in addition to controlling the brick output of the Hudson River district, also handle a large bulk of the sand, gravel, crushed stone and road binder material, the first two commodities being used by manufacturers for tempering purposes, and the last two in road and park drive construction in the city and throughout the state.

Baseball Stadium is Nearing Completion.

Instead of ball teams being forced to shift from one field to another after brief intervals, permanent grounds are now being established, with ample conveniences for the public. This is notably so in the case of the New York National League Club, which has for years occupied the historic Polo Grounds—until the grandstand was destroyed by fire on the 14th of April.

A contract was immediately entered into with the Osborn Engineering Company, of Cleveland, Ohio, which was, at the time, completing a grandstand for the Washington Baseball Club, for the preparation of plans and details in connection with the construction of an immense fireproof grandstand on the site of the ruins, but with greater seating capacity than the old.

In the meantime, the ball club secured an extension of its lease on the Polo Grounds to cover a period of about thirty-five years. The Osborn Company, having had large experience in designing and constructing reinforced concrete structures and ample drafting room facilities, were able to turn out the working drawings in a remarkably short time. The contract for the general work was awarded to the Snare & Triest Company, of this city, on the 6th of May, and the carpenter work to James Foster, of Philadelphia. The structural steel work was sublet to the American Bridge Co., the work being done at the Pencoyd Mills, and the delivery of steel on the grounds commenced within five weeks.

It was expected that foundations could be had on bedrock for the greater portion of the structure, but when the work was actually commenced it was discovered that this was not the case. Piles had to be substituted at the last moment, thus delaying the progress of the work somewhat at the start.

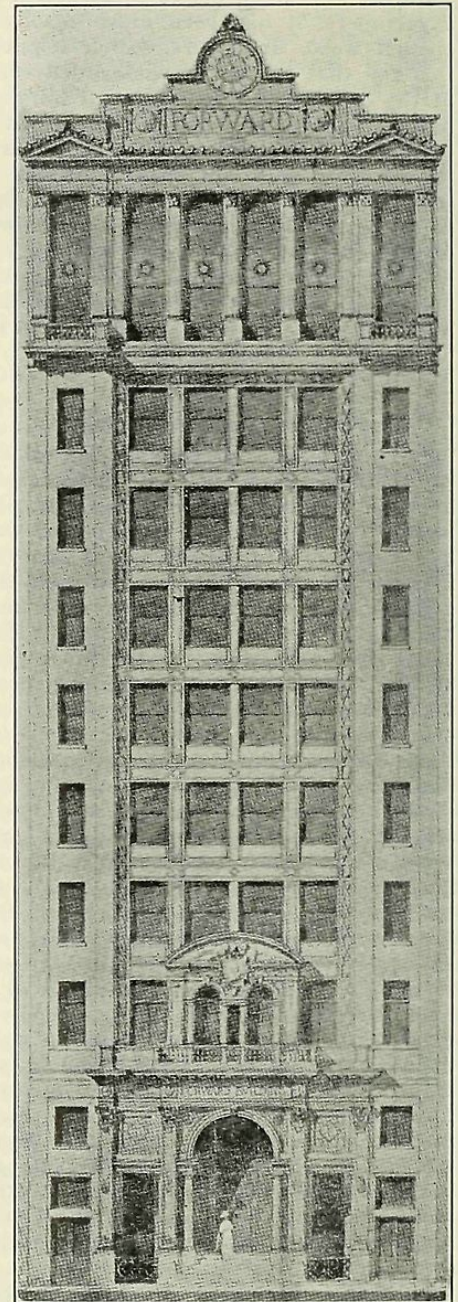
It had been the hope of the ball club to be able to use the grounds on the 28th of June, and every effort was made to have the lower deck of the grandstand completed before that time; and although this has many times seemed impossible of achievement, it is now an assured fact that the semi-circular portion of the lower deck will be ready on that date.

The grandstand at the Polo Grounds is unique in many particulars. It is the only fireproof stand in the East, with the exception of the one at Washington. The old stand at Washington was destroyed by fire this spring, and was rebuilt in record time of reinforced concrete and steel under the direction of the Osborn Engineering Company. The stand at the Polo Grounds is semi-circular in form, giving an unobstructed view from all portions of the stand. The roof is to be carried on heavy trusses, with the supporting columns being placed well back from the front and about forty feet apart.

Over 1,500 piles have been driven as a foundation for the structure. The tops of these were cut off below water level and were capped with massive blocks of reinforced concrete, upon which the sup-

porting columns of the structure rest. All columns are connected by concrete girders along the radial lines, and across the top of these girders in a peripheral direction lay the concrete joists which carry the treads. The slab is three inches thick, reinforced with 3-16-inch square twisted steel rods, spaced six inches on centers. A continuous bond has been provided between all structural members, and no expansion joints provided for. The roof has been designed not only as a protection against the weather, but with a view to architectural grace as well. A wide frieze is planned for the face of the roof, and the entire exposed front of the stand is to be decorated so that the stand, when completed, will be in a class by itself, without comparison to any other existing stand. The work is being supervised by Irving L. Daniels, resident engineer for the Osborn Engineering Company. Mr. Daniels' home is in Cleveland, Ohio. Henry B. Herts, architect, of 113 East 19th street, New York, has been retained as architect for portions of the general scheme of improvement. The present building contracts do not cover all the work contemplated by Mr. Brush.

An interesting feature of the building operations has been the utilization of a double-track industrial railway, 56 feet high and extending the length of the work. All the timber used for the forms will be preserved by the owner, Mr. Brush, and used in the construction of concrete open stands, to take the place of the existing wooden "bleachers." Operations are carried on both day and night.



Geo. A. Boehm, Architect.

FORWARD BUILDING.

This will be a granite, marble and terra cotta printing house at Nos. 173-175 East Broadway, for the Forward Association. The site is now excavated.

REAL ESTATE NEWS SECTION

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

A New Deal on for the Hoffman Arms.

It was learned yesterday that negotiations had practically been completed for a resale of the hotel known as the Hoffman Arms, at the northwest corner of Madison av and 59th st. The building, which is a 10-sty structure on a plot fronting 100 ft. on Madison av and 95 ft. on 59th st, was owned for many years by the Eugene Hoffman estate, it having been built about twenty years ago by Dean Hoffman.

In February of this year the estate sold the property to the Regent Realty Co. at a price said to have been about \$550,000. Alterations have recently been made to the building.

At the time the building was erected the district was a high-class residence section only, but in the last ten years both Madison av and 59th st have developed into business thoroughfares. The identity of the new buyer could not be learned.

Liberty Tower in New Hands.

The Metropolitan Life Insurance Company has made a loan of \$1,600,000, due April 1, 1916, at 5½ per cent., to the Liberty-Nassau Building Company, the owner of the Liberty Tower Building. It is also understood that a new company has been formed to take over the property at about \$3,150,000. The newly formed company will have as directors Allen W. Evarts, of Evarts, Choate & Sherman; W. C. Connett, of St. Louis; Lorenzo Semple, of Coudert Brothers; Walter Roberts, of William Bradley & Son; and Frederick Lord, of the Lord Electric Company.

The C. L. Gray Construction Company, which erected the building, will hold a controlling interest in the property. Foreclosure proceedings were recently started, and the building was to have been sold at auction on July 5.

Planning to Relieve Street Congestion.

The office of the Borough President is engaged in making plans for relieving street congestion in various parts of the town. Statistics are being gathered as to the number of persons and vehicles passing certain crowded points in a given time, and these will be used in Mr. McAneny's report on the subject.

Particular attention has been given to Nassau street and Broadway from 33d to 34th streets. An underground sidewalk has been suggested for both these districts. It has also been suggested that vehicular traffic would be greatly benefited in Greeley Square if many of the elevated pillars at this point were replaced by arches.

Adjoining Owner Buys Pinkney Plot.

Joseph P. Day sold for Heilner & Wolf and Samuel H. Stone the plot 45x71.10, on the south side of 111th st, 100 feet west of Fifth av. The buyer is Edward Friedman, who recently acquired the adjoining block front on the west side of Fifth av, between 110th and 111th sts, at the auction sale of the Pinkney estate buildings conducted by Mr. Day on May 15. His holdings at this point now have a frontage of 101.10 on Fifth av, about 125 feet on the circle, 50 feet on Cathedral parkway and 145 feet on 111th st, with a depth of 171.19 feet.

Murray Hill Restrictions Confirmed.

A new confirmation of the general principles of the restrictions against business buildings in the Murray Hill section was obtained this week at the hands of ex-Justice Leventritt, acting as referee in a suit which called the legality of such restrictions in question.

The plaintiffs, ladies named Irving, living at 121 East 37th street, and wholly within the restricted district, complained against the noises emanating from the depot of the White Cross Milk Company, which occupied a stable rented from Mrs. Collis P. Huntington. The decision of the referee sustains the complaint and states further:

"There is an absolute incongruity between the milk business and its surroundings. Therefore, I conclude that the business conducted by the defendant company so disturbs the quiet and comfort of the plaintiffs that it amounts to a private nuisance and should be enjoined. The lease of the stable building expressly permits its use for milk business and authorizes interior structural changes in the buildings necessary to adapt it therefor. The conclusions herein reached are, first, that these changes, together with the use of the building, violate the restrictive covenant, and, second, that the necessary operations of the business constitute a private nuisance and make the defendant, Mrs. Collis P. Huntington, a proper party defendant, and require that the injunction should also run against her."

The referee's view is that the sixty-four-year-old agreement is perfectly good, and that even if it weren't there would still be ample ground for suppressing the obvious nuisance of the milk cannery.

Will Investigate Factory Conditions.

Under the Wagner act, which has passed the Legislature and will be signed by the Governor, a commission of two Senators, three members of the Assembly and four citizens will be appointed to investigate the conditions under which manufacturing is carried on in cities of the first and second classes, in relation particularly to the danger from fire to the operators.

Henry Morgenthau, president of the Committee on Safety, said: "Our committee will co-operate with the commission. It has been our object to avoid anything irrational and to study the problem from all sides, so that the required reforms will be reasonable and permanent."

A Partial Approval.

At a special meeting held this week the Dyckman Taxpayers Association, of which Minturn Post Collins is president, endorsed the proposal of the Interborough and urged its adoption by the Board of Estimate and the Public Service Commission. The McAneny report, excepting that portion which awards the Broadway and 7th av route to the B. R. T., was also approved.

Whitehall Club's Fine Library.

The Whitehall Club, on the thirtieth floor of the Whitehall Building, has just placed at the service of its members a remarkably fine collection of books, dealing largely with the history and growth of New York and illustrating its old landmarks and famous buildings. The collection was made by George Mortimer, one of the vice-presidents of the United States Realty and Improvement Company, who has presented it to the club.

PRIVATE REALTY SALES.

South of 59th Street.

BLEECKER ST.—Pepe & Bro. sold for Amelia C. Upham, as executrix, 356 Bleecker st, a building with store, on lot 25x75, to Louis Malavita, who has resold it to A. Sermolino.

PITT ST.—Levy & Starr and Meister & Bache resold 133 Pitt st, 5 and 4-sty front and rear tenements, on lot 25x100.

ST. MARK'S PL.—John M. Ruckert resold for Frederick A. Loeke to Marie Buehler, 103½ St. Mark's pl, a tenement, on lot 13.6x93.11. The property is leasehold, belonging to the estate of Suckley Ward Ford.

WASHINGTON SQ.—Joseph P. Day sold for Fordham University, 31 Washington sq, a 5-sty building, on lot 26x100, 45 ft. north of Washington pl.

WASHINGTON PL.—Pepe & Brother sold for E. G. Badgler the three 4-sty houses at 68 to 72 West Washington pl, on plot 63x55.

3D ST.—John M. Ruckert sold for George W. May, 137 East 3d st, a 4-sty tenement, on lot 25x100. The property is leasehold, belonging to the estate of William Waldorf Astor.

15TH ST.—Pepe & Brother sold for Thomas J. Byrne to Louis Malavita 149 East 15th st, a 3-sty dwelling, on lot 25x55.

16TH ST.—Furey & Co. sold for Hugh E. O'Reilly to the Hasco Building Co. (Lorin A. Scott, president) 47 West 16th st, three 4-sty dwellings, on plot 65x92, 155 ft. east of 6th av. The plot has been held at \$195,000. After July 1 a 12-sty mercantile building is to be erected on the site. The brokers report that a Catholic book and supply house is negotiating for a long term lease of the entire building.

22D ST.—Mark Rafalsky & Co. sold for the Marmac Construction Co. to the Commercial and Realty Co., J. J. Steindler, president, the new 12-sty store and loft building, on plot 62.6x98.9, at 150 and 154 West 22d st, between 6th and 7th avs. The site was acquired by the sellers from the Reliant Holding Co. about a year ago. The buyer gave Jersey City property in part payment. The brokers have been appointed agents for the building.

25TH ST.—Horace S. Ely & Co. sold 108 East 25th st, on lot 20x98.9, for Mrs. Malleville W. McClellan; also 110 East 25th st, on lot 20x98.9, for Winthrop Parker, trustee; also 112 East 25th st, on lot 20x98.9, for Mrs. Anne B. Rogers, making a total plotage of 60x98.9. No immediate improvement is planned.

27TH ST.—L. Tanenbaum, Strauss & Co., and Cammann, Voorhees & Floyd, sold 124 and 126 East 27th st, old buildings, on plot 49.9x98.9, to Joseph Solomon.

31ST ST.—Maurice Mandelbaum and J. H. Kempner bought from Agnes G. Hawthorne, of Chicago, Ill., through H. V. Mead & Co., 312 West 31st st, a 3-sty dwelling, on lot 18.9x98.9.

36TH ST.—Robert Spencer Finney bought the 3-sty dwelling at 147 West 36th st, on lot 20x98.9. Mr. Finney owns the 12 sty building adjoining and bought the property to protect his light.

38TH ST.—McVickar, Gaillard Realty Co. sold for the heirs of William Bard McVickar the 4-sty dwelling at 48 West 38th st, between 5th and 6th avs, on lot 21x98.9, to Isabel A. Lee, who will alter it for business purposes.

42D ST.—Ennis & Sinnot bought from Minnie Mesny, of England, through the Douglas Robinson, Charles S. Brown Co., 625 West 42d st, 4-sty front and 3-sty rear tenements, on lot 25x100.

45TH ST.—Paul Salvin bought from Charles Laue, 132 and 134 West 45th st, an 8-sty hotel structure, on plot 35x100.5, between Broadway and 6th av, and known as the Hotel Werner. The property was held at \$175,000. E. H. Ludlow & Co. were the brokers. Adjoining is the Hudson Theatre and diagonally opposite is the 45th st Exchange, a new 12-sty office building, recently sold by John E. Olson to William Crawford.

49TH ST.—The Douglas Robinson, Charles S. Brown Co. resold for Maurice

Mandelbaum to Aaron Buchsbaum 405 and 407 West 49th st, two 5-sty front and 4-sty rear tenements, on plot 50x100.5.

50TH ST.—Byran L. Kennelly sold for K. A. Fitzpatrick 24 West 50th st, a 4-sty American basement dwelling, Columbia College leasehold, on lot 16x100 for about \$20,000.

57TH ST.—G. A. Derschuch sold 327 West 57th st, a 4-sty dwelling, on lot 25x100.5, for Josephine Stein.

AV. A.—Edward L. King & Co. sold to the American Society for the Prevention of Cruelty to Animals the parcel at the southwest corner of Av A and 24th st, having a frontage of 100 ft. on the av and 81.5 ft. on the st. A new building will be erected on the site to be occupied by the executive officers and other departments of the society.

MAIDEN LANE.—The Charles F. Noyes Co. and Daniel Birdsall & Co. sold the 12-sty Myers Building, at 47 and 49 Maiden lane, for the S. F. Myers Realty Co. to Frederick B. Ayres, of Boston. The Myers Building covers a plot 45x140, and was held at \$750,000 and rents for about \$65,000 per annum. The buyer gave in part payment the Langdon Hotel, at 157 and 159 West 124th st, a 10-sty apartment house, on plot 50x100. This exchange represents a total amount of about \$1,000,000. The Langdon will be altered for business purposes.

2d AV.—The Jentz estate sold 207 2d av, the southwest corner of 13th st, a 4-sty dwelling, on plot 26x110, to Mrs. Sadie Smith. The consideration is reported to have been \$57,500.

4TH AV.—The Protective Realty Co., Patrick H. Keenan, president, bought from Moses Dinkelspiel, through M. & L. Hess, 427 4th av, a 4-sty building, on lot 20.6x80. The buying company owns Nos. 423 and 425, adjoining, and now has a plot 67.6x80 at the northeast corner of 4th av and 29th st. No plans for an improvement have been made.

8TH AV.—Leo Hess sold for Charles Christman to the Protective Realty Co., 488 8th av, a 3-sty flat, on lot 23.8x100, 78 ft. north of 34th st. Another story will be added and the upper floors will be used for offices. The property was held at \$100,000.

North of 59th Street.

63D ST.—Bryan L. Kennelly sold for Rev. John M. Farley to a client of Post & Reese 120 and 122 East 63d st, a 4-sty brick stable, on plot 50x128.

73D ST.—Pease & Elliman sold for Miss M. L. Simpson 276 West 73d st, a 3½-sty dwelling, on lot 17.3x76.8. Thos. J. McLaughlin, who owns No. 274, is the buyer.

75TH ST.—Pease & Elliman sold for the estate of James H. Benedict, Francis K. Pendleton, trustee, 110 East 75th st, a 3-sty stable, on lot 25x100, to Albert C. Bostwick, who will use the property as a private garage.

76TH ST.—Pease & Elliman sold for Albert B. Bostwick 63 East 76th st, a 2-sty stable, on lot 25x102.2.

76TH ST.—Jennie R. Russell sold to Arthur L. Reed 167 West 76th st, a 4-sty dwelling, on lot 20x102.2. In part payment the buyer gave a plot of about three acres at Southampton, L. I.

77TH ST.—The McVickar, Gaillard Realty Co. sold for Otto Grimmer to the New York Real Estate Security Co. 66 to 72 East 77th st, three 5-sty apartment houses, on plot 100x102.2, just east of Madison av. The property was held at \$250,000.

81ST ST.—Worthington Whitehouse sold for George A. Viehmann, 119 East 1st st, a 3-sty dwelling, on lot 20x102.2. The buyer will occupy the house.

89TH ST.—Laura S. Heilner sold to Irene M. Madden 311 West 89th st, a 3-sty dwelling, on lot 20x100.8, between West End av and Riverside Drive, for \$27,500.

99TH ST.—Biloon & Ostroff bought the two 6-sty new-law tenements at 224 to 228 East 99th st, on plot 75x100.

104TH ST.—Margaret M. Locke sold 252 West 104th st, a 3-sty dwelling, on lot 18x100.11.

119TH ST.—Heller & Sussman sold the 5-sty building at 72 East 119th st for Harry Schwartz, and also the building at 19 West 118th st for a Mr. Strayer. The buyer gave in part payment a 4-sty house in Brooklyn.

120TH ST.—Robert Levers sold 56 West 120th st, a 3-sty dwelling, on lot 18.9x100, for Dr. Henry Helman to Max Schulhof.

120TH ST.—The Melvin Construction Co. (Friedman & Feinberg) sold 325 and 327 East 120th st, a 5-sty new-law tenement, on plot 50x100.11.

133D ST.—Clarence E. Hutchinson sold for Agnes McLean 66 West 133d st, a 5-sty colored tenement on lot 25x100, to Charles Weiland. In part payment the buyer gave Sunnybrook Farm at Tappan, N. Y. The trade involved about \$100,000.

137TH ST.—The Lewis H. May Co. sold for S. Weiner to Lee S. Bair, 222 West 137th st, a 3-sty dwelling, on lot 16.6x99.11.

137TH ST.—Lowenfeld & Prager resold 290 West 137th st, a 4-sty dwelling, on lot 15.6x99.11.

152D ST.—The Duross Co. sold for F. W. Meysenburg 535 West 152d st, between Broadway and Amsterdam av, a 3-sty dwelling, on lot 16.8x100. The seller recently took this house in part payment for Wyndham Court, at 239 and 241 West 141st st.

158TH ST.—A. Offenber & Son sold for the Melvin Construction Co. (Friedman & Feinberg) the new 6-sty elevator apartment house known as Dorezo Court, at 543 to 549 West 158th st, on plot 100x99.11, adjoining the northeast corner of Broadway.

162D ST.—The S. H. Raphael Co. resold for Mrs. C. Russell to W. Murray 520 and 522 West 162d st, a 5-sty new-law house, on plot 40x99.11. The price was about \$62,500.

162D ST.—Williams & Grodinsky resold 438 West 162d st, a 3-sty dwelling, on lot 19.6x98. The sellers took this property in trade for the southeast corner of Brook av and 162d st, last week.

171ST ST.—Paul Halpin sold 703 West 171st st, a 3-sty dwelling, on lot 25x100, adjoining the northwest corner of Fort Washington av. The buyer will occupy it.

215TH ST.—J. D. Carter, the marine artist, sold a plot, 50x99.11, on the north side of 215th st, 100 ft. east of 9th av.

AMSTERDAM AV.—H. C. Senior & Co., sold for Michael McGarry and Terrance P. Smith to Gustav Veget, 726 Amsterdam av, a 5-sty flat on lot 25x86, between 95th and 96th sts.

PARK AV.—John J. Cody sold for Augustus Allen to the Glen Realty Co., William H. Corbitt, president, 1036 Park av, a 4-sty dwelling, on lot 20x70, adjoining the southwest corner of 86th st. This property has been in the possession of the Allen family for about 30 years.

PARK AV.—Pease & Elliman sold the following dwellings: for Mrs. S. Meyers, 77 East 91st st, on lot 20x67; for Mrs. William Reichman, 79, on lot 18.6x67; for Miss Mary H. Maynard, 81, on lot 18.6x67; for James W. McCulloch, 83, on lot 20x67; and for a client, 1142 Park av, on lot 17.3x77, forming a plot 84.3x77 at the northwest corner of Park av and 77th st. The buyer, Mrs. Frederick Bronson, will improve the combined site with two private residences, one of which will be constructed for her own occupancy.

ST. NICHOLAS AV.—Lou Pegram resold, through A. Offenber & Son, the plot, 95x100, at the northwest corner of St. Nicholas av and 177th st, to a builder for improvement with a 6-sty elevator apartment house.

Bronx.

KELLY ST.—Stanley Holcombe Molleson sold through Sharrott & Thom to Dr. Julius Weiss for occupancy 748 Kelly st, a 3-sty dwelling, on lot 25x100.

159TH ST.—John Peyman sold 410 East 159th st, a 2½-sty frame dwelling, on lot 25x100.

176TH ST.—Alexander Selkin sold for W. J. O'Brien the plot, 50x191, on the south side of 176th st, 50 ft. west of Prospect av.

232D ST.—The Crawford estate sold to a client of David Stewart four lots on the south side of 232d st, 281 ft. east of White Plains av, 100.6x114.6; also four lots on the north side of East 231st st, 281 ft. east of White Plains av, 100.6x114.6.

BELMONT AV.—Heller & Sussman sold to Abraham Dworsky the southwest corner of Belmont av and 181st st, a 5-sty flat, on lot 50x100. The buyer gave in exchange the southeast corner of Concord av and 147th st, a plot 200x100.

BAYCHESTER AV.—The Loeb-Hill Realty Co. sold 66 lots at the Baychester av station of the New York, Westchester and Boston Railroad, now being constructed. Fridolin Weber was the broker. The same company also sold 21 lots on Ely av, adjoining the above property through the same broker.

BATHGATE AV.—Biloon & Ostroff resold to Simon Blaut 1750 and 1752 Bathgate av, a 5-sty new law house, on plot 42x110.

CONCORD AV.—Kurz & Uren, Inc., sold for Thomas H. Roff the northeast corner of Concord av and 145th st, a vacant plot, 23.10x100.

CROTONA AV.—The Columbia Realty Brokers sold for George E. Heupher the plot, 200x100, at the northeast corner of Crotona av and 182d st, to a builder for about \$35,000.

COMMONWEALTH AV.—Conrad Brenn sold to Mrs. Frederick Balschum a lot on the west side of Commonwealth av, 148 ft. north of Tremont av.

CLINTON AV.—Marvin D. Stokem sold for Peter Fox 1411 Clinton av, a 5-sty flat, on plot 37.6x100.

HOE AV.—Hoe Realty Co., S. J. Hoexter, president, bought the plot at the northeast corner of Hoe av and Home st, 175x109.

HEATH AV.—Shaw & Co. sold for A. Anderson the 3-sty brick 2-family dwelling at 2898 Heath av, on lot 20x100.

HUGHES AV.—Julius Trattner and Sussman & Heller sold for a Mr. Carucci the southeast corner of Hughes av and 181st st, a 5-sty flat, with stores, on plot 51x100.

JEROME AV.—Mrs. Tuttle sold to Hirsch & Schreppenhauser for about \$12,000 the 3-sty flat at 2431 Jerome av, on lot 19.4x100.

PARK AV.—Herbert W. Clark sold for the estate of Rudolph Walters the factory property at 4283 Park av.

PROSPECT AV.—Ernst & Cahn sold to Katharine I. Deilly 743 to 749 East 187th st, northwest corner of Prospect av, four 2-sty two-family houses, on plot 95x100.

PROSPECT AV.—H. Schmidt resold for the Broadway Cathedral Parkway Co. the plot, 50x121 (irregular), on the west side of Prospect av, 300 ft. north of 156th st. The buyer will improve the property with a 5-sty apartment house.

STERLING AV.—Shaw & Co. sold to a builder a plot, 125x100, on the east side of Sterling av, north of Glen road.

UNION AV.—Julius Trattner and Sussman & Heller sold for Henry Gundlach the plot, 100x100, on the east side of Union av, 60 ft. south of Westchester av.

WASHINGTON AV.—Marvin D. Stokem sold for Louisa A. Grill the plot 63x110 with a dwelling on the east side of Washington av, about 200 ft. south of 170th st.

WEBSTER AV.—Platt & Albert sold for John Schreyer a plot, 75x100, on the west side of Webster av, 225 ft. north of 179th st, to the Erber Construction Co. Two 5-sty flats will be built on the site.

WASHINGTON AV.—David Kraus sold for Dr. George F. Raynor to the Mundane Realty Co., the southeast corner of Washington av and 174th st.

WESTCHESTER AV.—Leo M. Mosauer sold for William Simpson the northwest corner of Westchester av and Tiffany st, plot 102x97, irregular.

WEBSTER AV.—The Brown Realty Co. bought 3538 to 3550 Webster av, seven two-family houses, each on lot 18 x75.

Leases.

HOBARTY, an art dealer of London, is the lessee of the store in Henry Clews' building at 630 5th av.

VAN VLIET & PLACE leased for ten years, the store in 407 and 409 West 13th st, to John J. Felin & Co., of Philadelphia.

THE CROSS & BROWN CO., leased 5,000 sq. ft. of space on the 6th floor of the Stiner Building, at the northwest corner of Broadway and 31st st, to S. M. Goldberg.

ALBERT B. ASHFORTH, INC., leased to Clawson, Wilson Co., of Buffalo, a floor in the Arena Building, at 38 and 40 West 32d st, running through to 39 and 41 West 31st st.

THE REVILLE-SIESEL CO. leased three stores at the junction of Southern Boulevard, Westchester av and West Farms rd, to Gus Breidenbach and Samuel Haber for ten years.

CHARLES BUERMANN & CO. leased for Mrs. Elizabeth Sippelius to the Adelphi Holding Co., the southwest corner of Av A and 2d st, for twenty-one years from May 1, 1911, at a total rental of \$60,750.

FORMER LIEUTENANT-GOVERNOR TIMOTHY L. WOODRUFF leased his camp in the Adirondack, known as Kamp Kill Kare, comprising more than 1,000 acres on Racquette Lake, to Bernard Baruch for the summer.

WORTHINGTON WHITEHOUSE leased for S. Osgood Pell & Co. the west basement store and parlor floor in 20 and 22 East 46th st to Estelle Mershon, of the Chamberlin, Johnson & DuBose Co., of Atlanta, Ga. The lease is for ten years, at an aggregate rental of about \$100,000.

J. ARTHUR FISCHER leased for J. Walter Rosenberg of Philadelphia to Joseph H. Joubert, the 4-sty building at

135 West 45th st, for a term of ten years at an aggregate rental of \$45,000. The tenant will make extensive alterations for his restaurant business; also for E. B. Katz to Michael J. McBride the 5-sty dwelling at 317 West 33d st, for a term of years.

BARNETT & CO., leased for a long term of years, the 3-sty dwelling at 62 West 126th st, for G. Barthold to Miss Mitchel; also 44 West 128th st, a 3-sty dwelling for B. Walters; also 28 East 127th st for a Mrs. Renalds to a Miss Coglin; also the store in 4 West 125th st, for A. Rodgers for a long term of years at the aggregated rental of \$8,000 to the Electrola Piano Co.

CHARLES B. BARKLEY leased to the Locomobile Co. of America 16 to 22 West 61st st, four 5-sty buildings, each on lot 20x100.5, located 81.6 ft. west of Broadway and adjoining the 12-sty apartment house at the southwest corner of Broadway and 61st st. The lease is for a term of twenty-one years, with the privilege of renewal. The property will be improved with a 7-sty building for the exclusive use of the lessee.

M. & L. HESS leased for Elizabeth L. Goodnow, a loft, in 60 University pl, to Liberman & Ferguson; also for the Century Bank, a loft, in 135 5th av, to Pannell & Co.; also for the Douglas Robinson, Charles S. Brown & Co., the entire building at 33 East 12th st, to the Star Box Co.; for the Yawl Realty Co., the 11th loft, in 136 to 140 West 21st st, to J. & M. Yellin and for Leon Cohen, a loft in 22 and 24 West 27th st, to the Belle Skirt Co.

Recent Buyers.

JACOB LIPMAN is the buyer of 19 and 21 Christopher st, sold recently by Lillie G. O'Brien and Mary T. and Angelo M. Brosman.

PATRICK J. McGUIRE is the buyer of the flat at 645 Lexington av reported sold, recently, by the Llewellyn Realty Co.

WILLIAM F. PALMER is the buyer of the dwelling at 229 Edgecombe av, sold, recently, by William J. Huston.

RICHARD V. DEY, of San Francisco, is the buyer of the dwelling at 28 West 88th st, sold recently by Jacob Israelson.

EDWARD A. SCHMIDT, of Philadelphia, is the buyer of 50 to 56 John st, sold recently by Charles B. Van Valen.

MICHAEL COLEMAN is the buyer of the dwelling at 50 West 51st st, Columbia College leasehold, sold recently by the estate of Matilda A. Tompkins.

Real Estate Notes.

MORRIS MOORE has moved his office to 2,121 Madison av, where he will continue to conduct a general real estate business.

LEWIS B. PRESTON has been appointed agent of the Clarendon Building, at the southeast corner of Fourth av and 18th st.

THE F. C. BECKER REALTY CO. has been appointed agent of the Art Color Building, at 209 to 219 West 38th st.

THE ROTHSCHILD REALTY CO., has been incorporated at Albany, with a capital of \$2,700,000. The directors are R. J. J. and J. Jacquin Rothschild. The company will take over the realty holdings of the late Jacob Rothschild, which include the Hotel Majestic at Central Park West and 72d st, and two 16- and 18-sty business buildings at the northwest corner of 5th av and 15th st.

THE FOURTH ANNUAL OUTING and Games of the U. S. Metal Products Co.'s Mutual Benefit Society will be held at Donnelly's Grove, College Point, Saturday, July 22.

THE SOUTH BRONX Property Owners' Association held their annual outing

on Wednesday, June 21, at Donnelly's Grove, College Point.

LOUIS ISRAELSON has opened a real estate office at 398 West 145th st.

LEON S. ALTMAYER has placed a first mortgage of \$55,000, at 5 per cent, on the apartment house known as the Worthmore, at the northwest corner of Hoe av and Freeman st.

DUFF & CONGER were associated as brokers with Pease & Elliman in the sale of 77 East 91st st for Mrs. S. Myers to Mrs. Frederick Bronson.

WILLIAM DE FOREST MANICE obtained a loan of \$300,000 for five years at 4 per cent, on the property at the northeast corner of Madison av and 32d st, through F. Foster Gaines, of De Selding Brothers. The property, which has a frontage of 98.9 ft. on the avenue and 100 ft. on the street, will be improved with a 12-sty building, at an estimated cost of \$450,000. The Herald Square Holding Co., Arnstein & Levy and George Backer, recently leased the property for twenty years at a net annual rental of \$50,000.

PEASE & ELLIMAN have been appointed renting agents for the 8-sty apartment house at 771 Madison av, owned by the Jackson Realty Co., J. A. Stein, president.

AT a special meeting of the governors of the Real Estate Board of Brokers of the City of New York held the other day, the rapid transit report of Borough President McAneny was approved.

E. DE FOREST SIMMONS was married on June 15, at the Zion and St. Timothy Church, this city, to Mrs. A. B. Nicoll. In consequence of the recent death of the father of the bride, the wedding was a private one.

EDWARD POLAK, real estate, has moved his office to 511 East 174th st, Bronx.

MUNICIPAL ASSESSMENT FORECAST

Complete Record of Official Announcements Concerning Public Works in Manhattan and in the Bronx, Involving Special Assessments on Real Estate.

Hearings for the Coming Week.

Bureau of Street Openings.

90-92 WEST BROADWAY.

Monday, June 26.

WHITE PLAINS RD.—Closing, northern boundary of city to Morris Park av; 2 p. m.

SEAMAN AV.—Assessment, from Academy to Dyckman sts; 11 a. m.

MAIN ST, CITY ISLAND.—Opening, City Island Bridge to Long Island Sound; 3 p. m.

ST. GEORGE'S CRESCENT.—Assessment, between East 206th st and Van Cortland Park; 11 a. m.

WADSWORTH TERRACE.—Opening, etc., from 188th st to Fairview av; 9.30 a. m.

MCGRAW AV.—Opening, between Beach av and Unionport rd; 2 p. m.

HAVILAND AV.—Opening, etc., from Virginia to Zerega avs; 3 p. m.

Tuesday, June 27.

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

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

ZEREGA AV.—Opening, from Castle Hill av, near Hart's st, to Castle Hill av, at or near West Farms rd; 1 p. m.

CITY ISLAND BRIDGE.—Opening, the easterly approach included in parcels A and B, Bronx; 4 p. m.

BENSON AV.—Opening, etc., from West Farms rd to Lane av; 2 p. m.

WEST 135TH ST.—Opening, between 12th av and the Hudson River; 2 p. m.

WEST 135TH ST.—Assessment, between 12th av and the Hudson River; 3.15 p. m.

Wednesday, June 28.

GRAND BOULEVARD.—Opening, extension of and approaches to the southerly end from East 158th st to East 164th st, Bronx; 2.30 p. m.

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

WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River, Bronx; 10 a. m.

METCALF AV.—Assessment, from Bronx River av to East 177th st; 3.30 p. m.

METCALF AV.—Opening, etc., from Bronx River av to East 177th st; 3 p. m.

PATTERSON AV.—Opening, from the bulkhead line of the Bronx River to the proposed bulkhead line of Pugsley's Creek; 2 p. m.

Thursday, June 29.

BEACH AV.—Opening, between Gleason av and Bronx River av; 11 a. m.

HOUGHTON AV.—Opening, etc., from Bolton av to Westchester Creek; 3.30 p. m.

BOSTON RD AND BEAR SWAMP RD.—Opening, between Bronx Park and White Plains rd, and Bear Swamp rd, between Boston rd and White Plains rd; 10 a. m.

Friday, June 30.

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

Commissioners of Appraisal.

258 BROADWAY.

Monday, June 26.

15TH TO 18TH STS, NORTH RIVER.—Dock proceedings; 2.30 p. m.

Tuesday, June 27.

BROOKLYN BRIDGE ARCHES; 2 p. m.

Wednesday, June 28.

15TH TO 18TH STS, NORTH RIVER.—Dock proceedings; 2.30 p. m.

Thursday, June 29.

18TH TO 23D STS, NORTH RIVER.—dock proceedings, objections; 11 a. m.

HAMILTON PL.—School site; 1 p. m.

BROADWAY FERRY; 2 p. m.

57TH TO 61ST ST; 2 p. m.

BROOKLYN BRIDGE ARCHES; 2 p. m.

Friday, June 30.

15TH TO 18TH STS, NORTH RIVER.—Dock proceedings; 2.30 p. m.

Local Board Meetings.

PROCEEDINGS OF LOCAL BOARD OF CHESTER.

Monday, June 19th, 1911, at 8 p. m.

366. Regulating and grading, etc. Bullard av, from East 238th st to the City Line. Laid over.

367. Acquiring title to Bullard av, from East 238th st, to the northerly City Line. The engineer reports that the petition should read from East 238th st to East 242d st. Adopted.

368. Regulating and grading, etc., Leland av, from Walker av to Westchester av. Adopted.

370. Regulating, grading, etc., White Plains av, from Walker av to Westchester av. Adopted.

371. Paving with sheet asphalt avenue on a concrete foundation, Starling av, from Unionport rd to Glebe av, setting curb where necessary, and all work incidental thereto. Laid over to August 2.

375. Paving Bronx Park av, from Tremont av to Walker av, with sheet asphalt on a concrete foundation where the gradient is 3 or less, and with asphalt blocks on a concrete foundation where the gradient is over 3, setting curb where necessary, and all work incidental thereto. Adopted.

377. Laying out on map a widening of Adams st, from Van Nest av to the N. Y., N. H. H. R. R., from 50 ft. to 60 ft. Laid over.

378. Discontinuing title proceeding so far as acquiring title to Public Place at the southerly terminus of Castle Hill av is concerned, and that instead thereof said Castle Hill av be continued south to Long Island Sound. Adopted.

342. Regulating, grading, etc., Rosewood st, from Bronx Boulevard to White Plains av, and all work incidental thereto. Estimated cost, \$6,950; assessed value of the real estate within the probable area of assessment is \$443,830. Laid over.

Title not vested; proceedings initiated. Center line length about 803 linear feet. Cost per 25 ft. lot, \$107.75.

351. Constructing a sewer and appurtenances in Bronxdale av, bet West Farms rd at Cattlehill av and Sackett av; and

in Sackett av, between Bronxdale av and Coldon av; together with all work incidental thereto. Laid over.

260. Acquiring title to Sackett av, from Bronxdale av to Coldon av, as shown on section 40 of final map. This matter was referred back by Board of Estimate on June 11, 1911. Note petition just above for sewer; also new petition for section of Sackett av, from Eastchester rd to Williamsbridge rd to be presented to Board after same has been advertised, numbered 383. Laid over.

389. Protest to the laying out of Newbold av at a width of 60 ft. Owners desire street left at a width of 50 feet. Referred to the Board of Estimate.

JOINT MEETING OF LOCAL BOARDS OF CROTONA AND MORRISANIA, 24TH AND 22D DISTRICTS.

Monday, June 19th, 1911, at 8:30 a. m., at Borough Hall.

LAID OVER MATTER.

407. Paving with wood block on concrete foundation, Park av, east side, bet East 144th st and Morris av, near 155th st, and setting curb where necessary.

None of the owners or those who signed petition seem to desire this improvement now. No answers received to letters. (No quorum.)

CALENDAR OF THE LOCAL BOARD OF CROTONA, 24TH DISTRICT.

Monday, June 19th, 1911, at 8:40 p. m.

357. Acquiring title to lands necessary for that portion of East 182d st, from Park av to Washington av, which has not been acquired by the City of New York as yet. No quorum.

CALENDAR OF THE LOCAL BOARD OF MORRISANIA, 22D DISTRICT.

Monday, June 19th, 1911, at 9:00 p. m.

322. Regulating, regrading, setting curbstones and flagging the sidewalks in and paving with asphalt blocks on a concrete foundation the roadway of Manida st, from Lafayette av to Oak Point av, (Eastern Boulevard), together with all work incidental thereto.

Total estimated cost, \$30,700; assessed value of the real estate included within the probable area of assessment is \$339,600. Center line length, 2,360 feet. Lot cost, \$162.50. Adopted.

CALENDAR OF THE LOCAL BOARD OF VAN CORTLANDT, 25TH DISTRICT.

Monday, June 19th, 1911, at 8:30 p. m.

359. Constructing sewers and appurtenances in Waldo av, bet West 242d st and West 236th st; West 236th st, bet Waldo av and Riverdale av; Riverdale av, bet West 236th st, and West 238th st; Greystone av, bet West 236th st, and 500 feet north of West 238th st; in West 238th st, bet Waldo av and Riverdale av; also with temporary connections at the intersection of Waldo and Greystone avs, at West 236th st, and at intersections of Greystone av and Fieldston rd, with West 238th st, and at intersection of West 236th st with Riverdale av and Fieldston rd. Laid over.

363. Paving with bituminous pavement on a concrete foundation, the roadway of Valentine av, from Kingsbridge rd to East 204th st, adjusting curb where necessary, and doing all work incidental thereto. Laid over until June 23d.

369. Sewer in Kingsbridge terrace, bet Kingsbridge rd and Boston av. Laid over until Aug. 2.

372. Paving with bituminous pavement on a concrete foundation, Perry av, from Mosholu Parkway North to Gun Hill rd. Laid over until Aug. 2.

374. Regulating, grading, curbing, flagging, etc., Palisade pl, from Popham av to the change of grade, about 100 feet east of Sedgwick av. Laid over until Aug. 2.

375. Paving with bituminous pavement on concrete foundation Popham av, from West 176th st to Montgomery av, and Montgomery av, from Popham av to West 177th st, etc. Laid over until Aug. 2.

376. Laying out on map of the city, a modification of the lines and grades of Netherland av, from Kappock st to West 227th st. Adopted.

136. Loring pl, from University av to West 183d st, rescind resolution of June 9, 1911, and amend resolution August 3d, 1910, so as to provide for paving with sheet asphalt on a concrete foundation instead of with bituminous macadam. Laid over to June 23.

JOINT SESSION OF LOCAL BOARDS OF CROTONA AND CHESTER.

Monday, June 19, 1911, at 8:30 p. m.

316.—Regulating, etc., East 174th st, from West Farms rd to Bronx River av. Laid over to June 23.

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.

Unless otherwise stated, the area of assessment is both sides of streets, given within the limits stated and to extent of half block at intersecting streets.

WHITLOCK AV.—Sewer, between Whittier st and Hunts Point av. Area of assessments affects blocks 2741, 2742, 2746, 2747 and 2755. August 15.

GUN HILL RD.—Regulating, grading, etc., from Jerome av to Mosholu parkway. August 15.

BRIGGS AV.—Regulating, grading, etc., from White Plains rd to Baychester av. August 15.

3D AV.—Sewer, east side, between 21st and 22d sts. Area of assessment: East side of 3d av, between 21st and 22d sts. August 12.

RIVERSIDE DRIVE.—Sewer, between 86th and 87th sts. Area of assessment affects blocks 1247 and 1248. August 12.

176TH ST.—Sewer, between Wadsworth and St. Nicholas avs. Area of assessment affects blocks 2144. August 12.

TERRACE VIEW AV.—Sewer, between end of present sewer and Adrain av. Area of assessment affects block 3402. August 12.

174TH ST AND 175TH ST.—Opening, from Aqueduct av to Undercliff av. August 12.

176TH ST.—Opening, from Aqueduct av to Sedgwick av. August 12.

MONTGOMERY AV AND POPHAM AV.—Opening, from 174th to 176th sts. August 12.

MOSHOLU PARKWAY.—Regulating, grading, etc., between Perry and Jerome avs. August 12.

WAYNE AV.—Regulating, grading, etc., from Reservoir Oval to Gun Hill rd. August 12.

BRONX BOULEVARD.—Regulating, grading, etc., from Bronx and Pelham parkway to Burke av. August 12.

175TH ST.—Paving the roadway and setting curb from Anderson av to Lind av. August 12.

177TH ST.—Paving the roadway and setting curb from Union av to Prospect av. August 12.

POWERS AV.—Regulating, grading, etc., from 141st st to St. Mary's st. August 12.

OAKLAND PL.—Paving and curbing between Belmont and Prospect avs. August 12.

VYSE AV.—Paving the roadway and setting curb between Home and 172d sts. August 12.

ELM ST.—Paving from Hopkins av to Sherman st. August 19.

Final Reports.

222D ST.—Opening from Bronx River to 7th st. The final report of the Commissioners of Estimate and Appraisal in the above proceeding will be presented to the Supreme Court for confirmation. June 27.

Reports Completed.

NORTH RIVER.—Acquiring title between 18th and 23d sts. The Commissioners of Estimate and Assessment have completed their estimate of damage and deposited same with the Bureau of Street Opening, 90 West Broadway, for inspection. Objections must be filed on or before June 26, hearings will begin June 29. Report will be submitted to the Supreme Court for confirmation July 18.

Local Board Doings.

The following is the result of the Local Board meetings for the Borough of Manhattan held at the City Hall, June 20.

WASHINGTON HEIGHTS DISTRICT.
218TH ST.—Rescission of resolution adopted Jan. 10 for sewer between Broadway and Summit West. Approved.

ELWOOD ST.—Regulating, grading, etc., from Nagle to Sherman avs. Approved.

HARLEM DISTRICT.

117TH ST.—Alteration to sewer between Pleasant av and the Harlem River. Approved.

138TH ST.—Widening at 5th av. Approved.

The Waterfront Problems.

The business conducted by the largest class of steamers between European ports and New York has grown to phenomenal proportions in recent years. Its concentration at New York is one of the most valuable commercial assets of the port. These steamers desire terminals at the central borough of Manhattan for the same reason which prompted the Pennsylvania Railroad Company to spend over one hundred million dollars in order to establish its terminal there, with tunnel connections to New Jersey and Long Island.

Passengers desire to land at Manhattan because the terminals of transportation lines center there; it is more convenient to handle baggage, and it is most convenient to hotels, shops, amusements and wholesale and retail business. To force them to land at some other part of the port would mean a less convenient port organization and a tendency for travel to seek other seaport cities. Nearly all of the package freight carried by this class of steamers is destined for Manhattan, and it would necessitate expensive lighterage or drayage transfer if it were not landed there. The only part of Manhattan where long docks can be obtained with promptness and economy is along the West Side, below 23d street.

The New Jersey roads desire to continue the present method of loading and unloading their car floats at the waterfront, and the steady growth of traffic compels them to demand more room for this purpose, at the same time more docking facilities should be provided for ocean steamers of great length. This conflict between the New Jersey railroads and the steamers for the use of the waterfront of lower Manhattan, together with the immediate necessity of terminating the surface track nuisance of the New York Central Railroad Company along the West Side of Manhattan, has created an exceedingly difficult problem.—From a paper by Calvin Tomkins, read at the National City Planning Conference in Philadelphia.

National Real Estate Convention.

Delegates and visitors to the convention of the National Association of Real Estate Exchanges to be held in Denver the week beginning July 17 are assured a variety of entertainment and diversions.

WEDNESDAY, JULY 19th.

9:00 a. m.—Annual report of Committee on Ethics, followed by discussion.
9:45 a. m.—Organization of Exchanges, discussion.
10:00 a. m.—Taxation, discussion.
10:45 a. m.—National Legislation, discussion.
11:30 a. m.—Uniform Legislation, address by a member of the Committee on Uniform Legislation of the National Bar Association.
12:15 p. m.—Committee Report, State Legislation, and discussion.

AFTERNOON.

2:00—Paper on Loans, by a Brooklyn Trust Officer.
2:45—Apartment House or Office Building Management, President of the Building Managers' Association.
3:30—Organization and Management of Selling Force, C. F. Garfield, Rochester, N. Y.
4:00—Mountain trip, entertainment and barbecue, afternoon and evening.

THURSDAY, JULY 20th.

9:00 a. m.—Committee Reports followed by discussion.
9:00 a. m.—Finance Committee.
9:15 a. m.—Commission Rates Committee.
10:00 a. m.—City Planning Committee, led by paper by D. H. Burnham, Chicago.
10:45 a. m.—Printing and Forms Committee.
11:15 a. m.—Paper on General Titles, St. Louis Title officer.

AFTERNOON.

2:00—Business session, selection of convention city for 1912, adjournment and introduction of officers.
4:00—Automobile trip, followed by evening entertainment or address in large auditorium by speaker of world wide renown.

Every active member of a real estate board connected with the National Association of Real Estate Exchanges is fully entitled to all of the privileges of the convention and may aspire to any office or committee appointed in the National Association.

BUILDING SECTION

Complete List of Plans Filed for Building Operations in Manhattan and the Bronx, together with Advance Building News.

New Church for St. Joseph's at Babylon, L. I.

John F. Cockerill, Inc., of 147 Columbus av, has received the general contract to erect a new church, 65x125 feet, for St. Joseph's Roman Catholic congregation at Babylon, L. I., to cost \$100,000. The exterior will be of Harvard brick, trimmed with Indiana limestone. The interior arches, piers and columns will also be of faced brick. Rev. James A. Higgins is pastor of the congregation.

The architects for the church are Reiley & Steinback of 481 Fifth av.

A Big Concrete Garage.

The Stevenson Construction Co., of 270 Jackson av, Long Island City, will erect a reinforced concrete garage, 60x90 ft. in dimensions, at Nos. 245 to 249 West 55th st, to cost approximately \$175,000. The building will have at least eleven stories. J. M. Baker, of 21 Jackson av, L. I. C., is the architect. He will be ready to take bids on the general construction about July 1. The building will be for automobile purposes.

Mrs. Franklin Bartlett to Build.

N. C. Mellen, of 29 West 34th street, has prepared preliminary sketches for a handsome residence for Mrs. Franklin Bartlett, of 57 East 91st street, which she contemplates erecting in 91st street, between Madison and Park avenues. It is her intention to cover the entire plot occupied by two private dwellings which she recently acquired. No estimates have yet been prepared and it is indefinite how soon operations will be undertaken.

Elevator House for Fifty-first Street.

George Fred Pelham, of 507 5th av, has completed plans for a nine-story elevator apartment house, to be erected by the Janpole & Werner Construction Company, of 206 Broadway, in the north-side of 51st st, 122.6 feet east of 8th av. The building will measure 82.6x85.5 feet and cost about \$300,000.

ADVANCE BUILDING NEWS.

Manhattan.

SPRING ST.—Foundations have been started for the two tenements and stores to be erected at Nos. 170-176 Spring st, by A. Delli Paoli, of 387 Broome st. Probable cost, \$60,000.

87TH ST.—Rouse & Goldstone, architects, 38 West 32d st, have plans under way for a 9-sty fireproof elevator apartment house at Nos. 316-318 West 87th st, for Samuel Brickner, of 136 West 85th st. The owner will handle the general contract and it is expected the architects will have plans ready about July 1st. Total cost about \$200,000.

186TH ST.—Foundations are being laid for the three 5-sty apartment houses at the southwest corner of 186th st and Audubon av for the H. G. Realty Co., of 127 West 24th st. Gronenberg & Leuchtag, 7 West 22d st, are the architects. William H. Moore, 853 St. Nicholas av, has the mason work. Cost about \$135,000.

116TH ST.—L. A. Sheinart, architect, 194 Bowery, has completed plans for a 6-sty loft building, 23x100 ft., to be erected in 116th st near 2d av, for M. Rothbart, of 2295 Second av. The cost is estimated at \$25,000.

25TH ST.—The plot Nos. 108 to 112 East 25th st, measuring 60x98.9 ft., was purchased during the week by a client of Horace S. Ely & Co., 21 Liberty st, for improvement with a loft building. The owner's name is for the present withheld. It was stated that no plans or architect have been selected.

4TH AV.—The Protective Realty Co., Patrick H. Keenan, 423 4th av, president, stated on Tuesday, that no new building is contemplated at this time at the north-east corner of 4th av and 29th st, and that no plans have been prepared. Mr. Keenan owns the adjoining plots Nos. 423-425 4th av, giving him with his latest purchase a choice corner 67.5x80 ft., which no doubt will ultimately be improved with a commercial structure.

WEBSTER AV.—The Erber Construction Co., will build two 5-sty flat buildings, 75x100 ft., on the west side of Webster av, 225 ft. north of 179th st. Ginsberg & Resnyk, 830 Westchester av, will be the architects.

PARK AV.—Building operations will not be started before fall on the store and office building, which the Fortieth Street Co., 320 5th av, plans to erect, at the northeast corner of Park av and 40th st, to cost approximately \$600,000. Wm. H. Whittall, 55 Liberty st, has prepared preliminary drawings. M. Davis Doughty, 71 Myrtle av, Montclair, N. J., is president, Henry C. Irons, 320 5th av, treasurer, and John R. Todd, 320 5th av, secretary. The Seaboard Realty Co., 320 5th av, will have the general contract.

37TH ST.—No contract has yet been placed for the new telephone exchange and office building to be put up at Nos. 221-227 East 37th st, by the New York Telephone Co., of 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Estimated cost, \$200,000.

61ST ST.—Kirby & Petit, architects, 103 Park av, will prepare plans for the 7-sty building to be erected by the Locomobile Company of America of Broadway and 76th st, at Nos. 16-22 West 61st st.

JOHN ST.—Frank H. Quinby, architect, 99 Nassau st, is preparing plans for alterations to the 4-sty building Nos. 50-56 John st for office purposes. Edward A. Schmidt, of Philadelphia, Pa., is owner.

120TH ST.—Geo. F. Pelham, 507 5th av, has plans under way for a 6-sty flat house, 150x84.9 ft., to be erected in the south side of 120th st, 127.6 ft. west of Morning-side av, for the J. H. Davis Building Co., of 312 West 109th st. Estimated cost is \$175,000.

64TH ST.—The City & Suburban Homes Co., 15-17 West 38th st, have plans in progress for two 6-sty tenements at Nos. 234-248 West 64th st for the Phipps Houses, of 787 5th av. The cost will be \$170,000.

11TH AV.—O. Reissmann, architect, 30 1st st, is preparing plans for alterations to the 4-sty tenement, 510 11th av, for Jacob Ehmer, of 554 West 40th st.

54TH ST.—William Welles Bosworth, architect, 327 5th av, will be ready to take bids in about three weeks for the new residence which John D. Rockefeller will erect for his son, John D. Rockefeller, Jr., on the plot, 30x100.5, at No. 10 West 54th st. The cost will be about \$200,000. It will be of the American basement type, six or seven stories in height, of limestone.

PARK AV.—Geo. and Edward Blum, 505 5th av, have completed plans for the 12-sty elevator apartment house, 55x92.2 ft., which the 76th Street and Park Avenue Co., 165 Broadway, will put up at the northwest corner of Park av and 76th st, to cost \$300,000.

5TH AV.—The Libman Contracting Co., 1968 Broadway, is estimating on the masonry for the residence to be erected at No. 817 5th av, from plans by Harry Allen Jacobs, architect, for the Pentalpha Realty Co., owner.

AV A.—The American Society for the Prevention of Cruelty to Animals, Madison av and 26th st, will erect a new building for its own occupancy at the southwest corner of Av A and 24th st, on a plot 98.9x81.5 ft. It was stated on Friday that nothing has yet been decided what kind of a building would be erected, and that no architect has been retained.

38TH ST.—The 4-sty dwelling, No. 48 West 38th st, 21x98.9 ft., will be altered for business purposes. Isabel A. Lee, the owner, care of the McVickar, Gaillard Realty Co., 42 Broadway, is now in Europe, and nothing will be done until her return.

27TH ST.—Joseph Solomon, 1815 7th av, owner of Nos. 124-126 East 27th st, meas-

uring 49.9x98.9 ft., which he purchased this week, states that he has no plans for the immediate improvement of the site.

42D ST.—The Edison Co., 55 Duane st, is about to erect a 10-sty building for its own use at 124 West 42d st, on a lot 25x100 ft. The need of larger quarters has led the company to take a sixty-year lease of the property and the erection of the new building will be begun in the near future. Wm. Weissenberger, 55 Duane st, is architect for the company.

Bronx.

HOE AV.—The Hoe Realty Co., S. J. Hoexter, 92 Liberty st, president, will start at once the erection of four 5-sty flats at the northeast corner of Hoe av and Home st. Geo. A. Boehm, 7 West 42d st, will be the architect. Excavating has just been started.

MAPES AV.—Plans are about ready by Henry Nordheim, 1087 Tremont av, for a 5-sty flat with stores, at the northeast corner of 178th st, and Mapes av, for the Joseph Diamond Construction Co., 1139 Wyatt av. The cost will reach \$150,000.

179TH ST.—J. J. Vreeland, architect, 2019 Jerome av, has plans for two 5-sty flats, 36x82 ft. each, to be erected in the south side of 179th st, 100 ft. west of Prospect av for Ernest Kellar, of 415 East 240th st.

ZEREGA AV.—Henry Nordheim, architect, Tremont av, is preparing plans for a 4-sty tenement house with stores, 25x90 ft., to be erected at the southwest corner of Zerega and Lyon avs, for Norbert Robillara, of 1445 Zerega av. The owner will build and take estimates on all sub-contracts and materials.

GUN HILL ROAD.—Plans are under way by Arnold W. Brunner, 320 5th av and Buchman & Fox, 11 East 59th st, associate architects, for the 4-sty fireproof invalids' home, to be erected on the south side of Gun Hill Road from Woodlawn Road to Rochambeau av and south to 210th st, Bronx, for the Montefiore Home for Chronic Invalids, now located at Broadway and 138th st. A. M. Feldman, 120 Liberty st, is steam engineer. Bids on the general contract will soon be called for.

BATHGATE AV.—Henry Nordheim, architect, 1087 Tremont av, is preparing plans for a 5-sty tenement, 50x102 ft., on the north side of Bathgate av, 239 ft. north of Wendover av, for the Joseph Diamond Construction Co., of 1139 Wyatt st. The cost is estimated at \$50,000.

Brooklyn.

BALTIC ST.—Excavating has been started for two 5-sty brick tenements at Nos. 311-19 Baltic st for M. Rosenthal, of 35 Nassau st, N. Y. C. Harrison & Sackheim, 230 Grand st, N. Y. C., are the architects. The Hartman Construction Co., 35 Nassau st, is contractor and is taking estimates on all sub-contracts. The cost is estimated at about \$45,000.

4TH AV.—Louis A. Sheinart, 192 Bowery, N. Y. C., has plans for a 5-sty tenement with stores, 25x75 ft., to be erected at 677 4th av, Brooklyn. Bids will be taken about July 1.

MONTAGUE ST.—The Bossert Hotel, at Montague and Hicks sts, will be enlarged to double its present size. The building, which faces Montague st, is to be extended through the block in Hicks st to Remson st, covering a plot 100x200. The addition is to be 12-stys, and when completed will represent an expenditure of \$1,500,000. Frank J. Helmle, 190 Montague st, is architect.

SAND ST.—Excavating has started for the 6-sty brick loft building at No. 172 Sand st for H. Meagher, of 135 Sand st, Brooklyn. Harrison & Sackheim, 230 Grand st, N. Y. C., are the architects, and the Mason Contracting Co., 286 Brook av, N. Y. C., has the mason work. Estimated cost, \$25,000.

12TH ST.—Plans have been completed for a 1-sty brick and steel exhaustor house, 50x60 ft., for the Brooklyn Union Gas Company, 180 Remsen st, to be erected in the south side of 12th st, 147 ft. west of 2d av. Estimated cost, about \$15,000.

8TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for a high-class apartment house,

to be erected in the north side of 8th st, 272.10 ft. east of 5th av, for the Rogers Improvement Co, 4-sty, 50x100 ft. Work will be started immediately.

Out of Town.

YONKERS, N. Y.—The Young Women's Christian Association of this city will erect a new association building at Nos. 87-93 South Broadway, on a plot 110x183 ft. Address the secretary of the order for particulars. The building site was purchased this week.

BOSTON, MASS.—Col. Josiah Benton is president of the Public Library Trustees, who contemplate the erection of a branch public library to cost about \$90,000.

ALBANY, N. Y.—Until July 10, the Board of Contract & Supply, will take bids for the proposed new high school to be erected here. Alternate bids will be asked, covering the entire work and covering the plumbing, heating and electrical wiring.

BRIDGEPORT, CONN.—The Artistic Bronze Co., of South Norwalk, Conn., is preparing plans for the erection of a factory at Bridgeport, costing about \$10,000. Howard B. Close, engineer for the company, is now taking bids on mason work, carpentry and roofing.

SOUTH FARMS, CT.—Plans have been completed by George Griswold, architect, for a factory to be erected at this place. The building will be of brick, 40x240 ft.

BINGHAMTON, N. Y.—The Osgood Scale Co. contemplates the erection of a new plant for manufacturing purposes.

WATERTOWN, N. Y.—Bagley & Sewall, will erect a brick factory at this place, to cost about \$40,000.

PATERSON, N. J.—Emanuel Yerli (silk) will erect a new factory at Railroad av and Ward st, to cost approximately \$100,000.

WESTON, CONN.—G. W. Bradley & Sons, will rebuild their factory recently destroyed by fire. This concern are axe manufacturers.

REVERE, MASS.—Lockwood, Greene & Co., architects, Boston, Mass., are preparing plans for a warehouse, 4-stys, reinforced concrete, 180x56 ft., for the New England Waste Co., at this place.

JERSEY CITY, N. J.—W. A. Balch, 38 West 36th st, N. Y. C., has completed plans for an addition to the 4-sty reinforced concrete factory at 93 Boyd av, for C. F. Mueller, owner. Otto E. Goldsmith, 30 West 38th st, is steam and electrical engineer. Cost about \$35,000.

NEW ROCHELLE, N. Y.—John P. Donohue, 11 Bayard st, New Rochelle, has secured the general contract to erect the 2-sty brick fire house, 25x62 ft., at Drake av and Spruce st, for the Neptune Fire Co. A. Sundberg, 244 Huguenot st, New Rochelle, architect. Estimated cost, \$20,000.

Bids Wanted.

MOTT ST.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 6-sty brick tenement, 45x90 ft., to be erected at the northwest corner of Mott and Hester sts for P. Molea, 122 Mulberry st. The owner will build and is now taking bids on separate contracts. Cost about \$60,000.

56TH ST.—Harry Allan Jacobs, 320 5th av, has completed plans and will take bids on the general contract for \$20,000 worth of alterations to the 4-sty brick business building, in the south side of 56th st, 150 ft. east of 5th av, for the Estate of Joseph Laroque, of 40 Wall st.

FULTON AV.—Plans are about completed by E. Byrne, 3029 3d av, for two 5-sty tenements, 50x100 ft., on the north side of Fulton av, near 171st st for the Bethel Construction Co., of 116 Broadway. The owner is ready for estimates on all sub-contracts. The cost to be about \$100,000.

14TH ST.—The Libman Contracting Co., 1968 Broadway is taking estimates on all sub-contracts for alterations to the Academy of Music, at 14th st and Irving pl, from plans by Thomas W. Lamb, 501 5th av, architect. Bids are to be in by June 27. William Fox being the owner.

5TH AV.—The Libman Contracting Co., 1968 Broadway, is estimating on the masonry for the residence at No. 815 5th av, for the Pentalpha Realty Corporation Co., from plans by Harry Allen Jacobs, architect. Bids are to be in by June 27.

12TH ST.—Mrs. M. E. Alexander, 12 West 40th st, architect, will handle the general contract for remodeling and adding another story to the 4-sty brownstone residence No. 36 West 12th st, for Marcia A. Townsend, owner. Estimates are wanted on all sub-contracts.

Contracts Awarded.

5TH AV.—J. Odell Whitenack, 231 West 18th st, has taken the general contract for alterations to the 4-sty loft building, No. 279 5th av for Jesse T. Blair, of Oyster Bay, L. I. C. P. H. Gilbert 1123 Broadway, is the architect.

92D ST.—The general contract has been awarded to Thomas T. Hopper, 1326 Broadway, for alterations to the 4-sty brick and stone residence, 26 East 92d st, for Marie B. Reynolds, of 305 West 90th st. William A. Swasey, 47 West 34th st, prepared these plans.

42D ST.—The general contract has been awarded to the W. D. Lewis Co., 90 West st, for alterations to the 5-sty store and office building, No. 109 West 42d st, for Emma J. and Mary Adams, owner. J. C. Westervelt, 36 West 34th st, architect.

27TH ST.—The Keepsdry Construction Co., 162 West 27th st, has received the mason contract for the 12-sty loft and store building, Nos. 135-137 West 27th st for Louis Levy, of 1165 Broadway. M. Zipkes, 103 Park av, architect; C. J. Jepsen, 118 East 18th st, engineer. Estimated cost, \$145,000.

51ST ST.—Lindsay, Klappert & Lovell, 103 Park av, have received the general contract to erect the 3-sty non-fireproof brick and stone storage building, 30x100 ft., in 51st st, west of 11th av, for Kohler & Campbell, on premises. The architects are Ross and McNeill, of 39 East 42d st.

CHRISTOPHER ST.—H. H. Vought & Co., 340 Madison av, have taken the general contract to erect the 4-sty loft, 26.2x 81 ft., at No. 135 Christopher st, for the "No. 135 Christopher Street Corporation." Jardine, Kent & Hill, 3 West 29th st, prepared these plans. Estimated cost, \$30,000.

176TH ST.—The Turner Construction Co., 11 Broadway, has the contract to erect for the Biograph Company, a 4-sty building, 180.81 ft., reinforced concrete throughout, in 175th st, near Prospect av, the Bronx. J. J. Kennedy is the engineer. Work will go ahead at once.

BROOKLYN.—The New York Dock Co. has awarded to The Turner Construction Co., 11 Broadway, the general contract to erect six warehouses, 4-stys, four 53.3x 206.8, and two 75x206.8 ft. J. W. Garbreath, is engineer. Operations will be started at once.

MANHATTAN.—J. Schlesinger, 222 East 37th st, builder, has received the contract for alterations, at No. 123 Essex st, also at the northeast corner of Rivington and Pitt sts, the southwest corner of 82d st and 2d av and the Arcade Theatre, No. 144 Broadway.

BRADFORD ST.—Jacob Weber, of Richmond Hill, L. I., has received the general contract to erect the 1-sty fireproof brick factory, 25x80 ft., in the east side of Bradford st, 100 ft. south of Liberty av for the Excelsior Pad Co., 428 Broadway, N. Y. C. L. Schillinger, 169 Van Sicklen av, Brooklyn, is the architect. Probable cost, \$10,000.

5TH AV.—Oddie & Stafford, 30 Church st, have just received the general contract to erect the 12-sty limestone apartment hotel, 52x110 ft., at the southeast corner of 5th av and 56th st, for Klein & Jackson, of 149 Broadway. Rouse & Goldstone, 38 West 32d st, are the architects; Falk & Hager, 30 Church st, steel engineers; Mailoux & Knox, 90 West st, electrical engineers; and W. C. Tucker, 156 5th av, sanitary engineer. The building will cost in the neighborhood of \$450,000.

HARLEM RIVER YARDS.—William Henderson, 507 5th av, has received the general contract to erect the 2-sty brick and steel warehouse, 102x37 ft., at the Harlem River Railroad Yards, near Willis av, Bronx, for the N. Y., N. H. & H. R. R. Co. C. W. Lord, of New Haven, is architect, and Edward Gagel, New Haven, chief engineer. Estimated cost about \$100,000.

EXTERIOR ST.—Hubener & Escher, 748 Melrose av, have received the general contract to erect the 2-sty brick store and residence at 149th and Exterior sts, Bronx, for J. Siegel and J. C. Heintz, of the John Eichler Brewing Co., 3528 3d av. W. Kurtzer, 194 Bowery, architect.

5TH ST.—The Turner Construction Co., 11 Broadway, has obtained the general contract to erect the 8-sty reinforced concrete loft building, 73x100 ft., at Nos. 518 to 522 West 5th st, for Gustav Schock. J. Broome, architect. Work will go ahead at once.

BUFFALO, N. Y.—Geo. Laub's Sons, of this city, have awarded to the Turner Construction Co., 11 Broadway, N. Y. C., the general contract to erect a reinforced concrete loft building, 5-stys, 120x80 ft. Plans are by the owner. Work will be undertaken at once.

EAST BROADWAY.—Dawson & Archer,

150 5th av, general contractors for the Forward Building, to be erected at Nos. 173-175 East Broadway, have awarded the contract for ornamental ironwork to the A. Perlman Iron Works, of 1735 West Farms rd. Geo. A. Boehm, 7 West 42d st, is architect.

CANAL ST.—The A. Perlman Iron Works, 1735 West Farms rd, has closed the contract with the Princeton Construction Co., general contractor, of 220 Broadway, for the ornamental ironwork necessary for the Jarmulowsky Bank Building, to be erected at Canal and Orchard sts. Rouse & Goldstone architects.

3D AV.—The American Real Estate Co. has secured the contract to erect the North Side Board of Trade building, facing the 138th st plaza, at 3d and Lincoln avs, the Bronx. It is to be 3-stys, with a bank, the second floor for offices and the third floor for the North Side Board of Trade. Albert E. Davis, architect, is president of the Board; J. Clarence Davies, chairman of the building committee. Work will be begun immediately.

Bids Opened.

QUEENS.—For installing temperature regulation in Public School 7, Queens. Johnson Service Co., \$2,432, low bidder. The bid was laid over.

BROOKLYN.—For installing temperature regulation in new Public School 155, Brooklyn. The National Regulator Co., \$2,954; low bidder. The bid was laid over.

QUEENS.—The Board of Education opened bids June 19, for fire protection and alterations to Public Schools 8, 11, 20, 35, 44, 46 and 66, Queens. P. S. Nos. 8, 20, 44, Joseph Ohlhausen, \$8,988; \$8,278; \$6,178; P. S. No. 11, Wm. D. Moore, \$9,845; P. S. Nos. 35, 36, James I. Newman, \$8,222; \$1,558; P. S. 46, A. Doncourt & Son, \$1,068; low bidders.

MANHATTAN.—The lowest bid received June 19, for the general construction of Public School 61, Manhattan, was submitted by Richard E. Henningham, at \$275,000; Other bidders were: Wills & Marvin Co., \$279,797; H. C. Stowe Construction Co., \$287,300; Concord Construction Co., \$305,667; the Bottsford-Dickinson Co., \$289,890; Thomas McKeown, Inc., \$297,000; James MacArthur, \$305,839; Charles H. Peckworth, \$299,440; George F. Driscoll, \$316,900; T. A. Clarke Co., \$293,300; Paul J. Exner Co., \$277,800.

Municipal Work.

BROOKLYN.—Bids will be received by the Superintendent of School Buildings until Monday, June 26, for the general construction of the Bushwick High School on the southerly side of Irving av, about 260 ft. west of Putnam av; also for installing electric equipment in Public School 171, on Ridgewood, Lincoln and Nichols avs, Brooklyn.

BRONX.—Estimates will be received by the Superintendent of School Buildings until Monday, June 26, for alterations, repairs, etc., at Morris High School, 166th st, Boston rd and Jackson av, and Public School 40, Prospect av, Jennings st and Ritter pl, the Bronx.

MANHATTAN.—By the School Board, June 26, for erecting a storage and locker building, forming track, etc., for athletic field at Clinton, Cherry and Water sts, Borough of Manhattan; also for alterations and repairs to heating and ventilating apparatus in Public Schools 14, 15, 18, 19, 25, 27, 40, 50, 63, 64, 71, 73, 74, 76, 79, 82, 96, 104, 105, 122, 158, 188 and 190, Manhattan.

Government Work.

CLEBURNE, TEXAS.—Sealed proposals will be received by the supervising architect, Washington, D. C., until July 25, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures of the United States Post Office at Cleburne, Texas. James Knox Taylor, Supervising Architect.

BRISTOL, CONN.—Sealed proposals will be received at the office of the Supervising Architect, until July 14, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures of the United States Post Office at Bristol, Conn., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Bristol, or at this office at the discretion of the Supervising Architect, James Knox Taylor.

FT. TERRY, N. Y.—Sealed proposals will be received by the Constructing Quar-

termaster, New London, Conn., until June 27, for the construction, complete, at Fort Terry, N. Y., of a four-set firemen's quarters. Apply to Captain F. T. Arnold, constructing quartermaster.

FT. HAMILTON, N. Y.—Office of Constructing Quartermaster, Fort Hamilton, N. Y. Sealed proposals will be received until June 26, for construction, complete, including plumbing, heating, electric wiring, etc., of a bakery at Fort Hamilton, N. Y.

ST. LOUIS, MO.—Sealed proposals will be received by the Supervising Architect, Washington, D. C., until July 17, for the mechanical system of mail-handling apparatus in the U. S. Post Office, St. Louis, Mo., in accordance with specifications and drawings, copies of which may be obtained at the office of James Knox Taylor, Supervising Architect, Washington.

SCHENECTADY, N. Y.—Sealed proposals will be received by the supervising architect, Washington, D. C., until July 25, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures), of the U. S. Post Office at Schenectady, N. Y.

ASBURY PARK, N. J.—Sealed proposals will be received by the Supervising Architect, Washington, D. C., until July 5, for a hot water heating apparatus at the U. S. Post Office, Asbury Park, N. J., in accordance with drawings and specifications, copies of which may be had at the office, of James Knox Taylor, Supervising Architect, Washington, D. C.

ROCK SPRINGS, WYO.—Sealed proposals will be received by the supervising architect, Washington, D. C., July 28, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and interior lighting fixtures of the U. S. post office at Rock Springs, Wyo., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Rock Springs, Wyo., or at this office at the discretion of the supervising architect, James Knox Taylor.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

AUDUBON AV, s e corner 169th st, 5-sty brick tenement, 30x85.6, slate or tin roof; cost, \$30,000; owner, Geo. H. Jacob Construction Co., 1999 Morris av; architect, John Hauser, 360 West 125th st. Plan No. 429.

147TH ST, s s, 100 e Amsterdam av, 6-sty brick tenement, 125x81.10, tar and gravel roof; cost, \$150,000; owner, Saranac Construction Co., 443 West 151st st; architects, Gross & Kleinberger, Bible House. Plan No. 435. Max Leibeskind, president; Henry D. Davis, secretary. Not let.

FACTORIES AND WAREHOUSES.

OAK ST, No. 29, 5-sty brick and stone factory, 25.4x55.9, tile roof; cost, \$15,000; owners, Rossario & Frank Torregrossa, 88 Oak st; architects, Terrari & Sanders, 527 5th av. Plan No. 426. F. D. Gheen & Co. have contract.

10TH AV, Nos. 371-375, 9-sty brick factory, 74x100, slag roof; cost, \$150,000; owner, Frank G. Burke, 552 West 36th st; architects, Lee & Hewitt, 1123 Broadway. Plan No. 433. Not let.

MISCELLANEOUS.

121ST ST, No. 307 West, 1-sty brick tool house, 8x14; cost, \$250; owner, Fire Patrol, New York Underwriters, 123 William st; architect, Walter H. Volckening, 186 Remsen st, Brooklyn. Plan No. 420.

BROADWAY, e s, 102 s Hillside av, 1-sty brick pump house, 10x8; cost, \$150; owner, Lazarus Fried, Columbus av, n e corner 85th st; architects, S. F. Bowser & Co., Inc., 50 Church st. Plan No. 427.

SCHOOLS AND COLLEGES.

HENRY ST, Nos. 163-167, 5-sty brick and concrete school, 43.6x65, tile and slag roof; cost, \$40,000; owner, Rabbi Jacob Joseph School, 197 Henry st; architect, Adolph Mertin, 34 West 28th st. Plan No. 432. Not let.

STORES AND TENEMENTS.

OLD BROADWAY, e s, 75.1 s Lawrence st, 5-sty brick tenement and stores 25x101, tin roof; cost, \$18,000; owner, Estate Henry Eilermann, 4739 Boulevard, Bronx; architect, Frank Hausle, 81 East 125th st. Plan No. 425.

STORES, OFFICES AND LOFTS.

CHRISTOPHER ST, No. 135, 4-sty brick loft, 26.2x81, felt and gravel roof; cost, \$30,000; owner, No. 135 Christopher Street, Inc., 298 Broadway; architects, Jardine, Kent & Hill, 3 West 29th st. Plan No. 421. H. H. Vought & Co., 340 Madison av, have contract.

37TH ST, Nos. 221-227 East, 6-sty brick and stone telephone exchange and office, 75x105, tar and gravel roof; cost, \$200,000; owner, New York Telephone Co., 15 Dey st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 419. Not let.

PARK AV, n e corner 40th st, 12-sty brick and stone store and office building, 98.9x105, slag roof; cost, \$600,000; owner, Fortieth Street Co., 320 5th av; architect, Wm. H. Whittall, 55 Liberty st. Plan No. 418. M. Davis Doughty, 71 Myrtle av, Montclair, N. J., president; Henry C. Irons, treasurer; John R. Todd, secretary. Seaboard Realty Co., builder.

BROADWAY, s e corner 178th st, 1-sty brick store, 76.1x103, plastic slate roof; cost, \$30,000; owner, Cliff Construction Co., care of architects, Euell & Euell, 103 East 125th st. Plan No. 422.

BROADWAY, Nos. 1557-1563, 3-sty brick and stone store and office, 70.10x66.7, plastic slate roof; cost, \$40,000; owner, Felix Isman, 1445 Broadway; architect, Geo. Keister, 12 West 31st st. Plan No. 423.

27TH ST, Nos. 34-38 West, 12-sty brick and stone loft, 68.6x80, slag roof; cost, \$300,000; owner, Realty Holding Co., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 424.

GOERCK ST, Nos. 71-73, 7-sty brick loft and store, 50x90, concrete roof; cost, \$70,000; owner, Wyler Const. Co., 35 Nassau st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 428.

36TH ST, Nos. 355-357 West, 7-sty brick and stone store and loft, 33.4x91.9, composition roof; cost, \$45,000; owner, T. A. Hill, 247 West 36th st; architect, C. E. Birge, 29 West 34th st. Plan No. 430. R. H. MacDonald, 29 West 34th st, has contract. William Hill & Son, 247 West 36th st, plumbing.

32D ST, Nos. 116-120 West, 31st St, Nos. 119-123 West, 16-sty brick and stone office and loft, 70.10x197.6, slag and tile roof; cost, \$600,000; owner, Cuyler Realty Co., 17 Madison av; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 431. Loton H. Slawson, president; James G. Gregg, secretary; James G. Gregg, treasurer. Not let.

4TH AV, Nos. 343-355, 26th St, Nos. 102-104, East, 12-sty brick loft and store, 138x90, slag roof; cost, \$750,000; owner, Armory Holding Co., 320 5th av; architect, Wm. H. Whittall, 55 Liberty st. Plan No. 343. Not let. Seaboard Realty Co. has contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AVE, w s, 50 s 187th st, 5-sty brick tenement, plastic slate roof, 50x89; cost, \$38,000; owner, T. T. Reid Construction Co., Thos. T. Reid, 282 11th av, president; architect, Harry T. Howell, 149th st and 3d av. Plan No. 467.

MINFORD PL, n e corner Jennings st, 5-sty brick tenement, slag roof, 25x90; cost, \$30,000; owner, Dwyer & Carey Construction Co., C. J. Carey, 926 East 167th st, president; architect, Kreymborg Architect. Co., 1330 Wilkins av. Plan No. 471.

187TH ST, s s, 101 w Washington av, 5-sty brick tenement, tin roof, 40x88; cost, \$32,000; owner, T. T. Reid Construction Co., Thos. T. Reid, 282 11th av, president; architect, Harry T. Howell, 149th st and 3d av. Plan No. 475.

ANDREWS AV, w s, 100 s Fordham rd, 5-sty brick tenement, slag roof, 50x87.10; cost, \$45,000; owner and architect, John E. Scharsmith, 331 Madison av. Plan No. 446.

SIMPSON ST, w s, 228.8 n 163d st, two 5-sty brick tenements, slag roof, 42x90; total cost, \$70,000; owners, Podgur Realty Co., Robt. Podgur, 609 East 170th st, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 450.

173D ST, s w cor Vyse av, two 5-sty brick tenements, plastic slate roof, 40x88, 35x90; total cost, \$75,000; owners, Sherpe Bldg. Co., O. H. Olsen, 1558 Crotona Park East, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 459.

167TH ST, s s, 107.6 w Boston rd, 5-sty brick tenement, slag roof, 45x97; cost, \$45,000; owners, Moorehead Const. Co., Robt. J. Moorehead, 415 East 140th st, President; architect, Edw. J. Byrne, 3029 3d av. Plan No. 464.

CHURCHES.

GARRISON AV, w s, 140 s Hunts Point av, 1-sty frame portable church, 25x55; cost, \$3,350; owners, Grace Lutheran Church, Rev. John Schiller, 181 East 79th st, rector; architects, Ducker Co., 277 Broadway. Plan No. 444.

CHISHOLM ST, s e corner Stebbins av, 1-sty brick church, tin roof, 45.6x97.6; cost, \$35,000; owner, German Pi Zion Congregation, 78 2d av; architect, C. Schaefer, 401 Tremont av. Plan No. 469.

DWELLINGS.

225TH ST, s s, 180 w White Plains av, 2-sty frame dwelling, tin roof, 20x47; cost, \$5,500; owner, Wm. Grenhalgh, 435 East 165th st; architect, Wm. Grenhalgh, Jr., 435 East 165th st. Plan No. 452.

LORING PL, e s, 186.11 n 181st st, 2½-sty brick dwelling, tile roof, 26x49.7; cost, \$12,000; owner, Alfred R. Page, 252 West 128th st; architect, J. S. Campbell, 976 Woodycrest av. Plan No. 465.

178TH ST, s s, 90.1 e Bryant av, 3-sty brick dwelling tin roof 23.1x66.03; cost, \$7,000; owner, C. Fretzel, 2028 Boston rd; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 447.

GRAND AV, e s, 350 n 192d st, two 2½-sty frame dwellings, slate roof, 32x34.9; total cost, \$17,000; owner, Thomas H. Thorne, 36 West Kingsbridge rd; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 470.

BRONX RIVER AV, s s, 75 w Higgs rd, 1-sty frame dwelling (bungalow), 12x24; cost, \$100; owner and architect, Charles Weber, 1220 Brook av. Plan No. 474.

FACTORIES AND WAREHOUSES.

COURTLANDT AV, s e cor 155th st, 1-sty brick storage, 25x11.4; cost, \$800; owner, Chas. L. Neff, 714 Courtlandt av; architect, Edw. Wehrin, 309 Broadway. Plan No. 462.

MORRIS PARK AV, s w cor Bear Swamp rd, 1-sty frame storage, 10x15; cost, \$60; owner and architect, Geo. Lahrman, on premises. Plan No. 445.

BARNARD ST, w s, 72 n Meadow lane, 1-sty frame shop, 30x40; cost, \$700; owner, Longin P. Fries, Eastchester rd; architect, Walter H. C. Hornum, 360 West 125th st. Plan No. 449.

MISCELLANEOUS.

JEROME AV, w s, 25 n 181st st, 1-sty brick pump house, 10x8; cost, \$150; owner, Wm. Hobson, 2436 Morris av; architects, S. F. Bowser & Co., 50 Church st. Plan No. 451.

BARKLEY AV, n w corner Edgewater av, 1-sty frame boathouse, 16x20; cost, \$500; owner, Emma Polak, 1806 Arthur av; architect, F. Wolfgang, 535 East 177th st. Plan No. 472.

157TH ST, n s, 18.2 w Walton av, 1-sty frame shed, 35x25; cost, \$300; owner, Peter McGuire, 158th st and Walton av; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 468.

SCHOOLS AND COLLEGES.

260TH ST, s s, 112 e Riverdale av, 2-sty brick school, slag roof, 73x130.6; cost, \$18,000; owner, Rev. M. J. Murray, on premises; architect, Edw. J. Byrne, 3029 3d av. Plan No. 473.

STABLES AND GARAGES.

MACOMBS RD, w s, 200.4 n 181st st, 1-sty stone garage, 17x21; cost, \$500; owner, Wm. C. Bergen, 180th st and Andrews av; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 442.

MACOMBS RD, w s, 275 n 181st st, 1-sty brick garage, 20x20; cost, \$500; owners, Wm. C. Bergen, 180th st and Andrews av; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 454.

GRAND AV, e s, 300 n 192d st, 1-sty frame garage, 12x20; cost, \$800; owner, T. H. Thorn, 36 West Kingsbridge rd; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 458.

STORES AND DWELLINGS.

178TH ST, s w cor Monterey av, two 3-sty frame stores, dwellings, tin roof, 20x90; total cost, \$12,000; owner, E. Petersen, 2254 Ryer av; architect, H. Nordheim, 1087 Tremont av. Plan No. 455.

HUNTS POINT RD, e s, 102.9 s Seneca av, 1-sty brick store and dwelling, slag roof, 25.8x70.1; cost, \$4,000; owner, S. Cowen, 784 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 456.

156TH ST, n s, 85 e Fox st, 2-sty brick store and dwelling, slag roof, 15x100; cost, \$7,000; owners, Kelyoc Const. Co., 756 Fox st; architects, Koppe & Daube, 830 Westchester av. Plan No. 457.

ZEREGA AV, n w corner Maclay av, six brick stores and dwellings, slag roof, one 3-sty, 20x60, two 2-sty, 20x53; total cost, \$43,000; owner, Zerrega Improvement

Co., I. L. Miller, 240 Audubon av, president; architect, C. S. Clark, 441 Tremont av. Plan No. 466.

STORES AND TENEMENTS.

BROOK AV, w s, Webster Av, e s, 175 n 170th st, two 5-sty brick stores and tenements, plastic slate roof, 25x78; total cost, \$70,000; owners, Round Const. Co., Anthony Sidotti, 3903 Snyder av, Brooklyn, Pres.; architect, M. W. Del Gaudio, 1910 Webster av. Plan No. 443.

WASHINGTON AV, n e cor 174th st, 6-sty brick stores and tenement, slag roof, 50x76; cost, \$50,000; owners, Ettar Realty Co., Meyer Isear, 1826 Bathgate av, Pres.; architect, H. L. Young, 67 West 125th st. Plan No. 460.

AV ST, JOHN, n w cor Beck st, three 4-sty brick stores and tenements, slag roof, sizes irregular; total cost, \$215,000; owners, Friedman Const. Co., Henry Friedman, 171 Broadway, Pres.; architect, H. L. Young, 67 West 125th st. Plan No. 461.

THEATRES.

138TH ST, n e cor Cypress av, open-air theatre, 100x120; cost, \$500; owner, Mrs. I. Block, 137 West 118th st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 448.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BROOME ST, Nos. 222-224, cut opening to 6-sty brick tenement; cost, \$200; owner, J. D. Goldstein, 622 West 119th st; architect, Morris Schwartz, 194 Bowery. Plan No. 1613.

BEDFORD ST, No. 6, toilets, partitions, windows, skylights, to 4-sty brick tenement; cost, \$725; owner, Annie C. Reeder, Fort Worth, Texas; architects, Hopkin & Koen, 244 5th av. Plan No. 1682.

BAXTER ST, No. 16, piers, steel beams, to 5-sty brick tenement; cost, \$500; owner, Thomas F. Fallon, 1118 Jackson av; architect, O. Reissmann, 30 1st st. Plan No. 1650.

CANAL ST, n e cor Orchard st, change stairs, show windows to 5-sty brick store and tenement; cost, \$1,500; owner, S. J. Silberman, 83 Canal st; architect, David Bleied, 99 Mangin st. Plan No. 1691.

CATHARINE ST, Nos. 88-90, partitions, toilets, to 6-sty brick tenement; cost, \$125; owner, E. B. Harris, 229 Bowery; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1696.

CLINTON ST, No. 156, alter show windows to 3-sty brick dwelling and store; cost, \$500; owner, Jacob Sirus, 66 Allen st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1631.

HENRY ST, No. 267, add 1-sty, to 3-sty brick settlement club; cost, \$750; owner, Henry Street Settlement, 265 Henry st; architect, John H. Duncan, 208 5th av. Plan No. 1663. Daniel Lauer, 500 Elmore pl, Brooklyn, has contract.

IRVING PL, s w corner 16th st, 12-sty brick side extension, 20.2x80, fire escapes, columns, to 12-sty brick loft; cost, \$50,000; owner, Kaps Realty Co., on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 1617.

MAIDEN LA, Nos. 16-18, iron columns, girders, posts, to 5-sty brick store and office; cost, \$150; owner, Augustus Powers, 1 Ann st; architects, Schweitzer & Diemer, 45 Leonard st. Plan No. 1647.

MULBERRY ST, No. 120, change stairs, to 4-sty brick tenement; cost, \$100; owner, Anna Como Esposito, 120 Mulberry st; architect, V. M. Cajano, 354 West 50th st. Plan No. 1681.

MULBERRY ST, No. 133, stair well, iron stairs, to 6-sty brick factory; cost, \$3,500; owner, B. G. Hughes, 1984 Madison av; architects, Andrew Nicola & Co., 83 Washington st. Plan No. 1667.

MULBERRY ST, No. 306, 1-sty brick rear extension, 18x8, partitions, doors, piers, to two 4-sty brick mission house; cost, \$2,000; owner, New York Protestant Episcopal City Mission Society, 38 Bleeker st; architect, R. Berger, 309 Broadway. Plan No. 1612.

MONROE ST No. 21, partitions, toilets, to 5-sty brick store and tenement; cost, \$600; owner, Carl Caibbi, 25 Monroe st; architect, Joseph Monda, 3966 Broadway, Woodhaven. Plan No. 1666.

MOTT ST, Nos. 307-309, partitions, windows, to two 5-sty brick store and tenement; cost, \$10,000; owner, Saverio Vrsetti, 218 Lafayette st; architect, Chas. M. Straub, 147 4th av. Plan No. 1629.

MERCER ST, Nos. 216-222, install doors, partitions, to 5-sty brick loft; cost, \$2,500; owner, The Hecht Estate, Boston,

Mass.; architect, Robert Brendon, 500 5th av. Plan No. 1643.

ROOSEVELT ST, No. 58, partitions, stairs, windows, to 6-sty brick tenement and store; cost, \$350; owner, B. F. Gold- en, 508 Pearl st; architect, Jacob Minsky, 508 Pearl st. Plan No. 1651.

RIVINGTON ST, No. 70, 1-sty brick-front extension, 14x9, partitions, toilets, to 3-sty brick store and tenement; cost, \$1,000; owner, Michael Karp, 70 Riving- ton st; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 1645.

SOUTH ST, No. 195, partitions, toilets, windows, to 5-sty brick tenement; cost, \$600; owner, Morris Weinstein, 1968 Broadway; architect, E. Sommer, 1968 Broadway. Plan No. 1698.

2D ST, No. 223, add 1-sty iron stairs, partitions, windows, elevator shaft, to 5-sty brick dwelling and meeting room; cost, \$7,000; owner, Harris Lustgarben, on premises; architect, Max Muller, 115 Nassau st. Plan No. 1616.

10TH ST, No. 274 East, partitions, bath rooms, to 5-sty brick tenement; cost, \$500; owner, Louisa Neuenstein, 276 East 10th st; architect, O. Reissmann, 30 1st st. Plan No. 1674.

12TH ST, No. 630 East, partitions, toilets, skylights, to 3-sty brick tenement; cost, \$500; owner, Estate Mary Griffin, 52 Wall st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 1649.

23D ST, No. 132 East, stairs, cut well hole, to 5-sty brick store and studios; cost, \$150; owner, De Forest Estate, 289 4th av; architect, J. C. Wandell Co., Inc., 503 39th st, Brooklyn. Plan No. 1628.

23D ST, No. 122 East, stairs, partitions, to 4-sty brick store and office; cost, \$350; owner, Demorest Estate, 15 East 14th st; architect, J. J. Lawlor, 360 West 23d st. Plan No. 1639.

23D ST, Nos. 106-108 East, stairs, partitions, to 4-sty brick store and office; cost, \$400; owner, Demorest Estate, 15 East 14th st; architect, J. J. Lawlor, 260 West 23d st. Plan No. 1638.

23D ST, Nos. 39-41 West, alter side-walk vault to 4 and 6-sty brick store; cost, \$650; owner, Estate Henry Hilton, 280 Broadway; architect, N. K. Vander- beck, Englewood, N. J. Plan No. 1701.

23D ST, Nos. 235-237 East, new stairs, show windows, to 6-sty brick factory; cost, \$5,000; owner, Kranich & Bach, premises; architects, Maynicke & Franke, 25 Madison Square North. Plan No. 1702.

23D ST, Nos. 1-23 West, wall, change sidewalk, to two 15-sty brick offices; cost, \$5,000; owner, The Fifth Avenue Bldg Co., 200 5th av; architects, Maynicke & Franke, 25 Madison Square North. Plan No. 1703.

23D ST, No. 26 East, stairs, partitions, to 4-sty brick store and office; cost, \$400; owner, Demorest Estate, 15 East 14th st; architect, J. J. Lawlor, 360 West 23d st. Plan No. 1637.

23D ST, No. 8 East, 1-sty brick rear extension, 25x31.9, partitions, floor, stair- case, columns, to 4-sty brick store and office; cost, \$25,000; owner, Estate Hey- ward Cutting, 60 Broadway; architect, Robert D. Kohn, 170 5th av. Plan No. 1644.

23D ST, No. 152 East, retaining wall, vault, to 5-sty brick office and loft; cost, \$500; owner, Moriarty Estate, 157 East 23d st; architect, John Boese, 280 Broad- way. Plan No. 1625.

23D ST, Nos. 43-47 West, new columns, alter vault, to 8-sty brick store and loft; cost, \$2,500; owner, Estate Wm. C. Scher- merhorn, 25 Liberty st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 1618.

23D ST, No. 32 East, change sidewalk, vaults, to 5-sty brick store and office; cost, \$300; owner, Wm. M. Horner, Bryn Mawr, Pa.; architects, S. B. Eisendrath & B. Horwitz, 500 5th av. Plan No. 1620.

23D ST, Nos. 139-143 West, alter stair- cases, doors, to 3-sty brick theatre; cost, \$1,000; owner, Elmer A. Darling, Hotel Seville, 29th st; architect, John Mellow, 1193 Broadway. Plan No. 1675.

23D ST, Nos 14-24 West, change vault lights, to 6-sty brick store; cost, \$10,000; owner, J. Crawford McCreery, 107 West 41st st; architects, Goldwin Star- rett & Van Vleck, 45 East 17th st. Plan No. 1688. Not let.

24TH ST, Nos. 520-522 West, parti- tions, to 4-sty brick shop and store; cost, \$200; owner, Fred S. Meyer, 648 Broad- way; architect, W. E. McCoy, 1170 Broadway. Plan No. 1664.

26TH ST, Nos. 213-227 West, stairs, dumb waiter, to 5-sty brick loft and factory; cost, \$250; owner, Metropolitan Printing Co., 213 West 26th st; archi-

tect, John H. Knubel, 318 West 42d st. Plan No. 1659.

31ST ST, No. 342 East, partitions, win- dows, toilets, to 5-sty brick tenement; cost, \$800; owner, Phillip J. Marrin, 342 East 31st st; architect, Arthur C. Fick, Elmhurst, L. I. Plan No. 1690.

34TH ST, No. 159 West, change steps, columns, to 6-sty brick apartment house; cost, \$350; owners, Carl and M. L. Ernst, 56 Liberty st, Max Weil, Broadway and 86th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1621.

34TH ST, No. 108 West, change vault to 12-sty brick store and office; cost, \$2,000; owner, Childs Co., 42 East 14th st; architect, J. C. Westervelt, 36 West 34th st. Plan No. 1697.

42D ST, No. 216 West, partitions, store fronts, to 3-sty brick store and office; cost, \$500; owner Joseph Reinhorn 1389 Broadway; architect, Wm. J. Boegel, 21 West 45th st. Plan No. 1687.

44TH ST, Nos. 213-215 East, girders, posts, partitions, to 5-sty brick ware- house; cost, \$400; owner, Herman Voss- nack, Jr., 215 East 41th st; architect, John Boese, 280 Broadway. Plan No. 1626.

45TH ST, No. 531 West, partitions, windows, plumbing, to 5-sty brick tenement; cost, \$1,800; owner, Salome Dick- man, 526 West 44th st; architect, E. C. Ludin, 259 West 34th st. Plan No. 1658.

48TH ST, Nos. 106-110 West, 2-sy front extension, 21x2.10, partitions, stairs, beams, to 3 and 4-sty brick dwelling; cost, \$7,500; owner, Countess L. Mankar- ski, 874 6th av; architect, F. X. Rousseau, 1133 Broadway. Plan No. 1653.

49TH ST, s s, 300 w 6th av, 1-sty side court, 20x20, partitions, windows, to 11- story brick hotel; cost, \$3,500; owner, Thomas A. Howell, 126 Front st; archi- tects, Buchman & Fox, 11 East 59th st. Plan No. 1655.

52D ST, No. 546 West, plumbing, parti- tions, to 4-sty brick loft; cost, \$250; owner, Gordon Butler Realty Co., 103 Park av; architect, J. W. Cole, 403 West 51st st. Plan No. 1693.

54TH ST, No. 425 West, alter store fronts to 3-sty brick store and dwelling; cost, \$400; owners, Dickson & Turnbull, 421 West 54th st; architect, L. Giller, 416 Broadway. Plan No. 1642.

56TH ST, No. 118 East, 2-sty brick rear extension, 21x25.8, change ceiling, to 4-sty brick dwelling; cost, \$5,500; owner, J. Norman De R. Whitehouse, premises; architect, W. S. Miller, 141 East 40th st. Plan No. 1672.

57TH ST, No. 25 West, add 1-sty parti- tion, new front, to 4-sty brick dwelling; cost, \$25,000; owner, John W. Simpson, 62 Cedar st; architect, H. A. Jacobs, 320 5th av. Plan No. 1624.

60TH ST, No. 10 West, 1-sty brick side extension, 25x25, stairs, partitions, store fronts, to 3-sty brick loft; cost, \$7,500; owners, E. S. & J. S. Appleby, 11 John st; architect, Thomas W. Lamb, 501 5th ave. Plan No. 1635.

62D ST, Nos. 1-15 West, 63d St, Nos. 2-16 West, Central Park West, Nos. 21-30, erect portable stage to 1-sty brick theatre; cost, \$1,000; owner, New Theatre Co.; architect, V. Hugo Koehler, 489 5th av. Plan No. 1636.

72D ST, No. 227 East, alter stairs, parti- tions, to 1-sty brick tenement; cost, \$5,000; owner, Ramelana Corporation, 229 East 72d st; architect, Emery Roth, 20 East 42d st. Plan No. 1648.

DENNIS G. BRUSSEL

ELECTRICAL

Engineering and Construction

ELECTRIC LIGHT, HEAT, POWER
EQUIPMENT FOR ISOLATED PLANTS
OR STREET SERVICE.

ENGINES, DYNAMOS, MOTORS.

FIRE ALARM SIGNALS AND
TELEPHONES INSTALLED.

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

Telephones, 189-190 Murray Hill

74TH ST, No. 43 East, 3-sty brick rear extension, 8x5, change piers, to 4-sty brick dwelling; cost, \$2,000; owner, Miss H. K. Welles, 101 Park av; architect, Francis G. Stewart, 103 Park av. Plan No. 1660.

75TH ST, No. 325 West, partitions, skylights, change stoop, to 5-sty brick dwelling; cost, \$18,000; owner, Lucretia L. Strauss, 317 West 90th st; architects, York & Sawyer, 50 East 41st st. Plan No. 1673. J. C. Hoe's Sons, 52 Gansevoort st, have contract.

116TH ST, No. 73 West, partitions, store fronts, steel beams, to 7-sty brick stores and tenement; cost, \$3,500; owner, Sophie Rothschild, 116 East 79th st; architect, L. E. Denslow, 44 West 18th st. Plan No. 1630.

117TH ST, No. 541 East, 1-sty brick rear extension, 25x25, to 3-sty brick shop; cost, \$450; owner, Washburn Wire Co., foot East 118th st; architect, Frederick Schafbuch, 172 East 119th st. Plan No. 1634.

124TH ST, Nos. 264-266 West, sign to 5-sty brick storage warehouse; cost \$100; owner, H. O. Heuer, premises. Plan No. 1676.

157TH ST, No. 500 West, partitions, walls, to 5-sty brick store and tenement; cost, \$500; owner, W. C. Schmidt, 1253 St. Nicholas av; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 1661.

AV A, Nos 58-60, 4-sty brick rear extension, 24.6x50, stairways, partitions, change chimney breasts, to two 4-sty brick stores and tenements; cost, \$10,000; owner, Deutsch Bros., 58 Av A; architect, Emery Roth, 20 East 42d st. Plan No. 1678.

AV A, n e cor 86th st, partitions, store front, to 4-sty brick tenement; cost, \$1,600; owner, Israel Hoffman, 86 Lenox av; architect, Nathan Langer, 81 East 125th st. Plan No. 1671.

AV A, No. 266, partitions, windows, to 5-sty brick tenement; cost, \$1,000; owner, Wilhelmina Kratsch Gronholtz, 266 Av A; architect, L. De Lorenzo, 418 East 14th st. Plan No. 1657.

BROADWAY, w s, 69th to 70th st, bath room, partitions, to 7-sty brick apartment; cost, \$6,000; owner, Alliance Realty Co., 115 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1677.

BROADWAY, s e cor 158th st, 2-sty rear and side extension, 50x92.11, to 2-sty store and office; cost, \$15,000; owner, Gross Herbener Realty Co., 558 West 158th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 1695.

BROADWAY, s e cor 159th st, partitions, piers, to 6-sty brick tenement; cost, \$2,500; owner, Owners Syndicate Co., 115 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 1656.

BROADWAY, No. 1265, change sign to 8-sty brick store; cost, \$400; owner, Browning, King & Co., 16 Cooper sq; architect, R. M. Mann, 1250 Atlantic av, Brooklyn. Plan No. 1692.

BROADWAY, s w corner 100th st, toilets, partitions, stairs, to 2-sty brick store and office; cost, \$5,000; owner, Susan Mount, 137 East 34th st; architects, S. B. Eisendrath & B. Horwitz, 500 5th av. Plan No. 1619.

BROADWAY, w s, 34th-33d sts, alter curb line to 7-sty brick department store; cost, \$4,200; owner, Herald Square Realty Co., 165 Broadway; architect, Alfred Freeman, 320 5th av. Plan No. 1622.

BROADWAY, n w cor 27th st, addition to sign to 4-sty brick store and office; cost, \$200; owner, Columbus Circle Arcade Co., Broadway and 57th st; architect, Eugene Schoen, 27 West 42d st. Plan No. 1680.

EAST BROADWAY, No. 202, partitions, windows, stairs, to 4-sty brick tenement and club; cost, \$5,000; owner, Sufran Realty Co., 202 East Broadway; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1685.

LENOX AV, No. 420, 2-sty brick rear extension, 17x35, alter beams, partitions, walls, doors, to 3-sty brick dwelling; cost, \$6,000; owner, S. C. Nelson, 420 Lenox av; architect, Frank H. Hines, 104 West 124th st. Plan No. 1627.

LEXINGTON AV, No. 517, light shaft, dumbwaiters, cornices, steps, to 3-sty brick hotel; cost, \$3,500; owner, August Liss, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 1623.

MADISON AV, No. 1689, stairways, alter bath rooms, to 5-sty brick tenement; cost, \$500; owner, Harry Lubowitz, premises; architect, M. Zipkes, 103 Park av. Plan No. 1670.

MADISON AV, No. 310, change staircase, iron columns, to 5-sty brick shop; cost, \$400; owner, City Real Estate Co., 176 Broadway; architect and builder, J. I.

Calahan, 400 Columbus av. Plan No. 1704.

PARK ROW, No. 120, partitions, to 5-sty brick store and hotel; cost, \$1,200; owner, C. M. Church, 120 Park Row; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1684.

1ST AV, No. 1460, partitions, show windows, toilets, to 4-sty brick tenement; cost, \$200; owner, Emma W. Cone, 102 West 80th st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 1668.

1ST AV, No. 526, partitions, windows, toilets, to 4-sty brick tenement; cost, \$800; owner, Geo. A. Marrin, 752 West 178th st; architect, Arthur C. Fick, Elmhurst, L. I. Plan No. 1689.

1ST AV, No. 2416, alter vent shafts, partitions, windows, to 5-sty brick store and tenement; cost, \$350; owner, Minnie Kohberger, 2416 1st av; architect, Frank Hansie, 81 East 125th st. Plan No. 1700.

2D AV, No. 2325, alter partitions, stairs, to 3-sty brick store and dwelling; cost, \$300; owner, J. Fisher & Co., 2325 2d av; architect, August Mugler, 403 East 114th st. Plan No. 1652.

3D ST, Nos. 15-17 East, alter stage to 4-sty brick theatre; cost, \$1,000; owner, Dora Levy, premises; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 1665.

3D AV, No. 453, 3-sty brick rear extension, 6.6x10.3, chimney, partitions, windows, to 5-sty brick tenement; cost, \$3,500; owner, Benj. Pincus, 453 3d av; architect, David Stone, 127 Bible House. Plan No. 1679.

3D AV, No. 798, cut windows to 5-sty brick store and tenement; cost, \$500; owner, Leopold Hellinger, 798 3d av; architect, Paul W. Gussow, 23 Duane st. Plan No. 1633.

3D AV, No. 511, store fronts, partitions, to 5-sty brick store and tenement; cost, \$600; owner, Louis J. Pooler, Tuxedo Park, N. Y.; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1641.

4TH AV, No. 377, partitions to 5-sty brick store and tenement; cost, \$150; owner, Neerg Realty Co., 160 Broadway; architect, Wm. Huenerberg, 764 Tinton av. Plan No. 1646.

4TH AV, No. 381, sidewalk chute, stairs, to 16-sty brick office; cost, \$2,000; owner, A. F. Hyde, Liberty, N. Y.; architect, C. A. Valentine, 346 4th av. Plan No. 1699.

5TH AV, n w corner 50th st, new windows, steel beams, to 4-sty brick residence; cost, \$3,000; owner, Benj. Altman, 626 5th av; architects, Trowbridge & Livingston, 626 5th av. Plan No. 1632. Marc Eidnitz & Son, 489 5th av, have contract.

5TH AV, No. 184, alter roof, install two elevators, stairway, fire escape, partitions, to 7-sty brick store and loft; cost, \$30,000; owner, Louisa M. Gerry, Newport, R. I.; architect, J. C. Westervelt, 36 West 34th st. Plan No. 1615.

5TH AV, No. 673, remove iron fence to 4-sty brick dwelling; cost, \$3,000; owner, James Tolman Pyle, 673 5th av; architects, McKim, Mead & White, 160 5th av. Plan No. 1682.

5TH AV, Nos. 607-609, change stoop, to two 4-sty brick dwellings; cost, \$6,000; owner, Eliza W. White, 609 5th av; architect, Chas. A. Rich, 320 5th av. Plan No. 1669.

5TH AV, Nos 697-703, 55th st, Nos. 2-8 East, change steps, stoop, to two 4 & 18-sty brick and stone hotel; cost, \$5,000; owner, John Jacob Astor, 29 West 26th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1662. Marc Eidnitz & Son, 489 5th av, have contract.

6TH AV, Nos. 357-371, 22d St, Nos. 103-117 West, 23d St, Nos. 110-116 West, 5-sty brick side extension, 28.9x6.5, stairs, elevator, show windows, to 5-sty brick department store; cost, \$25,000; owners, Evelyn L. Ehrich and others, 1 West 72d st; architects, Taylor & Levi, 105 West 40th st. Plan No. 1614.

7TH AV, No. 395, cut doors, partitions, to two 2 and 5-sty brick stores and tenement; cost, \$800; owner, Penn. Tunnel & Terminal R. R. Co., 242 West 31st st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 1640.

9TH AV, Nos. 29-43, erect bridge to two 5 and 6-sty brick warehouses; cost, \$400; owner, J. J. Astor Estate and Geo. & John Conron, 37 9th av; architect, B. W. Levitan, 381 4th av. Plan No. 1686.

9TH AV, No. 692, skylights, to 5-sty brick store and tenement; cost, \$500; owner, Peter C. Echhardt, 693 9th av; architect, J. W. Cole, 403 West 51st st. Plan No. 1694.

10TH AV, No. 576, add 2-stys, partitions, steel girders, to 1 and 4-sty brick hotel; cost, \$8,000; owner, James Aspel, 357 West 56th st; architect, J. C. Cocker, 2017 5th av. Plan No. 1654.

Bronx.

180TH ST, s e corner Devoe av, move 2½-sty frame dwelling; cost, \$1,000; owner, City & County Contract Co., Grand Central Terminal Bldg.; architect, Wm. F. Garvey, 1911 White Plains av. Plan No. 283.

BAILEY AV, w s, 109.3 n Old Albany Post rd, move 2-sty and attic frame dwelling; cost, \$600; owner, Catherine Maher, on premises; architects, Ahueman & Younkheere, 3320 Bailey av. Plan No. 279.

CRUGER AV, w s, 206 s Bear Swamp rd, move 2-sty frame dwelling; cost, \$800; owner and architect, Frank McGarry, 660 Burke st. Plan No. 282.

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

Telephone, 3054 Cortlandt

FRED DANA RHODES

CONSULTING ENGINEER

140 CEDAR STREET

Foundations, Steel Structures

EXPERT EXAMINATIONS AND REPORTS

DEVOE AV, e s, 75 s 180th st, move 2½-sty frame dwelling; cost, \$900; owner, the City & County Contract Co., Grand Central Terminal Bldg.; architect, Wm. F. Garvey, 1911 White Plains av. Plan No. 284.

EAGLE AV, No. 555, 2-sty frame extension, 20x15, to 2-sty and attic frame dwelling; cost, \$850; owner, Samuel Drexler, 41 East Broadway; architect, Chris F. Lohse, 598 St. Ann's av. Plan No. 278.

LONGFELLOW AV, No. 1473, 1-sty frame extension, 20x10, to 2-sty frame dwelling; cost, \$200; owner, M. J. Tully, 953 Whitlock av; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 275.

LELAND AV, s e cor Bronx River av, five 1-sty toilets, 7x8.6; total cost, \$75; owner, T. W. Higgs, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 453.

MOTT HAVEN YARD, 140 w Park av and 65 n 151st st, 1-sty frame pump house, 7x6; cost, \$125; owners, N. Y. C. & H. R. R. Co., Grand Central Station; architect, J. C. Bailey, Goldens Bridge, N. Y. Plan No. 463.

MAYFLOWER AV, w s, 200 n Pelham av, new partitions to 1-sty frame dwelling; cost, \$300; owner Peter Vercesse, on premises; architect, Wm. Kenny, 2600 Decatur av. Plan No. 274.

PARK AV, e s, 83.4 n 186th st, 2-sty frame extension, 16.8x15 to 2-sty frame dwelling; cost, \$1,000; owner, Rebecca Landow, 4652 Park av; architect, Robt. Glenn, 363 East 149th st. Plan No. 276.

ST. ANN'S AV, No. 356, new store front, new partitions, to 4-sty brick store and tenement; cost, \$1,600; owner, Nathan Schriebersdorf, 573 East 141st st; architect, Nathan Langer, 81 East 125th st. Plan No. 277.

WEBSTER AV, e s, 138.6 n Tremont av, 1-sty brick extension and new partitions, 30x85 to 2½-sty frame hotel and restaurant; cost, \$8,000; owner, Adolph Freund, 1926 Webster av; architect, Jas. A. Ellicott, 42 West 33d st. Plan No. 273.

WHITE PLAINS AV, No. 3563 build 1-sty of frame upon 1-sty frame store and storage; cost, \$5,000; owner, Emily A. Hall, 3567 White Plains av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 281.

3D AV, No. 2908, new bay windows, etc., to 4-sty brick tenement; cost, \$250; owner, Chas. Schnabel, 2952 3d av; architects, Schwartz & Gross, 347 5th av. Plan No. 280.

DEPARTMENTAL RULINGS.

[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. The rulings affect the operations of Architects, Owners, Contractors and Others.]

New Office Hours.

Beginning Monday, June 26, the office of the Bureau of Buildings, 220 Fourth avenue, will be closed to the public at 3 p. m., every day except Saturday, when the usual closing hour of 12 m. will prevail. The hours for the public to interview plan examiners, both as to construction, plumbing and drainage, will be from 10 a. m. to 2 p. m., every day except Saturday, when the hours will be from 10 to 11 a. m.

Board of Examiners.

Appeal No. 103 of 1911, New Building No. 398 of 1911, premises 71 and 77 East 82d st and 960 Park av, Manhattan, Fullerton Weaver Realty Company, appellants. It is proposed to construct a 13-sty apartment house 150 ft. high without complying with the provisions of Section 105 of the Code with reference to the use of fireproof wood and wood covered with metal. The Board of Examiners approved in favor of the appellants.

House Numbers.

(An Ordinance.)

Providing for the Conspicuous Numbering of Buildings in the Borough of Manhattan, City of New York.

Be it ordained by the Board of Aldermen of the City of New York as follows:

Sec. 1. The owner of every building in the Borough of Manhattan, City of New York, upon a street to which street numbers have been assigned, shall cause the street No. of the same to be plainly and legibly displayed in such manner that

the same may be seen and read from the sidewalk in front thereof.

Sec. 2. Any person violating this ordinance shall be liable to a penalty of \$25, to be recovered in an action which shall be brought by the Corporation Counsel after giving 30 days' written notice to the owners of the building to comply with the ordinance. Such notice shall be given by depositing the same, together with a copy of this ordinance, in a postpaid wrapper in the New York Post Office, addressed to the owner of the building at the building.

Sec. 3. It shall be the duty of the Police Department to report to the Corporation Counsel all violations of this ordinance forthwith.

Personal and Trade Gossip

THE PUBLIC BATHS at 132d st and the East River, the construction of which has just been completed, will be opened to the public Sunday, June 25, 1911.

MARC EIDLITZ & SON have the steel frame of the new tower building for the Bankers' Trust practically finished, and the walls also almost to their full height.

MRS. CAROLINE E. KIRBY, wife of Henry P. Kirby, architect of 103 Park av, died while abroad on June 17. Mr. and Mrs. Kirby sailed on June 3 for a tour through Southern Europe.

JACOB ROTH, formerly chief engineer in the Bureau of Buildings, Manhattan, under Edmund Murphy, died suddenly on Sunday last at his home in Brooklyn. He had been in ill health for two years.

PERCY GRIFFIN, architect, of 30 Church st, has formed a partnership with John Wynkoop, formerly of the firm of Squires & Wynkoop, for the practice of architecture. The offices of the firm will be at No. 30 Church st.

ROAD REPAIRS.—Under the supervision of Deputy Commissioner W. H. Connell of the Bronx, all the macadam roads of the Bronx are receiving a coat of tar and gravel. The tar works itself into the macadam, so as to keep a smooth surface. The application must be renewed once a year.

CHARLES T. WILLS (INC.) is completing an edifice of exceptional appearance for the Provident Loan Society at the northwest corner of Lexington avenue and 124th street. White marble and ecru brick in combination compose the two facades, which have the apparent height of but one story and the general appearance of a bank building. This is the most recent of several buildings of the same general character that have been erected for the Provident Loan in recent years.

BONDS IN BRICKWORK.

The Passing of the "Pressed Brick Front"—Color Tones in Brickwork.

MUCH attention is now being given by architects to brickwork. This is noticeable in nearly every new house of architectural merit. Bricks with texture and fine color tones, and bonds that make a pretty pattern in the wall, are employed. Less and less is being seen in new work of the old-style "running bond," or the representatives of it that house painters used to block out with red and white paint.

The way in which bricks are laid or the bond, is an important consideration. In House and Garden of recent date, Harold Donaldson Eberlien describes several of the bonds employed. He says the most common bond, in fact almost the only one employed during a great part of the nineteenth century, is the running bond, in which all the courses are composed of "stretchers," that is to say, bricks laid lengthwise, the only "headers" or end-wise bricks visible being at frequent intervals where their use is made obligatory by the local building laws to tie the face-wall to the backing. Each course breaks joints vertically with the courses immediately above and below. Running

bond is perhaps the simplest and certainly the least interesting and artistic way of laying brick and has little to commend it except considerations of economy when a misguided desire for smug precision outwardly prompts the use of a pressed brick facing.

Other bonds are described by Mr. Eberlien in the course of the article in this manner:

The Flemish bond, in which every course consists of alternate headers and stretchers is, after the running bond, the one we most commonly meet with, having been generally used in our brick building of Colonial date, in which the black header and red stretcher effect is so often noticeable. Flemish bond is constructionally honest, artistic and satisfying, and its almost universal employment in modern building of Colonial style, cannot be too strongly commended.

The double-stretcher Flemish bond which, as its name denotes, consists of two stretchers together, followed by a single header in all courses, the headers being laid above the joints between the two stretchers in the course next below. It is coming more and more into vogue in America and has been used in some of our largest buildings with signal success. For the vertical joints between the contiguous stretchers, mortar colored to exactly match the bricks is often used, thus making a blind joint and giving the effect of one double-length stretcher. The use of double-stretcher Flemish bond sets a big, broad scale and can be employed to advantage in large wall surfaces, particularly where it is desired to take off somewhat from the appearance of height as the strongly marked horizontal lines have that effect. This feature can be further emphasized by slightly increasing the thickness of the horizontal mortar joints.

English bond and Dutch cross bond, like both the single-stretcher and double-stretcher Flemish bond, are replete with artistic feeling and deserve to be far more widely known and used than they now are in America. Not only are they essentially artistic, but they are strong and honest in structure. Both English bond and Dutch cross bond have alternate courses, the one wholly of stretchers and the next wholly of headers, but in the English bond the stretchers of all the courses come directly above each other, while, in the Dutch cross bond, the stretchers of the first and fifth courses break joints with the stretchers of the third and seventh courses respectively, and thus throughout, giving a half-invisible, diagonally diapered appearance if the mortar joints and the hue of the bricks be judiciously arranged. If one chooses to put it so, running bond might be termed a degenerate form of Dutch cross bond with all the headers left out. Take out the alternate courses of headers and bring the courses of stretchers together and you have running bond. One is tempted to remark that this is only an example of its being but a step from the sublime to the ridiculous.

The bonds hitherto mentioned are the most usual kinds, although there are others and one also meets with special adaptations of recognized types, but it is quite sufficient for general purposes to remember the five enumerated. In fact, many people, who are supposed to have some knowledge of such matters, have difficulty in keeping the differences clear. Before leaving the subject attention should be directed to two examples of walls built entirely of headers. In the Bryce house in Annapolis the vertical joints are broken and the effect is somewhat similar to the grains in an ear of Country Gentleman corn; in the Colony Club in New York, the vertical joints are unbroken and the effect is rather startling. One eminent architectural critic branded it as "immoral brickwork." Of course, it would be impossible for it to hold together were it not for the Portland cement in our modern mortar.

AMID LONG ISLAND HILLS.

Mrs. Chas. Morgan Is Having a Colonial House Completed at Syosset

SITUATED in the magnificent hill country of the north shore of Long Island, a typical Long Island colonial house is being built, at Syosset, Suffolk County, by Mrs. Chas. Morgan, a daughter of John E. Cowdin, whose country place adjoins. The purpose has been to make the Morgan house fully harmonize with the environment. Surrounded by extensive acreage, the house is on a hill from which a con-

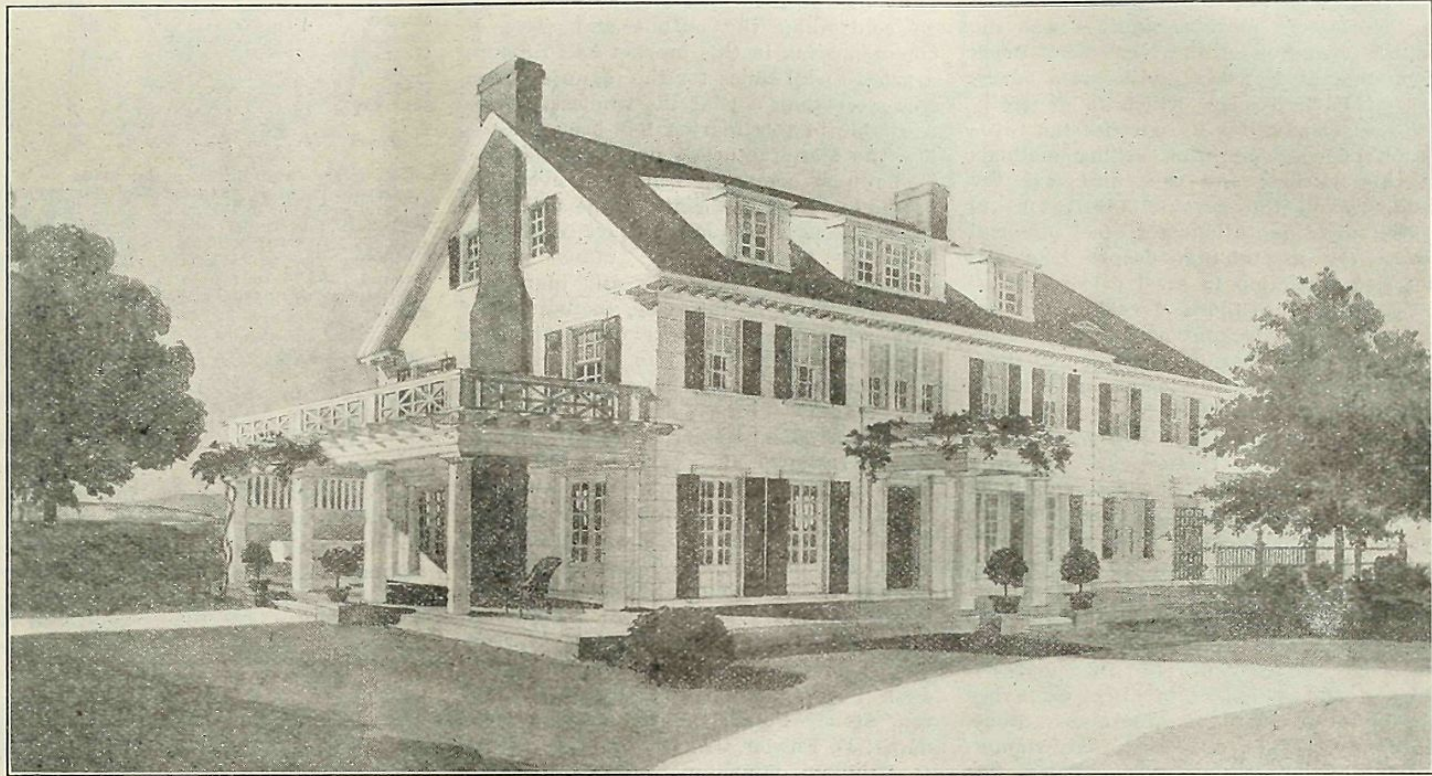
The Change at the Cathedral.

Under a new policy instituted by the trustees of the Cathedral of St. John, the Divine, Ralph Adams Cram, of Boston, head of the New York and Boston firm of Cram, Goodhue & Ferguson, has been appointed consulting architect, in the work of carrying forward the construction of the building, the contract with C. Grant LaFarge having expired.

Bertram G. Goodhue, in the absence of Mr. Cram, stated at their New York office, after the public announcement of the change, that he thought he was safe in saying that Mr. Cram would not accept

Many Uses of Lime.

According to Ernest F. Burchard, of the United States Geological Survey, recent tests have indicated that magnesian limes are generally best suited to structural work and high-calcium limes to chemical purposes, but for certain uses the reverse of this rule is true, and for many applications in each branch of industry either type of lime is equally well suited. The chemical uses of lime are much more varied than the uses of lime in building. Lime is used for soil renovation or sweetening, for insecticides and fungicides, for egg preservation, for water



NEW COLONIAL HOUSE AT SYOSSET, L. I.

Mills & Greenleaf, Architects.

stant panorama of Long Island greets the eye. The house is clapboarded with broad white shingles, is painted white, while the shutters are painted green. Three stories in height, the structure has dormer windows in the upper floor.

A broad hallway runs through the house, which is entered by a fine portico with a red quarry tile floor. At one side is a living room, 27x70, with a broad colonial mantelpiece and open fireplace. The prime feature of this room is its air of perfect home comfort. The stairs, leading from the hallway, are pure white with a mahogany rail. Suggestive of hospitality is a dining-room 16x20 feet in size, which is connected by a butler's pantry with the kitchen and a servants' hallway. Opening off the kitchen is a servants' porch.

Comprising the second floor are three master's bed chambers, a dressing room and two bathrooms, the latter all ample and finished in approved modern style of sanitary equipment. The master's bed-chambers are all spacious. In addition there is, in a part of the second story, four servants' bedrooms and a servants' bathroom; while the third floor contains two master's bed-chambers and bathroom, as well as extensive storage space.

Mills & Greenleaf, 345 5th av. Manhattan, are the architects.

Room for New Clay Products.

The general casting about for another and better roofing to take the place of wooden shingles is making many good openings for the development of trade in clay roofing tile; and it looks as if there is room for building up several new industries in this line in the next few years.—"The Clay-Worker."

the position until he had obtained a ruling from the American Institute of Architects. Mr. LaFarge is now abroad.

The chairman of the Cathedral board, George Macculloch Miller, explained the situation by saying that, being laymen, the trustees felt the need of advice on what plans to accept for the further prosecution of the work. One architect might be selected for one part and other architects for other parts, but this was something that the trustees would have to decide when plans were submitted. The original contract, he said, was made with that idea in view.

The Dean of the Cathedral, Rev. Dr. William M. Grosvenor, said the work was too large and too important to be tied to the judgment of but one man, or to rest on the decision of any one man. It was rather a thing to be done by the best minds to be found in the whole world. For future additions Mr. Cram would select the architect for a particular work. There would be no competitions. The change meant the enlargement of the original plans and a broader policy on the part of the trustees.

The firm of Cram, Goodhue & Ferguson are the architects for the rebuilding of the U. S. Military Academy at West Point. A New York City example of their work is the new South Reformed Church at Park avenue and 85th st. Mr. Cram personally is consulting architect for the new Princeton University building, and Mr. Goodhue for the San Diego exposition.

The original plans for the Cathedral were drawn by the firm of Heins & La Farge, under a contract that terminated with the death of Mr. Heins, in 1907. The cathedral has been many years in building, and many years more will pass before it is completed.

and sewer purification, as a disinfectant and deodorizer, for bleaching, in the manufacturing of numerous chemicals, in gas manufacture, in the milling industry, in paint and varnish manufacture, and in the paper, smelting, beet-sugar, tanning, and many other industries.

Union Has to Pay for a Strike.

Some time ago there was a strike in the granite quarry of Wells Bros., at Hopkinton, Mass., which forced the foreman out of his job. He retaliated with a suit against the Milford branch of the Granite Cutters' International Association. The Supreme Court of Massachusetts has just decided, the full bench concurring, that the strike was unjustifiable. The court orders the officers and committee of the union to pay the foreman \$500 in damages and \$207 costs.—"Stone."

A Removal Notice.

One of the broad slopes of Mont Gringuez, France, is reported to have become detached from its foundations and to have moved over a distance of nearly a quarter of a mile, carrying with it the soil, meadows and woods, and covering up in its passage roads and bridges that stood in the way. A chestnut grove has traveled 500 feet without suffering any apparent damage, but many small lakes have been formed by the damming of the waters.—"Scientific American."

Waste Leather for Road Paving.

A road-making experiment in using waste leather, shredded until it becomes virtually a pulp and treated with bitumen and tar, has been made at Handsworth, England. The "Surveyor" states that the road was laid some twelve months ago, and although heavy traffic, in the shape of water carts and fire engines, has passed over it continuously, no impression has been made on the surface. The material is stated to provide an excellent foothold for horses and to create little or no dust.—"Engineering Record."

BUILDING MATERIAL PRICES.

Portland Cement is Down Five Cents a Barrel—Brick Makers Merge.

Fabricators Quote Higher Prices on Structural Work Because New Contracts are Coming Out More Freely in the Metropolitan District—Other Market Notes.

THREE new factors were conspicuous in the building material market this week. One was the announcement that Portland cement prices had been cut by the big companies to meet the underselling tactics of the smaller manufacturers in the Eastern market; another was the actual formation of the New York Brick Company, at Newburg, with main offices at 103 Park avenue, which is generally believed to have for its purpose the revolution of common brick selling methods in this market; and the third was the tendency on the part of fabricators to stiffen their quotations for steel material ready for assembling, despite the announced reduction in steel prices.

Following, as these developments do, the threatened lockout of building material yard employees, as recounted in these columns last week, the effect upon actual buying has been harmful rather than beneficial. In consequence, new contracts were very light. Dealers are evidently working off supplies which accumulated during the rainy days of the last two weeks. No change was reported in terra cotta, either ornamental or fireproofing, except toward the week-end the fireproofing interests felt somewhat alarmed over the Mayor's attitude in reference to building code requirements for this material during the passage of the ordinance through the Board of Aldermen. Stone, hardware, paints, oils and other commodities, including lime and plaster, are taking a liberal quantity of new business, but most of it is for late summer delivery.

THE CHANGE IN CEMENT PRICES.

Practically all the local Portland cement companies are quoting \$1.48 as their minimum price in 250 barrel lots, including cotton sacks alongside dock, New York, with a ten cents rebate on all the sacks returned. A week ago their formal quotations were \$1.53, although cement could actually be bought in this city as low as \$1.48 and even lower. The big companies, like the Atlas, Bath, Trowel, Lawrence, Vulcanite and Edison, have been quoting business at five cents above this figure; but certain of the smaller companies, taking advantage of present open market conditions, have been charged with selling at levels considerably lower than this.

These smaller companies were able to take this business at these lower figures, which, in some cases, went as low as \$1.43, because their selling costs were less than their larger competitors. But the larger companies needed the business and, after seeking in vain for new orders in sufficient quantities to take care of their present outputs, they decided to meet the new figures.

Since the first of the year the cement market has been more or less demoralized, as far as prices were concerned. The sluggishness of building activity was responsible for piling up large quantities of Portland cement at the mills, and when building dropped off this was not taken care of by a sufficient number of new contracts, although some of the smaller companies were able to take care of their surplus by lower prices. Just before the season opened, prices moved up as a sort of experiment to indicate that prices were as low as they were going. The raise was five cents. Another raise of five cents went into effect on the first of April,

making the total advance ten cents from \$1.43, which prevailed since the disbandment of the old Licensees' Association on the 31st of December.

The present quotations of \$1.48 are not expected to remain long at the present level, so both dealers and purchasers will do well to take advantage of the present lists, if possible.

A MERGER OF COMMON BRICK INTERESTS.

Next in importance in the week's events in the building material market was the organization, at Newburg, on Monday, of the New York Brick Company, with a capitalization of \$100,000. The new company has been formed for the purpose of so controlling the output and sales of common brick in this market as to insure a profit at all times for the manufacturer. For more than a year the wholesale price available in this market has been far below the manufacturer's profit line.

The new company will take over approximately 90 per cent. of the brick interests along the Hudson River from New York to Mechanicsville. Many plants will pass out of existence, and manufacturers' agents in this city, including the John B. Rose Co., will close up. At the meeting which was held in the Palatine Hotel in Newburg were seventy-five manufacturers. Senator Rose presided and Hiram Merritt was the secretary. By-laws incorporating the decisions of various meetings held within the last two months were drawn up, and this board of managers was elected: John B. Rose, Roseton; Robert Main, Saugerties; George W. Washburn, Saugerties; Everett Fowler, Haverstraw; A. S. Stables, Kingston; Frank DeNoyelles, Haverstraw; William Carey, Mechanicsville; John Peck, Haverstraw; George S. Allison, Stoney Point; C. F. Suderley, Coeymans; D. Fowler, Jr., Haverstraw; Henry R. Brigham, Kingston; John F. Shankey, Haverstraw; David Terry, Kingston; Fred P. Luther, Kingston; C. L. Bleakley, Verplank; H. P. Jova, Roseton; Percival Golden, Catskill; Edwin Brockway, Brockway; W. A. Nicholson, Dutchess Junction; John E. Lynch, Haverstraw; Hiram Merritt, Newburg; A. E. Aldridge, Fishkill; George Hutton, Kingston; Alonzo Rose, Kingston; William Malley, Haverstraw; and W. W. Rider, Athens.

SECRETARY MAKES STATEMENT.

"There seems to be a general misunderstanding regarding the purposes of the newly formed Greater New York Brick Co.," said Hiram Merritt, the company's secretary.

"The general impression seems to be that this is some kind of a trust, a brick trust to make the builders pay extortionate prices for the brick they use. This is not the purpose of our company. Although in our articles of incorporation it states that we may manufacture, buy and sell, the real object of the company will be to sell the products of the Hudson River yards. The word manufacture in the incorporation papers is put there in case we might want to do this at some future time. We are capitalized only at \$100,000. In simply selling the brick a large capitalization will not be required. The company will simply take the money in New York and hand it over to the many individual brick companies working under the name of the Greater New York Brick Company. In the incorporation it also states that the company is to buy and sell coal and other materials. The object of this clause is that the company may buy the products that are necessary to brick manufacture for all of the companies and in their turn sell it to the companies that are associated. Buying on the larger scale will greatly reduce the cost of materials and supplies."

Officers and a formal organization will

be effected by July 1, it is said, but it is doubtful if the new system can be put into full operation much before the middle of next month.

The new organization enters upon a task of revolutionizing common brick selling methods with every opportunity for showing what it can do. The reserve supply at the beginning of this week was 19 cargoes, with agents barely able to get five and seven-eighths a thousand at dock, even though the actual sales last week were in excess of arrivals. New brick brings no higher price than the old material. Transactions last week follow:

	Arrivals.	Sales.
Monday	17	10
Tuesday	3	6
Wednesday	10	9
Thursday	10	14
Friday	6	12
Saturday	6	3
Total	52	54

Left over, June 12-19 barge loads. Arrivals in corresponding week last year were 61; and sales 70; with 27 on hand from preceding week, and 18 left over. Prices were: Hudsons, \$5.75 to \$6; Raritan, \$5.50 to \$5.75. Current prices: Hudsons, \$5.75 to \$5.87½; Raritan, \$5.75 to \$6. Condition of market: Buying spasmodic with little resiliency in prices. Demand increasing.

STEEL FABRICATORS MORE INDEPENDENT.

Purchasers of fabricated steel will find the tendency toward higher quotations, because of the larger volume of business now coming out. A few instances of the type of new business being taken in the district is shown in the following contracts, many of which have been pending since early in the building year:

The Cuyler apartment house in West 33d street, taken by the American Bridge Co., aggregating 1,000 tons; another apartment house in the same street for which the Hinkle Iron Works will deliver 700 tons; an apartment house 78th street and Park avenue, which will take 1,000 tons from the American Bridge Co.; the American Sugar Refining Company's warehouse in Brooklyn, requiring 1,200 tons, and the telephone building, which will take 5,000 tons from the Lackawanna Steel Company. Another notable operation that has been hanging fire since early in the year is that of the Bamberger department store addition in Newark, the contract for which was closed with the George A. Fuller Construction Company this week.

In consequence of this improvement in the material field, it is not surprising that prices are stiffer and have an upward tendency. This has been apparent to well-advised owners and architects for the last two weeks, and it accounts in no small measure for the improvement in the finished building steel business.

Another important development in the steel department was the announcement made by the American Steel and Wire Company that it had reduced the price of plain wire to 1.50 cents, base, wire nails, 1.70 cents, base, painted barbed wire, 1.70 cents, and galvanized barbed wire to two cents a pound. This restores the level in force at the beginning of the year, taking off the two one dollar advances made in January and March. The actual reduction, however, is not more than \$1 a ton, as the contracts made prior to the March advance were extended to July first, and it was only on June first that the last of the contracts made before the January advance was regarded as worked out. Stocks in jobbers' hands are not very heavy. Wire rods have been reduced from \$29 to \$27 a ton, Pittsburgh.

OTHER DEPARTMENTS QUIET.

Other departments of the building material market are without feature. Prices remain steady, but there is an improved undertone, which may result in a general stiffening within a short time.

WANTS AND OFFERS



Denominations, \$100, \$500, \$1,000
 A Deed of Trust covering the entire assets of the Company and its future investments protects the Principal and Interest of the Bonds.
New York Real Estate Security Co.
 42 Broadway, N. Y. City
 ASSETS \$10,000,000 CAPITAL \$3,900,000
 Write for Information—Circular "D"

FOR EXCHANGE

We offer free and clear West Side Dwelling, in Seventies, near Central Park West, valued at \$60,000, for equity in choice investment parcel, business property preferred. Will add some cash. Full particulars requested.

M. MORGENTHAU JR CO
 95 LIBERTY STREET
 Members Real Estate Board of Brokers

HYDES ATLAS of Manhattan for sale; volumes 1, 2 and 3; corrections up to date. Apply 10th Floor, 44 West 18th street.

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.

DOCK PROPERTY FOR SALE

To make possible an immediate settlement of a trust, and to avoid the delay attendant upon a judicial sale, my clients will sell, for the extremely low price of \$110,000, a very desirable dock property situated on Newtown Creek, Borough of Brooklyn. The property has a water frontage of 250 feet, and consists of twenty-five lots. This offer is solely conditioned upon an immediate cash sale, to be consummated within thirty days. While the owners are willing to pay the usual broker's commissions for a sale of the property, no attention will be paid to answers to this advertisement from brokers desiring to generally list the property on their books. For maps, and full information with regard to property, apply to Louis H. Porter, attorney for trustees, 140 Nassau Street, New York, N. Y.

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

FUNDS FOR SECOND MORTGAGES

NO AMOUNT TOO LARGE
 Quick Action on Choice Propositions
M. MORGENTHAU JR CO
 95 LIBERTY STREET
 Members Real Estate Board of Brokers

AN UNUSUAL OPPORTUNITY for an experienced gentleman, capable of managing an established real estate office; salary and commission or an interest if desired; must invest not under \$3,000; our object is to secure an active interested associate and not an investor. Address "REPUTATION COUNTS," Box 70, Record and Guide.

FOR SALE.—Buildings coming down at Commercial Wharf, between Verona and Commerce streets, Brooklyn; 4 blocks from Hamilton Ferry; 15,000, 4 x 12 and 3 x 10 timbers; also 10,000, 1 1/2 inch plank boards, flooring and C. T. Apply on premises or by mail to I. KAHN, 734 E. 160th St., N. Y.

CONSULTING ENGINEER, with office containing about eleven hundred square feet, wishes to sublet part to firm of architects at a moderate rental; arrangements can be made for joint stenographic and office help; location, sixteenth floor of modern building in the downtown section. BOX 55, c/o Record and Guide.

WANTED—Elevator Salesman, one who is familiar with electric elevators, to travel out of Ohio. Address "ELEVATOR," Box 75, c/o Record and Guide.

OFFICER of large real estate firm will take entire charge of first class apartment house in the Bronx in exchange for free rent of 4 or 5-room apartment.
 BOX 60, Record and Guide.

WISH POSITION as superintendent, high class house or small office building; best of references can be given. ROBERT B. FUREY, 18 East 10th Street.

IDEAL CAMP on the St. Lawrence River; 8 rooms, 2 baths. Furnished, with boats, for rent.
 Address "REASONABLE,"
 Box 65, care Record and Guide.

NEW BUSINESS
 Can be obtained by advertising in the RECORD AND GUIDE.

NEW IDEAS IN TRADE LITERATURE.

The Relationship Between the Booklet and the Specialty Manufacturer's Advertisement—Some New Catalogues.

ARCHITECTS, contractors and estimators of buildings are very busy men, but they are obliged to give some of their time to keeping abreast of things modern and progressive. Their clients are magazine and trade publication readers and they are constantly on the lookout in the advertising columns as well as in the text for newest methods and most advanced practice.

Here is the specialty manufacturer's greatest opportunity to effectively back up his publicity campaign at the very source of purchasing power. He cannot load his advertisement with reading matter and expect the average reader to thoughtfully peruse it. He must, first of all, attract the casual readers' attention. He must play the role of the bill board along the railroad track. As the passenger flashes by at the rate of a mile a minute and glances out of the car window the fact that Blank's suspenders are the best in the world, stares him in the face. He is hardly conscious that the message has even made an impression upon him, but the next time he buys suspenders, he recalls that they are the best in the world, but he is not sure whether somebody told him that or how the thought got into his head. At any rate he is very likely to buy that make of suspenders.

The part the advertisement plays is merely that of making an impression. If that impression is strong enough to impel the reader to send for Catalogue A.

B. or C. a customer is half won. If that catalogue is typographically perfect, the type large and clear, and is well illustrated, it fixes that particular article or firm in the architect's mind. The architect is part and parcel of the realm of art, hence the make-up of the catalogue must not offend his aesthetic taste, yet it must be so arranged as to be a ready reference book.

That is why some catalogues absolutely fail of their mission. They bear the imprint of the shoddy, both typographically and editorially. They are not clear nor concise and because they do not possess these attributes, they represent so much money wasted, because they do not please and interest the reader.

USES AND ABUSES OF SLATE.

Slate in its various varieties of shade, texture and shape is explained and its especial adaptability to different uses described in a new booklet, handsomely printed and logically arranged, issued by the Provident Slate Co., of Slatington, Pa. This valuable book of reference should be in every architect's office, as it tells the sources of slate production and what types should be used on certain kinds of buildings.

THE ALLITH CATALOGUE.

Prefacing its new catalogue, which has just come from the press with illustrations of its handsome and admirably equipped fireproof plant, the Allith Manufacturing Company of Chicago, makes a statement to the effect that the introduction of tubular shaped steel and scientifically designed malleable iron into hardware of a very high grade has revolu-

tionized standards. The reliability of this company is emphasized in the statement that every piece of hardware that leaves the factory is tested and proved absolutely satisfactory before it goes to the jobber.

A NEW PROUTY CATALOGUE.

A fine example of graphic cut productions depicting the operation of parlor and barn door hangers, double acting floor hinges, hasp locks, pipe wrenches and general hardware specialties, features the latest catalogue of the Prouty Company, Ltd., of Albion, Mich.

THE LATEST THING IN BLOWERS.

Architects and builders should have in their office the handsome new catalogue published by the Sterling Blower Company of Hartford, Conn., illustrating the slow speed, low power steel plate exhausters manufactured by this company. Inasmuch as this company manufactures both single and double exhausters, it is especially valuable for reference purposes. Some of these exhausters embody new ideas in this type of appliance.

A NEW TYPE OF WALL TIE.

Architects are showing considerable interest in a new type of wall tie described in a new illustrated catalogue issued by the Allegheny Steel Band Company, Allegheny, Pa. The device is described as follows: "It is made by corrugating a piece of galvanized iron, perforating the center and bending over the ends to form a lip for the entrance of the nail. It is then folded together so that the corrugations alternate, one into the other. These corrugations extend the full width of the plug, assuring a most powerful grip on the nail, once it is inserted between the lips and driven through the grooves and perforations.

For holding nails in the wall joint, base furring framing, plumbing and electrical work, mantel and tile setting, awning, bricklaying and carpenter work, etc., it is practically indispensable. These ties have a special use in all kinds of concrete work.

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

MANHATTAN AND THE BRONX.

CONVEYANCES.

Table with columns for 1911 (June 16 to 22, inc.) and 1910 (June 17 to 23, inc.) for Manhattan and The Bronx. Rows include Total No. for Manhattan, Total No. for the Bronx, Total No. Manhattan and The Bronx, Total Amt. Manhattan, and Total Amt. Manhattan and The Bronx.

PROJECTED BUILDINGS.

Table comparing 1911 and 1910 projected buildings. Rows include Total No. New Buildings, Total Amt. New Buildings, Total Amt. Alterations, and Total No. of New Buildings for Manhattan and The Bronx.

Assessed Value Manhattan.

(From assessment roll of 1910)

Table comparing assessed values for 1911 and 1910. Rows include Total No. with consideration, Amount involved, Assessed value, Total No. nominal, and Total No. nominal.

BROOKLYN.

CONVEYANCES.

Table comparing conveyances for 1911 and 1910. Rows include Total Number, Total number of Conveyances, and Total amount of Conveyances.

MORTGAGES.

Table comparing mortgages for 1911 and 1910, broken down by Manhattan and Bronx. Rows include Total number, Amount involved, and No. at various interest rates.

MORTGAGES.

Table comparing mortgages for 1911 and 1910. Rows include Total number, Amount involved, and Total number of Mortgages.

Summary table for Manhattan and The Bronx mortgages, showing Total No., Total Amt., and Total Amt. Manhattan and The Bronx for 1911 and 1910.

PROJECTED BUILDINGS.

Table comparing projected buildings for 1911 and 1910. Rows include No. of New Buildings, Estimated cost, Total Amount of Alterations, and Total Amt. of New Buildings.

EXTENDED MORTGAGES

Table comparing extended mortgages for 1911 and 1910, broken down by Manhattan and Bronx. Rows include Total number, Amount involved, and No. at various interest rates.

PROJECTED BUILDINGS.

Table comparing projected buildings for 1911 and 1910. Rows include No. of New Buildings, Estimated cost, Total Amount of Alterations, and Total Amt. of New Buildings.

QUEENS.

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

Table showing Ludlum or Murphy scale values. Columns include Location, Per cent., Value, Size, and Value. Rows include Front, 25x25, 2d, 25x25, 3d, 25x25, 4th, 25x25, and Total, 25x100.

*\$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 CLAYTON R. JAMES, Gen'l Mgr. and Counsel CYRIL H. BURDETT, Secretary FRANK L. COOKE, Asst. Sec'y CHAUNCEY H. HUMPHREYS, Asst. 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

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

June 29.

- Sedgwick av | w cor 171st st, 50x95, vacant. 171st st | 3d av, Nos 1143 & 1145, 40x100, 6-sty & b bk & stn tnt, with str. 9th av | s w cor 203d st, 100x99.11, vacant. 203d st | 211th st, s s, 100 w 9th av, 100x99.11, vacant. 9th av, e s, 49.11 s 206th st, 50x100, vacant.

ADVERTISED LEGAL SALES.

June 24.

No Legal Sales advertised for this day.

June 26.

- 120th st, No 137, n s, 277 e 7th av, 20x100.11, 3-sty & b stn dwg. Theodore McCarby agt Caroline McCarthy et al; D Solis Ritterhand, att'y, 43 Exchange pl; Bernard C McKenna, ref. (Amt due, \$3,591; taxes, &c, \$950; sub to a prior mt of \$26,825.) By Joseph P Day. 135th st, No 283, n s, 100 e Lincoln av, 25x100, 5-sty bk tnt. Wm F Patterson, exr, &c, agt Isaac Hattenbach et al; Frank M Tichenor, att'y, 38 Park Row; Henry A Friedman, ref. (Amt due, \$12,803.38; taxes, &c, \$250.) By Joseph P Day. Ludlow st, No 67, w s, 87.6 n Grand st, 25.5x87.6, 6-sty bk tnt & str. Jos Simerman agt Abraham Scheinberg et al; Herman R Elias, att'y, 302 Bway; Jas Oliver, ref. (Amt due, \$11,509.46; taxes, &c, \$69.40; sub to a first mt of \$27,000.) By Samuel Marx. 20th st, Nos 335 & 337, n s, 222.7 w 1st av, 35.8x92, 6-sty bk tnt & str. David Glucksmann agt Nathan Reisler et al; Jos A Seidman, att'y, 61 Park Row; Lauren Carroll, ref. (Amt due, \$7,034.88; taxes, &c, \$931.15; sub to a first mt of \$36,000.) By Joseph P Day. 20th st, No 40, s s, 175 w 4th av, 25x92, 7-sty bk loft & str bldg. Emily M Roemer agt Fredk H Thorne et al; James, Schell & Elkus, att'ys, 170 Bway; Walter L McCorkle, ref. (Amt due, \$30,299.10; taxes, &c, \$89.45; sub to a first mt of \$35,000 and a second mt of \$30,500.) By Joseph P Day.

June 27.

- 117th st, Nos 527 & 529, n s, 285.6 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str. N Y Trust Co agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Louis B Hasbrouck, ref. (Amt due, \$26,913.84; taxes, &c, \$1,733.54.) By Daniel Greenwald. Robbins av, Nos 600 & 602, on map Nos 602 & 604, e s, 98.8 s 151st st, 50x104, 6-sty bk tnt & str. Jno A Bopp exr agt Froma Realty Co et al; Tallmadge W Foster, att'y, 257 Bway; Geo E Weller, ref. (Amt due, \$9,422.25; taxes, &c, \$367.15.) Mt recorded March 14, 1910. By Joseph P Day. College av, No 1348, e s, 393.2 s 170th st, 16.8x100, 2-sty & b fr dwg. Agnes H Behlmer agt Bertha Knauf et al; Leonard J Langbein, att'y, 302 Bway; Alexander Wolf, ref. (Amt due, \$3,353.19; taxes, &c, \$116.02.) Mt recorded Jan 29, 1907. By Saml Marx. 23d st, No 331, n s, 275 w 1st av, 25x98.9, 6-sty bk tnt & str. Max Borck agt Frances Newman et al; Chas L Borck, att'y, 38 Park Row; Jno A Foley, ref. (Amt due, \$5,581.82; taxes, &c, \$—; sub to a prior mt of \$28,000.) By Joseph P Day. 98th st, Nos 320 to 324, s s, 300 e 2d av, 75x100.9, three 2-sty bk bldgs & str. Empire City Savings Bank agt Jas King et al; Chas

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 23, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

- *149th st, s s, 500 e 8th av, 100x99.11, vacant. (Amt due, \$27,951.38; taxes, &c, \$492.21.) Title Guarantee & Trust Co.21,000 Hester st, No 57, n s, 63.6 e Ludlow st, 24x75, 5-sty bk tnt & str. (Amt due, \$6,012.76; taxes, &c, \$804.39; sub to a first mt of \$28,000.) adj sine die Minford pl, No 1451, w s, 200 s 172d st, 25.9x100, 4-sty brk tnt. (Amt due, \$15,167.05; taxes, &c, \$1,482.22.) Chas Apfel.15,900 *St Nicholas av, No 763, w s, 61.4 n 148th st, 20.5x83.8x20x88.1, 3 & 4-sty & b bk dwg. (Amt due, \$19,081.95; taxes, &c, \$1,084.36.) Germania Life Ins Co.17,000 *Henry st, Nos 332 to 336 s w cor Jackson st, 100x28x100x35, 6-sty bk Jackson st, No 1 | tnt & str. (Amt due, \$30,042.40; taxes, &c, \$1,600; sub to a first mt of \$57,000.) Bernard Galewski.58,474 *Seneca av, s s, 173.6 e Hunts Point av, 47.3x165, 5-sty bk tnt. (Amt due, \$31,172.62; taxes, &c, \$238; sub to two mts aggregating \$11,000.) Prospect Investing Co.36,402 Lewis st, No 67, w s, 60 s Rivington st, runs w 50 x s 20 x e 2.9 x n .08 x e 47.2 x n 19.4 to beg, 6-sty bk loft & str bldg. (Amt due, \$10,688.38; taxes, &c, \$697.66.) Marcus Siegelman.14,000 104th st, Nos 404 to 412, s s, 93.4 e 1st av, 119.8x100.11, 5 & 6-sty bk loft & str bldg. (Partition.) Charles Ast.89,000 *142d st, Nos 353 & 355, n s, 267.11 e Alexander av, 37.4x100, 6-sty bk tnt. (Amt due, \$10,726.48; taxes, &c, \$—; sub to a first mt of \$32,000.) Fredk Machesius, Jr.37,800

- W Dayton, Jr, att'y, 27 William st; Chas N Morgan, ref. (Amt due, \$18,143.61; taxes, &c, \$483.88.) By D Phoenix Ingraham. 2d av, No 2489, w s, 50 n 127th st, 25x100, 5-sty bk tnt & str. Martin J Bisgen agt Saul Domroe et al; Siegel, Block & Siegel, att'ys, 320 Bway; Thos R Lane, ref. (Amt due, \$1,291.46; taxes, &c, \$948.98; sub to a first mt of \$16,000.) By Joseph P Day. 2d av, No 1855, w s, 75.7 n 95th st, 25x100, 5-sty bk tnt & str. Amalia Happel agt Adolph Messer et al; Campora & Thiery, att'ys, 93 Nassau st; Alfred J Talley, ref. (Amt due, \$6,128.65; taxes, &c, \$1,212.84; sub to a first mt of \$20,000.) Mt recorded June 29, 1905. By Joseph P Day.

June 28.

- Greenwich st, No 514 | s w cor Spring st, 18.4x40, Spring st, No 322 | 4-sty bk tnt & str. Edw S Avery et al agt Mary G M Wait et al; Wilmer, Canfield & Stone, att'ys, 49 Wall st; Chas C Marrin, ref. (Amt due, \$17,241.49; taxes, &c, \$187.48.) By Chas A Berrian. Hoe av, No 1163, w s, 247.3 s Home st, 25x100, 5-sty bk tnt & str. Elizabeth H Hoar agt Eastern Crown Realty Co et al; Levi S Tenney, att'y, 27 William st; Chas F MacLean, ref. (Amt due, \$48,284.86; taxes, &c, \$427.46.) By Samuel Goldsticker. Minford pl, No 1528, e s, 35 n 172d st, 40x100, 5-sty bk tnt. Minford pl, No 1520 | n e cor 172d st, 35x100, 5-172d st, No 907 | sty bk tnt. Greenwich Mortgage Co agt Ole Olsson et al; Louis Wendel, Jr, att'y, 277 Bway; Timothy E Cobalan, ref. (Amt due, \$1,637.74; taxes, &c, \$200; sub to two mts aggregating \$70,000.) By Saml Marx. 120th st, No 338, s s, 210 w 1st av, 20x100.11, 3-sty stn tnt. Sarah E Loder agt Sarah Oliver et al; Jesse S Epstein, att'y, 149 Bway; Maxwell Davidson, ref. (Partition.) By Saml Marx. Teller av, No 1337, w s, 333.10 n 169th st, 25x100, 2-sty & b bk dwg. Henry Ludwig agt Teller Realty & Construction Co et al; Action No 1; Geo Ludwig, att'y, 1511 3d av; Adam Wiener, ref. (Amt due, \$2,042.48; taxes, &c, \$12.45; sub to a mt of \$7,500. Mt recorded Feb 3, 1911. By Saml Marx. Teller av, No 1339, w s, 358.10 n 169th st, 25x100, 2-sty & b bk dwg. Same agt same; Action No 2; same att'y; Sidney Harris, ref. (Amt due, \$2,130.23; taxes, &c, \$12.45; sub to a mt of \$7,500.) Mt recorded Feb 3, 1911. By Saml Marx. Teller av, No 1341, w s, 383.10 n 169th st, 25x100, 2-sty & b bk dwg. Same agt same; Action No 3; same att'y; Adam Wiener, ref. (Amt due, \$2,042.48; taxes, &c, \$12.45; sub to a mt of \$7,500.) Mt recorded Feb 3, 1911. By Saml Marx.

- 142d st, Nos 349 & 351, n s, 230.7 e Alexander av, 37.4x100, 6-sty bk tnt. Fredk Machesius, Jr, agt Haase-Lippman Construction Co et al; Edw Miehling, att'y, 258 Bway; Jos J Marrin, ref. (Amt due, \$10,045.30; taxes, &c, \$—; sub to a first mt of \$32,000.) By Chas A Berrian. So Chestnut Drive, n s, — w Bronxwood av, 42.3x100x41.1x100, Wakefield. Herman F Epple agt Bronxwood Realty Co et al; Lawrence E French, att'y, 41 Park Row; Ignatius M Wilkinson, ref. (Amt due, \$861.01; taxes, &c, \$65.21.) By Joseph P Day. Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty bk dwg. Theone H Loscarn agt Israel M Cohen et al; Benj F Feiner, att'y, 35 Nassau st; Henry B Fischer, ref. (Amt due, \$2,706.44; taxes, &c, \$—; sub to a first mt of \$7,500.) Mt recorded March 10, 1910. By Joseph P Day.

- 215th st, s s, 100 e Maple av or st, 48x125, Wakefield. Andrew Angeloro agt Madelena Feola et al; Norman W Kerngood, att'y, 149 Bway; Harriette M J Wood, ref. (Amt due, \$409.74; taxes, &c, \$324.63.) By Joseph P Day. 2d av, Nos 1882 to 1886, e s, 25.2 n 97th st, 75.9x74, three 4-sty bk tnts, with str. (Voluntary.) Bid in at \$50,000.137th st, Nos 303 & 305, n s, 100 w 8th av, 30x99.11, two 3-sty & b bk dwgs. (Voluntary.) Bid in at \$24,000.Carpenter av | n e cor 222d st, 88.3x52.5, two 2-sty fr bldgs with ctr. 222d st | (Executor's sale.) Adj sine die.Perry av | s w cor 205th st, runs s 292.3 x w 100 x n 150 x e — x n 110.6 205th st | to 205th st x e 59 to beg, vacant. Philip Baumann.10,850 Simpson st, Nos 1057 to 1061, w s, 197 n Westchester av, 87.3x100, two 5-sty & b bk & stn tnts. (Voluntary.) Bid in at \$80,200.Clay av, No 1338, e s, abt 320 n 169th st, 25x90, 3-sty & b bk & fr tnt, with str. (Voluntary.) Titus Crott.11,200 *213th st, s s, 150 w Bronxwood av, 25x147.3x27.4x136.4, Wakefield. (Amt due, \$342.36; taxes, &c, \$38.31; sub to a first mt of \$325.) Alice B Smith.825

July 29.

- 105th st, No 331, n s, 350 e 2d av, 30x100.11, 6-sty bk tnt & str. Wilson M Powell, Jr, treas, agt Saml Kadin et al; Wilson M Powell, att'y, 29 Wall st; Abraham R Lawrence, ref. (Amt due, \$27,583.11; taxes, &c, \$700.71.) Mt recorded April 11, 1905. By Joseph P Day. Washington av, Nos 1991 & 1993, w s, 295.10 n 178th st, 53.10x145.9x53.8x146, 5-sty bk tnt Superior Corp agt Jas Frank et al; Maurice Steiner, att'y, 43 Cedar st; Emanuel I Silberstein, ref. (Amt due, \$15,071.18; taxes, &c, \$376.) Mt recorded Nov 13, 1907. By Joseph P Day. 63d st, No 228, s s, 362.6 e West End av, 37.6x100.5, 6-sty bk tnt & str. Bertha Rappaport agt Jacob Boltan et al; Moses R Ryttenberg, att'y, 135 Bway; Jas Kearney, ref. (Amt due, \$11,233.74; taxes, &c, \$3,165.33.) Mt recorded Feb 9, 1907. By Chas A Berrian. 62d st, Nos 212 to 216, s s, 200 w Amsterdam | av, 75x100.5, three 5-sty bk tnts & str. 62d st, No 225, n s, 375 w Amsterdam av, 25x100.5, 5-sty bk tnt. Abraham A Silberberg agt Friedland Realty Co et al; Jas A Turley, att'y, 258 Bway; Geo F Roesch, ref. (Amt due, \$1,243.75; taxes, &c, \$650; sub to a mt of \$70,750.) By Joseph P Day.

June 30.

- Liberty st, Nos 53 to 57 | n e cor Liberty pl, runs Liberty pl, No 1 | n 86.1 x e — to Nassau Nassau st, Nos 41 to 47 | st, x s 82.1 x w — to beg, 31-sty bk & stn office & str bldg. Harold Godwin agt Liberty Nassau Building Co et al; Martin, Fraser & Speir, att'ys, 20 Exchange pl; Sumner Gerard, ref. (Amt due, \$483,139.94; taxes, &c, \$—; sub to a prior mt of \$1,300.) Mt recorded April 29, 1909. By Joseph P Day. 172d st, No 1016 (old No 1272), s s, 25 w Boone av, 25x100, 2-sty fr dwg. Jno Wagner agt Benj Viau et al; Geo L Erhardt, att'y, 44 Pine st; Saml Hoffman, ref. (Amt due, \$6,047.37; taxes, &c, \$235.58.) By Joseph P Day. 3d av, No 4288, e s, 255.2 n 178th st, 50x108.2 x49.11x106.1, 6-sty bk tnt & str. Isidor Cline agt Brook Construction Co et al; Lese & Connolly, att'ys, 35 Nassau st; Geo W Clune, ref. (Amt due, \$11,002.20; taxes, &c, \$1,070.79; sub to a mt of \$35,000.) Mt recorded Nov 2, 1910. By Joseph P Day. 3d av, No 4284, e s, 205.2 n 178th st, 50x106.1x49.11x104.1, 6-sty bk tnt & str. August Levi agt Brook Construction Co et al; Lese & Connolly, att'ys, 35 Nassau st; Geo W Clune, ref. (Amt due, \$10,972.20; taxes, &c, \$1,053.21; sub to a mt of \$35,000.) Mt recorded Nov 2, 1910. By Joseph P Day. Cromwell av, No 1448, e s, 481.9 n 170th st, 25x111, 2-sty fr dwg. Thos J Bowden agt Jno Bowden et al; Jno J O'Grady, att'y, 277 Bway; Chas L Hoffman, ref. By Joseph P Day. 61st st, No 347, n s, 192.4 w 1st av, 23x100.5, 5-sty bk tnt & str. Jas M Anderson, trustee, agt Louis Mandel et al; Hamilton Odell, att'y, 60 Wall st; Francis S McAvoy, ref. (Amt due, \$19,295.60; taxes, &c, \$474.33.) Mt recorded Dec 15, 1905. By Joseph P Day. Boston rd | n e cor Vyse av, runs n 139.7 x s e Vyse av | 68.9 x s 28 x s e 58.9 to rd, x s w 149.1 to beg, vacant. Daniel R Kendall et al as trustees agt Gertrude Kane et al; Payson Merrill, att'y, 128 Bway; Jno H Judge, ref. (Amt due, \$7,090.21; taxes, &c, \$1,255.80.) Mt recorded Dec 17, 1906. By Saml Marx.

July 1.

No Legal Sales advertised for this day.

July 3.

- Lewis st, No 78, e s, 129.9 n Rivington st, 25x99, 5-sty bk tnt & str & 5-sty bk tnt in rear. Aaron Gottlieb agt Hyman Moskowitz et al; Schlesinger & Schlesinger, att'ys, 10 Wall st; Edw D Dowling, ref. (Amt due, \$10,936.46; taxes, &c, \$1,183.15; sub to a first mt of \$16,000.) Mt recorded Aug 8, 1906. By Bryan L Kennelly.

BRYAN L. KENNELLY.

- 64th st, No 209, n s, 150 w Ams av, 25x100.5, 5-sty bk & stn tnt. (Executor's sale.) Barbara Greer.17,400 83d st, No 153, n s, 475 w Columbus av, 20x102.2, 5-sty bk & stn tnt. (Executor's sale.) Geo Form.15,500 29th st, No 213, n s, 170 e 3d av, 15x98.9, 4-sty bk dwg. (Voluntary.) Bid in at \$7,150.*Davidson av, w s, 150 n 184th st, 50x100, vacant. (Amt due, \$8,504.50; taxes, &c, \$91.31; sub to a prior mt of 3,500.) Henry U Singhi.12,220

D. PHOENIX INGRAHAM.

- Chambers st, No 143, n s, 50.1 w Hudson st, 25x76.3, 5-sty stn loft & str bldg, leasehold. (Amt due, \$13,175.92; taxes, &c, \$3,398.99.) Adj sine die So Boulevard, w s, 193.5 s 182d st, 139.11x135.10x132.2x90.2, 5-sty bk tnt. (Amt due, \$91,412.48; taxes, &c, \$—.) Laspina & Cully.92,500

JAMES L. WELLS.

*Bathgate av, No 1892, on map No 1890, e s, 270 n 176th st, 27x85.7, 5-sty bk tnt & str. (Amt due, \$15,958; taxes, &c, \$442; sub to a first mt of \$5,000.) Grace C Marvin. 20,071

HERBERT A. SHERMAN.

*102d st, No 131, on map No 129 n w cor Lexington av, 40x100.11, 6-sty Lexington av, No 1620 bk tnt & str. (Amt due, \$12,989.64; taxes, &c, \$184; sub to a prior mt of \$50,000.) Ver Planck Estate. 58,937
Lexington av, No 1628, w s, 100.11 n 102d st, 44.11x100, 6-sty bk tnt & str. (Amt due, \$8,872.41; taxes, &c, \$196; sub to a prior mt of \$40,000.) Withdrawn
Barnes av n e cor Burke av, runs n 100 x e 152.1 x s e 51.5 x s 70.8 x Burke av w 200 to beg, Wakefield. (Amt due, \$4,108.75; taxes, &c, \$3,535.20.) Robert T Crossen 8,475

SAMUEL MARX.

*Pilgrim av, No 1966, e s, 175 n Mildred pl, 25x100, Throggs Neck. (Amt due, \$1,018.32; taxes, &c, \$34.79.) Arthur Hempe. 1,000
138th st, No 529, on map No 527, n s, 400 w Amsterdam av, 25x99.11, three 5-sty bk tnts. (Amt due, \$12,697.35; taxes, &c, \$178.55.) Withdrawn
54th st, No 432, s s, 383.4 e 10th av, 16.3x53.6x16.8x52.2, 1-sty str & dwg. (Amt due, \$4,477.32; taxes, &c, \$97.88.) Withdrawn

S. DE WALTEARSS.

58th st, Nos 227 to 229, n s, 230 w 2d av, 25x100.5, two 3-sty & b bk dwgs. (Voluntary.) Bid in at \$14,900.

Total 538,554
Corresponding week, 1910 600,916
Jan. 1st, 1911, to date 28,171,223
Corresponding period, 1910 35,814,334

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

June 16, 17, 19, 20, 21 and 22.

Attorney st, Nos 130 to 136, e s, 100.2 s Stanton st, 100x100, 4, 5-sty bk tnts & str. 2:344—5 to 8. A \$72,000—\$132,000.
Attorney st, Nos 54 to 58, e s, 100 n Broome st, 50x100, 3, 4 & 5 sty bk loft & stable. 2:342—3. A \$32,000—\$45,000.
Greenwich st, No 393, e s, abt 50 s Beach st, 25x100, 5-sty bk mill. 1:188—13. A \$18,000—\$30,000; also
All other lands, real estate, &c, wheresoever situate of which Gertrude L Lowndes, died, seized.
Kath M James, widow to Clement March, 25 Washington Sq, North, N Y. Harriet L Schuyler at Irvington, N Y. Stephen Chase at Dedham, Mass & Gertrude L Amory, 293 Beacon st, Boston, Mass. Q C. June 8, June 20, 1911. O C & 100
Bedford st, No 91, w s, 58 n Barrow st, 24.4x104.11x25.5x103.4, 5-sty stn tnt. Emma Michaels et al HEIRS, &c, Alois Diener, deed et al to Josephine Diener & Annie Husted, both at 91 Bedford st. May 24. June 19, 1911. 2:585—26. A \$12,000—\$25,500. nom
Same property. Oscar Diener & Josephine Diener, EXRS, Alois Diener to Annie Utermohlen (Husted) & Josephine Diener, both at 91 Bedford st. June 19, 1911. 2:585. O C & 100
Broome st, Nos 521-523. Release all title to Elevator & Elevator Materials. Otis Elevator Co to Greenwich Investing Co, 69 W 139th st. June 8, June 19, 1911. 2:476. nom
Bleecker st, No 356, w s, 70.2 n 10th st, 24.10x75, 4-sty bk tnt & str. Amelia E Upham EXTRX & TRUSTEE Jos G Hanson to Anacleto Sermolino, 179 McDougal st. June 20. June 21, 1911. 2:620—24. A \$13,000—\$16,000. 12,750
Cannon st, No 98, e s, 75 s Stanton st, 34.4x100, 6-sty bk tnt & str. Max Lipman et al to Eisek Korn, 101 Cannon st. Mt \$35,000. May 14. June 16, 1911. 2:329—11. A \$23,000—\$50,000. nom
Cathedral Parkway, n s, 700 e Lenox av, 50x100, several 1-sty fr bldgs & vacant. Curtis B Pierce, EXR Mary G Pinkney to Louis W Morrison, 2 E 45th st. June 15. June 16, 1911. 6:1594—30, 31 & part lots 42 & 43. A \$—\$. O C & 100
Cherry st, No 39, s s, 61.11 w Roosevelt st, 17x74.8x17.2x74, 4-sty bk tnt & str. Luisa Dj Pasquale to Jno B Golden, 229 E 12th st. All liens. June 10. June 17, 1911. 1:109—15. A \$6,500—\$11,000. O C & 100
Christopher st, No 19, n s, abt 120 e Waverley pl, 20x90, 3-sty bk & fr dwg. Lillie G O'Brien to Saml Rodt, 65 E 97th st & Jacob Lipman, 481 W 159th st. Mt \$6,000. June 19, 1911. 2:610—69. A \$11,000—\$12,000. O C & 100
Christopher st, No 21, n s, 100 e Waverly pl, 20.2x90, 3-sty bk & fr dwg. Mary T Brosnan to Saml Rodt, 65 E 97th st & Jacob Lipman, 481 W 159th st. June 19, 1911. 2:610—70. A \$11,000—\$12,000. O C & 100
Croton st s s, 214.5 w Ams av, 25x86.9 to 165th st x 25x87, va-165th st cant.
Croton st s s, 239.5 w Ams av, 25x86.9 to 165th st x 25x86.4, va-165th st cant.
Isaac Schmeidler et al to Frame Realty Co, 130 Fulton st. All liens. June 16. June 19, 1911. 8:2123—6 & 8. A \$5,300—\$5,400. O C & 100
Dominick st, No 31, n s, 140.11 w Varick st, 19x75, 3-sty & b bk dwg. Winifred E Judge to Thos B Driscoll, 211 W 10th st. C a G. Mt \$8,000. June 7. June 16, 1911. 2:579—35. A \$7,000—\$8,500. O C & 100
Division st, No 242, n s, 50 e Attorney st, —x71x25x83, 5-sty bk tnt & str. Saml Korman to Alter Gottlieb, 326 Grand st. B & S. Mts \$33,750 & all liens. June 20. June 22, 1911. 1:315—23. A \$21,000—\$32,000. nom
Irving pl, No 21, n w s, 62.6 n e 15th st, 20.3x80, 4-sty & b bk dwg. Clara L North & Agnes L Cremin to Kops Realty Co, 115 4th av. Mt \$16,000. June 20, 1911. 3:871—19. A \$22,000—\$23,500. O C & 100
Liberty st, No 55. Power of attorney to satisfy lien on machinery, &c, claimed under conditional bill of sale. Ridgway Dynamo & Engine Co, at Ridgway, Pa, to Wm E Hall. May 22. June 22, 1911.

Liberty st, No 55, "Liberty Tower." Re-asst of rents. Maurice Deiches as receiver (in action Harold Godwin, plff, agt Liberty-Nassau Building Co, &c, defts, to Liberty-Nassau Building Co, 55 Liberty st. All title. June 20. June 21, 1911. 1:64. O C & 35,000
Macdougal st, No 127, w s, 20 n 3d st, 19.4x65.9, 2-sty & b bk dwg.
Macdougal st, No 129, w s, 39.4 n 3d st, 19.6x65.9, 2-sty & b bk dwg.
Leon Derach to Mary Chapelle, Old No 2 Grand av, Woodside, L I. Mt \$16,000. June 20, 1911. 2:543—58 & 59. A \$18,000—\$20,000. O C & 100
New Bowery, No 9 s e s, at s w s New Chambers st. New Chambers st, Nos 52 & 54 runs s e along New Chambers st on map No 54 36.4 x s 18 x w 22.5 x n 30.10 x w 17.6 to New Bowery x n e 20.2 to beg, 5-sty bk tnt & str. Bernard F Golden to Jno A Weekes, 46 W 47th st & Bernard Golden, 4820 13th av, Bklyn. Mt \$16,000. Mar 29. June 17, 1911. 1:115—29. A \$12,000—\$20,500. nom
Orchard st, No 36, e s, 25 s Hester st, 25x44.1, also land in rear 8x20.10 & adj No 76 Hester st, 5-sty bk tnt & str. Barnett Liberman to Jno L Rubinsky, 145 E Bway. All liens. Jan 11. June 17, 1911. 1:298—12. A \$20,000—\$30,000. O C & 100
Pearl st, No 241 n w s, 27 n e John st, 28x197.2 to s e s Cliff st Cliff st, No 16 x 28.10x195.9, 4 stv bk storage bldg & str. PARTITION. May 16, 1911. Richd M Henry, ref, to Robt F Bonsall, at 97 Palisade av, Jersey City, N J. Mt \$15,000. June 15. June 16, 1911. 1:75—30 & 39. A \$49,200—\$67,000. 72,000
Pearl st, No 241 n w s, 27 n e John st, 28x197.2 to s e s Cliff st Cliff st, No 16 x 28.10x195.9, 4-sty bk storage bldg & str. Robt F Bonsall to Richland Realty Co, 41 Park row. B & S & C a G. Mt \$45,000. June 15. June 16, 1911. 1:75—30 & 39. A \$49,200—\$67,000. 72,000
Rivington st No 159, s s, 50 w Clinton st, 25x100, 4-sty bk bldg. Max Tischler to Golda Kalisky, 159 Rivington st. Mt \$30,000. June 19, 1911. 2:348—19. A \$25,000—\$30,000. nom
Sullivan st, Nos 225 to 229, e s, 325 n Bleecker st, 75x100, 3 5-sty stn tnts & str. Andrew Cuneo to Cuneo Realty Operating & Constn Co, No X Heathcote rd, at Scarsdale, N Y. All liens. Mar 14. June 16, 1911. 2:539—9 to 11. A \$48,000—\$88,000. O C & 100
Sheriff st, No 3, w s, 80 n Grand st, 19x100, 5 -sty bk tnt. FORECLOS, June 7, 1911. Ely Rosenberg ref to Jas D, Ida A, Gertrude H & Edith A Gardiner, all at 511 W 112th st & Minnie G Driggs, Town of Mexico, Oswego Co, N Y. Mt \$15,000. June 15. June 19, 1911. 2:336—53. A \$12,000—\$24,500. 3,700
Tunnel st, from Bdway, near Fairview av, to the Subway Station at W 191st st & St Nicholas av. Petition & order appointing Adam Wienler, James S Urang & Garrard Glenn as commissioners of estimate & assessment in above matter. June 19. June 21, 1911. 8:2170. Supreme Court Order
Washington st, No 735 e s, 22.9 n Bank st, runs e 61.1 x s 11.7 to Bank st, No 129 n s Bank st x e 20.11 x n 28 x w 76.9 to e s Washington st x s 20 to beg, 2 3-sty bk tnts. Kath A Fitzpatrick to Frank W Larom. B & S. Mt \$6,120. June 24, 1910. June 16, 1911. 2:635—2 & 46. A \$8,500—\$10,500. nom
4th st E, No 233, n s, 100 w Av B, 24.3x96.2, 5-sty bk tnt & str. Tillie & Solomon Klingenstein, EXRS Bernhard Klingenstein, to Tillie Klingenstein, 136 E 79th st, & Solomon Klingenstein, 124 E 81st st, as TRUSTEES Bernhard Klingenstein. June 22, 1911. 2:400—42. A \$18,000—\$28,000. nom
4th st E, No 231, n s, 124.3 w Av B, 24.3x96.2, 5-sty bk tnt & str. Tillie & Solomon Klingenstein, EXRS Bernhard Klingenstein to Tillie Klingenstein, 136 E 79th st, & Solomon Klingenstein, 124 E 81st st, TRUSTEES Bernhard Klingenstein. Mts \$25,000. June 22, 1911. 2:400—43. A \$18,000—\$28,000. nom
6th st E, No 721, n s, 278.10 e Av C, 25.4x90.10 5-sty bk tnt. Max Selinger to Rachel Selinger both at 721 E 6th st. Mt \$28,500. June 16. June 19, 1911. 2:376—53. A \$15,000—\$28,000. O C & 100
9th st E, No 218, s s, 329 w 2d av, 21x75, 4-sty bk tnt & str with 1-sty extension. Jennie M Beattie to Jos Davis, 230 Ellery st, Bklyn. Mt \$16,000. June 12. June 16, 1911. 2:464—19. A \$11,000—\$17,000. O C & 100
10th st E, Nos 374 to 378, s s, abt 240 w Av C, 50x92.3, 6-sty bk tnt & str. Hattie Miller to Sigmund Miller, 110 Lenox av. 1-3 part, being 1/2 of all R T & I. All liens. June 12. June 19, 1911. 2:392—22. A \$38,000—\$75,000. O C & 100

12th st E, Nos 39 & 41, n s, 205.8 w Bway, 50.8x103.3x52.9x117.5, 8-sty bk loft & str bldg. Bonwit Realty Co, 56 W 23d st, to Maurice Feist, 204 W 131st st. Mt \$150,000. June 15. June 17, 1911. 2:564-28. A \$100,000-\$180,000. nom

19th st E, No 106, s s, 200 e 4th av, 25x92, 4-sty & b stn dwg. Eliz A Wilcox at Jersey City, N J to Arthur R Bastine, 165 Mad av. Mt \$35,000. June 9. June 20, 1911. 3:874-73. A \$28,000-\$34,500. nom

Same property. Arthur R Bastine to 106 East 19th St Co, 1178 Bway. Mt \$35,000. June 19. June 20, 1911. 3:874. 100

19th st W, No 326, s s, abt 310 w 8th av, 21.10x92, 3-sty & b bk dwg. Florence H wife Wm Ross to Annie V Conboy, 306 W 18th st. Mts \$14,500. June 21. June 22, 1911. 3:742-53. A \$10,500-\$13,000. O C & 100

21st st W, Nos 132 & 134, s s, 387.5 w 6th av, 46x92, 12-sty bk loft & str bldg. Geron Const Co to Geo H Pigueron, 2094 5th av. Mt \$197,000. June 17. June 19, 1911. 3:796-58. A \$46,000-\$— V C & 100

23d st W, No 352, s s, 200 e 9th av, 25x98.9, 4-sty stn dwg with 2-sty extension. Henry Rousby to Jos W Cushman, 432 W 23d st; Jas S Cushman, 26 E 95th st; Helen C Van Bokkelen, 348 W 23d st; Eliz A Robinson, 348 W 23d st, & Ethel M Parke, at Waynesville, N C. Mts \$19,000 & all liens. June 22, 1911. 3:746-70. A \$18,000-\$25,000. O C & 100

24th st E, No 316, s s, 231.3 e 2d av, 18.9x98.9, 4-sty bk tnt. Mary E Haviland widow to Nathan Isenberg, 3 E 119th st. Mt \$6,000. June 12. June 16, 1911. 3:929-51. A \$8,000-\$10,500. nom

Same property. Nathan Isenberg to Charles Pfizer, Jr, Co (Lim), a corpn, 81 Maiden la. Mts \$12,500. June 16, 1911. 3:929. O C & 100

25th st W, No 161, n s, 115.2 e 7th av, 74.7x98.9, vacant. The Junction Realty Co to the Midwest Realty Co, 471 West End av. Mt \$100,000. June 19, 1911. 3:801-8. A \$70,000-\$— O C & 100

26th st E, No 225, n s, 275 w 2d av, 25x98.9, 3-sty bk tnt & 3-sty bk tnt in rear. FORECLOS. June 8, 1911. Jno F Cowan, ref to Hugh Cavanagh, 724 Bergen st, Bklyn. Mts \$15,127.25 & all liens. June 14. June 19, 1911. 3:907-16. A \$12,000-\$16,500. 1,600

27th st W, No 34, s s, 269 e 6th av, 22.6x98.9, 4-sty stn loft & str bldg. Wm Buchan, Jr, to Realty Holding Co, 907 Bway. Mt \$6,700. June 20, 1911. 3:828-67. A \$54,000-\$62,000. O C & 100

28th st E, Nos 114 & 116, s s, 200 w Lex av, 40x98.9, 7-sty bk loft & str bldg. Mary H Lord to Rexton Realty Co, 37 Liberty st. Mt \$105,000. June 9. June 16, 1911. 3:883-83. A \$40,000-\$117,000. nom

28th st W, No 103, n s, 77.6 w 6th av, 22.6x98.9, 3-sty bk tnt & str with 2-sty ext. Wm L Levy to Jno Palmer, 312 W 102d st. 1-5 part. B & S. All liens. Nov 10, 1910. June 20, 1911. 3:804-33. A \$29,000-\$32,000. 100

28th st E, No 18, s s, 120 w Mad av, 25x98.9, 4-sty & b stn bldg & str. Albert G Weed to Twenty-Eighth Street Co, 14 E 28th st. Mt \$50,000. June 20. June 21, 1911. 3:857-67. A \$67,500-\$84,000. nom

28th st E, No 211, n s, 118.4 e 3d av, 37.6x98.8, 6-sty bk tnt & str. Beka Stein to Moses J Cohen, 121 W 114th st. Mts \$55,000. June 15. June 21, 1911. 3:909-6. A \$16,500-\$18,000. O C & 100

29th st E, No 217, n s, 210.3 e 3d av, 24.9x98.9, 5-sty bk tnt & str. Jacob B Marks & Selina his wife to Selina Marks, 51 1st av. B & S. All liens. June 15. June 16, 1911. 3:910-13. A \$10,500-\$26,000. nom

32d st W, Nos 116 & 118 | s s, 204.2 w 6th av, 70.10x197.6 to n s
31st st W, Nos 119 to 123 | 31st st, vacant. Alliance Realty Co to
Cuyler Realty Co, 17 Mad av. Mts \$403,250. June 15. June 16, 1911. 3:807-28. A \$—\$. O C & 100

34th st E, No 238, s s, 152 w 2d av, 18.3x98.9, 3-sty & b bk dwg. Ella Goldsmith to Maurice Myers, 59 E 93d st. Mts \$16,000. June 13. June 16, 1911. 3:914-41. A \$14,000-\$16,000. O C & 100

34th st W, No 448, s s, 279.2 e 10th av, 20.10x98.9, 3-sty bk dwg. Release mt. Emma Mc A Lawrence to Ann J Carroll, 455 W 147th st. May 26. June 19, 1911. 3:731-71. A \$14,500-\$17,500. nom

Same property. Ann J Carroll, widow to Harriet S James, 1694 Bway. Mt \$10,000. June 19, 1911. 3:731. O C & 100

34th st E, No 417, n s, 149.6 e 1st av, 25.6x98.9, 4-sty bk tnt & str. Chas F Bauerdorf & ano EXRS Albert J Adams to John H Feldscher, 304 W 102d st. Mt \$12,500. June 19. June 21, 1911. 3:966-7. A \$16,500-\$22,500. 28,500

34th st E, No 417, n s, 149.6 e 1st av, 25.6x98.9, 4-sty bk tnt & str. Release dower. Isabella V Adams, widow to Jno H Feldscher, 304 W 102d st. Q C. June 19. June 22, 1911. 3:966-7. A \$16,500-\$22,500. nom

36th st W, No 147, n s, 235.2 e 7th av, 20x98.9, 3-sty stn dwg. Henry R Drowne, HEIR, & c, Sarah A Drowne to Aurora Investing Co, 30 Broad st. June 15. June 16, 1911. 3:812-15. A \$37,000-\$39,000. nom

37th st W, No 214 (old No 132), s s, 183.4 w 7th av, 20.10x60, 4-sty bk tnt & str. Realty Holding Co to Edw A Quin, 226 Gates av, Bklyn. Mt \$18,000. June 20. June 22, 1911. 3:786-58. A \$13,500-\$16,000. 100

37th st W, Nos 20 to 24, s s, 308.2 w 5th av, 63.11x98.9, 2 4-sty & b bk dwgs & 1 3-sty bk bldg & str. Holland Holding Co to Sternfeld Bldg Co, 114 E 23d st. Mts \$217,000. June 15. June 16, 1911. 3:838-62 to 64. A \$192,000-P \$214,000. O C & 100

38th st W, No 11, n s, 235 w 5th av, 25x98.9, 4-sty & b stn dwg with 1-sty ext. Dorothy A Crovat to The Advocate Realty Co, 80 Bway. All of Mt \$90,000. June 20, 1911. 3:840-35. A \$82,500-\$93,000. 100

Same property. Manhattan Trust Co, GUARDIAN Phillip S & Chas L & Howard D Crovat to same. 6-9 part. All title. Mt \$90,000. June 20, 1911. 3:840. 12,947.49

40th st W, No 320, s s, 300 w 8th av, 25x98.9, 4-sty bk tnt & str. Herman Shapiro et al to Maurice Cross, 318 W 40th st. Mt \$12,250. June 15. June 16, 1911. 3:763-53. A \$13,000-\$17,500. 100

40th st W, Nos 113 to 119, n s, 200 w 6th av, 79.6x98.9, 5 & 6-sty bk club house. Edw S Clark et al to Philip Lewisohn, 923 5th av. B & S. May 29. June 22, 1911. 4:993-22. A \$200,000-\$260,000. O C & 100

41st st W, No 118, s s, 240 w 6th av, 20x98.9, 5-sty stn dwg. Investors & Traders Realty Co to Philip Lewisohn, 923 5th av. Mt \$40,000. May 29. June 20, 1911. 4:993-42½. A \$43,000-\$46,000. O C & 100

44th st W, Nos 451 & 453, n s, 150 e 10th av, 50x100.4, 6-sty bk tnt. Saml Rodt et al to Philip Krauss, 159 E 92d st. Mt \$52,000. June 14. June 16, 1911. 4:1054-7. A \$26,000-\$36,000. O C & 100

44th st W, Nos 451 & 453, n s, 150 e 10th av, 50x100.4, 6-sty bk tnt. Philip Krauss to Jennie Adam, 104 W 139th st; Gussie Brann, 231 8th av, & David Weiman, 104 W 139th st. Mt \$64,000. June 15. June 16, 1911. 4:1054-7 & 8. A \$26,000-\$36,000. nom

44th st, No 557, n s, 100 e 11th av, 25x100.4, 4-sty bk tnt & 2-sty bk tnt in rear. Notice given to register & confirm title. Bernadina Gorgers, plff agt Emigrant Industrial Savings Bank. Franz F Pfaff Myron Straus & The People of State N Y. June 17. June 22, 1911. 4:1073-5. A \$9,000-\$13,500. torrens law

45th st W, No 430, s s, 400 w 9th av, 25x100.4, 3-sty bk stable, with 1-sty extens. Mary Forrest to Patk Cullen, 103 W 101st st. All liens. June 17. June 21, 1911. 4:1054-49. A \$11,000-\$16,000. nom

45th st W, No 430, s s, 400 w 9th av, 25x100.4, 3-sty bk stable with 1-sty extens. Patk Cullen to Terence H Forrest, 531 W 44th st. All liens. June 17. June 21, 1911. 4:1054-49. A \$11,000-\$16,000. nom

45th st W, No 237, n s, 350 e 8th av, 20.10x100.5, 5-sty stn dwg. Mary J Heisser to Wm J Fields. Mar 9, 1910. June 21, 1911. 4:1017-15. A \$29,000-\$31,000. nom

Same property. Wm J Fields to John T Brook, at Pelham, N Y. B & S & C a G. June 19, 1911. June 21, 1911. 4:1017. nom

Same property. Mary J Heisser to same. May 15, 1911. June 21, 1911. 4:1017. O C & 100

46th st W, No 27, n s, 320.10 w 5th av, 20.10x100.5, 4-sty & b stn dwg. Frank S Hastings & ano EXRS Thos S Hastings to Amos R E Pinchot, 1021 Park av. June 15. June 19, 1911. 5:1262-24. A \$60,000-\$66,000. 78,000

48th st E, Nos 136 & 138, s s, 34 e Lex av, 72x100.5, 2 5-sty bk tnts. Julius B Fox to Jos L Bottenwieser, 300 Central Park West. Mt \$—\$. June 12. June 17, 1911. 5:1302-49 & 50. A \$48,000-\$92,000. O C & 100

49th st E, No 2, s s, 100 e 5th av, 25x100.5, 2-sty bk stable & 1-sty fr bldg in rear. Curtis B Pierce, EXR Mary G Pinkney to Chas P Northrop, 49 St Nicholas pl. June 14. June 16, 1911. 5:1284-68. A \$88,000-\$93,000. 175,000

Same property. Chas P Northrop to Eliza W White, at Litchfield, Conn. B & S. Mt \$87,500. June 14. June 16, 1911. 5:1284. 100

53d st W, Nos 7 & 9, n s, 285 w 5th av, 46x100.5, 2, 4-sty & b stn dwgs with 2 & 3-sty exts. Harry P Fish to Jno D Rockefeller, 4 W 54th st. Q C. All liens. Feb 14. June 20, 1911. 5:1269-25 & 26. A \$155,000-\$187,000. nom

54th st W, s s, 290 w 5th av, runs s 100.5 x w 6.1 x s 11.7 x w 11.11 x s 24.7 x w 23 x n 36.3 x e 21 x n 100.5 to st x e 20 to beg, vacant. Jno D Rockefeller to Jno D Rockefeller, Jr, 13 W 54th st. All liens. June 15. June 22, 1911. 5:1269-part lots 25, 26 & 42. A \$—\$. O C & 100

54th st W, No 10, s s, 310.1 w 5th av, 29.10x100.5, 5-sty & b bk dwg. Janetta A McCook to Jno D Rockefeller, Jr, 13 W 54th st. June 19. June 22, 1911. 5:1269-50. A \$105,000-\$150,000. O C & 100

57th st W, No 422, s s, 275 w 9th av, 25x100.5, 5-sty stn tnt. Henry Roffmann to The TRUSTEES of the Central Presbyterian Church N Y, 218 W 57th st. Mt \$15,000. June 19, 1911. 4:1066-44. A \$13,000-\$23,000. 31,500

63d st W, No 49, n s, 450 w Central Park West, 25x100.5, 5-sty stn tnt. Danl B Freedman to City Real Estate Co, 176 Bway. Mt \$40,000 & all liens. June 15. June 16, 1911. 4:1116-14. A \$35,000-\$49,000. 100

63d st E, No 405, n s, 106 e 1st av, 25x100.5, 5-sty bk tnt. PARTITION, Apr 27, 1911. Algernon S Norton, ref, to Tilmil Realty Co, 309 Bway. Mt \$8,000. June 16, 1911. 5:1458-5. A \$7,000-\$16,000. 3,300

66th st E, No 116, s s, 180 e Park av, 25x100.5, 2-sty bk stable. Chas M Clark et al, EXRS, & c, Chas F Clark to Ellen Marcia Clark, 831 Mad av, 3-5 parts; also all title of Ellen M Clark as EXTRX of Geo F Canfield & ano, decd. May 26. June 16, 1911. 5:1400-64. A \$20,000-\$27,000. 24,000

69th st W, Nos 319 & 321, n s, 266.7 w West End av, 41.6x100.5, 6-sty bk tnt & str. FORECLOS. May 31, 1911. Wm H Peck, ref, to The Greenwich Savings Bank, 246 6th av. June 8. June 16, 1911. 4:1181-21. A \$15,000-\$42,000. 27,000

69th st E, No 12, s s, 230 e 5th av, 40x100.5, 4-sty & b bk dwg. Margt H Richard widow of Elvire Richard, both at 12 E 69th st. B & S. June 16, 1911. 5:1383-63. A \$175,000-\$225,000. 100

69th st W, Nos 315 & 317, n s, 225 w West End av, 41.7x100.5, 6-sty bk tnt & str. FORECLOS. May 31, 1911. Wm H Peck, ref, to The Greenwich Savings Bank, 246 6th av. June 8. June 16, 1911. 4:1181-23. A \$15,000-\$42,000. 27,000

69th st W, No 323, n s, 308.1 w West End av, 41.6x100.5, 6-sty bk tnt & str. FORECLOS. May 31, 1911. Wm H Peck, ref, to The Greenwich Savings Bank, 246 6th av. June 8. June 16, 1911. 4:1181-19. A \$15,000-\$42,000. 27,000

70th st E, No 506, s s, 175 e Av A, 37x100.5, 6-sty bk tnt. FORECLOS. June 15, 1911. Alex Brough, ref, to State Investing Co, 15 Exchange pl, Jersey City, N J. Mt \$24,000. June 16. June 17, 1911. 5:1481-45. A \$10,000-\$38,000. 7,000

70th st E, No 508, s s, 212 e Av A, 37x100.5, 6-sty bk tnt. FORECLOS. June 15, 1911. Chas H Beattie, ref, to State Investing Co, 15 Exchange pl, Jersey City, N J. Mt \$24,000. June 16. June 17, 1911. 5:1481-43. A \$10,000-\$38,000. 7,000

70th st E, No 111, n s, 145 e Park av, 20x100.5, 3-sty & b stn dwg. Frances L M Lyford to Century Realty Investment Co, at Newark, N J. Mt \$26,000. June 15. June 21, 1911. 5:1405-7. A \$30,000-\$39,000. O C & 100

71st st E, Nos 416 & 418, s s, 238 e 1st av, 50x100.5, 6-sty bk tnt. Pauline Miller to Henry Hirsch, 1235 Union av. Mts \$45,500 & all liens. June 19. June 22, 1911. 5:1465-38. A \$15,000-\$55,000. O C & 100

71st st W, No 235, n s, 415 e West End av, 17x102.2, 3-sty & b stn dwg. Sarah B Booth & ano to Alfred C Bachman, 265 W 121st st. Mt \$11,000. June 15. June 16, 1911. 4:1163-17½. A \$12,000-\$19,000. 100

71st st W, No 235, n s, 415 e West End av, 17x102.2, 3-sty & b stn dwg. Alfred C Bachman to A L Mordecai & Son, 135 Bway. Mt \$18,500. June 15. June 16, 1911. 4:1163-17½. A \$12,000-\$19,000. 100

71st st E, No 179, n s, 149.10 w 3d av, 20.3x102.2, 4 & 5-sty & b bk dwg. David M Goodrich to Julia S Villard, at Dobbs Ferry, N Y. Mt \$35,000. June 15. June 16, 1911. 5:1406-31. A \$16,000-P \$20,000. O C & 100

72d st W, No 40, s s, 550 w 8th av, 25x102.2, 4-sty & b bk dwg. Bryant Real Estate Co to Egbert Le Fevre, 52 W 156th st. Mt \$60,000. June 16, 1911. 4:1124-55. A \$45,000-\$70,000. O C & 100

73d st E, No 171, n s, 195 w 3d av, 20x102.2, 3-sty bk dwg with 2-sty extension. David H Taylor to Seventy-third St Realty Co, 165 Bway. Mt \$6,000. June 17, 1911. 5:1408-28. A \$12,500-\$14,500. O C & 100

- 73d st E, No 171, n s, 195 w 3d av, 20x102.2, 3-sty bk dwg with 2-sty extension. Jonathan H Southward et al to David H Taylor, 229 W 70th st. Mt \$6,000. May 24. June 16, 1911. 5:1408-28. A \$12,500-\$14,500. O C & 100
- 74th st E, No 323, n s, 300 e 2d av, 25x102.2, 5-sty bk tnt & str. Therese Schmeidler to Annie Fishman, 583 Grand st. All liens. May 15. June 22, 1911. 5:1449-13. A \$9,000-\$21,000. O C & 100
- 75th st E, No 329, n s, 228.4 w 1st av, 28.4x102.2, 4-sty stn tnt. Firman B Hull to Muriel V Spencer, 39 W 25th st. Mt \$13,500. June 8. June 16, 1911. 5:1450-17. A \$10,500-\$17,000. O C & 100
- 75th st W, No 24, s s, 338 w Central Park West, runs w 22 x s 95 x e 10 x s 7.2 x e 12 x n 102.2 to beg, 4-sty & b stn dwg with 2-sty extension. Albert Hendricks to Saml Riker, Jr, at Monmouth Beach, N J. B & S & C a G. All liens. May 31. June 17, 1911. 4:1127-46½. A \$21,500-\$42,000. nom
- Same property. Saml Riker, Jr, to Albert Hendricks & Helen E his wife, 44 W 77th st, as tenants by entirety. B & S & C a G. All liens. May 31. June 17, 1911. 4:1127. nom
- 76th st E, No 209, n s, 130 e 3d av, 25x102.2, 4-sty bk tnt & str. Fredk S Justice to Abr Benedict, 561 W 163d st. Mts \$19,000 & all liens. June 15. June 20, 1911. 5:1431-6. A \$11,000-\$22,000. O C & 100
- 76th st W, No 167, n s, 140 e Ams av, 20x102.2, 3 & 4-sty & b bk dwg, valued at \$45,000. Mt \$30,000. CONTRACT to exchange for land at Southampton, L I as follows. Halseys Neck lane, w s, adj land Saml L Parrish & Salem H Wales & runs to e s Taylors Creek, contains 2 9-10 acres, valued at \$21,500. Mt \$6,500. Jennie R Russell, 2421 8th av, with Arthur L Reed at Richmond Hill, L I. June 10. June 19, 1911. 4:1148-7. A \$14,000-\$28,000. exch
- 77th st E, Nos 66 to 72, s s, 145.2 e Mad av, runs s 61.1 x w 0.1 x s 41 x e 100 x n 102.2 to st x w 100 to beg, 3 5-sty bk tnts. Otto Grimmer to N Y Real Estate Security Co, 42 Bway. Mts \$180,000. June 14. June 16, 1911. 5:1391-45 to 48. A \$128,000-\$195,000. O C & 100
- Same property. Agreement as to release of clause in three mts recorded Mar 12, 1907. Otto Grimmer, at Armour Villa Park, Yonkers, N Y, with N Y Real Estate Security Co, 42 Bway. June 16, 1911. 5:1391. nom
- 77th st E, No 434 | s s, 150 w Av A, 25x204.4 to n s 76th st, 2-sty
76th st E, No 433 | bk stable. Otto Boden to Edith Boden, 1323 3d av. Mts \$19,000. June 21, 1911. 5:1471-18 & 31. A \$16,000-\$21,000. O C & 100
- 78th st E, No 164, s s, 225 w 3d av, 25x102.2, 5-sty bk tnt. Jacob Korn to Aaron & Saml Wollheim, both at 175 E 79th st. Mt \$19,000. June 14. June 16, 1911. 5:1412-46. A \$15,000-\$28,000. O C & 100
- 81st st E, No 125, n s, 88 w Lex av, 17x102.2, 3-sty stn dwg. Jos W Weiss to Isidor Sperling, 14 E 14th st. Mt \$17,000. May 31. June 20, 1911. 5:1510-13. A \$10,500-\$17,000. 100
- 83d st W, No 324, s s, 250 w West End av, 50x102.2, 7-sty bk tnt. Rexton Realty Co to Mary H Lord, at Pasadena, Cal. Mt \$82,500. June 15. June 16, 1911. 4:1245-37. A \$39,000-\$107,000. O C & 100
- 88th st W, No 28, s s, 479 e Col av, 23x100.8, 4-sty & b stn dwg. with 2-sty ext. Jacob Israelson to Richd V Dey, 352 Geary st, San Francisco, Cal. Mt \$28,000. June 20, 1911. 4:1201-45. A \$16,000-\$31,000. O C & 100
- 89th st W, No 311, n s, 190 w West End av, 20x100, 3-sty & b stn dwg. CONTRACT. Laura S Heilner with Irene M Madden, 1353 Boscobel av. Mt \$16,000. Apr 21. June 16, 1911. 4:1250-85. A \$13,000-\$24,000. 27,500
- 91st st E, No 81, n s, 20 w Park av, 18.8x67, 3-sty stn dwg. Mary H Maynard to N Y Life Ins & Trust Co, 52 Wall st, as TRUSTEE Frederic Bronson, the younger, decd. Mt \$19,500. June 21. June 22, 1911. 5:1503-35. A \$13,000-\$20,000. 32,500
- 91st st E, Nos 108 & 110, s s, 96 e Park av, 54x100.8, 2 5-sty bk tnts. Llewellyn Realty Co to Surpassing Realty Co, 271 Bway. Mt \$61,000. June 21. June 22, 1911. 5:1519-67 & 68. A \$32,000-\$56,000. nom
- 94th st W, No 76, s s, 105 e Col av, 20x100.8, 5-sty bk tnt. Josephine B Louis to Jeanette Louis, 214 West 92d st. All liens. B & S. June 16. June 19, 1911. 4:1207-60. A \$11,500-\$21,000. O C & 100
- 97th st E, No 313, n s, 225.5 e 2d av, 24.6x100.11, 4-sty bk tnt. Kussiel Susskind to Annie Berkinson, at Mt Freedom, N J. All liens. June 15. June 22, 1911. 6:1669-10. A \$7,000-\$12,000. nom
- 99th st W, No 8, s s, abt 150 w Central Park W, —x—, 5-sty stn tnt. 7:1834-39. A \$13,000-\$26,000.
- 99th st W, Nos 54 & 56, s s, abt 175 e Col av, —x—, 2 5-sty bk tnts. 7:1834-56 & 57. A \$26,000-\$52,000.
- Agreement & release. Party 1st part releases 1st parcel to party 2d part & party of 2d part releases 2d parcel to party 1st part, &c. Navarre Realty Corp with Geo W Mead, Jr, 8 W 99th st. June 16. June 17, 1911. nom
- 99th st E, No 228, s s, 175 w 2d av, 37.6x100.11, 6-sty bk tnt & str. FORECLOS, May 25, 1911. Abr R Lawrence, ref, to Ray Weil, 210 W 110th st. Mt \$33,000. June 14. June 16, 1911. 6:1648-32. A \$13,500-\$44,000. 1,000
- 99th st E, No 224, s s, 212.6 w 2d av, 37.6x100.11, 6-sty bk tnt & str. FORECLOS, May 25, 1911. Abr R Lawrence, ref, to Isaac Weil, 210 W 110th st. Mt \$33,000. June 14. June 16, 1911. 6:1648-33. A \$13,500-\$44,000. 1,000
- 99th st W, Nos 54 & 56, s s, 175 e Col av, 50x100.11, 2 5-sty bk tnts. Herman Alexander to Hattie Kasberg, 450 S 5th av, Mt Vernon, N Y. All liens. May 4. June 17, 1911. 7:1834-56 & 57. A \$26,000-\$52,000. nom
- Same property. Hattie Kasberg to Navarre Realty Corp, 41 Park row. Q C. June 16. June 17, 1911. 7:1834. 100
- 108th st W, s s, 275 w Ams av, 25x100.11, vacant. The Fifty-four Barclay St Co to Jno M Leon, 136½ W 90th st. Mt \$9,500. June 22, 1911. 7:1879-44. A \$13,000-\$13,000. O C & 100
- 109th st E, No 337, n s, 200 w 1st av, 25x100.11, 6-sty bk tnt & str. FORECLOS, May 18, 1911. Arthur M Levv, ref, to Francesca Stropoli, 2299 Bathgate av. May 31. June 22, 1911. 6:1681-18. A \$7,000-\$30,000. 5,000
- 109th st E, No 337, n s, 200 w 1st av, 25x100.11, 6-sty bk tnt & str. Francesca Stropoli to Francesca Buscemi, 2299 Bathgate av. Mt \$19,000. June 19. June 22, 1911. 6:1681-18. A \$7,000-\$30,000. 100
- 110th st E, No 12, s s, 176 w Mad av, 26x100.11, 5-sty bk tnt. Jennie Kuretsky to Bertha Wolf, 1218 Boston road & Maurice Cohen at Crestwood, Yonkers, N Y. Mt \$22,250. June 20. June 21, 1911. 6:1615-63. A \$14,500-\$29,000. O C & 100
- 110th st E, No 14, s s, 150 w Mad av, 26x100.11, 5-sty bk tnt. Jennie Kuretsky to Bertha Wolf, 1218 Boston road, & Maurice Cohen, at Crestwood, Yonkers, N Y. Mt \$22,250. June 20. June 21, 1911. 6:1615-62. A \$14,500-\$29,000. O C & 100
- 110th st E, No 14, s s, 150 w Mad av, 26x100.11, 5-sty bk tnt. Lawyers Mortgage Co to Jennie Kuretsky, 759 Jennings st. B & S. June 16. June 21, 1911. 6:1615-62. A \$14,500-\$29,000. 100
- 110th st E, No 12, s s, 176 w Mad av, 26x100.11, 5-sty bk tnt. The Mortgage Bond Co to Jennie Kuretsky, 759 Jennings st. B & S. June 19. June 21, 1911. 6:1615-63. A \$14,500-\$29,000. O C & 100
- 111th st W, s s, 245 w 5th av, 100x71.10, several 1-sty fr bldgs & vacant. Curtis B Pierce, EXR Mary G Pinkney to Palmer Heights Realty Co, 309 Bway. June 15. June 16, 1911. 6:1594-part lots 46 to 49. A \$—\$. 31,500
- 111th st W, s s, 100 e Lenox av, 350x71.10.
- 111th st W, s s, 100 w 5th av, 45x71.10, several 1-sty fr bldgs & vacant. Curtis B Pierce EXR Mary G Pinkney to Chas E Hess, 502 Greene av, Bklyn. June 15. June 20, 1911. 6:1594-part lots 40½, 41 & 54 to 67. A \$—\$. O C & 100
- 111th st E, Nos 108 & 110, on map Nos 106 to 110, s s, 52.6 e Park av, 52.6x100, 6-sty bk tnt & str. Senft Realty Co to Elias Senft Real Estate Co, 17 E 105th st. All liens. Q C. June 20. June 22, 1911. 6:1638-69. A \$21,000-\$63,000. nom
- Same property. Isaac Polstein to same. Q C & correction deed. June 19. June 22, 1911. 6:1638. nom
- 111th st W, s s, 100 e Lenox av, 350x71.10.
- 111th st W, s s, 100 w 5th av, 45x71.10, several 1-sty fr bldgs & vacant. Chas E Hess to Emanuel Heilner, 35 W 90th st; Moses J Wolf, 1111 Mad av, together ½ part, & Saml H Stone, 141 W 120th st, ½ part. B & S. Mts \$91,455. June 15. June 22, 1911. 6:1594-part lots 40½, 41 & 54 to 67. A \$—\$. O C & 100
- 113th st W, No 16, s s, 245 w 5th av, 25x100.11, 5-sty bk tnt. Esther & Lipmann Weiss, EXRS Saml Weiss, to Mitchell Weiss, 16 W 113th st. ¾ parts. Mt ¾ of \$17,000. June 21. June 22, 1911. 6:1596-46. A \$13,000-\$25,000. 21,750
- 114th st W, No 6, s s, 65.6 w 5th av, 27x100.11, 5-sty bk tnt. Albt Weiss to Sophia Ellinger, 103 W 118th st. Mt \$22,000. June 17. June 19, 1911. 6:1597-39. A \$14,000-\$28,000. O C & 100
- 115th st W, No 14, s s, 220 w 5th av, 25x100.11, 5-sty stn tnt. Esther & Lipmann Weiss, EXRS Saml Weiss, to Hattie Meirowitz, 663 Tinton av. Mt \$20,000. June 21. June 22, 1911. 6:1598-45. A \$14,000-\$27,000. 31,000
- 116th st W, No 311, n s, abt 170 e Manhattan av, —x—, 5-sty bk tnt & str. Agreement & option to purchase before Jan 4, 1912, for \$39,000. Ella J Ball, of Bklyn, with J Herbert Morganstern. Mt \$27,000. June 19. June 22, 1911. 7:1943-25. A \$14,000-\$28,000. 500
- 117th st W, No 59, n s, 153 e Lenox av, 26x100.11, 5-sty bk tnt. Esther & Lipmann Weiss, EXRS Saml Weiss, to Esther Weiss, 30 W 85th st. Mt \$20,000. June 21. June 22, 1911. 6:1601-8. A \$14,500-\$26,000. 30,000
- 117th st E, No 405, n s, 94 e 1st av, 16.8x100.11, 4-sty bk tnt. Rachela Di Stefano to August Mugler, 1905 Davidson av. June 17. June 19, 1911. 6:1711-5. A \$4,500-\$9,000. nom
- 118th st W, No 54, s s, 335 e Lenox av, 25x100.11, 5-sty bk tnt. Louis Jaretsky to Maurice Weinhausen, 20 E 109th st. Mt \$20,000. June 15. June 21, 1911. 6:1601-58. A \$14,000-\$26,000. O C & 100
- 118th st W, No 131, n s, 385 w Lenox av, 20x100.11, 3-sty & b stn dwg. John W Hill to Sadie H Hill, his wife, 131 W 118th st. Mts \$22,000 & all liens. Aug 31, 1910. June 21, 1911. 7:1903-16. A \$10,400-\$22,000. nom
- 119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty bk tnt & str. Harris Schwartz et al to Edwd Muller Bldg Co, 154 Nassau st. Mt \$20,000. June 14. June 16, 1911. 6:1745-42. A \$10,000-\$22,000. O C & 100
- 119th st W, No 82, s s, 103 e Lenox av, 16x100.11, 3-sty & b stn dwg. Augustus P Bailly to Maria S Miller, 203 W 78th st. Mt \$8,500. June 22, 1911. 6:1717-67½. A \$7,500-\$12,000. 15,000
- 120th st W, No 50, s s, abt 380 e Lenox av, —x—, 3-sty & b stn dwg. Agreement cancelling lien or mt, &c. Bernard Ratkowsky with Jos, Ray & Isaac H Rosenberg, EXRS Jos Rosenberg. June 15. June 17, 1911. 6:1718-56. A \$12,000-\$21,000. nom
- 122d st E, No 403, n s, 78 e 1st av, runs n 80.11 x e 10 x n 20 x e 10 x s 100.11 to st x w 20 to beg, 4-sty bk tnt. Hattie B Goldberg to Morris Landsberg, 2388 1st av. Mt \$7,500 & all liens. May 29. June 17, 1911. 6:1810-4½. A \$4,500-\$10,500. O C & 100
- 122d st W, No 506, s s, 150 w Ams av, runs s 95.11 x w 25 x n 5 x w 25 x n 90.10 to st x e 50 to beg, 6-sty bk tnt. Isaac H Rosenberg, EXR Jos Rosenberg, decd, et al to Bernard Ratkowsky, 50 W 120th st. June 15. June 16, 1911. 7:1976-39. A \$28,500-\$78,000. O C & 12,500
- 124th st E, Nos 119 & 121, n s, 240 e Park av, 50x100.11, 2-sty fr tnt & str & 3-sty fr tnt & str. Lillian M Queripel to N Y Telephone Co, 15 Dey st. Mt \$22,000. June 21, 1911. 6:1773-11 & 12. A \$22,000-\$25,500. O C & 100
- 124th st E, No 114, s s, 140 e Park av, 25.1x100.11, 5-sty bk loft & str bldg. Archibald Douglas TRUSTEE in bankruptcy of Repetti Co, bankrupt to Jacob A Brett, 101 W 112th st. All title. Mt \$20,000. June 19. June 22, 1911. 6:1772-66. A \$9,000-\$21,000. 36,000
- 124th st E, No 114, s s, 140 e Park av, 25.1x100.11, 5-sty bk loft & str bldg. Jacob A Brett to Repetti, a corp, 114 E 124th st, & at Hillside, Mt Pleasant, N Y. Mt \$20,000. June 20. June 22, 1911. 6:1772-66. A \$9,000-\$21,000. nom
- 126th st W, Nos 369 & 371, n s, 100 e Morningside av E, 50x99.11, 2 5-sty bk tnts. Abraham Benedict to Fredk S Justice, 233 E 175th st. Mt \$31,000. June 20, 1911. 7:1953-5 & 6. A \$22,000-\$40,000. O C & 100
- 130th st W, No 45, n s, 355 e Lenox av, 20x99.11, 4-sty & b stn dwg. Bertha Frank INDIVID & Harry H Moses, exrs Marcus Moses to Ernest W Brown, 43 W 130th st. Mt \$13,000. June 20, 1911. 6:1728-16. A \$9,500-\$15,000. O C & 100
- 131st st W, No 634, s s, 250 e 12th av, 25x99.11, 4-sty bk tnt. Laura A Dayton, HEIR, &c, Chas W Dayton to Anna Donnelly, 511 W 146th st. Q C. June 15. June 22, 1911. 7:1997-54. A \$6,500-\$10,000. nom
- Same property. Anna Donnelly to Wilhelmina M & Louise M Bonhag, both at 2593 Bainbridge av. Mts \$10,200. June 21. June 22, 1911. 7:1997. O C & 100
- 132d st W, No 223, n s, 215 w 7th av, 14.9x99.11, 3-sty & b stn dwg. Milton L'Ecluse, GUARDIAN Julia M L'Ecluse to Saml H Yarrington, 159 Napier av, Woodhaven, N Y. B & S. Mt \$8,500. June 16, 1911. 7:1938-23. A \$6,600-\$9,000. 9,500
- Same property. Saml H Yarrington to Kathryn C Doyle, 1116 42d st, Bklyn. B & S. Mt \$8,500. June 6. June 16, 1911. 7:1938. nom
- Same property. Kathryn C Doyle to Helen Vetter, 1356 Lex av. Mt \$8,500. June 12. June 16, 1911. 7:1938. nom

132d st W, No 119, n s, 209 w Lenox av, 17x99.11, 3-sty & b stn dwg. Theo A Grasmuck to Margt E Napier, 114 W 133d st. Mt \$8,000. June 16. June 19, 1911. 7:1917-23. A \$7,400-\$11,000. 50

134th st W, No 510, s s, 230 w Ams av, 40x99.11, 5-sty bk tnt. Morris Dworetzky et al to Becky Goldberg, 64 Clinton st. Mt \$33,000. June 3. June 16, 1911. 7:1987-43. A \$18,000-\$44,000. O C & 100

134th st W, No 510, s s, 230 w Ams av, 40x99.11, 5-sty bk tnt. Becky Goldberg to Elansee Realty Co, 132 Nassau st. Mt \$44,000. June 16. June 22, 1911. 7:1987-43. A \$18,000-\$44,000. O C & 100

135th st W, No 523, n s, 460 w Ams av, 40x99.11, 5-sty bk tnt. Siegfried Blumenkrohn to Wm Fischman, 1 W 92d st. Mts \$45,000. June 15. June 16, 1911. 7:1988-86. A \$19,200-\$46,000. 100

135th st W, No 525, n s, 500 w Ams av, 40x99.11, 5-sty bk tnt. Siegfried Blumenkrohn to Wm Fischman, 1 W 92d st. Mts \$45,000. June 15. June 16, 1911. 7:1988-85. A \$19,200-\$46,000. 100

135th st W, No 521, n s, 420 w Ams av, 40x99.11, 5-sty bk tnt. Siegfried Blumenkrohn to Wm Fischman, 1 W 92d st. Mts \$52,000. June 15. June 16, 1911. 7:1988-88. A \$19,200-\$46,000. 100

135th st W, No 19, n s, 235 w 5th av, 16.8x99.11, 3-sty stn tnt & str. Geo F Holmes et al to Hannah C Walker & Jas H Press, 19 W 135th st. Q C. June 7. June 16, 1911. 6:1733-27. A \$7,000-\$10,000. nom

136th st W, No 32, s s, 371.3 e Lenox av, 38.9x99.11, 6-sty bk tnt. Annie Fishman to Sampson H Schwarz, 37 W 93d st. Mt \$37,000. June 15. June 21, 1911. 6:1733-56. A \$15,000-\$46,500. O C & 100

137th st W, No 223, n s, 285 w 7th av, 18x99.11, 3-sty & b stn dwg. Jacob Frankenthaler to Stella R Krause, 161 Lewis av, Bklyn. Mt \$14,000. June 16. June 19, 1911. 7:2023-20. A \$7,900-\$16,000. O C & 100

137th st W, No 290, s s, 135 e 8th av, 15.6x99.11, 4-sty bk dwg with 3-sty extension. Pincus Lowenfeld et al to Danl D Lawson, 508 W 142d st. Mt \$12,000 & all liens. June 21. June 22, 1911. 7:1942-58½. A \$6,800-\$13,000. O C & 100

138th st W, No 45, n s, 425 e Lenox av, 37.6x99.11, 6-sty bk tnt. Margt E Napier to Emma K Collins, 146 Passaic st, Summit, N J. Mts \$37,175. June 15. June 16, 1911. 6:1736-19. A \$14,000-\$44,000. 100

138th st W, No 511, n s, 187.6 w Ams av, 37.6x99.11, 5-sty bk tnt. Rose Weinstein et al EXRS, &c, Simon Weinstein, decd, et al to Henry N Braude, 538 W 136th st. B & S. Mts \$45,000. June 14. June 21, 1911. 7:2070-23. A \$12,000-\$37,000. O C & 100

138th st W, No 507, n s, 150 w Ams av, 37.6x99.11, 5-sty bk tnt. Rose Weinstein et al EXRS, &c, Simon Weinstein, decd, et al to Henry N Braude, 538 W 136th st. B & S. Mts \$44,000. June 14. June 21, 1911. 7:2070-26. A \$12,000-\$37,000. O C & 100

140th st W, Nos 65 & 67, n s, 75 e Lenox av, 50x99.11, 6-sty bk tnt. Louvre Realty Co to Fanny Heilbrunn, 129 W 142d st. All liens. June 21. June 22, 1911. 6:1738-5. A \$17,000-\$57,000. O C & 100

141st st W, Nos 103 & 105, on map Nos 105 to 111, n s, 100 w Lenox av, 100x99.11, 6-sty bk tnt. Re-assnt of rents. Harry Hamburger, 86 Lenox av, to Diva Realty Co, 86 Lenox av. June 20. June 21, 1911. 7:2010. nom

144th st W, Nos 140 & 142, s s, 334.0 e 7th av, 40.1x99.11, 6-sty bk tnt. Franklin A Stern to Menco Stern, 961 Mad av, ½ part. Mts \$42,000 & all liens. Dec 24, 1910. June 16, 1911. 7:2012-49. A \$16,000-\$48,000. 100

145th st W, Nos 258 to 270, s s, 100 e 8th av, 175.7x99.11, 1-sty bk str & 3-sty bk theatre. Utility Realty Co to Morgenthau Realty Co, 165 Bway. Mt \$155,000. June 19, 1911. 7:2030-57 & part lot 38. A \$-\$. O C & 100

145th st W, Nos 528 & 530, s s, 275 e Bway, 50x99.11, 6-sty bk tnts & str. Megonko Realty Co to John J Dillon, 903 West End av. Mt \$90,000. June 19. June 21, 1911. 7:2076-51. A \$30,000-\$70,000. O C & 100

146th st W, s s, 100 e 7th av, 150x99.11, vacant. FORECLOS. June 13, 1911. Chas N Morgan, ref, to Mutual Life Insurance Co of N Y, 34 Nassau st. June 16. June 17, 1911. 7:2014-54 to 59. A \$42,000-\$42,000. 31,300

146th st W, Nos 226 & 228, s s, 337.6 w 7th av, runs s 99.11 x 37.6 x n parallel with s s 146th st, 37.6 to beg, error, course omitted, &c, 6-sty bk tnt & str. Moses J Cohen to Beka Stein, 211 E 28th st. Mt \$34,000. June 15. June 21, 1911. 7:2031-48. A \$12,000-\$40,500. O C & 100

202d st W, n e s, at n w s 9th av, 100x99.11, vacant. 8:2199-26. 9th av | & \$18,000-\$18,000.

Road from Williamsbridge to Kingsbridge & Yonkers, s s, at e s rd from Fordham to Kingsbridge & Yonkers, 100x125.

Riverdale av, n w cor Kingsbridge av, 50x100.

Corlear av, w s, 114.9 s 231st st, 30x97.3, vacant.

Riverdale av, n e s, at s s Tibbets Brook, runs e, n & n e - to s s of st or rd extended westerly x e 73.7 to w s Water st x s w 682 x n e 97.4 x s w 105 x s e 97.4 to w s Water st x s e - x s e 169 x s w 200 x s w 160 x s w 75 x n w 45.6 x s w 100 to Riverdale av x n w to beg, except parts (4 deeds) conveyed by Isaac M Dyckman in his life time; also except parts taken for sts, &c.

Fannie B Dyckman et al, EXRS Isaac M Dyckman to Marv A wife Bashford Dean, on w s Independence av, opposite W 252d st. Correction deed. Mts \$140,000. June 20. June 21, 1911. 13:3403, 3406. nom

Av A, No 1366, e s, 26 s 73d st, 25.2x98, 5-sty bk tnt & str. PARTITION, May 16, 1911. Wm Klein, ref, to Frank Holub, 433 E 75th st, & Thos Horak, 1366 Av A. Mt \$12,000. June 16, 1911. 5:1484-50. A \$8,000-\$21,000. 20,000

Av A, Nos 1408 & 1410 | s e cor 75th st, 50x98, 5-sty bk factory & 75th st, No 500 | 1-sty bk str in st. Louvre Realty Co to Simon Uhlfelder, 1460 Lex av, & Abr Weinberg, 1425 Mad av. Mt \$57,000. June 16. June 17, 1911. 5:1486-49 & 50. A \$20,000-\$36,000. nom

Amsterdam av, No 2110, w s, 27.11 s 165th st, 30x100, 5-sty bk tnt & str. Henry O Heuer to Jno Schluter, 162 Greenwich st. Mts \$30,000 & all liens. June 16. June 17, 1911. 8:2121-37. A \$15,500-\$33,000. O C & 100

Audubon av | s w cor 174th st, 25x100, vacant. Webster Realty 174th st | Co to Crotona Constn Co, 3787 Bway. Q C & confirmation deed. June 15. June 16, 1911. 8:2130-15. A \$12,000-\$12,000. nom

Amsterdam av | n e cor 120th st, runs e 125 x n 100.11 x w 25 x s 120th st | 25.2 x w 100 to av x s 75.8 to beg, 1-sty fr bldgs & vacant. Curtis B Pierce EXR Mary G Pinkney to Edw M Tucker, at Atlantic Highlands, N J. June 20. June 21, 1911. 7:1963-1 to 3 & 5. A \$81,000-\$81,000. O C & 100

Audubon av | n w cor 173d st, 100x100, vacant. Alcazar Realty Co 173d st | to Latham Realty Co, 530 E 80th st. Mt \$50,000. June 20. June 21, 1911. 8:2130-19 to 22. A \$38,500-\$38,500. O C & 100

Broadway, Nos 1722 to 1728 | s e cor 55th st, 77.9x86.3x75.5x105.4 | 55th st | 12-sty bk & stn hotel Woodward. Mt \$675,000.

55th st, Nos 202 & 204, s s, 100 w 7th av, 75x100.5, 7-sty bk hotel Woodward. Mt \$225,000.

Lord & Taylor, a corpn to Alfred C Bachman, 265 W 121st st. June 16. June 19, 1911. 4:1026-37 & 41. A \$435,000-\$955,000. O C & 100

Broadway, Nos 1722 to 1728 | s e cor 55th st, runs e 180.11 x s | 55th st, Nos 202 & 204 | 100.5 x w 75 x n 25 x w 86.7 to Bway, x n 77.10 to beg, 7 & 12-sty bk & stn hotel Woodward. Alfred C Bachman to Hotel Woodward Co, 1724-1728 Bway. Mt \$900,000. June 19, 1911. 4:1026-37 & 41. A \$435,000-\$955,000. O C & 100

Broadway, Nos 2329 & 2331, w s, abt 100 s 85th st, 27.3x106.9x 27.2x108.7, 2-sty bk tnt & str. Jos A McLaughlin to Edmund Coffin, Jr. Mt \$11,000. Feb 16, 1888. Re-recorded from Feb 24, 1888. June 19, 1911. 4:1232-12. A \$45,000-\$47,000. 11,000

Edgecombe av | s w cor 137th st, runs s 142.1 to e s St Nicholas St Nicholas av | av x n 144.1 to s s 137th st x e 23.10 to beg, 137th st | gore, vacant. Curtis B Pierce, EXR Mary G Pinkney to Jno O'Regan, 484 St Nicholas av. June 16, 1911. 7:1960-69. A \$13,000-\$13,000. O C & 100

Fort Washington av | n w cor 160th st, 102.2x100x99.11x121.7, 1 & 160th st | 2-sty fr garage & vacant. J Romaine Brown & ano, EXRS Loyal L Smith to Dayton Realty Co, 826 Kelly st. June 5. June 16, 1911. 8:2136-part lot S3. A \$-\$. 48,500

Lenox av | s e cor 111th st, 71.10x100, 1-sty fr stable & office. 111th st | Curtis B Pierce, EXR Mary G Pinkney to Utility Realty Co, 165 Bway. June 15. June 16, 1911. 6:1594-69, 70 & part lots 68 & 71. A \$-\$. O C & 100

Same property. Utility Realty Co to Henry Morgenthau Co, 165 Bway. B & S. Mt \$45,500. June 15. June 16, 1911. 6:1594. 100

Lexington av, No 1620 | n w cor 102d st, 100.11x40, 6-sty bk tnt 102d st, No 131 | & str. FORECLOS. June 22, 1911. Louis on map No 129 | B Hasbrouck, ref, to Ver Planck Estate, 331 Mad av. Mt \$50,000. June 22, 1911. 6:1630-16. A \$20,000-P \$55,000. 8,000

Lexington av, Nos 1621 & 1623 | n e cor 102d st, 55x47.6, 2 5-sty 102d st | bk tnts & str. Release dower. Isabella V Adams widow to Patk J O'Keefe, 335 W 85th st. Q C. June 19. June 22, 1911. 6:1630-21. A \$17,500-\$35,500. nom

Lexington av, Nos 1621 & 1623 | n e cor 102d st, 55x47.6, two 5-sty 102d st | bk tnts & str. Chas F Bauerdorf & ano EXRS Albert J Adams to Patk J O'Keefe, 335 W 85th st. Mt \$20,000. June 19. June 21, 1911. 6:1630-21. A \$17,500-\$35,500. 40,000

Madison av, No 1326 | s w cor 94th st, 100.8x87.9, 7-sty bk tnt. 94th st, No 28 | Louvre Realty Co to Simon Uhlfelder, 1460 Lex av, & Abr Weinberg, 1425 Mad av. Mt \$236,000. June 16. June 17, 1911. 5:1505-56. A \$185,000-\$275,000. nom

Madison av, No 1340 | n w cor 94th st, 100.8x42.9, 5-sty bk tnt. 94th st | Bertha C Stafford to Henry B Stein, 214 W 78th st. All liens. June 20. June 22, 1911. 5:1506-16. A \$80,000-\$100,000. O C & 100

Madison av, No 180, w s, 58.9 s 34th st, 30x95, 4-sty & b stn dwg. 3:863-65. A \$110,000-\$125,000.

34th st, No 24, s s, 95 w Madison av, 25x88.9, 2-sty bk str. 3:-863-69. A \$142,500-\$146,500.

Wm B Anderton et al to City Real Estate Co, 176 Bway. C a G. June 15. June 20, 1911. O C & 100

Same property. Assigns contract. Frank Irving to City Real Estate Co, 176 Bway. June 19. June 20, 1911. 3:863. nom

Park av, No 1142, w s, 67 n 91st st, 17.3x77.4, 3-sty stn dwg. Edyth C wife Laurence B Elliman to N Y Life Ins & Trust Co, 52 Wall st, as TRUSTEE Frederic Bronson, the younger, decd. Mt \$15,000. June 20. June 22, 1911. 5:1503-36. A \$13,000-\$17,000. 35,000

Park av, No 1140 | n w cor 91st st, 67x20, 3-sty stn dwg. Mary H 91st st, No 83 | wife Jas W McCulloch to N Y Life Ins & Trust Co, 52 Wall st, as TRUSTEE Frederic Bronson, the younger, decd. Mt \$25,000. June 19. June 22, 1911. 5:1503-35½. A \$21,000-\$29,000. 47,500

Park av, No 521 | n e cor 60th st, 100.5x60, 3 4-sty & b stn 60th st, No 101 to 105 | dwg. The Northeast Cor of Park av & Sixtieth St Realty Co to The Five Hundred & Twenty-one Park Av Co, 176 Bway. B & S. June 21. June 22, 1911. 5:1395-1 to 3. A \$112,000-\$138,000. O C & 100

Pleasant av, No 351, w s, 84.3 s 119th st, 16.8x75, 3-sty stn dwg. FORECLOS. Dec 8, 1910. Jno C Coleman, ref, to Stephen H Jackson, 53 E 67th st. Mt \$5,000. Dec 16, 1910. June 16, 1911. 6:1806-25. A \$4,500-\$7,000. 500

Riverside Drive, No 227 | s e cor 95th st, 76.2x98.5x75.6x89.9, 7-sty 95th st | bk tnt. Central Realty Co to Harry E Hayes, Hotel Gramercy, Bronxville, N Y. Mts \$205,000 & all liens. June 21, 1911. 4:1253-48. A \$95,000-\$210,000. O C & 100

Riverside Drive, No 420 | n e cor 114th st, runs n 76.1 x e 99.7 x n 114th st | 25 x e 100 x s 100.11 to st, x w 194.4 to beg, 2-sty bk dwg & vacant. T Edwin Ward & ano EXRS. Althea R Ward to Riverside Drive Realty Co, 2875 Bway. Mt \$120,000. June 16. June 19, 1911. 7:1896-1 to 3 & 5. A \$168,000-\$168,000. 330,000

West End av, No 367, w s, 55 n 77th st, runs n 30 x w 82.6 x s 15 x e 27.6 x s 5 x e 30 x s 10 x e 25 to beg, 5-sty bk dwg. Edith P Halsted to Temperance P Reed, 216 W 100th st. Mt \$25,000. June 20, 1911. 4:1186-27. A \$19,000-\$35,000. O C & 100

Wadsworth av, No 294, w s, 166.1 n 187th st, 23.8x95, 3-sty bk dwg. Chas Flaum to Jno J Halloran, 292 Wadsworth av. Mt \$7,500. June 22, 1911. 8:2170-18. A \$5,000-\$7,500. O C & 100

1st av, No 51, w s, 48.1 n 3d st, 25x100, 5-sty bk tnt & str. Jacob Marks & Selina his wife to Selina Marks, 51 1st av. B & S. All liens. June 15. June 16, 1911. 2:445-36. A \$22,000-\$31,000. nom

1st av, No 571, w s, 39.6 s 33d st, 19.9x70, 4-sty bk tnt & str. PARTITION, Apr 18, 1911. Wm Rasquin, Jr, ref, to Wm G Wagner, 243 E 68th st. June 7. June 16, 1911. 3:938-36. A \$9,000-\$11,500. 11,350

2d av, No 2234, e s, 40.10 s 115th st, 20x75, 4-sty stn tnt & str. Cecilia Gropper to Antonio & Michelina Afruntti, 2226 2d av. Mt \$9,500. June 15. June 16, 1911. 6:1686-51. A \$7,000-\$12,000. O C & 100

2d av, No 1109, w s, 60 n 58th st, 20x65, 4-sty stn tnt & str. Annie Leysersohn, 60 W 129th st to Max Hyman, 132 W 118th st. Mt \$8,000. June 20, 1911. 5:1332-23. A \$10,000-\$14,000. omitted

2d av, Nos 615 & 617, w s, 43.2 s 34th st, 37x70, two 4-sty bk tnts & str. Elizabetha Maze widow to Fredk Vogel, 322 E 33d st. All liens. June 14. June 20, 1911. 3:914-32 & 33. A \$24,000-\$29,000. O C & 100

2d av, No 790, e s, 40.5 n 42d st, 20x80.6. Release claims, &c, for Station Platform Extension. Virginia Rosenthal et al to Interborough Rapid Transit Co, 165 Bway, et al. May 12. June 21, 1911. 5:1335. 400

2d av, No 1265, w s, 41.11 n 66th st, 39x100, 6-sty bk tnt & str. Jacob Corday to Daycor Realty Co, 80 Nassau st. Mts \$52,000. June 20. June 21, 1911. 5:1421-23. A \$24,000-\$55,000. O C & 100

2d av, No 2499 s w cor 128th st, 24.11x75, 5-sty bk tnt & str. 128th st Chas F Bauerdorf & ano EXRS Albert J Adams to Patk J O'Keefe, 335 W 85th st. Mt \$14,000. June 19. June 21, 1911. 6:1792-28. A \$12,000-\$23,000. 24,500

2d av, No 1109, w s, 60 n 58th st, 20x65, 4-sty stn tnt & str. Max Hyman to Morris Marks, 70 Lenox av, & Louis Marks, 1236 Mad av. Mts \$12,500. June 20. June 22, 1911. 5:1332-23. A \$10,000-\$14,000. O C & 100

2d av, No 2499 s w cor 128th st, 24.11x75, 5-sty bk tnt & str. 128th st Release dower. Isabella V Adams widow to Patk J O'Keefe, 335 W 85th st. Q C. June 19. June 22, 1911. 6:1792-28. A \$12,000-\$23,000. nom

3d av, No 719 s e cor 45th st, 25.1x80, 3-sty bk tnt & str. 45th st, Nos 200 & 202 str. Release dower. Isabella V Adams widow to Patk J O'Keefe, 335 W 85th st. Q C. June 19. June 22, 1911. 5:1318-48. A \$28,000-\$35,000. nom

3d av, Nos 342 to 348, w s, 24.4 n 25th st, 102.4x84, four 4-sty stn tnts & str. Anna T Kelly widow to Chas C Nadal, 142 E 35th st & Marshall L Warrin, 50 Franklin pl, Flushing, L I. May 6. June 21, 1911. 3:881-41 to 44. A \$84,000-\$103,000. O C & 100

3d av, No 719 s e cor 45th st, 25.1x80, 3-sty bk tnt & str. 45th st, Nos 200 & 202 Chas F Bauerdorf & ano EXRS Albert J Adams to Patk J O'Keefe, 335 W 85th st. Mt \$24,000. June 19. June 21, 1911. 5:1318-48. A \$28,000-\$35,000. 44,000

3d av, Nos 1260 to 1268 s w cor 73d st, 102.2x100, 5, 3-sty bk tnts 73d st, Nos 184 to 188 & str. 4-sty stn dwg & 1 & 3-sty bk bldg & str. FORECLOS, June 14, 1911. Peter L Mullyall ref to Jno M Mossman, 2350 Bway. June 19, 1911. 5:1407-37 to 40 1/2. A \$107,000-\$130,000. 100,000

4th av, No 424 n w cor 29th st, 23x40, 4-sty bk tnt & str. Solo-29th st, No 53 mon Lande to Rodisi Holding Co, 59 Wm st. June 16. June 21, 1911. 3:859-39. A \$46,550-\$55,500. O C & 100

5th av, No 1045, e s, 69.6 s 86th st, 22x100, 4-sty stn dwg with 2-sty extension. Richd T Dana et al to Russell Hopkins, 700 5th av. Mt \$80,000. May 22. June 16, 1911. 5:1497-74. A \$66,000-\$82,000. O C & 100

5th av, No 605, e s, 53 s 49th st, 25x100, 4-sty & b stn dwg with 3-sty extension. Chas E Hess to Peerless Investing Co, 31 Nassau st. Mt \$225,000. June 15. June 16, 1911. 5:1284-71. A \$250,000-\$270,000. O C & 100

7th av, No 243 s e cor 24th st, runs e 80 x s 39.6 x w 20 24th st, Nos 162 & 164 x n 19.9 x w 60 to av, x n 19.9 to beg. 2, 4-sty bk tnts & str. 3:799-74 & 75. A \$30,000-\$41,000

9th av, No 874 s e cor 57th st, 100.5x20, 5-sty stn tnt & str & 57th st, No 368 2-sty bk str. 4:1047-64. A \$40,000-\$60,000.

56th st, Nos 427 & 429 n s, 375 w 9th av, 50x138.8x50.5x132.2, 2, 5-sty stn tnts. 4:1066-16 & 17. A \$30,750-\$46,750.

6th av, No 451, w s, 23.5 n 27th st, 20x60, 4-sty stn tnt & str. 3:803-36. A \$54,000-\$59,000.

57th st, No 366, s s, 20 e 9th av, 20x100.5, 4-sty & b stn dwg. 4:1047-63. A \$16,000-\$24,000.

Gerard av n w cor 167th st (James st), 100x125, vacant. 167th st

Gerard av, w s, 100 n 167th st (James st), 100x125, vacant. 9:2489.

Katharina Budenbach to Annie M Rohe at Boulevard & Cedar av, Arverne by the Sea, N Y. Geo T Diefenthaler, 700 5th av, Chas E Diefenthaler, 303 W 91st st, each 1/4 part. Grace E McCully at Union Springs, Cayuga Co, N Y & Geo E Diefenthaler, at Chatham, N J, each 1-8 part, of all title. Q C. June 7. June 19, 1911. nom

8th av, No 370, s e s, abt 75 s 29th st, 24.8x103.11x24.8x103.5, 5-sty bk lodging house. Mary F Walsh to Henry Heller, 24 Greenwich av, N Y & Michl Gleeson, 161 Bulls Ferry rd, Union Hill, N J, exrs, &c, Jno Heller. Q C. May 9. June 19, 1911. 3:778-75. A \$23,000-\$45,000. nom

8th av, No 830 n e cor 50th st, 25.6x70, 4-sty bk tnt & str. 50th st, Nos 253 & 255 str. Chas F Bauerdorf & ano EXRS Albert J Adams to Patk J O'Keefe, 335 W 85th st. Mt \$25,000. June 19. June 21, 1911. 4:1022-1. A \$39,000-\$44,000. 70,250

8th av, No 894, e s, 30 n 53d st, 20.5x60, 4-sty bk tnt & str. Isabella Schwab to Elizabeth A Barry, 1904 Marmion av. 1/2 R, T & I. Mt \$22,000. June 18, 1910. June 21, 1911. 4:1025-2. A \$20,000-\$21,000. 100

8th av, No 830 n e cor 50th st, 25.6x70, 4-sty bk tnt & str. 50th st, Nos 253 & 255 str. Release dower. Isabella V Adams widow to Patk J O'Keefe, 335 W 85th st. Q C. June 19. June 22, 1911. 4:1022-1. A \$39,000-\$44,000. nom

9th av, Nos 618 & 620 s e cor 44th st, 40.2x100, 2 3 & 1 2-sty 44th st, Nos 358 & 360 bk tnts & str. Release dower. Isabella V Adams widow to Chas Bauer, 361 Bowery. Q C. June 19. June 22, 1911. 4:1034-61 & 62. A \$42,000-\$47,000. nom

9th av, No 523 n w cor 39th st, 24.9x100, 3 4-sty bk tnts 39th st, Nos 401 to 405 & str.

9th av, No 525, w s, 24.9 n 39th st, 24.8x100, 5-sty bk tnt & str. Geo H & Thos Mosher to Aaron Buchsbaum Co, 729 9th av. June 16, 1911. 3:737-30, 31 & 32. A \$51,000-\$68,000. O C & 100

9th av, Nos 618 & 620 s e cor 44th st, 40.2x100, two 3 & 1, 2-sty 44th st, Nos 358 & 360 bk tnts & str. Chas L Bauerdorf & ano EXRS Albert J Adams to Chas Bauer, 361 Bowery. Mt \$27,500. June 19. June 21, 1911. 4:1034-61 & 62. A \$42,000-\$47,000. 64,750

10th av, No 538 n e cor 40th st, runs n 29.4 x e 44.4 x s w 10.5 x 40th st w 46 to beg, 4-sty bk tnts & str. Wm F Devine to John L Cadwalader, 3 E 56th st & Geo W Wickersham, at Washington, D C, TRUSTEES Wm Cutting, Jr. Mt \$7,000 & all liens. May 1. June 21, 1911. 4:1050-1. A \$12,000-\$15,000. O C & 100

11th av, No 658, e s, 50.2 s 48th st, 25.1x100, 4-sty bk tnt & str. Dora Schwarz to Herman Brown, 656 11th av, & Emil S Brown, 1012 Dekalb av, Bklyn. Mt \$11,000 & all liens. June 14. June 17, 1911. 4:1076-63. A \$10,000-\$14,000. nom

11th av, Nos 700 to 704 s e cor 50th st, 75.5x100, 2-sty bk bldg 50th st, Nos 556 to 560 & str & fr bldgs of coal yard. Cath M E & Diederich G Hildebrand, EXRS Jno H G Hildebrand to Jno J Danahar. Mar 26, 1910. June 22, 1911. 4:1078-61 to 63. A \$35,000-\$35,000. 40,000

MISCELLANEOUS.

Appointment by Robbins B Smith of Wm F Cassidy, 43 3d st. Newburgh, N Y, as TRUSTEE in matter of estate of Edw B Fellows, decd. Apr 11. June 16, 1911.

Asst of 1/2 interest in estate of his father Jno McGuire, decd. Wm McGuire to Chas M Kiefer, 617 5th av. June 1. June 16, 1911. Decedents Estates. for services

Exemplified copy last will of Eliz K Woodruff, late of Rahway, N J. May 12, 1885. June 22, 1911.

Power of attorney. Augusta C Chapin to Robt H Oakley, at Montclair, N J. Apr 29. June 22, 1911.

Power of atty. Mary A McGuire to Laurence M D McGuire, 149 Bway. June 7. June 22, 1911.

Power of atty. Cora S Colgate exr, &c, Saml J Colgate to Andrew W Smith, of Ballston, N Y. Nov 4, 1893. Re-recorded from Jan 18, 1894. June 20, 1911.

Power of atty. Robt C Sands to B Aymar Sands. Jan 17, 1905. June 19, 1911.

Power of atty. Margt D Bishop to Jas Bishop. June 17. June 19, 1911.

Power of atty. Irene F Gleis of Wiesbaden, Germany to Bankers Trust Co, 7 Wall st. May 26. June 21, 1911.

Power of atty. Eda O wife Chas V Fornes to Chas V Fornes, 425 Broome st. May 16. June 21, 1911.

Power of atty. Eliz R Innes to Wm T Innes Aug 26, 1907. June 21, 1911.

Resignation of Alpheus S Hardy, 18 Vesey st, as trustee in matter of estate of Edw B Fellows, decd. Apr 10. June 16, 1911.

BOROUGH OF THE BRONX.

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

Bancroft st, No 1043, n s, 119 e Longfellow av, 39x100, 5-sty bk tnt. Release mt. The Public Bank to Usona Constn Co, 989 Southern Boulevard. June 15. June 16, 1911. 10:2755. O C & 100

*Bronx pl, n s, 425.4 e White Plains rd, 50x100. Wm W Penfield to Cath C Hill, 15 Beechwood rd at Summit, N J. Mts \$3,500 & all liens. Sept 23. June 20, 1911. nom

Charlotte st, No 1517, w s, 300 n 170th st, 40x100.

Charlotte st, No 1521, w s, 380 n 170th st, 40x100. 2 5-sty bk tnts.

Fleischmann Realty & Constn Co to Eli M Cohen, 174 Hollywood av, Far Rockaway, B of Q. Mts \$42,000. June 12. June 16, 1911. 11:2966. nom

Charlotte st, No 1517, w s, 300 n 170th st, 40x100.

Charlotte st, No 1521, w s, 380 n 170th st, 40x100. 2 5-sty bk tnts.

Eli M Cohen to Fleischmann Realty & Constn Co, 507 5th av. Mts \$50,000. June 17. June 19, 1911. 11:2966. nom

*Edgewater terrace, e s, 525.4 s Town Dock rd, 50.5x98.10x50.4x 98.2, Throggs Neck. Edgewater Realty Co et al to Fredk S Mirthes, 600 Robbins av. All liens. June 16, 1911. O C & 100

*Same property. Fredk S Mirthes to Louis M Ebling, 760 St Anns av, & Herman Schmitt, 2944 3d av. Mt \$2,580 & all liens. June 16, 1911. O C & 100

*Elm pl or st, w s, abt 225 s Locust av, 27.4x101x-x100. Taek-a-muck Club of Wmsbridge to Gustav Lifgren, 756 E 218th st. Mt \$1,800. May 11. June 17, 1911. 100

Fox st, Nos 919 to 927, w s, 100 s 163d st, 120x109.4x120x107.7, 3, 5-sty bk tnts. Sarah Weisman to Swastika Realty Co, 3599 3d av. Mts \$102,000. June 20. June 21, 1911. 10:2712. O C & 100

Freeman st, No 974, s s, 27.4 w Bryant av, 39.4x118.9x36x102.10, 5-sty bk tnt & str. Abr Bedrick to Mandel Ackerman, 11 E 98th st. Mts \$36,500. June 16. June 17, 1911. 11:2993. O C & 100

German pl, No 764, e s, 50 n 157th st, 25x81.4x25x80.2, 4-sty bk tnt. Laura Freudenthal to Adam Steurnagel, 1742 Topping av. Mt \$10,000. June 20. June 21, 1911. 9:2360. O C & 100

Kelly st, w s, 365 s 167th st, 50x100, vacant. Herman J Jacobs to Jacobs Constn Co, 536 W 111th st. All liens. May 17. June 17, 1911. 10:2705. O C & 100

Kelly st, No 839, w s, 266 n Longwood av, 40x100, 5-sty bk tnt. Oldchester Realty Co to Carrie Mayer, 860 E 161st st. Mt \$32,000. June 16. June 19, 1911. 10:2702. O C & 100

Kingsbridge Terrace, No 2560, s e s, 194 s w Kingsbridge rd, 25.6x166x25x161.

Kingsbridge Terrace, s e s 219.6 s w Kingsbridge rd, 25.3x169.7 25x166, 2, 2-sty fr dwgs.

Geo W Royall to Jeanette Wetmore, 500 W 111th st. Mts \$12,000. June 20. June 21, 1911. 11:3237. 14,600

Minford pl n w cor Jennings st, 122x116.10 to Charlotte st x Jennings st 164.3 to Jennings st x 6.6.

Charlotte st

Charlotte st, e s, 164.3 n Jennings st, 91.8x73.9x122.3x16.10, vacant.

Wm R Rose to Jennings St Realities, 1509 Bryant av. June 22, 1911. 11:2977. O C & 100

Minford pl n e cor Jennings st, 25x100, vacant. Thos Carroll Jennings st to Dwyer & Carey Constn Co, 926 E 167th st. June 15. June 16, 1911. 11:2977. O C & 100

Minford pl, No 1446, e s, 325 n Jennings st, 37.6x100, 2-sty fr dwg & 2-sty fr dwg in rear. FORECLOS, June 9, 1911. Jno A McEveety ref to Thos Schneider, 805 E 156th st. Sub to all liens. June 12. June 21, 1911. 11:2977. 2,000

Mott st s s, 120.3 w 3d av, a strip, runs n 1.3 to s s 148th st 148th st x w 25 x s 1.3 x e 25 to beg. Jno A Foley, ASSIGNEE in bankruptcy of Francis J Barretto to Emma Henneberger, 368 E 148th st. All title. Q C. June 20. June 22, 1911. 9:2327. 139

Same property. Henry L Morris et al to same. Q C. June 8. June 22, 1911. 9:2327. 48.61

*Mead st, No 638, s s, 153 w Unionport rd, 25x100. Mary L Miville to Agnes Miville, both at 638 Mead st. Mt \$1,200. Jan 30. June 22, 1911. nom

*Poplar st, n s, 100 e Forest st, 25x-x-x100. Philip Klein to Fred M & Katie Weiss, 1513 Roselle st. Mt \$2,000. June 15. June 21, 1911. O C & 100

*5th st | s s, 205 w Olmstead av, Unionport, 200x216 to s s 4th st. 4th st |
Olmstead av (Av D), w s, 54 n 4th st, 54x100.
13th st, s s, 205 e Havemeyer av, 100x108.
14th st, s s, 155 w Zerega av, 50x108.
Railroad av | n e cor Jefferson st, 100x100.
Jefferson st |
Denver Realty Co to Unionport Realty Co, 115 Bway. May 10, 1911. 100
135th st, No 625 (885), n s, 584.6 e St Anns av, 40.6x100, 5-sty bk tnt. Anette A Olsen to Wm Bogen, 555 E 141st st. Mts \$28,000. June 20, 1911. 10:2548. O C & 100
137th st, No 449, n s, 504 e Willis av, 33.6x100, 5-sty bk tnt. Alfred Blumenthal to Esther Lidz, 27 E 95th st. Mt \$23,000. June 15, 1911. 9:2282. O C & 100
141st st, n e s, 279.10 n w Walnut av, runs n w 44 x n e 372.6 x s e 37 x s w 365.9 to beg, vacant. Release mt. Mutual Life Insurance Co of N Y to Jno H Shipway, at Noroton, Conn., & Chas M Shipway, at 2 W 94th st. June 15, 1911. 10:2599. 15,000
144th st, No 324, s s, 125 w 3d av, 24.5x99.7, 5-sty bk tnt. De Witt C Everson to Henry F A Wolf, 3187 Hull av. 1/3 part all title. May 2, 1911. 9:2324. nom
Same property. Hila Crawford to same. 1/3 part. All title. May 2, 1911. 9:2324. nom
Same property. Emily Bacon to same. 1/3 part. All title. June 16, 1911. 9:2324. 5,000
Same property. Celia B Everson to same. Q C. May 2, 1911. 9:2324. nom
144th st, No 324, s s, 125 w 3d av, 24.5x99.7, 5-sty bk tnt. Henry F A Wolf to Jno Broessler, 320 E 144th st. Mt \$12,000. June 21, 1911. 9:2324. nom
148th st, No 368, s s, 120.3 w 3d av, 25x112.11x25x112.1, 2-sty fr dwg. Emma Henneberger to Geo W Markey, Jr, 2711 Creston av. June 21, 1911. 9:2327. O C & 100
149th st, No 147, n s, 63.5 e Walton av, 17.8x92x17.10x89.6, 3-sty bk tnt & str. Henry Buhler to Jno P Porr, 147 E 149th st. All liens. June 19, 1911. 9:2347. 100
152d st, No 419, n s, 195 e Melrose av, 25x100, 2-sty fr dwg. Chas Nacke to Grace E Brady, 52 W 36th st. June 16, 1911. 9:2374. nom
Same property. Grace E Brady to Timothy W McKeever, 55 E 176th st. Mt \$6,500. June 16, 1911. 9:2374. nom
154th st, No 426, s s, 145 w Elton av, 25x100, 2-sty fr dwg & str. Sarah Lutter to Geo J Shapiro, 2997 3d av. Mt \$4,000. June 20, 1911. 9:2375. O C & 100
155th st, Nos 293 & 295, n s, 220.3 e Park av or Morris av, 50x101.3x50x101.2, 6-sty bk tnt. H Leroy Bell to Isabella Runk, 10 W 77th st. B & S. All liens. June 17, 1911. 9:2415. O C & 100
156th st, No 761, n s, 35 e Forest av, 45x100, 5-sty bk tnt. Esther Lidz to Alfred Blumenthal & Hannah his wife, tenants by entirety, 355 W 87th st. Mt \$32,000. June 15, 1911. 10:2655. O C & 100
169th st, No 307, n s, 58.4 e College av, 16.8x80, 2-sty fr dwg. Bessie Meyer to Katie Pantell, 670 E 170th st. All liens. June 5, 1911. 11:2783. nom
Same property. Katie Pantell to Jos Meyer, 307 E 169th st. All liens. June 5, 1911. 11:2783. nom
175th st, No 410, s s, 150 n w Park av, 25x108, 2-sty fr dwg. Margt Moran, INDIVID & TRUSTEE & Edw J Moran to Mary F Moran, 412 E 175th st. Mt \$3,000. June 6, 1911. 11:2899. 6,000
175th st, No 233 E | n e cor Mt Hope av (Monroe av), 39x70, 2-Mt Hope av, No 1800 | sty fr dwg. Fredk S Justice to Abr Benedict, 561 W 163d st. Mts \$9,000 & all liens. June 15, 1911. 11:2800. O C & 100
175th st, s s, 191.7 e Prospect av, 90x142.2x90x141.6, 2 5-sty bk tnts. Release mt. The City Mort Co to Jno W Cornish Constn Co, 791 Tremont av. June 19, 1911. 11:2952. O C & 1,000
Same property. Release mt. N Y Trust Co to same. June 19, 1911. 11:2952. O C & 1,000
176th st (Woodruff av), s s, 150 w Prospect av, 50x200, except part for 176th st, vacant. Linda C O'Brien to Jno J Bell, at Upper Nyack, N Y. Mt \$3,500. June 22, 1911. 11:2949. nom
176th st, n s, 90.5 w Aqueduct av, 30.2x88.6x25x71.8, vacant. Coleman Ullman to Bridget Boland, 47 Perry st. Mt \$1,890 & all liens. May 26, 1911. 11:2878. O C & 100
176th st, No 57, n s, 140 w Walton av, 25x125, 3-sty bk dwg. Margt E McKeever to Jno B Schadel at Minisink Ford, Sullivan Co, N Y. Mts \$9,800. June 19, 1911. 11:2851. nom
184th st, No 208, s e s, 6.7 s w from s Fordham rd, 69x46, 4-sty bk tnt. Francis E McKiernan to Cath Thomas at Hastings-on-Hudson, N Y. Mt \$24,000. June 20, 1911. 11:3234. nom
186th st, No 458, s s, 180 e Park av, 20x100, 4-sty bk tnt. Emma L wife of & Jos M Boyle to Grace L Horton, 2881 Bway. Mts \$13,500 & all liens. June 15, 1911. 11:3039. 14,500
187th st, Nos 653 & 655, n s, 19.10 e Belmont av, runs n 54.8 & 15.3 x e 40.1 x s 45.8 x e 0.11 x s 24.4 to st x w 40.8 to beg, 4-sty bk tnt & str. Danl McLean to Nicoletta Criscuolo, 659 E 188th st, & Margherita Cavaliere, 2167 Belmont av. Mt \$12,000. June 15, 1911. 11:3075. nom
199th st, n s, 25.2 w Decatur av, runs n 100 x w — to former c l Orchard st (closed) x s — to 199th st x e 62.5 to beg, vacant. Patk O'Rourke et al to O'Rourke Bros Co, a corpn, 3185 Hull av. All liens. June 10, 1911. 12:3284. nom
*222d st, s s, 180 w 4th st or av, 25x89.9, Wakefield. Gaspar Polz to Frank Lesinsky, 634 E 138th st, & Anthony Kochta, 246 W 146th st. Mt \$5,000. June 17, 1911. O C & 100
*228th st, n s, 255 e 2d av, 50x114, Wakefield. Release mt. Martin S Cohen, EXR, & Nathan S Cohen to Hugh McGorry, 4041 Lowerre pl, Williamsbridge. June 12, 1911. 1:000
*229th st (15th st), n s, 271.8 w 4th av, 33.4x114, Wakefield. FORECLOS, May 12, 1911. Jos S Rosalsky, ref. to Mary Bracht, 615 Hamburg av, Bklyn. Mt \$1,400. May 17, 1911. 1,050
234th st | n s, 125 w Katonah av (2d st), 25x200 to s s 235th st 235th st | late Willard av, vacant. Jno W Cornish to Wm H Harden, 1026 Prospect av. 1/2 part. Mt \$1,500. June 21, 1906. June 17, 1911. 12:3375. nom
234th st | n s, 135 w Katonah av, 50x200 to s s 235th st, vacant. 235th st | Jno W Cornish to Wm H Harden, 1026 Prospect av. 1/2 part. June 22, 1906. June 17, 1911. 12:3375. nom
234th st | n s, 135 w Katonah av, 50x200 to s s 235th st, vacant. 235th st |
234th st (Clinton av) | n s, 125 w Katonah av (2d st), 25x200 to 235th st | s s 235th st late Willard av, vacant. Jno W Cornish to Wm H Harden, 1026 Prospect av. May 24, June 17, 1911. 12:3375. O C & 100

244th st, n s, plot bounded s by lands Thos H Hubbard, e & n by lands of Parkway Heights Co & w by land Michl O'Mealy & a further part bounded on s by W 244th st, lands of Manhattan College, Jennings & Shady (owned by party 1st part).
Post rd, w s, adj lands of Dash & Parkway Heights Co & of Shady & Geer (owned by party 2d part).
Post rd, w s, adj lands of Delafield Estate, White, Jennings, Hubbard, 244th st & Finagan (owned by party 3d part).
Release of right of way, &c. Louisa Dash, near Waldo av, abt 300 s 242d st, party 1st part; Chas E Jennings, at South Norwalk, Conn, party 2d part, & Parkway Heights Co, 25 Broad st, party of 3d part, each with the other. June 6, 1911. 13:3415. nom
259th st | s e cor Tyndall av, 100x50, except part for st, vacant. Tyndall av | FORECLOS, June 15, 1911. Max S Levine, ref. to Sophie C wife Chas G A Hohle, 2392 Grand av. June 16, 1911. 13:3423. 3,000
Arlington av (Troy st) | n w s, at n e s 227th st (Sidney st), 310x227th st | 150.6, vacant.
Johnson av, w s, 100 s 230th st, 100x96.9x102.2x74.10, vacant.
Johnson av, w s, 300 s 230th st, 100.6x140.3x102.2x117.3, vacant.
Johnson av, w s, 502.3 s 230th st, runs s 64.2 x s w 31.8 x n w 200 x n e 54.10 x e 181.11 to beg, vacant.
Johnson av, n w s, 203.2 s w 227th st, 104.7x175x107.3x166.8, vacant.
227th st | c l, at n w s Netherland av (Berrian st), runs s Netherland av | w along Berrian st now Netherland av 116.7 x s e 229.11 x n e 115 to c l 227th st x n w 210.8 to beg, vacant.
Netherland av (Berrian st), n w s, 319.4 s w from c l 227th st, 101.4x202.8x107.3x224.8, 3-sty fr dwg.
Spuyten Duyvil rd or parkway, s e s, 718.8 s w from n w s | Spuyten Duyvil & Port Morris R R, runs s w along rd 74.3 x s e 127.11 to n w s of S D & P M R R x n e 73.8 x n w 104.4 to beg, vacant.
Spuyten Duyvil rd, n w s, 339.1 n e on curve from e s Johnson av, runs n w 121.8 to e s Johnson av x n 136.4 x s e 182.2 to rd x s w 145.7 to beg, vacant.
Mary E Fuller et al, EXRS, &c, Jos W Fuller, decd, et al to Edgheill Terraces Co, 84 Wm st. May 22, 1911. 13:3402, 3407. 42,000
Briggs av, No 2596 | e s, 296.7 s 194th st, 19.2x74.8 to w s Poe pl Poe pl | x19.11x73.2, 2-sty bk dwg. Jno J Bell to Linda C O'Brien, at Rochelle Park, N J. June 16, 1911. 12:3293. nom
Boston rd | n w cor 178th st, 31.8x98.1x38x98.2, vacant. J Clar-178th st | ence Davies to Geo F Moody, 62 W 71st st. June 20, 1911. 11:3136. O C & 100
Bathgate av, e s, 25 n 184th st, 25x95.7, vacant. Anthony Rus- ciano to Special Bldg Co, 655 E 189th st. All liens. May 31, 1911. 11:3052. nom
*Bogart av, e s, 250 s Neil av, 25x100. Release mt. Van Nest Land & Impt Co to Fidelity Development Co. June 22, 1911. nom
*Same property. Morris Park Land & Development Co to Clarence O Sacks, 615 W 143d st. June 19, 1911. June 22, 1911. nom
Brook av, No 1066, e s, 87.3 n from w s land N Y & Harlem R R Co 22.11x49.11 to w s said R R x21x40.9, 3-sty bk tnt & str. Brook av, No 1064, e s, 64 n from n w s land of said R R 23.2x40.9 to n w s said R R x21x31.3, 3-sty bk tnt & str. Leo Levinson to Amelia Loos, 342 E 53d st. All liens. June 16, 1911. 9:2392. 100
*Bassett av, w s, 494.4 n Saratoga av, 24.7x100x25.10x100. FORE- CLOS, June 8, 1911. Sumner Gerard, ref. to T Emory Clocke, 520 W 183d st. June 15, 1911. June 17, 1911. 3,500
Bainbridge av, Nos 3036 & 3038, e s, 42.8 n Mosholu Parkway N, 50x100, 2 3-sty fr tnts. Annie D'Ambra to D'Ambra Constn Co, 3080 Decatur av. All liens. June 16, 1911. 12:3334. O C & 100
Bathgate av, Nos 1847 to 1857 | s w cor 176th st, 110.5x114.5x110x176th st, No 492 | 114.5, 3 5-sty bk tnts & str. Michl Redmond Constn Co to The Gerbereux Co, at Yonkers, N Y. Mts \$120,000. June 15, 1911. 11:2917. nom
Boston rd, No 1086 (Morse av) | s e cor 166th st (George st), 110.5 166th st, Nos 656 to 668 | x224.11 to Trinity av x100x178, Trinity av | except part for Morse av or Bos- ton rd, George st or 166th st, or Trinity av, also excepts part conveyed by party 1st to party 2d part Apr 29, 1910, 4 5-sty bk tnts & vacant. Helen McCartney to Pauline Levy, 166 W 129th st. Mt \$5,000 & all liens. June 15, 1911. 10:2633. O C & 100
*Bolton av, e s, 275 n 151st st, 25x100, Classons Point. Chas Noe to Chas Noe, 492 E 167th st, & Wm H & Margaretha Schwenk, both at 535 E 187th st. June 16, 1911. June 19, 1911. O C & 100
*Bassett av, w s, abt 175 n Saratoga av, 24.8x100x25.2x100. Hud- son P Rose Co to Alberta S Carsley, 208 E 17th st. All liens. June 1, 1911. June 17, 1911. nom
*Baisley av, n s, 25 w Fairfax av, 50x100. Mary F McGrail to Wellman Finance & Realty Co, 120 Westchester Sq. Mt \$2,500. June 1, 1911. June 21, 1911. O C & 100
Bainbridge av, No 3040, e s, 333.2 s Woodlawn rd, 16.10x100, 2-sty bk dwg. Mt Vernon Mort Co, 45 Bway, N Y to Jos Becht, 1997 Valentine av. Mt \$4,500. June 8, 1911. June 21, 1911. 12:3334. 100
Belmont av late | w s abt 209 s 179th st, 75x100 to e s Hughes av Ryer pl | late Jefferson av, vacant.
Hughes av
*219th st (5th st or av), s s, 400 e 5th av, 100x228 to n s 4th st. *236th st (22d st or av), s s, 200 w White Plains rd, 100.6x114.6 *231st st (17th av or st), s s, 400 e White Plains rd, 100.6x114.6. Marmion av late Marion av, n w s, 129.3 n e 179th st, 66.1x150.2, vacant. Pelham Realty Co to Denver Realty Co, 115 Broadway. May 10, June 20, 1911. 11:3079; 3108 & A D. 100
*Bronx & Pelham Parkway a strip 100 ft wide across streets & property known as Morris Park for right of way for R R purposes, etc, runs to lands of Astor Estate. CONTRACT. Fidelity Development Co with the N Y, Westchester & Boston Rwy Co & the N Y & Portchester R R Co. July 2, 1909. June 21, 1911. 425,000
Brook av, e s, 114.8 n 170th st, 48x100.8, vacant. Rockland Realty Co to Kitchen Impt Co, 2009 Bronxdale av. June 16, 1911. June 22, 1911. 11:2895. O C & 100
Clay av, No 1328, e s, 266 n 169th st, 18x80, 3-sty fr dwg. Emma Ellerich & ano to Sophie Pfeiffer, 1238 Brook av. Mt \$4,500. June 15, 1911. June 16, 1911. 11:2887. O C & 100
Cypress av, e s, 100 n 141st st, 216.9x100x229.5x100.10, vacant. FORECLOS, June 15, 1911. Same to same. June 20, 1911. 1911. 10:2571. 9,000
*Carpenter av, w s, 174.6 s 226th st, 24.9x105. Jos E Dutey to Thos J Reidy, 1046 Trinity av. B & S & C a G. Mt \$4,250. June 21, 1911. O C & 100

Courtlandt av, Nos 819 & 821 | s w cor 159th st, 48.6x98, 6-sty bk 159th st | tnt & str. Louvre Realty Co to Simon Uhlfelder, 1460 Lex av, & Abr Weinberg, 1425 Mad av. Mt \$55,000. June 16. June 17, 1911. 9:2418. nom

Creston av (Av B) | s w cor Kirk pl late 2d st, 100x62.6, except Kirk pl | part for Creston av, vacant. Michl Handy to Edwd Costello, 424 W 22d st. Mt \$3,000. June 19. June 20, 1911. 11:3172. 100

Clinton av, No 1411, w s, 40.11 n 170th st, 37.6x100x37.2x100, 5-sty bk tnt. Peter Fox to Louise A Grill, 400 W 149th st. Mt \$28,000. June 15. June 19, 1911. 11:2936. O C & 100

*Classons Point rd | s e s, at intersection e s of Underhill av, Underhill av | 52x98.6x50.9x100. Geo Dumrauf to Rosalia Petraglio, 2251 1st av, & Filomena Salvatore, 3344 Decatur av. June 15. June 17, 1911. 11:2864; 2872. 100

Cromwell av (1st av) | n w s, 289.11 n 170th st, 100x125, vacant Inwood av (Cromwell av) s e s, 112 s 170th st, 100x192 to Doughty's Brook & Inwood av, x102x186, s w s, except part for av, vacant. Jas Nolan Jr to Jas Nolan, Sr, 211 East Tremont av. All liens. June 15. June 19, 1911. 11:2864; 2872. 100

Same property. Jas Nolan, Sr, to Jas Nolan, Jr & Mary E his wife, 211 East Tremont av. All liens. June 15. June 19, 1911. 11:2864 & 2872. 100

Crotona av n e cor 187th st, 200x100, vacant. Geo E Huether 187th st | to Sarah Weisman, 919 Fox st. Mts \$17,000. June 20. June 21, 1911. 11:3104. O C & 100

Cypress av | n e cor 141st st, 100x200.10 to w s Powers av, v-Powers av | cant. FORECLOS, June 15, 1911. Robt Townsend 141st st | ref to Wm H McCord at Greenwich, Conn. Margt C Post, Englewood, N. J.; Jno A Norman, Mt Vernon, N. Y.; Julia Huerstel, 959 Grant av, Hy B Hall, 2503 Sedgwick st; Alfred B Hall, 1819 Clay av; Adeline Molyneaux, 235 W 103d st; Franklin Lynch, Rowatton, Conn, & Francis B Chedsey at Yorktown, Westchester Co, N. Y. June 20. June 21, 1911. 10:2571. 9,000

*Chatterton av, No 2049, n s, 305 w Olmstead av, 25x108, Unionport. Chas E Devermann to Emma Mittenzweg, 1532 Rose-dale av. Mt \$3,000. June 20. June 21, 1911. O C & 100

College av, No 1023, w s, 22 n 165th st, 20.3x84.9, 3-sty bk dwg. Madaleine Leake to Herbert T Jennings, 336 Garden av, at Mt Vernon, N. Y. All liens. June 12. June 22, 1911. 9:2437. nom

Daly av, No 1985, w s, 50 s 178th st, 31.4x80, 4-sty bk tnt. Mer-rivale Realty Co to Josiah H Pool, at Elizabeth, N. J. Mts \$26,000 & all liens. June 15. June 17, 1911. 11:3121. O C & 100

*Edwards av | n w cor Marrin st, 50x100. Wellman Finance & Marrin st | Realty Co to Mary F McGrail, 2161 Ludlow av. Bronx. Mt \$1,300. June 1. June 20, 1911. O C & 100

Eden av, w s, 93.3 n 173d st, 50x95, vacant. FORECLOS, May 25, 1911. Edw Browne ref to David Wallace, 442 Monroe st, Bklyn. June 20, 1911. June 21, 1911. 11:2823. 1,950

Eden av, w s, 93.3 n 173d st, 50x95, vacant. David Wallace to David Kraus, 246 W 129th st. June 20. June 22, 1911. 11:2823. O C & 100

Fordham rd, s s, 85.6 w Loring pl, 28.6x69.11x25x88.7, vacant. Geo E Jacobi & ano to Hugh W McDonald, at West New York, Hudson Co, N. J. Mt \$500. Oct 21, 1910. June 16, 1911. 11:3225. nom

Fordham rd, s s, 85.6 w Loring pl, 28.6x69.11x25x88.7, vacant. Hugh McDonald to Denis J Murphy, at West New York, Hudson Co, N. J. Mt \$500. June 10. June 16, 1911. 11:3225. nom

Same property. Denis J Murphy to Diedrich Sidden, of Jersey City, N. J. Mt \$500. June 15. June 16, 1911. 11:3225. nom

Grant av, No 999, w s, 130.6 n 164th st, 84.1x72.1 to c l Morris-ania av (closed) x84x78.9, 2-sty & b fr dwg & vacant. Mary E Doyle, EXTRX Thos O'Rorke to Jno F Johnson, 2890 Briggs av. June 21. June 22, 1911. 9:2447. 10,000

*Holland av | s w cor Bartholdi st, lots 48 & 49 map (No 426) Bartholdi st | of lots near Williamsbridge station. Antonino Fis-cella et al to Francesco Fiscella, 163 E 104th st. June 14. June 17, 1911. nom

Honeywell av, No 1981, w s, 35.7 s 178th st, 33x100, 4-sty bk tnt. Merrivale Realty Co to Josiah H Pool, at Elizabeth, N. J. Mts \$20,000 & all liens. June 7. June 17, 1911. 11:3121. O C & 100

Honeywell av, No 1979, w s, 68.1 s 178th st, 33x100, 4-sty bk tnt. Same to same. Mts \$20,000 & all liens. June 7. June 17, 1911. 11:3121. O C & 100

Hoe av | n e cor Home st, runs e 176.2 x n 94.3 x w 75 x s — x Home st | w 100 x s 109.3 to beg, vacant. Geo A Boehm to Hoe Vyse av | Realty Co, 92 Liberty st. Mt \$23,000. June 16. June 17, 1911. 11:2986. nom

*Hollers av, n s, 75 e Delavelle av, 25x100. Hollers av, s s, 75 e Delavelle av, 50x100. Hudson P Rose Co to Francesco & Salvatore Di Pierro & Giu-seppe Donnadio, all at 238 E 107th st. June 13. June 17, 1911. nom

Hull av, e s, 401.6 s Gun Hill rd, 25x100, vacant. Adelaide M Brewer to Royal Eastern Electrical Supply Co, 114 W 27th st. Mt \$2,000. Feb 1. June 21, 1911. 12:3352. O C & 100

Hoe av, No 1216, e s, 225 s Freeman st, 25x100, 3-sty bk dwg. Margt Dunne to Jas R Valentine, 631 E 168th st. Mts \$14,000. June 20. June 21, 1911. 11:2986. nom

*Hobart av | s e cor Hobart court, 20x87.6x20x89.3. Hobart court | Hudson P Rose Co to Marco Cecchi, 1663 Zerega av. All liens. June 15. June 21, 1911. nom

Intervale av, No 1247, n w s, 483.5 n 169th st, 25x77.3x36.10x 104.4, 4-sty fr bk ft tnt & str & 1-sty fr bldg in rear. Release mt. Minnie Von Duering to Theresa Sofia, 1247 Intervale av. Q C. June 21. June 22, 1911. 11:2973. 2,000

*Lyon av, No 2311, n s, 105 e Grace av, 25x100. Adam A Volze et al to Marian H Erbacher & Anna Skehan, 635 Prospect av. June 16. June 17, 1911. O C & 100

*Layton av, n s, 75 e Clarence av, 25x100. Geo O Boldtmann to Teresina Caroline, 249 E 105th st. Mt \$437. June 14. June 16, 1911. nom

*McGraw av | s w cor Cottage Grove av, 25x100. Robertina Cottage Grove av | Kull to Anthony B Roman, 2086 Washington av. June 21. June 22, 1911. O C & 100

Marmion av, No 1892, e s, 26 s Fairmount pl, 35x106.10x34.10x 103.4, 4-sty bk tnt. Fairmont Constn Co to Strayer Realty Co, 277 Bway. Mts \$23,000. June 17. June 19, 1911. 11:2959. nom

*Murdock av, e s, 325 s Randall av, 25x100. Land Co "C" of Edenwald to Costantino & Jno B Pisanelli & Jos Soldi, all at 409 Gun Hill rd. June 19, 1911. nom

Marmion av, late | n w s, 129.3 n e 179th st, 66.1x150.2, vacant. Marion av or | Franklin C Albee to Denver Realty Co, 115 Southern Boulevard | Bway. B & S & confirmation deed. May 8. June 20, 1911. 11:3108. nom

Prospect av, No 1410, e s, 104.6 n Jennings st, 27.11x168.10x25.5x 175.2, 4-sty bk tnt. Jno P Porr to Henry Buhler, 1410 Prospect av. Mts \$19,500. June 19. June 20, 1911. 11:2963. 100

Park av (Railroad av), No 3606, s e s, 91.6 n 169th st, 25.2x140, except part conveyed by Litter to Herring with right of way over 10 ft strip to 169th st, 2-sty & b fr dwg. Geo Hey & ano to the American Silk Label Mfg Co, 781 Bway. Q C & C a G. Mt \$4,000 & all liens. June 15. June 20, 1911. 11:2901. nom

*Pilgrim av | w s, 104 n Middletown rd, 125x190 to Mayflower av Mayflower av | Edison av | w s, 250 n Tremont rd, runs w 190 to e s Pilgrim av Pilgrim av | x n 37.4 x n e 15.6 x e 181 to Edison av x s 50 to beg. Robt E McDonnell to Bryan L Kennelly, 156 Bway. 1/3 part. All liens. B & S. Sept 6, 1910. June 22, 1911. nom

Prospect av | s w cor Freeman st, 245.7 to n s 169th st x84.6x Freeman st | 181x88.3, vacant. Danl D Lawson to Noah James, 1165 Fox st. Mt \$54,000. June 6. June 22, 1911. 11:2968. O C & 100

Ryer av, e s, 286.8 n 183d st, 75x100, vacant. Gerald C Connor to Wm J Edwards, 1864 Jerome av. Mt \$5,452.50. June 20. June 21, 1911. 11:3151. 100

*Stillwell av, w s, 124 n McDonald st, 63.10x103.8x52.6x80. Mary A Donohoe to Mary A F Nugent, 2 W 59th st. June 20. June 22, 1911. 100

Steuben av, w s, 100 s 210th st, 75x100, vacant. Leo Levinson to Louis Loos, 342 E 53d st. All liens. June 16, 1911. 12:3326. 100

Southern Boulevard, No 1094, e s, 205 s 167th st, 35x100, except parts conveyed to Kovace Constn Co, 5-sty bk tnt & str. Al-fred C Bachman to Keltwood Realty Co, 815 Hunts Point av. B & S. All liens. June 15. June 19, 1911. 10:2744. 100

Stebbins av, No 1390, e s, 761.4 n Freeman st, 25x110x25x108.8, 2-sty fr dwg. Emily Vion to Michl O'Neill, 1390 Stebbins av. Mt \$1,000. June 19, 1911. 11:2965. O C & 100

*Starling av | s w cor Glebe av, 96x100x62x62. Colorado Realty Glebe av | Co to Wm Buhl, 2208 Starling av. All liens. May 27. June 20, 1911. 5,000

St Anns av, No 117, w s, 25 s Southern Boulevard or 133d st, 25x 75, 5-sty bk tnt. Wm Bogen to Anette A Olsen, 625 E 135th st. Mt \$11,000. June 19. June 21, 1911. 9:2260. exch

Sedgwick av, e s, abt 593.6 n 183d st, 150x120.3x150x110.5, vacant. L & M Holding Co to Henry A Brann, 527 Manhattan av & An-drew T McKegney, 2486 Devoe Terrace. May 31. June 22, 1911. 11:3225. O C & 100

Trinity av | w s, 160.10 s Westchester av & at s Terrace pl. Terrace pl | runs s 348.7 x w 207.4 to e s Park st x n 174.1 to s s Terrace pl x n e 246.5 x e still along s s Terrace pl 32.10 to beg, with all title to Terrace pl, vacant. Clinton Holding Co, 132 Nassau st, to Clayton Ryder, at Carmel, Putnam Co, N. Y. Mts \$27,500 & all liens. June 14. June 16, 1911. 10:2623. 100

Trinity av, No 764, e s, 302 n 156th st, 50x98.6x50x98.5, 5-sty bk tnt. Fanny Gruen to Jonas Weil, 701 Mad av, & Bernhard Mayer, 41 E 72d st. Mt \$33,000. June 16. June 17, 1911. 10:2636. O C & 100

Trinity av, No 764, e s, 302 n 156th st, 50x98.6x50x98.5, 5-sty bk tnt. Jonas Weil et al to Fanny Gruen, 401 E 52d st. B & S. All liens. June 16, 1911. 10:2636. O C & 100

Tremont av, Nos 240 & 242, s s, 214 w Anthony av, 76x108.3x76x 107.10, 2 4-sty bk tnts. Central Holding Co to D & W Holding Co, 2 Rector st. B & S. Apr 10. June 19, 1911. 11:2804. nom

Tremont av | n w cor Crotona av, runs w 156.5 to e s Belmont av Crotona av | x n 208.5 x e 100 x n 8.2 x e 87.6 to w s Crotona Belmont av | av x s 230 to beg, vacant. Jas E Dougherty to Jas Butler, 230 W 72d st. Mt \$55,000. June 20, 1911. 11:3079. O C & 100

Tinton av, Nos 1019 to 1023 | n w cor 165th st, 102x21.4x102.2x21.4, 165th st, No 779 | 3-sty fr tnt & str. Harriet I Nixon to Daisy H Bell, 1204 Boston rd. June 20, 1911. 10:2660. O C & 500

Union av, No 984, e s, 277.2 s 165th st, 37.6x160, 5-sty bk tnt & str. FORECLOS, May 31, 1911. Timothy E Cohalan, ref, to Conrad Alheid, 305 W 52d st. Mt \$33,000. June 15. June 16, 1911. 10:2678. 5,000

Undercliff av, w s, 227.1 n Washington Bridge Park, 68.3x142.11x 57.11x143.7, vacant. Liberty Investing Co to Hope Constn Co, 115 Bway. Mt \$4,050. June 15. June 20, 1911. 11:2880. O C & 100

Vyse av, No 1323, w s, 375 s Jennings st (Charlotte pl), 25x100, 2-sty fr dwg. Ivan Spangenberg to Susie E Spangenberg, 260 Garden av, Mt Vernon, N. Y. 1/3 part. June 15. June 17, 1911. 11:2987. nom

Vyse av, Nos 1141 & 1143, w s, 200 n 167th st, 40x100, 2 3-sty bk dwgs. Fannie wife Isaac Breakstone & ano to Ellis L Am-dur, 1131 Vyse av. Q C. All liens. June 14. June 16, 1911. 10:2752. nom

Same property. Ellis L Amdur to Matthew R D'Amora, 2021 Lex av. Mts \$16,000. June 14. June 16, 1911. 10:2752. nom

Valentine av, Nos 2832 & 2834, e s, 90.1 n 197th st, 50.1x102.9x 50x99.11, 2 2-sty fr dwgs. Clara E Hoerter to Wm Loewen-thal, 2981 Briggs av. Mts \$14,000. June 21. June 22, 1911. 12:3301. O C & 100

Valentine av, No 2218, e s, 22.11 n 182d st, 16.8x61.9x16.9x60.6, 2-sty bk dwg. Sarah Cohn to Emma Lazarus in Virginia Cot-tage on Cropsey av, bet Bay 29th st & 22d av, Bklyn. B & S & C a G. Mt \$5,000. June 22, 1911. 11:3145. nom

West Farms rd, Nos 1301 & 1303 | n w cor Freeman st, 56.5x137.1 Longfellow av, No 1300 | to e s Longfellow av x54.8 to Freeman st | Freeman st x88.10, 5-sty bk tnt & str. Zingales Constn Co to Gaetano Zingales, 319 E 107th st. Mt \$65,000. June 16. June 17, 1911. 11:3007. O C & 100

Wilkins av, No 1450 | n e cor 170th st, 37.6x100, 5-sty bk tnt. 170th st, No 871 | Wilkins Realty Co to Otto Frank, 15 Clare-mont av. Mts \$35,500. June 15. June 17, 1911. 11:2966. O C & 100

Wilkins av, No 1452, e s, 37.6 n 170th st, 37.6x100, 5-sty bk tnt Same to same. Mt \$24,000. June 15. June 17, 1911. 11:2966. O C & 100

West Farms rd, w s, 25.3 s Longfellow av, 51x—x55.10x101.8, except part for West Farms rd, vacant. Mt \$3,250. Longfellow av, w s, 100 n 172d st, 350x100, vacant. Mts \$18,200. Jesse W Ehrich to Wm R Rose, 309 W 81st st. Sub to mts as above & all liens. Apr 20. June 17, 1911. 11:3001 & 3007. O C & 100

Wilkins av, No 1454, e s, 75 n 170th st, 37.6x100, 5-sty bk tnt. Wilkins Realty Co to Morris Silberman, 125 E 95th st. Mt \$24,000. June 15. June 16, 1911. 11:2966. O C & 100

Westchester av, No 703 & 705 | n w s, 74.5 n e from e s Jackson av. Jackson av, No 704 | 25.5x67.7 to e s Jackson av, 29.11x 50.4, 2-sty bk office & str bldg. The Brocaval Realty & Holding Co to Paul Kroeger, at Cranford, N. J. May 8. June 16, 1911. 10:2645. O C & 100

*White Plains rd, No 3666, e s, 72.10 n 215th st, 20x49.5x20x51.1. Release mt. Benj F Elgar to Adelaide Burlando, 3641 Willett av. June 2. June 17, 1911. 1,000
 Wilkins av, No 1456, e s, 112.6 n 170th st, 37.6x100, 5-sty bk tnt. Wilkins Realty Co to Frank Holding Co. 38 W 26th st. Mt \$24,000. June 15. June 17, 1911. 11:2966. O C & 100
 Washington av, Nos 1159 & 1161 | n w cor 167th st, 50x90, 5-sty 167th st, No 465 | bk tnt. FORECLOS. May 23, 1911. Henry Necarsulmer, ref, to Bernard Ratkowsky, 50 W 120th st. Mt \$42,000. June 15. June 16, 1911. 9:2389. 4,500
 Same property. Ray Rosenberg to Same. Q C. June 15. June 16, 1911. 9:2389. O C & 100
 Webster av, e s, 525 s 210th st (Scribner st), 50x72.10x50x73.5, except part for av, vacant. Dimock & Fink Co to Louise Daxer, 319 E 148th st. B & S. June 14. June 16, 1911. 12:3357. nom
 *White Plains rd (3d st) | n e cor 218th st (4th av), 105x120, except 218th st | part for White Plains av. Anna M M Buhr to Henry & Alex J Buhr, both at 3754 White Plains av, & Carrie wife Patk J Heafy, 3661 White Plains av. June 14. June 20, 1911. O C & 100
 Washington av, No 1364, e s, 258.11 s 170th st, 64.1x120, except part for av, 3-sty fr dwg & vacant. Louise A Grill to Peter Fox, 261 E 201st st. All liens. June 15. June 19, 1911. 11:2910. O C & 100
 Willis av, No 166 | n e cor 135th st, 28x100, 5-sty bk tnt & 135th st, Nos 401 & 407 | str.
 Willis av, No 168, e s, 28 n 135th st, 22x100, 5-sty bk tnt.
 Willis av, Nos 170 to 174, e s, 50 n 135th st, 50x100, 3 4-sty bk tnts & str.
 Willis av, No 178, e s, 121 n 135th st, 20x92, 3-sty & b fr dwg.
 Willis av, No 176, e s, 79 s 136th st, 21x110, 3-sty bk & fr tnt & str.
 136th st, No 408, s s, 92 e Willis av, 18x79, 2-sty & b bk dwg. Mary F Walsh to Henry Heller 24 Greenwich av, N Y, & Michl Gleeson, 161 Bulls Ferry rd, Union Hill, N J, EXRS, & c, John Heller. Q C. May 9. June 19, 1911. 9:2280. nom
 Walton av, No 1056, e s, 56.4 n 165th st, 20x100. Agreement amending mt & to release of mt on all property not covered by above. Wm E Diller, 912 Grand Boulevard & Concourse, with Fannie Veith, 9 W 95th st. May 24. June 19, 1911. 9:2472. nom
 Walton av, No 1054, e s, 36.4 n 165th st, 20x100.
 Walton av, No 1058, e s, 76.4 n 165th st, 20x100.
 Walton av, No 1060, e s, 96.4 n 165th st, 20x100.
 Walton av, No 1062, e s, 116.4 n 165th st, 20x100.
 Walton av, No 1064, e s, 136.4 n 165th st, 20x100.
 Agreement amending five mts & to release mt on all property not covered by above. Wm E Diller, 912 Grand Boulevard & Concourse, with Isaac Metzger, 2 W 86th st. May 16. June 19, 1911. 9:2472. nom
 3d av, No 3721, w s, abt 75 s St Pauls pl, 26.4x128x25.4x129.9, 3-sty fr tnt & str. Frieda Alles to Saml Alles her husband, 2991 3d av. B & S & C a G. Mt \$7,000. June 12. June 16, 1911. 11:2911. nom
 3d av, No 4274, e s, 105.2 n 178th st, 50x102x49.11x100.
 3d av, No 4278, e s, 155.2 n 178th st, 50x104x49.11x102. 2 6-sty bk tnts & str.
 Cream City Holding Co to Newport Realty Co, 35 Nassau st. All liens. June 14. June 16, 1911. 11:3061. nom
 *5th av, n s, 75 e Nelson av, 50x100.
 5th av, n s, 350 e Nelson av, 25x100.
 Johnson av, s s, 125 e Nelson av, 50x100.
 Release dower. The Peoples Trust Co of Bklyn to Land Co "D" of Edenwald, 16 E 2d st. June 19, 1911. 1,000
 *Salt meadow & woodland at Eastchester adj lands of Oakley, Odell & Shearwood, contains 6 acres.
 Salt meadow bounded s by Griffins Creek & adj lands of Odell & e by land of Lawrence, —x—
 Salt meadows bounded e by land of Lawrence, w by land of Odell, —x—
 Fredk G Coffin to Marietta Mills, 342 W 145th st. 1-5 part. June 13. June 17, 1911. nom
 Plot begins at exterior line land of party 1st part as shown by deed dated Dec 18, 1848, made by Berrian to Hudson R R R Co at division line bet lands of party 2d part & Ralph H McKelvey, runs s 88 x w 40 x n 88 x e 35 to beg, contains 3,300 sq ft. N Y C & H R R R Co to Jos Morningstar, 32 Park pl. Q C. June 7. June 20, 1911. 13:3411. nom

Franklin st, Nos 178 & 180, n s, 125.4 w Hudson st, 33x87.6. Assign lease. Fulson Realty Co to Channell Realty & Const Co, 132 Nassau st. Apr 18. June 17, 1911. 1:187. nom
 Grand st, No 227, upper str floor. Mary J Smith to Louis Suss, on premises; 5 yrs from May 1, 1910. June 22, 1911. 1:239. 840
 Houston st, No 19 W, str & basement. Thornton Woodbury to Benj Schorr, 170 Orchard st; 5 yrs & 9 1/2 mos, from Apr 15, 1911. June 20, 1911. 2:513 2,000
 Mulberry st, No 78, str. Agostino Pascatore & ano to Vincenzo Aurigemma, on premises; 3 5-12 yrs, from Dec 1, 1911. June 21, 1911. 1:200 930
 Monroe st, No 18. Assign lease & B of S. Settino Sabatino to Giacomo Lipuma, 7 Monroe st, all title. June 21, 1911. 1:253. 240
 Monroe st, No 21, n s, 301.8 e Catherine st, 25x100. Subordination of lease to mt for \$24,000. Carlo Taibbi et al with Arnold Hague, 1724 I st, Washington, D C, trustee Geo W Robins. June 19. June 21, 1911. 1:276 nom
 Monroe st, No 21. Surrender lease. Carlo Taibbi et al to Chester Holding Co, 1011 Av A. June 19. June 21, 1911. 1:276. nom
 Madison st, Nos 260 & 262 | s e cor Clinton st. Assign lease. Chas Clinton st | Block to Benj Osser, 15 Laurel st. Philadelphia, Pa. June 17. June 21, 1911. 1:269. nom
 Murray st, No 70, s s, 25x75. Assign lease. Jno Schluter to Mary J Heuer, 227th st near Spuyten Duyvil Parkway. June 16. June 17, 1911. 1:127. 100
 Pine st, No 7, 1st floor, b & rear part sub-cellar. N Y Real Estate Security Co to Felix Bertine, 512 Pacific st, Bklyn; 5 yrs from May 1, 1911. June 19, 1911. 1:46. 8,500 & 9,000
 Rivington st, Nos 11 & 13, 4th str from Chrystie st. Regal Mort & Security Co to Isaac Siegel, 11 Rivington st; 3 yrs from May 1, 1911. June 17, 1911. 2:420 564
 Rivington st, No 227, west str & b. Michl Nudelman to Herman Steigbiegel, on premises; 5 yrs from May 1, 1911. June 22, 1911. 2:338 900
 Stanton st, No 65, str. Louis Leavitt to Hyman Weissglass, on premises; 5 yrs from May 1, 1911. June 22, 1911. 2:416. 720
 Stanton st, Nos 267 to 271. Assign lease. Hersch Rosenzweig to Israel W Scheusler, 343 Grand st. Mar 30. June 19, 1911. 2:334. nom
 Stanton st, Nos 267 to 271, cor str & cellar. Victor Muller to Hersch Rosenzweig, 103 Columbia st; 3 yrs from May 1, 1911. June 19, 1911. 2:334. 1,980
 Spring st, No 200, str. Benj V R Winterbottom to Gerardo Santarsieri, 200 Spring st; 3 yrs from May 1, 1911 (2 yrs renewal). June 20, 1911. 2:489. 1,716
 Walker st, Nos 78 & 80 | cor Cortlandt alley, 5, 6, 7, & 8th floors. Cortlandt alley | Chas Laue to the Milton C Johnson Co, on premises; 5 yrs from Apr 1, 1912; 5 yrs renewal. June 19, 1911. 1:196. 8,400
 3d st, Nos 40 & 42 E, cor str & two str adj on s with bs; 10 yrs from May 1, 1915, at \$3,600 per annum.
 2d av, most southerly str in above bldg; 13 yrs from May 1, 1912, at \$840 per annum.
 Breslin Realty Co, 346 Bway to Andrew or Andreas & Nicholas Clamaras, on premises. June 22, 1911. 2:444. for rental see above
 4th st, No 14 W | s e cor Mercer st. Assigns two leases. Sofi Le-Mercer st | kowski to Hy G Avidan, 220 Audubon av. Mt \$4,526.18. June 21, 1911. 2:535 nom
 4th st, No 59 E, all. Cath Stevens to Jos & Herman Bauman, 79 E 4th st; 5 yrs, from May 1, 1912. June 21, 1911. 2:460 1,560
 13th st, No 607 E, all. Max Heyman & ano to Max Rostolder; 3 yrs from May 1, 1910. June 17, 1911. 2:396. 3,100
 13th st, Nos 407 & 409 W, str & part cellar. Fish Realty Co to Jno J Felin, 4142 Germantown av, Philadelphia, Pa; 4 11-12 yrs from June 1, 1911 (5 yrs renewal at \$3,500). June 20, 1911. 2:646 2,800 & 3,000
 15th st, No 330 E, all. Max Heller to Isaac Rubin, 322 E 13th st, & ano; 3 yrs from July 1, 1911. June 22, 1911. 3:921. 4,264
 22d st, Nos 126-130 W, 7th loft. Fleischmann Bros Co to Simon Hollow & David Perlow, both at 1805 Crotona av; 3 yrs from Feb 1, 1911. June 20, 1911. 3:797. 2,500
 27th st, No 34 W. Surrender lease. Wolkind & Levine to Max Weber, 116 S 3d st, Bklyn. All title. June 14. June 20, 1911. 3:828 400
 Same property. Surrender lease. Jackson & Brod to Max Weber, 116 S 3d st, Bklyn. All title. May 8. June 20, 1911. 3:828. 450
 27th st, No 34 W. Surrender lease. Max Weber to Jos Naftalowitz, 12 Walker st. An interest. June 20, 1911. 3:828. nom
 27th st, No 34 W. Surrender lease. Max Weber & Jos Naftalowitz to Jos Barth, 32 W 28th st. June 1. June 20, 1911. 3:828. 2,000
 27th st, No 34 W. Surrender lease. Jos Naftalowitz to Louis Pincus, 92 St Nicholas av, et al. All title. June 20, 1911. 3:828. nom
 27th st, No 34 W. Assign lease. Louis Pincus et al to Realty Holding Co, 907 Bway. June 20, 1911. 3:828. O C & 100
 34th st, Nos 403 & 405 E, e str & b & w str & b. Peter J Schneider to David Barnett, 348 W 121st st; 5 yrs from May 1, 1911. June 19, 1911. 3:966. 2,100
 Same property. Assign lease & consent. David Barnett to Saml Pister, 1643 Mad av. June 15, 1911. 3:966. nom
 Same property. Agreement to extend lease to expire May 1, 1919. Peter J Schneider with Saml Pister, 1643 Mad av. June 15. June 19, 1911. 3:966. —
 34th st, No 315 | n s, 175 w 8th av, 125x197.6 to s s 35th st, all 35th st | Theatre, &c. Hammerstein Opera Co to Shubert Theatrical Co, 1414 Bway; 5 yrs, from Sept 1, 1911, option of 5 yrs renewal at total rent for term of \$350,000. June 21, 1911. 3:758. Repairs & \$65,000 per annum; total rent, 325,000
 34th st, Nos 21 & 23 W, all. Jos Herzig to Bernard Crystal. Feb 3, 1908, from Oct 1, 1920 to Sept 28, 1926. June 21, 1911. 3:836 taxes, &c, & 50,000
 39th st, No 14 W, b str. Maurice Mandelbaum to Anton Nihleen, 7th st, Ridgefield Park, N J; 1 1/2 yrs & 15 days from Oct 16, 1911. June 22, 1911. 3:840. 1,500
 Same property. Parlor floor. Same to Jennie Flood, 1231 Mad av, & ano, firm Jennie Flood & Co; 1 1/2 yrs & 15 days from Oct 16, 1911. June 22, 1911. 3:840 2,000
 42d st, No 471 W, rear part of str. Jas Tierney to Isaac Seigel, 427 W 42d st; 1 yr from May 1, 1911 (1 yr renewal). June 17, 1911. 4:1052 420
 45th st, No 135 W, all. J Walter Rosenberg to Jos H Joubert & Eva M, his wife, 135 W 45th st, as joint tenants; 10 yrs from Jan 1, 1912. June 17, 1911. 4:998. taxes, &c, & 4,000 to 5,000
 45th st, Nos 62 & 64 W, 12th or top floor. Backer Const Co to Walter P McTeigue, 224 Fulton av, Mt Vernon, N Y & ano, firm McTeigue & Co; 10 yrs, from Feb 1, 1912. June 21, 1911. 5:1260 3,500

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.

June 16, 17, 19, 20, 21 and 22.

Allen st, No 113 | n w cor Lelancey st, str & b. Cath A Hamer-Delancey st | schlag to Long's Hat Stores, 200 Greene st; 5 3-12 yrs from July 1, 1911. June 19, 1911. 2:415. 2,500 to 3,000
 Cornelia st, No 30, all. Savino Di Santi to Giuseppe Di Bella & Giovanni Marino, both on premises; 5 yrs from July 1, 1911. June 21, 1911. 2:589. 2,400
 Canal st, Nos 163 & 165. Assign lease. Harry Aberbach to Julius M Zittel, 96 Bleecker st. June 19. June 21, 1911. 1:203. nom
 Division st | n e cor Allen st, cor str & b. Jacob Altmark & ano Allen st | to Aaron & Saml Kuflik, 106 Division st; 5 yrs from May 1, 1911. June 19, 1911. 1:294. 1,800
 East Broadway, No 30, n s, 179.8 e Catherine st, 25x 1/2 blk. Assign lease. Isidor Tachna to Sarah Ellis, 18 Hamilton av, White Plains, N Y. June 20, 1911. 1:281. nom
 Elizabeth st, Nos 15 & 17. Agreement as to cancellation & renewal of lease. Chas Remsen, at Remsenburg, L I, with Minnie A Cohen, 49 W 113th st. June 20, 1911. 1:201. nom
 Same property. Assign lease. Louis Golde to same. June 20, 1911. 1:201 100
 Same property. Leasehold & all lands belonging to party 1st part wheresoever situated, &c. David Cohen to Mnie A Cohen, 49 W 113th st. All liens. Apr 17. June 20, 1911. 1:201. O C & 100
 Elizabeth st, No 258. Assign lease. Rosario La Barbera to Pasquale Mario, 27 & 29 Monroe st. Mt \$1,000. June 14. June 21, 1911. 2:507. nom

46th st, Nos 6 & 8, s s, 160 w 5th av. 40.8x100.5, all. Mary E Pinchot of Washington, D C, to Wm H Miller; 20 4-12 yrs & 13 days, from Dec 18, 1909. June 21, 1911. 5:1281.....taxes, &c. & 15,000

46th st, No 446 W, all. Jonas Weil & ano to Nicholas Lorenzo, 448 W 46th st; 4 yrs from June 1, 1911. June 22, 1911. 4:1055.....2,100 & 2,220

46th st, No 9 W, str & 1st floor parlor. Henry L Maxwell to Kath Wallace, 225 West End av; 10 yrs from Oct 1, 1911. June 16, 1911. 5:1262.....5,800

50th st, No 24 W. Consent to assign lease. TRUSTEES Columbia College in the City of New York to Kath A Fitzpatrick. June 16, 1911. 5:1265.....nom

50th st, No 24, s s, 365 w 5th av, 16x100.5. Assign lease. Kath A Fitzpatrick to Sarah E Hallinan, 1129 Mad av. Mt \$10,500. June 21, 1911. 5:1265.....nom

53d st, Nos 422 to 430 E, 1st loft. Theo E Hergert, Inc to The Park Laundry Co. Aug 9, 1910; 5 yrs from Oct 1, 1910 (option of 5 yrs renewal at \$2,550. June 16, 1911. 5:1364.....2,400

53d st, No 240 E, 3-sty & b house. Baldwin Schlesinger to Saml Tandlich, 240 E 53d st; 3 yrs from May 1, 1911. June 19, 1911. 5:1326.....1,000

80th st, Nos 522 & 524, s s, 348 e Av A, 50x102.2, all. J Rumore Realty Co to Morris & Abraham Feldstein, of Bklyn; 10 yrs from Nov 1, 1909. June 16, 1911. 5:1576.....2,100

Same property. Agreement as to modification of above lease. Nov 10, 1909. Martin Gennus & Jno Rumore with same. June 16, 1911. 5:1576.....nom

108th st, Nos 306 to 310 E, two bldgs. Mathilda Bloch to Maggie Favale, 312 E 108th st; 4 1-12 yrs from July 1, 1911. June 22, 1911. 6:1679.....6,933 to 7,200

113th st, No 1 W, 2d & 3d floors. Jno McCarthy to Louis Sakowitz, 8 E 113th st; 3 yrs, from May 1, 1912. June 21, 1911. 6:1597.....1,000

116th st, No 113 E, 3-sty & b stn dwg. Teresa Gildea et al to H B Grossman, 109 & 111 E 116th st; 2 7-12 yrs from Dec 1, 1910; 5 yrs renewal at \$1,400 to \$1,800. June 19, 1911. 6:1644.....1,200

118th st, No 310 E, all. Stonington Realty Co to Isidore Zimmer, 514 E 139th st et al; 3 yrs, from May 1, 1911. June 21, 1911. 6:1689.....3,600

123d st, Nos 214 & 216 E, all. Newport Realty Co to Isidore Zimmer, 514 E 139th st, et al; 3 yrs, from May 1, 1911. June 21, 1911. 6:1787.....4,500

Av B, No 94 | n w cor 6th st, front bldg. Esther S Goldstein to Edw Wohlstadter, 94 Av B; 10 yrs from May 1, 1912. June 22, 1911. 2:402.....2,000

Amsterdam av, No 1125, ground floor. Jno J Johnson to Morris Gorlin & Saml Levine, both at 1571 Fulton av; 11 7-12 yrs from Oct 1, 1910. June 17, 1911. 7:1867.....1,600 to 2,500

Amsterdam av, No 1946, str & b. Audubon Impt Co to Jacob Kittner, 267 E 10th st; 5 yrs from July 15, 1911. June 17, 1911. 8:2115.....900 & 1,020

Broadway, No 3068, str. Fanny L Chapman to Mary Krivitzky & Solomon Schneider, 1473 Washington av; 4 10-12 yrs from Dec 1, 1910. June 16, 1911. 7:1976.....720 to 800

Same property. Consent to assign lease. Same to Mary Krivitzky (may sublease her interest to Morris Schilling). Feb 7, 1911. June 16, 1911. 7:1976.....nom

Broadway, No 3068. Assign lease. Mary Krivitzky to Morris Schilling, 3068 Bway. 1/2 part. Feb 7. June 16, 1911. 7:1976.....nom

Broadway | n w cor 135th st, str & b. Central Bldg Impt & In-vestment Co to Wm Avidan, 581 W 161st st; 10 yrs from Apr 1, 1911. June 20, 1911. 7:2002.....3,500 & 3,750

Bowery, No 119, north str, cellar & all upper floors. Josef Fleischer to Eugene J Fleischer, 223 Bowery; 5 2-12 yrs, from Mar 1, 1911. June 21, 1911. 1:304.....2,230

Columbus av, No 854 | s w cor 102d st, store floor & part cellar. 102d st | Edw Donnelly to Geo C Klippert & Co, on premises; 3 yrs, from Nov 1, 1911 (7 yrs renewal). June 20, 1911. 7:1856.....3,000

Columbus av, No 681 | n e cor 93d st, store. Harry F Vories, TRUS-93d st | TEE, to Jos M Lennon, 64 W 93d st; 6 yrs, from May 1, 1911. June 21, 1911. 4:1207.....3,500 & 4,000

Lexington av, No 1944, str & part cellar. Lucy Kulot to Michl Dowling, 114 E 120th st; 6 4-12 yrs from June 1, 1911. June 16, 1911. 6:1768.....780

Lenox av, No 319, b str. Rose Frey to Jos Consentino, 151 E 107th st, et al; 5 yrs from June 1, 1911. June 17, 1911. 7:1910.....600 to 900

Lenox av, No 470, str floor & part cellar. Chas Tschanett to Nicholas V Cody, 206 E 83d st, & Louis Berger, 200 W 134th st; 5 yrs from Oct 1, 1911. June 17, 1911. 6:1731.....1,320

Lexington av, No 1186, s w cor 81st st, str & small room adj. Fredk Correll to Alex Rothenberg, 1276 Lex av; 4 yrs from Oct 1, 1912 (4 yrs renewal). June 19, 1911. 5:1509.....600 to 900

Madison av, No 1471 | n e cor 101st st, str & b. Jos L B Mayer 101st st | to Marcus Rosen, 1471 Mad av; 3 1-12 yrs from Apr 1, 1911. June 16, 1911. 6:1607.....1,200 to 1,500

Pleasant av, Nos 351 & 353, all. Stephen H Jackson to The 481 E 167th St Inc, a corp., at 215 Montague st, Bklyn; 21 yrs from Feb 1, 1911. June 16, 1911. 6:1806.....taxes, &c. & 900

Park av, No 1895 | s e cor 129th st. Assign lease. Jno Murphy to 129th st | Thos Cafferty & ano, both at 61 W 98th st. Mts \$4,500. June 19, 1911. 6:1777.....nom

Pleasant avs | w cor 108th st, 25x48, 1-sty bldg to be erected. 108th st | Jno La Spina to Eugene Driscoll, 9 Oliver st; 5 yrs, from May 1, 1911. June 21, 1911. 6:1701.....900

1st av, No 2201. Re-assign lease. Arthur G Freeland to Pietro Spadafora, 2201 1st av. All title. Mt \$1,581. June 21, 1911. 6:1684.....nom

1st av, No 1616 | s e cor 84th st, all. Minnie Hoppe, EXTRX, &c. 84th st | Geo Hoppe to Justus Werther, on premises; 5 yrs from May 1, 1911. June 19, 1911. 5:1563.....2,700

1st av, No 246, north str & part b. Henry J Kopf to Isabelle Wier, on premises; 2 yrs & 10 1/2 mos from June 15, 1911. June 19, 1911. 3:946.....840

1st av, No 1370, str & part b. Vaclav Nemeck to Francis Opava, on premises; 3 yrs from May 1, 1911. June 19, 1911. 5:1468.....420

1st av, No 156, all. Feni Heller to Isaac Rubin, 332 E 13th st, & ano; 3 yrs from July 1, 1911. June 22, 1911. 2:437.....3,972

2d av, No 1481, str & b. Mary E Doseher et al, EXRS, &c, Ernst Conrades to Wm Bonhag, Jr, 2593 Bainbridge av; 5 yrs from May 1, 1911. June 22, 1911. 5:1432.....1,320 & 1,380

2d av, No 1974, north str floor & part b. Jacob Ozachowitz to Saml Mandelberg, 1974 2d av; 2 yrs from May 1, 1911. June 22, 1911. 6:1673.....750 & 780

2d av, No 117 | s w cor 7th st, str & b. Bernard Cohen to Saul 7th st | Birnzweig, on premises; 5 yrs from May 1, 1911. June 19, 1911. 2:462.....1,500

3d av, No 2378, 2d, 3d & 4th floors. Harry Golding to Louis Seligman, 536 E 83d st; 11 10-12 yrs from July 1, 1911. June 22, 1911. 6:1777.....1,380, 1,200 & 1,300

3d av, No 232, n w s, 69 n e 19th st, 23x100. Assign lease. Dr Willy Rieser to Bertrand Paradise, 67 W 95th st. 1/2 part. Mt \$4,250. June 15, 1909. June 21, 1911. 3:875.....nom

3d av, No 2378, str & b. Harry Golding to Jas Allen, 227 E 72d st; 1 11-12 yrs from June 1, 1921, to May 1, 1923. June 22, 1911. 6:1777.....1,200

3d av, No 2378. Assign lease. Jno J Mackey to Morris Aronson, 230 Grand st. May 31. June 22, 1911. 6:1777.....nom

Same property. Assign lease. Morris Aronson to Jas Allen, 227 E 72d st. June 21. June 22, 1911. 6:1777.....nom

4th av, Nos 390 to 396, all. The Rutgers Const Co to Saml Kridel, 135 Central Park West et al, firm J Kridel Sons & Co; 10 7-12 yrs, from July 1, 1911. June 21, 1911. 3:857.....35,000

6th av | s e cor 24th st, 24.8x73, all. Jno C Rust, EXR Andrew 24th st | Rust to Chas Schmidt, 365 W 24th st; 3 yrs from May 1, 1911. June 19, 1911. 3:825.....taxes, &c. & 6,000

8th av, No 2623, str & b. Rudolph Oelsner et al TRUSTEES Chas Faas to Thos F Fannon, on premises; 5 yrs from May 1, 1911. June 19, 1911. 7:2042.....1,800

8th av, No 2623, w s, bet 139th & 140th sts. Assign lease. Thos F Fannon to M Groh's Sons, 238 W 28th st. June 6. June 19, 1911. 7:2042.....nom

8th av, No 2581, south store. Emilie Kalman to Sadie Dellomo, 2581 8th av; 3 yrs, from July 1, 1911. June 21, 1911. 7:2041.....480

10th av, No 504, str & b. Marie Loos to J F Wohlberg, 504 10th av; 3 yrs from May 1, 1911. June 19, 1911. 3:736.....660

10th av, No 629, str & cellar & 2d floor. Abr C Fiske & ano to Isaac A Brown, on premises; 4 yrs from May 1, 1912. June 20, 1911. 4:1073.....960

10th av, No 767, store & basement. Jacob H Backer to Chas O Renken, 762 10th av; 5 yrs, from May 1, 1911. June 21, 1911. 4:1080.....1,440

BOROUGH OF THE BRONX.

Charlotte st, No 1521. Subordination of lease to mt for \$25,000. Isaac Specter with Edw H Bailey, Beach 48th st, Sea Gate, Bklyn. June 15. June 16, 1911. 11:2966.....nom

Charlotte st, No 1517. Subordination of lease to mt for \$25,000. Isaac Specter with Martin D Fink, 43 W 73d st. June 15. June 16, 1911. 11:2966.....nom

Fox st, No 756 | Re-assign lease. Wm Zoll to Chas Knapp, 804 156th st, No 1013 E | Westchester av, all title. Mt \$1,500. June 21, 1911. 10:2720.....nom

139th st, No 518 E, all. Stonington Realty Co to Isidore Zimmer, 514 E 139th st, et al; 3 yrs, from May 1, 1911. June 21, 1911. 9:2266.....2,700

153d st, Nos 319 to 329 | n s, 275 w Courtlandt av, runs n 100 x w 154th st, No 310 | 75 x n 30 x w 50 x n 70 to s s 154th st x w 25 x s 200 to 153d st x e 150 to beg, 2 & 3-sty bk & fr factory & 1-sty bk stable property only, excepts 153d st, No 323, n s, 300 w Courtlandt av, 100x67. Wilhelmina Wuensch, 329 E 153d st, to Wuensch Paper Box Mfg Co, 329 E 153d st; 14 yrs from July 1, 1911. June 17, 1911. 9:2413. 3,000

Belmont av, No 2475, all. Angelo Ubriaco to Josephine Carozza, on premises; 5 yrs & 3 days from Oct 28, 1910. June 22, 1911. 11:3076.....850

Intervale av, No 1110. Reassign lease. John D Haase to Olga Martin, 1110 Intervale av. June 21. June 22, 1911. 10:2706.....nom

3d av | n w cor Tremont av, the west str on Tremont av & Tremont av | north str on 3d av. David A Schulte to Peter Grammas & Geo Giakas, both at 515 Tremont av. Nov 25, 1910. 10 yrs from completion of bldg. June 22, 1911. 11:3043.....5,800 & 6,700

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.

June 16, 17, 19, 20, 21 and 22.

Ainsworth Realty Co, 7 Pine st, N Y, to Anna M Ablefeld, 539 3d st, Bklyn. Certificate as to mt for \$10,000 on land in Brooklyn. June 10. June 16, 1911.

American Mort Co with Isidor Leibowitz. 13th st, No 438 E. Extension of \$25,000 mt until June 1, 1914, at 5%. June 1. June 16, 1911. 2:440.....nom

Arbolino, Nicola & Consiglia, individ & as wife Nicola Arbolino to Francesco Arbolino, 330 E 109th st. 109th st, No 326, s s, 332 e 2d av, 25x100. Prior mt \$—-. June 16. installs, 6%. June 17, 1911. 6:1680. 817

Affruniti, Antonio & Micheline, 2226 2d av, to Cecelia Gropper, 2234 2d av. 2d av, No 2234, e s, 40.10 s 115th st, 20x75. P M. Prior mt \$9,500. June 15, installs, 6%. June 16, 1911. 6:1686. 1,850

Avidan, Wm to Lion Brewery, 104 W 108th st. Bway, n w cor 135th st. Saloon lease. June 20, 1911, demand, 6%. 7:2002. 12,000

Abrams, Abraham to Annie Kowarsky, 79 Av D. 52d st, No 399, n s, 60.3 e 1st av, runs n 22 x w 0.3 x n 50 x e 20 x s 72 x w 19.9 to beg. Prior mt \$6,750. June 19, due June 19, 1912, % as per bond. June 20, 1911. 5:1364. 1,500

Alcazar Realty Co to Jacob D Goodhart, 1049 Forest av. 173d st, n w cor Audubon av, 100x100. June 19, due, &c, as per bond. June 21, 1911. 8:2130. 20,000

Same to same. Same property. Certificate as to above mort. June 19. June 21, 1911. 8:2130.

- Ayer, Chas F, of Boston, Mass, with BANK FOR SAVINGS, 280 4th av, 23d st, No 20, s s, 201 w 5th av, 28.6x98.9. Extension of \$150,000 mt until May 19, 1912, at 4½%. June 13, 1911. 3:824. nom
- Adams Realty Co to Lawyers Realty Co, 160 Bway. 91st st, Nos 154 to 160, s s, 225 w 3d av, 100x100.8. June 21, 3 yrs. 5%. June 22, 1911. 5:1519. 190,000
- Same to same. Same property. Certificate as to above mt. June 21, June 22, 1911. 5:1519.
- A & S Constn Co to Chelsea Realty Co, 135 Bway. 26th st, Nos 142 & 144, s s, 475 w 6th av, 45.2x98.9x43.3x98.9. Bldg loan. June 16, 1 yr, 6%. June 22, 1911. 3:801. 200,000
- Same to same. Same property. Certificate as to above mt. June 16, June 22, 1911. 3:801.
- Borek, Max with Annie Goldstein, of Bklyn, N Y. Pitt st, No 28. Extension of \$2,000 mt until June 1, 1911, at 6%. June 1, 1909. June 22, 1911. 2:337. nom
- Bookman, Saml with BANK FOR SAVINGS, 280 4th av. Ams av, Nos 373 & 375, s e cor 78th st, No 170, 53.1x75.5x irreg x100. Extension of \$80,000 mt until Aug 15, 1914, at 4½%. June 10, June 21, 1911. 4:1149. nom
- Bellevue Realty Corpn to Chas W Millard, trustee. 1st av. Nos 447 to 451, w s, 24.9 n 26th st, runs w 100 x s 24.9 to n s 26th st, Nos 331 to 339, x w 125 x n 197.6 to s 27th st x e 130 x s 74.1 x w 5 x s 24.8 x e 100 to av x s 74 to beg. Certificate as to mt dated Nov 3, 1910. June 14, June 21, 1911. 3:932.
- Bloomington, Saml J, Hiram C & Irving I with BOWERY SAVINGS BANK, 128 Bowery. 59th st, Nos 232 to 236, s s, 155 w 2d av, 75x100.5. Extension of \$75,000 mt until June 30, 1916, at 4½%. June 12, June 21, 1911. 5:1332. nom
- Burns, Wm, 163 St Nicholas av, to Margt O'Neil, 145 W 11th st, Weehawken st, No 13, n e cor Christopher st, No 185, 65.11x 12.1x63.9x30.5. Prior mt \$—, June 19, 1911, 2 yrs, 6%. 2:636. 5,500
- Briganti, Michele to American Mort Co. Lafayette st, No 184. w s, abt 120 s Broome st, 25x100. Prior mt \$24,000. May 26, 1 yr, 6%. June 19, 1911. 2:473. 1,000
- Bailly, Augustus P to UNION TRUST CO, 80 Bway. 119th st, No 82, s s, 103 e Lenox av, 16x100.11. June 22, 1911, 5 yrs, 5%. 6:1717. 8,500
- Blumstein, Louis M to Samson Lachman, 313 W 106th st, 125th st, Nos 214 to 220, s s, 112.6 w 7th av, runs w 62.6 x s 201.10 to n s 124th st, Nos 209 to 217 x e 69 x n 90 x w 6.6 x n 111.10 to beg. Prior mt \$230,000. May 31, 2 yrs, 6%. June 22, 1911. 7:1930. 50,000
- Bonsall, Robt F with BOWERY SAVINGS BANK, 128 Bowery. Pearl st, No 241, & Cliff st, No 16. Extension of \$15,000 mt until June 15, 1916, at 4½%. June 15, June 22, 1911. 1:75. nom
- Berkman, Barnet & Rubin Bass, of Bklyn, N Y, to Jos E Siegel, 1920 Prospect av. Henry st, No 189, n s, 120.4 e Jefferson st, 25x87.6. Prior mt \$26,000. June 15, 5 yrs, 6%. June 16, 1911. 1:285. 6,000
- Bonsall, Robt F, of Jersey City, N J, to BOWERY SAVINGS BANK, 128 Bowery. Pearl st, No 241, n w s, 27 n e John st, 28x197.2 to Cliff st, No 16, x28.10x195.9. June 15, 5 yrs, 4½%. June 16, 1911. 1:75. 30,000
- Behan, Jennie A & Josephine F Burke to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 60th st, No 240, s s, 275.2 e 11th av, 24.10x100.5x25x100.5. June 15, 3 yrs, 5%. June 16, 1911. 4:1151. 8,000
- Bachman, Alfred C, 265 W 121st st, to Miriam M Davis, 230 W 97th st, & ano. 71st st, No 235, n s, 415 e West End av, 17x 102.2. P M. Prior mt \$13,500. June 15, due, &c, as per bond. June 16, 1911. 4:1163. 5,000
- Blumenkrohn, Siegfried & Saml Horowitz with Sophie M Bach, at Byram Shore, Greenwich, Conn. 135th st, No 523 W. Subordination agreement. June 15, June 16, 1911. 7:1988. nom
- Blumenkrohn, Siegfried to Sophie M Bach, at Byram Shore, Greenwich, Conn. 135th st, No 523, n s, 460 w Ams av, 40x99.11. June 15, due, &c, as per bond. June 16, 1911. 7:1988. 40,000
- Same to Johanne C Neumann, 21 E 108th st. Same property. P M. Prior mt \$40,000. June 15, 3 yrs, 6%. June 16, 1911. 7:1988. 5,000
- Same & Saml Horowitz with Same. Same property. Subordination agreement. June 15, June 16, 1911. 7:1988. nom
- Blumenkrohn, Siegfried to Lucy Bach, at Byram Shore, Greenwich, Conn. 135th st, No 525, n s, 500 w Ams av, 40x99.11. June 15, due, &c, as per bond. June 16, 1911. 7:1988. 40,000
- Same to Johanne C Neumann, 21 E 108th st. Same property. Prior mt \$40,000. June 15, 3 yrs, 6%. June 16, 1911. 7:1988. 5,000
- Same & Saml Horowitz with same. Same property. Subordination agreement. June 15, June 16, 1911. 7:1988. nom
- Same with Lucy Bach, at Byram Shore, Greenwich, Conn. Same property. Subordination agreement. June 15, June 16, 1911. 7:1988. nom
- Beversten, Nicholas C L with Harriet Boas. 5th av, No 1486. Extension of \$15,000 mt until May 29, 1914, at 4½%. June 12, June 17, 1911. 6:1718. nom
- Buchsbaum (Aaron) Co to Geo H Mosher, 52 W 76th st, & ano. 9th av, No 523, n w cor 39th st, Nos 401 to 405, 24.9x100; 9th av, No 525, w s, 24.9 n 39th st, 24.8x100. P M. June 16, 1911, due June 21, 1921, 5%. 3:737. 60,000
- Bachman, Alfred C, 265 W 121st st, to Kate Mordecai, 601 Cathedral Parkway, & ano, trustees Allen L Mordecai. 71st st, No 235, n s, 415 e West End av, 17x102.2. P M. June 15, due, &c, as per bond. June 16, 1911. 4:1163. 13,500
- Belland Bldg Co to Jos G Wellings, at — Siwanoy st, New Rochelle, N Y. Audubon av, n w cor 187th st, 189.9 to 188th st x75. Prior mt \$202,500. June 6, due, &c, as per bond. June 17, 1911. 8:2158. 7,000
- Same to same. Same property. Certificate as to above mt. June 6, June 17, 1911. 8:2158.
- Blew, Ada A to General Synod of the Reformed Church in America, 25 E 22d st. 129th st, No 230, s s, 457 e 8th av, 18x99.11. June 15, 5 yrs, 5%. June 19, 1911. 7:1934. 9,500
- Same & Isabella W Hayes with same. Same property. Subordination agreement. June 19, 1911. 7:1934. nom
- Bagarozzy, Marietta & Antonio, 366 Broome st, with Jno A Brown, Jr, at Newtown Township, Pa. Bedford st, Nos 14 & 16. Extension of \$30,000 mt until Feb 10, 1914, at 5%. June 19, 1911. 2:527. nom
- Bernstein, Mitchell & Annie F Haber to STATE BANK, 378 Grand st. 136th st, Nos 16 & 18, s s, 235 w 5th av, 49.11x99.11; 136th st, Nos 20 & 22, s s, 285 w 5th av, 50x99.11. Prior mt \$—, June 20, demand, 6%. June 21, 1911. 6:1733. 14,000
- Same & Dora Bernstein with same. Same property. Subordination agt. June 20, June 21, 1911. 6:1733. nom
- Brook, John T of Pelham, N Y, to Mary J Heisser, at Fort William H Seward at Haines, Alaska. 45th st, No 237, n s, 350 e 8th av, 20.10x100.5. P M. June 21, 1911, 3 yrs, 5%. 4:1017. 38,000
- Bishop, Margt D with Henry W Holling, 414 W 43d st. 101st st, No 158, s s, 200 e Ams av, 26x100.11. Extension of \$16,000 mt until June 1, 1914, at 5%. June 16, June 19, 1911. 7:1855. nom
- Boden, Otto to Albert W Meisel at Fishkill-on-Hudson as trustee. 77th st, No 434, s s, 150 w Av A, 25x204.4 to 76th st, No 433. Prior mt \$18,000. June 21, 1911, 1 yr, 6%. 5:1471. 1,000
- Bachman, Alfred C, 265 W 121st st, to Lord & Taylor, a corpn, 897 Bway. Broadway, Nos 1722 to 1728, s e cor 55th st, 77.9x 86.3x75.5x105.4. P M. Prior mt \$565,000. June 16, 4 yrs, 5¼%. June 19, 1911. 4:1026. 140,000
- Bachman, Alfred C, 265 W 121st st, with METROPOLITAN LIFE INS CO, 1 Mad av. Broadway, Nos 1722 to 1728, s e cor 55th st, 77.9x86.3x75.5x105.4. Extension of \$365,000 mt until June 20, 1914, at 5%. June 15, June 19, 1911. 4:1026. nom
- Bachman, Alfred C, 265 W 121st st to Lord & Taylor, 897 Bway. 55th st, Nos 202 & 204, s s, 100 w 7th av, 75x100.5. P M. Prior mt \$190,000. June 16, 4 yrs, 5¼%. June 19, 1911. 4:1026. 35,000
- Brauch, Edw, 73 E 104th st with Lottie Buscall, 1056 Boston rd. 104th st, No 73, n s, 64.11 w Park av, 15.1x75. Extension of \$5,000 mt until Apr 17, 1914 at % as per bond. Mar 10, June 22, 1911. 6:1610. nom
- Cross, Maurice, 318 W 40th st, to LAWYERS TITLE INS & TRUST CO. 40th st, No 320, s s, 300 w 8th av, 25x98.9. P M. June 16, 1911, 3 yrs, 5%. 3:763. 15,000
- Same to Herman Shapiro, 219 W 34th st. Same property. P M. Prior mt \$15,000. June 15, due Dec 15, 1913, 6%. June 16, 1911. 3:763. 2,000
- Channell Realty & Constn Co to Carrie B Towne, at Stamford, Conn. Franklin st, Nos 178 & 180, n s, 125.4 w Hudson st, 33x87.6. Leasehold. Prior mt \$17,000. May 12, 5 yrs, 5%. June 17, 1911. 1:187. 18,000
- Campis, Michele & Domenico Savino, 346 E 12th st, to Kips Bay Brewing & Malting Co, 646 1st av. 12th st, No 346, s s, 119.1 w 1st av, 21.1x68.1x21.1x68. Prior mt \$13,500. June 15, demand, 6%. June 16, 1911. 2:453. 5,000
- Chase Realty Co with GREENWICH SAVINGS BANK, 246 6th av. 30th st, Nos 115 to 131 W. Agreement modifying terms of bond & mt. June 14, June 16, 1911. 3:806. nom
- Cuyler Realty Co to Alliance Realty Co, 115 Bway. 32d st, Nos 116 & 118, s s, 204.2 w 6th av, 70.10x197.6 to n s 31st st, Nos 119 to 123. P M. Prior mt \$403,250. June 15, 4 yrs, 6%. June 16, 1911. 3:807. 246,750
- Campbell, Lizzie, of Millerton, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 119th st, No 5, n s, 81.5 w 5th av, 14x53.11x 14.6x50.1. June 17, 1911, due, &c, as per bond. 6:1718. 4,000
- Codae Realty Co to Anton Oestreicher, 241 E 60th st. Northern av, n w cor 181st st, 78x134x110.1x138.11. Prior mt \$165,000. June 15, demand, 6%. June 16, 1911. 8:2179. 3,625
- Chapin, Eugenia W to Henry Wiener, 227 N 18th st, Philadelphia, Pa. 81st st, No 317, n s, 83 e Riverside Drive, runs n 52.4 x e 10 x n 49.10 x e 10 x s 102.2 to st x w 20 to beg. June 10, 1 yr, 4%. June 16, 1911. 4:1244. 8,000
- Codae Realty Co to Anton Oestreicher. Northern av, n w cor 181st st, 78x134x110.1x138.11. Secretary's certificate as to mt for \$3,625. June 15, June 19, 1911. 8:2179.
- Coco, Giuseppe, 343 E 115th st, to Leonardo Graziadei, 226 E 109th st & ano. 115th st, No 343, n s, 73 w 1st av, runs n 100 x e 3 x n 11.10 x w 55 x s 10.11 x e 25 x s 100.11 to st x e 27 to beg. Prior mt \$13,000. June 21, 1911, 3 yrs, 6%. 6:1687. 9,144.26
- Coco, Giuseppe, 343 E 115th st, to Julia L Schulte, 295 Central Park West. 115th st, No 343, n s, 73 w 1st av, runs n 100 x e 3 x n 11.10 x w 55 x s 10.11 x e 25 x s 100.11 to st x e 27 to beg. June 21, 1911, 5 yrs, 5½%. 6:1687. 13,000
- Conger, Grace L wife Edw M to MUTUAL LIFE INSURANCE CO of N Y, 34 Nassau st. 82d st, No 136, s s, 381 w Col av, 19x 102.2. June 20, due, &c, as per bond. June 21, 1911. 4:1212. 12,000
- Central Realty Co to METROPOLITAN LIFE INS Co, 1 Mad av, Riverside Drive, No 227, s e cor 95th st, 76.2x98.5x75.6x89.9. June 21, 1911, due Oct 1, 1916, 5½%. 4:1253. 175,000
- Same to same. Same property. Certificate as to above mort. June 21, 1911. 4:1253.
- Same and Martha W Dederer with same. Same property. Subordination agt. June 20, June 21, 1911. 4:1253. nom
- Consumers Brewing Co of New York (Lim), 1011 Av A to HUDSON TRUST CO as trustee, 1411 Bway. Av A, Nos 993 to 1011, s w cor 55th st, Nos 426 to 432, 200.10 to 54th st, Nos 431 to 451 x 169; also all machinery, &c; also all franchises, rights, &c, & all property now owned or hereafter acquired. Prior mt \$200,000. June 1, 20 yrs, 5%. June 21, 1911. 5:1366. 500,000
- Same to same. Same property. Certificate as to above mort. June 21, 1911. 5:1366.
- Casselmann (T & E), a corpn, with City Mort Co. 18th st, Nos 356 to 362, s s, 100 e 9th av, 50x92. Subordination agreement. Mar 29, June 21, 1911. 3:741. nom
- Danahar, Jno J to TITLE INSURANCE CO OF N Y. 11th av, Nos 700 to 704, s e cor 50th st, Nos 556 to 560, 75.5x100. P M. June 22, 1911, 3 yrs, 5½%. 4:1078. 30,000
- de Terrouenne, Mary C, at Lau Touche Ballan Indre & et Loire France to Annie R Gilbert, 563 Park av, & ano, exrs, &c, Riley M Gilbert. 9th av, Nos 359 to 363, w s, 74.3 s 31st st, 59.11x 100.7x60.8x100.2. June 8, due, &c, as per bond. June 22, 1911. 3:728. 40,000
- Defandorf, Anna M, at East Orange, N J, to Winifred I Turner, 22 S Walnut st, East Orange, N J. 32d st, No 142, s s, 435 w 6th av, 20x44.7x20.5x40.2. May 1, due May 1, 1919, 4%. June 16, 1911. 3:807. 2,000
- Driscoll, Thos B, 211 W 10th st to Winifred E Judge, 27 W 94th st. Dominick st, No 31, n s, 140.11 w Varick st, 19x75. P M. Prior mt \$8,000. June 15, 3 yrs, 6%. June 16, 1911. 2:579. 2,100
- Dayton Realty Co, 826 Kelly st, to J Romaine Brown, 340 Convent av, & ano, exrs Loyal L Smith. Fort Washington av, n w cor 160th st, 102.2-100x99.11x121.7. P M. June 5, due, &c, as per bond. June 16, 1911. 8:2136. 33,950
- Dunlop, Chas M to Wm Crowley, 219 Hudson st. Park row, No 95, & Wm st, No 233. Leasehold. June 20, 1911, installs, 6%. 1:121. notes, \$13,286.58
- Diva Realty Co to TITLE INSURANCE CO OF N Y, 135 Bway. 141st st, Nos 105 to 111, n s, 100 w Lenox av, 100x99.11. June 20, 1911, due, &c, as per bond. 7:2010. 110,000
- Same to same. Same property. Certificate as to above mort. June 20, 1911. 7:2010.

- Decker, Henry with BOWERY SAVINGS BANK, 128 Bowery. 41st st, No 351 E. Extension of \$15,000 mt until June 7, 1916, at 4½%. June 7. June 19, 1911. 5:1334. nom
- Donnagan, Maria A, 306 W 109th st, to Judith W Richardson, at Brockton, Mass. 109th st, No 306, s s, 138 w Bway, 25x100.11. Prior mt \$130,000. June 21, 1911, due May 10, 1912, 6%. 7:-10,000 1893.
- Dillon, Mary E with N Y TRUST CO, 26 Broad st. 145th st, Nos 528 & 530 W. Subordination agt. June 20. June 21, 1911. 7:2076. nom
- Dillon, John J, 903 West End av to NEW YORK TRUST CO, 26 Broad st. 145th st, Nos 528 & 530, s s, 275 e Bway, 50x99.11. June 20, 5 yrs, 4½%. June 21, 1911. 7:2076. 70,000
- Dederer, Martha M, 551 W 113th st, with Central Realty Co, 103 Park av. Riverside Drive, No 227, s e cor 95th st, 76.2x98.5x75.6 x89.9. Extension of \$10,000 mort until Dec 21, 1911, at 6%. June 20. June 21, 1911. 4:1253. nom
- EAST RIVER SAVINGS INSTN, 291-295 Bway with Israel D Shlachetzki, 4823 12th av, Bklyn. Division st, No 89. Extension of \$22,000 mt until Aug 1, 1916, at 5%. June 20. June 21, 1911. 1:282. nom
- Euler & Robeson Co, 20 Platt st, with SEAMENS BANK FOR SAVINGS, 76 Wall st. Ferry st, No 25, & Jacob st, Nos 2 & 2½. Extension of \$25,000 mt until May 15, 1916, at 4½%. June 8. June 21, 1911. 1:104. nom
- Einstein, Milton I D to SEAMENS BANK FOR SAVINGS, 76 Wall st. 79th st, No 21 E. Extension of \$40,000 mt until June 10, 1914, at 4½%. June 10. June 21, 1911. 5:1491. nom
- Ehrlich, Jno to DRY DOCK SAVINGS INSTN, 341 Bowery. 1st av, No 188, e s, 78.3 n 11th st, 25x100. June 21, 1911, due, &c, as per bond. 2:439. 16,000
- Fry, Geo G, at Mamaroneck, N Y, to Danl A Garber, at Ridge-wood, N J, et al. 36th st, Nos 28 to 32, s s, 365 w 5th av, 50x98.9. Prior mt \$373,500. June 21, 3 yrs, 6%. June 22, 1911. 3:837. 55,800
- Same & State Realty & Mort Co, 11 Pine st, with City Real Estate Co, 176 Bway. Same property. Subordination agreement. June 19. June 22, 1911. 3:837. nom
- Fuller, Geo W to Pauline wife Max Wolf, 120 E 72d st. 84th st, No 309, n s, 135 w West End av, 16x102.2. June 22, 1911, 5 yrs, 5%. 4:1246. 22,000
- Friedman, Sarah wife Henry C to Sarah B Booth, 177 Roberts av, Yonkers, N Y. 88th st, No 177, n s, 150 e Ams av, 16.8x100.8. June 15, due, &c, as per bond. June 16, 1911. 4:1219. 15,000
- Fox, De Witt with Nathan J Packard, 411 West End av, & Moses Packard, 275 Clermont av, Bklyn, N Y. 6th av, No 323. Subordination agreement. June 16. June 17, 1911. 3:796. nom
- 481 E 167th st to Stephen H Jackson, 53 E 67th st. Pleasant av, Nos 351 & 353, w s, 67.7 s 119th st, 33.4x75. Leasehold. June 12, 1 yr, 6%. June 16, 1911. 6:1806. 4,000
- Same to same. Same property. Certificate as to above mt. June 13. June 16, 1911. 6:1806.
- Fleischmann (Maximilian) Co with Hammerstein Opera Co, 311 to 321 W 34th st. 34th st, Nos 311 to 321, n s, 175 w 8th av, 125x197.6 to 35th st, Nos 322 to 332. Extension of two mts aggregating \$250,000 until June 15, 1914, at 6%. June 15. June 17, 1911. 3:758. nom
- Farese, Thos to Alice D Weekes, at Oyster Bay. Mulberry st, No 172, e s, 198.6 n Grand st, runs n 26.1 x e 86.7 x e 13.6 x s 24.4 x w 100.4 to beg. June 20, 1911, due May 1, 1916, 6%. 2:471. 8,000
- Freitag, Christian & Louise to BOWERY SAVINGS BANK, 128 Bowery. 69th st, No 229, n s, 455 e 3d av, 25x100.5. June 21, 1911, 5 yrs, 4½%. 5:1424. 15,000
- Fry, Geo G of Mamaroneck, N Y, to City Real Estate Co, 176 Bway. 36th st, Nos 28 to 32, s s, 365 w 5th av, 50x98.9. July 21, 1911, due, &c, as per bond. 3:837. 300,000
- Friedman, Edwd, 518 W 111th st, Wm Feinberg, 68 Lenox av & Sarah Mishkind, 4915 14th av, Bklyn, N Y, with Abraham H Sarasohn, 31 W 115th st. 98th st, No 146 E. Extension of \$1,500 mt until Dec 1, 1911, at 6%. June 16. June 20, 1911. 6:1625. nom
- Friedman, Edwd, 518 W 111th st, Wm Feinberg, 68 Lenox av & Sarah Mishkind, 4915 14th av, Bklyn, N Y, with Abraham H Sarasohn, 31 W 115th st. 98th st, No 142 E. Extension of \$1,500 mt until Dec 1, 1911, at 6%. June 19. June 20, 1911. 6:-1625. nom
- Fishman, Annie wife Morris to EXCELSIOR SAVINGS BANK, 46 W 24th st. 136th st, No 32, s s, 371.3 e Lenox av, 38.9x99.11. June 21, 1911, 5 yrs, 5%. 6:1733. 30,000
- Same to Lillian S Gillespie at Tuxedo, N Y. Same property. Prior mt \$50,000. June 1, 3 yrs, 6%. June 21, 1911. 6:1733. 7,000
- Gartner, Carrie N to TITLE GUARANTEE & TRUST CO. Hamilton terrace, No 26, w s, 302 n 141st st, 16x100. June 16, 1911, due, &c, as per bond. 7:2050. 9,000
- GREENWICH SAVINGS BANK with Chase Realty Co, 83 Canal st. 30th st, Nos 115 to 131 W. Extension of two mts aggregating \$150,000 until Mar 23, 1912, at 5%. June 14. June 16, 1911. 3:806. nom
- Galardi (T G) & Co, 162 E 23d st, to Emil C Bondy, 10 W 40th st. Vermilyea av, w s, 100 n Emerson st, 50x125. June 15, 5 yrs, 5%. June 16, 1911. 8:2236. 42,500
- Same to Julia De Young, 1377 Lex av, & ano. Same property. Prior mt \$42,500. June 15, 3 yrs, 6%. June 16, 1911. 8:2236. 7,500
- Same to same. Same property. Certificate as to above mt. June 15. June 16, 1911. 8:2236.
- GREENWICH SAVINGS BANK with David Shaff, 73 E 90th st, & Saml J Silberman, 133 E 79th st. E Bway, Nos 120 & 122. Extension of \$36,000 mt until June 14, 1916, at 4½%. June 14. June 16, 1911. 1:283. nom
- Goldberg, Becky to Henry M Flateau, 148 E 83d st. 117th st, No 321, n s, 250 e 2d av, 25x100.11. Prior mt \$19,000. June 7, 3 yrs, 6%. June 16, 1911. 6:1687. 3,200
- Galardi (T G) & Co, 162 E 23d st, to Emil C Bondy, 10 W 40th st. Vermilyea av, w s, 100 n Emerson st, 50x125. Certificate as to mt for \$42,500. June 15. June 16, 1911. 8:2236.
- Galardi (T G) & Co, 162 E 23d st, to Richd C Bondy, 20 W 86th st. Vermilyea av, w s, 150 n Emerson av, 50x125. Certificate as to mt for \$42,500. June 15. June 16, 1911. 8:2236.
- Galardi (T G) & Co, 162 E 23d st, to Richd C Bondy, 20 W 86th st. Vermilyea av, w s, 150 n Emerson st, 50x125. June 15, 5 yrs, 5%. June 16, 1911. 8:2236. 42,500
- GREENWICH SAVINGS BANK with Alphonse E Voss, 5 W 121st st. 8th av, Nos 2424 & 2426. Extension of \$75,000 mt until July 1, 1916, at 4½%. June 16. June 19, 1911. 7:1935. nom
- Goldstein Bros, Inc, to TITLE GUARANTEE & TRUST CO, 176 Bway. Certificate as to mt for \$7,000 covering land in Kings Co, N Y. June 16. June 19, 1911.
- Greenin, Edmund L, of Hillside, N J, to American Mort Co, 31 Nassau st. Greenwich st, No 756, w s, 47.3 n 11th st, runs w 89 x n 20.10 x e 7.4 x e 75.2 to st x s 22.6 to beg. June 19, 1911, 5 yrs, 5%. 2:634. 9,000
- Gerken, Berent C, 2685 Briggs av to Arthur L Wessell, 146 Central Park West as committee Anna C Wessell. 3d av, No 1587, e s, 25.8 n 89th st, 25x110. June 19, due, &c, as per bond. June 20, 1911. 5:1535. 35,000
- Goldstein, Louis L, 610 W 157th st, & Sarah Bimberg, 2 W 129th st, with Shepherd Knapp trustee Shepherd Knapp. 28th st, No 236, s s, 137.6 w 2d av, 37.6x98.9. Extension of \$38,000 mt until July 2, 1916. June 15. June 19, 1911. 3:908. nom
- Glattli, Rudolph of Mt Vernon, N Y, to BOWERY SAVINGS BANK, 128 Bowery. 69th st, No 225, n s, 405 e 3d av, 25x100.5. June 21, 1911, 5 yrs, 4½%. 5:1424. 15,000
- Guggenheimer, Chas S, 129 E 73d st, with METROPOLITAN LIFE INS CO, 1 Mad av. Riverside Drive, No 227, s e cor 95th st, 76.2x98.5x75.6x89.9. Subordination agt. June 21, 1911. 4:-1253. nom
- Gettinger, Tinie, of Bklyn, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 102d st, No 208, s s, 160 e 3d av, 25x100.11. June 19, 5 yrs, 5%. June 21, 1911. 6:1651. 18,000
- Guggenheimer, Chas S to Central Realty Co, 103 Park av. Riverside Drive, No 227, s e cor 95th st, 76.2x98.5x75.6x89.9. Extension of \$20,000 mt until May 1, 1912, at 6%. June 21, 1911. 4:1253. nom
- Ginsberg, Simon to Dorothea Wetmore, 69 E 54th st. Park av, No 1082, w s, 25.8 n 88th st, 25x82.2. Prior mt \$22,000. June 20, 1911, 3 yrs, 6%. 5:1500. 2,000
- Goodman, Aaron to CITIZENS SAVINGS BANK, 56 Bowery. Ams av, No 2280, n w cor 173d st, No 501, 100x35. June 20, 5 yrs, 4½%. June 22, 1911. 8:2130. 50,000
- Same & STATE BANK with same. Same property. Subordination agreement. June 21. June 22, 1911. 8:2130. nom
- Goldstein, Louis to American Mort Co. 1st av, No 208, e s, 79 s 13th st, runs e 77.5 x s 24 x s w 1.7 x w 89.2 to 1st av x n 20.11 to beg. June 22, 1911, 5 yrs, 5%. 2:400. 14,000
- Hopkins, Russell, 700 5th av, to Richd T Dana, at East Islip, N Y, & ano. 5th av, No 1045, e s, 69.6 s 86th st, 22x100. P M. May 22, 5 yrs, 6%. June 16, 1911. 5:1497. 80,000
- Hensle (Chas) Realty Co, 3210 Bway, to Edwd Ince, 132 Lawrence st. 10th av, n w s, 244.2 s w Emerson st, runs n e 54.11 x n 138.7 x w 45 x s 170.2 to beg. Prior mt \$50,000. June 16, 1911, 3 yrs, 6%. 8:2219. 7,000
- Same to same. Same property. Certificate as to above mt. June 16, 1911. 8:2219.
- Same to same. 10th av, n w s, 134.3 s w Emerson st, runs n w 107.1 x s w 45 x s e 138.7 to av x n e 54.11 to beg. Prior mt \$45,000. June 16, 1911, 3 yrs, 6%. 8:2219. 6,000
- Same to same. Same property. Certificate as to above mt. June 16, 1911. 8:2219.
- Hammerstein Opera Co to Maximilian Fleischmann Co, 1 Mad av. 34th st, Nos 311 to 321, n s, 175 w 8th av, 125x197.6 to 35th st, Nos 322 to 332. Equal lien with 2 mts for \$175,000 each. June 15, due, &c, as per bond. June 17, 1911. 3:758. 50,000
- Hyman, Max, 132 W 118th st, to Annie Leysersohn, 60 W 129th st. 2d av, No 1109, w s, 60 n 58th st, 20x65. Prior mt \$8,000. June 20, 1911, due May 15, 1915, 6%. 5:1332. 4,500
- Harlem Bottle Co to Jacob Greenberg. Consent & certificate as to mt for \$650. May 31. June 20, 1911.
- Hess, Chas E to Curtis B Pierce, exr Mary G Pinkney, 56 E 133d st. 111th st, s s, 100 e Lenox av, 6 lots, each 50x71.10. 6 P M mts, each \$11,725. June 15, 3 yrs, 5%. June 20, 1911. 6:-1594. 70,350
- Hess, Chas E to Curtis B Pierce, exr Mary G Pinkney, 56 E 133d st. 111th st, s s, 100 w 5th av, 45x71.10. P M. June 15, 3 yrs, 5%. June 20, 1911. 6:1594. 10,045
- Hess, Chas E to Curtis B Pierce, exr Mary G Pinkney, 56 E 133d st. 111th st, s s, 400 e Lenox av, 50x71.10. P M. June 15, 3 yrs, 5%. June 20, 1911. 6:1594. 11,060
- Harper, Kathleen wife of Orlando M, 41 W 47th st, to Judith W Richardson, at Brockton, Mass. 47th st, No 41, n s, 595 w 5th av, 25x100.5. June 19, 1911, due June 1, 1912, 6%. 5:1263. 13,500
- Hastorf, Albert H, Wm & Harry as trustees for Sophie Hastorf with Charlotte Hastorf with Abr Leipzig. Clinton st, No 18. Extension of \$30,000 mt until Mar 27, 1917, at 5%. June 14. June 19, 1911. 2:350. nom
- Howard, Jas A, 501 W 113th st, with SEAMENS BANK FOR SAVINGS, 76 Wall st. 91st st, No 142 W. Extension of \$25,000 mt until June 30, 1916, at 5%. June 9. June 21, 1911. 4:1221. nom
- Hoblitzell, Chas M to Stephen H Jackson, 53 E 67th st. 143d st, No 247, n s, 350 e 8th av, 25x99.11. Prior mt \$20,000. June 20, due July 1, 1914, 6%. June 21, 1911. 7:2099. 6,000
- Hammerstein Opera Co to Maple Realty Co, 505 5th av. 34th st, Nos 311 to 321, n s, 175 w 8th av, 125x197.6 to 35th st, Nos 322 to 332. Prior mt \$—-. June 16, 3 yrs, 6%. June 20, 1911. 3:758. 50,000
- Same to same. Same property. Certificate as to above mt. June 14. June 20, 1911. 3:758.
- Hammerstein Opera Co to Wm H Conroy, 208 W 55th st. 34th st, Nos 311 to 321, n s, 175 w 8th av, 125x197.6 to 35th st, Nos 322 to 332. Prior mt \$350,000. June 20, due, &c, as per bond. June 21, 1911. 3:758. 30,000
- Hopfensack, Annie of Bklyn, N Y, to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 1334, w s, 25 s 126th st, 25x100. June 21, 1911, due, &c, as per bond. 7:1980. 10,000
- Hammerstein Opera Co to M S & I S Isaacs. 34th st, Nos 311 to 321, n s, 175 w 8th av, 125x197.6 to s s 35th st, Nos 322 to 332, Manhattan Opera House. Certificate as to mort for \$50,000. June 15. June 20, 1911. 3:758.
- Ions, Henry, of Bklyn, N Y, to Aug Toebelman, 224 West st. West st, No 224, s e cor North Moore st, No 106. Leasehold. Prior mt \$7,500. June 21, due, &c, as per bond. June 22, 1911. 1:185. 5,000
- Huldana Realty Co to Anton Lang, 166 E 122d st. 15th st, Nos 352 to 360, s s, 150 e 9th av, 100x103.1, given as collateral security for payment of \$4,700 for plumbing work. Prior mt \$125,000. June 20, 1911, demand, 6%. 3:738. 4,700
- Justice, Fredk S to Andrew M Clute, 256 W 139th st. 126th st, Nos 369 & 371, n s, 100 e Morningside av E, 50x99.11. P M. Prior mts \$31,000. June 20, 1911, 2 yrs, 6%. 7:1953. 8,000
- Same to same. Same property. P M. Prior mts \$39,000. June 20, 1911 1 yr, 6%. 7:1953. 6,700
- Kutnow, Teresa to TITLE GUARANTEE & TRUST CO, 176 Bway. 58th st, No 202, s s, 70 e 3d av, 20x100.5. June 16, 1911, due, &c, as per bond. 5:1331. 13,000
- Korn, Eisek to Max Lipman, 565 W 162d st, & ano. Cannon st, No 98, e s, 75 s Stanton st, 34.4x100. P M. Prior mt \$37,000. June 15, due May 15, 1918, 6%. June 16, 1911. 2:329. 10,000

Krauss, Philip, 159 E 92d st, to Gussie Barth, 231 8th av, 44th st, Nos 451 & 453, n s, 150 e 10th av, 50x100.4. Prior mt \$—, June 15, 3 yrs, 6%. June 16, 1911. 4:1054. 12,000

Kocher, Jno H & Fredk A to Chas Koenig, 445 E 58th st, 16th st, No 433, n s, 144 w Av A, 25x92; 16th st, No 435, n s, 119 w Av A, 25x92. Prior mt \$32,000. May 1, due June 15, 1914, 5½%. June 16, 1911. 3:948. 5,000

Katz, Mary with Rosina Pinelli, 14th st, No 308, s s, 91.6 e 2d av, runs s 51.6 x e 8.6 x s 51.9 x e 11 x n 103.3 to st x w 19.6 to beg. Extension of \$10,800 mt until Feb 1, 1915, at 6%. May 17, June 16, 1911. 2:455. nom

Klingsman, Frederic or Fredk to SEAMEN'S BANK FOR SAVINGS, 76 Wall st, 6th av, No 348, e s, 98.8 n 21st st, 24.8x59. June 20, 1911, 5 yrs, 4½%. 3:823. 75,000

Kniffin, Geo W, of Somerville, N J, to Lawyers Mort Co, 59 Liberty st, 8th av, No 2781, w s, 50 s 148th st, 25x75. June 20, 1911, 5 yrs, 5%. 7:2045. 15,000

Same & Emma Vredenburgh, 22 W 83d st, with same. Same property. Subordination of mt for \$1,000 to above mt. June 17, June 20, 1911. 7:2045. nom

Kohman, Addie, 2 W 72d st, with Elias Reisman, 941 Tiffany st, 78th st, No 215 E. Extension of \$7,000 mt until July 1, 1914, at 5%. June 19, 1911. 5:1433. nom

Koschel, Albertina D, 228 W 52d st, to Anne H Byrd, 69 Park av, & ano, exrs Geo H Byrd, 4th st, No 143, n s, 202.4 w Washington Sq West, 29.6x96.2. June 15, 5 yrs, % as per bond. June 20, 1911. 2:552. gold, 25,000

Kuretsky, Jennie to Morris Steinberg, 2465 7th av, 110th st, No 14, s s, 150 w Mad av, 26x100.11. Prior mt \$—, June 20, 3 yrs, 6%. June 21, 1911. 6:1615. 3,750

Kuretsky, Jennie to Lawyers Mortgage Co, 59 Liberty st, 110th st, No 14, s s, 150 w Mad av, 26x100.11. P M. June 20, 5 yrs, 5%. June 21, 1911. 6:1615. 18,500

Kuretsky, Jennie to Edw Wolf, 1218 Boston rd, 110th st, No 12, s s, 176 w Mad av, 26x100.11. Prior mt \$—, June 20, 3 yrs, 6%. June 21, 1911. 6:1615. 3,750

Kuretsky, Jennie to Mortgage Bond Co of N Y, 59 Liberty st, 110th st, No 12, s s, 176 w Mad av, 26x100.11. P M. June 20, 5 yrs, 5%. June 21, 1911. 6:1615. 18,500

Keim, Henry with Michael Naftal, 126th st, No 369 W. Extension of mort for \$16,000 to Apr 19, 1912, at 5%. July 2, 1909. June 21, 1911. 7:1953. nom

Kupfer, Carrie B to TITLE GUARANTEE & TRUST CO, Lexington av, No 859, e s, 34.5 s 65th st, 16.6x80. June 19, 1911, due, &c, as per bond. 5:1399. 10,000

Kennelly, Jos P to Michl F Loughman, at Cedarhurst, L I. Col av, Nos 482 to 488, n w cor 83d st, No 101, 102.2x100. Prior mt \$—, June 21, 1911, 1 yr, 6%. 4:1214. 7,500

Kay, Harry with Harris Mandelbaum, 12 W 87th st, & Fisher Lewine, 116 E 78th st, Mad st, No 207, n s, 105.6 e Rutgers st, runs n 73.6 x w 24.11 x n 26.6 x e 51 x s 100 to st x w 26 to beg. Agreement as to share ownership in mt. Mar 29, June 21, 1911. 1:271. nom

Liberty-Nassau Bldg Co to METROPOLITAN LIFE INS CO, 1 Mad av, Liberty st, Nos 53 to 57, n w cor Nassau st, Nos 41 to 47, —x to Liberty pl, No 1, x86.1x—x82.1. May 15, due Apr 1, 1916, 5½%. June 21, 1911. 1:64. 1,600,000

Same to same. Same property. Certificate as to above mt. May 15, June 21, 1911. 1:64. —

Same to TITLE GUARANTEE & TRUST CO, 176 Bway, trustee. Same property. Prior mt \$1,600,000. June 20, due Oct 1, 1915, 6%. June 21, 1911. 1:64. gold bonds, 500,000

Same to same. Same property. Certificate as to above mt for issue of two series of bonds for \$500,000. June 20, June 21, 1911. 1:64. —

Lyons, Mary to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st, 123d st, Nos 234 & 236, s s, 130 w 2d av, runs s 100.11 x w 25 x s 5.6 x s w 31.11 x n 126.4 to st x e 50 to beg. June 19, 1911, 3 yrs, 5%. 6:1787. 30,000

Lewisohn, Philip, 923 5th av, to Edwd S Clark, at Cooperstown, N Y, et al, 40th st, Nos 113 to 119, n s, 200 w 6th av, 79.9x 98.9. P M. May 29, due June 22, 1916, 4½%. June 22, 1911. 4:993. 250,000

Lyon, Regina, 169 Stockton st, Bklyn, N Y, to Wm Bieber, 116 Vernon av, Bklyn. Broome st, No 236, n s, abt 65 e Ludlow st, 21.10x100. Prior mt \$—, May 6, 3 yrs, 6%. June 21, 1911. 2:409. 2,500

Leibowitz, Isidor to Abraham O Karp, 610 W 140th st, 13th st, No 438, s s, 197 w Av A, 24.3x103.3. Prior mt \$23,000. May 18, 3 yrs, 5%. June 16, 1911. 2:440. 2,000

Le Fevre, Egbert to Bryant Real Est Co, 128 Bway, 72d st, No 40, s s, 550 w 8th av, 25x102.2. P M. Prior mt \$60,000. June 16, 1911, &c, as per bond. 4:1124. 5,000

Lord, Mary H, at Pasadena, Cal, to Rexton Realty Co, 37 Liberty st, 83d st, No 322 & 324, s s, 250 w West End av, 50x102.2. Prior mt \$82,500. June 9, 1 yr, 5½%. June 16, 1911. 4:1245. 30,000

LAWYERS TITLE INS & TRUST CO with Edwd Banks, 100th st, No 305 E. Extension of \$37,000 mt until June 30, 1914, at 5½%. June 1, June 17, 1911. 6:1672. nom

Ludemann, Eva D to Wm Meyer, 906 Ams av, 106th st, No 204, s s, 125 w Ams av, 25x100.11. Prior mt \$26,000. June 15, 2 yrs, 6%. June 16, 1911. 7:1877. 5,000

LAWYERS TITLE INS & TRUST CO with Frida Heidelberger, 128th st, No 34 W. Extension of \$23,000 mt until June 29, 1914, at 5%. June 8, June 17, 1911. 6:1725. nom

Loew Amusement Co, 260 W 42d st, to Henry Morgenthau, 30 W 72d st, 6th av, No 501, n w cor 30th st, Nos 103 to 109, runs n 30 x w — to n s Stewart st (closed x e 144 to beg. gore, except a small gore on 30th st being 5 ft in length; Stewart st (closed), n s, 41.5 w 6th av, runs n 99.6 x w 100 x s 99.6 to st x e 100 to beg. leasehold; 30th st, No 113, n s, 163 w 6th av, 25.6x90.2x25x95.6; 30th st, No 111, n s, 163 w 6th av, runs n 95.6 x e 25 x s 99.6 to n s Stewart st (closed) x s w 6 to n s 30th st x w 18.8 to beg; 30th st, n s, 144.4 w 6th av, runs e 6 x s — to st x w 6.1 to beg. gore, leasehold. Bldg loan. June 13, due Oct 1, 1917, 6%. June 16, 1911. 3:806. 60,000

Same to same. Same property. Certificate as to above mt. Apr 25, June 16, 1911. 3:806. —

Levinsohn, David to Lion Brewery, 104 W 108th st, 1st av, No 857. Saloon lease. June 15, demand, 6%. June 19, 1911. 5:1340. 2,000

Lewisohn, Philip, 923 5th av, to Investors & Traders Realty Co, 170 Bway, 41st st, No 118, s s, 240 w 6th av, 20x98.9. P M. Prior mt \$40,000. May 29, due June 26, 1912, 5%. June 20, 1911. 4:993. 20,000

Lederer, Rachel to John A Brown, Jr, at Newtown Township, Pa, 9th av, Nos 573 & 575, n w s, 59 s 42d st, runs w 80 x s 19.9 x w 20 x s 20 x e 100 to av x n 39.9 to beg. June 20, 5 yrs, 4¾%. June 21, 1911. 4:1051. 40,000

Lederer, Rachel to Julius Simon, 1083 20th av, Bklyn, N Y. 9th av, Nos 573 & 575, w s, 59 s 42d st, runs w 80 x s 19.9 x w 20 x s 20 x e 100 to av x n 39.9 to beg. Prior mt \$40,000. June 20, 3 yrs, 6%. June 21, 1911. 4:1051. 10,000

LAWYERS TITLE INS & TRUST CO with Loretta A Harrison, 117 W 227th st, 153d st, No 536, s s, 500 w Ams av, 25x99.11. Extension of \$21,000 mt until June 13, 1916 at 5%. June 13, June 22, 1911. 7:2084. nom

McElroy, Mary J & Kath C to NEW YORK SAVINGS BANK, 81 8th av, 29th st, No 326, s s, 300 w 8th av, 20x98.9. June 16, 1911, due, &c, as per bond. 3:752. 6,000

Massa Matilda wife of & Jos Massa to Salvatore Soraci, 327 E 113th st, 144th st, No 312, s s, 160 e 2d av, 20x100.11. Prior mt \$—, June 15, 2 yrs, 6%. June 16, 1911. 6:1685. 500

Monday, Lizzie to Frances E Bell, 252 W 128th st, 128th st, No 208, s s, 141.8 w 7th av, 16.8x99.11. June 14, 5 yrs, 5%. June 16, 1911. 7:1933. 9,000

Manhattan Mutual Realty Co to The SUFFOLK CO TRUST CO, Certificate as to mt for \$2,200 on lots in 4th Ward, B of Q. June 14, June 16, 1911. —

Same to the RIVERHEAD SAVINGS BANK. Certificate as to mt for \$4,000 on lots in 4th Ward, B of Q. June 13, June 16, 1911. —

McAleer, Ellen H, daughter Jas Hand to Grace L Horton, 2881 Bway, 11th av, No 691, w s, 92 s 49th st, 20.10x100x20x100. Prior mt \$—, June 9, due Apr 9, 1912, 6%. June 17, 1911. 4:1097. 250

McCormack, Cornelia E to BOWERY SAVINGS BANK, 128 Bowery, 3d av, No 1501, e s, abt 50 s 85th st, 25x100. June 16, 5 yrs, 4½%. June 17, 1911. 5:1530. 8,500

Manice, Wm, at Southampton, N Y; Marie J Edgar, at Tuxedo, N Y, & Helen M Alexander, at Rumson, N J, to Edwd S Clark, at Cooperstown, N Y. Mad av, Nos 153 to 159, n e cor 32d st, No 27, 98.9x100. May 19, due, &c, as per bond. June 16, 1911. 3:862. 300,000

McGuckin, Jno H, at Lake Placid, N Y, to Jno Burns, 404 W 31st st, 31st st, No 424, s s, 450 e 10th av, 23x82x—x83.6, except strip 2 ft wide on east. June 5, 3 yrs, 5%. June 16, 1911. 3:728. 5,000

Mail & Express Co to WASHINGTON TRUST CO as trustee, 253 Bway, Bway, No 203, & Fulton st, Nos 164 to 168. Leasehold; also the newspaper known as "The Evening Mail" & printing presses, typesetting machines, &c. Mt or deed of trust. Feb 1, due Feb 1, 1931, 5%. June 19, 1911. 1:80. gold bonds, 400,000

Marcus, Tillie to UNION TRUST CO OF N Y, 80 Bway, 3d av, No 1908, w s, 50.5 n 105th st, 25.3x100. June 19, 1911, due June 30, 1916, 5%. 6:1633. 28,000

Moore, Louis to R O Everett, at Durham, N C. Assigns an interest of \$2,000 in Est Jno Annin at 6%. May 24, June 19, 1911. —

Manley, Olivia M to FRANKLIN SAVINGS BANK, 656 8th av, 49th st, No 115, n s, 216.8 w 6th av, 20.10x100.5. June 20, 1911, 3 yrs, 5%. 4:1002. 2,000

Meenagh, Agnes to MUTUAL LIFE INSURANCE CO OF N Y, 34 Nassau st, 52d st, No 106, s s, 140 w 6th av, 20x84.2x20.5x 87.10. Prior mt \$—, June 20, 1911, due, &c, as per bond. 4:1004. 6,000

Mugler, Aug to Katharina Kopp, 315 E 79th st, & ano, extrx Saml Kopp, 117th st, No 405, n s, 94 e 1st av, 16.8x100.11. P M. June 17, 3 yrs, 5%. June 19, 1911. 6:1711. 6,000

Same to Rachela Di Stefano, 2301 Crotona av. Same property. P M. Prior mt \$6,000. June 17, 3 yrs, 6%. June 19, 1911. 6:1711. 2,200

Morgan, Gertrude V to Porte V Ransom, 21st st, No 40, s s, 250 w 4th av, 25x92. Prior mt \$125,000. Mar 10, 1908, 1 yr, 5%. June 19, 1911. 3:849. 7,000

Maze Realty Co to FARMERS LOAN & TRUST CO, 22 Wm st, 49th st, Nos 146 & 148, s s, 175 w 3d av, 50x100.5. June 19, 3 yrs, % as per bond. June 20, 1911. 5:1303. 32,000

Same to same. Same property. Certificate as to above mt. June 19, June 20, 1911. 5:1303. —

McMahon, Cath, of Yonkers, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st, Academy st, w s, 25 s Vermilyea av, 50x100. June 15, 5 yrs, 5%. June 19, 1911. 8:2224. 1,000

METROPOLITAN LIFE INS CO, 1 Mad av, with Lord & Taylor, 901 Bway, Broadway, Nos 1722 to 1728, s e, cor 55th st, 77.9x86.3x 75.3x105.4. Participation agt. June 19, 1911. 4:1026. nom

Megonko Realty Co to N Y TRUST CO, 145th st, Nos 528 & 530, s s, 275 e Bway, 50x99.11. Certificate as to mort dated June 20, 1911. June 20, June 21, 1911. 7:2076. —

McNamara, Veronica, 28 E 131st st to Acme Security Co, 1451 Bway, 131st st, No 28, s s, 92.6 w Mad av, 17.6x99.11. May 31, due June 7, 1912, 6%. June 20, 1911. 6:1755. 800

Mannheimer, Isaac, 602 St Nich av to Gertrude E Shannon, 145 W 58th st, St Nicholas av, No 612, e s, 93.1 s 141st st, runs e 93.3 x s 8.1 x e 5 x s 11.6 x w 95.3 to av x n 18.3 to beg. June 20, 5 yrs, 5%. June 21, 1911. 7:2048. 14,500

Mannheimer, Isaac, 602 St Nich av to Gertrude E Shannon, 145 W 58th st, St Nicholas av, No 610, e s, 111.4 s 141st st, 18.3x 92.2x18x95.3. June 20, 5 yrs, 5%. June 21, 1911. 7:2048. 14,500

McElhinny, Mary A at Port Washington, N Y to Benj R Duff, at Flushing, L I. 10th av, No 329, n w cor 29th st, Nos 501 & 503, 24.8x70. Prior mt \$18,000. June 20, 1 yr, 6%. June 21, 1911. 3:701. 2,500

Midwest Realty Co to METROPOLITAN LIFE INS CO, 1 Mad av, 25th st, No 161, n s, 115.2 e 7th av, 74.7x98.9. June 19, 1911, due Oct 1, 1916, 6%, until completion of bldg & 5½% thereafter. 3:801. 285,000

Same to same. Same property. Certificate as to above mort. June 19, 1911. 3:801. —

Moran, Mary F to Margt Moran, trustee under deed of trust, 412 E 175th st, 40th st, No 322, s s, 300 e 2d av, 25x98.9; 175th st, s s, 150 n w Park av, 25x108. P M. Prior mt \$—, June 6, 1 yr, 6%. June 20, 1911. 3:945, 11:2899. 2,000

Meyer, Jno H to Margt Marx, 530 E 19th st, Bklyn, N Y. Pleasant av, s w cor 107th st, 100x175. June 21, due July 15, 1912, 6%. June 22, 1911. 6:1700. 10,000

Maybelle Realty Co, 132 Nassau st, to Thos S Olive, Committee Edwin O Brinckerhoff, 23 W 74th st, 1st av, No 1118, e s, 50 n 61st st, 25x95. June 21, 5 yrs, 5%. June 22, 1911. 5:1456. 16,000

Same to same. Same property. Certificate as to above mt. June 21, June 22, 1911. 5:1456. —

Meirowitz, Hattie, 663 Tinton av, to Maurice Weiss, at Detroit, Mich, 115th st, No 14, s s, 220 w 5th av, 25x100.11. Prior mt \$20,000. June 21, due, &c, as per bond. June 22, 1911. 6:1598. 13,617.63

McLellan, Jennie E, 548 W 160th st, to Carlton R Mabley, at New Rochelle, N Y, trustee Bernice M Post. 160th st, No 548, s s, 434.8 w Ams av, 15.4x99.11. June 22, 1911, 5 yrs, 5%. 8:2118. 8,000

McCormack, Cornelia E with BOWERY SAVINGS BANK. 128 Bowery. 3d av, No 1501. Extension of \$13,000 mt until June 16, 1916, at 4½%. June 16, 1911. 5:1530. nom

New York Real Estate Security Co to EMPIRE TRUST CO. 42 Bway, trustee. 77th st, Nos 66 to 72, s s, 145.2 e Mad av, runs s 61.1 x w 0.1 x s 41 x e 100 x n 102.2 to st, x w 100 to beg. Supplemental to mt or deed of trust dated Dec 17, 1908. June 16, due as in said mt or deed of trust. June 17, 1911. 5:1391.

NEW YORK LIFE INS CO with Edith L Lichtenstein, 611 West End av. West End av, No 611. Extension of \$16,000 mt until May 23, 1914, at 5%. May 23. June 21, 1911. 4:1250. nom

Northrop, Chas P to Curtis B Pierce, 56 E 133d st, exr, Mary G Pinkney. 49th st, No 2, s s, 100 e 5th av, 25x100.5. P M. June 14, 2 yrs, 5%. June 16, 1911. 5:1284. 87,500

Nadal, Chas C of N Y & Marshall L Warrin, of Flushing, L I, to Henry A C Taylor, No — East road, South Portsmouth, R I. 3d av, Nos 342 to 348, w s, 24.4 n 25th st, 102.4x84. P M. May 6, due June —, 1916, 4½%. June 21, 1911. 3:881. 65,000

Otis, Chas E to Louis A Boettiger, 730 Decatur st, Bklyn, N Y. 117th st, Nos 125 & 127, n s, 286 w Lenox av, 2 lots, each 18x100.11. Two mts, each \$13,000. June 21, 5 yrs, 5%. June 22, 1911. 7:1902. 26,000

Ochs, Benj F to DRY DOCK SAVINGS INSTN. 341 Bowery. Hous- ton st, No 282, n e s, 129.5 n w Av B, 24x106.6. June 22, 1911, due, &c, as per bond. 2:397. 3,000

Pacobowitz, David to Jennie Hyman, 233 E 7th st. 7th st. No 233, n s, 53.1 e Av C, runs n — to pt 53.2 e Av C x n — to pt 48.8 n 7th st x w 17.10 x s 48.8 to st x e 17.9 to beg. Prior mt \$8,000. June 22, 1911, 5 yrs, 6%. 2:377. 2,500

Prudential Traders Co to SEAMEN'S BANK FOR SAVINGS in City N Y, 76 Wall st. 11th st, Nos 17 & 19 E, n s, 197.2 e 5th av, 47x103.3. June 16, 5 yrs, 5%. June 17, 1911. 2:569. 96,000

Same to same. Same property. Certificate as to above mt. June 16. June 17, 1911. 2:569.

Palmer Heights Realty Co, 309 Bway to Curtis B Pierce exr Mary G Pinkney, 56 E 133d st. 111th st, s s, 245 w 5th av, 100x71.10. P M. June 15, 2 yrs, 5%. June 16, 1911. 6:1594. 22,050

Pullman Holding Co to Alliance Realty Co, 115 Bway. Madison av, No 17, e s, 74 n 24th st, 24.8x100. Prior mt \$215,000. June 15, 2 yrs, 6%. June 16, 1911. 3:854. 35,000

Same to same. Same property. Certificate as to above mt. June 15. June 16, 1911. 3:854.

POUGHKEEPSIE SAVINGS BANK with Holly Realty Co, 3436 Bway. Madison av, No 1381, n e cor 96th st, No 51, 101.10x100. Extension of \$190,000 mt until June 6, 1916 at 5%. June 6. June 17, 1911. 6:1602. nom

Peerless Investing Co to Emanuel Heilner, 35 W 90th st et al. 5th av, No 605, e s, 53 s 49th st, 25x100. Prior \$225,000. June 15, due, &c, as per bond. June 16, 1911. 5:1284. 140,000

Palladium Realty Co to Chas H Young, 31 Poplar pl, New Rochelle, N Y & ano trustees Geo Bell. Hudson st, No 533, s w cor Charles st, No 116, runs w 74.11 x s 11.11 x e 32.5 x s e 40.1 to w s Hudson st, x n 27.7 to beg. June 15, due, &c, as per bond. June 16, 1911. 2:631. 18,000

Same to same. Same property. Certificate as to above mt. June 16, 1911. 2:631.

Pister, Saml to Geo Ehret, 1197 Park av. 34th st, Nos 403 & 405 E, June 19, 1911, demand, 6%. 3:966. 1,000

Pinchot, Amos R E to Frank S Hastings, at Greenwich, Conn, & ano, exrs Thos S Hastings. 46th st, No 27, n s, 320.10 w 5th av, 20.10x100.5. P M. June 15, 5 yrs, 4½%. June 19, 1911. 5:1262. 60,000

Pietropinto, Antonio, 113 Macdougall st, to Bachmann-Bechtel Brewing Co, at Rosebank, N Y. Macdougall st, No 113. Saloon lease. June 19, 1911, demand, 6%. 2:542. 4,000

Polstein, Isaac, 311 W 100th st to General Theological Seminary of Protestant Episcopal Church, 179 9th av. 115th st, No 233, n s, 300 e 8th av, 25x100.11. June 19, 5 yrs, 5%. June 21, 1911. 7:1831. 27,500

Porges, Hanie to Lillian Eichhorn, 320 E 4th st. 17th st, Nos 349 & 351, n s, 80 w 1st av, 42x92. Prior mt \$50,000. June 21, 5 yrs, 6%. June 22, 1911. 3:923. 10,000

Pizer, Leon, 1356 Mad av, with Annie Goldstein, 601 McDonough st, Bklyn, N Y. Pitt st, No 28. Extension of \$2,000 mt until Dec 1, 1913 at 6%. June 21. June 22, 1911. 2:337. nom

Rogers, Jacob to Sam Rosenthal, 48 W 117th st. Rivington st, No 64, n s, 44.2 w Allen st, 22.1x75. Prior mt \$18,000. June 15, due Apr 30, 1914, 6%. June 22, 1911. 2:416. 7,000

Rodisi Holding Co to Harry Dine. — N Columbus av, Mt Vernon, N Y. 4th av, Nos 424 to 432, n w cor 29th st, Nos 49 to 53, runs n 107.6 x w 60 x s 8.9 x w 20 x s 98.9 to st x e 80 to beg. P M. Prior mt \$323,000. June 21, 1 yr, % as per bond. June 22, 1911. 3:859. 5,000

Rich, Berthold A to Nathan J Packard, 411 West End av & ano. 6th av, No 323. Assmt of rents to secure \$1,850. Dec 14, 1910. June 17, 1911. 3:796. 1,850

Rodisi Holding Co to Lawyers Mortgage Co, 59 Liberty st. 4th av, No 424, n w cor 29th st, No 53, 23x40. All title to 4th av, Nos 426 to 432, w s, 23 n 29th st, runs n 84.6 x w 60 x s 8.9 x w 20 x s 98.9 to 29th st, Nos 49 & 51, n e 40 x n 23 x e 40 to beg. P M. June 21, 1911, 2 yrs, % as per bond. 3:859. 55,000

Raabe, Josephine to Jos Bird, at Larchmont, N Y, trustee for Helen W Whiteing. Audubon av, s w cor 182d st, 70x25. June 20, 1911, 3 yrs, 5%. 8:2154. 11,500

Rosenberg, Meyer & Rose, 164 W 116th st, with Isaac Steigerwald, 78 Irving pl. 1st av, No 225. Extension of \$13,000 mt until July 1, 1913, at 5%. June 16. June 19, 1911. 2:455. nom

Rushmore, Chas E to U S TRUST CO OF N Y, 45 Wall st. 60th st, No 48, s w cor Park av, No 510, 20x100.5. June 19, 5 yrs, 4½%. June 20, 1911. 5:1374. 90,000

Realty Holding Co to Wm Buchan, Jr, 331 Pennington av, Passaic, N J. 27th st, No 34, s s, 269 e 6th av, 22.6x98.9. P M. Prior mt \$6,700. June 20, 1911, 1 yr, 5%. 3:828. 52,550

Rodt, Saml & Jacob Lipman to Samson Lachman, 313 W 106th st. Christopher st, Nos 19 & 21, n s, 100 e Waverly pl, 40.2x90. Prior mt \$19,000. June 19, 1911, 1 yr, 6%. 2:610. 25,000

Rodt, Saml & Jacob Lipman to Lillie G O'Brien, 3544 Bway. Christopher st, No 19, n s, abt 120 e Waverly pl, 20x90. P M. Prior mt \$—. June 19, 1911, 2 yrs, 6%. 2:610. 3,500

Rodt, Saml & Jacob Lipman to Mary T Brosnan, 146 W 74th st. Christopher st, No 21, n s, 100 e Waverly pl, 20.2x90. P M. June 19, 1911, 2 yrs, 5%. 2:610. 9,500

Reibstein, Emil, 48 W 115th st & Barnet Reibstein, 60 Eldridge st, with Eliz Reed, 2171 Bathgate av. 63d st, No 238 E. Extension of \$20,000 mt until July 1, 1916 at 5%. June 16. June 21, 1911. 5:1417. nom

Riverside Drive Realty Co to T Edwin Ward at Riverside Drive, n w cor 114th st, & ano exrs Althea R Ward. Riverside Drive, No 420, n e cor 114th st, runs n 76.1 x e 99.7 x n 25 x e 100 x s 100.11 to st, x w 194.4 to beg. P M. June 16, due Aug 1, 1913, 5%. June 19, 1911. 7:1896. 160,000

Rusk, Mary to EAST RIVER SAVINGS INSTN, 291-295 Bway. 35th No 166, s s, 60 e 7th av, 18x67.3x18.10x72.9. June 21, 1911, 5 yrs, 5%. 3:810. 20,000

Sternfeld Buld Co to State Realty & Mort Co, 11 Pine st. 37th st, Nos 20 to 24, s s, 308.2 w 5th av, 63.11x98.9. Bldg Loan. June 15, 1 yr, 6%. June 16, 1911. 3:838. 150,000

Same to same. Same prop. Certificate as to above mt. June 15. June 16, 1911. 3:838.

Same to same. Same property. P M. Prior mt \$150,000. June 15, 1 yr, 6%. June 16, 1911. 98,000

Schultze, Marie M with Otto Grimmer at Armour Villa Park, Yonkers, N Y. 77th st, Nos 68 to 72, s s, 178.4 e Mad av, 2 lots, each 33.4x102.2; 77th st, No 66, s s, 145.2 e Madison av, runs s 61.1 x s 41 x e 33.4 x n 102.2 to 77th st, x w 33.2 to beg. Extension of three mts for \$15,000 until June 15, 1914, at 6%. June 14. June 16, 1911. 5:1391. nom

Smith, Madeleine O N to Saml Hirsh, 2341 Bway. 91st st, No 316, s s, 250 w West End av, 20x100.8. Prior mt \$—. June 16, 1911, 1 yr, 6%. 4:1251. 5,000

Schattman, Julius to UNION TRUST CO, of N Y, 80 Bway. Grand st, Nos 363 & 365, s s, 66.8 e Essex st, 33.6x100.4x33.4x100.8. June 15, 3 yrs, 5%. June 16, 1911. 1:311. 59,500

Same & Louis Celler with same. Same property. Subordination agreement. June 15. June 16, 1911. 1:311. nom

St Lukes Homes for Aged Women, 2914 Bway, with Julia A Min- der, 339 W 51st st, & Ottilie M Curry, at Pleasantville, N Y. 51st st, No 339 W. Extension of \$10,000 mt until May 1, 1916, at 5%. June 14. June 19, 1911. 4:1042. nom

Santarsieri, Gerardo, 200 Spring st, to M Grohs Sons, Inc, 238 W 28th st. Spring st, No 200. Saloon lease. June 13, demand, 6%. June 20, 1911. 2:489. 2,000

Sterling, Jno W with Wetzel Bldg. 44th st, Nos 2 & 4 E. Extension of \$190,000 mt until July 10, 1914, at 4½%. June 9. June 20, 1911. 5:1278. nom

Susswein, Rosa H & Oscar Herrmann to Fredk S Armstrong, at Greenwich, Conn, & ano, trustees Chas P Armstrong. Kenmare st (Delancey st), s e cor Mott st, Nos 184 & 186, runs e 94.2 x s 34.6 x w 67.5 x s 0.8 x w 26.2 to Mott st x n 47.6 to beg. June 19, 1911, 5 yrs, 4½%. 2:479. 55,000

Sermolino, Anacleto to TITLE GUAR & TRUST CO. Bleecker st. No 356, w s, 70.2 n 10th st, 24.10x75. P M. June 20, due, &c, as per bond. June 21, 1911. 2:620. 10,000

Sabella, Margherita S with Arnold Hague trus Geo W Robins, 1724 I st, Washington, D C. Monroe st, No 21. Subordination agt. June 20. June 21, 1911. 1:276. nom

Sill, Harold M of Philadelphia, Pa, with Michl Kwint. 114th st, No 232 & 234, s s, 205 w 2d av, 2 lots each, 25x127.10. Ex- tension of 2 mts for \$21,000 each until June 1, 1916 at 5%. June 15. June 21, 1911. 6:1663. nom

Schreyer, Jno to Gustav Sinn, 450 W 125th st. 137th st, No 128 s s, 350 w Lenox av, 25x100.11. Prior mt \$20,000. June 21. 1911, 3 yrs, 6%. 7:1921. 3,000

Sound Realty Co with TITLE INS CO of N Y. 141st st, Nos 105 to 111, n s, 100 w Lenox av, 100x99.11. Subordination agt. June 20. June 21, 1911. 7:2010. nom

Schwab, Abraham & Leo L to Marie L Barry at Hotel Potter, Main st, Santa Barbara, Cal. Lexington av, No 736, w s, 40.5 s 59th st, 20x75. Oct 17, 1910, 1 yr, 6%. June 21, 1911. 5:1313. 3,000

Sun Const Co, 1400 5th av to Woodmont Realty Co, 135 Bway. Colonial Parkway (Edgecombe av), n w cor 165th st, runs n 80.9 x w 116.5 x s 21.1 x n w 10.1 x s 59.11 to st, x e 140.3 to beg. Prior mt \$43,500. June 19, demand, 6%. June 20, 1911. 8:2111. 10,000

Same to same. Same property. Certificate as to above mt. June 19. June 20, 1911. 8:2111.

Smith, Bowen B & Gertrude K Graham with Jas J Wilson, 288 St Nicholas av. Nagle av, c l 130 n e of c l Ellwood st, runs n w 300 x n e 100 x s e 300 x s w 100 to beg. Extension of \$3,000 mt until May 25, 1914 at % as per bond. May 25. June 20, 1911. 8:2174. nom

Schreiner, Mary C, at Summit, N J, to Lawyers Mort Co, 59 Lib- erty st. 154th st, No 432, s s, 333.10 w St Nicholas av. 18x 99.11. June 15, 3 yrs, 5½%. June 19, 1911. 7:2068. 13,000

Shulberg, Fannie & Louis, of Bklyn, N Y, to EMIGRANT INDUS- TRIAL SAVINGS BANK. 102d st, No 210, s s, 185 e 3d av, 25x100.11. June 19, 5 yrs, 5%. June 21, 1911. 6:1651. 18,000

Smith, Matilda S with BOWERY SAVINGS BANK, 128 Bowery. 3d av, No 2073, e s, 75.8 s 114th st, 25.3x80. Extension of \$6,000 mt until June 15, 1914, at 4½%. June 15. June 21. 1911. 6:1663. nom

Stein, Beka to Moses J Cohen, 121 W 114th st. 146th st, Nos 226 & 228. s s, 337.6 w 7th av, 37.6x99.11. P M. Prior mt \$34,000. June 15, due June 15, 1919, 6%. June 22, 1911. 7:2031. 12,500

Scheidecker, Lena, at Hastings, N Y, to General Society of Me- chanics & Tradesmen of City of N Y, 18 W 44th st. 170th st, Nos 509 & 511, n s, 120 e Audubon av, 50x100. June 20, 1911, 5 yrs, 5%. 8:2127. 40,000

Tanner, Matilda E, Alvina B Egbers, Johanna E Whitrock, Gus- tav F Egbers & Emma E House to TITLE GUARANTEE & TRUST CO. 4th st, Nos 202 & 204, s w cor Grove st, No 76, 90x25.6x90x15. June 19, 1911, due, &c, as per bond. 2:591. 10,000

Tandec Realty Co to City Mort Co, 15 Wall st. 18th st, Nos 356 to 362, s s, 100 e 9th av, 50x92. Bldg loan. Mar 25, demand, 6%. June 21, 1911. 3:741. 60,000

Same to same. Same property. Certificate as to above mt. Mar 27. June 21, 1911. 3:741.

Twenty-eighth St & Seventh Av Realty Co to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 27th st, n s, 108.3 e 7th av, 99.1x98.9x97.3x98.9. June 19, 1 yr, 5%. June 22, 1911. 3:803. 140,000

Same to same. Same property. Certificate as to above mt. June 19. June 22, 1911. 3:803.

Tischler, Max to UNION TRUST CO of N Y, 80 Bway. Rivington st, No 159, s s, 50 w Clinton st, 25x100. June 16, 1911, 5 yrs, 5%. 2:348. 30,000

Tyson, Winifred to Lawyers Mort Co, 59 Liberty st. 56th st, No 310, s s, 162.6 w 8th av, 21.10x100.5. June 20, 1911, 5 yrs, 5%. 4:1046. 20,000

TRUST CO OF AMERICA & Alfred Jaretzki, trustees under deed of trust with Michele Rinaldi. 19th st, No 419 E. Extension of \$8,000 mt until June 30, 1914, at 5½%. May 27. June 20, 1911. 3:951. nom

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

- LAWYERS TITLE INS & TRUST CO with Albt G. Adelaide & Florence P Hayden, Franklin av, No 1232. Extension of \$4,250 mt until June 22, 1916 at 5½%. June 5, 1911. 10:2615. nom
- Longfellow Realty Corpn & Cross Austin & Ireland Lumber Co with Prospect Investing Co, at Purchase, N Y. Kelly st, e s, 149.1 n 167th st, 100x110. Subordination agreement. May 16, 1911. 10:2706. nom
- *Lesinsky, Frank & Anthony Kochta to Gaspar Polz, 638 E 138th st, 222d st (8th av), s s, 180 w 4th st or av, 25x89.9, Wakefield, P M. Prior mt \$5,000. June 17, due Nov 15, 1912, —%. June 19, 1911. 1,000
- Levy, Pauline, 166 W 129th st, to Celeste B Levy, 166 W 129th st, Boston rd, s e cor 166th st, 106.3x62.4x97.11x19.10. Prior mt \$5,000. June 19, 1911, due Dec 19, 1911, 6%. 10:2633. 5,000
- Same to same. Same property. Prior mt \$10,000. June 19, 1911, due Dec 19, 1911, 6%. 10:2633. 1,000
- Lyttle, Belinda T to Matthew Hicks, 479 E 143d st. Hoe av, e s, 125 s Freeman st, 25x100. June 17, due July 1, 1914, 5%. June 19, 1911. 11:2986. 2,000
- *Lane, Emma A to Wm P J Bible, at Westchester & Zerega avs. 2d av or st, s s, 200 e Mad av, runs s 100 x e 108.8 to w s rd leading from Westchester Landing to Bear Swamp x n 44.5 x e 33.9 x w 105.8 x n 0.4 to beg, Westchester, except part for West Farms rd. Oct 7, 1910, secures assignment of award, due, &c, as per bond. June 19, 1911. 966
- LAWYERS TITLE INS & TRUST CO with Krabo-Ernst Realty Co. Vyse av, w s, 48 s 180th st, 38.6x103.8x38.6x102. Extens of \$28,000 mt until June 17, 1914, at 5½%. June 17, 1911. 11:3127. nom
- Lenihan, Patk of Bklyn, N Y to Jno K McMahon, 161 Garfield pl. Hoe av, w s, 275 n Jennings st, 50x100. Mar 30, 3 yrs, 5%. June 19, 1911. 11:2981. 2,000
- *Mittenzwey, Emma to Chas E Devermann, 2049 Chatterton av. Chatterton av, No 2049, n s, 305 w Olmstead av, 25x108. P M. Prior mt \$3,000. June 20, due, &c, as per bond. June 21, 1911. 300
- *Monday, Chas to Aug C Seebeck, 542 W 112th st. Prospect av, n s, 979 e Ft Schuyler rd, 75x128.6. June 15, due, &c, as per bond. June 19, 1911. 1,200
- *Morrone, Ferdinando, 649 Morris av to Domenico Decicco, 322 E 117th st, 214th st, s s, 100 e Maple st & being lot 25, map new village Jerome. June 21, 1911, due, &c, as per bond. 1,000
- *Menlo Bldg Co to G B Raymond & Co, 16 E 42d st. 212th st, s s, 150.4 e White Plains rd, 33.4x100. June 21, demand, 6%. June 22, 1911. 2,000
- *Same to same. Same property. Certificate as to above mt. June 21, 1911. 1911.
- Moody, Geo F, 62 W 71st st, to Cornelia B Schwartz, at Lakewood, N J. Boston rd, n w cor 178th st, 31.8x98x38x98.2, except part for st & rd. June 22, 1911, 5 yrs, 5%. 11:3136. 12,000
- Mund, Eliz to Solomon Loeb, at Lafayette, Ind. 163d st, n s, 27 w Forest av, 26.6x67.4. Prior mt \$10,000. June 22, 1911, 2 yrs, 6%. 10:2649. 3,300
- Mulhare, Ellen to DOLLAR SAVINGS BANK, 2808 3d av. Tinton av, w s, 110.7 n Westchester av, 34.6x135. June 22, 1911, due June 1, 1914, 6%. 10:2655. 25,500
- Same to same. Tinton av, w s, 145.1 n Westchester av, 35.6x135. June 22, 1911, 3 yrs, 6%. 10:2655. 25,500
- McClinchie, Uriah, 508 E 188th st, with Jas G Wentz, 335 West End av. Bathgate av, e s, 25 n 184th st, 25x95.7. Two subordination agreements. June 21, 1911. 11:3052. nom
- Markey, Geo W, Jr, 2711 Creston av, to Emma Henneberger, 368 E 148th st. 148th st, s s, 121.5 w 3d av, 25x112.11x25x112.1. P M. June 21, 3 yrs, 5%. June 22, 1911. 9:2327. 12,800
- *Mirthes, Fredk S to Edgewater Realty Co, 524 Willis av. Edgewater Terrace, e s, 525.4 s Town Dock rd, 25.3x98.6. Throggs Neck. P M. June 16, 1911, 3 yrs, 5%. 1,420
- *Same to The Estates Development Co, 16 E 42d st. Edgewater Terrace, e s, 550.7 s Town Dock rd, 25.3x98.10x25.2x98.6. P M. June 16, 1911, 3 yrs, 5%. 1,160
- McPartland, Mary A to E De Forest Haynes, 16 E 36th st et al exrs Fredk W Haynes, 167th st, n s, 50 e Fox st, 37.6x90. June 16, 1911, 5 yrs, 5%. 10:2728. 26,000
- Morrisdale Realty Co to Isaac L Kip, 448 5th av & ano exrs Cornelia B Kip. Mapes av, No 2063, w s, 272.5 s 180th st, 44x145. June 15, 3 yrs, 5%. June 16, 1911. 11:3109. 33,500
- Same to same. Same property. Certificate as to above mt. June 15, 1911. 11:3109.
- Same & Abraham J Hoffman with same. Same property. Subordination agt. June 15, 1911. 11:3109. nom
- Meyer, Harry, 148 8th av to Florence C Speranza at Bedford, N Y. Summit av, No 999, w s, 491.7 s 165th st, 30x87.6. June 16, 1911, 5 yrs, 5%. 9:2523. 13,500
- McKeever, Timothy W to Grace E Brady, 52 W 36th st, 152d st, n s, 195 e Melrose av, 25x100. P M. Prior mt \$6,500. June 16, 1911, due Oct 1, 1912, 6%. 9:2374. 1,000
- *Nally, Mary A, 1 Tower pl, Yonkers, N Y to Arthur Tietjen, 2082 Crotona av. Edison av, w s, 300 n Tremont rd, runs w 95 x n 86 x n e 61.4 x e 145.5 to av, x s 50 to beg, except part for av. June 15, 3 yrs, 6%. June 16, 1911. 1,250
- O'Rourke Bros Co to Manhattan Mort Co, 200 Bway. 199th st, n s, 25.2 w Decatur av, 62.5 to c 1 old Orchard st, x 93.6x51.4x100. Prior mt \$—. June 15, due, &c, as per bond. June 16, 1911. 12:3284. 35,000
- Same to same. Same property. Certificate as to above mt. June 15, 1911. 12:3284.
- Offenberg, Neil, 510 W 124th st to Adolph Offenberg, 1486 3d av. Morris av, e s, 275 s Field pl, 18.9x117.6. Prior mt \$8,000. June 16, 2 yrs, 6%. June 17, 1911. 11:3172. 1,800
- O'Brien, Rosalie to TITLE INS CO of N Y. Tinton av, No 877. w s, 47.6 n 161st st, 29x135. June 14, 3 yrs, 5%. June 16, 1911. 10:2658. 4,000
- Olsen, Anette A, 625 E 135th st to Chas E Buckingham at No 30, The Crescent, Montclair, N J. St Anns av, No 117, w s, 25 s Southern Blvd or 133d st, 25x75. Prior mt \$11,000. June 20, 1 yr, 6%. June 21, -911. 9:2260. 800
- O'Brien, Linda C, of Rochelle Park, N J, to Jno J Bell, at Nyack, N Y. Briggs av, e s, 296.7 s 194th st, 19.2x74.8x19.11x73.2. P M. June 22, 1911, 3 yrs, 5%. 12:3293. 3,500
- Olsen, Arndt H to Manhattan Mort Co, 200 Bway. Heath av, e s, 349 s Kingsbridge rd, 21x90x48.8x78.6. June 22, 1911, due, &c, as per bond. 11:3240. 4,000
- Paranzino, Antonietta wife of & Francesco to Annibale Fanelli, 630 Crescent av. Crescent av, No 630, s s, abt 128.6 w Belmont av, runs w 58.11 x s 89.3 x e 45.10 x n 126.5 to beg. June 15, due, &c, as per bond. June 20, 1911. 11:3087. 700
- Pfeiffer, Sophie 1238 Brook av to Emma Ellerich, 1302 Clay av & ano. Clay av, No 1328, e s, 266 n 169th st, 18x80. P M. Prior mt \$4,500. June 15, due, &c as per bond. June 16, 1911. 11:2887. 1,850
- *Petraglia, Rosalia & Filomena Salvatore to Geo Dumrauf, 328 E 156th st. Clasons Point rd, s e s, at intersection e s of Underhill av, 52x98.6x50.9x100. P M. June 15, 5 yrs, 5%. June 17, 1911. 1,200
- *Pisanelli, Costantino & Jno B & Jos Soldi to Land Co "C" of Edenwald, 16 E 42d st. Murdock av, e s, 325 s Randall av, 25x100. P M. June 19, 1911, 2 yrs, 6%. 200
- Pakas, Solomon L, 50 W 77th st, to Edgar S Appleby, at Glen Cove, N Y, & ano. Morris av, w s, 71 s 174th st, 125x198.3 to Walton av x125x197. June 19, 3 yrs, 5½%. June 20, 1911. 11:3183. 17,500
- Pope, Edith R, 446 Central Park West, with Rachel Singer & Adeline Cohen, 2540 Grand av. Fulton av, No 2019, w s, 54.11 s 173d st, 18x85.6x18x86.2. Extension of \$4,500 mt until Nov 26, 1914 at 5½%. June 15, 1911. 11:2930. nom
- Rice, Danl J to TITLE GUAR & TRUST CO, 176 Bway. Faile st, n w cor Seneca av, 100x25. June 16, due &c as per bond. June 17, 1911. 10:2761. 1,600
- Roma Constn & Engineering Co, 354 W 50th st, to Prospect Investing Co, at Purchase, N Y. Bailey av, e s, 225 n Albany rd or Boston av, 75x87x75x82.5, s s. Prior mt \$29,000. June 14, due Sept 1, 1911, 6%. June 19, 1911. 12:3261. 2,700
- Same to same. Same property. Certificate as to above mt. June 14, 1911. 12:3261.
- *Rieger, Katharina wife Carl L to Mary Herbst, 338 E 6th st. Col av, n s, 405.6 w Bronxdale av, 25x100. Prior mt \$3,500. June 16, 2 yrs, 6%. June 19, 1911. 1,400
- Rochelle Co to D Perley Crowe, at Halifax, N S, Canada, & ano. Edgewater rd, w s, 116.10 n w Westchester av, runs s w 68.5 x n w 151.3 x e 87.11 to rd x s e 154.11 to beg; Boone st, n e s, 11.10 n Freeman st, runs n e 68.5 x n w 126 x s w 84.8 to st x s 125 to beg. June 1, 3 yrs, 6%. June 20, 1911. 11:3012. 12,000
- Realty Federation of N Y to New York Operating Co, 520 W 142d st. Franklin av, w s, 66.3 n tangent pt, directly n 168th st, 50x115.3x46.2x100. P M. June 5, 3 yrs, 6%. June 22, 1911. 10:2612. 7,000
- Rieser, Ely J with Fortuna Widows & Orphans Fund. Valentine av, old e s, 275.3 n 179th st, 25x178, except part for av. Extension of \$6,000 mt until June 18, 1914 at % as per bond. June 18, June 21, 1911. 11:3142 & 3144. nom
- Same with same. Same property. Extension of \$6,000 mt until June 18, 1914 at % as per bond. June 18, June 21, 1911. 11:3142 & 3144. nom
- *Sacks, Clarence O to HUGUENOT TRUST CO of New Rochelle at New Rochelle, N Y. Bogart av, e s, 250 s Neil av, 25x100. June 22, 1911, 3 mos, —%. note 500
- Sofia, Theresa to Gustav Schlette, 1390 Bristow st. Intervale av, No 1247, n w s, 483.5 n 169th st, runs n w 104.4 x e 36.10 x s e 77.2 to avx s w 25 to beg. June 20, 3 yrs, 5%. June 22, 1911. 11:2973. 5,000
- Spellman, Jas H, Chas M, Peter W, Jno F, Eliz B & Eugene A to NORTH SIDE SAVINGS BANK, 3230 3d av, 169th st late Orchard st, n e s, abt 112 w Shakespeare av, 125x233 to Highbridge st, x65.6x279. June 19, 1911, 3 yrs, 5%. 9:2519. 2,000
- Special Building Co to Jas G Wentz, 335 West End av. Bathgate av, e s, 25 n 184th st, 25x95.7. Bldg Loan. June 20, demand, 6%. June 22, 1911. 11:3052. 13,000
- Same to same. Same property. Certificate as to above mt. June 21, 1911. 11:3052.
- Steuernagel, Adam to Laura Freudenthal, 764 German pl. German pl, No 764, e s, 50 n 157th st, 25x81.4x25x80.2. P M. Prior mt \$10,000. June 20, due, &c, as per bond. June 21, 1911. 9:2360. 3,500
- Schimmer, Chas with LAWYERS TITLE INS & TRUST CO, 160 Bway. Vyse av, w s, 48 s 180th st, 38.6x103.8x38.6x102. Agt as to share ownership in mt. June 17, 1911. 11:3127. nom
- *Shatzkin, Hyman with Central Mort Co, 60 Wall st. 222d st, s s, 305.9 e Barnes av, 100x89.9. Subordination agt. June 16, 1911. nom
- Storey Realty Co to Harry Weaver, 154 W 118th st. Belmont av, n e cor 176th st, 199.1x107.6x208.4x107.11. Prior mt \$107,500. June 16, 1 yr, 6%. June 17, 1911. 11:2946. 5,000
- Same to same. Same property. Certificate as to above mt. June 16, 1911. 11:2946.
- Strauss, Fannie, 1000 Union av & Benj Weisman, 675 Cauldwell av with Herman G & Emma Unger, 830 Elton av. Cauldwell av, No 675. Subordination agt. June 8, June 16, 1911. 10:2624. nom
- Sauvan, Frank O to TITLE GUAR & TRUST CO. Union av, No 893, w s, 150 n 161st st, 34.4x160. June 14, due, &c, as per bond. June 17, 1911. 10:2668. 5,000
- Schloss, Max with Oldchester Realty Co. Kelly st, No 839. Extension of \$7,000 mt until Aug 22, 1914, at 6%. June 15, 1911. 10:2702. nom
- Spallone, Caritina, 555 E 154th st, to Lorin S Bernheimer, exr Simon Bernheimer, 2 E 59th st. 152d st, No 540, s s, 370.3 e Morris av, 50x116.7x50x116.8. May 15, 5 yrs, 5½%. June 19, 1911. 9:2411. 10,000
- Same & Sigmund Wechsler, 101 W 115th st, with same. Same property. Subordination agreement. May 15, 1911. 9:2411. nom
- Tiedjens, Henry to Lillian W White, at White Plains, N Y. Creston av, w s, new line, 25 n 182d st, old line, 25x120. Prior mt \$1,700. June 17, due July 1, 1914, 5%. June 19, 1911. 11:3171. 3,000
- Tiernan, Bridget, 1420 Shakespeare av, to Rose McCoy, 15 W 51st st. 137th st, No 590, s s, 900 w Home av, 50x100. Prior mt \$37,000. June 19, 3 yrs, 6%. June 21, 1911. 10:2549. 6,000

HECLA IRON WORKS
North 10th, 11th and 12th Streets
BROOKLYN, NEW YORK

Architectural Bronze
AND
IRON WORK

Table listing names and addresses of various individuals and companies, including Bartow, Nelson; Boettcher, Chas F-S E Hunter; Burke, Robt E-R E Wiesner; etc.

EDISON PORTLAND CEMENT

must be good or they wouldn't use thousands of tons of it on

The 92 Mile Catskill Aqueduct

One reason for its quality is Fine Grinding.

EDISON is Uniformly 10% Finest Ground Cement in the World

Ask to have our salesman call. He can tell you something interesting.

EDISON PORTLAND CEMENT CO., 1133 Broadway, New York

Simmons, Leonard W-T Allison, 1908.	110.00
Silberstein, Albt L-A Davis, 1911.	107.88
Scott, Chester C-A H Fried, 1911.	64.13
Seguine, Crowell M-O B Ackerly, 1910.	31.92
Siegell, Jos-Liberman Dairy Co, 1911.	157.87
Smith, Isabella C N-A J McCollum, 1911.	
	1.237.11
Tauber, Denzso-A Swarcz, 1907.	119.65
Terrill, Blanche B & Jas H L'Hommedieu- People, &c, 1911.	1,000.00
Urgo, Francisco-A Delli Paoli, 1910.	821.33
Van Horen, Theodore J-Kienle Press, 1910.	
	198.48
Wharff, Justin W-Clark & Gibby, 1911.	122.12
Wilby, Geo-P Henderson et al, 1902.	106.78
Woop, Wm-F & M Schaefer Brewing Co, 1902.	
	101.74
Wood, Jas H-H F Meany, 1909.	115.41
Williams, Eugene D-City of N Y, 1904.	105.43
Same-same, 1905	122.26

CORPORATIONS.

Mayer Commercial Co-E Maag, 1911.	83.24
N Y & New Rochelle Automobile Co-S G Sterne et al, 1911	111.98
Same-National Cash Register Co, 1910.	
	335.18
Pekress & Co-H B Claflin Co, 1911.	488.69
Mail & Express Co-S Popper, 1911.	601.13
Binner Realty Co-System Co, 1911.	170.17
Emigrant Industrial Savings Bank-R Paolucci, 1911	132.74
Hasbrouck Piano Co-Williamson Piano Co, 1911	118.46
Charles L Doran Contracting Co-City of N Y, 1911	22.72
S E Kellar Lumber Co-City of N Y, 1911.	
	274.41
Diva Realty Co-Passman & Danere Co, 1911.	
	1,703.68
Federal Union Surety Co-W W Farley, 1911.	
	1,800.00
Illinois Surety Co-W W Farley, 1911.	1,800.00
Same-same, 1911	1,800.00
Same-same, 1911	1,800.00
St Bridget's R C Church-Carnegie Trust Co, 1911	3,293.52
Longfellow Realty Corp-N Passman, 1911.	
	526.95
Same-J Hogan et al, 1911	99.38
Same-T Williams, 1911	337.16
Longfellow Realty Corp, Adolph Cohen & Louis Siegel-H Litwisch, 1911	321.91
Longfellow Realty Corp, Adolph Cohen & Louis Siegel-H Litwisch, 1911	321.91
Same-M Litowich, 1911.	272.42
Spilka, Chas & Co-A H Kennedy, 1911.	1,750.41

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

June 17.

133-Elizabeth st, No 166. American Radiator Co agt Nathan Ullman & Isidor Schwartz.	76.26
134-Houston st, Nos 102 to 106 East. Same agt Jno Buckle, Inc, & Isidor Schwartz.	54.00
135-106th st, No 208 East. Same agt Isaac Singer & Morris Goodman & Isidor Schwartz	59.51
136-48th st, No 337 East. Julius L Engel et al agt August Drucker	22.10
137-Broadway, Nos 2128 & 2130. Chas M Miller agt Hubert & Stern & Joe B Acken.	1,519.54
138-Franklin av, No 1415. Isidor Rosoff agt Hodes Realty Co & Nicholas Hodes.	166.50
139-Main st, s s, 200 e Bowne st, 150x100. Berkshire Lime Co agt L E Field & Jas Lista (Renewal)	221.75

June 19.

140-11th av, n e cor 20th st, 98.7x87.8. Fletcher Stanley Co agt Augustus Meyers & Terry & Weiss	316.21
141-Olinville av, Nos 3625 & 3627. Theodore Kepuschinski agt Basilio Battenelli & Jno J Zelush	26.00
142-134th st, No 539 East. David Kratenstein et al agt One Hundred & Thirty-fourth Street Co.	950.00
143-5th av, s w cor 118th st, 25.11x100. Jos J Halpin agt Peter McGinn & Max Schles- inger	40.00
144-3d av, Nos 3687 to 3707. Harry B Sentf agt Abraham Silverson & Julius Miller.	462.00
145-Decatur av, s e cor 199th st, 49.6x89.11. A E Klotz Fireproofing Co agt Pirk Realty Co	525.00
146-2d av, No 1269. Isaac H Perlman agt Tillie Lange	129.00

147-Franklin av, No 1415. Isidor Rosoff agt Hodes Realty Co & Nicholas Hodes	166.00
---	--------

June 20.

148-6th av, No 180. George German & Co agt Philip Smith & Gerald Cahill.	121.43
149-33d st, No 416 West. Wm M Moore Con- struction Co agt 416 West 33d Street Realty Co & Joel Marks	11,999.00
150-Jerome av, e s, 100 s Fordham rd, 33x 200. Geo H Crozier agt Rolling's Estate. W A Laudon, lessee & Theodore C Jung.	337.25
151-18th st, Nos 12 & 14 West. Harbison Walker Refractories Co agt B & L Con- struction Co.	364.00
152-125th st, No 545 West. Sladen Iron Works Co agt Elise V F Koch & Abraham Wolff	251.00
153-Same property. Abraham Wolff agt same	699.64
154-33d st, Nos 416 to 422 West. Radley Steel Construction Co agt 416 West 33d Street Realty Co.	13,500.00
155-Northern av, n w cor 181st st, 138.11x78. Jos Flanagan agt Codae Realty Co.	400.00
156-157th st, Nos 540 & 542 West. Elias Le- vinthal agt Sun Construction Co.	180.00
157-32d st, Nos 339 to 349 East. Jno A Phil- brick & Bros agt Dudley Homes Co, M C Tedemich Co & F N Colwell	150.05

June 21.

158-Jennings st, s w cor Vyse av, 75x100. Rudolf Gersman agt Crispie Construction Co.	1,200.00
159-Decatur av, s e cor 199th st, 49.6x69.11. Perillo & Sheil agt Pirk Realty Co.	62.00
160-26th st, Nos 244 to 250 West. H W Palens Sons agt Wells Fargo & Co & Man- ning, Noble & Co.	500.00
161-Same property. L A Storch & Co agt same	686.90
162-121st st, n s, 175 w Amsterdam av, 150x 95.11. Standard Arch Co agt Sethlow Realty Co & Patk O'Rourke	115.00
163-Satisfied.	
164-32d st, Nos 339 to 349 East. Mark C Fredennick agt Dudley Homes Co, H D Best Co & Frank W Colwell	519.55
165-Rogers pl, No 960. Albt I Blanchard agt Rogers Building Co & J Levoli.	525.00
166-70th st, No 422 East. Woolf Peirez agt Louis Lefkowitz & I Goldberg.	142.00
167-26th st, Nos 244 to 250 West. Pitts- burgh Plate Glass Co agt Wells Fargo Express Co & Manning-Noble & Co.	433.00
168-32d st, Nos 142 to 154 East. Pittsburgh Plate Glass Co agt Henry Steeger & Man- ning-Noble & Co.	130.27
169-33d st, Nos 416 to 422 West. Standard Arch Co agt 416 West 33rd Street Realty Co.	6,500.00
170-Broadway, Nos 1482 to 1490. W G Cor- nell Co agt Mary A Fitzgerald, Frank R Tate, Geo M Cohan Theatre Co & Broadway & Forty-third Street Building Co.	31,051.96
171-25th st, Nos 127 to 131 West. Garfein Sheet Metal Works agt Jno E Olson Con- struction Co.	1,050.00
172-26th st, Nos 244 to 250 West. National Fireproofing Co agt Wells Fargo & Co & Manning-Noble & Co.	145.00

June 22.

173-White st, Nos 128 to 132. Herrman & Grace Co agt Victor A Harder Realty Co & Manning-Noble & Co.	592.00
174-Webster av, No 2780. Keyron Holland agt N Y C & H R R R Co & Jno Tevenson.	35.00
175-32d st, Nos 142 to 154 East. Michael J Callahah agt Henry Steeger & Manning, Noble & Co.	222.00
176-26th st, Nos 244 to 250 West. Same agt Wells, Fargo & Co, Manning, Noble & Co.	1,235.00
177-32d st, Nos 142 to 154 East. Saml Silver- man agt Henry Steeger & Manning, Noble & Co.	75.00
178-26th st, Nos 244 to 250 West. John J McGrath Plumbing Co agt Wells, Fargo & Co & Manning, Noble & Co.	665.77
179-26th st, Nos 244 to 250 West. Hull, Grippen & Co agt same	124.98
180-71st st, Nos 168 & 170 East. P & F Corbin agt Dr A Van S Lambert & Manning Noble & Co.	174.49
181-26th st, Nos 244 to 250 West. Hudson Structural Steel Co agt Wells Fargo & Co & Manning, Noble & Co.	1,321.50
182-71st st, Nos 168 & 170 East. Chas H Darmstadt agt Dr Adrian Van S Lambert & Manning Noble & Co.	117.50

183-Same property. Henry H Meise agt Adrian Van S Lambert & Manning, Noble & Co.	300.00
184-71st st, No 168 East. E Bradley Currier Co agt Adrian Van S Lambert & Man- ning, Noble & Co.	240.00
185-11th av, Nos 467 & 469. David Cohen agt Bear Lithia Springs Co & Mark Treden- nick.	25.41
186-32d st, Nos 339 to 345 East. Christopher Bonnil agt H D Best Co & Colwell.	160.00
187-26th st, Nos 244 to 250 West. Fredk Porsth agt Wells, Fargo & Co & Manning, Noble & Co.	294.75
188-Same property. Anton Day agt Same.	380.00
189-Chrystie st, No 78. Independent Cor- nice & Roofing Co agt Solomon Rosenberg & A Goldman	50.00
190-26th st, Nos 244 to 250 West. Byron W Green, Jr, Co agt Wells, Fargo Express Co & Manning, Noble & Co.	56.68
191-Same property. Howard, Field & God- dard, Inc agt Wells Fargo & Co & Man- ning-Noble & Co.	305.50
192-Same property. Stanley Gollie Co agt Wells Fargo Express Co & Manning-Noble & Co.	1,201.15

June 22.

193-26th st, Nos 244 to 250 West. Jos Kol- lender agt Wells Fargo & Co & Manning- Noble & Co.	461.00
194-156th st, n s, whole front between St Ann's av & Eagle av, -x-. H Krantz Mfg Co agt Ebling Brewery Co & A New- berger Electric Co	78.50
195-26th st, Nos 244 to 250 West. Geo A Amos agt Wells Fargo Express Co & Man- ning, Noble & Co.	300.00
196-23d st, No 112 East. Candee, Smith & Howland Co agt Oelschlaeger Bros, Con- soviat & Co & Alfred Ritchings.	40.55
197-8th av, No 2670. Same agt Chas Beck- man & Alfred Ritchings	24.90
198-Forest av, e s, 75 s 161st st, 75x100. John Cullo et al agt Lewis Realty & Con- struction Co	500.00
199-Findlay av, e s, whole front between 166th & 165th sts, 438.11xirreg; and 166th st, s s, whole front between Findlay & Teller av, 200.1x irreg; & 165th st, n s, whole front between Findlay & Teller abs, 200.1x irreg. Candee, Smith & Howland Co agt Manhattan Island Realty Co & Alfred Hitch- ings	47.45
200-157th st, Nos 540 & 542 West. Hyman Berman agt Sun Construction Co	891.66
201-Bradhurst av, n e cor 151st st, 163.7x 124.6. Hyman Berman agt C N & S A Construction Co	790.00
202-26th st, Nos 244 to 250 West. Tabor Sash Fixture Co agt Wells Fargo & Co & Manning, Noble & Co.	225.00
203-Same property. German Grob & Son agt Wells Fargo & Co & Manning, Noble & Co.	420.00
204-Pinehurst av, No. 10. A Pardi Tile Co agt Peto Realty Co	1,738.00
205-Edgecombe av, n w cor 165th st, 80x 140. Pietro Indelli et al agt Sun Construc- tion Co	4,395.00
206-26th st, Nos 244 to 250 West. E E Dey & Sons Co agt Wells Fargo Express Co & Manning, Noble & Co.	36.86
207-So Boulevard, e s, 100 n Barretto st, 224.10x100. John Wanderman agt Brook Construction Co & Wm Max.	3,250.00
208-White st, Nos 128. S H Pomeroy Co (Inc) agt Victor Harder Realty & Construc- tion Co & Manning, Noble & Co.	253.50

June 23.

209-9th st, No 109 East. Saml Rosenberg agt Elias Stone; I Henry Glaser	38.00
210-West st, No 20. Saml Rosenberg agt Whitehall Realty Co; I Henry Glaser.	60.00
211-9th st, No 435 East. Sam Deskin agt Falk Rhonheimer; Louis Waselkowsky	225.00
212-32d st, Nos 142 to 154 East. A C Horn & Co agt Henry Steiger; Manning, Noble & Co.	138.00
213-26th st, Nos 244 to 250 West. Russell & Erwin Mfg Co of N Y agt Wells, Fargo Co; Manning, Noble & Co.	615.00
214-32d st, Nos 142 to 154 East. Same agt Henry Steeger; Manning, Noble & Co.	389.00
215-26th st, Nos 244 to 250 West. Corbett & Co agt Wells, Fargo & Co; Manning, Noble & Co.	95.00
216-3d av, s e cor 175th st, 113x138. Benja- min Griffen agt Codae Realty Co.	240.96
217-26th st, Nos 244 to 250 West. D B Pear- shall & Son agt Wells, Fargo & Co; Man- ning, Noble & Co.	98.44



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.

218-22d st, No 38 West. A Pardi Tile Co agt Loudin Estate; Libby, Epstein & Bessie Levine 525.85
219-Andrews av, e s, 487.7 s 183d st, 58x100. J Marcus Woodworking Co agt Jessamine C Bliss & Collins P Bliss; Bliss & Griffiths.. 649.90
220-71st st, No 168 East. J P Duffy Co agt John Doe; Manning, Noble Co. 7.00
321-26th st, Nos 244 to 250 West. Same agt Wells, Fargo & Co; Manning, Noble & Co. 67.55
222-99th st, No 17 West. Max Katztoff agt Sarah Birnbaum; Louis F Comellas, agent. 53.30
223-Mohegan av, n e cor 178th st, 31.2x143.8 to Crotona Parkway. National Fireproof Sash & Door Co agt Security Holding Co; Nathan Rubenstein 334.00
224-90th st, No 102 West. Marcus Friedman agt Rosa Frank; J C Koenigsberg 20.25

8th av, Nos 972 to 982. Metal Ceiling Co agt Columbia Circle Arcade Co et al. (Feb 9, 1911) 155.40
Same property. Luigi Costabile agt same. (Dec 1, 1910) 579.00
Same property. Raffaele De Rosa & Co agt same. (Dec 2, 1910) 160.00
Same property. Annie Vedovato agt same. (Dec 2, 1910) 150.00
Same property. Acme Metal Ceiling Co agt same. (Nov 16, 1910) 291.00
Same property. Realty Iron Works Co agt same. (Dec 1, 1910) 430.00
Same property. Vincenzo Ardevino agt same. (Dec 2, 1910) 200.00
Same property. Jacob Hecht agt same. (Dec 2, 1910) 150.00
Same property. Wm L McElraevy agt same. (Dec 1, 1910) 535.00
June 19.

Same property. Max Wolfson agt same. (May 16, 1911) 1,275.00
Same property. J Reznik agt same. (April 11, 1911) 130.00
Same property. Standard Damp Proofing & Roofing Co agt same. (June 2, 1911) 58.00
June 22.
45th st, Nos 141 to 147 West. Crane Co agt John E Olson et al. (Aug 12, 1910) 163.19
5th av, No 106. David Tuchman et al agt John Doe et al. (Nov 28, 1910) 125.00
June 23.
47th st, Nos 506 to 516 West. Wotherspoon Plaster Mills agt Model Fireproof Tenement Co et al. (Apr 27, 1911) 3,386.66
Rogers pl, No 960. Albert I Blanchard agt Rogers Bldg Co et al. (June 2, 1911) 525.00
199th st, n s, 100 w Grand Boulevard & Concourse. Roland J Keesing agt D'Ambrac Construction Co et al. (May 18, 1911) 3,215.51

BUILDING LOAN CONTRACTS.

June 17.

No Building Loans filed this day.

June 19.

Bartholdi st, e s, 75 w Holland av, 50x100. Jos Buehler loans Rosario Lo Bue to erect a - sty bldg; - payments 4,500
Bailey av, e s, 225 n Albany rd or Boston av, 75x87. Prospecting Investing Co loans Roma Construction & Engineering Co to erect two 4-sty apartments; 3 payments 2,700
Christopher st, Nos 19 & 21. Samson Lachman loans Saml Rodt & Jacob Lipman to erect a - sty bldg; - payments 25,000
25th st, n s, 115.2 e 7th av, 74.7x98.9. Metropolitan Life Ins Co loans Midwest Realty Co to erect a 12-sty loft; 9 payments 285,000
26th st, Nos 142 & 144 West. Chelsea Realty Co loans A & S Construction Co to erect a -sty bldg; 13 payments 200,000
June 20.

Edgecombe av, n w cor 165th st, 80.9x116.5x irreg. Woodmont Realty Co loans Sun Construction Co to erect a - sty bldg; - payments 10,000
226th st, s s, 581.10 e White Plains rd, 50.2x 114.6. Jos Buehler loans Peter J Bonelli to erect a - sty bldg; - payments 5,000
June 21.

No Building Loan Contracts filed this day.

June 22.

Matilda av, n w s, 450 n 241st st, 60.2x100. Murtha J Garry loans Michael A Grimes & Martha M Grimes to erect a -sty bldg; - payments 7,000
Edwards av, n e s, 275 s e Latting st, 50x100. D Webster Wilbur loans Therese Martin to erect a 2-sty fr dwg; - payments 3,000
Home st, n e cor Hoe av, 176.2x109.3x irreg. Title Guarantee & Trust Co loans Hoe Realty Co to erect two 5-sty apartments; 12 payments 110,000
Webster a, e s, 134.4 n 173d st, 75x-. Barney Goldman loans Kensa Improvement Co to erect a 5-sty apartment; 14 payments 35,500
Brook av, e s, 114.8 n 170th st, 48x100.8. Enoch C Bell loans Kitchen Improvement Co to erect a -sty bldg; - payments 32,000
Heath av, e s, 349.3 s Kingsbridge rd, 21x 75.7x irreg. Manhattan Mortgage Co loans Arndt H Olsen to erect a 2-sty dwg; 6 payments 4,000
Jennings st, n s, whole front between Minford pl & Charlotte st, 6.6x122x irreg. Manhattan Mortgage Co loans Jennings Street Realities to erect a -sty bldg; - payments 75,000
June 23.

Livingston st, w s, 196.2 s 246th st, 70x175. Delafield Estate loans Henry H and Elizabeth B Janeway to erect a 2 1/2-sty dwelling. - payment 13,500
Vermilyea av, s s, 100 w Isham st, 150x100. Prospect Investing Co loans Allen Const Co to erect three 5-sty apartments; 10 payments 77,000
Charlotte st, e s, 110.7 n Seabury pl, 75x100. Solomon Jacobs loans Han Constn Co to erte a -sty bldg; 4 payments 46,000

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

SATISFIED MECHANICS' LIENS.

June 17.

1Intervale av, n w cor 167th st. Mirabelle & Miano agt O'Connor Construction Co et al. (June 9, 1911) 450.00
Cauldwell av, No 815. Niagara Radiator & Boiler Co agt Tuchmann Bros Construction Co. (April 25, 1911) 294.95

73d st, No 129 East. Roebing Construction Co agt Chas S Guggenheimer et al. (April 21, 1908) 112.70
25th st, Nos 127 to 131 West. New Jersey Terra Coita Co agt Jno E Olson Construction Co et al. (May 23, 1911) 1,295.00
Kelly st, e s, 149.2 n 167th st. Schlesinger & Gilman agt Longfellow Realty Corp. (Jan 21, 1911) 500.00
Same property. Guiseppe Panorello et al agt Longfellow Realty Corp et al. (Jan 10, 1911) 800.00
5th av, No 106. Theodore C Wood agt Metro-pole Construction Co et al. (March 24, 1911) 89.49
Morris av, Nos 621 to 625. Gustav Ernst agt Jno Zingaro et al. (May 11, 1911) 269.20
5th av, No 106. East River Sash & Door & Trim Co agt Jacob Rothschild et al. (Feb 24, 1911) 225.00
June 20.

Prospect av, Nos 2304 & 2306. Morris Gitelson agt Anna Welschman et al. (Oct 28, 1909) 429.00
Same property. Chas R Nagel agt Anna Welschman et al. (Dec 13, 1909) 2,818.00
Tiffany st, No 1089. David Gilmour Door Co agt Jane Kitchen et al. (Jan 31, 1911) 1,086.47
Prospect av, Nos 2304 & 2306. Christopher Fabel agt Anna Welschman et al. (Nov 5, 1909) 130.95
Same property. Salvatore G Arnone agt same. (Oct 27, 1909) 469.40
28th st, No 45 West. Aba Steckler et al agt Geo M D Kelly et al. (Sept 14, 1910) 110.00
28th st, No 45 West. Albt Rocker et al agt same. (Sept 29, 1910) 300.00
28th st, No 45 West. Chas Ledwith agt same. (Sept 24, 1910) 74.00
Same property. Acme Metal Ceiling Co agt same. (Sept 21, 1910) 200.00
Same property. Jos R Patten agt same. (Sept 29, 1910) 259.39
26th st, No 36 West. Daniel Wallen agt Paul Schottland et al. (June 9, 1911) 750.00
Same property. Wm E Falkinburg agt same. (June 7, 1911) 58.69
Same property. Joe Fagen agt John Doe et al. (June 16, 1911) 75.00
5th av, No 106. Chas I Rosenblum agt Jacob Rothschild et al. (Jan 30, 1911) 200.60
June 21.

1Hughes av, w s, 130 s 180th st. Criterion Bronzing Co agt Anthony Mungo et al. (May 4, 1911) 30.00
33d st, Nos 416 to 422 West. Standard Arch Co agt 416 West 33d Street Realty Co. (June 21, 1911) 6,000.00
45th st, Nos 141 to 147 West. Theodore C Wood agt Forty-Fifth Street Exchange et al. (June 12, 1911) 2,318.41
2Perry st, Nos 161 to 165. Henry Contracting Co agt McSweeney Realty Co et al. (April 19, 1911) 428.75
141st st, n s, 100 w Lenox av. J Cullo & Bro agt Diva Realty Co et al. (April 6, 1911) 700.00
Same property. Nathan Passaman agt same. (April 3, 1911) 2,170.00
Same property. A Pardi Tile Co agt same. (April 4, 1911) 916.80
Same property. Farber & Fidler agt same. (April 3, 1911) 1,650.00
Same property. Same agt same. (April 1, 1911) 1,650.00
Same property. Harlem Wall Paper Supply Co agt same. (May 25, 1911) 167.78
Same property. Gagliano & Piscitello agt same. (April 10, 1911) 1,275.00
Same property. Jas McBride Co agt same. (April 10, 1911) 114.50
Same property. Max Wolfson agt same. (April 8, 1911) 1,325.00
Same property. Church E Gates & Co agt same. (April 6, 1911) 211.50
141st st, n s, 100 w Lenox av. Lee Heating Co agt Diva Realty Co et al. (April 5, 1911) 1,400.00

ATTACHMENTS.

June 15.

Fries-Harley Co; Harold F Hadden Jr; \$1,889.17; Putney, Twombly & Putney.

June 16, 17 and 19.

No Attachments filed these days.

June 20.

Southdown Knitting Co; A S Haight & Co; \$2,741.32; Wheeler, Cortis & Haight.

June 21.

Coast Knitting Co; Adeline W Strassburger; \$358.50; Rosenthal & Steckler.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

June 15, 16, 17, 19, 20 and 21.

Auletta Co. Webster av, w s, 175 n 220th st.. Elite Gas & Electric Fixt Co. Mantels. 210
Brooks Construction Co. E s So Boulevard. 100 n Barretto st..Gust Seaberg. Dumbwaiters. 300
Bonagur Construction Co or V B Const Co. S e cor 172d st & Seabury pl..Atlantic Gas Fixt Co. Fixtures, &c. 650
Curti, C. Morris Park av & Delancey pl.. Lincoln Mantel Co. Mirrors. 80
Cohn, Nathan. W side Cedar av s 177th st.. Drescher-Rothberg Co. Gas & Electric Fixtures. 140
Codae Realty Co. 823 W 181st..Baldwinger-Kupperman Mfg Co. Chandeliers. 1,500
Codae Realty Co. 554-558 E 175th..Baldwinger Kupperman Mfg Co. Chandeliers. 800
Dwyer & Carey Const Co. Wilkins av & 170th st..Drescher & Rothberg Co. Chandeliers. 300
416 W 33d St Realty Co. 416-422 W 33d.. Raisler Heating Co. Heating Plant. 3,000
Gibson-Steingart Construction Co. 146-150 W 25th..Otis Elevator Co. Elevator. 11,000
Groll, P J Construction Co. 143-45-47 E 53d.. Tuec Co. Machinery. 625
Ham Construction Co. Tremont av, n s, 100 e Jerome av..Flynn Plumbing & Heating Co. Heaters, &c. 3,400
Johanssen, Alfred. S e cor 149th st & Park av..Edw C Barbig. Heating Plant. (R) 825
Knox Construction Co. Fox st s e cor Tiffany st..Hudson Mantel & Mirror Co. Consols. 325
Knox Construction Co. Fox & Tiffany..Colonial Mantel & Refrigerator Co. Refrigerators. 918
Knox Construction Co. Fox, N e cor Tiffany.. Yelyoe Contracting & Heating Co. BOLLERS. 2,750
Mestanitz, E M L. N w cor 160th st & Forest av..Colonial Mantel & R Co. Refrigerators. 230
Marrivale Realty Co. 1981 & 1985 Honeywell av..Mutual Gas & Electric Fixt Co. Gas Fixtures, &c. 325
O'Connor Const Co. 167th st & Intervale av.. Drescher & Rothberg. Chandeliers. 325
O'Connor Construction Co. Intervale av, n e cor 167th st..Colonial M & R Co. Mirrors. 462
Rockledge Const Co. Riverside Drive & 102d st..White Enamel Refrigerator Co. Refrigerators. 1,650
Tuckman Bros. 1525 Home st & 815 Cauldwell av..Butt. Bros Gas & Electric Fixtures. 475
Ward & Lewis or J P Ward Jr. Office add. 1102 2d av..Union Gas Fixture Co. Chandeliers. 125
Warren (A) Construction Co. Washington av, w s, 125 s 182d st.. Colonial Mantel & Refrigerator Co. Refrigerators. 240

It is poor policy to let anyone look in vain for your Business Card. All Real Estate and Building Material Men should see that they are represented in the advertising columns of the Record and Guide. A special representative will be sent to see you if requested.

Phone. 4430 Madison Square